



Williamsburg Square
Mall & Business Center



EXCLUSIVE LISTING



PINNACLE REALTY
OF NEW YORK, LLC

347 Flushing Avenue
Brooklyn, NY 11205

For Lease

Williamsburg Square Mall

260,000 SF New Mixed-Use Development

Retail · Offices · Event Space · Community Facilities

Prominent Williamsburg / Clinton Hill Location

Prime BQE Exposure - 113,000 Cars Per Day - At Flushing Ave / Classon Ave



34-07 Steinway Street, Suite 202 | Long Island City, NY 11101

718-784-8282

pinnaclereny.com

347 Flushing Avenue, located at a prime intersection in Williamsburg, one of Brooklyn's most dynamic neighborhoods, is a stunning new 260,000 sq. ft. mixed-use development.

Building Amenities Include:

- ✓ 63,000 sq. ft. of Retail Space in a 3 level shopping mall
- ✓ An on-site 20,000 sq. ft. supermarket
- ✓ On-site indoor parking for 328 cars
- ✓ 2 outdoor terraces serving retail, office, event, and community facility spaces
- ✓ Six passenger elevators, two freight elevators, two escalators
- ✓ Double truck loading platform
- ✓ 14' + ceiling heights
- ✓ Digital building directory system
- ✓ 24-hour security surveillance integration
- ✓ Green Energy efficient building

Ready for Move-In August 2022

Retail:

- 3-Level Shopping Mall
- Units from 400 Sq. Ft. to 53,459 Sq. Ft.

Population Density:

Radius:	Population:	Households:
1/2 Mile	41,401	11,445
1 Mile	177,180	61,151
2 Miles	643,727	258,865



Escalator

All illustrations are renderings.

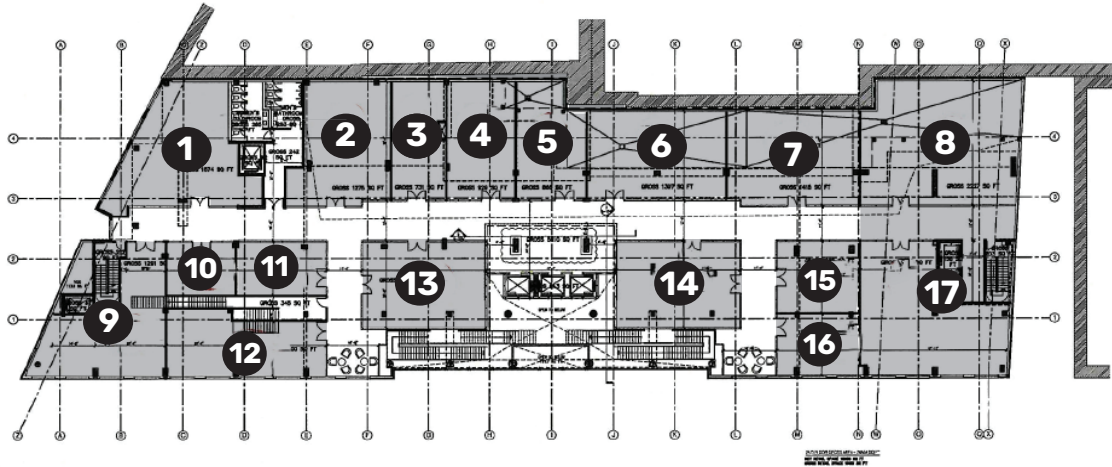


34-07 Steinway Street, Suite 202 | Long Island City, NY 11101

718-784-8282

pinnaclereny.com

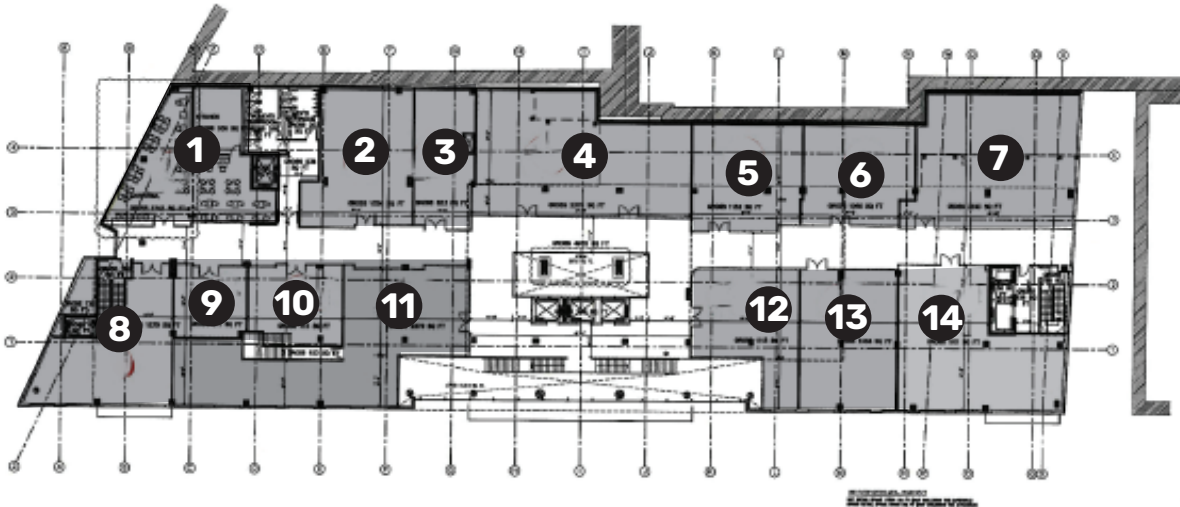
1st Floor Of Retail Mall



Unit	Space SF	Unit	Space SF	Unit	Space SF
1	1,968	7	1,773	13	1,496
2	1,594	8	2,784	14	1,499
3	914	9	1,614	15	834
4	1,161	10	514	16	751
5	1,083	11	664	17	2,209
6	1,746	12	1,375		

Total 23,979

2nd Floor Of Retail Mall



Unit	Space SF	Unit	Space SF	Unit	Space SF
1	1,972	6	1,356	11	2,894
2	1,663	7	2,741	12	1,394
3	1,029	8	1,594	13	1,685
4	2,974	9	639	14	2,389
5	1,440	10	894		

Total 24,664

Mall



See More On
wsqshops.com

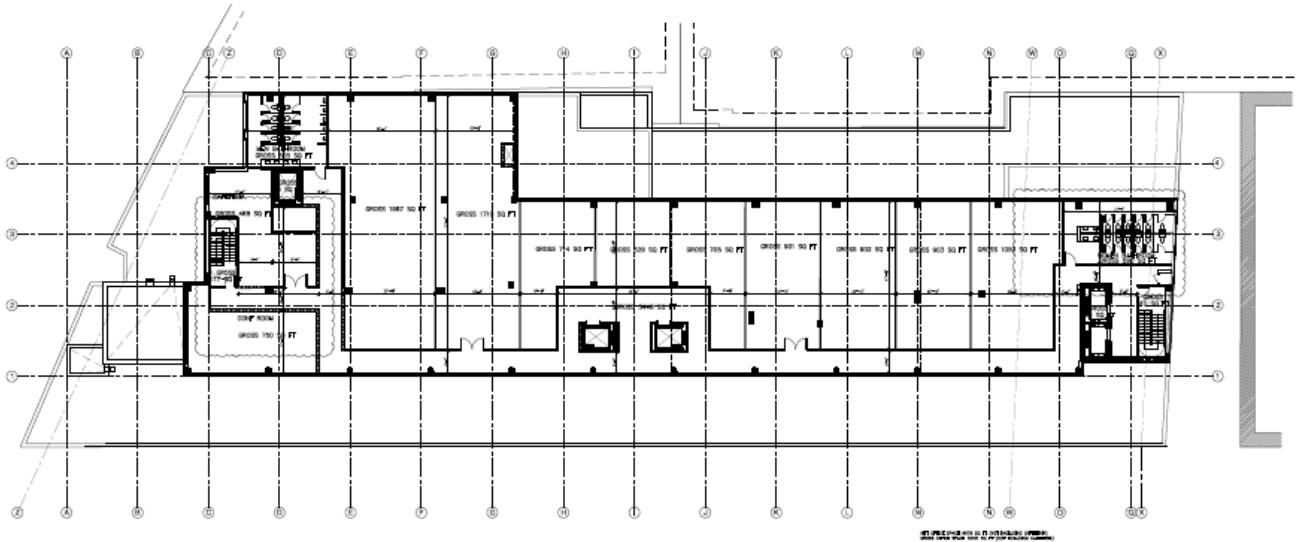
Offices / Community Facilities:

- Fifth, Sixth, and Seventh Floors
- Units from 1,000 Sq. Ft. to 48,000 Sq. Ft. plus Outdoor Terrace

Event Space:

- Eighth Floor
- 14,029 Sq. Ft. plus 1,894 Sq. Ft. Private Rooftop Terrace

Typical Offices / Community Facilities Floor



6th FLOOR PLAN



Neighborhood

Since the late 1990s, Williamsburg has undergone a revitalization characterized by a contemporary art and music scene and vibrant nightlife that has projected its image internationally. Its proximity to Manhattan has made it popular with younger, millennial-age residents who are often referred to under the blanket term “hipster.”

It is also home to diverse ethnic groups who inhabit enclaves within the neighborhood, including Jews, Italians, Hispanics, and Poles. The South Williamsburg section is occupied by the Jewish Hasidic community.

Clinton Hill or “The Hill”, has long been believed to confer health benefits to its occupants because of its geographic elevation of 95 ft, the highest point in the area. The neighborhood is named after Clinton Avenue, which in turn was named in honor of New York Governor DeWitt Clinton (1769–1828). The affluent neighborhood’s mixture of apartment buildings, mansions, brownstone and brick rowhouses, and the Pratt Institute and St. Joseph’s College, built at various times in a number of different styles, is a great part of its charm.

The historic Brooklyn Navy Yard, the launching site of countless American warships since before the Civil War, is now a vibrant industrial park, home to dozens of manufacturers and craft industries, as well as the largest film studio complex on the East Coast.



Wegman's



Pratt Institute



Brooklyn Navy Yard

Estimated Travel Times



- 6 Minutes to Downtown Brooklyn
- 8 Minutes to Manhattan City Hall
- 10 Minutes to Barclay's Center
- 18 Minutes to Grand Central Terminal
- 20 Minutes to Union Square



- 12 Minutes to LaGuardia Airport
- 30 Minutes to JFK Airport

Transportation



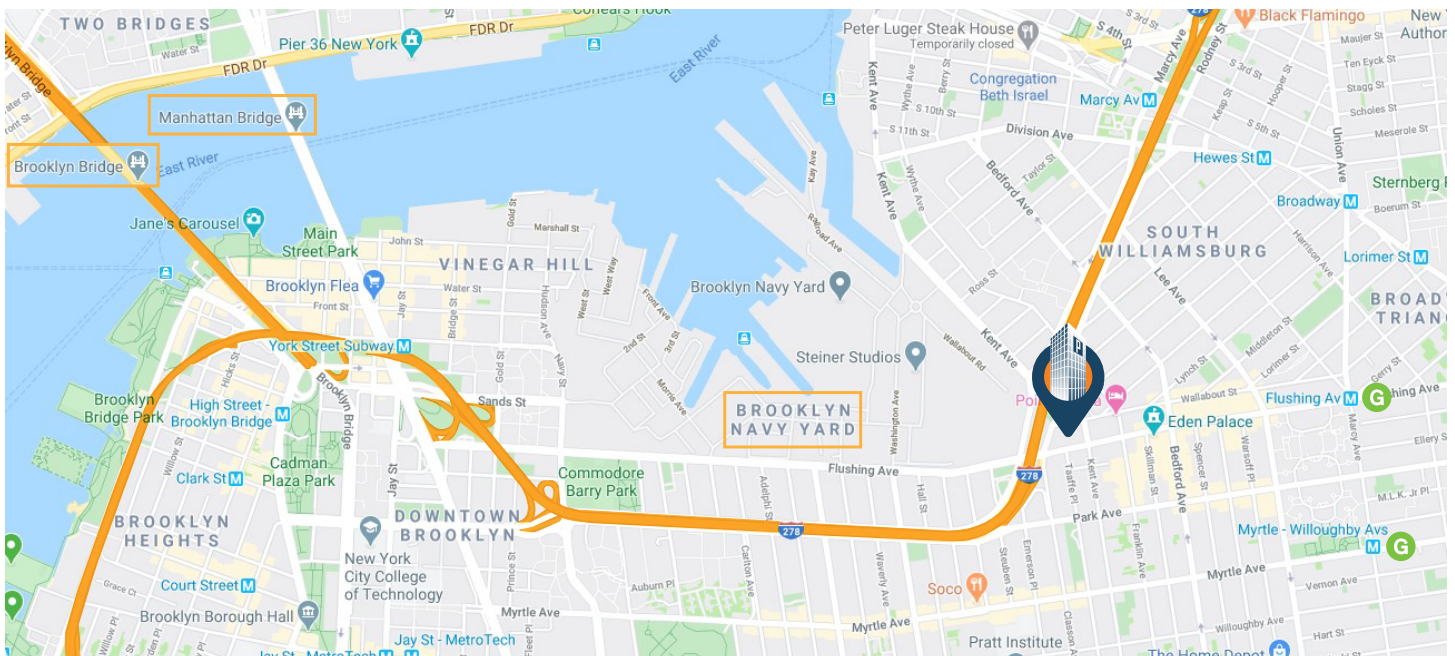
- Flushing Ave
- Myrtle-Willoughby Aves



- B48, B62 Classon Ave / Flushing Ave



- Brooklyn-Queens Expressway
- Williamsburg Bridge
- Manhattan Bridge
- Brooklyn Bridge



For More Information About This Property Contact Exclusive Agents:



Steve Nadel
Partner

snadel@pinnacleereny.com

718-784-5907



Abraham Lowy
Associate Broker

alow@pinnacleereny.com

718-784-8488



www.wsqshops.com



34-07 Steinway Street, Suite 202 | Long Island City, NY 11101

718-784-8282

pinnacleereny.com