



Williamsburg Square
Mall & Business Center

EXCLUSIVE LISTING



PINNACLE REALTY
OF NEW YORK, LLC

347 Flushing Avenue
Brooklyn, NY 11205

For Lease

Williamsburg Square Mall

Brooklyn's Newest Mixed-Use Development

Prominent Williamsburg / Clinton Hill Location

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

Sq. Ft.	Types	Zoning	Block	Lot
260,000	Mixed-Use	M3-1	2260	35
400+ Units	Retail, Office			



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

718-784-8282

pinnaclereny.com

Retail • Offices • Event Space • Community Facilities

347 Flushing Avenue, located at the nexus of two of Brooklyn's most dynamic neighborhoods, Williamsburg and Clinton Hill, is a stunning new 260,000 sq. ft. mixed-use development.

Building Amenities Include:

- ✓ A 53,459 sq. ft. 2-level shopping mall with an outdoor terrace
- ✓ An on-site 29,000 sq. ft. supermarket
- ✓ On-site indoor parking for 328 cars
- ✓ 3 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



Current Leasing Opportunities Ready for Move-In Spring 2021

Retail:

- 2-Level Shopping Mall
- Units from 400 Sq. Ft. to 53,459 Sq. Ft. plus Outdoor Terrace

Population Density:

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

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



See More On Online
347 Flushing Ave,
Brooklyn



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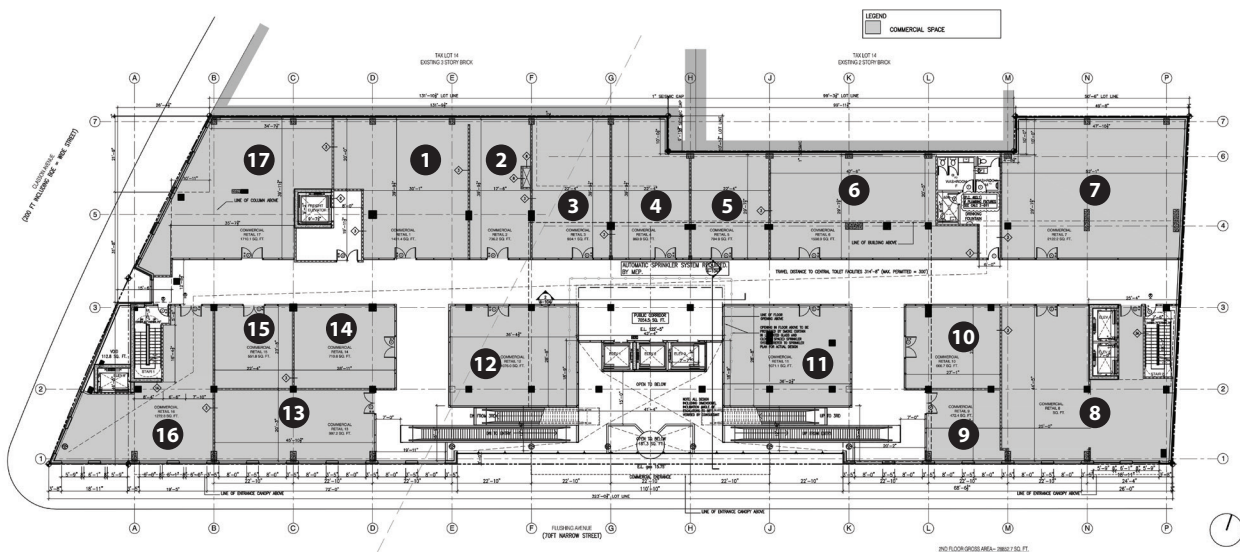
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Interior Renderings



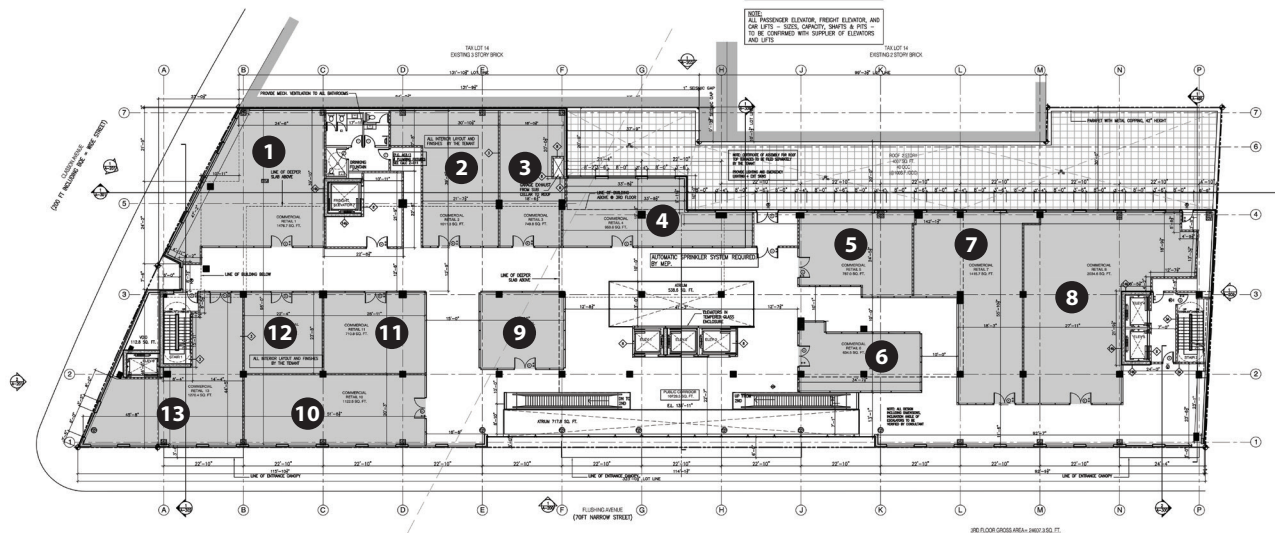
1st Floor Of Retail Mall



Unit	Space SF	Unit	Space SF	Unit	Space SF
1	1,170	7	2,122	13	997
2	934	8	1,760	14	711
3	934	9	472	15	552
4	870	10	667	16	1,273
5	705	11	1,071	17	1,710
6	1,599	12	1,076		

Total 18,623

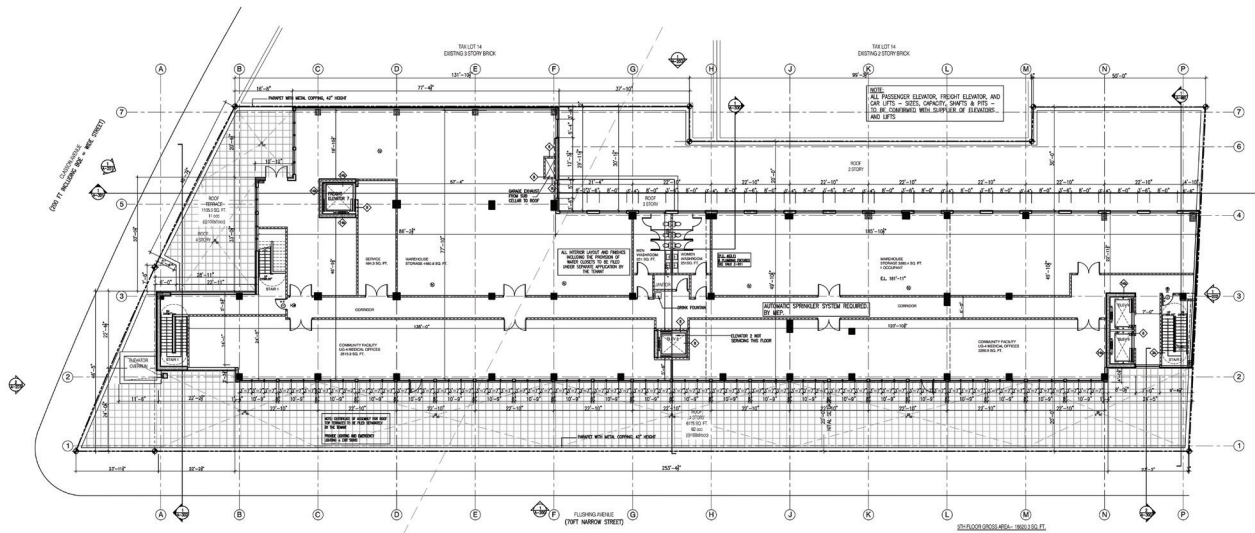
2nd Floor Of Retail Mall



Unit	Space SF	Unit	Space SF	Unit	Space SF
1	1,477	6	635	11	711
2	1,011	7	1,416	12	552
3	750	8	2,035	13	1,270
4	951	9	551		
5	787	10	1,123		

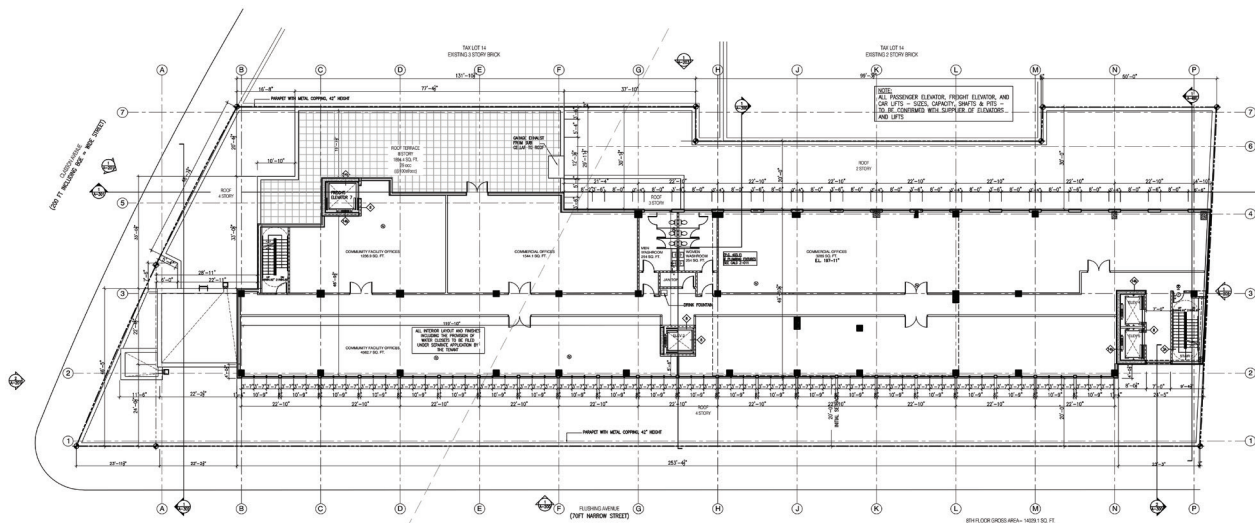
Total 13,269

Typical Offices / Community Facilities Floor



5TH FLOOR PLAN

Event Space



8TH FLOOR PLAN



**See More On
wsqshops.com**



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All information is from sources deemed reliable and is submitted subject to errors, omission, changes of price or other conditions, prior sale, rent and withdrawal without notice.

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



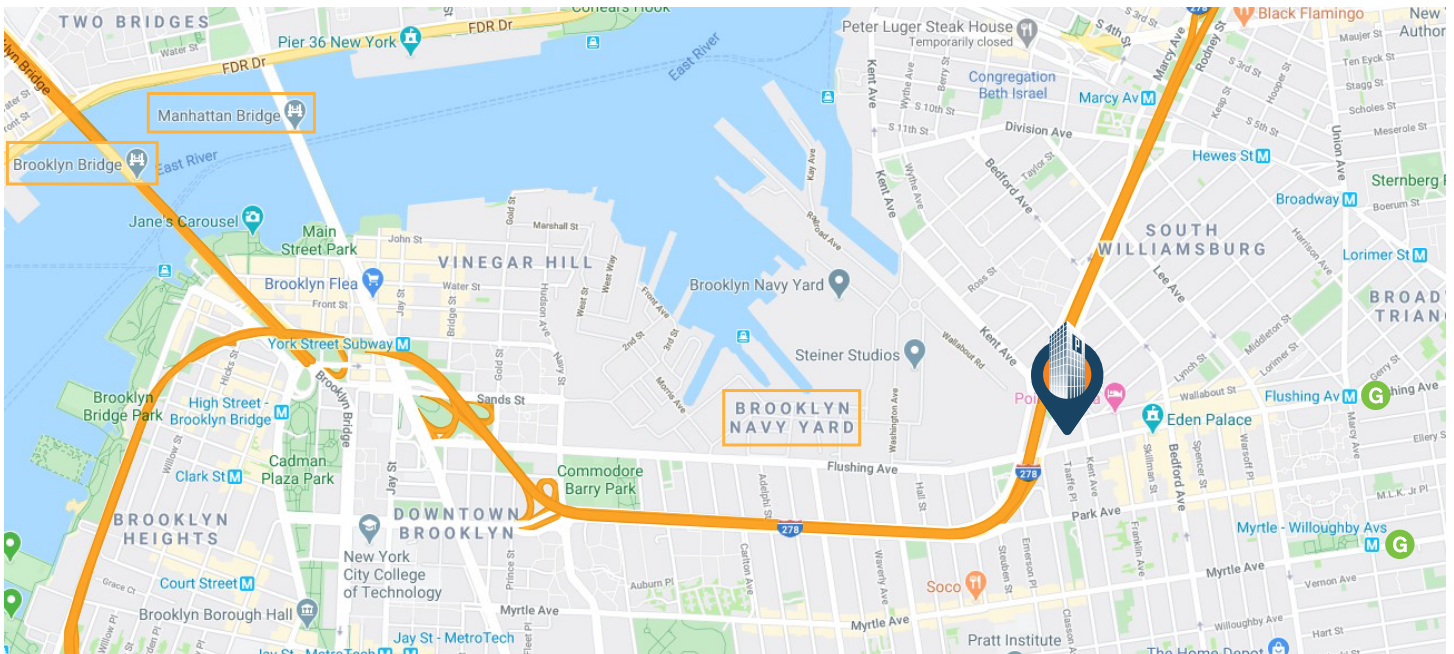
Flushing Ave
 Myrtle-Willoughby Aves



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

alowy@pinnacleereny.com

718-784-8488



www.wsqshops.com



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pinnacleereny.com