

# 828

## METROPOLITAN AVENUE EAST WILLIAMSBURG, BROOKLYN

Corner of Metropolitan & Bushwick Avenues

RETAIL/RESTAURANT FOR LEASE

ROOFTOP

GROUND FLOOR

### APPROXIMATE SIZE

Ground Floor: 8,050 SF  
Lower Level: 2,700 SF  
Rooftop: 3,500 SF

### ASKING RENT

\$70 PSF

### POSSESSION

Immediate

### TERM

Negotiable

### FRONTAGE

150 FT Wraparound

### COMMENTS

- Prime retail/restaurant space at the base of "The Wave", a newly developed 136-unit luxury residential building
- Highly flexible space suitable for restaurant, café, fitness, wellness, medical, or lifestyle concepts
- Black-iron venting in place, ideal for full-service restaurants and food & beverage concepts
- Located along the Metropolitan Avenue corridor, a growing hub for dining, fitness, and lifestyle operators
- One-block from the Graham Avenue L train, in a dense, high-income residential neighborhood
- Dedicated elevator to the rooftop offering an excellent opportunity for outdoor dining, event space, boutique fitness, yoga, recovery, or lounge
- All uses considered

### NEIGHBORS

Foodtown • Reclamation Bar • Rose Wolf Coffee  
• Please Tell Me • Common Mollies Bar • Three Legged Cat • Fortunato Brothers • Loco Burrito

### TRANSPORTATION



### JAMES FAMULARO

President  
646.658.7373  
jfamularo@meridiancapital.com

### JORDAN LANGER

Senior Associate  
212.468.5977  
jlanger@meridiancapital.com



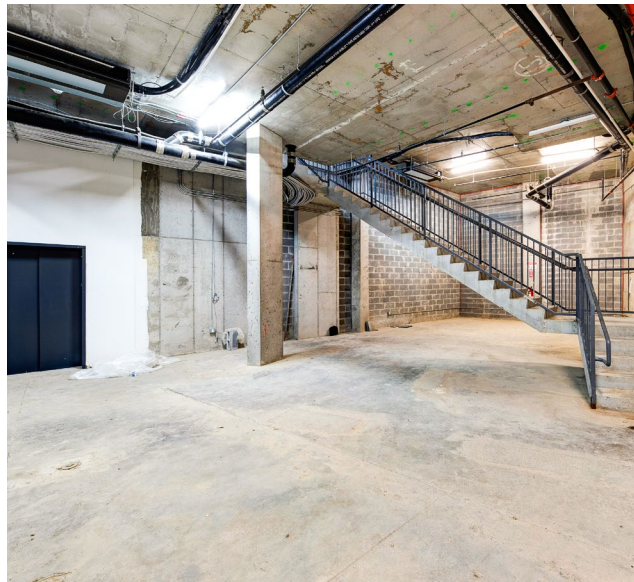
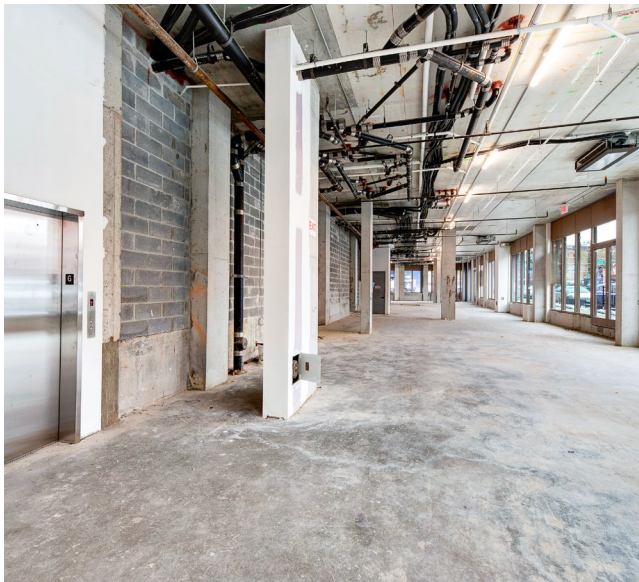
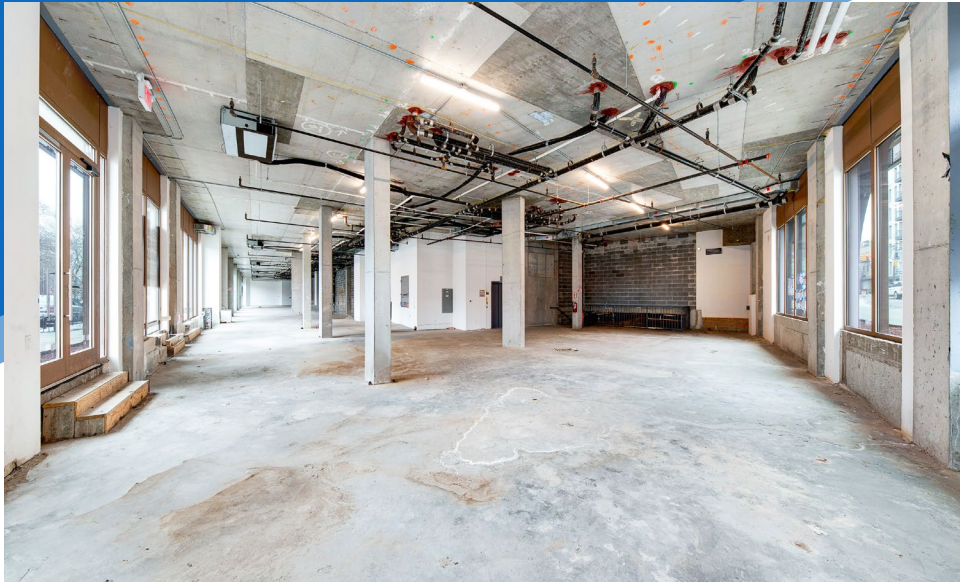
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EAST WILLIAMSBURG, BROOKLYN | Corner of Metropolitan and Bushwick Avenues

RETAIL/RESTAURANT FOR LEASE



INTERIOR

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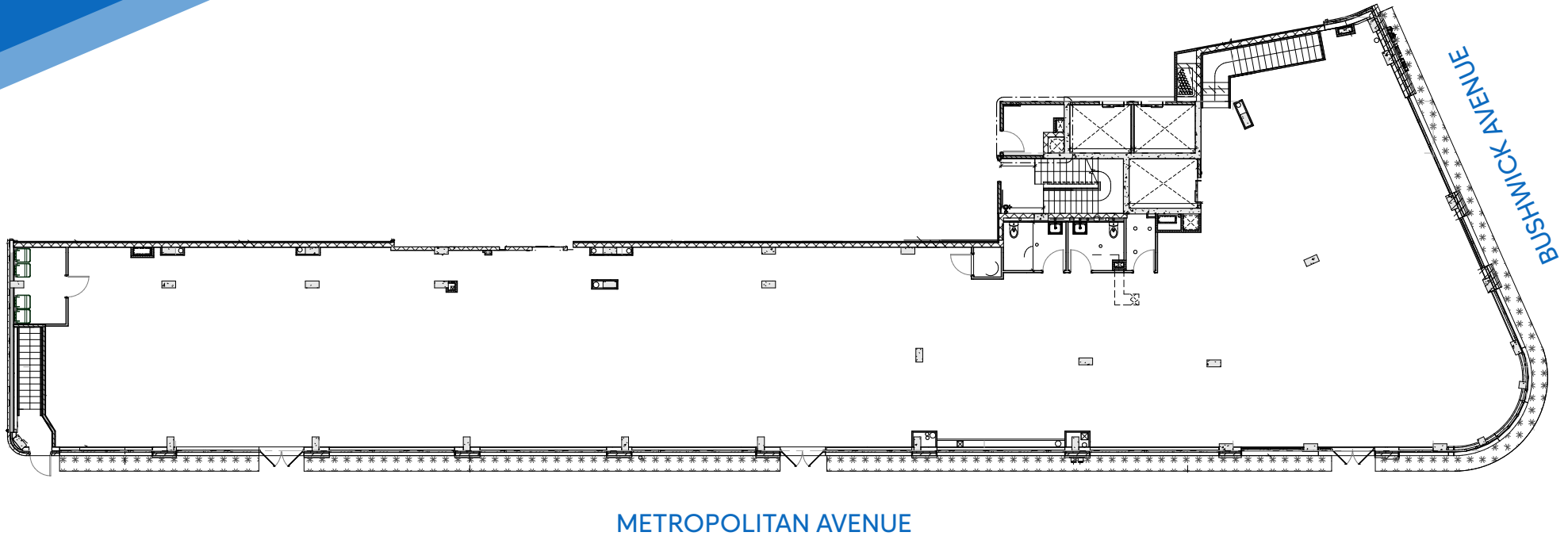
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# 828 METROPOLITAN AVENUE

EAST WILLIAMSBURG, BROOKLYN | Corner of Metropolitan and Bushwick Avenues

RETAIL/RESTAURANT FOR LEASE

FLOOR PLAN | GROUND FLOOR



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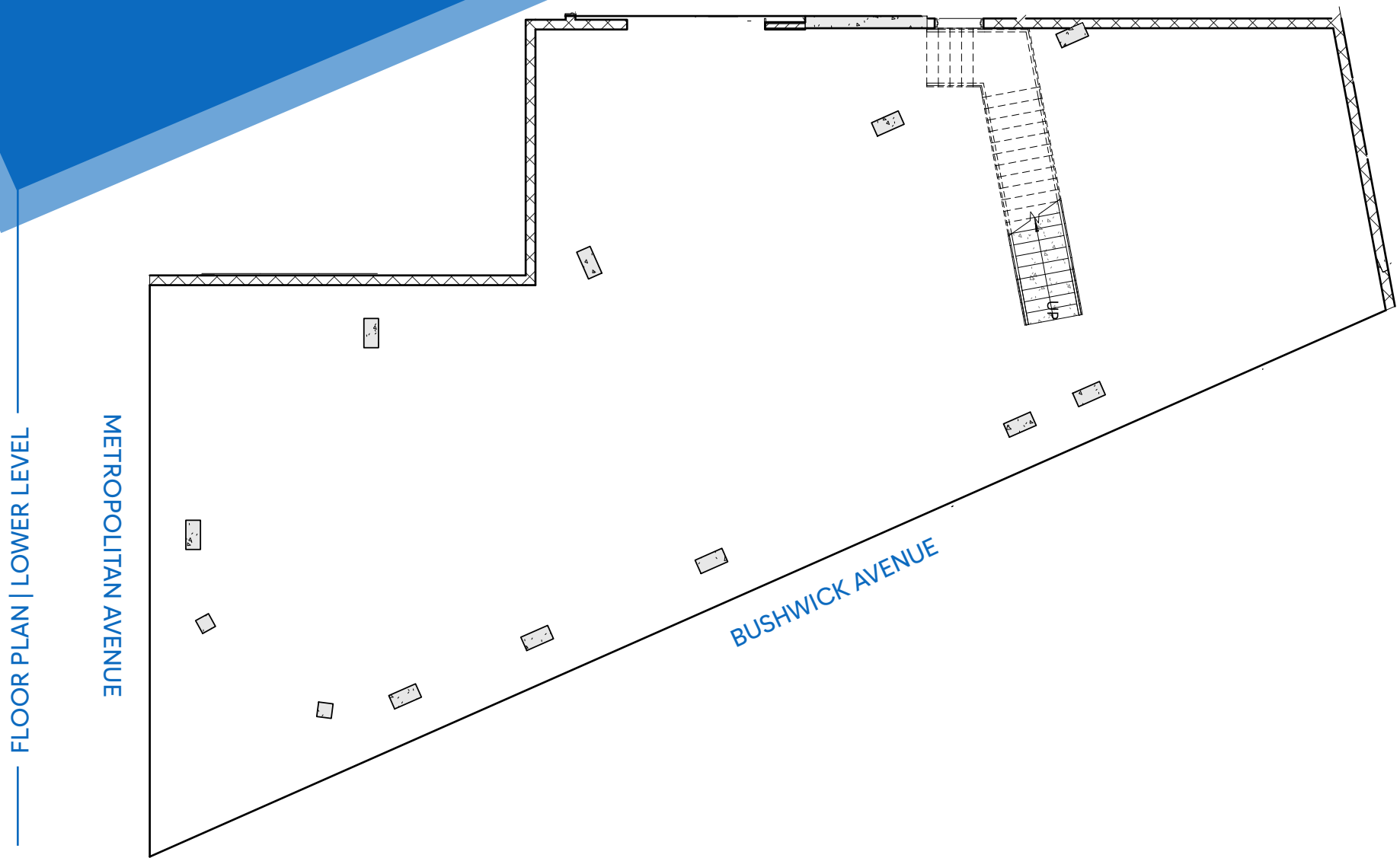
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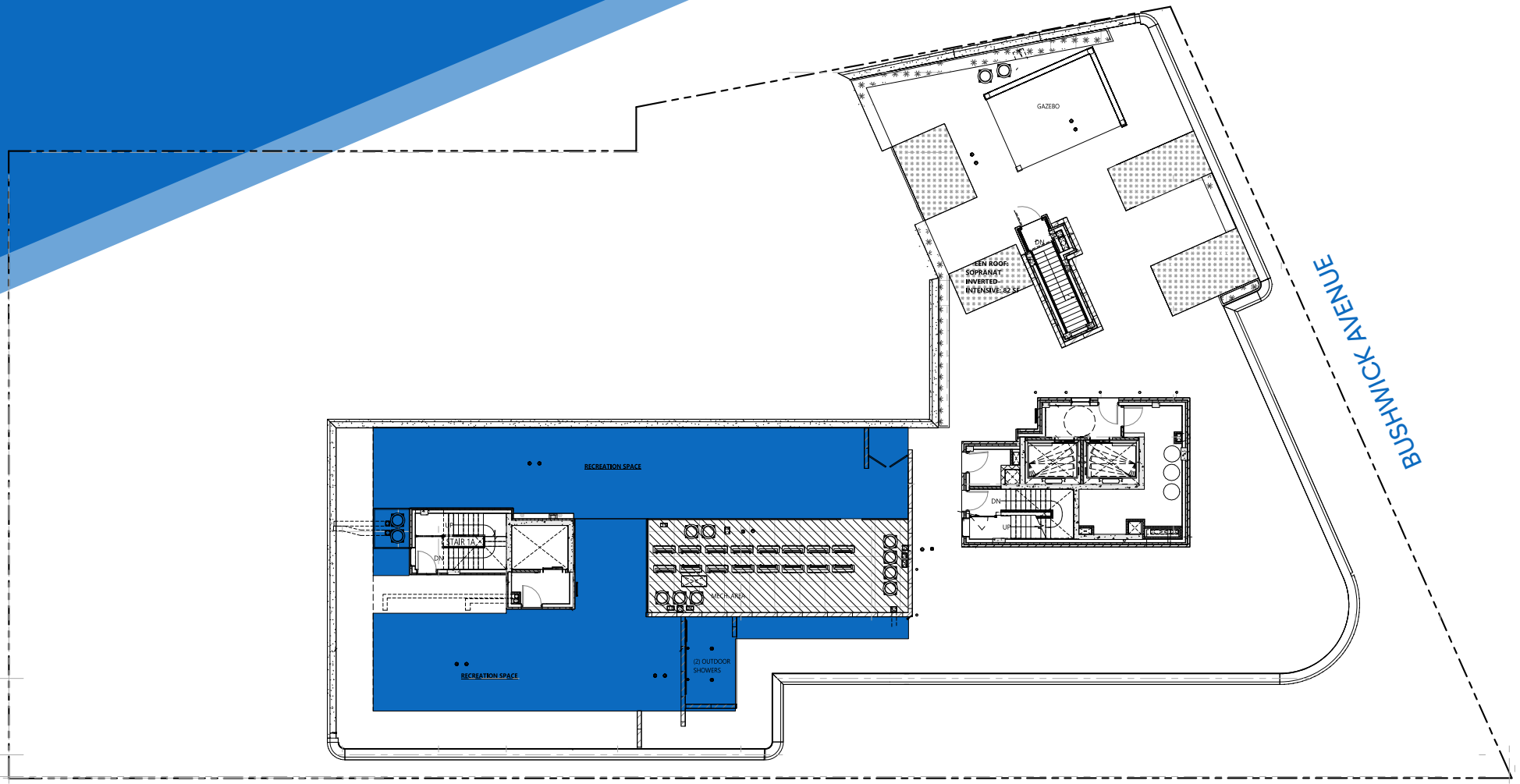
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EAST WILLIAMSBURG, BROOKLYN | Corner of Metropolitan and Bushwick Avenues

RETAIL/RESTAURANT FOR LEASE

FLOOR PLAN | ROOF TOP



METROPOLITAN AVENUE

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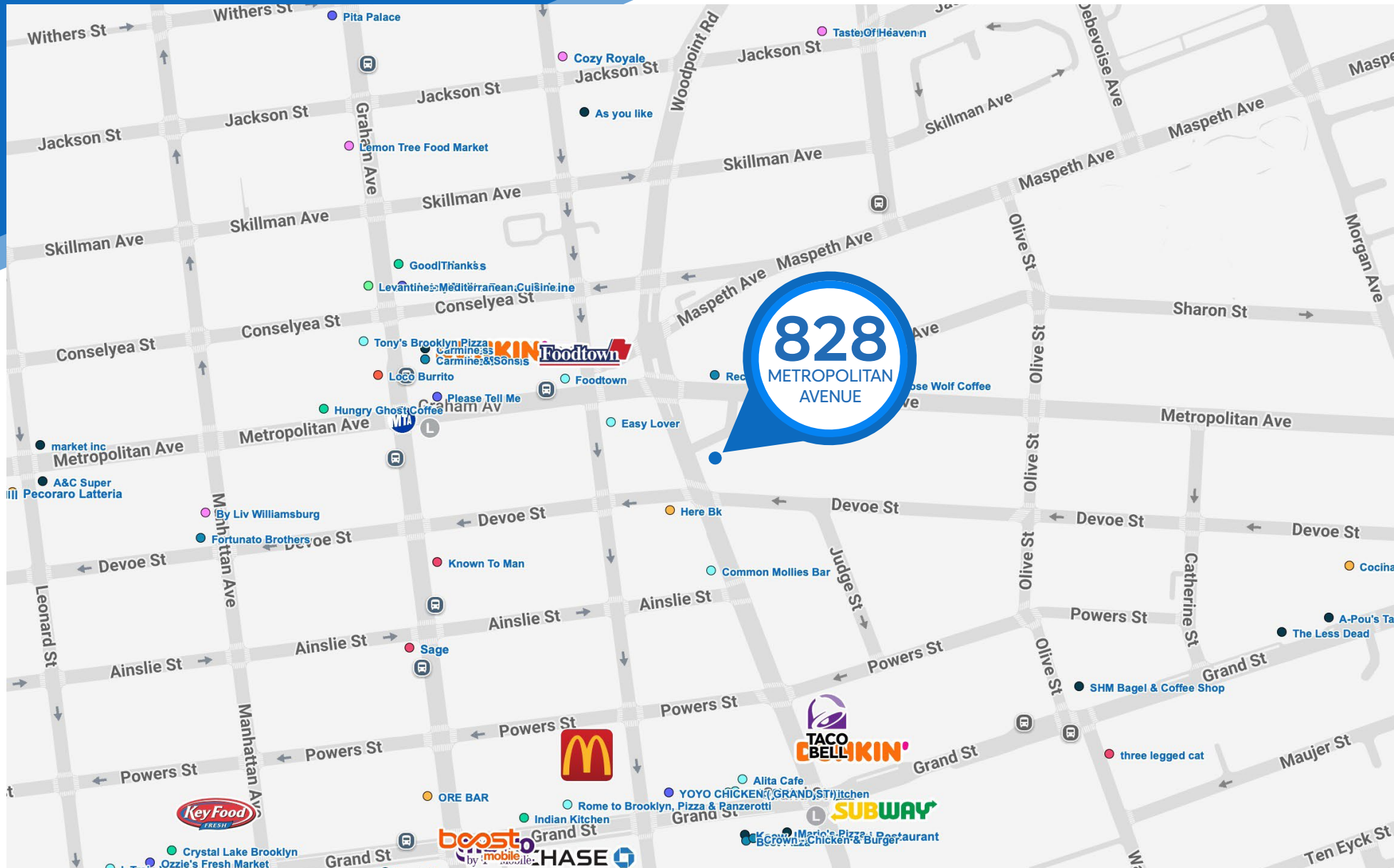
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NEIGHBORS

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