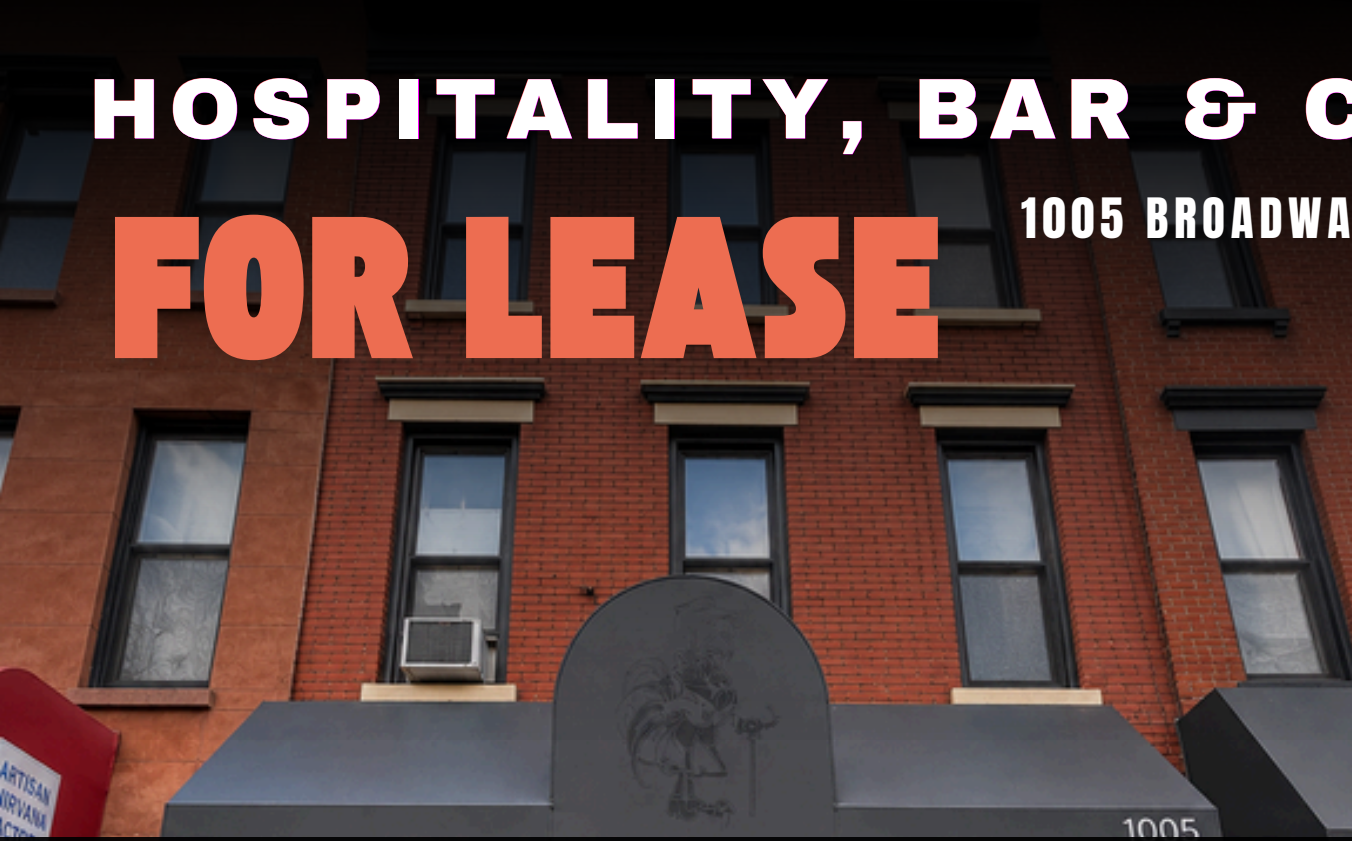


HOSPITALITY, BAR & CAFÉ SPACE

1005 BROADWAY, BROOKLYN, NEW YORK 11221

FOR LEASE



PRIVATE OUTDOOR GARDEN | TURNKEY BUILD-OUT | BUSHWICK



1005 BROADWAY, BROOKLYN, NEW YORK 11221
BUSHWICK'S NEXT HOSPITALITY DESTINATION FOR LEASE



INDOOR + OUTDOOR HOSPITALITY VENUE
BAR • CAFÉ • WINE • EVENTS

ASKING RENT: \$8.800/MONTH

1ST FLOOR	~ 1,000 SF
REAR OUTDOOR	~ 600 SF
BASEMENT	~ 800 SF

EXECUTIVE SUMMARY

11005 BROADWAY PRESENTS A RARE OPPORTUNITY TO LEASE A DISTINCTIVE HOSPITALITY SPACE IN THE HEART OF BUSHWICK. FEATURING AN EXISTING DINING LAYOUT, PRIVATE OUTDOOR GARDEN, AND EXCEPTIONAL ACCESS TO THE J/M/Z SUBWAY LINES, THE PROPERTY OFFERS AN IDEAL SETTING FOR BEVERAGE-DRIVEN CONCEPTS AND LIGHT-FOOD OPERATORS. THE SPACE IS BEST SUITED FOR OPERATORS SEEKING AN INTIMATE NEIGHBORHOOD DESTINATION WITH INDOOR AND OUTDOOR SEATING.



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BUSHWICK'S NEXT HOSPITALITY DESTINATION FOR LEASE

ENDLESS POSSIBILITIES

NATURAL WINE BAR

EVENT VENUE

MATCHA & COFFEE HOUSE

COCKTAIL LOUNGE

BAKERY & CAFÉ

DESSERT BAR

LISTENING BAR

HEALTHY KITCHEN & SALAD BAR

RAMEN & JAPANESE IZAKAYA

OYSTER & TAPAS BAR

BEER GARDEN

GOURMET SANDWICH SHOP

DAY-TO-NIGHT STORY

FROM SUNRISE COFFEE TO EVENING COCKTAILS



COFFEE + PASTRIES



REMOTE WORKERS
AND BRUNCH



COCKTAILS AND WINE



PRIVATE EVENTS
AND GATHERINGS

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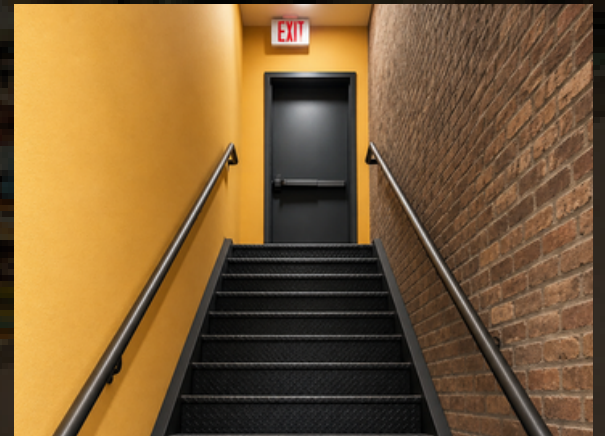
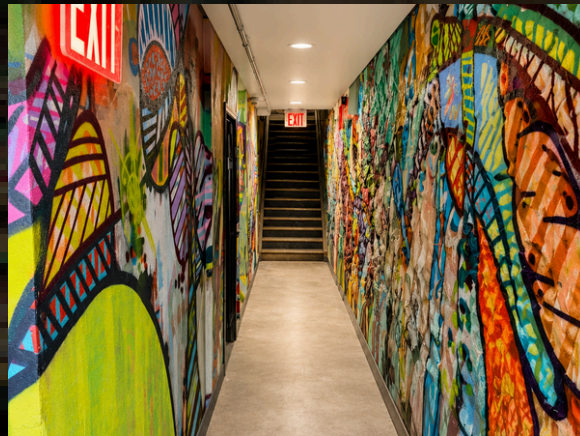
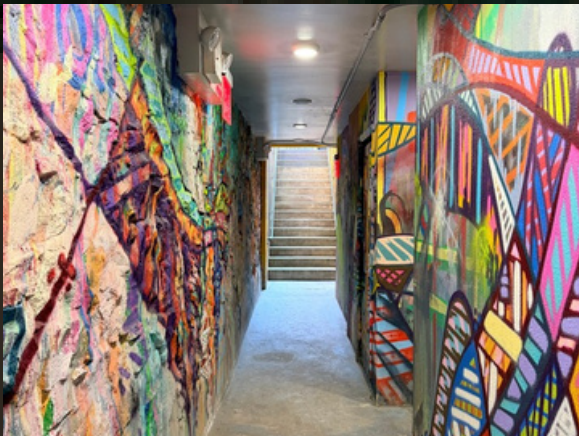
THE ROOM



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BUSHWICK'S NEXT HOSPITALITY DESTINATION FOR LEASE

THE GARDEN





SPACE HIGHLIGHTS

- GROUND FLOOR PRESENCE
- RARE 151 PEOPLE EATING & DRINKING ESTABLISHMENT (INDOOR 69 + OUTDOOR 82)
- EXCLUSIVE PRIVATE GARDEN
- DEDICATED CELLAR STORAGE
- WALK-IN COOLER INSTALLED
- BUILT-OUT BAR AREA
- TURNKEY RESTAURANT LAYOUT
- FLEXIBLE INDOOR & OUTDOOR SEATING
- READY FOR IMMEDIATE OPERATION

All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing from sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by principals or agreed by this Company, the terms of which are available to principals or duly licensed brokers. Any square footage dimensions set forth are approximate.

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BUSHWICK'S NEXT HOSPITALITY DESTINATION FOR LEASE



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