

# MRC

# 21 WYTHE AVE

BROOKLYN, NY 11249



# A New Commercial Anchor for Williamsburg–Greenpoint

MRG

Located in the heart of Williamsburg's rapidly transforming waterfront district, 21 Wythe Avenue offers a rare big-box opportunity for entertainment/experiential operators to establish a flagship presence in one of NYC's most dynamic live-work-play neighborhoods.

The area has seen a major influx of luxury residential development, hospitality, and office growth, anchored by 25 Kent's 500,000 + SF creative office campus. The neighborhood continues to attract major experiential and fitness users, including Life Time Fitness, Club Studio, and Vital Climbing Gym, further solidifying the area as a premier lifestyle destination.

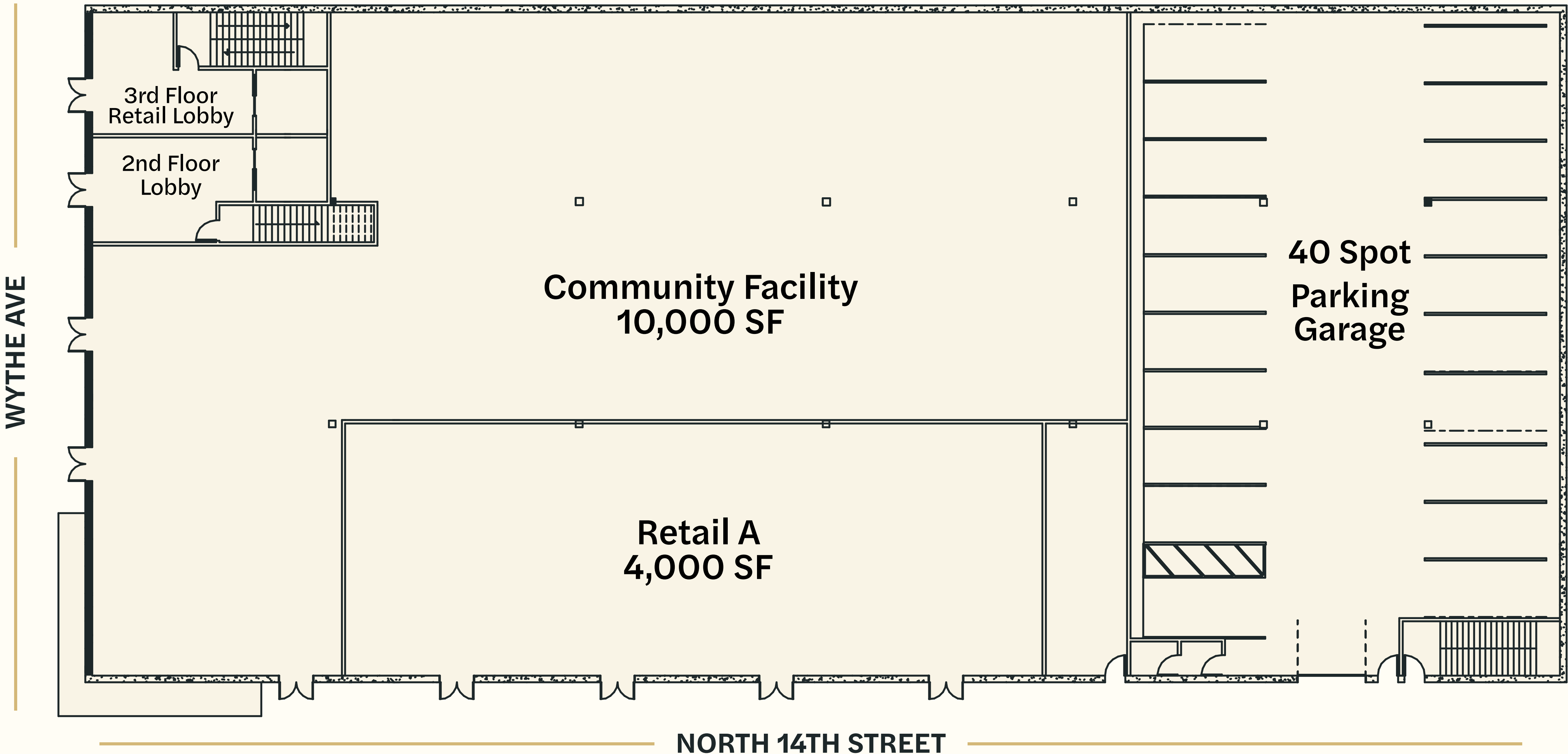
Combined with strong tourism, dense residential growth, and limited large-format availability, 21 Wythe Avenue is uniquely positioned for entertainment, social gaming, nightlife, immersive retail.

## HIGHLIGHTS:

- 4,000 - 53000 SF Retail Space Available
- 10,000 Community Facility Available
- 20 FT Ceilings
- Full Floor Pates Available
- Tremendous Presence
- Build to Suit
- Rooftop Available
- Onsite Parking



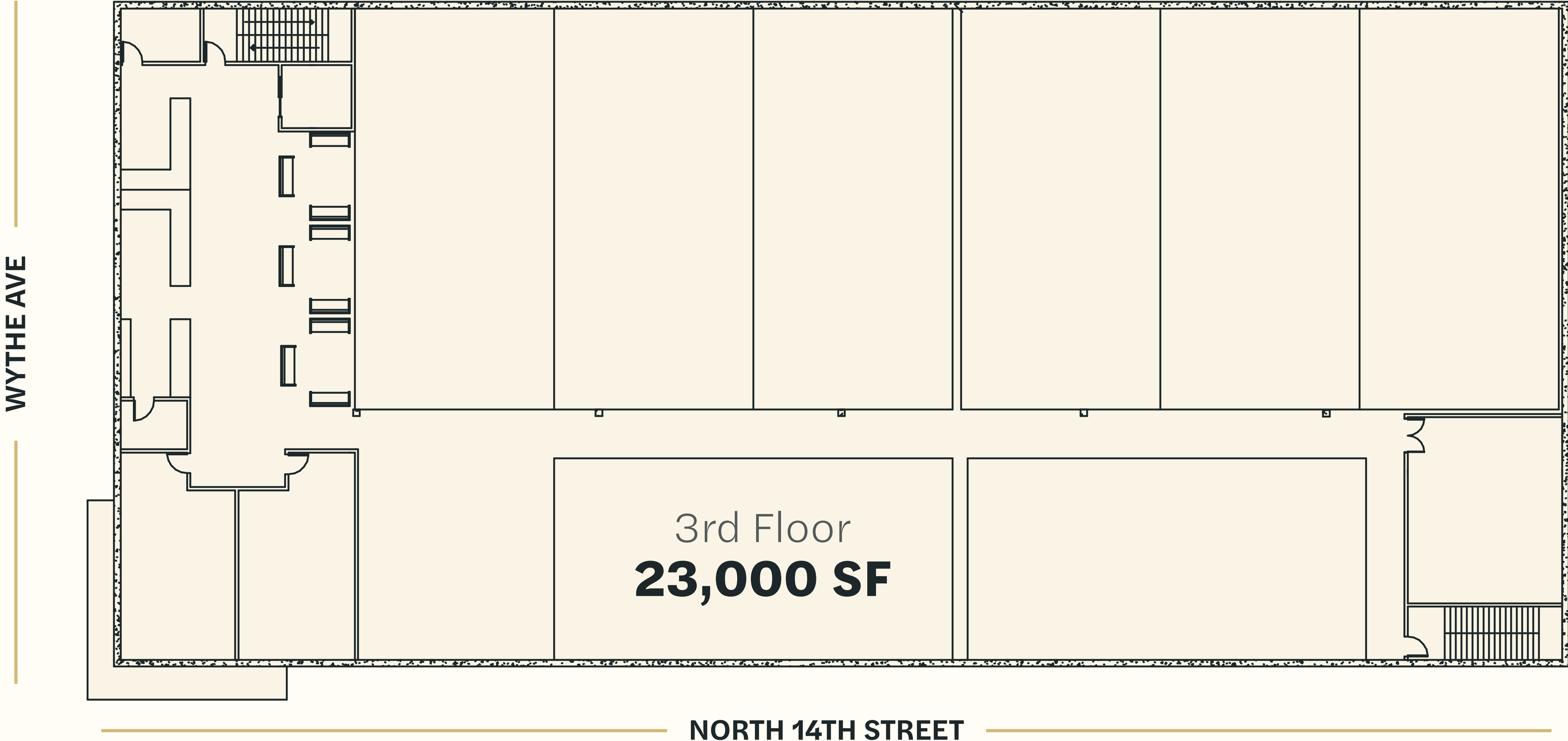
# Floor Plan Details



# 2nd Floor Plan



# 3rd Floor Plan



# Neighborhood Map





## Nearby Subway Lines

**L** Bedford Ave  
8 Min Walk

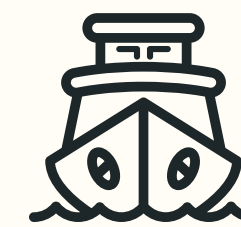
**G** Nassau Ave  
7 Min Walk



## Nearby Bus Lines

**B32** Kent Ave & N 14 St  
<1 Min Walk

**B62** Bedford & N 11 St  
3 Min Walk



## Nearby Ferry Lines

East River NYC Ferry (N Williamsburg)  
9 Min Walk



## Citi Bike Locations

Wythe and N 13 St  
0 Min Walk

N 12 St & Bedford Ave  
3 Min Walk

Or take your own bike door-to-door and park in our secure bike room



275 Space Onsite Parking Garage with Valet  
and 10 EV Charging Stations

# This Neighborhood Has It All

MRG

**2,000**

hotel rooms in  
Williamsburg  
and greenpoint

**3**

Subway lines  
(L, G, J)  
within minutes

**200**

bars and restaurants,  
from waterfront rooftops  
to michelin star dining

**7**

Michelin-starred  
restaurants  
in the area

**50**

acres of major parkland  
serving Williamsburg  
and Greenpoint

**2.7**

Million  
brooklyn  
population

**1M+**

SF of  
office space  
in the area

**\$150k**

average  
household  
income

# 21 Wythe Ave

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