

29

WYTHE AVE.

Williamsburg . Brooklyn . NYC

PREMIER ROOFTOP F&B OPPORTUNITY

R I S E A B O V E O R D I N A R Y

 Vantage





The William Vale

Dedicated
Street
Entrance

ROOFTOP

ROOFTOP

NORTH 14TH STREET

WYTHE AVENUE



At the rooftop of **29 Wythe Avenue** sits a 24,562 square foot programmable rooftop available for lease. The space is partially enclosed with sweeping views across North Brooklyn and is purpose-built for activation. Ownership is seeking a best-in-class operator to bring it to its full potential.

29 Wythe Avenue is a new four-story mixed-use development on Wythe Avenue between North 13th and North 14th Streets in North Williamsburg. Sky Zone Trampoline Park anchors the lower level, retail occupies the ground floor, and Club Studio Fitness fills the third floor. The result is a steady flow of visitors seven days a week. The property sits midway between the East River waterfront and McCarren Park at the heart of Brooklyn's most active retail and lifestyle corridor.

For operators looking to establish themselves in one of Brooklyn's most visited neighborhoods, this is a rare chance to program a rooftop above a true destination building. The space will be delivered ready to be activated as a restaurant, bar, event venue, wellness concept, programable use, or something entirely its own, surrounded by some of the borough's most celebrated food, beverage, and lifestyle establishments.

29

WYTHE AVE.

The Development

Available for Lease

Location

29 Wythe Avenue, Brooklyn, NY 11249

Submarket

North Williamsburg/Greenpoint

Delivery Date

1Q 2027

Availability

24,562 SF Total

14,106 SF Indoor

10,456 SF Outdoor

- Programmable F&B Rooftop Space
- Partially Enclosed
- Sweeping Views

Stacking Plan

Rooftop/Fourth Floor	A V A I L A B L E	🚶
Third Floor	CLUB STUDIO	
Second Floor	Parking	🚗
Ground Floor	Retail	👤
Lower Level	SKY ZONE	



24,562 Total Square Feet

600+ Total Proposed Occupants

Stacking Plan

Rooftop/Fourth Floor	A V A I L A B L E	Icon: Person with cart
Third Floor	CLUB STUDIO	
Second Floor	Parking	Icon: Person with cart
Ground Floor	Retail	Icon: Person with cart
Lower Level	SKY ZONE	

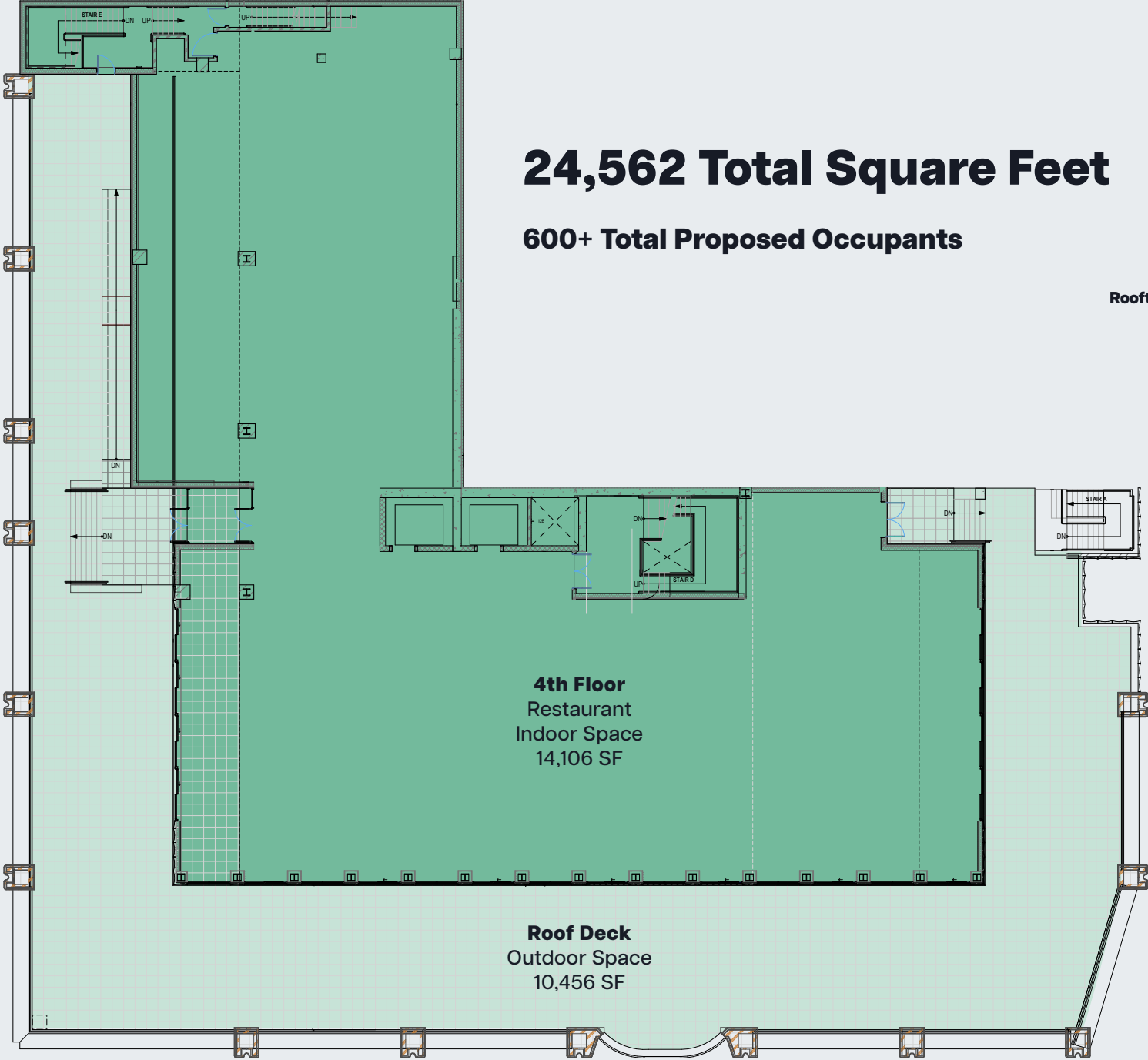
Delivery Conditions

- White Box, Utilities Stubbed, No Duct Work
- Elevator: two dedicated patron elevators
- Dedicated street entrance to elevator lobby/patron stairwell on N 14th St
- Ceiling Heights: 20-30+ ft / column free

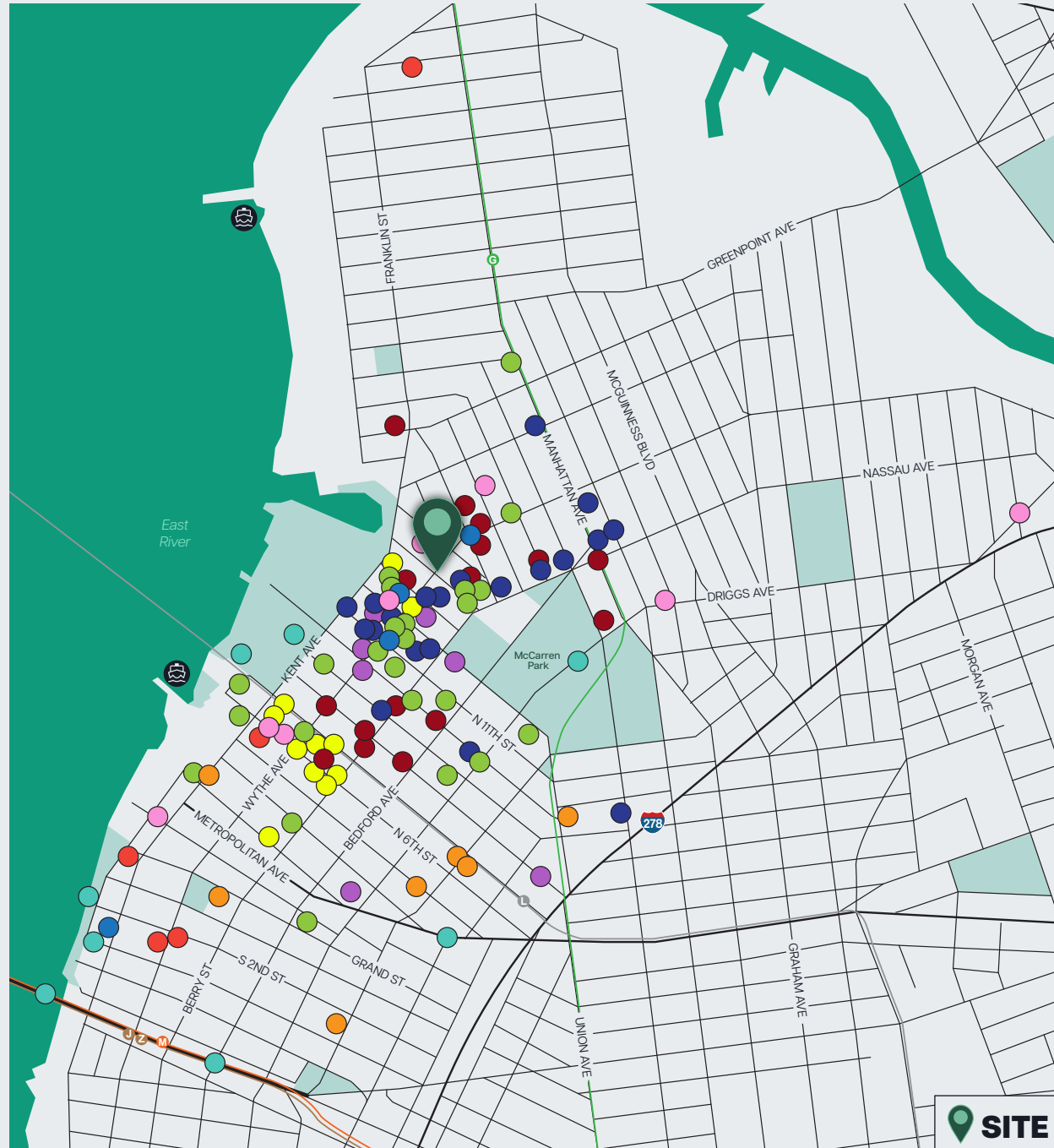
NORTH 14TH STREET

NORTH 13TH STREET

WYTHE AVENUE



Points of Interest



● Restaurants/Dining

Berry Park
BK Backyard
Brooklyn Winery
Café Mogador
Chez Ma Tante
Pura Vida
Rule of Thirds
T.RST
Sweet Chick
Sweetwater
Bernie's Restaurant
Leon's Bagels
Antica Pesa
Little Ruby's
Café Colette
Café Panna

● Hotels

Wythe Hotel
The Hoxton
CODA Williamsburg
Arlo Williamsburg
The William Vale
The Penny Hotel Williamsburg
Pod Brooklyn Hotel

● Lifestyle

5 Iron Golf
Brooklyn Athletic Club
Brooklyn Billiards Williamsburg
Bury the Hatchet Axe Throwing Brooklyn
Othership (Wellness)
Sky Zone Trampoline Park (29 Wythe Ave)
Brooklyn Bowl
Spencer's Spa
The Bar Method
The Second City New York (Comedy Club)
VITAL Annex
VITAL Climbing Gym
Bathhouse
Tutti Nails & Spa Williamsburg
Primp & Polish
Barry's Bootcamp
Better Body Bootcamp
MADabolic
Crunch Fitness
Glowbar
Trader Joe's
Brooklyn Harvest Market
Ten Ichi Mart
Fujisan Japanese Market
Cibone O'te (Home Goods)

● Residential

420 Kent (605 units)
Greenpoint Central at 75 Dupont Street (473 units)
Fifth & Wythe at 55 North Fifth Street (163 units)
321 Wythe (130 units)
One South First (332 units)
360 Wythe (28 units)

● Cultural Institutions

Brooklyn Bowl (Live Music Venue)
The Second City New York (Comedy Theater)
Music Hall of Williamsburg (Live Music Venue)
City Reliquary Museum
Williamsburg Art & Historical Center

● Bars/Cocktails

Desert 5 Spot (Country Bar)
Hotel Delmano (Cocktail Bar)
JBird Cocktails
Spritzenhaus33
The Gutter
Ray's Hometown Bar
X-Golf Brooklyn (Sports Bar)
Brooklyn Brewery
Café Balearica
The Lot Radio
Ponyboy
Eavesdrop
Gabriela
Keg & Lantern Greenpoint
Kent Ale House
Night of Joy
The Whiskey Brooklyn
Good Room
Unveiled
The Craic

● Educational Institutions

P.S. 84 Jose De Diego (250 Berry St)
P.S. 17 Henry D. Woodworth
Success Academy Charter School
Williamsburg Collegiate Charter School
Williamsburg HS for Architecture and Design
Williamsburg Preparatory School
Brooklyn Preparatory High School
Learning Steps Daycare and Preschool
Bright Horizons (Daycare)

● Event Venues

Dobbin St (Event Venue)
Superior Ingredients
Warsaw
The W Loft
Music Hall of Williamsburg
National Sawdust
Under the K Bridge Park
Root Studios

● Retail

Carhartt WIP
Kith
Suitsupply
Le Labo
Sandro
Chanel
Patagonia
Nike
On
Madewell
Buck Mason
Birkenstock

● Office Buildings / Main Tenants

25 Kent Avenue (511K SF)
Altana, Amazon Music, Amika, Autonomous Technologies Group, MindSpace, Queen One, Rilla, Skylink, Vesper
83 Wythe Avenue (89K+ SF – New Development Under Construction)
LifeTime (fitness)
1 Wythe Avenue (100K+ SF – New Development)
Brooklyn Brewery (relocation)
316 Kent Avenue The Refinery at Domino (460K SF) *Roman AI, Contra, Kamp Grizzly, Lola Blanket, Mega*

Meet the Neighbors

F&B



UNVEILED



LEON'S BAGELS
NEW YORK CITY



TØRST

SWEETWATER
RESTAURANT



Lifestyle



CIBONE O'TE



SUITSUPPLY



29 F&B Neighbors

WYTHE AVE.





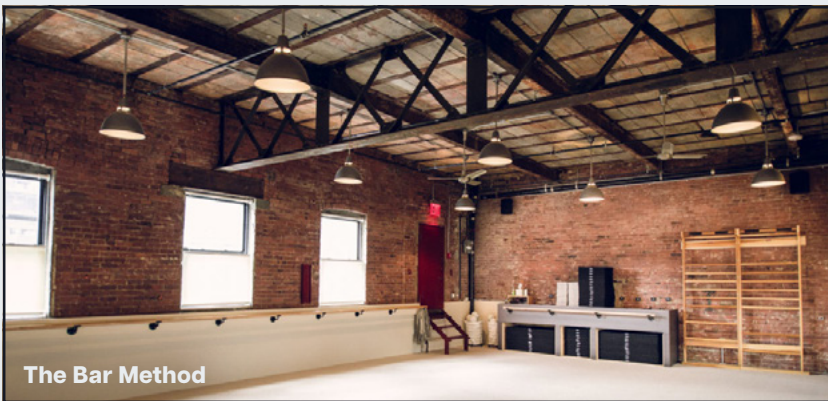
Othership



Vital Climbing Gym



Bury the Hatchet Axe Throwing



The Bar Method



Brooklyn Athletic Club



Spencer's Spa



Skyzone



Five Iron Golf



The Gutter



← **The Penny Hotel Williamsburg**
(118 Keys)
eINico Restaurant (rooftop dinner + weekend brunch)



↑ **Wythe Hotel**
(69 Keys)
Le Crocodile (three-meal period)
Bar Blondeau (dinner + bar, sixth floor roof terrace)

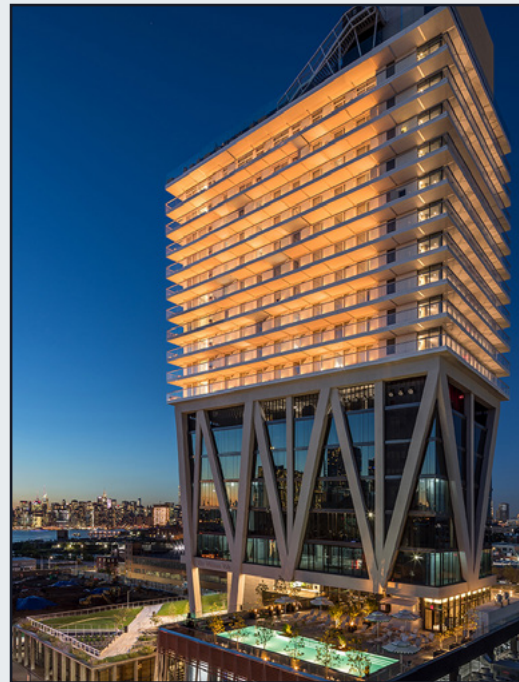
CODA Williamsburg →
(64 Keys)
Meili Restaurant (lunch + dinner)
Meili Rooftop (all day café, bar + pool)



↑ **The Hoxton**
(175 Keys)
Laser Wolf (rooftop dinner + bar)
K'Far (three-meal period + bar)
Jaffa Cocktail + Raw Bar (seasonal/al fresco)



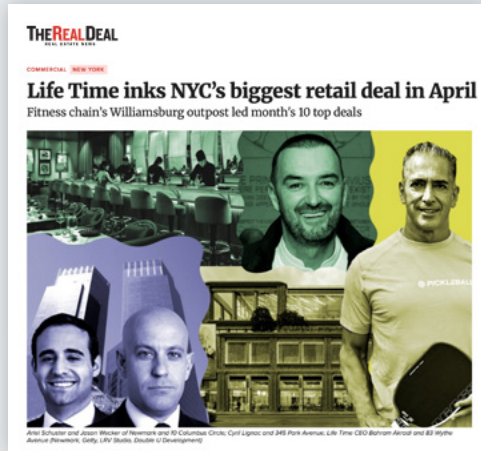
↑ **Pod Brooklyn Hotel**
(249 Keys)
Cafe Landwer (breakfast + lunch service)



↑ **The William Vale**
(183 Keys)
Westlight (rooftop bar)
Leuca (dinner + private dining)
Little Fino (all-day café + bar)
Unveiled New York (lower-level nightclub)

Arlo Williamsburg →
(147 Keys)
Sungold (three-meal period + bar)
The Water Tower (rooftop bar)
ART Williamsburg (rooftop bar + pool)

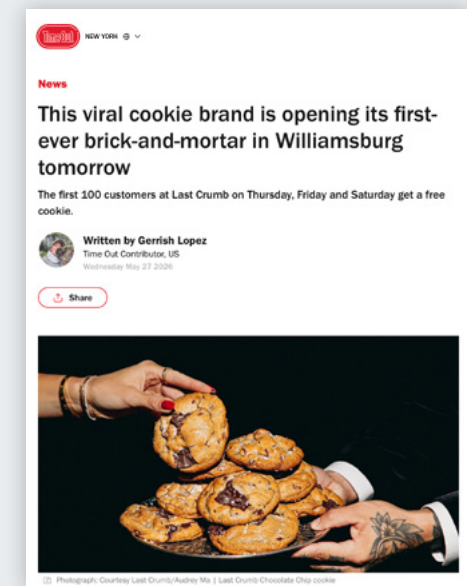




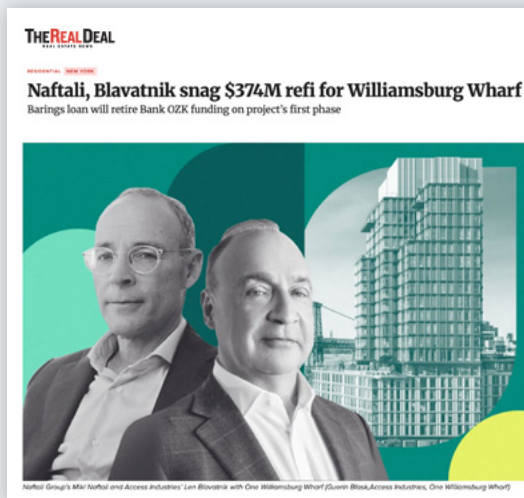
Life Time signs a lease for 71,000 SF at 83 Wythe Avenue in Williamsburg (May 2026)



River Ring, a massive twin-tower development on the Williamsburg waterfront, secures a special carveout in New York's \$268 billion state budget in May 2026.



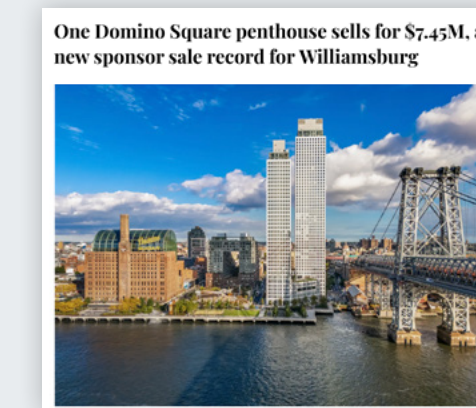
Last Crumb is a viral LA-based luxury cookie brand that operates like a streetwear drop model. They chose Williamsburg at 144 N 8th Street for its first-ever brick-and-mortar store anywhere in the world. (May 2026)



Williamsburg Wharf closes a \$374M refinancing backed by billionaire Len Blavatnik's Access Industries and Naftali Group (500+ apartments already 90% leased within its first year). (May 2026)



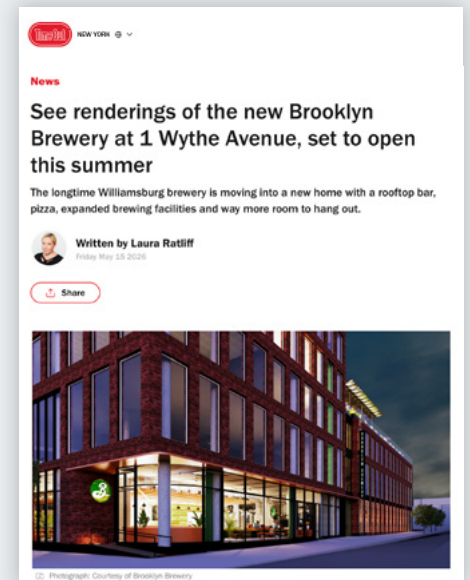
The Four Horsemen (Grand Street, Williamsburg) is a 2026 James Beard Award finalist for Outstanding Restaurant (the only NYC restaurant nominated in the category). (April 2026)



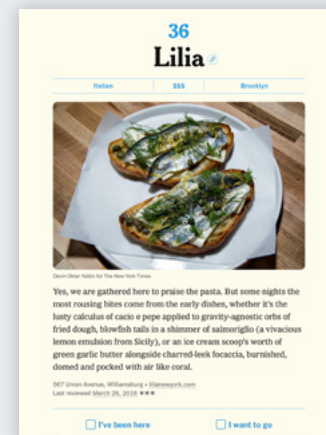
A penthouse at One Domino Square on the Williamsburg waterfront closed for \$3,313 per square foot in early 2026 (highest price per square foot ever recorded for a residential sale in Brooklyn). (June 2025)

BUSINESS REALTY CHECK
Williamsburg Wharf developer lands famed chef Eyal Shani — East River complex's first big retail tenant

Naked Tomato, a new restaurant from Michelin-starred Israeli chef Eyal Shani, is set to open at Williamsburg Wharf at 470 Kent Avenue. (March 2025)



Brooklyn Brewery opens its new flagship headquarters at 1 Wythe Avenue this summer (~4x the size of its original location, with a rooftop bar, full kitchen, and expanded event spaces). (May 2026)



The New York Times' 2026 list of the 100 Best Restaurants in NYC includes three Williamsburg restaurants (Lilia, The Four Horsemen, Aska). (May 2026)

North Williamsburg/Greenpoint

By the Numbers



38.3K

Apartment Units in
Williamsburg and Greenpoint



1.6K

Hotel Rooms in
Williamsburg and Greenpoint
as well as **638 within 4 blocks**
of 29 Wythe Avenue



25%

of Brooklyn Residents are
aged **20-34**, making for a
thriving and vibrant culture



740K

Big Box Tenants have
leased since 2018



145K

Average Household Income
for surrounding area



2.7M

Total Population for
the Greater Brooklyn Area



500+

Companies make Brooklyn
one of the **Nation's leaders in the
Innovation Sector**



8

Michelin Starred Restaurants
in the area, as well as
37 Bib Gourmand Restaurants



20+

Craft Breweries in the area,
making Brooklyn the **Craft Beer
Capital** in New York

Transportation/ Accessibility



Nearby Subway Lines

- L** Bedford Avenue
10-min walk
- G** Nassau Avenue
7-min walk



City Bike Locations

- Wythe Avenue & N 13th Street
0-min walk
- Bedford Avenue & N 12th Street
3-min walk



Nearby Bus Lines

- B32** Kent Avenue & N 14th Street
<1-min walk
- B62** Bedford Avenue & N 11th Street
3-min walk



Onsite Parking

on the Second Floor



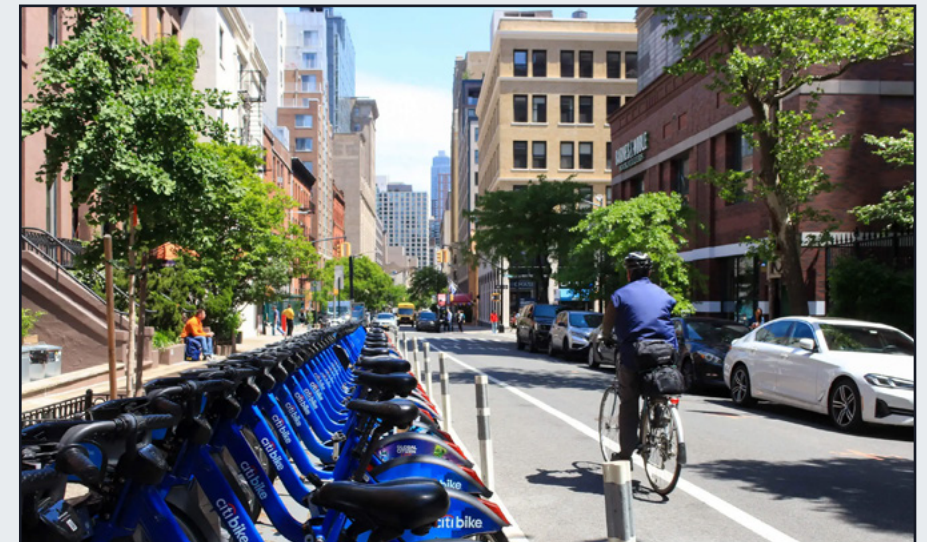
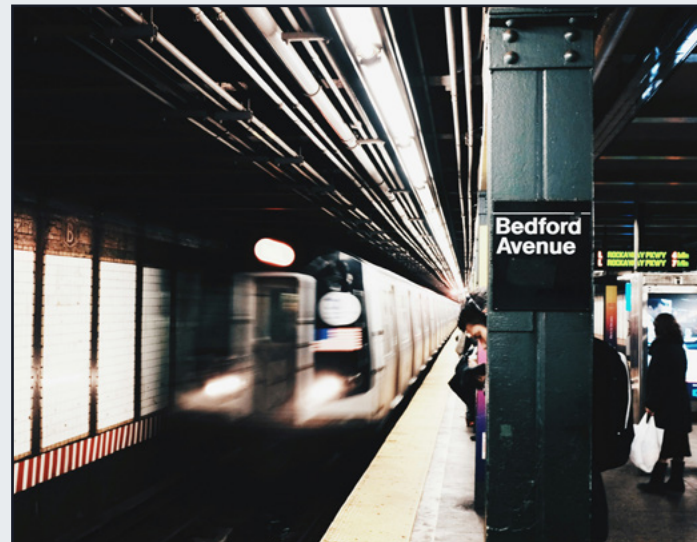
Nearby Ferry Lines

- East River NYC Ferry – N Williamsburg
13-min walk
- East River NYC Ferry – Greenpoint
18-min walk



Dedicated Elevator

from **Ground Retail**
to **Parking** and straight
to the **4th Floor/Roof**



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Williamsburg . Brooklyn . NYC

Vantage

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