



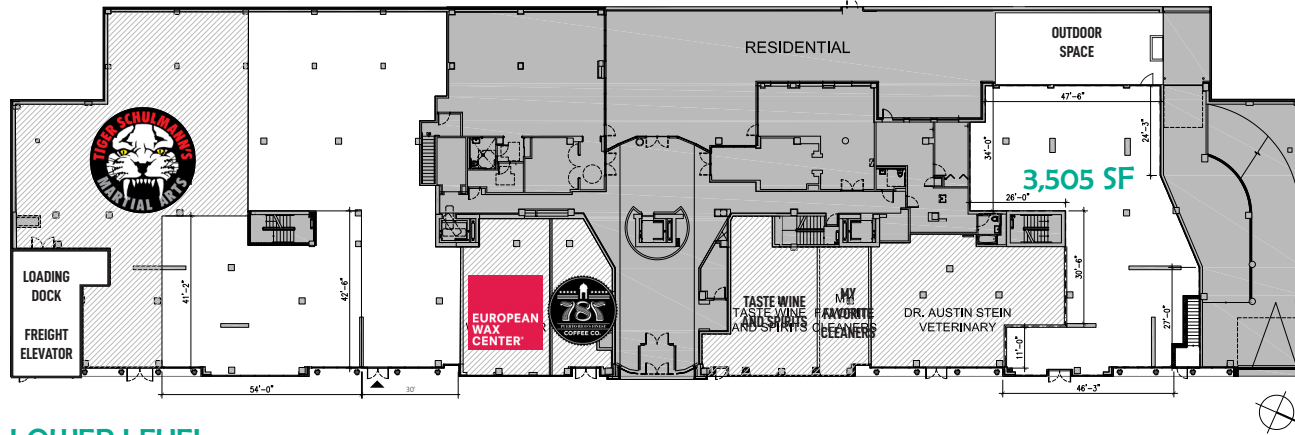
OTTO
GREENPOINT

211 MCGUINNESS BOULEVARD
BROOKLYN, NY

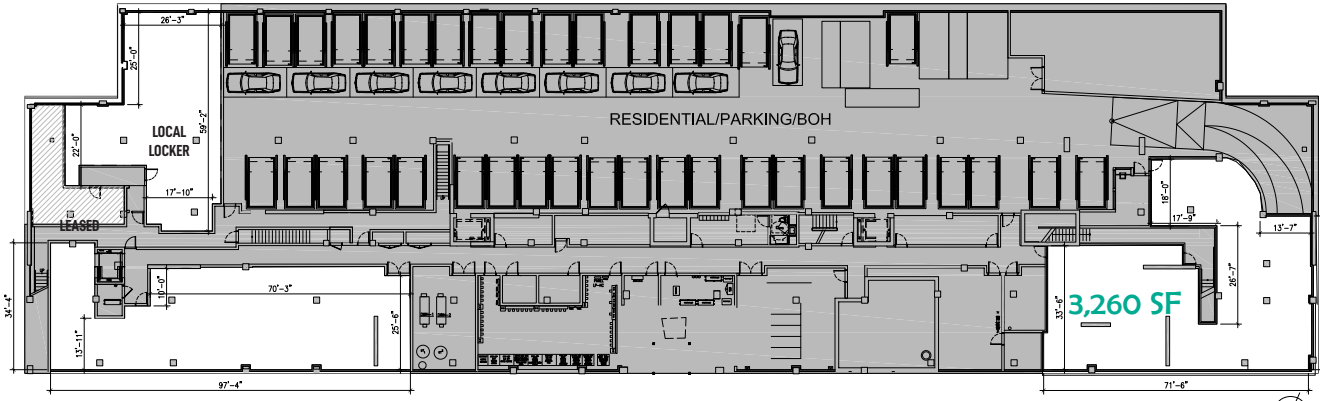


AMAZING RETAIL SPACE AT THE BASE OF A PREMIER GREENPOINT RESIDENTIAL BUILDING

GROUND FLOOR



LOWER LEVEL



SIZE

Ground: 3,505 SF
Lower Level: 3,260 SF
Patio: 600 SF

FRONTAGE

46' 3"

CEILING HEIGHTS

Ground: 15' 7" - 17' 6"
Lower Level: 9' 10" - 11' 1"

POSSESSION

Immediate

ASKING RENT

Upon Request

COMMENTS

All uses considered

Restaurant space available

Outdoor space available

Two blocks to the G train at Greenpoint Avenue with an annual ridership of 2,934,770

Located at the base of a new, fully occupied, 240-unit luxury residential rental building

Includes on-site parking, with spaces designated for retail available

37,662 average daily vehicular traffic count on McGuinness Boulevard

Landlord Work and TI Available for Qualified Tenants

Loading Dock and Freight Elevator available

Full Commission to Outside Broker



LONG ISLAND CITY

PULASKI BRIDGE



RETAIL DEVELOPMENT

40,157

Total Population

\$127,185

Average Household Income



OTTO Greenpoint (211 McGuinness Boulevard) is a 240 unit, fully occupied, residential complex centrally located near all of Greenpoint's new developments, retail, and transportation hubs. In addition to its centrally-located position in Greenpoint, OTTO Greenpoint is located next to Long Island City, which allows for easy access to both markets. Greenpoint has a booming population, which is eager for a wide array of new retail, restaurant, and services.

OTTO

GREENPOINT
RETAIL

MITZI FLEXER

+1 718 307 6504

mitzi.flexer@cushwake.com

