



# 12 Franklin Street

**good space**<sup>®</sup>

licensed real estate broker

Entire Block between N 15th Street, Meserole Avenue & Gem Street

Size	Frontage	Ceiling Heights	Possession
<b>A:</b> 6,350sf at Grade	<b>500' Wraparound</b>	<b>13'-16'</b>	<b>Summer 2024</b>
<b>B:</b> 6,161sf at Grade			
<b>C:</b> 3,032sf at Grade			
3,000sf at 2nd			
<b>D:</b> 5,942sf at Grade			
<b>E:</b> 6,600sf at Grade			

### Space Features

- Waterfront property in the rapidly developing Greenpoint neighborhood
- Directly across from Bushwick Inlet Park, part of a 27-acre waterfront redevelopment
- Permanently unobstructed views of Manhattan from roof deck with existing bar
- Exposed brick, wood beams and skylights
- Spaces A, B, C feature a roof deck (see floorplan)

### Neighborhood Tenants

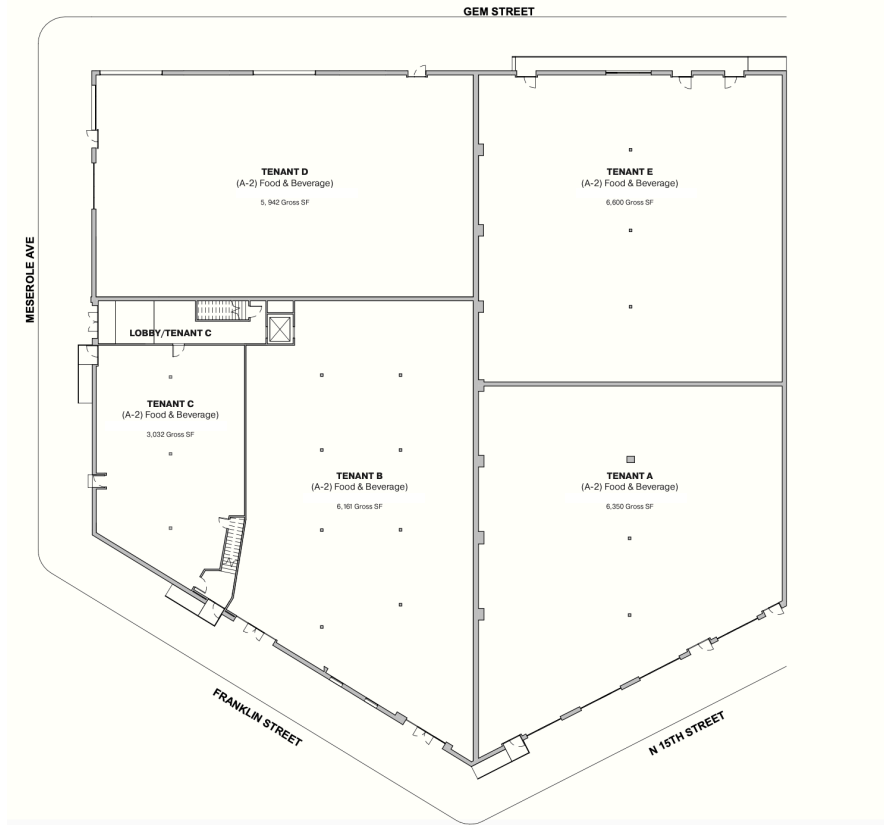
**VITAL**    RULE OF THIRDS        **OnlyNY**    CHEZ MA TANTE        **THE LOT RADIC**    

**WYTHE HOTEL**        SUITSUPPLY    NURA    **Greenpoint Terminal MARKET**    

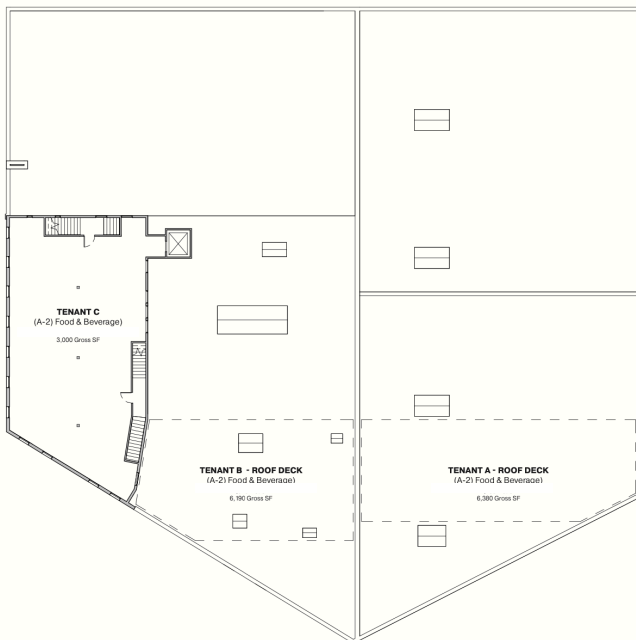
# 12 Franklin Street

Entire Block between N 15th Street, Meserole Avenue & Gem Street

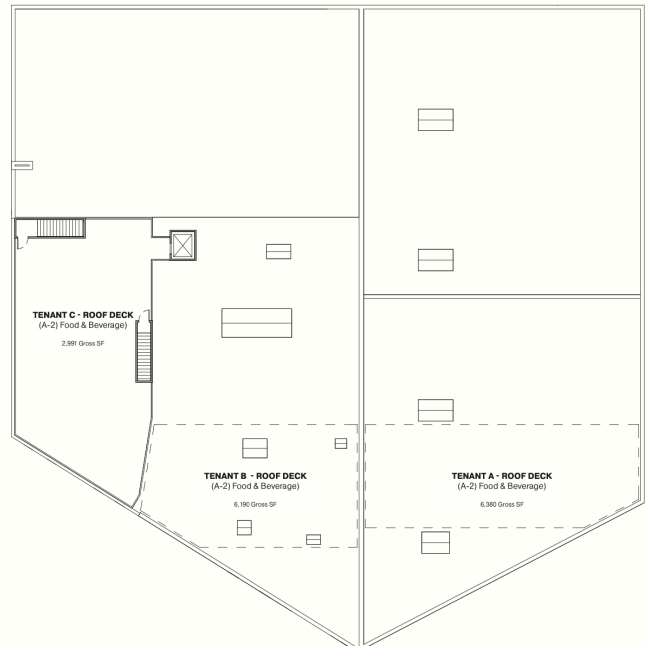
## GRADE



## SECOND



## THIRD



good  
space.



# 12 Franklin Street

Conceptual Renderings

Entire Block between N 15th Street, Meserole Avenue & Gem Street



Conceptual Renderings - Potential Rooftop





# 12 Franklin Street

Entire Block between N 15th Street, Meserole Avenue & Gem Street

Conceptual Renderings



Conceptual Renderings - Potential Rooftop

good  
space.

© 2023 GOODSPACE NYC, LLC 156 North 4th Street #8, Brooklyn, NY 11211

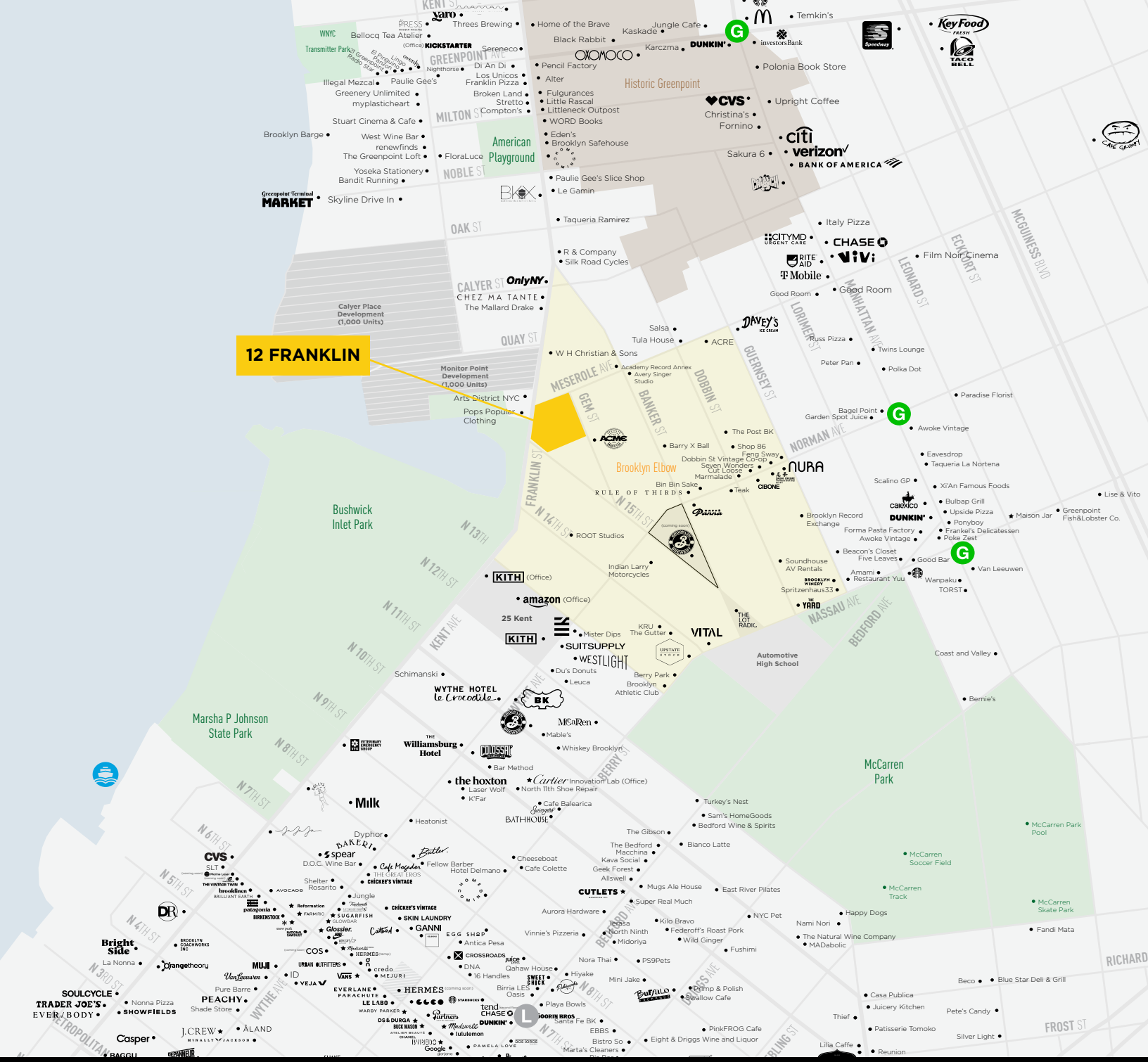




12 FRANKLIN







**12 FRANKLIN**

Annual Subway Ridership (2019)

**G** 3.1M Nassau Avenue  
**G** 3M Greenpoint Avenue

**L** 9M Bedford Avenue

Contact

**Russ Rosenband**  
 718.255.9900  
 russ@goodspace.nyc

**Hank O'Donnell**  
 718.255.9900 x702  
 ho@goodspace.nyc