

THE RETAIL @ ESSE CROSSING

LOWER EAST SIDE
LARGE FORMAT RETAIL OPPORTUNITY
30,000 SF



WHY ESSEX CROSSING?

BE A PART OF IT

- Purpose built large format retail space – new construction
- National retail co-tenancy in place servicing an underserved residential market
- Prominent Lower East Side and Williamsburg exposure
- One of a kind product in the market
- Institutional ownership
- Easily accessible from Manhattan and Brooklyn with Delancey St–Essex St subway station at the base of the project



LOWER EAST SIDE

SPACE OVERVIEW

115 DELANCEY STREET Southwest Corner of Norfolk Street

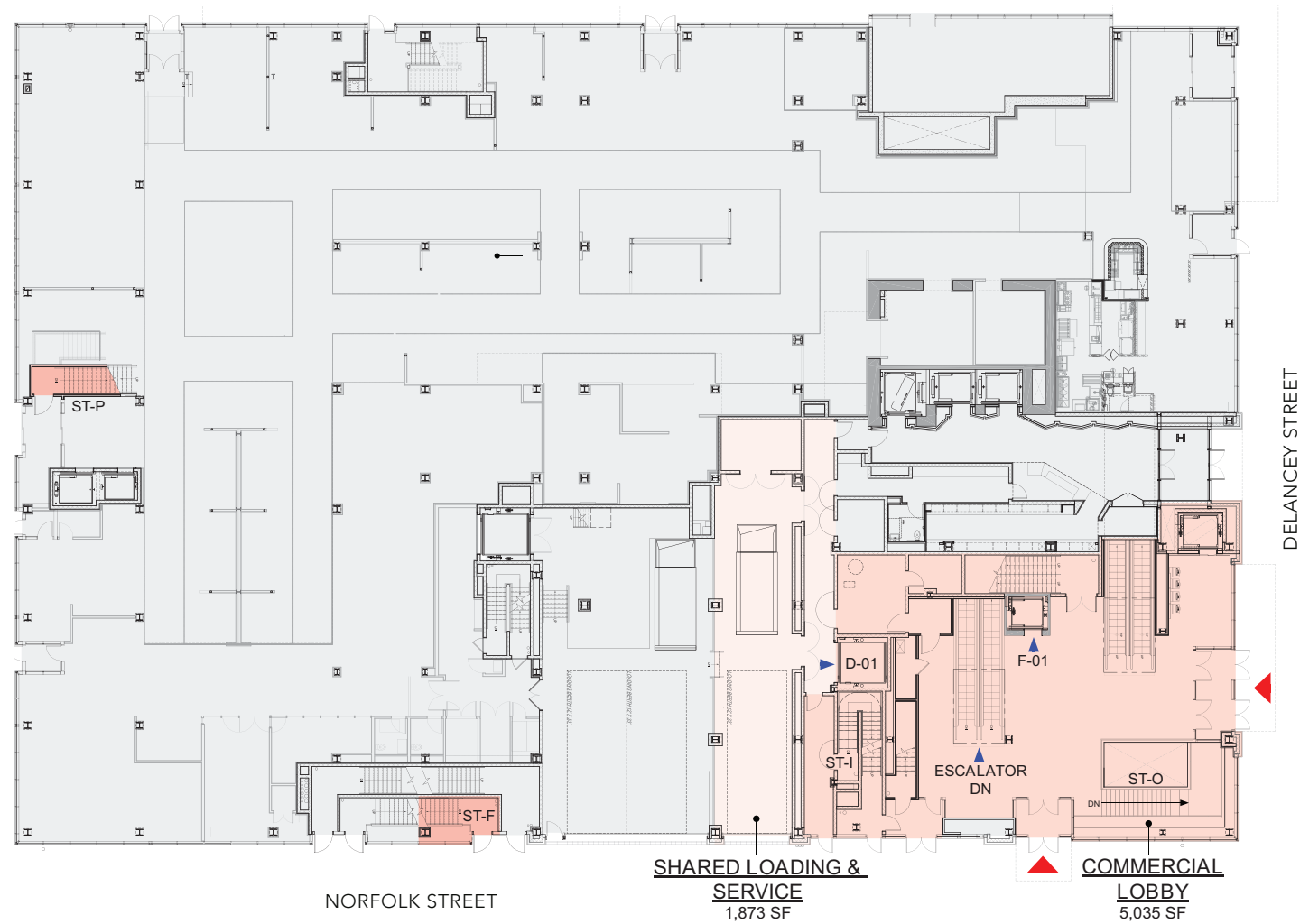
- Move-in ready big box retail opportunity with all MEP in place and plans for new vertical transportation
- Tremendous signage opportunity visible from the Williamsburg Bridge
- Prominent corner presence with Regal Cinemas
- Designated loading dock, servicing the premises
- Ceiling Heights:
18' on Ground Floor | slab to slab
15' on Lower Level | slab to slab
- Available immediately



OPPORTUNITY

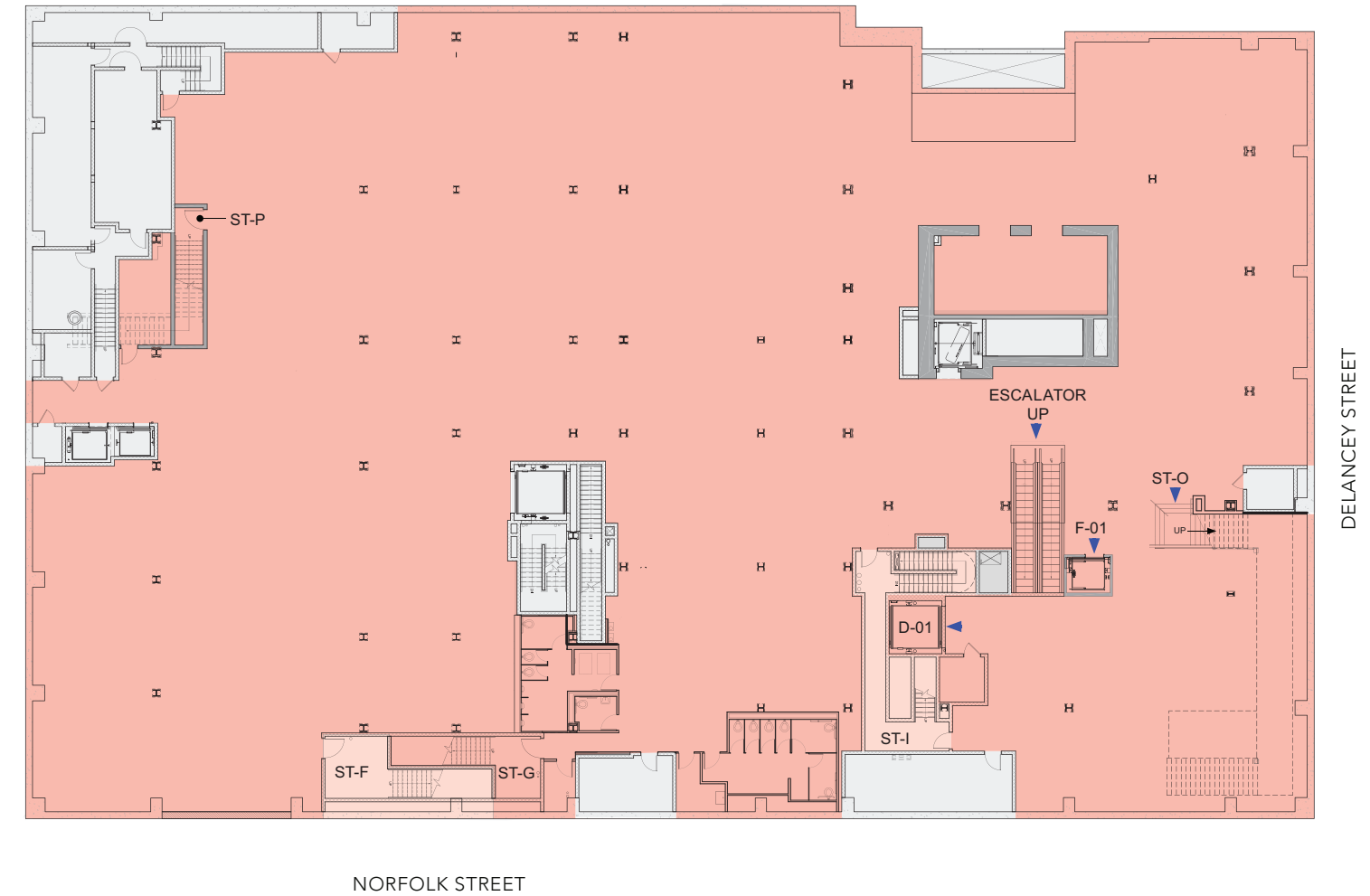
GROUND FLOOR

5,035 SF | 18' Ceiling Height
Shared Lobby



LOWER LEVEL

32,585 SF | 14' Ceiling Height



OPPORTUNITY

RETAIL HUB OF THE LOWER EAST SIDE

- | | | |
|------------------------|---------------------|--|
| 1 ESSEX MARKET | 4 TARGET | 7 VITAL CLIMBING GYM |
| 2 REGAL CINEMAS | 5 DHAMAKA | 8 INTERNATIONAL CENTER OF PHOTOGRAPHY |
| 3 TRADER JOE'S | 6 THE GUTTER | |

THE ESSEX

115 Delancey Street
25 stories
195 rental units

242 BROOME

14 stories
55 luxury condos

ONE ESSEX CROSSING

202 Broome Street

14 stories
83 luxury condos
175,000 SF of office

THE ROLLINS

145 Clinton Street

15 stories
211 rental units

THE ARTISAN

180 Broome Street

25 stories
263 rental units
175,000 SF of office

THE GOLDIN

175 Delancey Street

14 stories
100 rental units
55,000 sf NYU Langone Health

30,000 SF
AVAILABLE

ESSEX CROSSING By the Numbers

400K

Total Retail
Area

907

Residential
Units

405K

Office
Space

6M

Subway
Ridership

WILLIAMSBURG BRIDGE Daily Traffic

105K

Vehicles

6.7K

Cyclists

5.5K

Pedestrians

Source: NYC DOT

WILLIAMSBURG ▶

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Ambitions*

THE RETAIL @ ESSEX CROSSING

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