

949 BERGEN ST

RETAIL FOR LEASE

1,440 SF

NASSAU
BREWING COMPANY.



CORNER

Franklin Avenue

POSSESSION

Q4 2019

LEASEABLE AREA

1,440 SF

CEILING HEIGHTS

11 Feet

FRONTAGE

30 feet

TAX ABATEMENT

Proposed 15-year ICAP abatement

OVERVIEW

Nassau Brewing Co. is a mixed-use historic redevelopment with over 12,000 SF of commercial space and 37 luxury rentals above. The project has received federal historic tax credits to restore the façade to its original grandeur.

We are targeting dry or food uses with no liquor. Three leases have been signed: the sub-cellar space in the original beer caves with Embassy Bar, a speak-easy cocktail lounge and event venue; a French-inspired Japanese restaurant, DOMA; and the 4,500 SF corner to a gastropub that will feature on-site brewing.

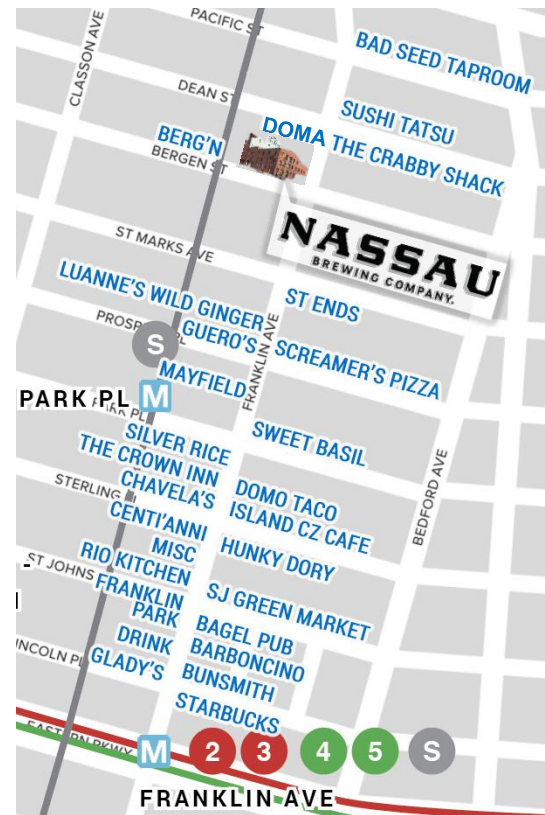
NEIGHBORING TENANTS



Chavela's

DOMA (coming soon)

TRANSPORTATION



For more information, contact exclusive agents:

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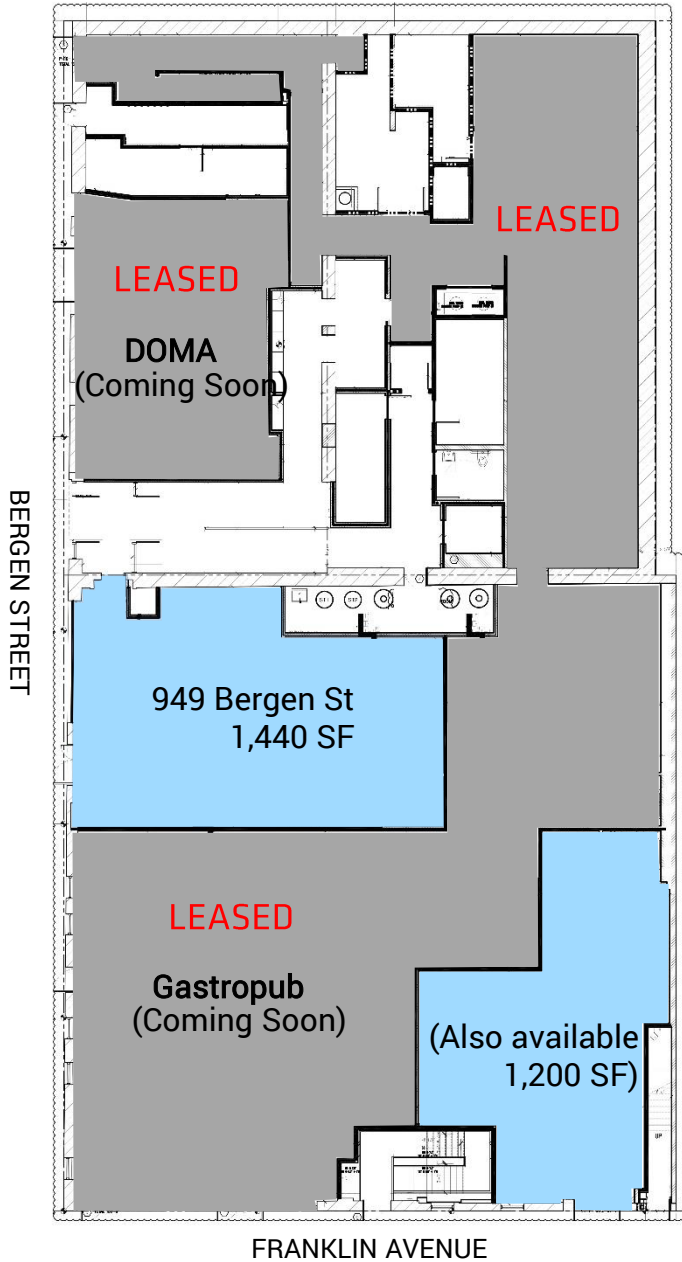
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FLOOR PLAN



The information provided herein has either been given to us by the owner of the property or was obtained from sources we deem reliable. We do not guarantee the accuracy of any information. All zoning, existing square feet of buildings, available buildable square feet, permitted uses and any other information provided herein must be independently verified. The value of any real estate investment is dependent upon a variety of factors including income, vacancy rates, expense estimates, tax brackets and general market assumptions, all of which should be evaluated by your tax advisor and/or legal counsel. Prospective buyer and tenants should carefully verify each item of information herein.



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