

JOIN
CHAMA MAMA
RESTAURANT +
HANGER CLINIC



81 MORGAN AVENUE

Prominent Bushwick Retail Development, steps from the L Train.
Ready for Immediate Occupancy!

Size

Ground Floor 1: +/- 7,000 SF (Divisible)
Ground Floor 2: +/- 1,200 SF (White Boxed)

Frontage

Morgan Ave: 100'
Ingraham St: 90'

Ceiling Height/Delivery

Ceiling Height: 14'
Delivery: Immediate

Space Highlights

- Prime space in up-and-coming Bushwick for small and large tenants.
- Perfect for pharmacies, retailers, f&b, grocers and service users.
- Can Deliver From 1,200 SF to 7,000+ SF
- One block from Netflix's 165,000 SF Studio Campus.
- Conveniently located between two Morgan Ave Subway entrances (L Train), offering easy access to Union Square, Chelsea and the East Village.

Surrounded by Eateries and Great Tenants

Roberta's
Otis
Sobre Masa
Sey Coffee

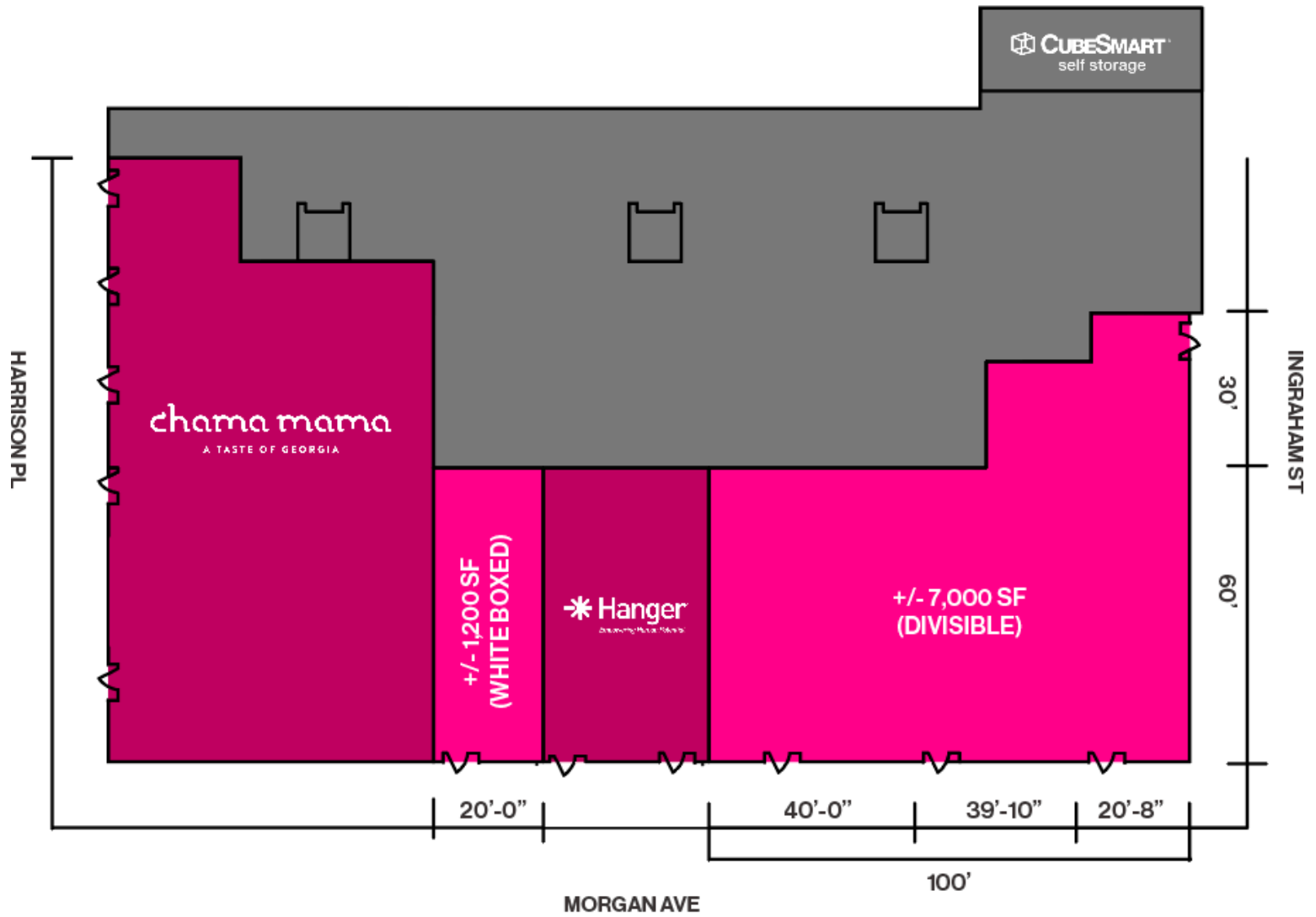
Swallow Cafe
Syndicated Bar/Theater/Kitchen
Brooklyn Natural Market & Cafe
Friends NYC

Rebel Cafe & Garden
Hangar Clinic
Chama Mama
More+



Andrew Schulman | aschulman@capricornre.com capricornre.com
Ryan Schimel | rschimel@capricornre.com

Ground Floor



NETFLIX

FedEx

The Bogart
by Wyndham

MYSACE NYC

81 Morgan Ave

McKibbin Park

Otis

SOBRE MASA
RESTAURANT

Brooklyn's
Natural

SWALLOW
cafe

SEY

Roberto's

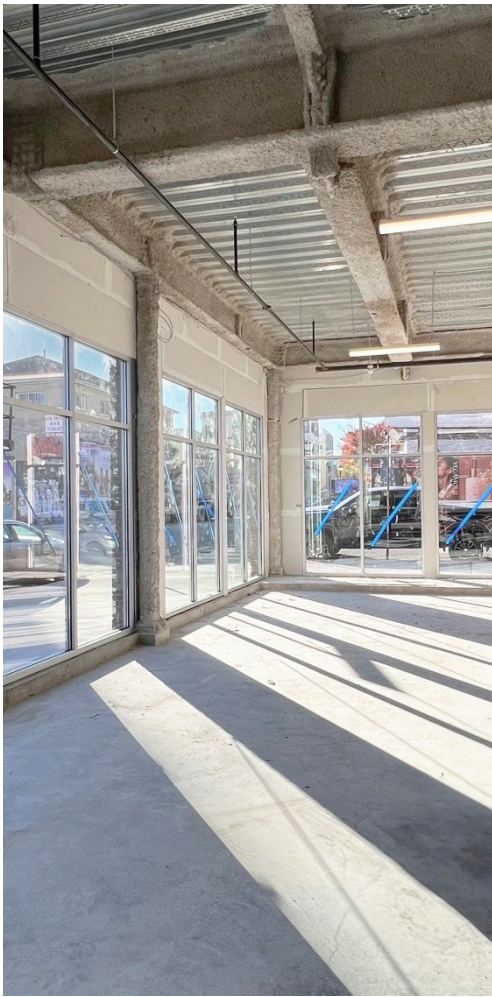
SYNDICATED
BAR-THEATER-KITCHEN

Music/Event >
Venues (8-min walk)



Morgan Ave
Subway Entrances

20- Minutes travel
time to Union Square



For All Inquires Please Contact

Andrew Schulman | Principal
(917)685-8478
aschulman@capricornre.com

Ryan Schimel | Senior Managing Dir.
(818)516-3472
rschimel@capricornre.com