

THE BLOCK

555 JOHNSON AVENUE

BUSHWICK

BROOKLYN NEW YORK 11237



DAN MORICI, NYCIA

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2.5 ACRES

BUSHWICK, BROOKLYN

100,000 SQUARE FEET

86,204 SF INTERIOR — 24,607 SF EXTERIOR

1 CITY BLOCK

JOHNSON AVE. GARDNER AVE. RANDOLPH STREET. STEWART AVE.

BUSHWICK RETAINED ITS INDEPENDENCE FOR ALMOST TWO HUNDRED YEARS BEFORE OFFICIALLY BECOMING A PART OF THE GROWING CITY OF BROOKLYN. SINCE ITS EARLY DAYS, THE NEIGHBORHOOD HAS BEEN DEFINED BY PRODUCTION – FIRST FROM FARMS, THEN FROM FACTORIES.



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IN TODAY'S WORLD, A NEW VISION OF PRODUCTION HAS BROUGHT A MODERN COHORT OF MAKERS AND CREATIVES TO THE AREA. THE BLOCK ESTABLISHES AN INVITING BASE FOR THIS RANGE OF PEOPLE, BUSINESSES, AND IDEAS TO COME TOGETHER—FOSTERING COMFORTABLE AND COLLABORATIVE INTERACTION.

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BUSHWICK BY THE NUMBERS

TOTAL POPULATION
120,000

35%
FOREIGN BORN RESIDENTS

BARS
196

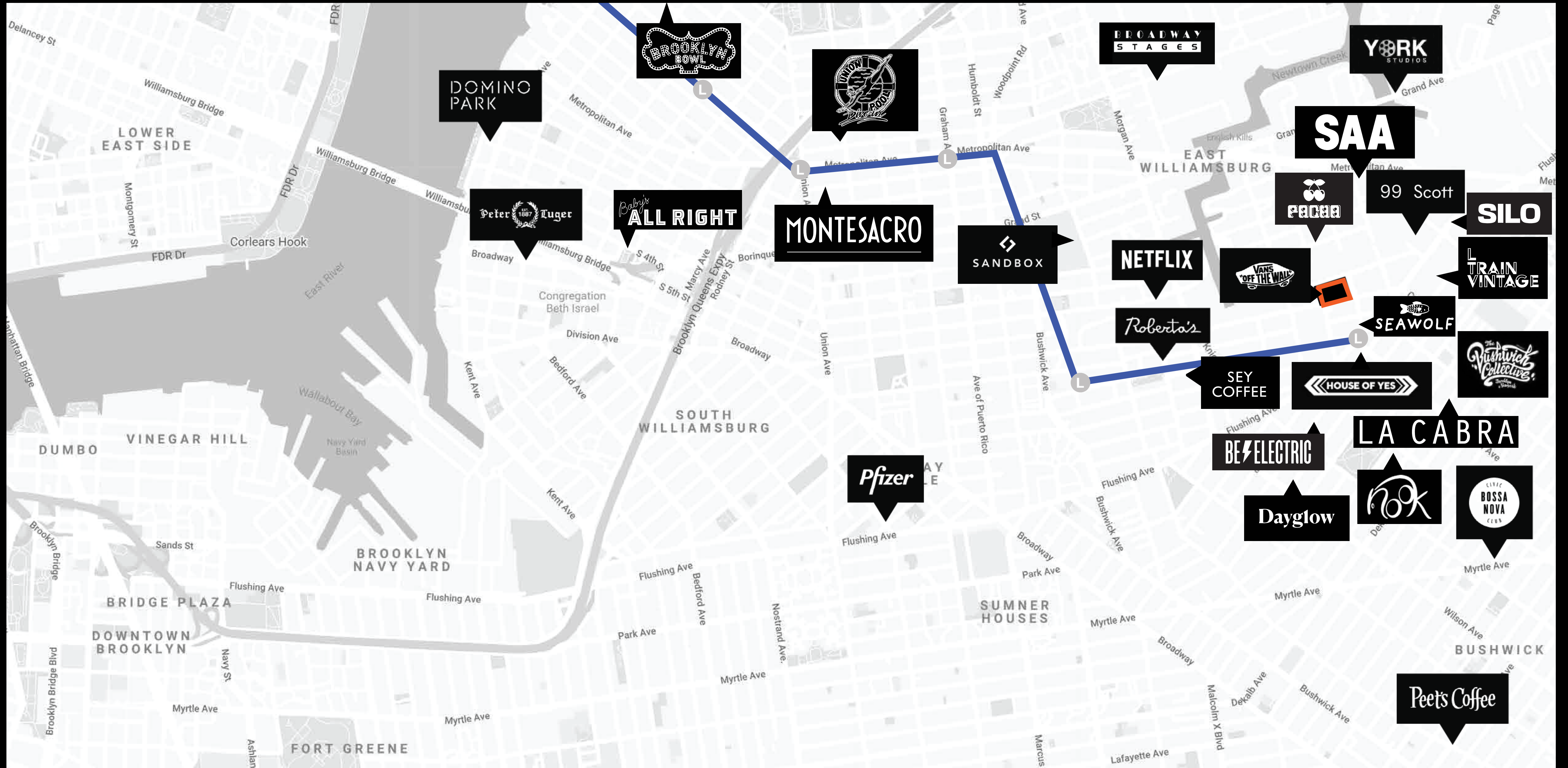
152
CULTURAL VENUES

33
MEDIAN AGE

2025 ESTIMATED WORKFORCE
80,000

316
RESTAURANTS

MEDIAN RENT
\$3,400

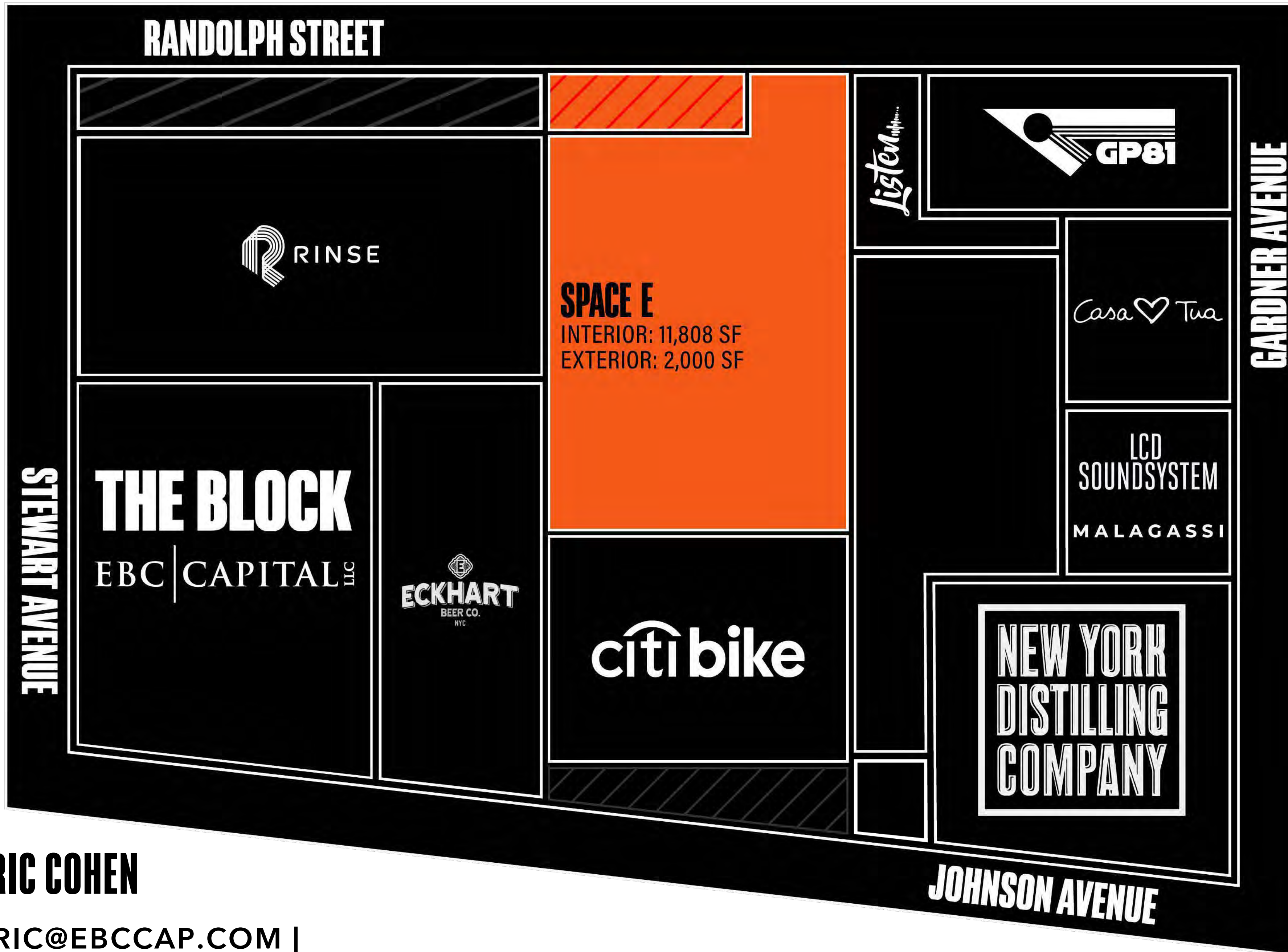


5 MINUTE WALK TO JEFFERSON  15 MINUTE TRAIN TO UNION SQUARE

15 MINUTE BIKE RIDE TO WILLIAMSBURG

MASTER PLAN

■ AVAILABLE
■ LEASED



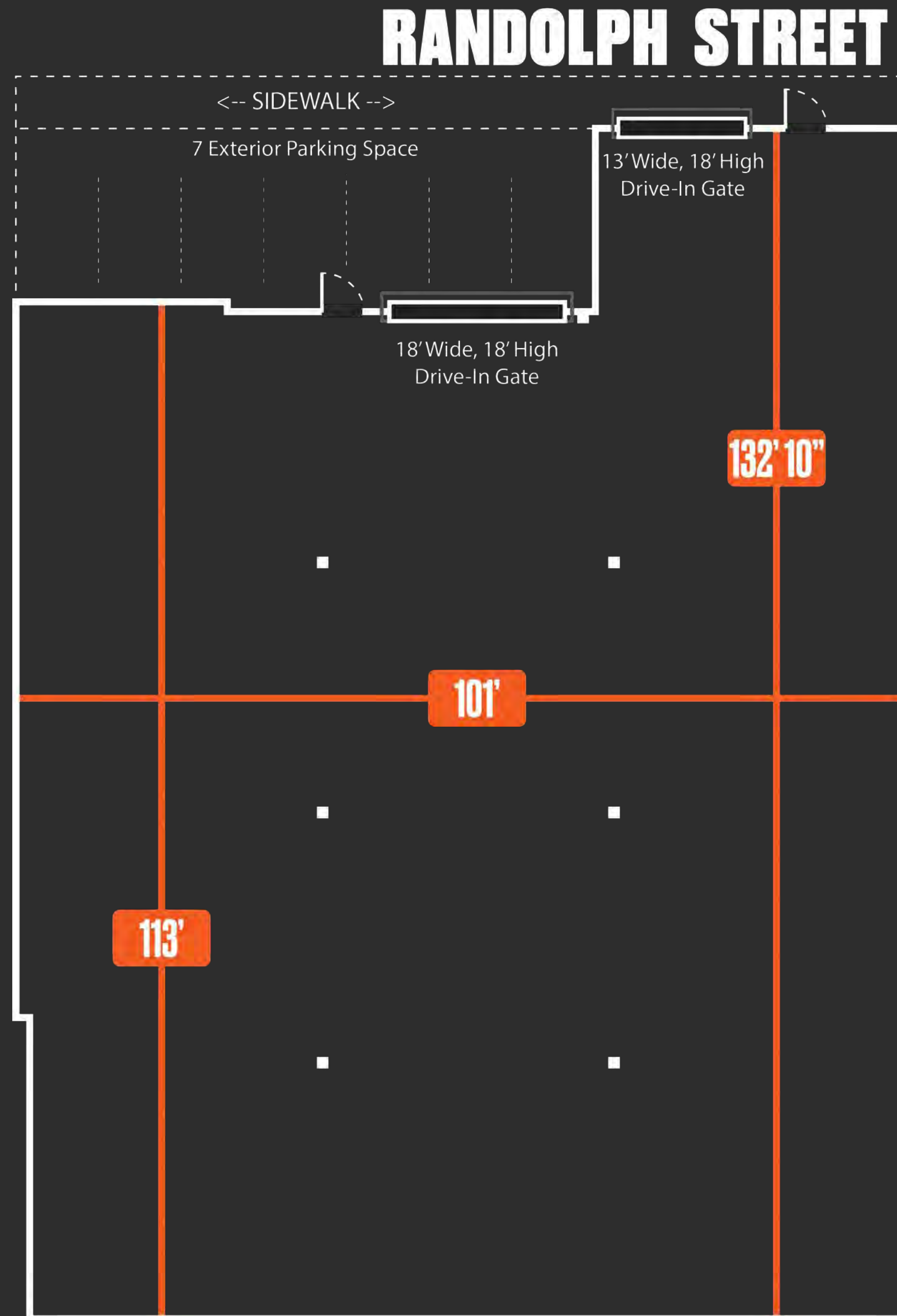
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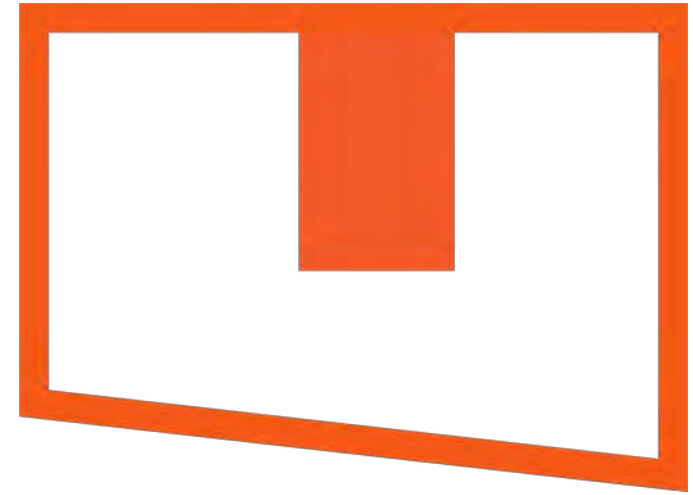
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Floor plans not to scale*



SPACE E THE BLOCK



INTERIOR:

11,808 SF

EXTERIOR:

~2,000 SF - 7 Lined
Parking Spaces

18.5' high ceiling heights from the slab
to the underside of the roof

Two 18' tall drive in roll up gates

32' x 28' Column Spacing

Well maintained steel framed structure

Infrared heating, low cost heating
apparatus

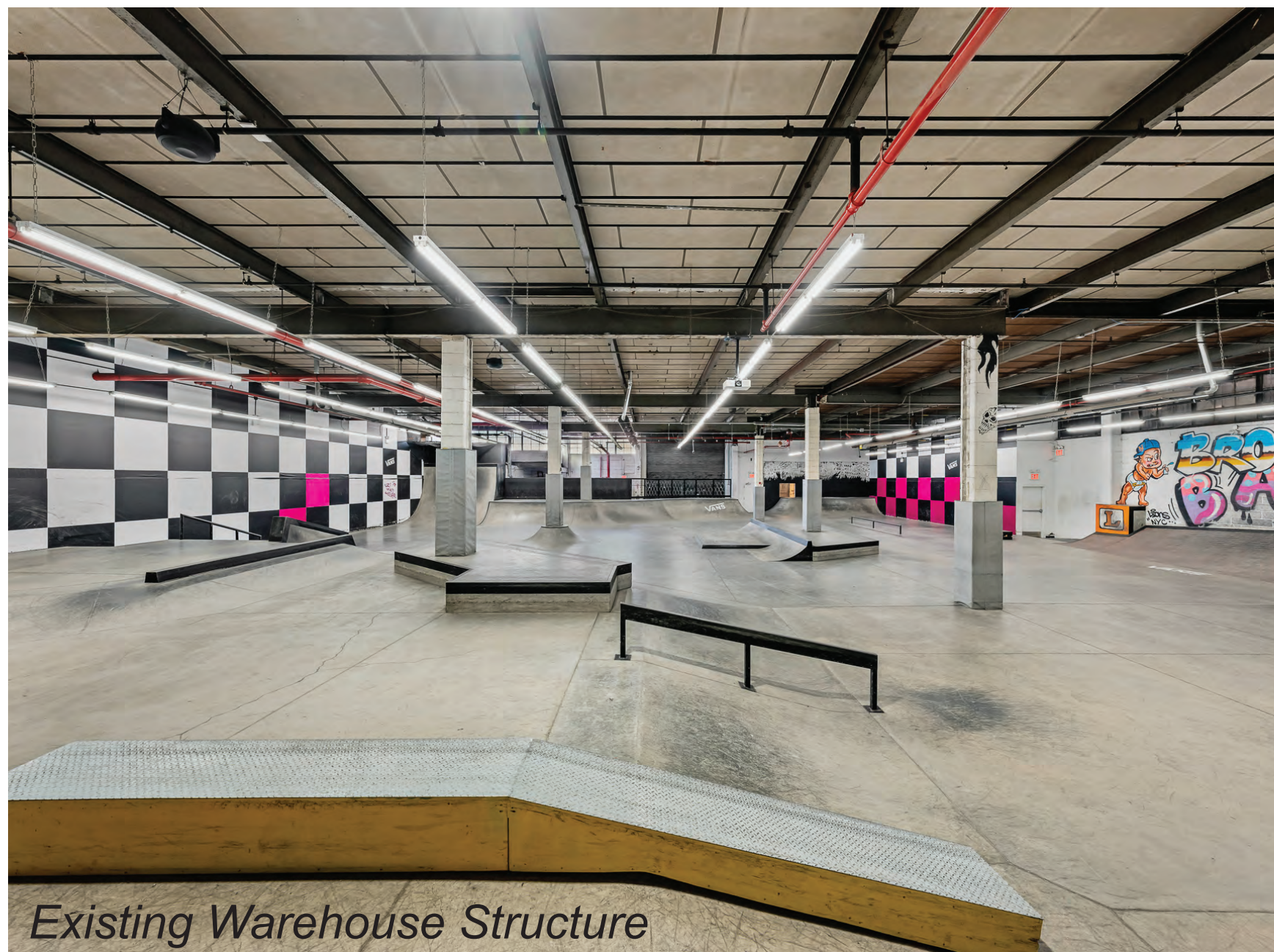
Heavy duty slab between 8-10' of
concrete throughout first floor,
reinforced with wire mesh

Masonry non-load bearing exterior walls

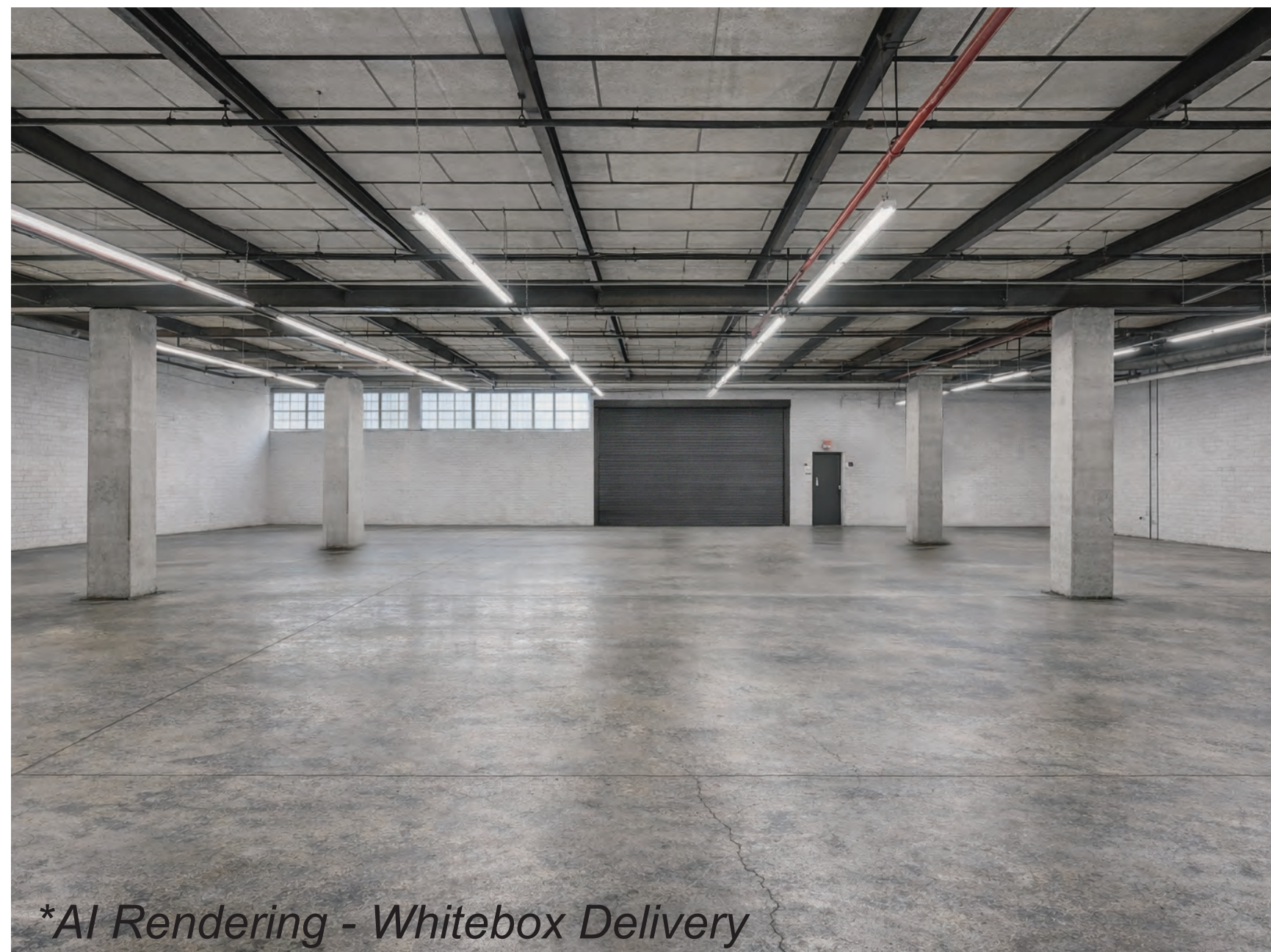
600 amps of phase 3 power

2 inch water line, 4 inch gas line

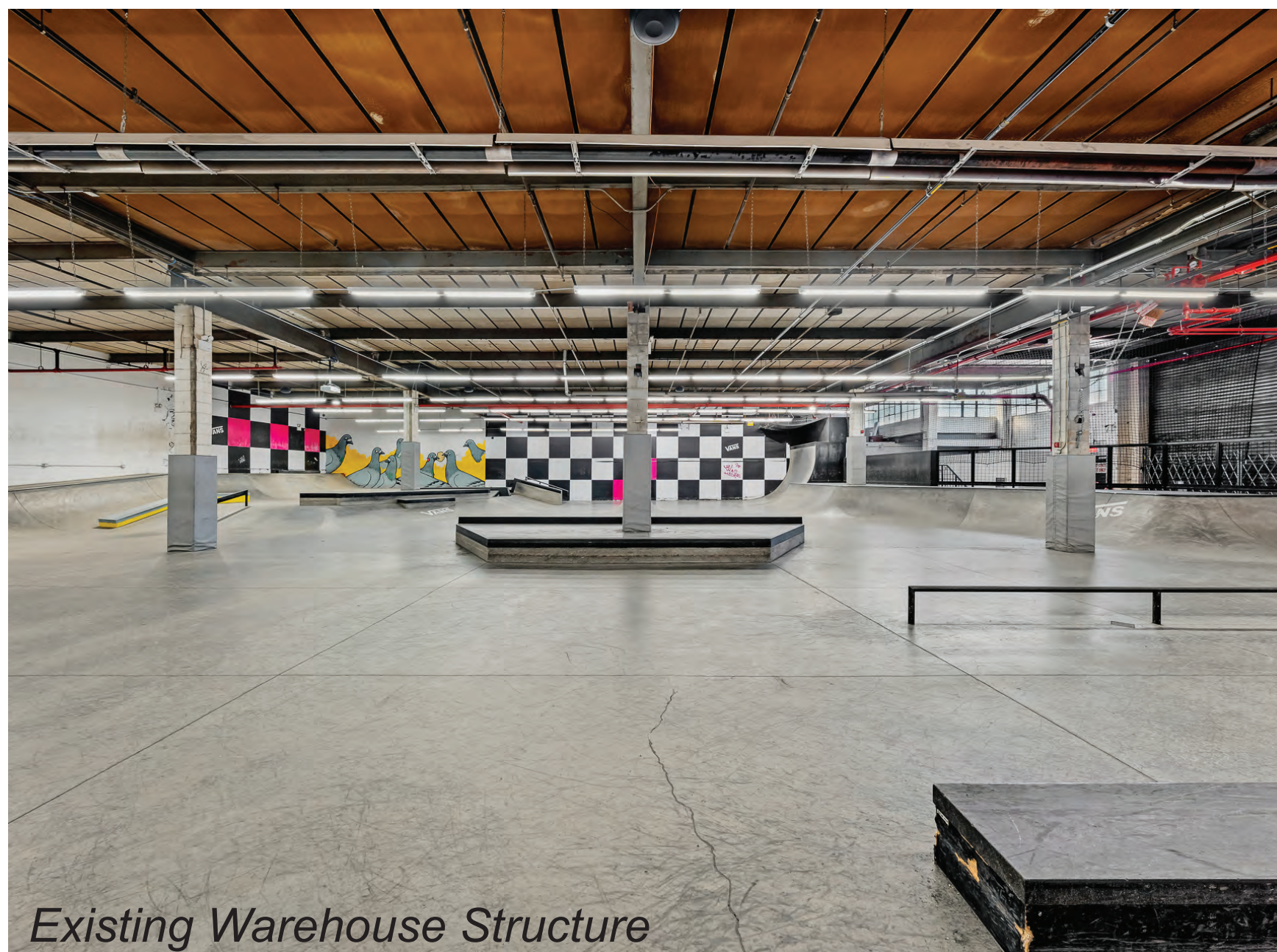
Code compliant full coverage
wet sprinkler system



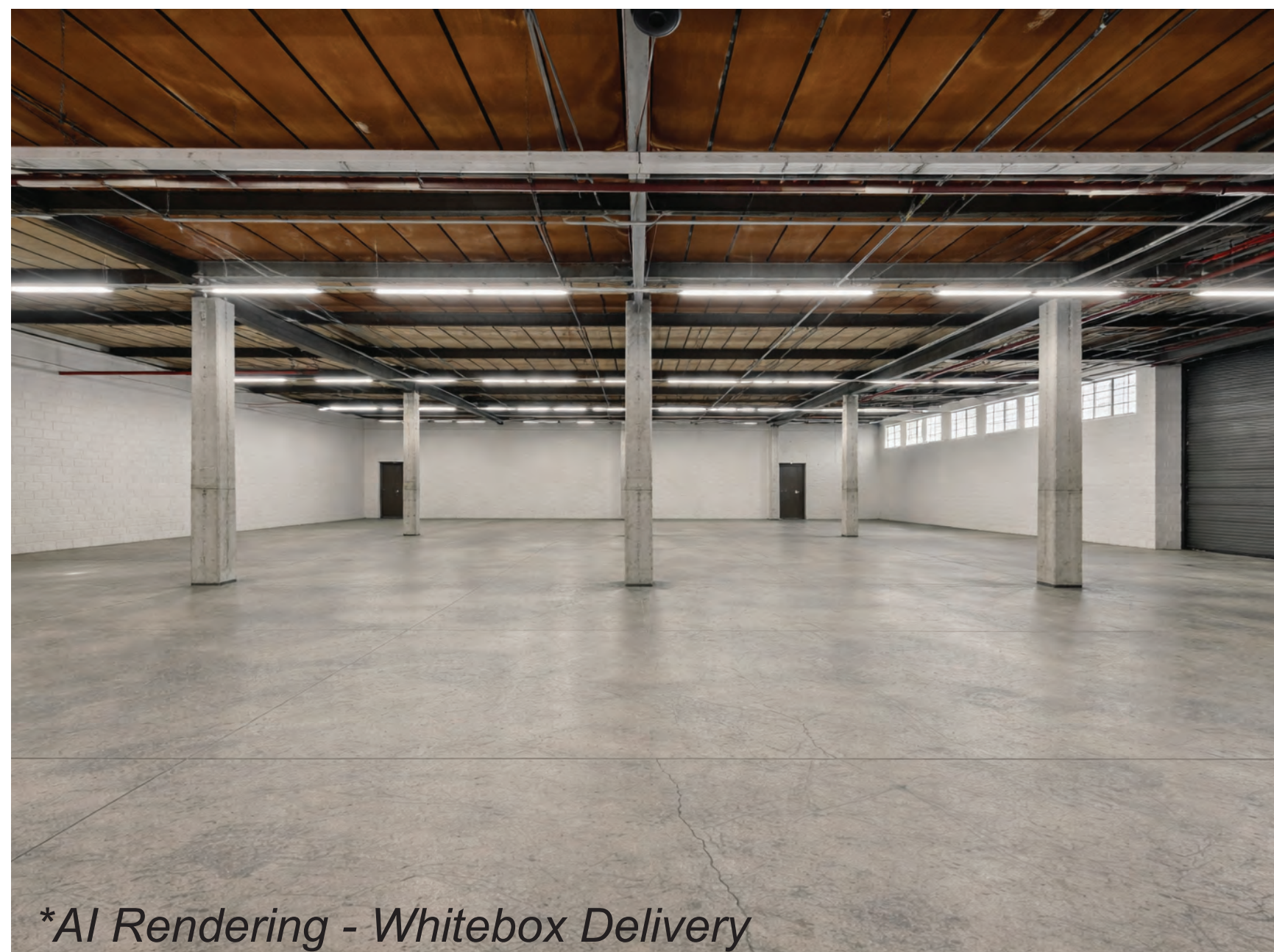
Existing Warehouse Structure



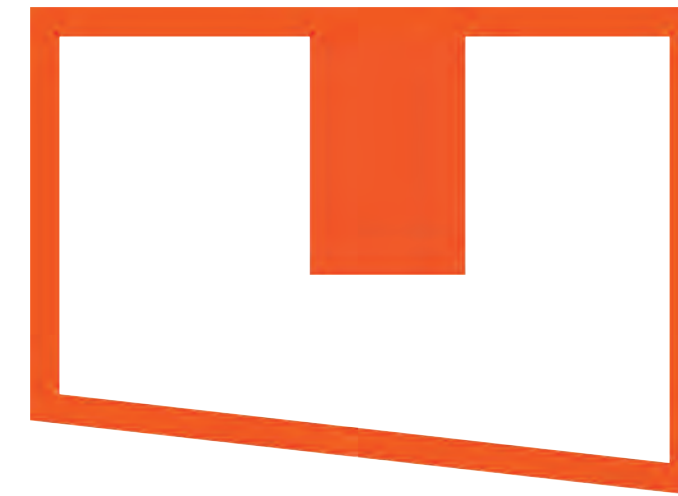
**AI Rendering - Whitebox Delivery*



Existing Warehouse Structure



**AI Rendering - Whitebox Delivery*



A new vision of production has brought a modern cohort of makers and creatives to The Block.

The Block establishes an inviting base for this range of people, businesses, and ideas to come together—fostering comfortable and collaborative interaction.

East Williamsburg retained its independence for almost two hundred years before officially becoming a part of the growing city of Brooklyn. Since its early days, the neighborhood has been defined by production — first from farms, then from factories.

SLAB-TO-SLAB HEIGHTS

GROUND FLOOR — 18' 6"

SECOND FLOOR — 12' 6"

COLUMN SPACING — 25' ON CENTER

FRONTAGE

227' — ON STEWART AVENUE

433' — ON RANDOLPH STREET

240' — ON GARDER AVENUE

450' — ON JOHNSON AVENUE

BUILDING AREA

100,000 SF

CONSTRUCTION

STEEL FRAME, MASONRY

ENCLOSURE

ORIGINAL STEEL WINDOWS, METAL DECKING ROOF

ACCESSIBILITY

STREET ACCESS ADA COMPLIANT

LIFE SAFETY

FULLY SPRINKLERED IN ACCORDANCE WITH NEW YORK BUILDING CODE

SPRINKLER SYSTEM

WET SPRINKLER

ELECTRICAL

4,000 AMP 208 VLT. 3 PHASE FROM THREE POINTS OF ENTRY

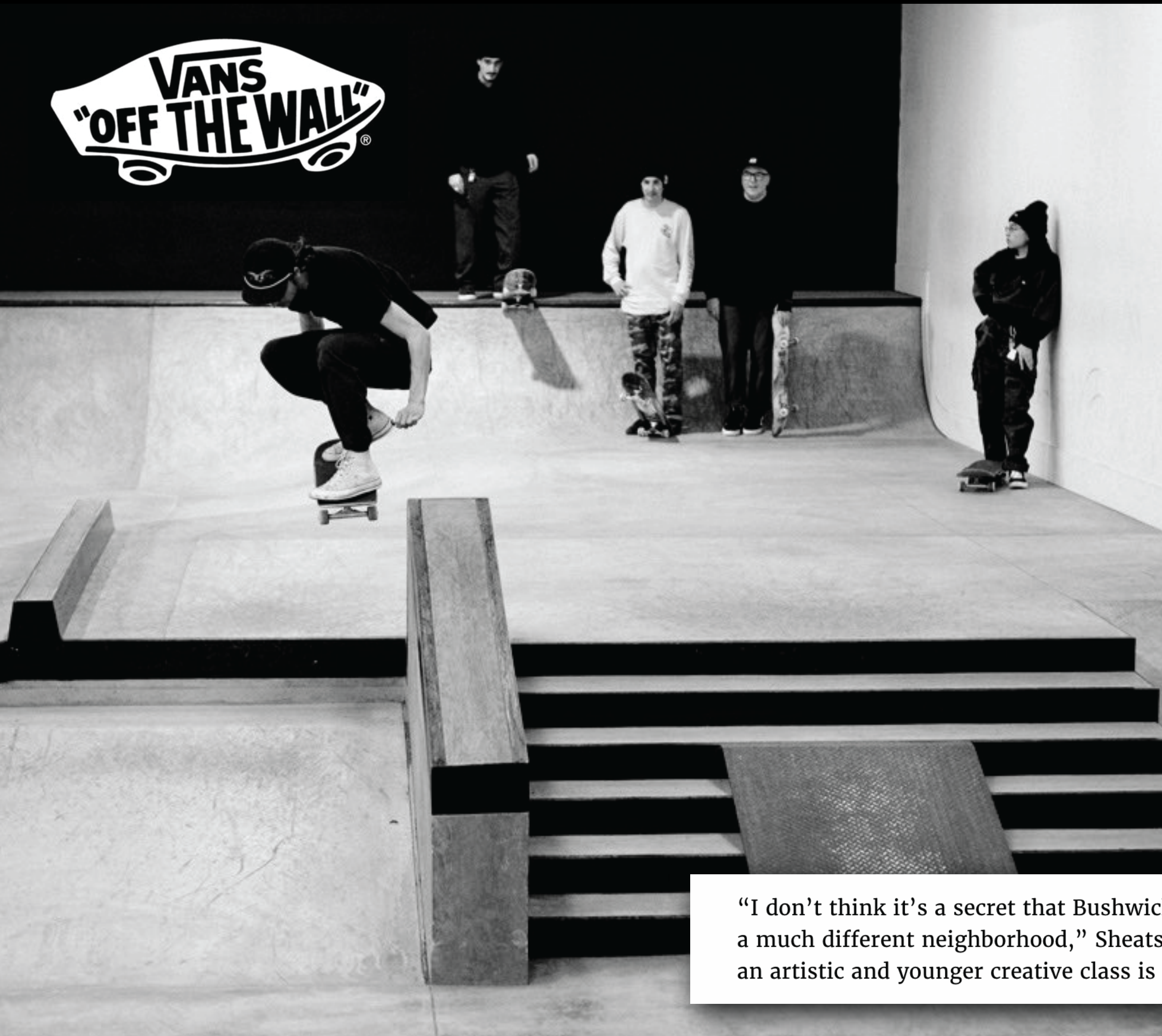


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“I don’t think it’s a secret that Bushwick is kind of changing and becoming a much different neighborhood,” Sheats says, “It’s a neighborhood where an artistic and younger creative class is starting to live.”

LARGEST INDOOR SKATEPARK IN NEW YORK CITY



Beatrice Domond was trying to land a trick, but it was taking a few tries. Not to land the trick, of course — the 25-year-old pro skater has been called the “future of skateboarding” by *the Wall*



Casa ♥ Tua

Forbes

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LIFESTYLE > TRAVEL

Casa Tua's Sensation-Making New York Debut

By [Shivani Vora](#), Contributor. © I cover travel trends and wellness and family travel.

Share Save Comment 0



The lounge at Casa Tua New York. ATtribution-SHAREALIKE 4.0 INTERNATIONAL

Splashy restaurant openings in New York are in no short supply, but let me say firsthand that I have yet to see a debut that matches the buzz and sensation around Casa Tua New York. The brand's latest outpost opened on October 25 at The Surrey, a Corinthia Hotel on Manhattan's Upper East Side.



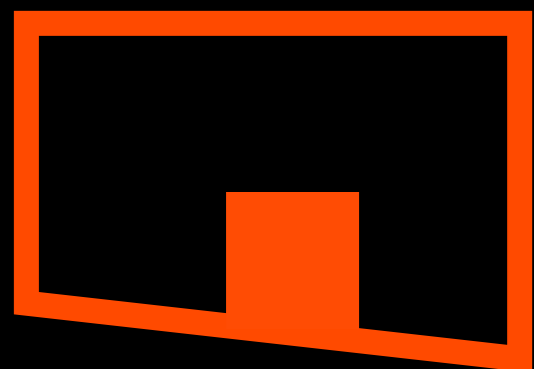
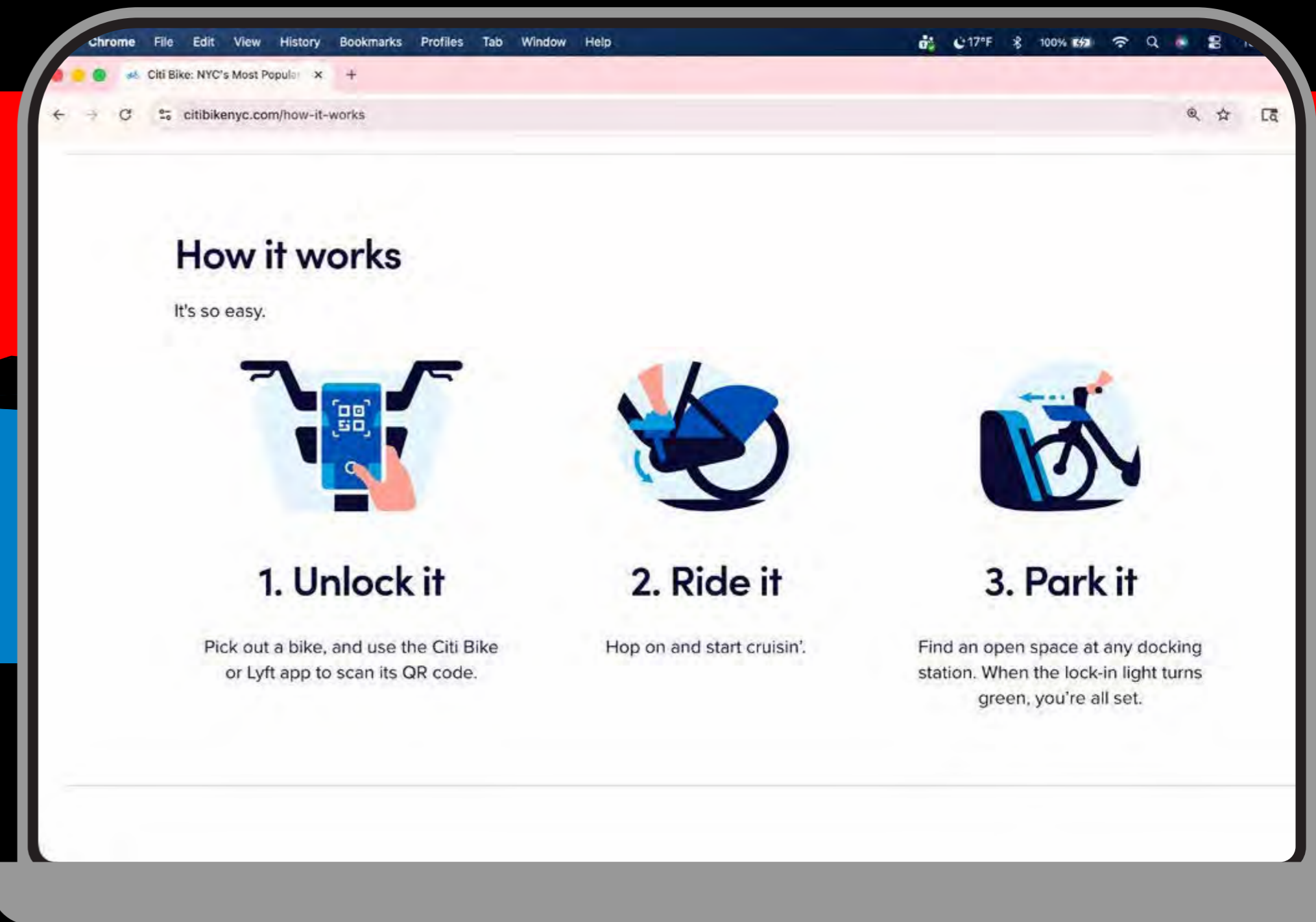
It was an instant hit and the place to see and be seen. Celebrities and other boldfacers descended here night after night and continue until today. Casa Tua is as relevant now as ever, if not more.



citi bike



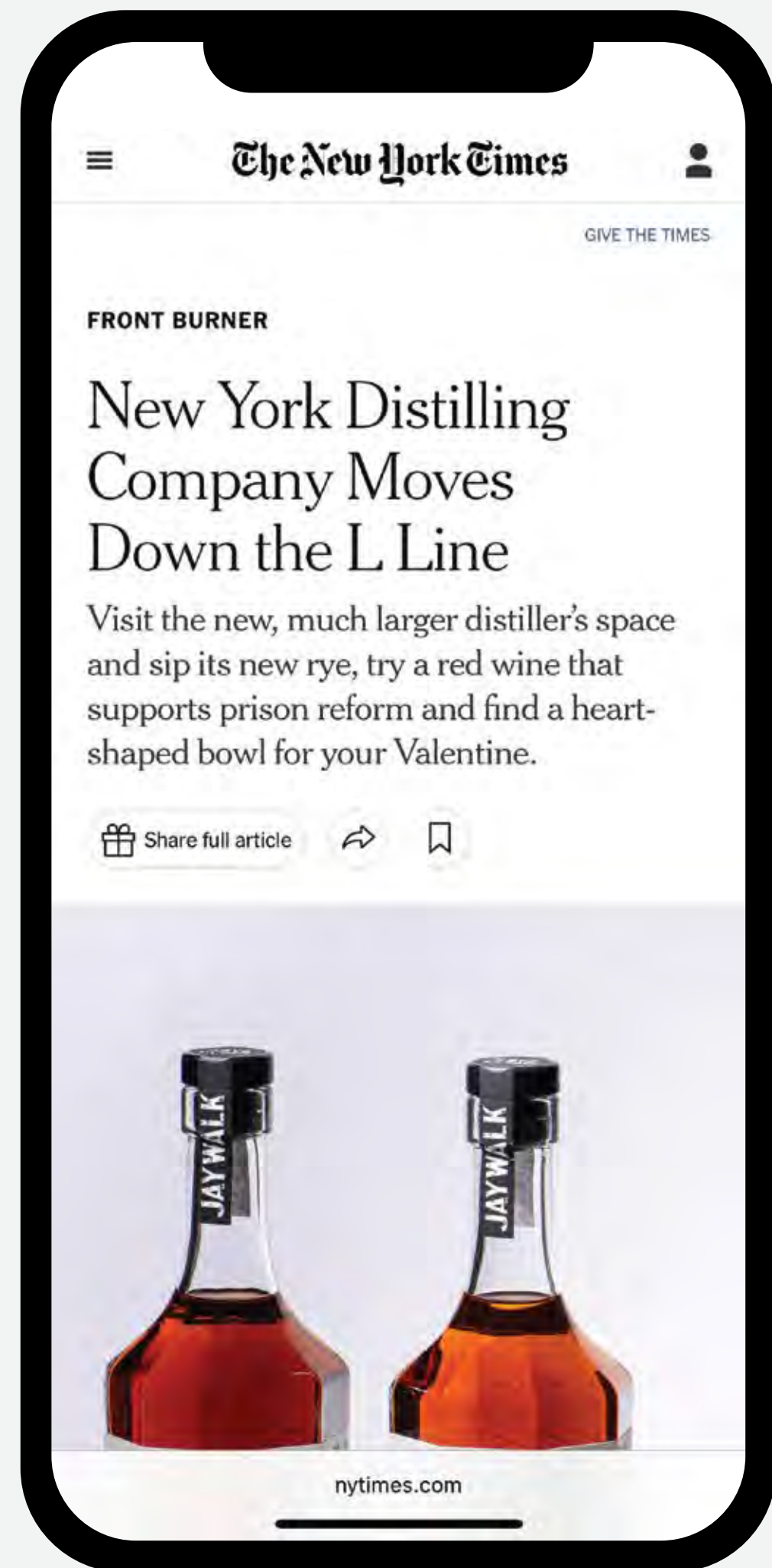
Citi Bike is the nation's largest bikeshare program, with 25,000 bikes and over 1,500 stations across Manhattan, Brooklyn, Queens, the Bronx, Jersey City, and Hoboken.



TAKE NYC BY THE HANDLEBARS



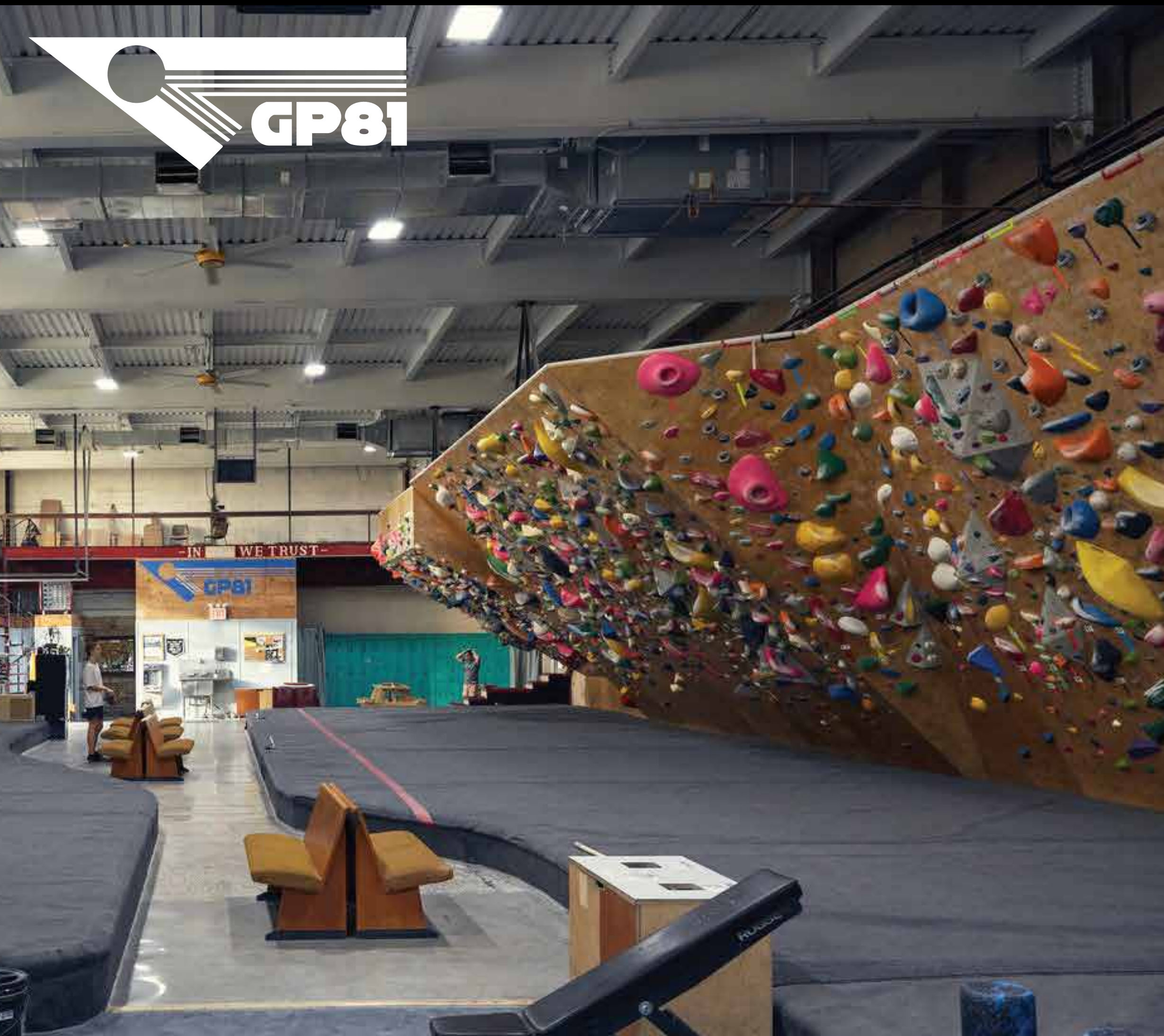
**NEW YORK
DISTILLING
COMPANY**



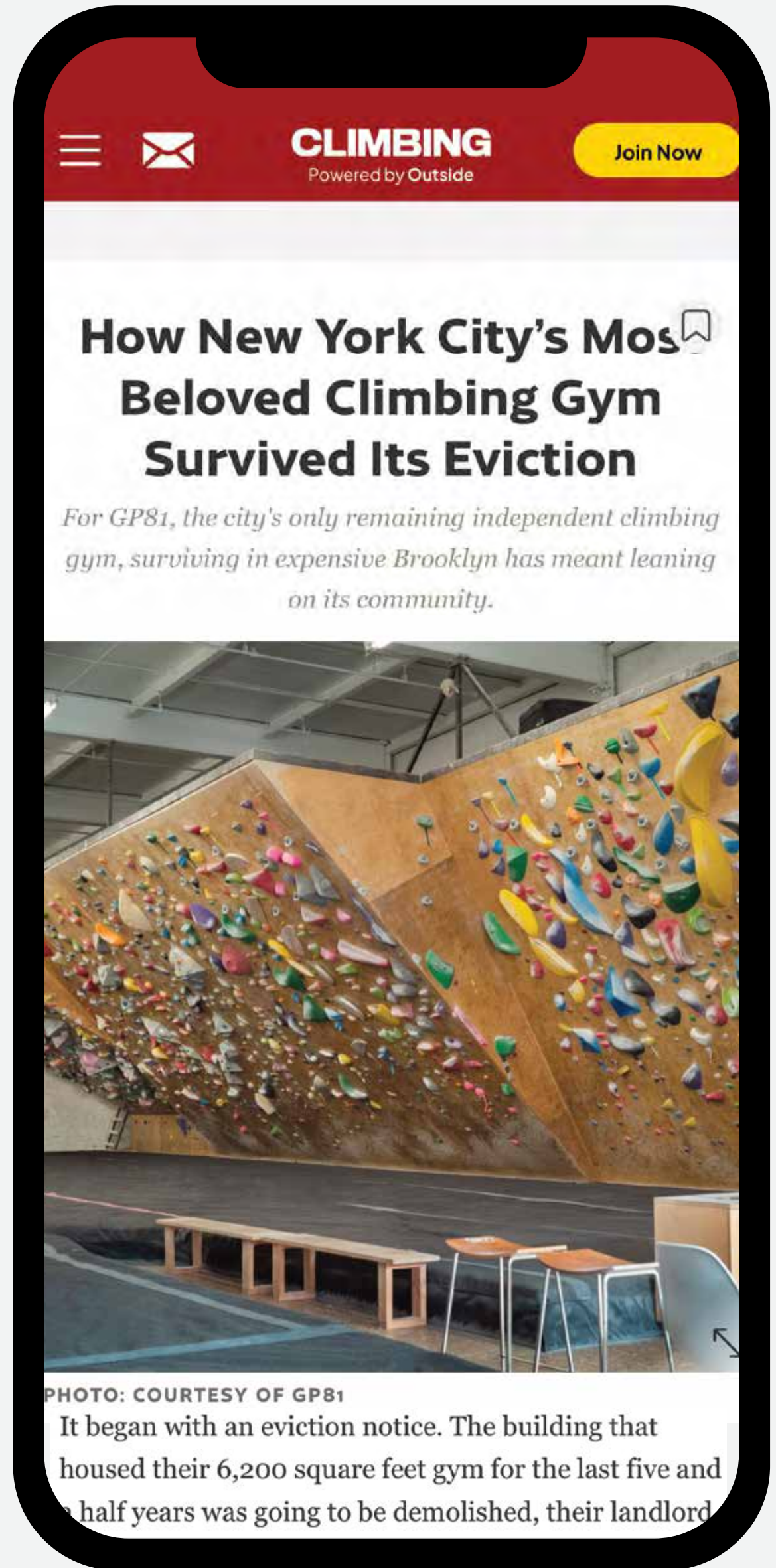
**CRAFTING EXCEPTIONAL SPIRITS
IN THE HEART OF BROOKLYN**



New York Distilling Company, one of the oldest craft distilleries in New York City, is moving... Opened in 2011, this distillery made Williamsburg, Brooklyn, its home until last year. In March it will open a new facility, three times the size of the original, in Bushwick.



BROOKLYN'S PREMIER BOULDERING GYM FOR DEDICATED CLIMBERS



CLIMBING Powered by Outside Join Now

How New York City's Most Beloved Climbing Gym Survived Its Eviction

For GP81, the city's only remaining independent climbing gym, surviving in expensive Brooklyn has meant leaning on its community.

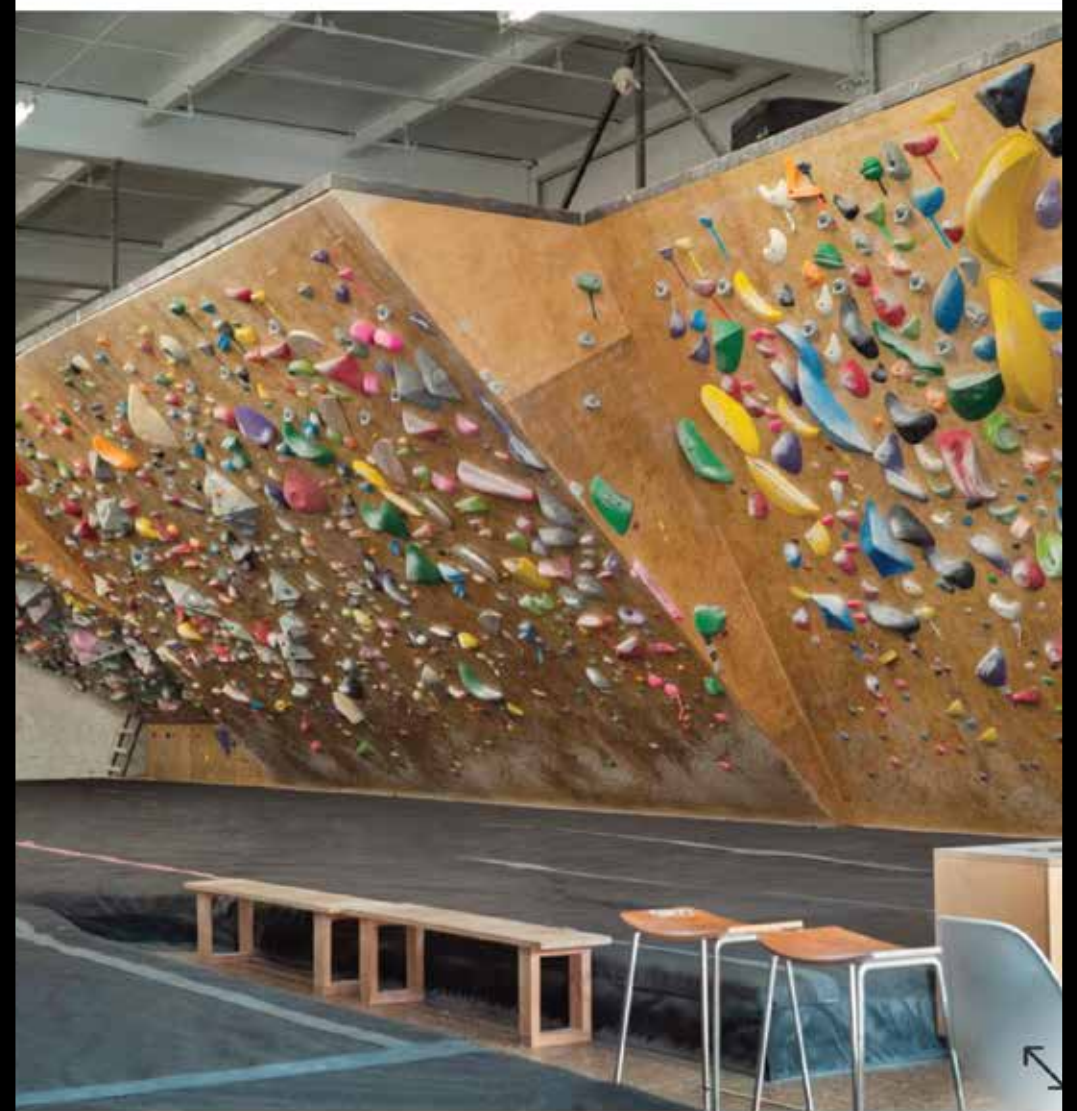
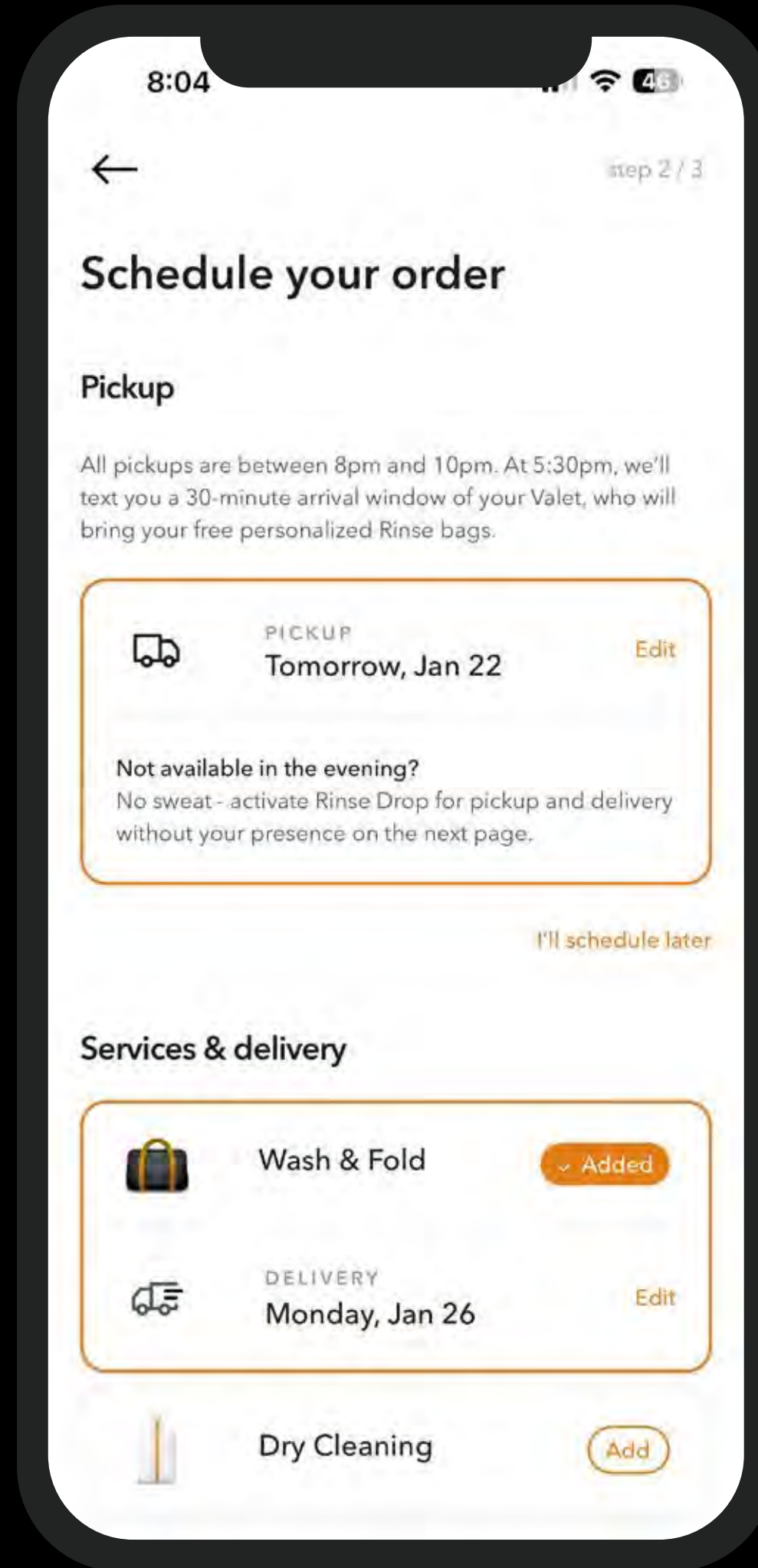


PHOTO: COURTESY OF GP81
It began with an eviction notice. The building that housed their 6,200 square feet gym for the last five and a half years was going to be demolished, their landlord




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LESS
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 **INFATUATION**
New York NEIGHBORHOODS PERFECT FOR CUISINES GUIDES REVIEWS CHANGE CITY

Eckhart Beer Co.

545 JOHNSON AVE, NEW YORK, NEW YORK 11237

\$\$\$
BREWERY GERMAN
BUSHWICK

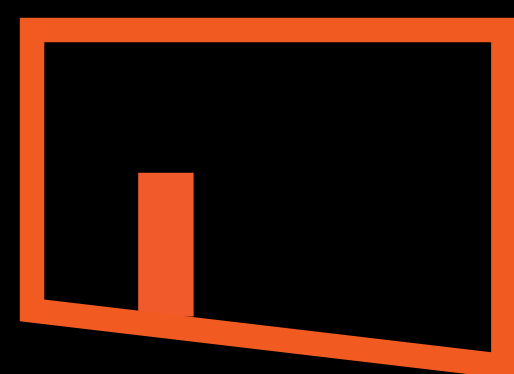
SAVE TO A LIST
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DIRECTIONS
(718) 821-1946



Eckhart has excellent lagers and some of NYC's best brewery food



The delicious, homemade German comfort food makes Eckhart the kind of brewery you'll enjoy even if you're planning to skip the beer part altogether (which we wouldn't recommend).



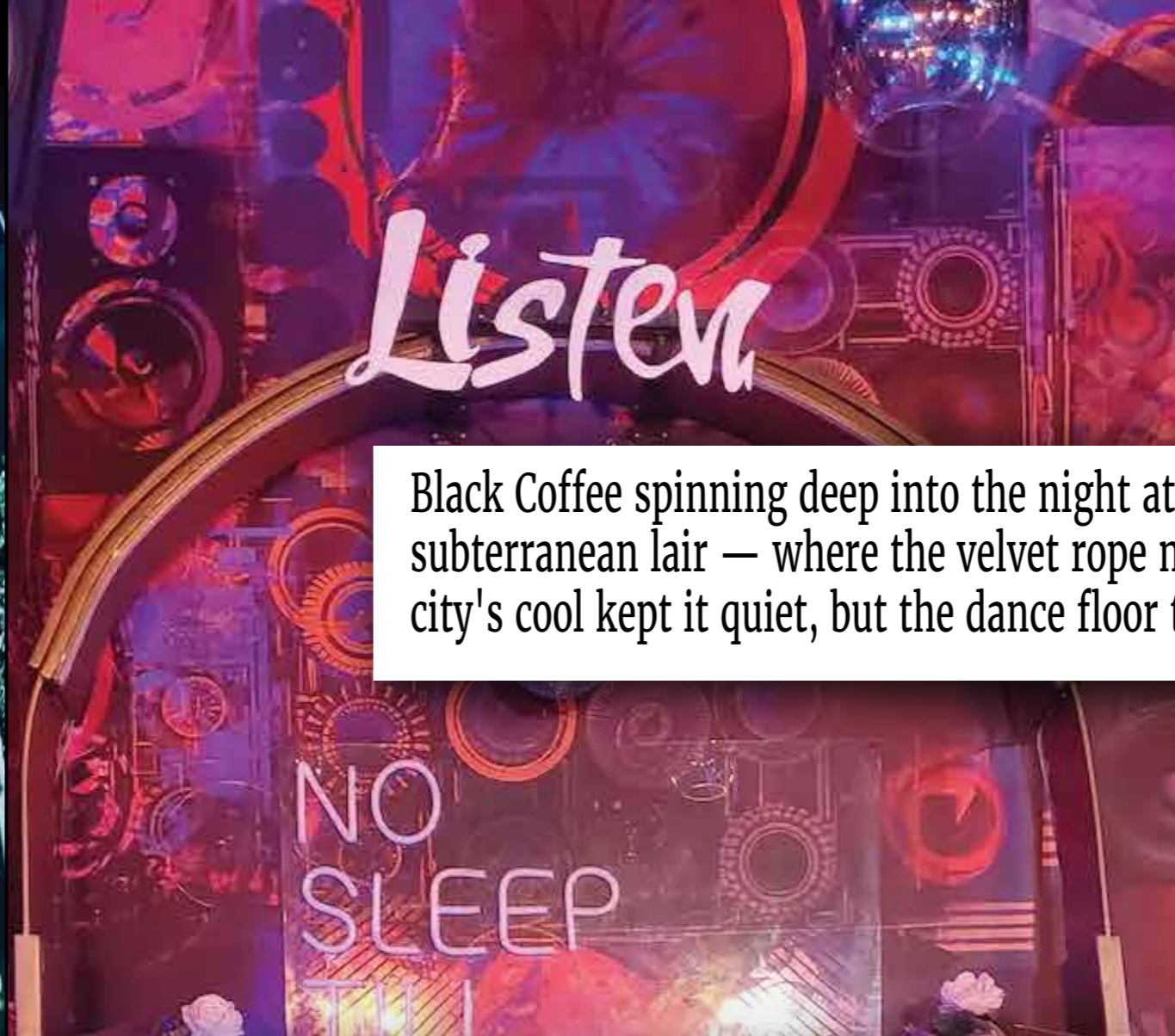
WHERE COMMUNITY AND CRAFT BEER COME TOGETHER

Listen.....



Listen

Black Coffee spinning deep into the night at an invite-only afterparty inside Listen Brooklyn's subterranean lair — where the velvet rope meant nothing and the bass never stopped. The city's cool kept it quiet, but the dance floor told another story.



**WHERE BROOKLYN MOVES
TO UNDERGROUND BEATS**



THE BLOCK REPRESENTS AN HONEST INITIATIVE — SHIELDING, ENABLING, AND EMPOWERING CREATIVE DIALOGUE OF THE AVANT GARDE. BY CULTIVATING A BASE FOR THINKERS, DOERS, AND DREAMERS OF LIKE MINDS — WE'RE ABLE TO CREATE A MEDIUM LARGER THAN 4 WALLS, 4 STREETS, OR 4 SEASONS. INTERACTION, COLLABORATION, AND FRUITION OF THE PRESENT.

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NEW YORK CITY INDUSTRIAL ADVISORS

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