



TWO
BUSH
WICK

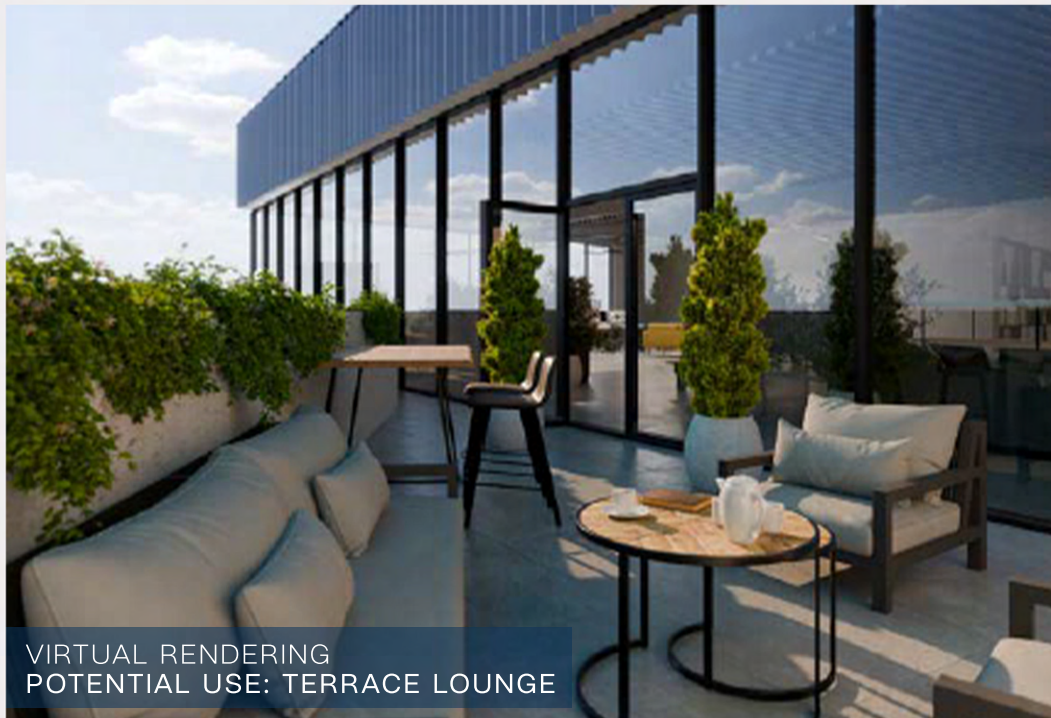
CORNER OF BUSHWICK &
METROPOLITAN AVENUES
THIRD FLOOR



**COMING SOON!
JUST 4 BLOCKS AWAY**



VIRTUAL RENDERING
POTENTIAL USE: OFFICE



VIRTUAL RENDERING
POTENTIAL USE: TERRACE LOUNGE

TWO BUSHWICK | THIRD FLOOR

SIZE

OFFICE SPACE 1 | 2,220 SF
OFFICE SPACE 2 | 1,980 SF
TOTAL | 4,200 SF

OUTDOOR TERRACE | 600 SF
ROOF | 4,200 SF

CEILING HEIGHTS | 14'

FRONTAGE

Approx. 80 FT.

POSSESSION

Immediate

TERM

Negotiable

USES

- Office
- Medical

THE BUILDING

2 Bushwick Avenue features a dramatic cantilevering form that strongly defines the corner of the lively residential and commercial neighborhood. The site's unique urban context at the intersection of two major streets above ground and the subway tunnel below inform the overall massing of the building.

Three expansive floorplates provide a stunning blank canvas for potential retail, restaurant and/or cafe space on the first floor, retail or office space on the second floor (with private outdoor space) and an open office space on the third floor (with two private outdoor spaces). The spaces at Two Bushwick will be delivered whitebox for your endless buildout opportunities.



THE NEIGHBORHOOD

Nestled between the highly-desired Williamsburg and the emerging neighborhood of East Williamsburg, Two Bushwick is at the center of the future Brooklyn commercial hub. With a neighborhood population of 33K and rapidly growing, this architecturally stunning marvel will turn heads of the this eclectic, trend-setting & design-savvy residents and visitors. With coveted retail on Bedford Avenue & upscale eateries on Metropolitan Avenue, the natural progression of the future happens at the cross streets of Metropolitan & Bushwick Avenue.



DEMOGRAPHICS

AREA POPULATION

33.4K

MEDIAN AGE

35

AVERAGE HHI (BY 2028)

\$165K

AVERAGE HHI GROWTH (BY 2028)

+2.7%

POPULATION WITH \$200K+ HHI (BY 2028)

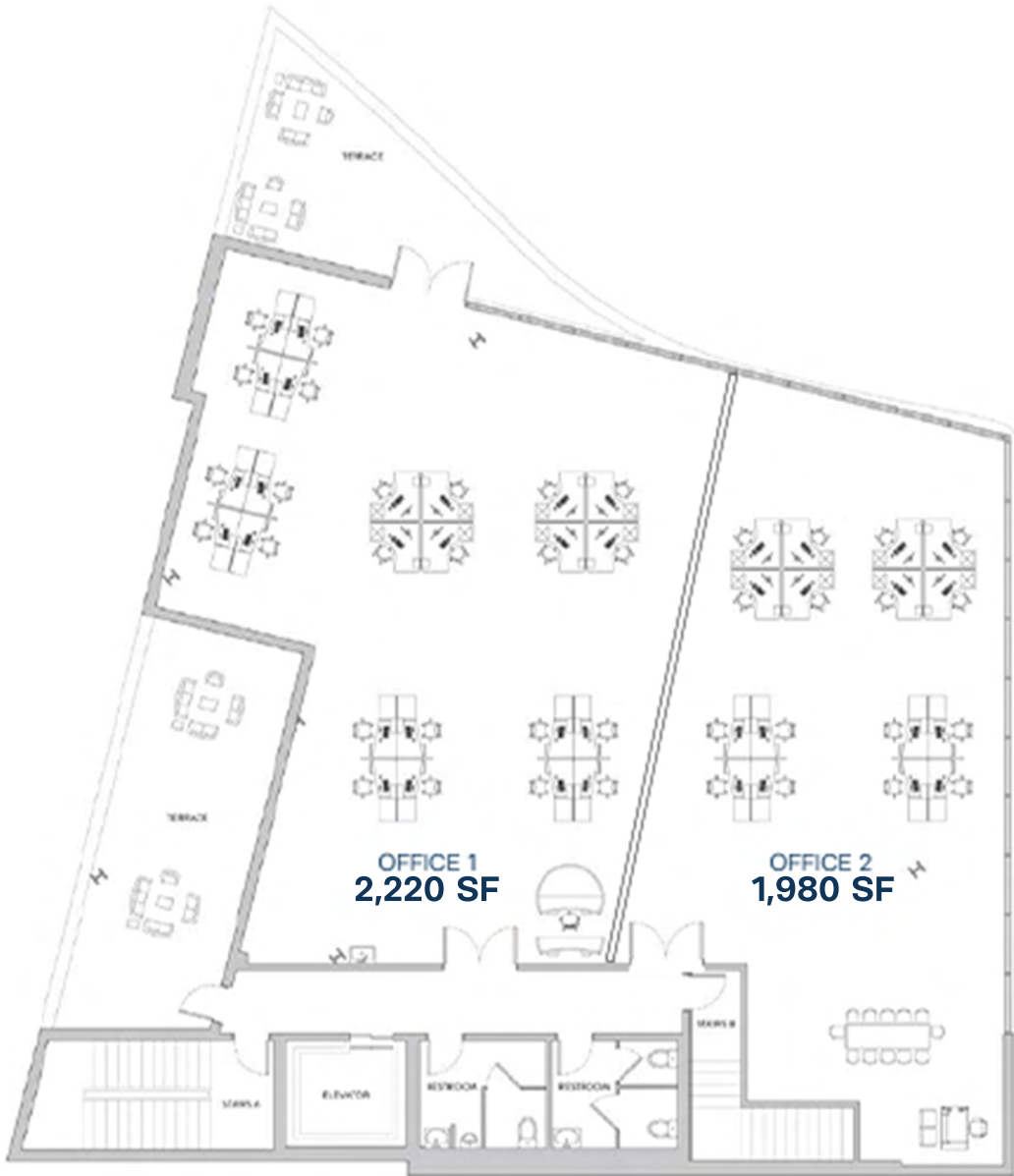
25%



FLOOR PLAN



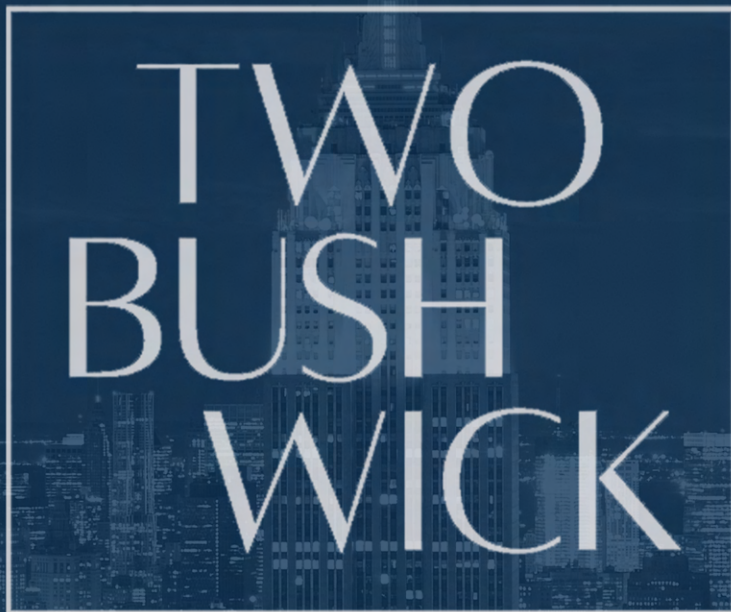
OPTION 1



OPTION 2

TWO BUSHWICK
CORNER OF BUSHWICK & METROPOLITAN AVENUES
THIRD FLOOR





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