

REALNY
COMMERCIAL

TWO
BUSH
WICK

CORNER OF BUSHWICK &
METROPOLITAN AVENUES
SECOND FLOOR





**COMING SOON!
JUST 4 BLOCKS AWAY**



POTENTIAL USE: FITNESS

 **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.

TWO BUSHWICK | SECOND FLOOR

SIZE

SPACE A | 1,783 SF
SPACE B | 1,333 SF
SPACE C | 784 SF
TOTAL | 3,900 SF

EXTERIOR | 500 SF
CEILING HEIGHTS | 14'

FRONTAGE

Approx. 80 FT.

POSSESSION

Immediate

TERM

Negotiable

USES

- Office
- Retail
- Fitness
- 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.



DEMOGRAPHICS

AREA POPULATION
33.4K

MEDIAN AGE
35

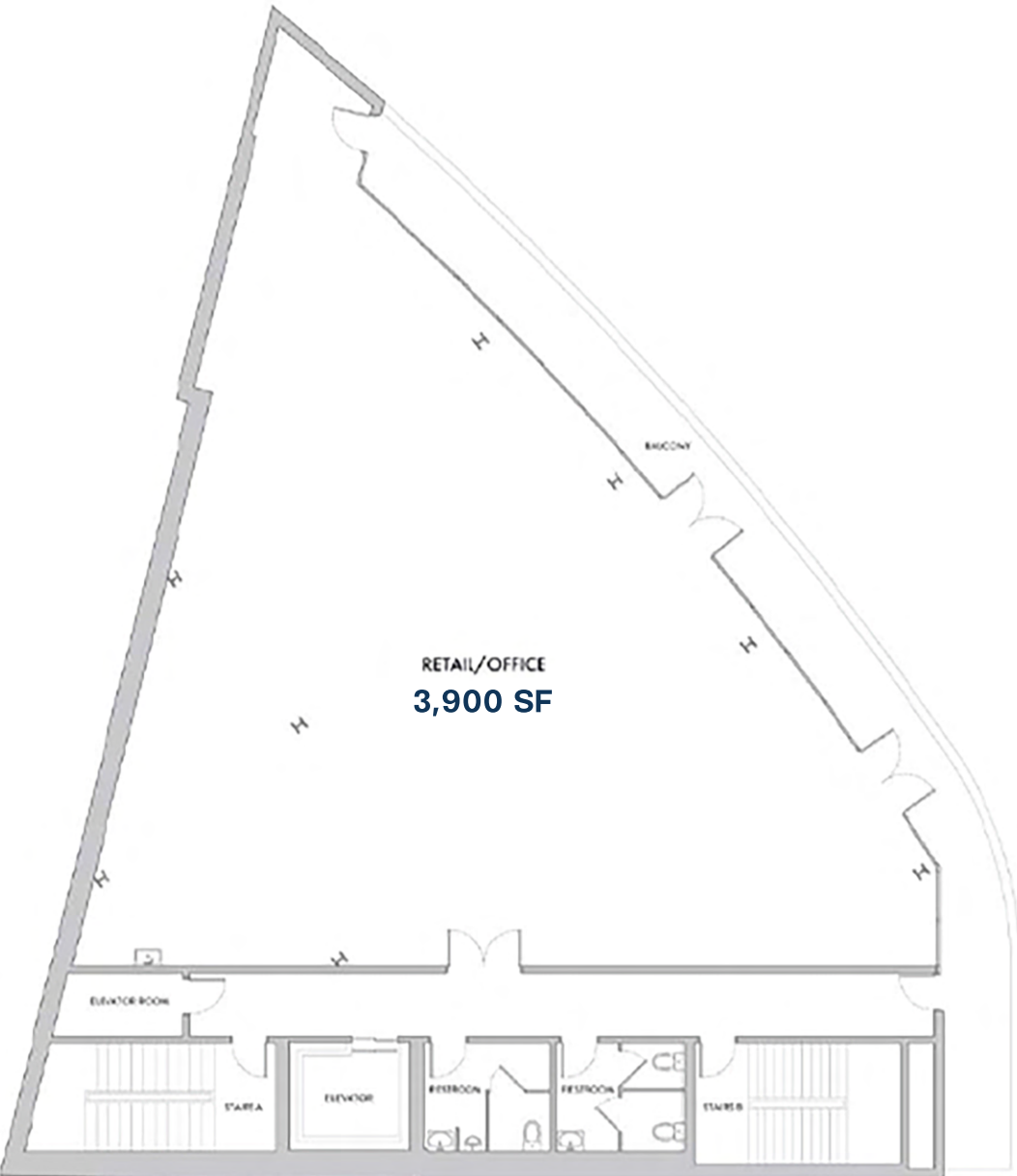
AVERAGE HHI (BY 2028)
\$165K

AVERAGE HHI GROWTH (BY 2028)
+2.7%

POPULATION WITH \$200K+ HHI (BY 2028)
25%



FLOOR PLAN



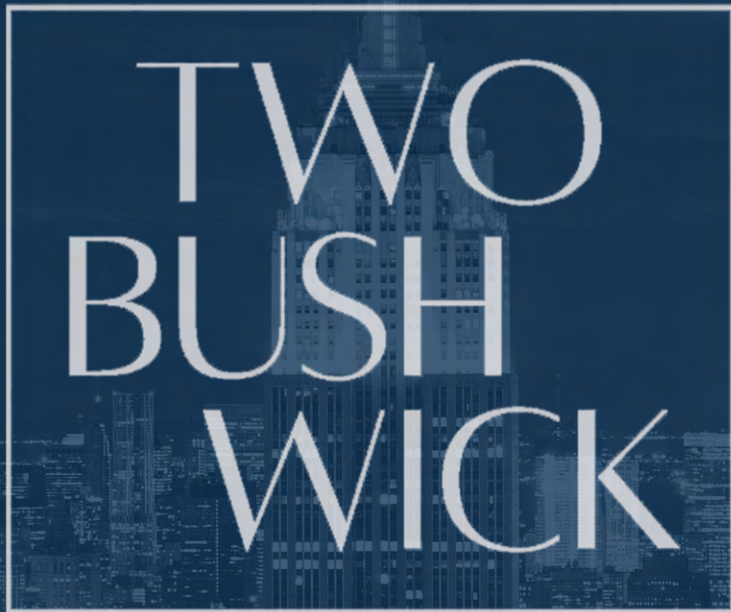
OPTION 1



OPTION 2

TWO BUSHWICK
CORNER OF BUSHWICK & METROPOLITAN AVENUES
SECOND FLOOR





CONTACT US:

SETH KESSLER

330-360-1787

seth@REALNewYork.com

ERIC WONG

212-279-1289

ewong@REALNewYork.com

HUGH FINKEL

908-447-7167

hugh@REALNewYork.com

ANANDA GELLOCK

206-707-3259

ananda@REALNewYork.com

This information has been secured from sources we believe to be reliable, but we make no representations as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risk for any inaccuracies. For more information, please contact the agents above.