

538 Johnson Avenue

Bushwick, Brooklyn

Southwest Corner of Stewart Avenue



Flex/Maker Space in Newly Renovated Building
Abundant Natural Light - High Ceilings



Polished Concrete or Hardwood Floor Options

ABS Partners Real Estate, as the exclusive agent is pleased to offer the following opportunity for lease:

Available

Size

Comments



1st Fl: Units from 4,344 - 6,075 rsf

2nd Fl: Unit 204 - 1,750 rsf
- Occupancy 9/1/26

3rd Fl: Units from 1,100 - 1,401 rsf

4th Fl: Unit 421 - 1,090 rsf
- Occupancy 4/21/26

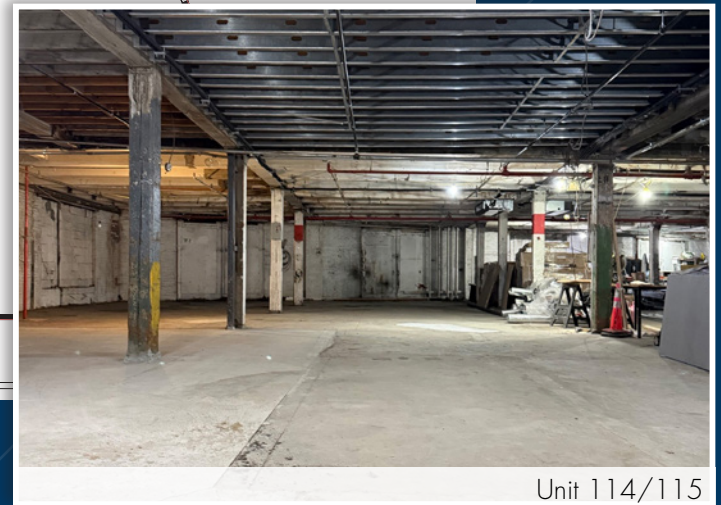
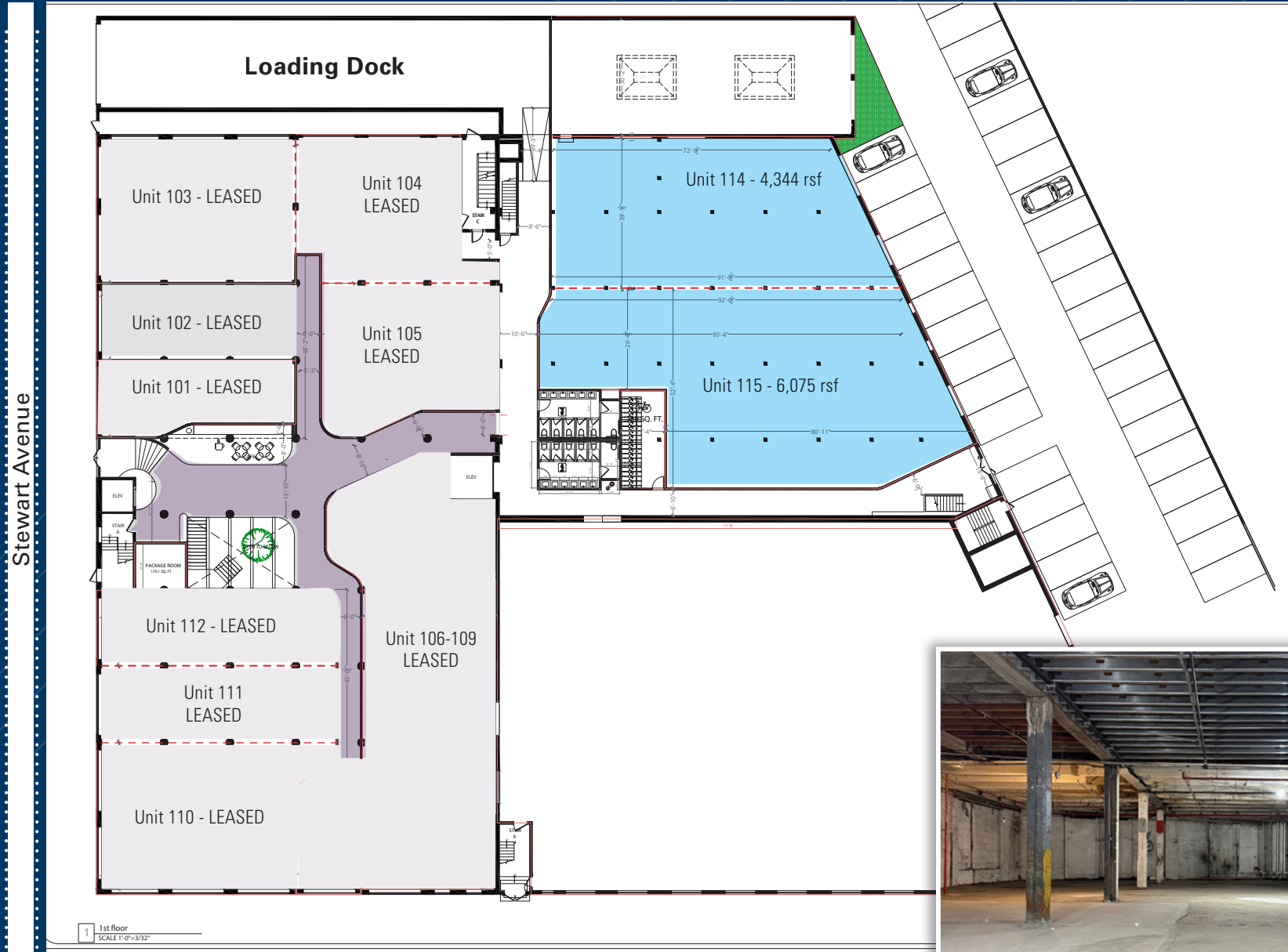
Rent: Call or email for info

- Perfect for light manufacturing, food production, film/music design, office and warehousing
- (1) Small freight elevator (6'x7') and (1) large freight elevator (10'x10')
- ±15' Ceiling heights, newly installed oversized, operable windows throughout, elevator access
- Landlord to provide buildout - all uses considered
- Accessible via the Jefferson St  subway station and  bus along Flushing Avenue

Join Co-Tenants



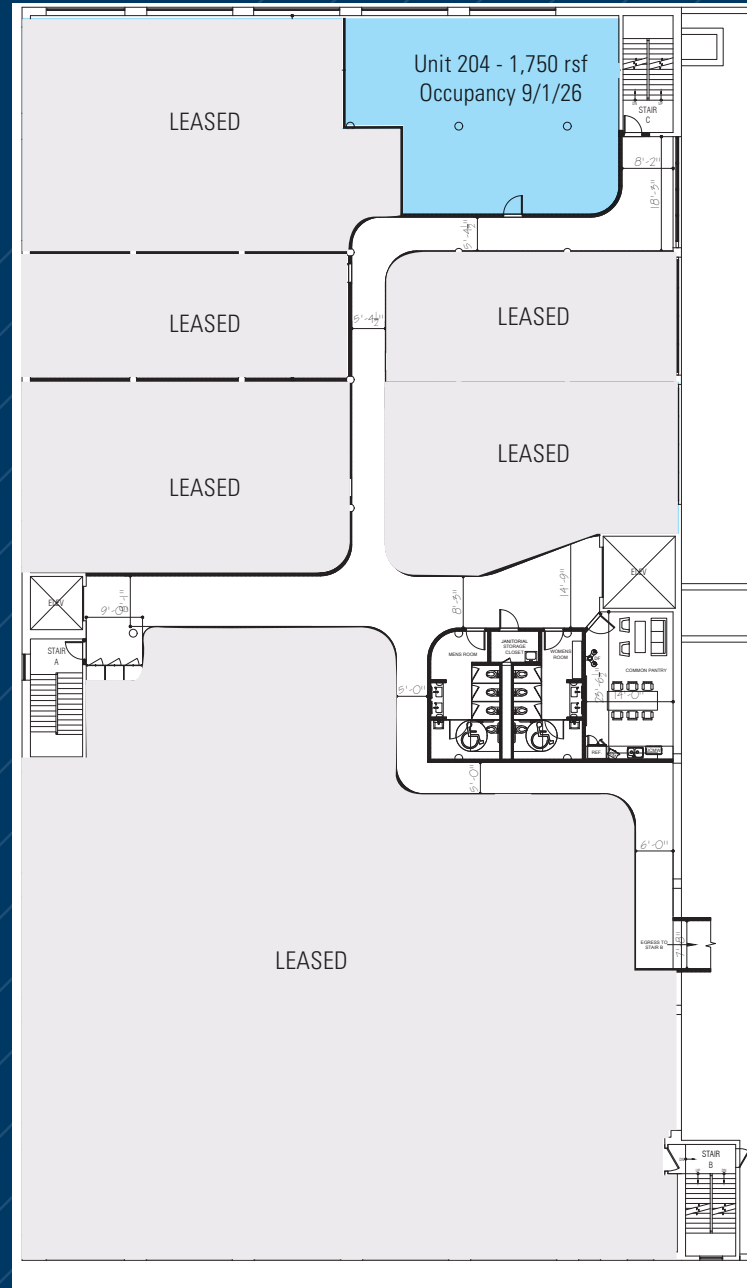
1ST FLOOR PLAN - DIVISION OPTIONS



Unit 114/115

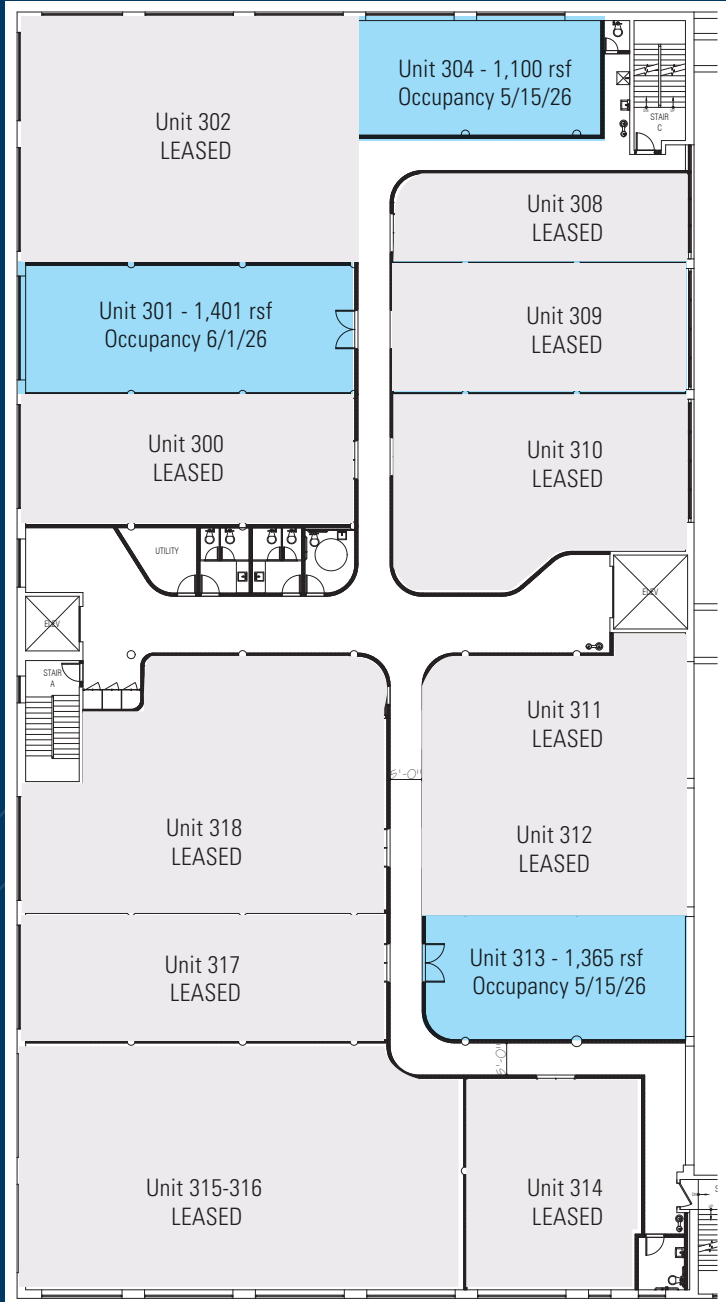
(for descriptive purposes only; not to scale.)

2ND FLOOR PLAN - DIVISION OPTIONS



(for descriptive purposes only; not to scale.)

3RD FLOOR PLAN - DIVISION OPTIONS



(for descriptive purposes only; not to scale.)

SAMPLE FURNISHED BUILDOUT - FOR CONCEPT PURPOSES ONLY



**Click to View
Virtual Tour of
Sample Furnished Space**

**For Concept Only
Not Available**





Common Area Views



Freight Elevator



Loading Docks

538 JOHNSON AVENUE, BROOKLYN AREA MAP

**THE BROOKLYN
MIRAGE**

Brooklyn Mirage
5,000 person
entertainment venue
(Avant Gardner complex)
140 Stewart Avenue

RIVIAN

honey's

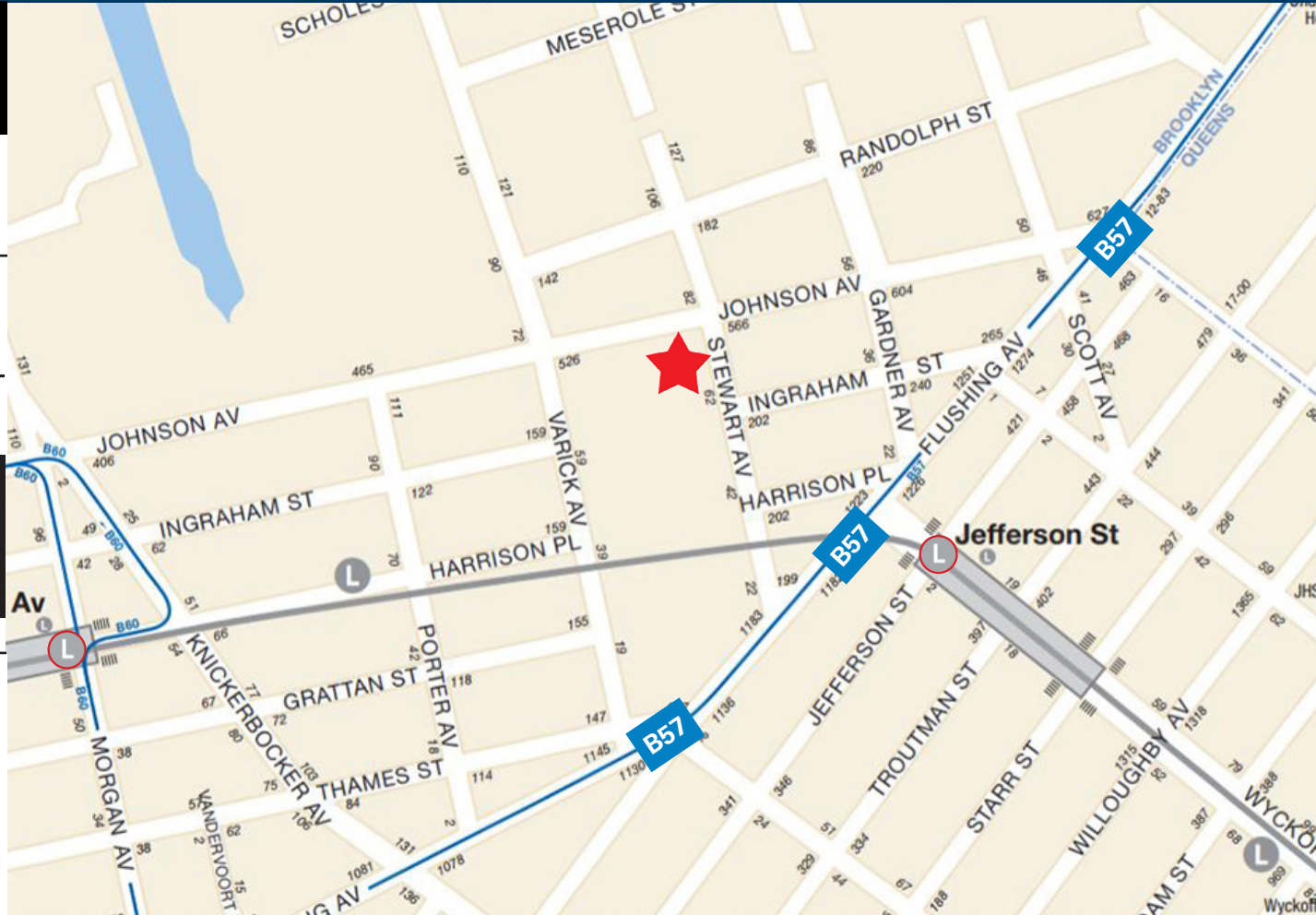
Lot 45

411 Troutman Street

**NETFLIX
STUDIOS**

HOUSE OF YES

2 Wyckoff Avenue



elsewhere
1,200 person
music venue

599 Johnson Avenue



101 Bogart Street
(aka 360 Johnson Ave)
42-key Boutique Hotel

For further information and/or inspection, please contact:

BEN WALLER

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