

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

1st Fl:

Size

Units from 4,344 - 6,075 rsf



2nd Fl:

Unit 206 - 1,723 rsf

Rent:

Call or email for info

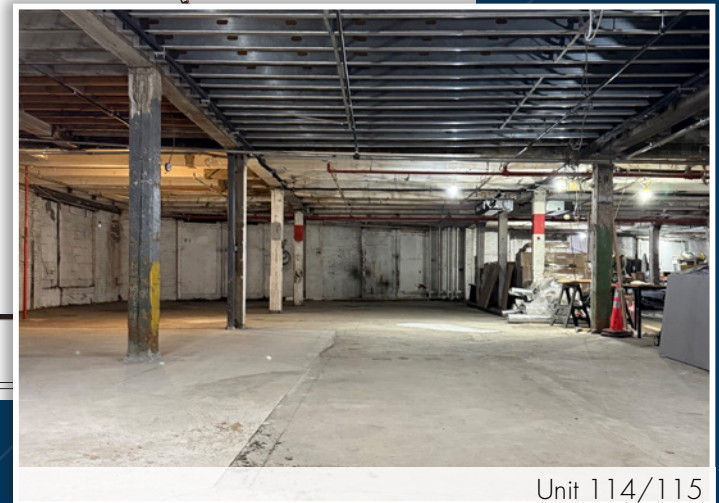
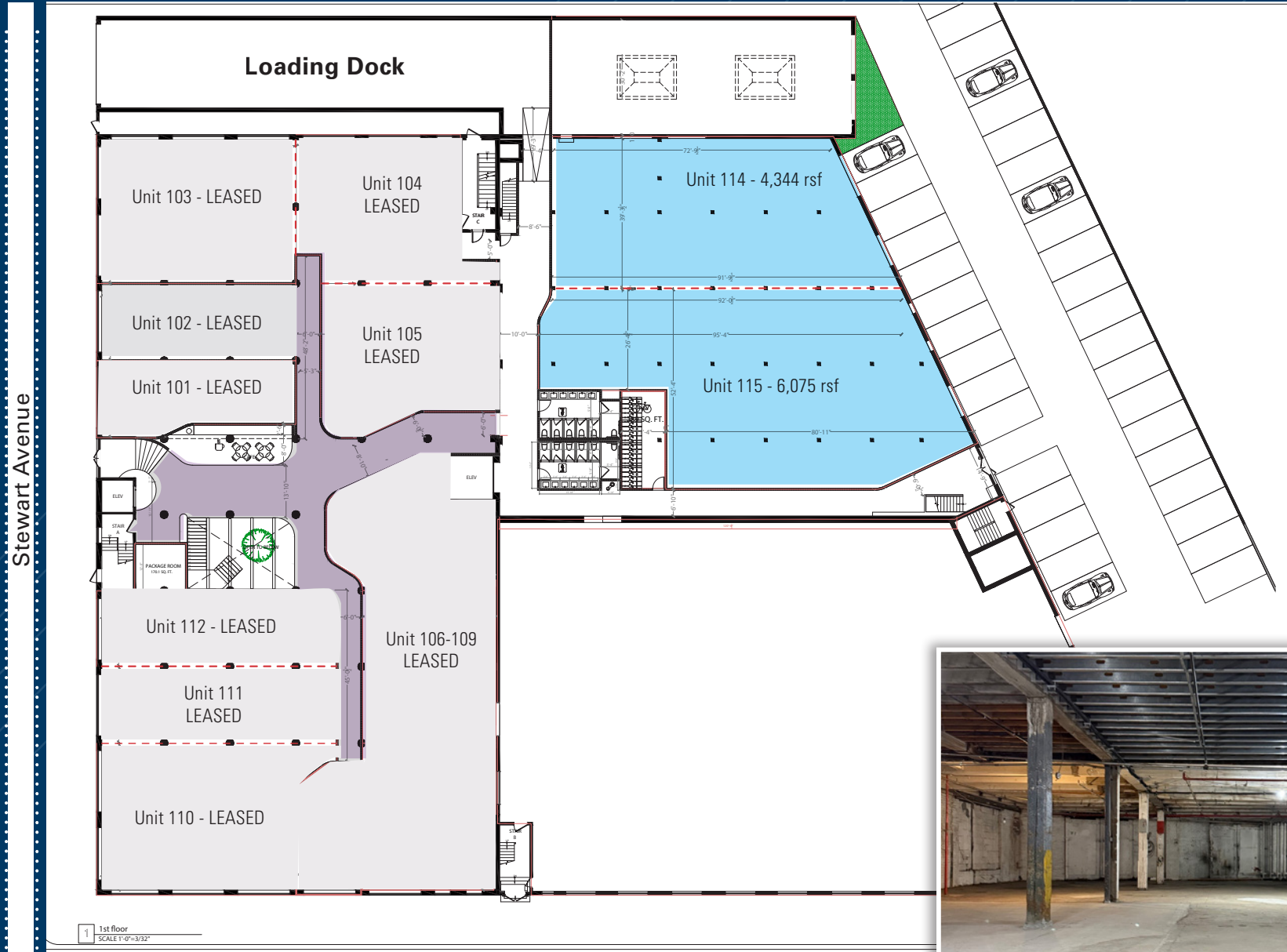
Comments

- 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.)

The floor plan shows Unit 206 in a light blue color, with a total area of 1,723 rsf. The unit is divided into several rooms: a large living area, a kitchen, a dining area, a common pantry, a bathroom, a bedroom, and a storage room. The unit is surrounded by other areas, including a large 'LEASED' area to the left, a 'LEASED' area to the right, and a 'LEASED' area at the bottom. The unit is also adjacent to a 'STAIR A' and a 'STAIR B'.

Unit 206
1,723 rsf

Available

LEASED

LEASED

LEASED

STAIR A

STAIR B

STAIR C

STAIR D

STAIR E

STAIR F

STAIR G

STAIR H

STAIR I

STAIR J

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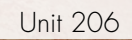
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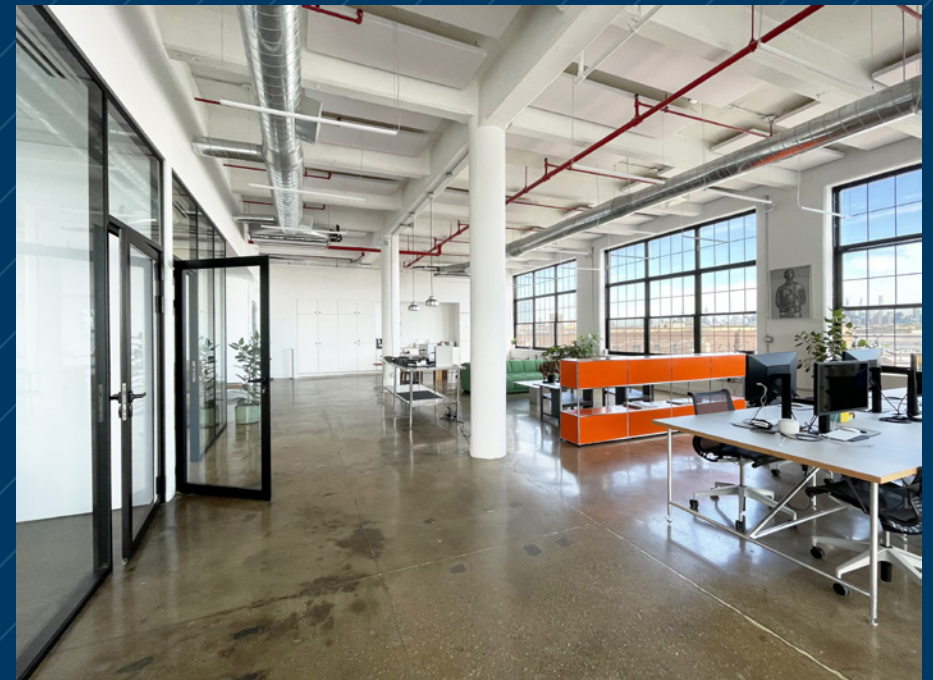
(for descriptive purposes only; not to scale.)

SAMPLE FURNISHED BUILDOUT - FOR CONCEPT PURPOSES ONLY



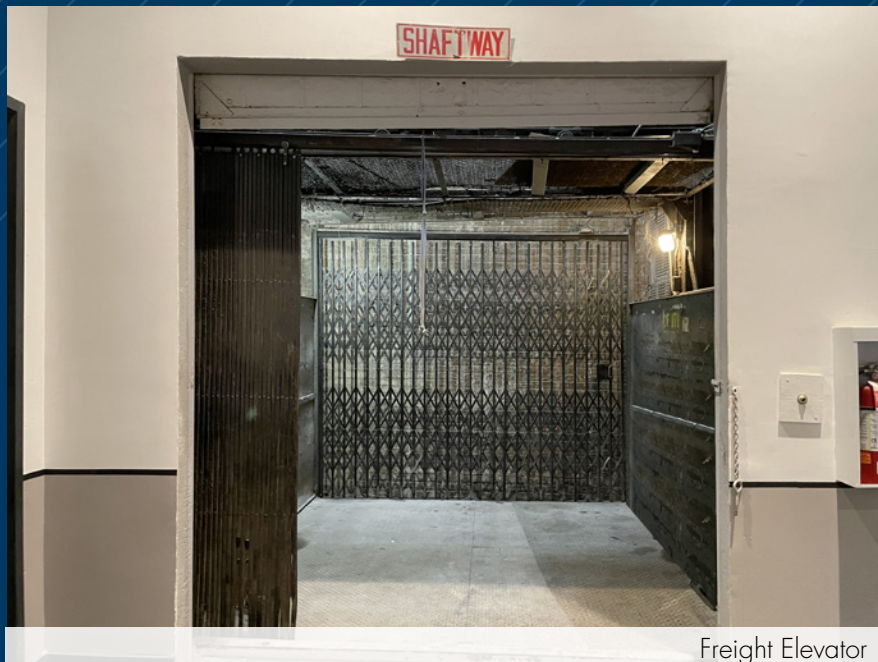
**Click to View
Virtual Tour of
Sample Furnished Space**

**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

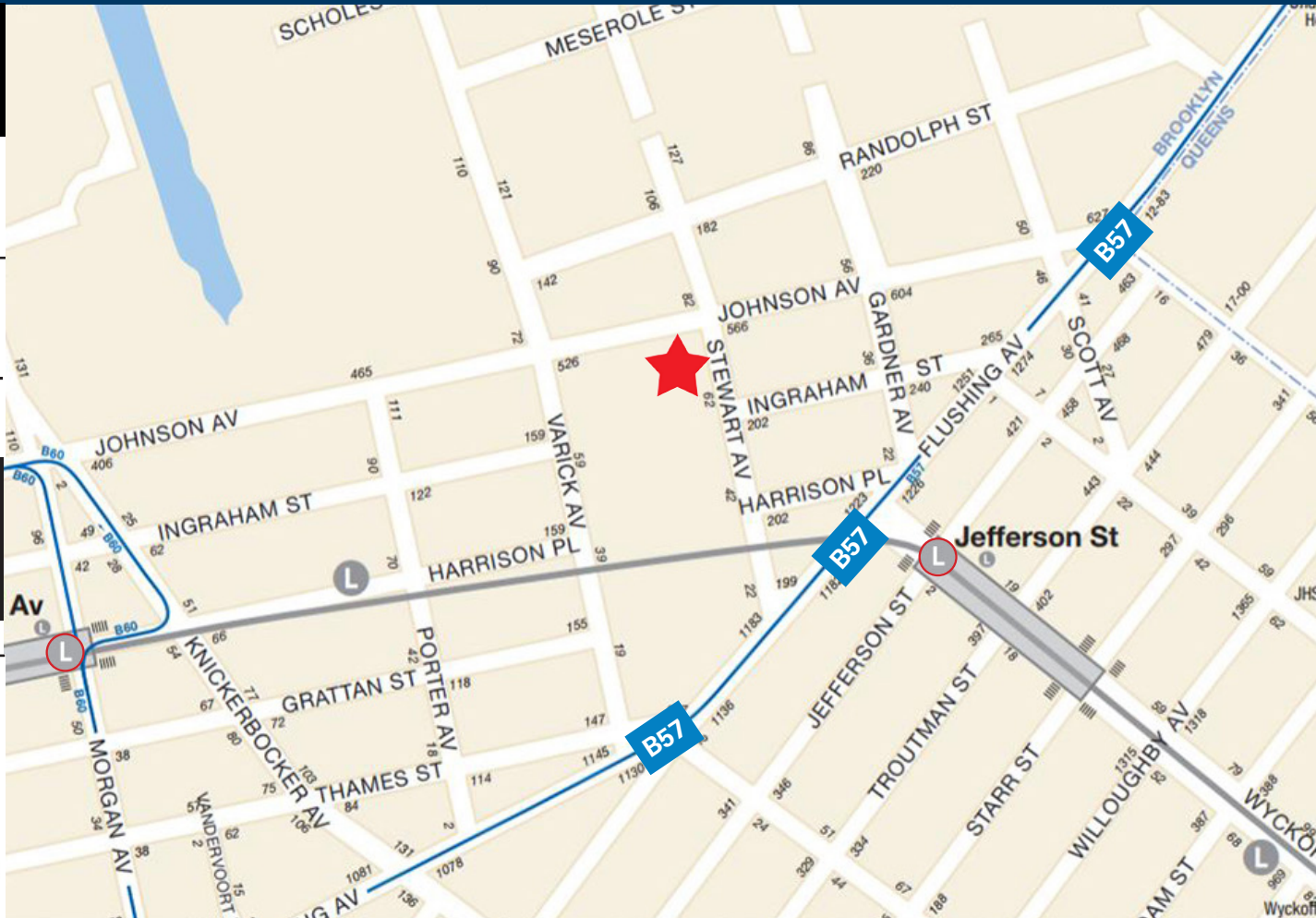
Lot45

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:

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