

# 538 Johnson Avenue

## Bushwick, Brooklyn

Southwest Corner of Stewart Avenue



Rendering

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

1st Fl:

Units from 4,344 - 6,075 rsf

2nd Fl:

Unit 206 - 1,723 rsf

Rent:

Call or email for info

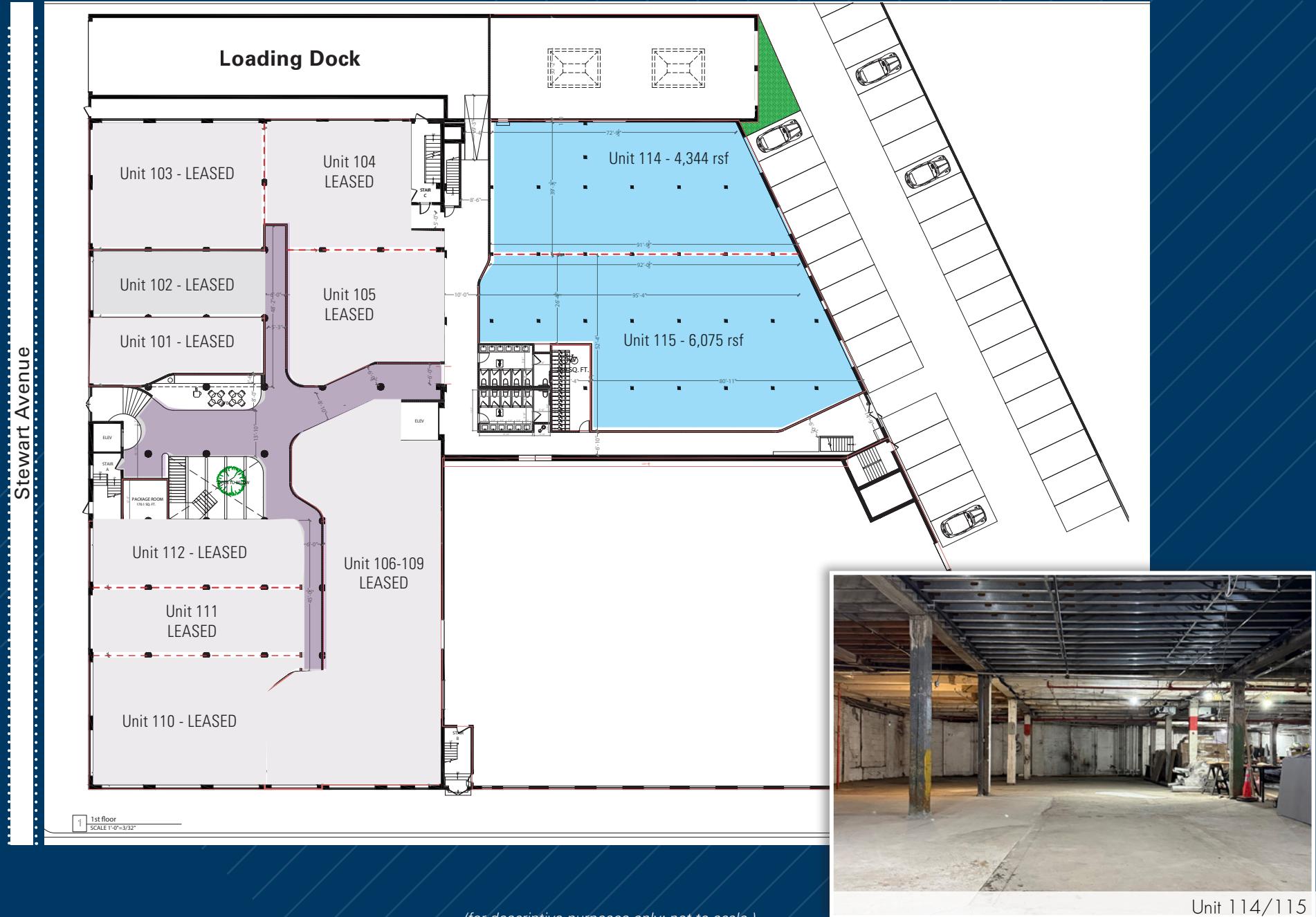
## Comments

- 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')
- $\pm 15'$  Ceiling heights, newly installed oversized, operable windows throughout, elevator access
- Landlord to provide buildout - all uses considered
- Accessible via the Jefferson St **L** subway station and **B57** bus along Flushing Avenue

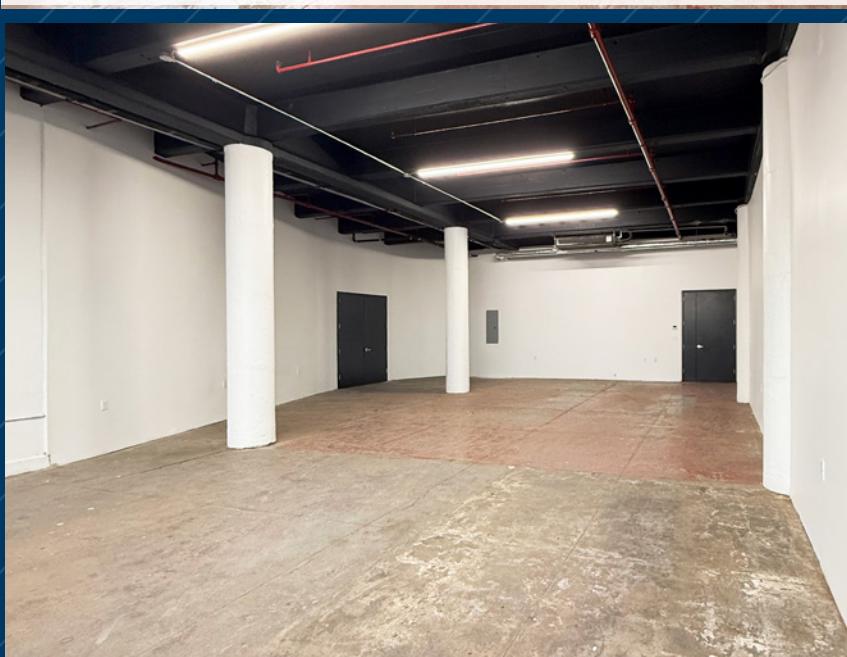
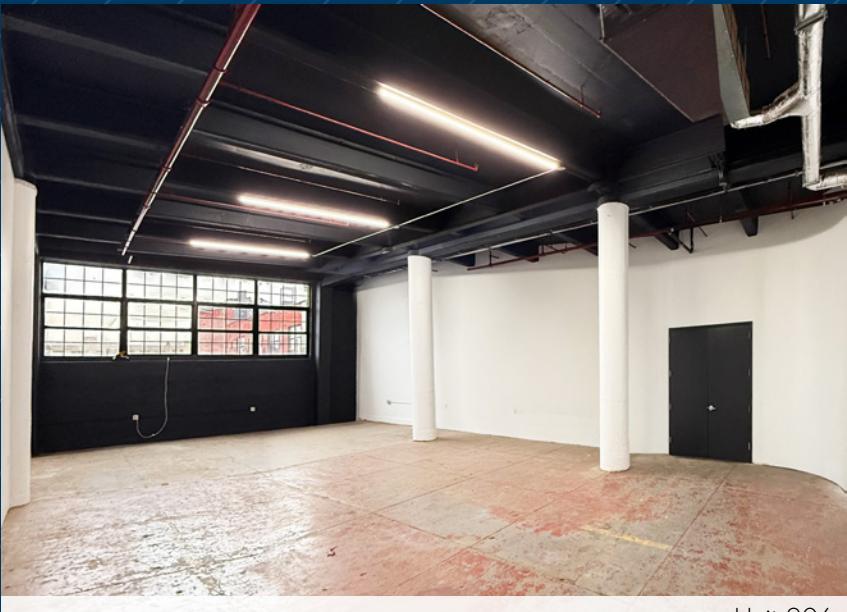
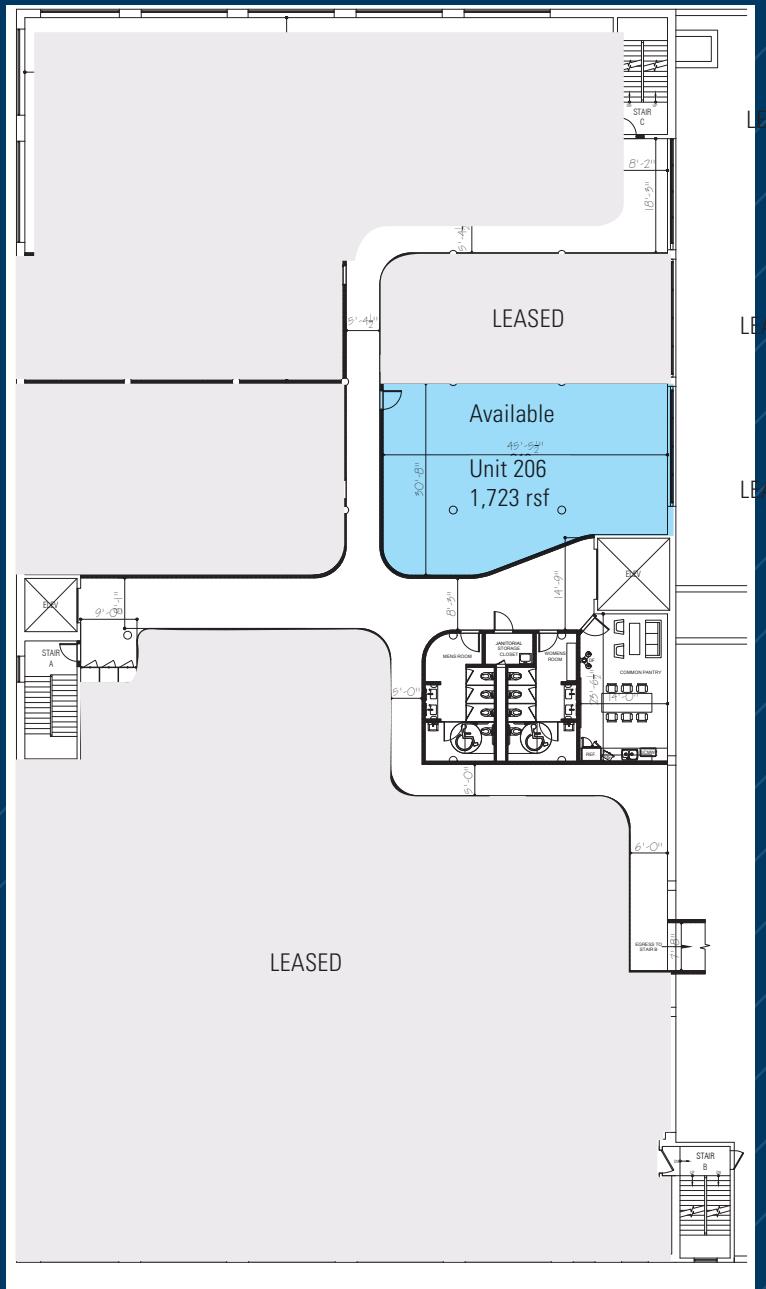
## Join Co-Tenants



# 1ST FLOOR PLAN - DIVISION OPTIONS

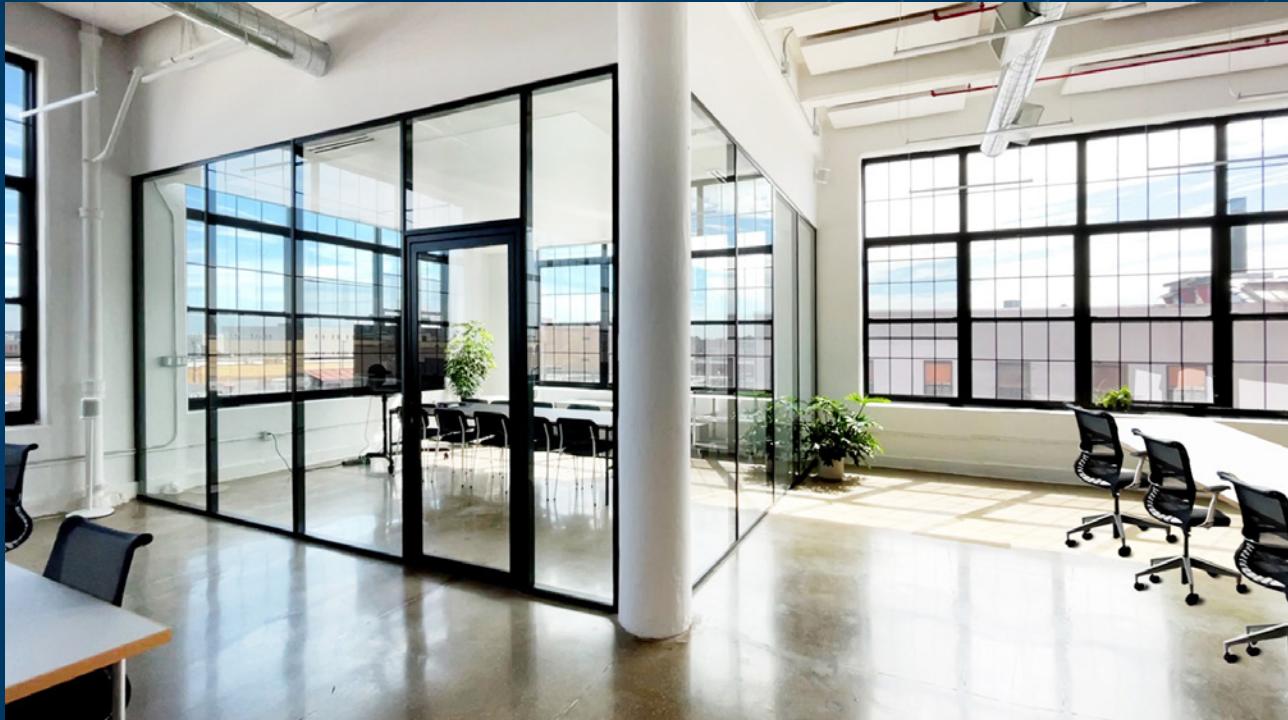


## 2ND FLOOR PLAN - DIVISION OPTIONS



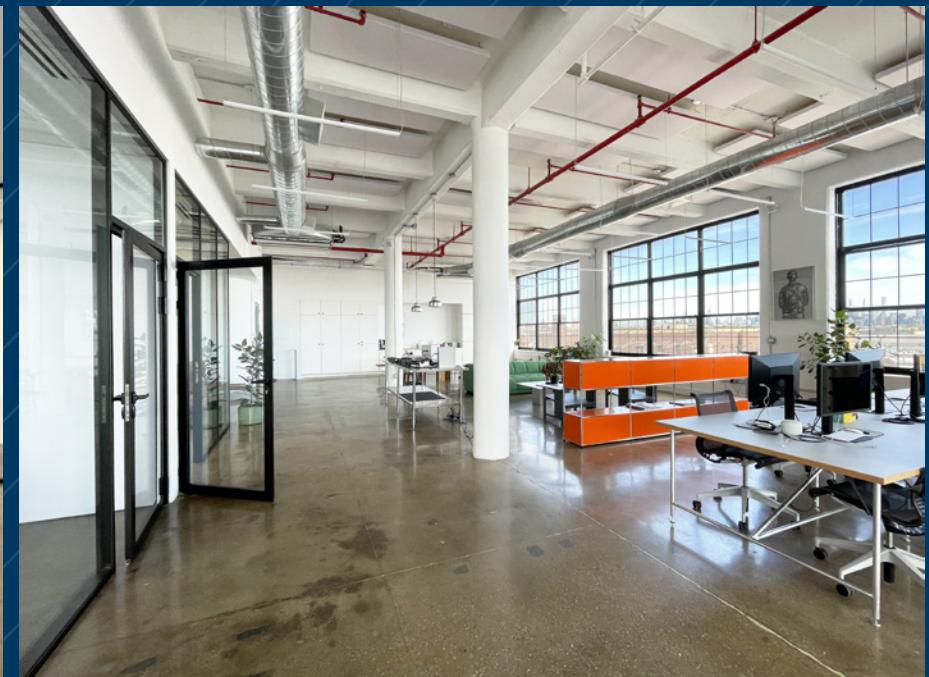
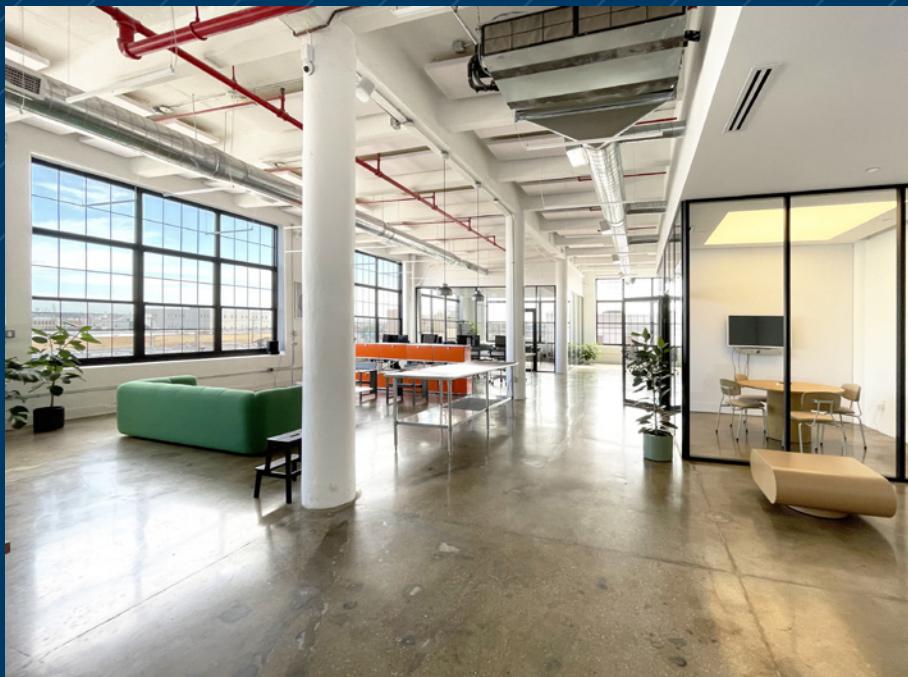
*(for descriptive purposes only; not to scale.)*

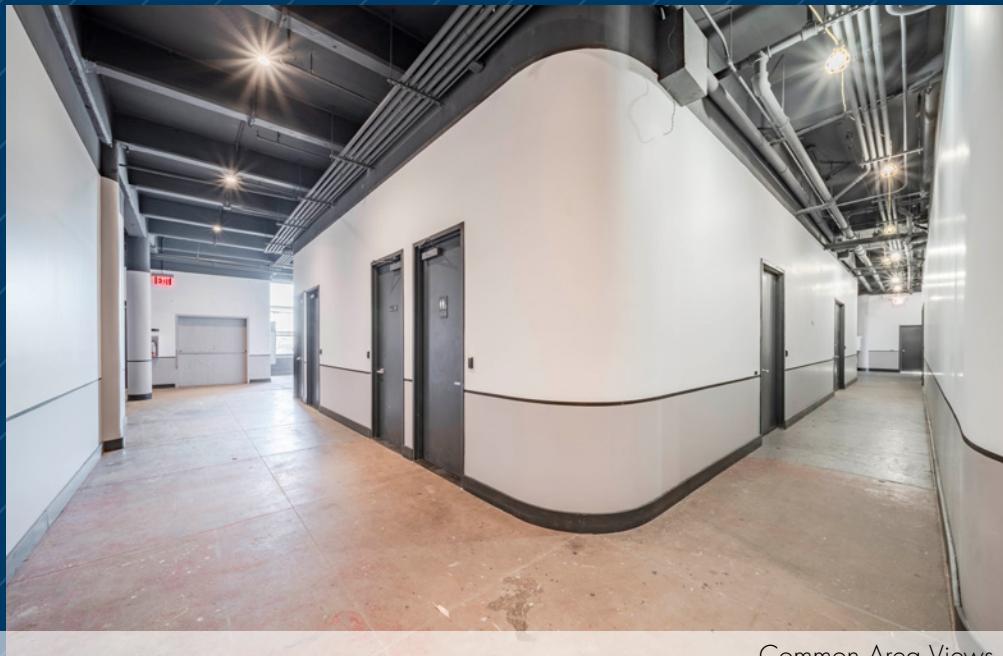
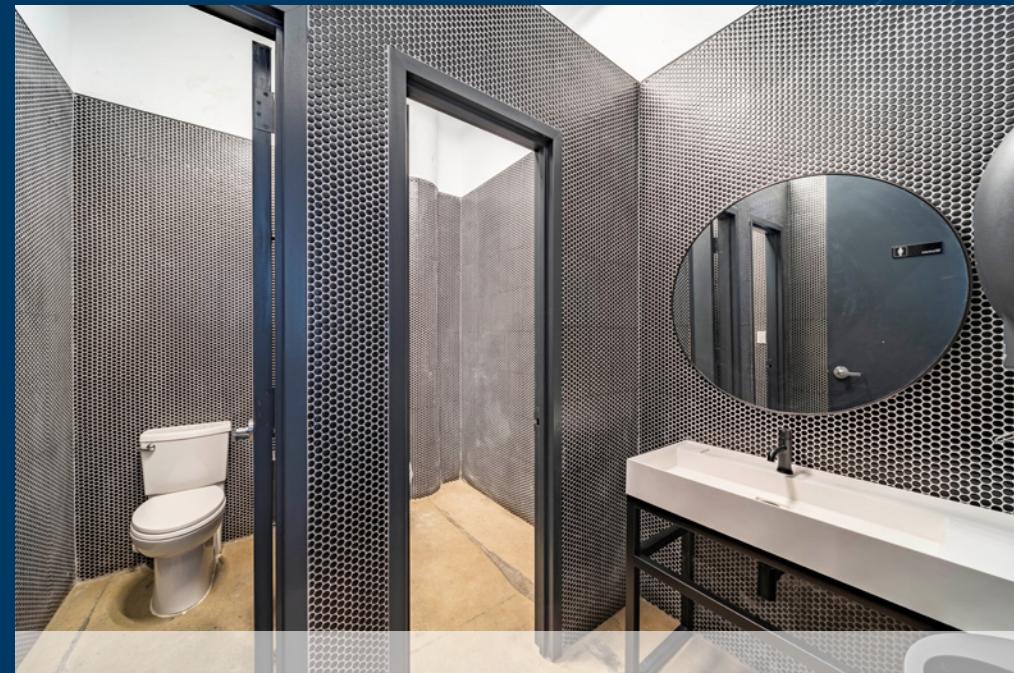
SAMPLE FURNISHED BUILDOUT - FOR CONCEPT PURPOSES ONLY



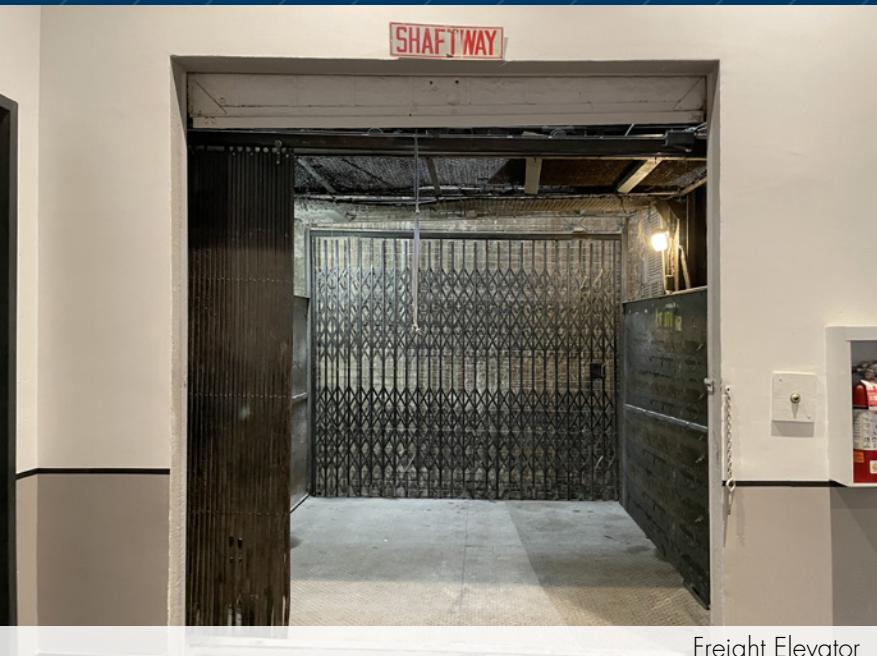
**Click to View  
Virtual Tour of  
Sample Furnished Space**

**For Concept Only  
Not Available**





Common Area Views



Freight Elevator



Loading Docks

# 538 JOHNSON AVENUE, BROOKLYN AREA MAP



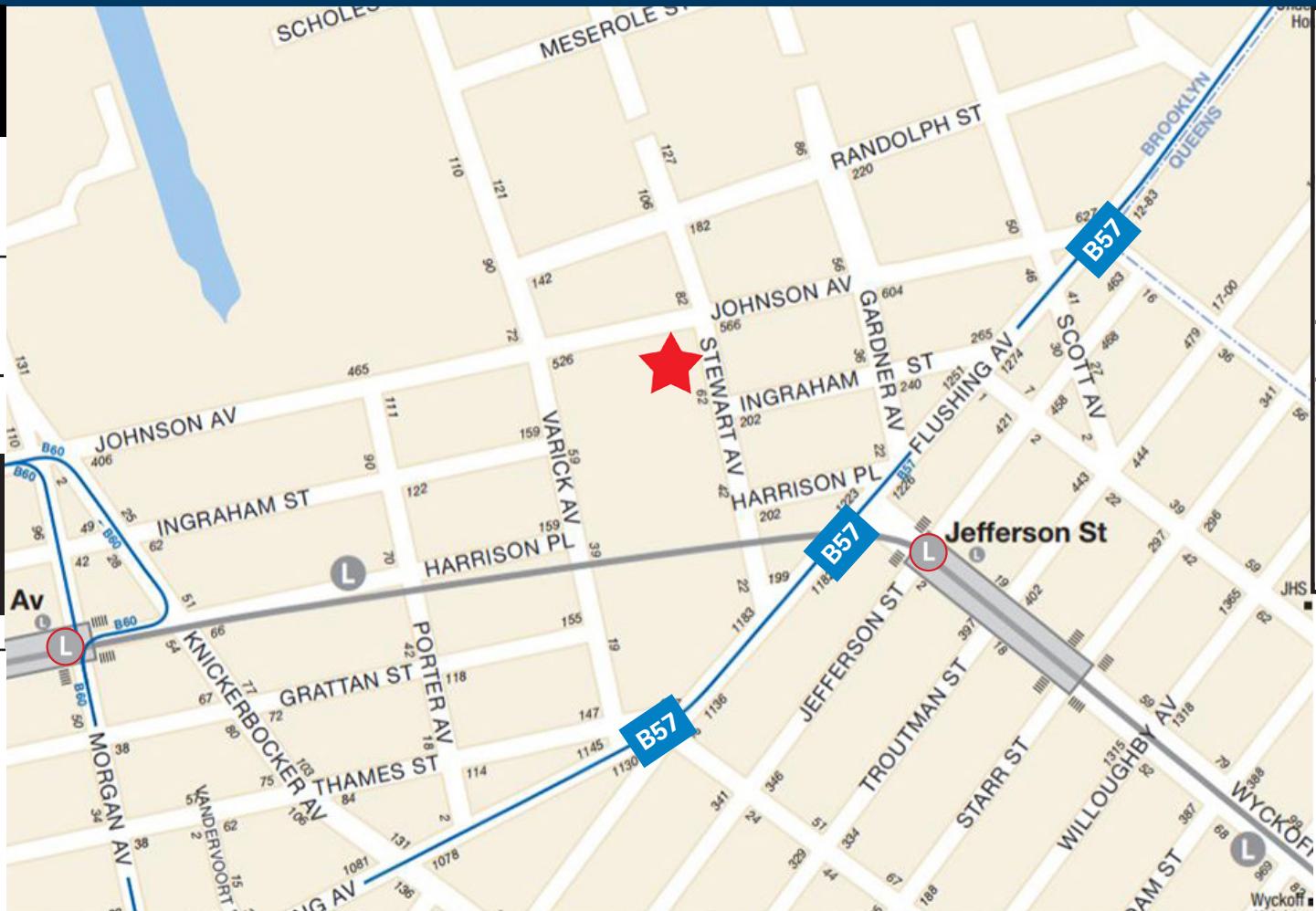
Brooklyn Mirage  
5,000 person  
entertainment venue  
(Avant Gardner complex)  
140 Stewart Avenue



411 Troutman Street



2 Wykoff Avenue



elsewhere  
1,200 person  
music venue

599 Johnson Avenue



BEST OF LAND & SEA  
BROOKLYN, NEW YORK



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

For further information and/or inspection, please contact:

## BEN WALLER

Licensed Associate Real Estate Broker  
212-400-9515 | [bwaller@absre.com](mailto:bwaller@absre.com)

## ANTHONY DIORIO

Licensed Real Estate Salesperson  
518-894-1605 | [adiorio@absre.com](mailto:adiorio@absre.com)

ABS Partners Real Estate • 200 Park Avenue South, 10th Floor, New York, NY 10003 • 212.400.6060 • [www.absre.com](http://www.absre.com)



All information is from sources deemed reliable but is subject to errors or omissions of any magnitude, withdrawal from market, or changes in terms, all without notice. Brokers employment and payment only by written agreement.