

58 GRATTAN STREET

58 GRATTAN STREET

58 GRATTAN STREET

58 GRATTAN STREET

BROOKLYN, NY 11237

58 GRATTAN STREET



COREY COHEN | [CCOHEN@ROEBLINGGROUP.COM](mailto:CCOHEN@ROEBLINGGROUP.COM) | 646.906.9054 | [ROEBLINGGROUP.COM/COMMERCIAL](http://ROEBLINGGROUP.COM/COMMERCIAL)



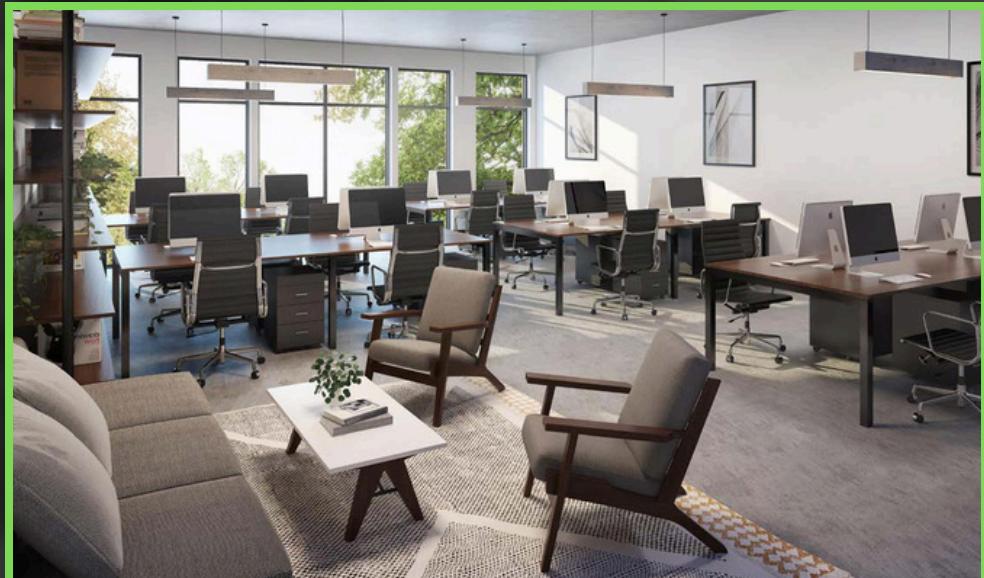


# 58 Grattan Street

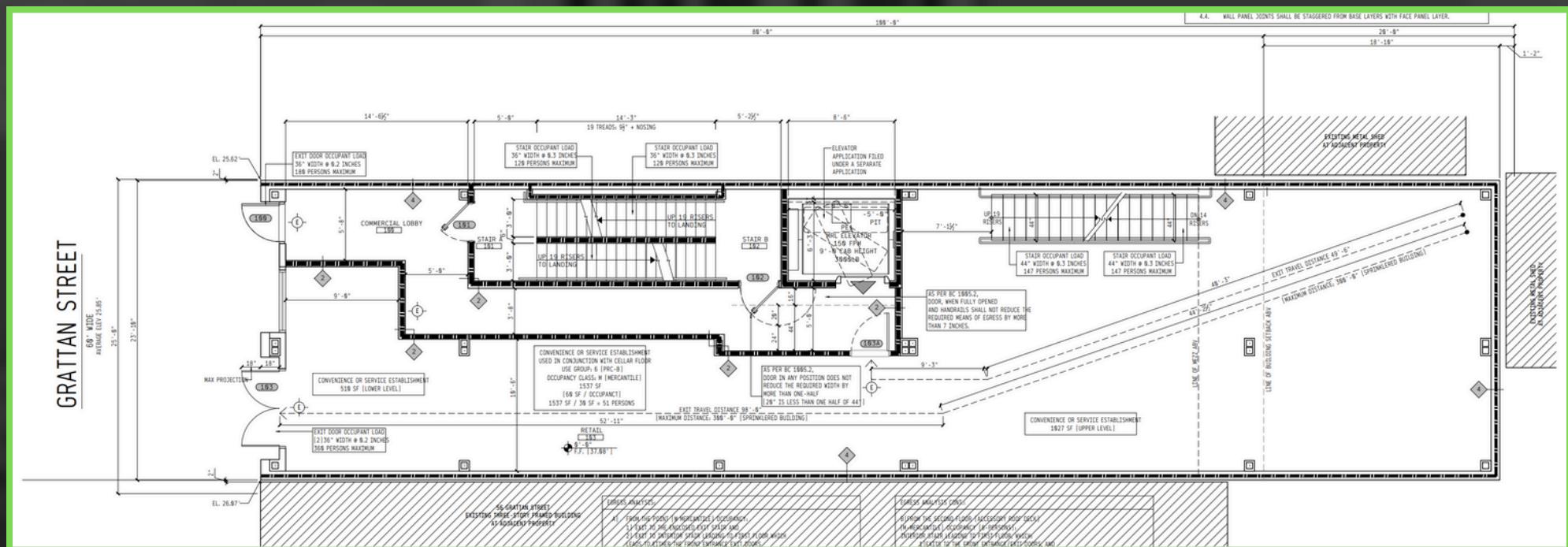
Brooklyn, NY 11237

Seize the rare chance to own a premier mixed-use development in the heart of East Williamsburg's vibrant Artist community. 58 Grattan Street presents a 10,776 BSF opportunity with fully approved plans for a four-story development, perfectly positioned just two blocks from the Morgan Avenue 'L' subway station.

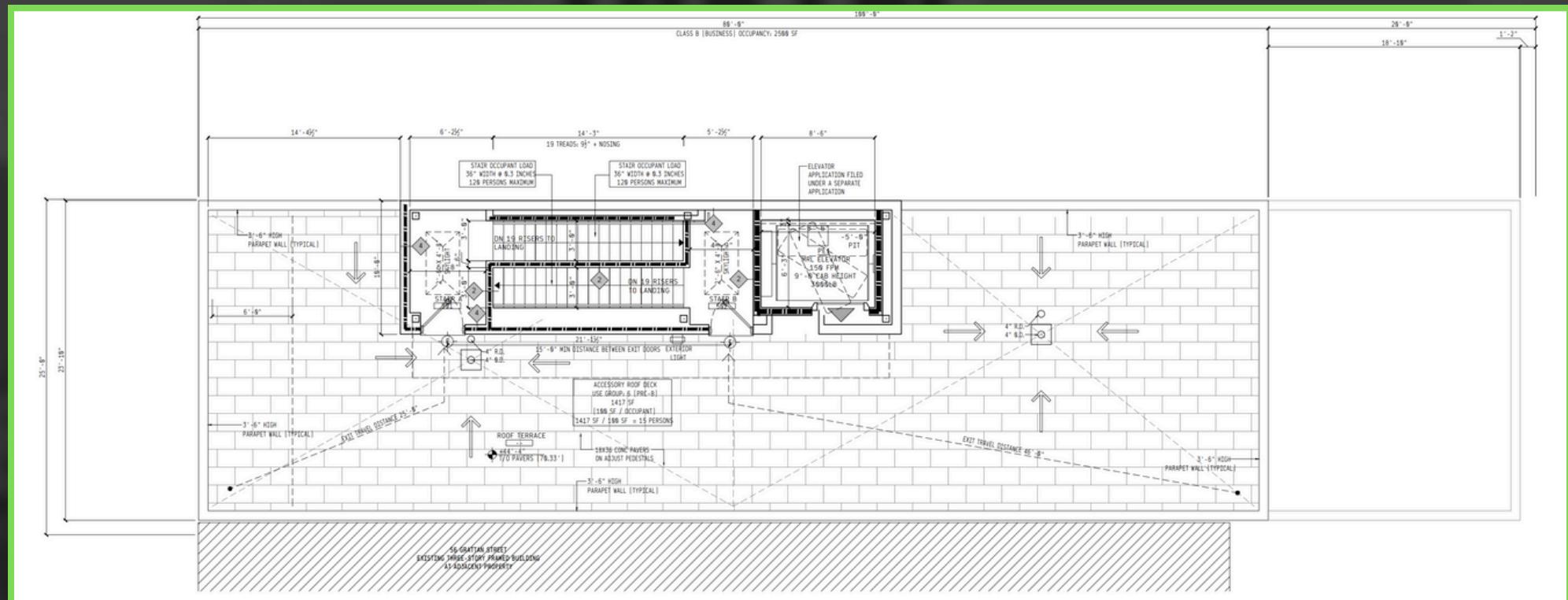
# 58 GRATTAN STREET, BROOKLYN, NY 11237



58 GRATTAN STREET, BROOKLYN, NY 11237



## FIRST FL FLOOR PLAN



## ROOF DECK FLOOR PLAN

## Location Map

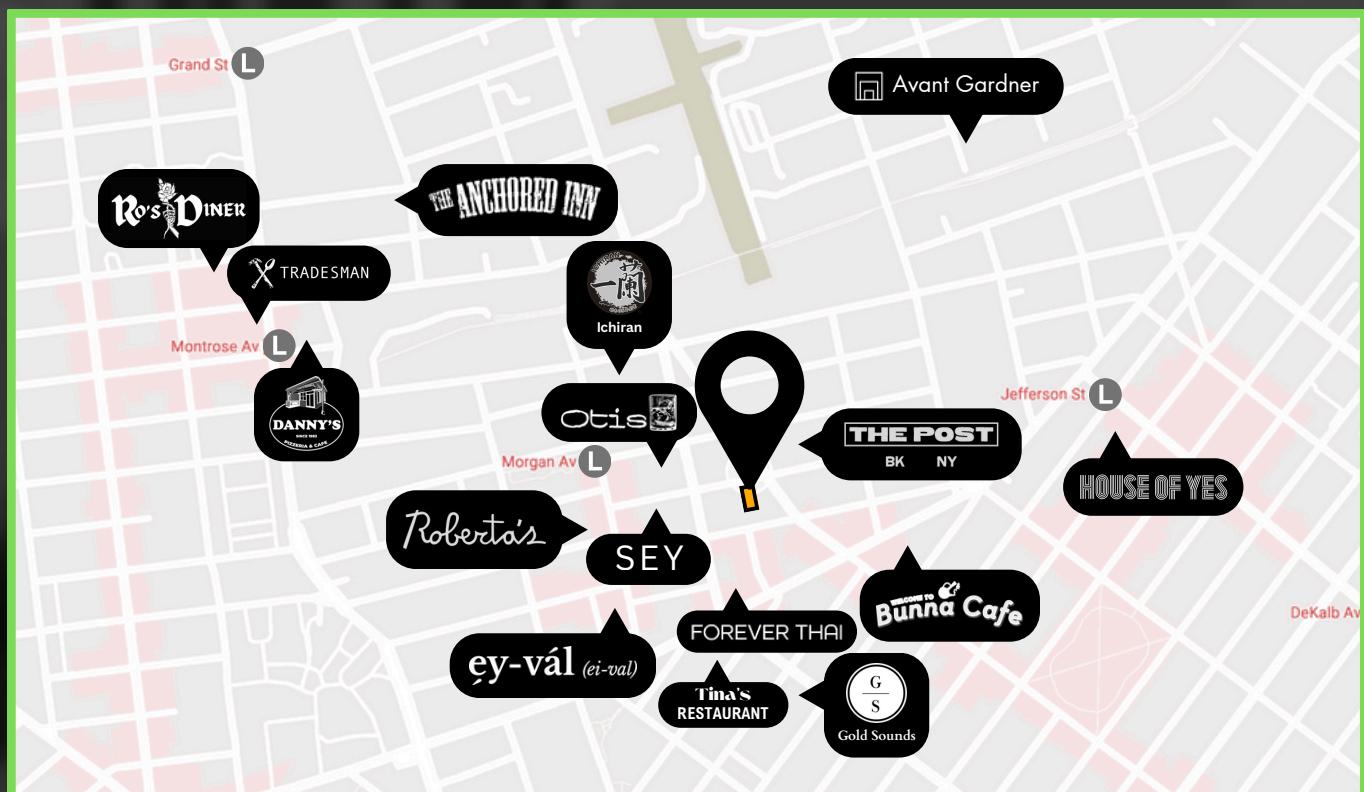
5 Minutes  
to Morgan Av  Station

Annual Ridership: 1,569,277 (2022)

Travel time by car:

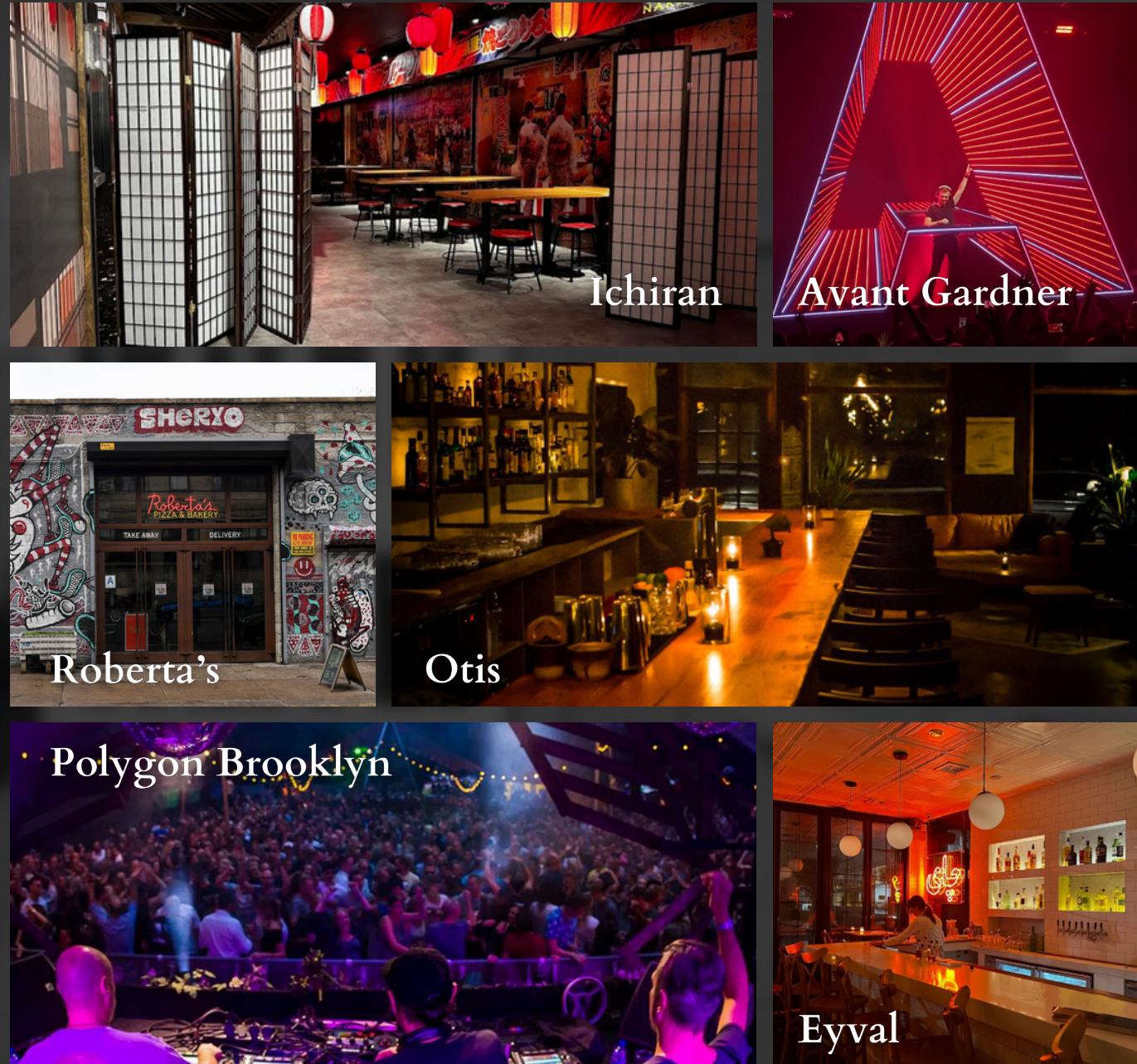
Midtown Manhattan - 19 minutes

Downtown Manhattan - 14 minutes



# The Neighborhood

Welcome to Bushwick, where edgy artistry meets urban living in a dynamic blend of hip and historic charm. Dive into a melting pot of creativity, nightlife, and convenience, where every corner holds a new adventure. Whether you're seeking a trendy loft, a cool hangout, or an art-filled stroll, Bushwick is the place to be for all things eclectic and exciting.



# 58 Grattan Street

## Brooklyn, NY 11237

### SPACE AVAILABLE:

1st Floor - 2,500 SF

2nd Floor - 1,475 SF

Roof Deck - 1,518 SF

Price: Negotiable

For viewings and inquiries, please contact:



**Corey Cohen**

[ccohen@roeblinggroup.com](mailto:ccohen@roeblinggroup.com) | 646.906.9054