

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

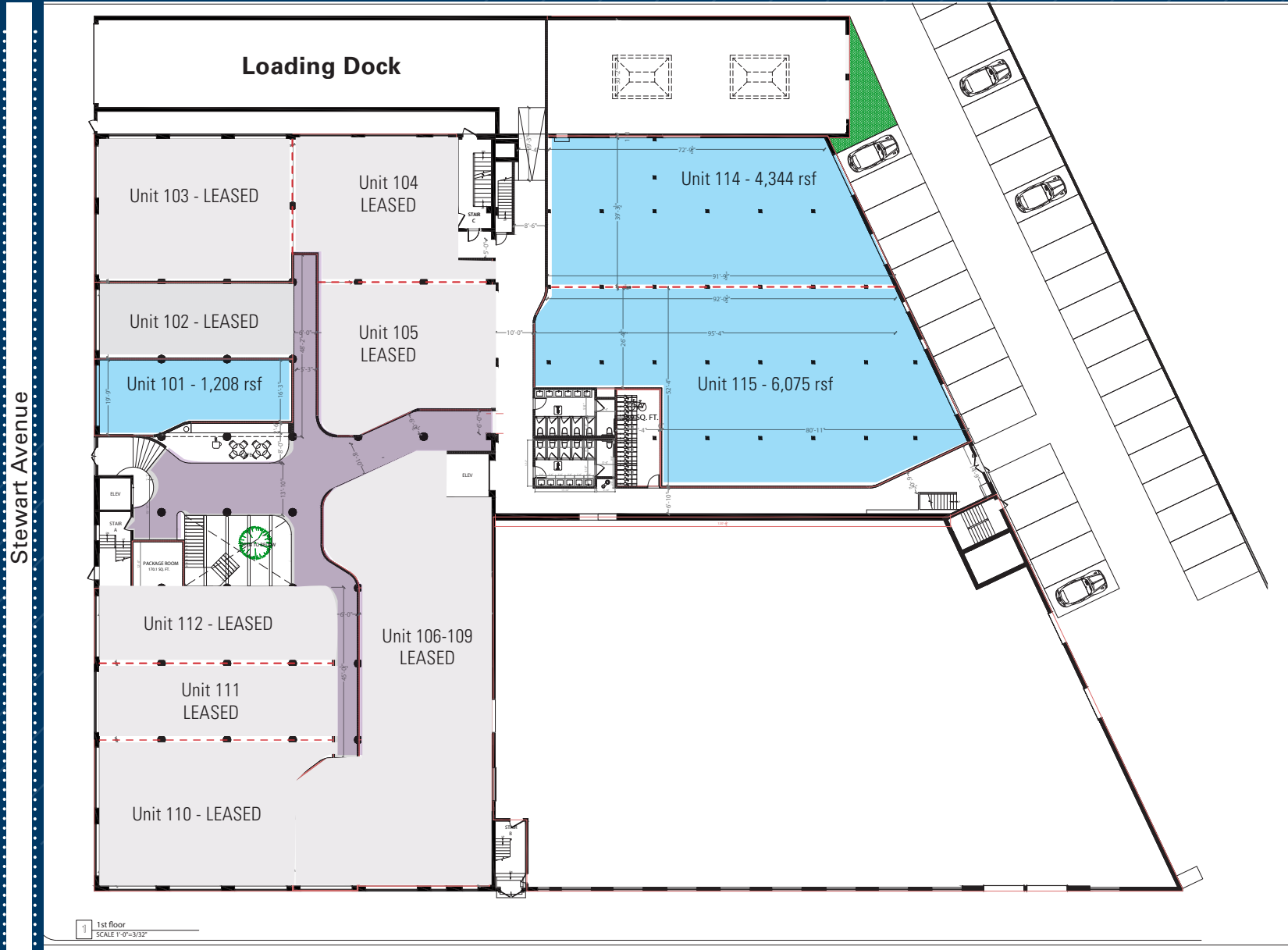
1st Fl:	Units from 1,208 - 6,075 rsf
3rd Fl:	Units from 1,099 - 1,400 rsf
4th Fl:	Unit 404 - 2,786 rsf
Rent:	Call or email for info

- 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

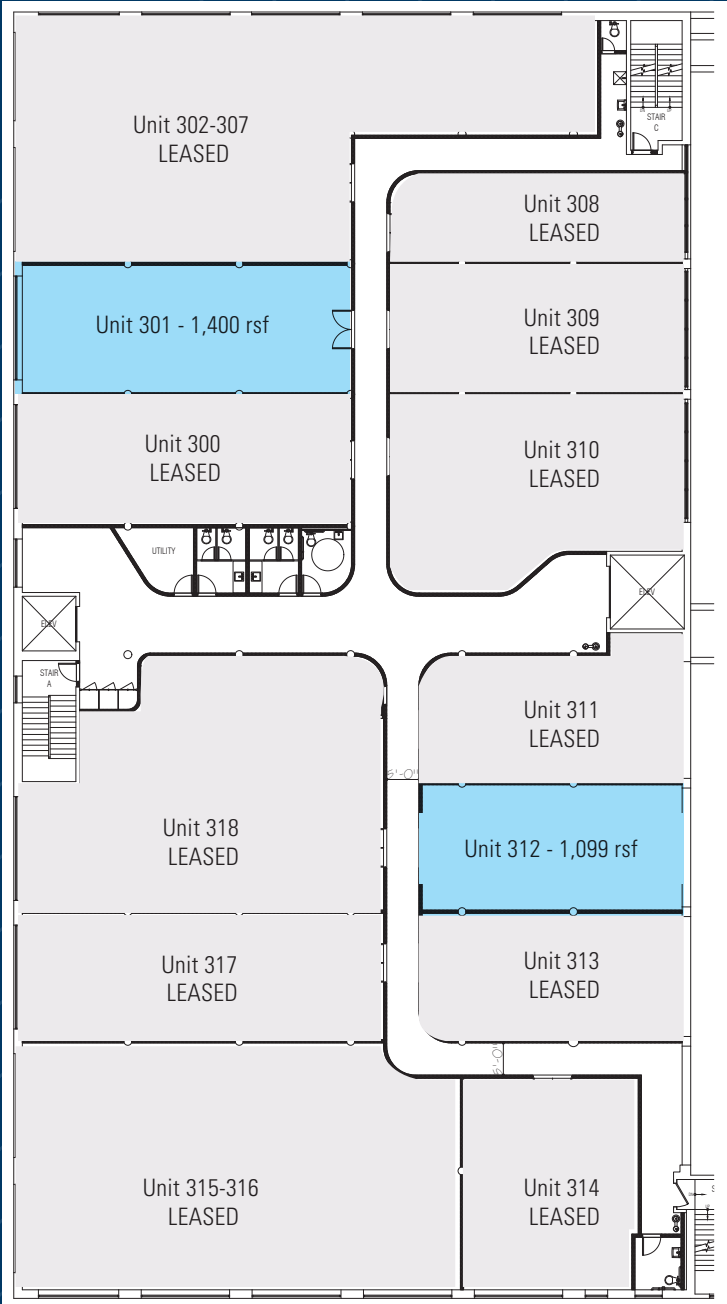
Join Co-Tenants



1ST FLOOR PLAN - DIVISION OPTIONS



3RD FLOOR PLAN - DIVISION OPTIONS



(for descriptive purposes only; not to scale.)

SAMPLE FURNISHED BUILDOUT - FOR CONCEPT PURPOSES ONLY

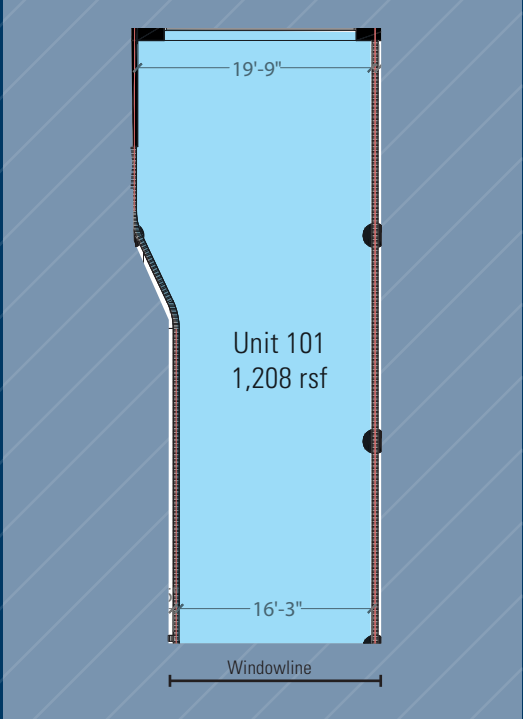


**Click to View
Virtual Tour of
Sample Furnished Space**

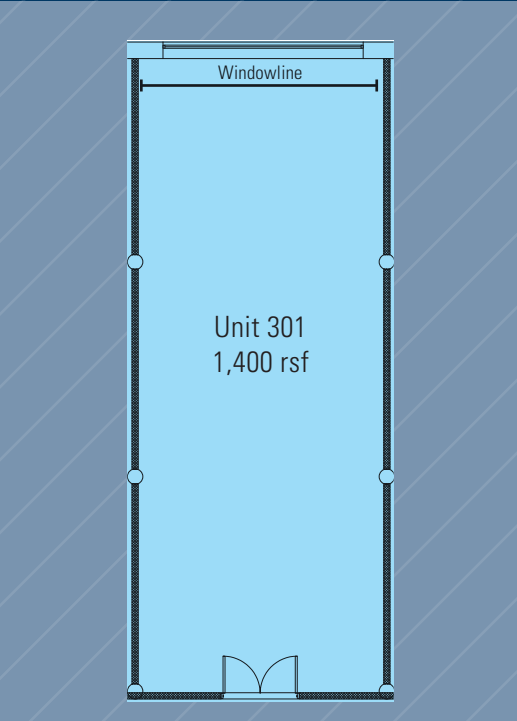
**For Concept Only
Not Available**



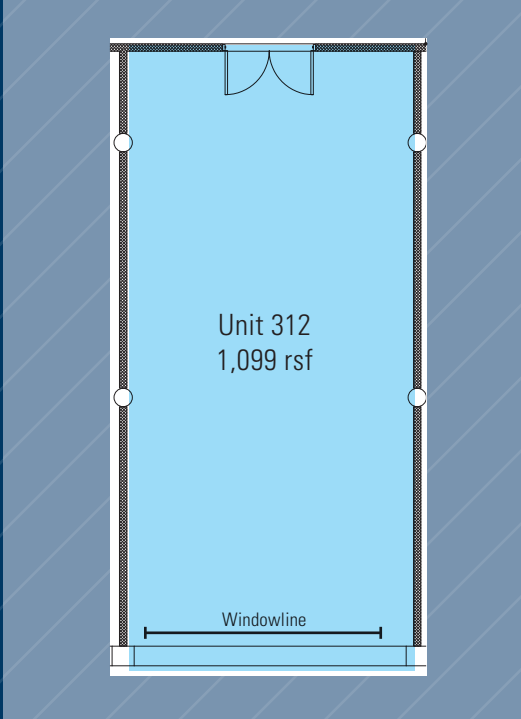
UNIT 101 - 1,208 RSF



UNIT 301 - 1,400 RSF



UNIT 312 - 1,099 RSF





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

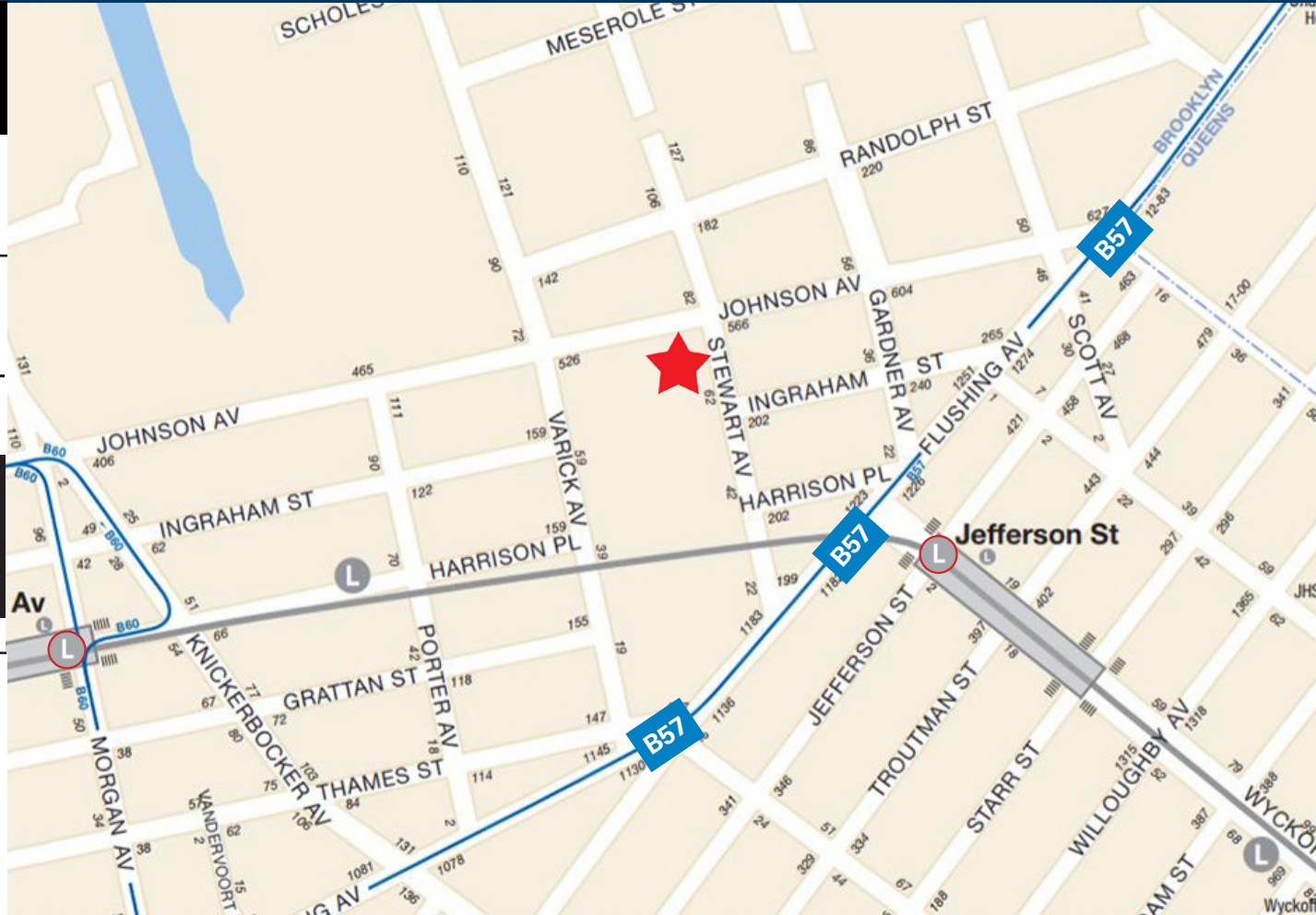
Lot 45

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:

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