



3rd Floor Existing Conditions

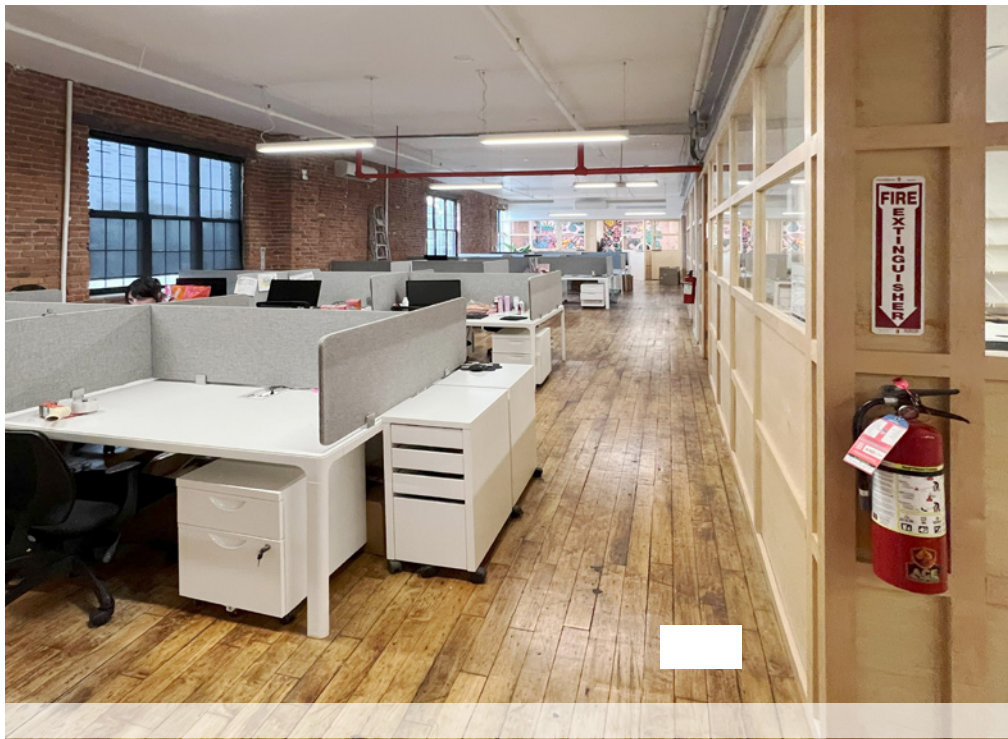
300 Meserole Street

Between Bogart Street & Bushwick Place

East Williamsburg Flex/Maker Space

Full Floor Branding in Burgeoning

District for Designers/Developers



3rd Floor



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

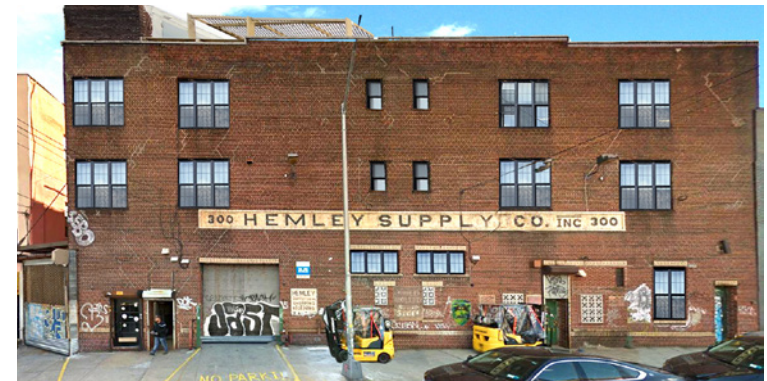
Move-in ready, fully furnished spaces

- Entire 3rd Floor: 10,000 rsf
- Entire 2nd Floor: 10,000 rsf

- Floors feature:
- Hardwood floors throughout and 4-sides of windows providing good natural light
 - A mix of windowed private workspaces and open area
 - Full wet pantry with seating space, reception area, and private restrooms
 - Divisions from 2,500 rsf

Possession: Immediate
Rent: Call or email for details

- Comments:
- Shared furnished roof deck included for tenants use
 - Located in a former industrial area that has been evolving into an innovative mix of light manufacturing, technology, and creative industries
 - The neighborhood offers a mix of restaurants, nightlife, arts, and entertainment venues
 - 5 Minute walk to -train at Montrose Avenue Station and  bus



ENTIRE 3RD FLOOR - 10,000 RSF (AS-BUILT)
(DIVISIONS FROM 2,500 RSF)



Not to scale, for display purposes only

ENTIRE 3RD FLOOR - 10,000 RSF (EXISTING CONDITIONS)



Shared Workspace



Reception Area

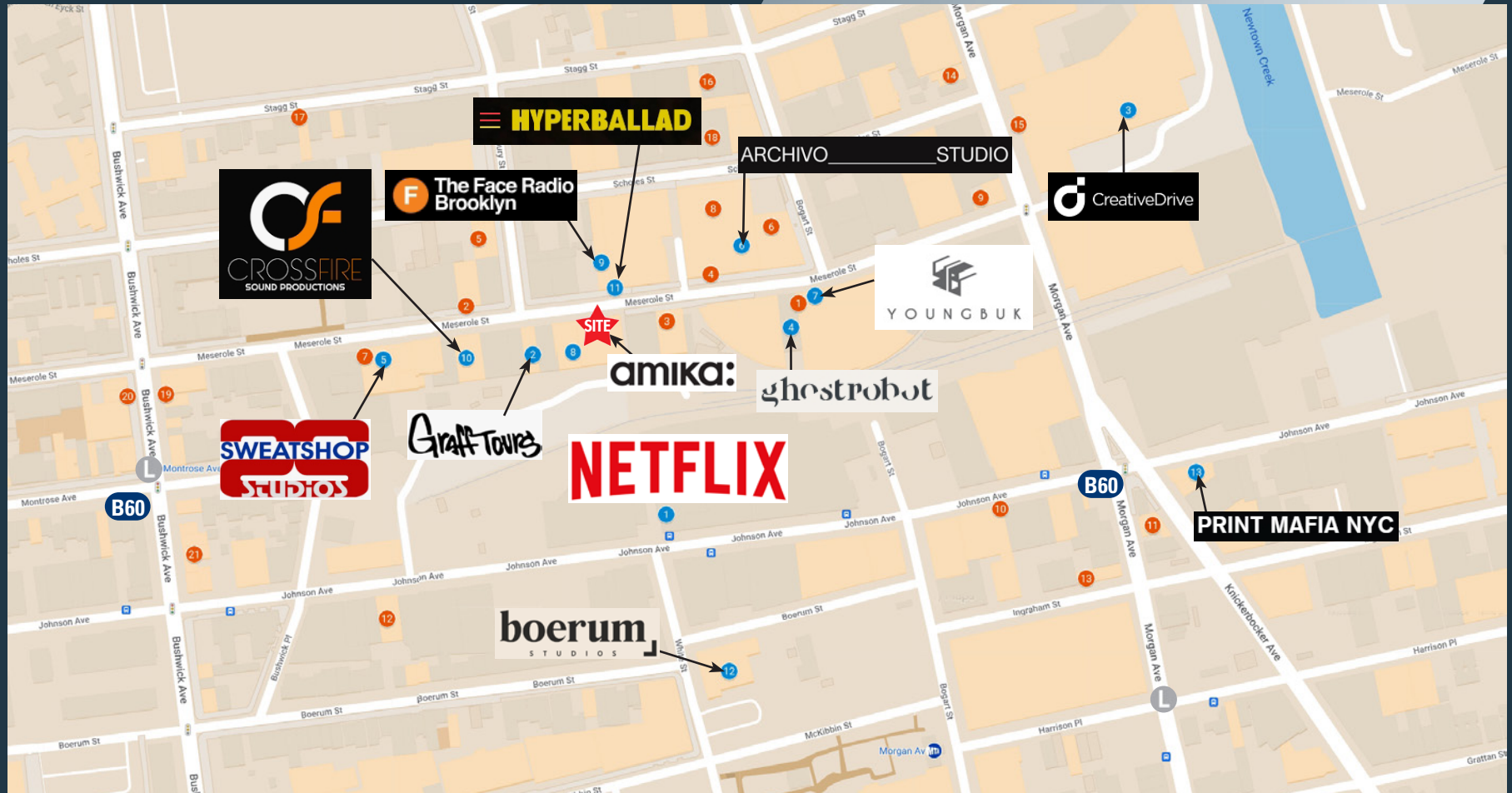


Restroom Vestibule



Roof Deck

AREA TENANTS



Maker/Creative Tenants

1. Netflix
2. Graft Tours
3. CreativeDrive
4. Ghost Robot
5. The Sweatshop
6. Archivo Studio

7. Youngbuk Art Services
8. The Black Crate
9. The Face Radio
10. Crossfire Sound Productions
11. Hyperballad Music
12. Boerum Studios
13. Print Mafia NYC
14. Amika

Restaurants/Night Clubs/Event Venues

1. Future Space
2. Sweet66Events
3. BKE Kombucha
4. Wandering Barman
5. The Anchored Inn
6. Aura Cocina

7. 3 Dollar Bill
8. LoHi
9. Our Wiked Lady
10. Ichiran
11. Rebel Café & Garden
12. 2Sixty Venue
13. Bushwick Ice House

14. Sovereign
15. Rosie's Food Truck
16. The Rage Cage
17. Anita Gelato
18. Brooklyn Training Hall
19. Jessi's Coffee Shop
20. Tradesman
21. Pink Metal



For further information and/or inspection contact:

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