

3rd Floor Existing Conditions

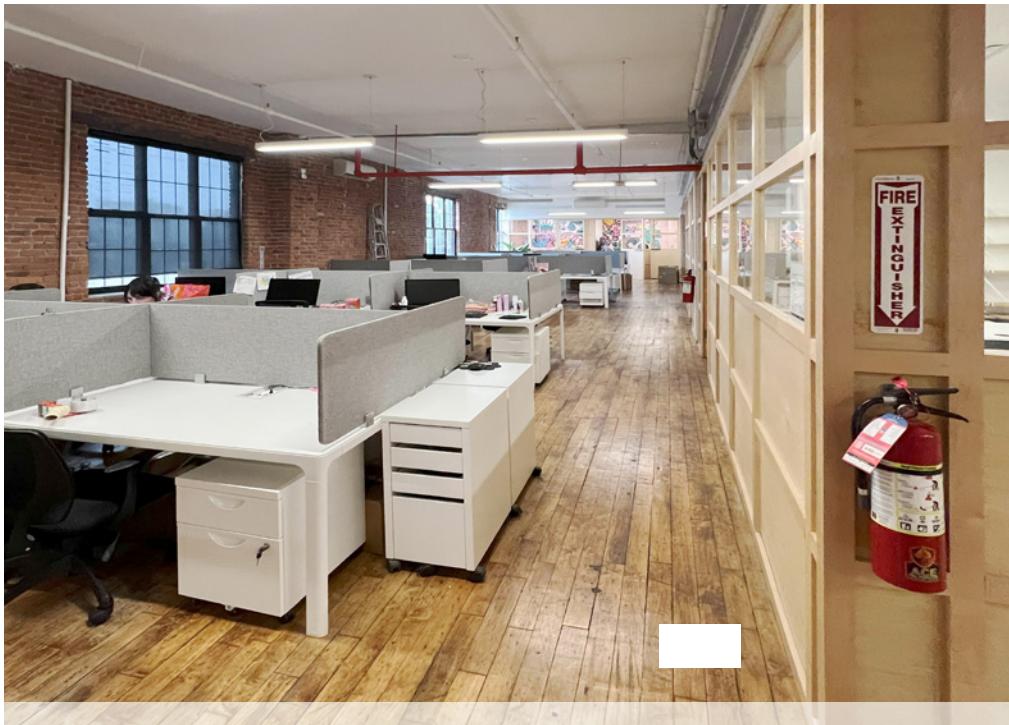
# 300 Meserole Street

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:

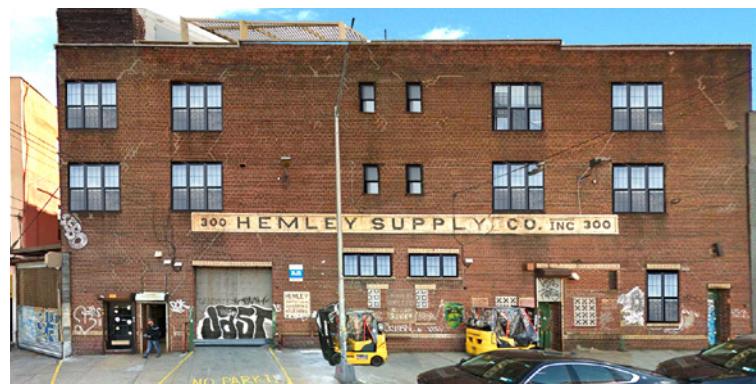
- Hardwood floors throughout and 4-sides of windows providing good natural light
- A mix of windowed private workspaces and open area
- Full wet pantry with seating space, reception area, and private restrooms
- Divisions from 2,500 rsf

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 L-train at Montrose Avenue Station and B60 bus



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

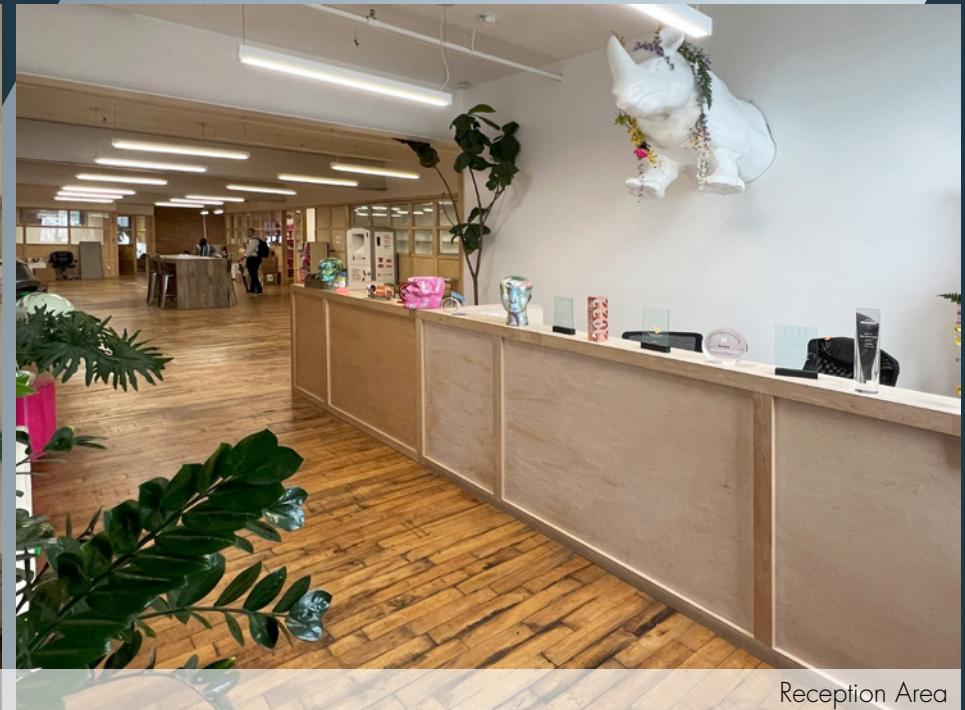


Not to scale, for display purposes only

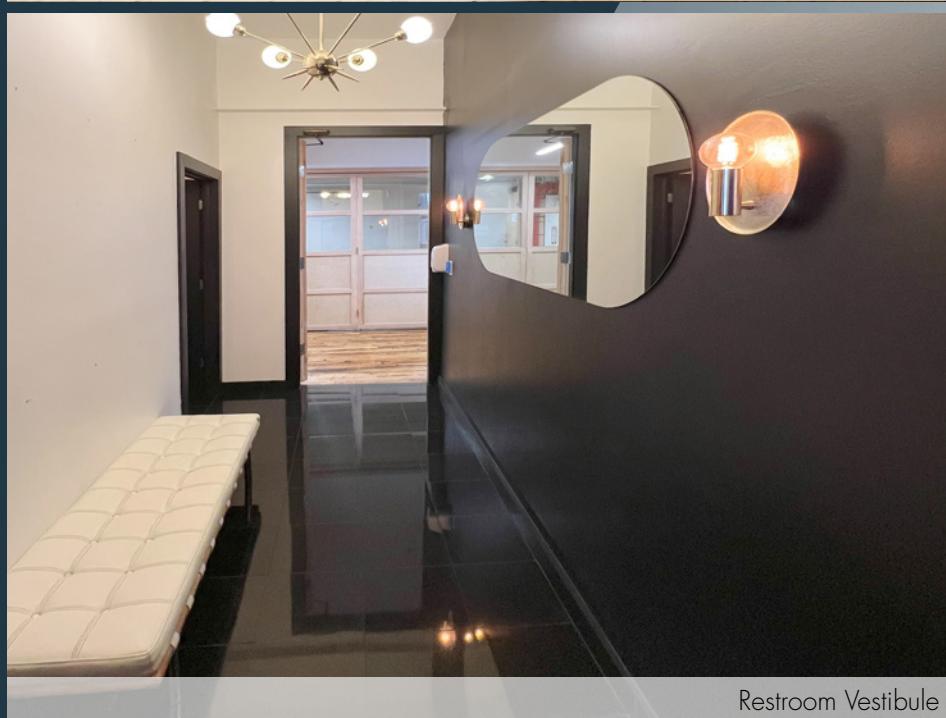
## ENTIRE 3RD FLOOR - 10,000 RSF (EXISTING CONDITIONS)



Shared Workspace



Reception Area

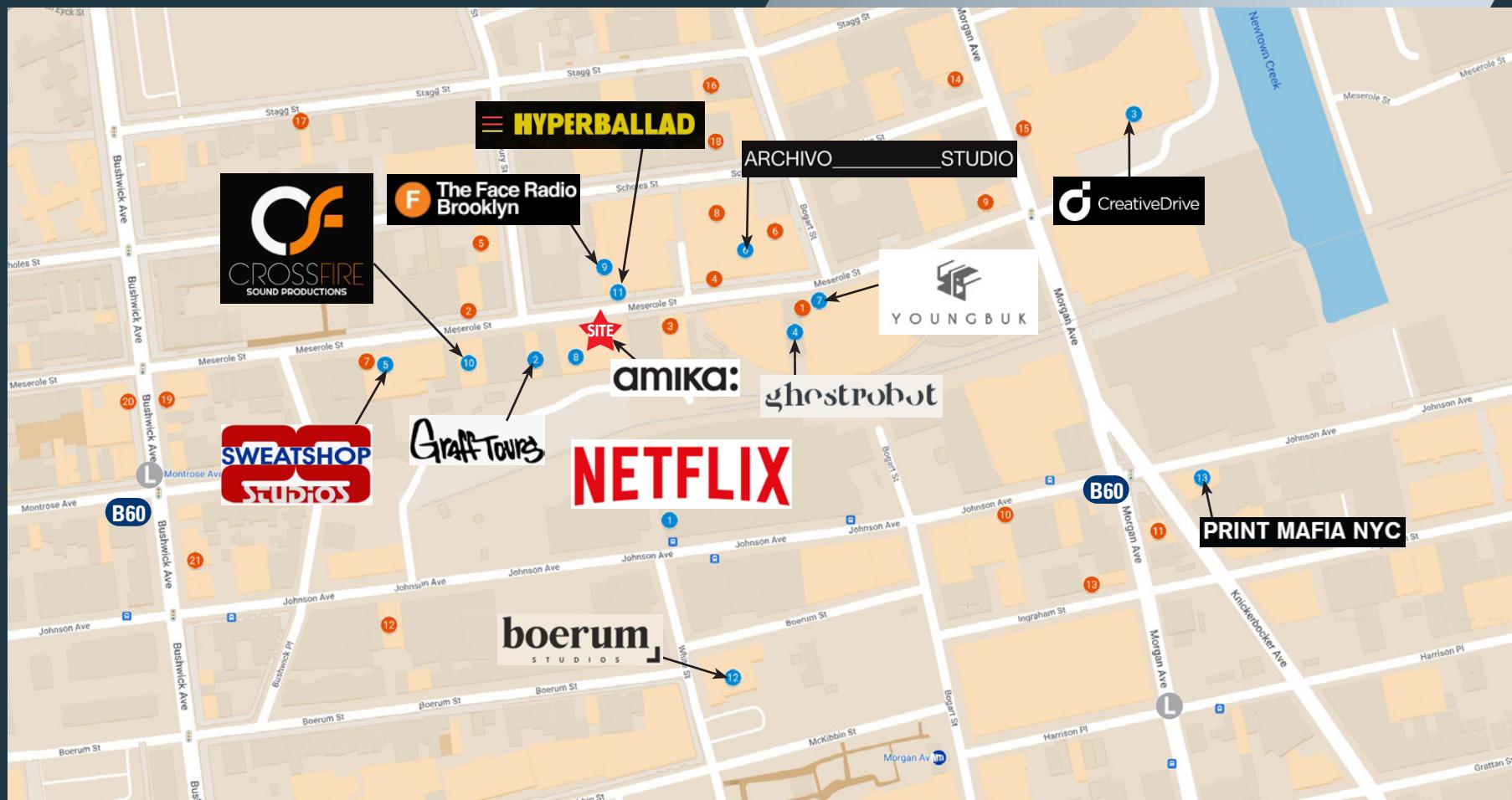


Restroom Vestibule



Roof Deck

## AREA TENANTS



Maker/Creative Tenants		Restaurants/Night Clubs/Event Venues	
1. Netflix	7. Youngbuk Art Services	1. Future Space	14. Sovereign
2. Graff Tours	8. The Black Crate	2. Sweet66Events	15. Rosie's Food Truck
3. CreativeDrive	9. The Face Radio	3. BKE Kombucha	16. The Rage Cage
4. Ghost Robot	10. Crossfire Sound Productions	4. Wandering Barman	17. Anita Gelato
5. The Sweatshop	11. Hyperballad Music	5. The Anchored Inn	18. Brooklyn Training Hall
6. Archivo Studio	12. Boerum Studios	6. Aura Cocina	19. Jessi's Coffee Shop
	13. Print Mafia NYC		20. Tradesman
	14. Amika		21. Pink Metal



For further information and/or inspection contact:

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