

3rd Floor Existing Conditions

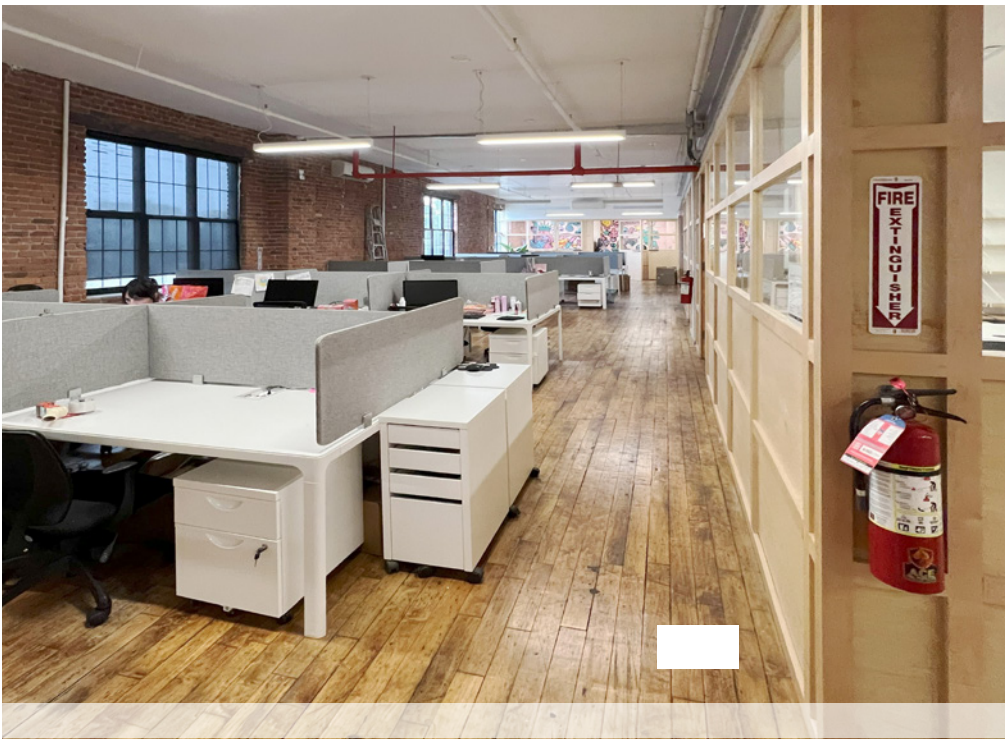
# 300 Meserole Street

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:

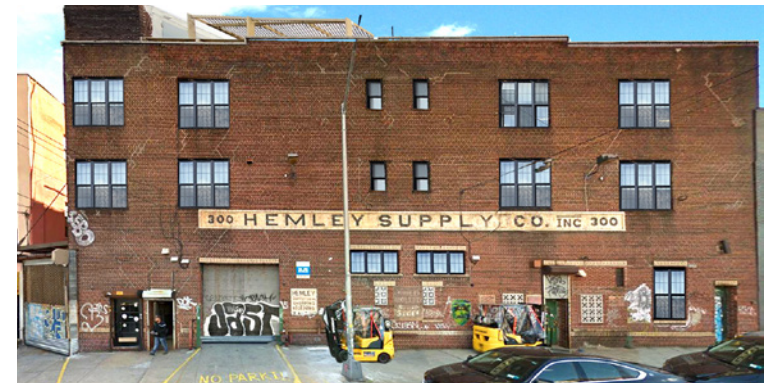
### Move-in ready, fully furnished spaces

- 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  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

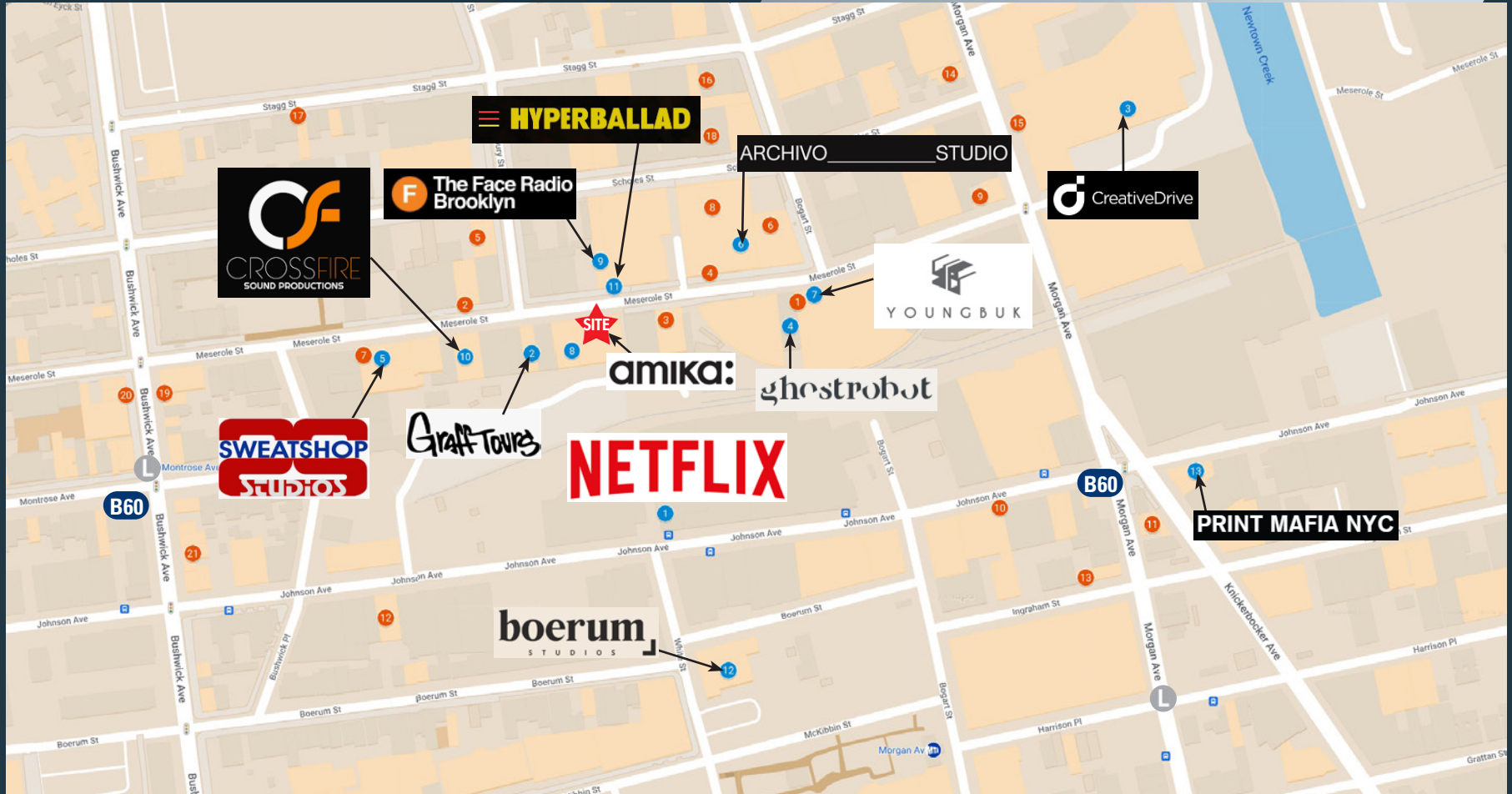


Restroom Vestibule



Roof Deck

# AREA TENANTS



Maker/Creative Tenants		Restaurants/Night Clubs/Event Venues	
1. Netflix	7. Youngbuk Art Services	1. Future Space	7. 3 Dollar Bill
2. Graft Tours	8. The Black Crate	2. Sweet66Events	8. LoHi
3. CreativeDrive	9. The Face Radio	3. BKE Kombucha	9. Our Wiked Lady
4. Ghost Robot	10. Crossfire Sound Productions	4. Wandering Barman	10. Ichiran
5. The Sweatshop	11. Hyperballad Music	5. The Anchored Inn	11. Rebel Café & Garden
6. Archivo Studio	12. Boerum Studios	6. Aura Cocina	12. 2Sixty Venue
	13. Print Mafia NYC		13. Bushwick Ice House
	14. Amika		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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