

**STANDALONE COMMERCIAL BUILDING • 2,500 SF • PRIME BUSHWICK**



**407 JOHNSON AVENUE**

LOCATED BETWEEN MORGAN AVENUE AND BOGART STREET

- Approx. 2,500 SF standalone commercial building
- 4-year term available. Sublease. Base lease ends 5/31/30
- Located on Johnson Ave. between Morgan Ave. & Bogart St.
- Trendy Bushwick location with strong surrounding foot traffic
- 25 FT of street frontage with roll-up gate
- 16 FT ceiling heights throughout
- Column-free layout with skylights providing natural light
- Zoned M3-1, suitable for a wide range of commercial uses
- Two blocks from the Morgan Ave. L train station
- B60 MTA bus services the immediate area
- Surrounded by established neighborhood destinations including Roberta's, Brooklyn Boulders, and Cape House

**\$6,500/MONTH**

