



100 Bogart Street



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±46,953sf

Pricing

\$47-\$67/sf

Year Built

2017

Zoning | Use Group

M1-2 | Use Groups 6 (B/C), 9 (B), 17B

Accessory

±3,800sf terrace, ±3,628sf roof deck,
sub-grade parking

Frontage

±200ft wrap-around





100 Bogart Street

Bordered by the Morgan L train — with its ultra-fashionable surrounds — and NETFLIX's immense, neighborhood-redefining film and television studios, 100 Bogart Street is a commanding six stories of impeccable new construction.

Smartly situated both geographically and for a broad range of savvy operators to take a place in the zeitgeist of NYC's world-leading age of innovation, taste, and trade, 100 Bogart Street's cleverly designed, flexible, contemporary spaces create a clear-cut opportunity to propel your business to greater heights, bolstered by the bedrock of New York City's humming creative-class playground.





Features

Glass and steel windows wrap two hundred feet of street-level retail/hospitality frontage, inviting the abundant creative professional and loft resident passersby into 100 Bogart Street's powerhouse interior spaces.

An attended foyer provides elevator access to private, sub-grade parking below and five light-soaked, polished upper floors above, complete with leading-edge amenities and both a ±3,800sf, wrap-around fifth-floor promenade and a ±3,600sf roof deck and cabana with panoramic views of north Brooklyn and the city skyline.

Whatever the want, 100 Bogart Street has a modern, flexible framework to answer the needs of your operation.

Retail visibility

Gallery kitchen space

Outdoor promenade

High ceilings

Skyline views

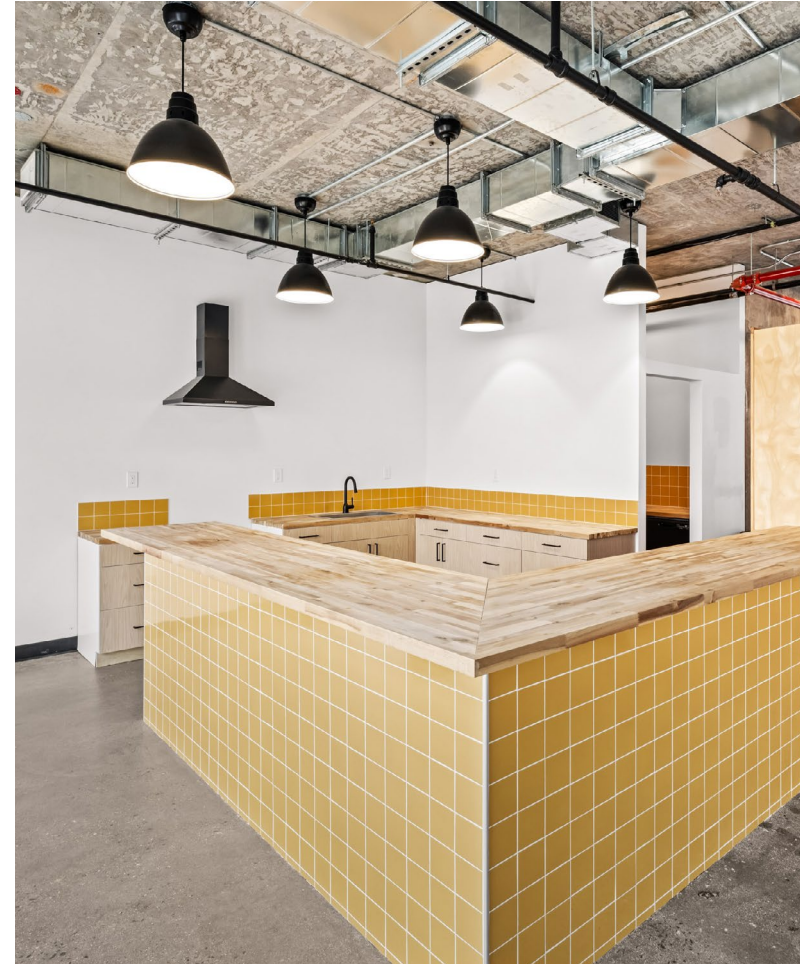
Subgrade parking

Central HVAC

Attended lobby

Trophy build











Retail 1

±2,400sf

Pricing

\$67/sf

Frontage

±92ft wrap-around

Use Group

Use Group 6

Accessory

±3,628sf roof deck (negotiable),
subgrade parking (negotiable)

Position

Corner exposure





Retail 1

Immediately across from NETFLIX's immense production studios, this brightly exposed space lays a smart groundwork of coveted specs for modern concepts: wrap-around windows fill the space with natural light; high-capacity HVAC provides excellent climate control; and an attractive, open layout from the polished concrete floors to the double-height ceilings.

Inviting to any number of configurations for leading-edge uses, including: Food & Beverage (attract the many savvy culture-seeking visitors to the immediate area and the hundreds of studio professionals across the street); Arts & Entertainment (perfect as gallery space, music/comedy venue, or theater/experiential concept); design, professional, or multimedia studio exceeding the demands of the discerning expert; or eye-catching high-end fitness, movement, or wellness space.

Options available for private subgrade parking with elevator access and private or shared use of the building's ±3,600sf roof deck. Can be combined with the adjacent ground floor ±5,469 sq feet (Retail 2) to create an unparalleled presence in a territory brimming with au courant enterprise.





Retail 2

±5,469sf

Pricing

\$67/sf

Frontage

±77ft

Use Group

Use Group 6

Accessory

±3,628sf roof deck (negotiable),
subgrade parking (negotiable)

Position

In-line, corner view





Retail 2

Across the street from NETFLIX's immense production studios, this brightly exposed space lays a smart groundwork of coveted specs for modern concepts: full-height windows fill the space with natural light; a $\pm 1,200$ sf mezzanine leads to additional street access; and an attractive box layout from the polished concrete floors to the double-height ceilings.

Inviting to any number of configurations for leading-edge uses, including: Food & Beverage (attract the many savvy culture-seeking visitors to immediate area and the hundreds of studio professionals across the street); Arts & Entertainment (perfect as gallery space, music/comedy venue, or theater/experiential concept); design, professional, or multimedia studio exceeding the demands of the discerning expert; or eye-catching high-end fitness, movement, or wellness space.

Options available for private subgrade parking with elevator access and private or shared use of the building's $\pm 3,600$ sf roof deck. Can be combined with the adjacent ground floor $\pm 2,400$ sq feet (Retail 1) to create an unparalleled presence in a territory brimming with au courant enterprise.





Floor 4

±9,342sf

Pricing

\$47/sf

Buildout

Full office

Use Group

Use Group 9

Accessory

±3,628sf roof deck (negotiable),
subgrade parking (negotiable)





Floor 4

Less than two blocks from the Morgan L stop (and its tastemaking surrounds) and across from NETFLIX's expanding production studios, this full-floor, smart-chic commercial loft is perfectly realized to answer the needs of your modern professional office, creative/media studio, or progressive corporate headquarters.

Secure this light-soaked, design forward space and enjoy the convenience of its amenities, including: a range of pre-demised options for inspired studio, conferencing, team or other private use; robust central HVAC, full ADA accessibility; dual bathroom suites; private elevator access from the staffed lobby; and panoramic vistas of the surrounding borough and city skyline beyond.

Options available for private subgrade parking with elevator access and private or shared use of the building's ±3,600sf roof deck. Can be combined with neighboring floors to create upwards of 45,000 sq feet of premium space in a dominating, progressive work/life territory central to NYC's best and finest.





Floor 5

±5,529sf

Pricing

\$53/sf

Buildout

Full office

Use Group

Use Group 9

Accessory

±3,800sf promenade (incl.), ±3,628sf
roof deck (negotiable), subgrade
parking (negotiable)





Floor 5

Less than two blocks from the Morgan L stop (and its tastemaking surrounds) and across from NETFLIX's expanding production studios, this full-floor, smart-chic commercial loft is perfectly realized to answer the needs of your modern professional office, creative/media studio, or progressive corporate headquarters.

Secure this light-soaked, design forward space and enjoy the convenience of its amenities, including: a range of pre-demised options for inspired studio, conferencing, team or other private use; robust central HVAC, full ADA accessibility; dual bathroom suites; private elevator access from the staffed lobby; and an incomparable, private $\pm 3,800$ sf wrap-around outdoor promenade with panoramic vistas of the surrounding borough and city skyline beyond.

Options available for private subgrade parking with elevator access and private or shared use of the building's $\pm 3,600$ sf roof deck. Can be combined with neighboring floors to create upwards of 45,000 sq feet of premium space in a dominating, progressive work/life territory central to NYC's best and finest.





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Pricing

\$47/sf

Buildout

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Use Group

Use Group 9

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Floor 6

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Surrounds

Draw in the daily/nightly arriving shoppers, art tourists, and nightlife-seekers and multitude of creative/production professionals to your next-level retail or hospitality project.

Serve as a coveted base of operations and innovation center for your au courant design, corporate, or light manufacturing team.

Make a strategic move and join established, world-class neighbors Avant Gardner, NETFLIX, The Red Pavilion, House of Yes, La Cabra, Roberta's, Millwright, Elsewhere, Vans Skate Space 198, Ichiran, and many more in the center of Bushwick's globally-recognized cultural scene.

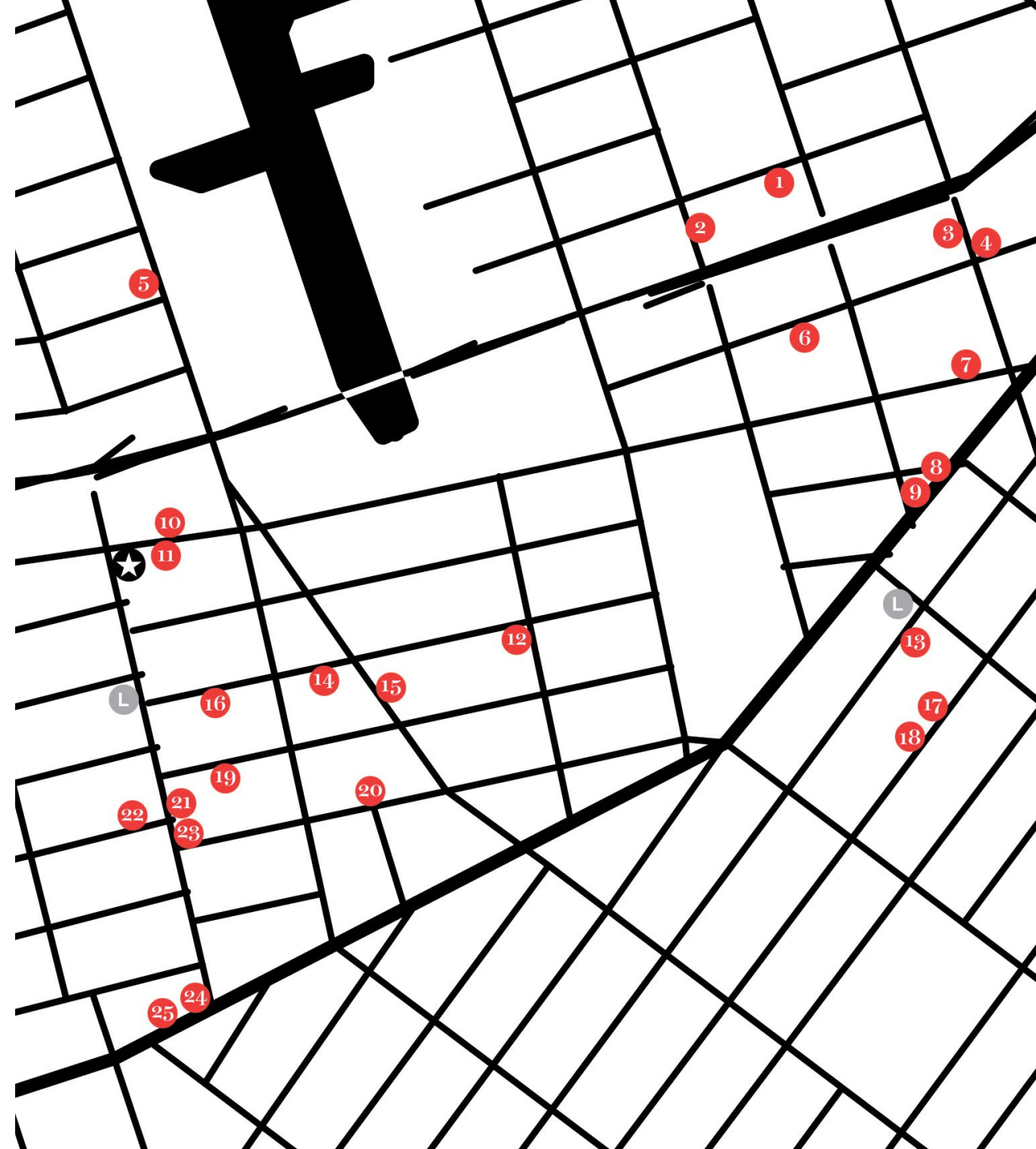




Proximate

1. [Brooklyn Mirage](#)
2. [Avant Gardner](#)
3. [99 Scott](#)
4. [SILO](#)
5. [Our Wicked Lady](#)
6. [Vans Skate Space 198](#)
7. [Elsewhere](#)
8. [The Red Pavilion](#)
9. [Jupiter Disco](#)
10. [NETFLIX](#)
11. [Ichiran](#)
12. [Falansai](#)
13. [House of Yes](#)
14. [Sobre Masa](#)
15. [The Post BK](#)
16. [Otis](#)
17. [KCBC](#)
18. [Kato Sake Works](#)
19. [Sey Coffee](#)
20. [BabyCobra Yoga](#)
21. [Food Story](#)
22. [Roberta's](#)
23. [Syndicated Theater](#)
24. [Bake Shop](#)
25. [Maloya](#)

 Morgan Ave, Jefferson St





“A new union of commerce and community is emerging in New York City, a redefinition of the way we communicate, collaborate, and contribute — ushering in an era of commitment to deep work; a refinement in drawing from and evolving our passion and skill; and a new sense of confidence and limitlessness in harnessing an unassailable collective cultural force; spurred on by our common prevailing over the complex questions of our time...”

— FR





Begin.

John Burnham

Managing Principal

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