



81 MORGAN AVENUE

Prominent Bushwick Retail Development, steps from the L Train.
Ready for Immediate Occupancy!

Size

Ground Floor: +/- 16,100 SF
(Divisible to approx. 500 SF)

Frontage

Morgan Ave: 200'
Harrison Place: 130'
Ingraham St: 90'

Ceiling Height/Delivery

Ceiling Height: 14'
Delivery: Immediate

Space Highlights

- Prime space in Bushwick for Anchor and Jr. Anchor tenants (pharmacies, beauty stores, groceries, hardware, paint, bars, restaurants, coffee, shoes, etc.).
- +/-16,100 SF available, divisible into units from 500 SF to Larger.
- One block from Netflix's 165,000 SF Studio Campus.
- Conveniently located between two Morgan Ave Subway entrances (L Train), offering easy access to Union Square, Chelsea and the East Village.

Surrounded by Eateries and Great Tenants

Roberta's
Otis
Sobre Masa
Sey Coffee

Swallow Cafe
Syndicated Bar/Theater/Kitchen
Brooklyn Natural Market & Cafe
Friends NYC

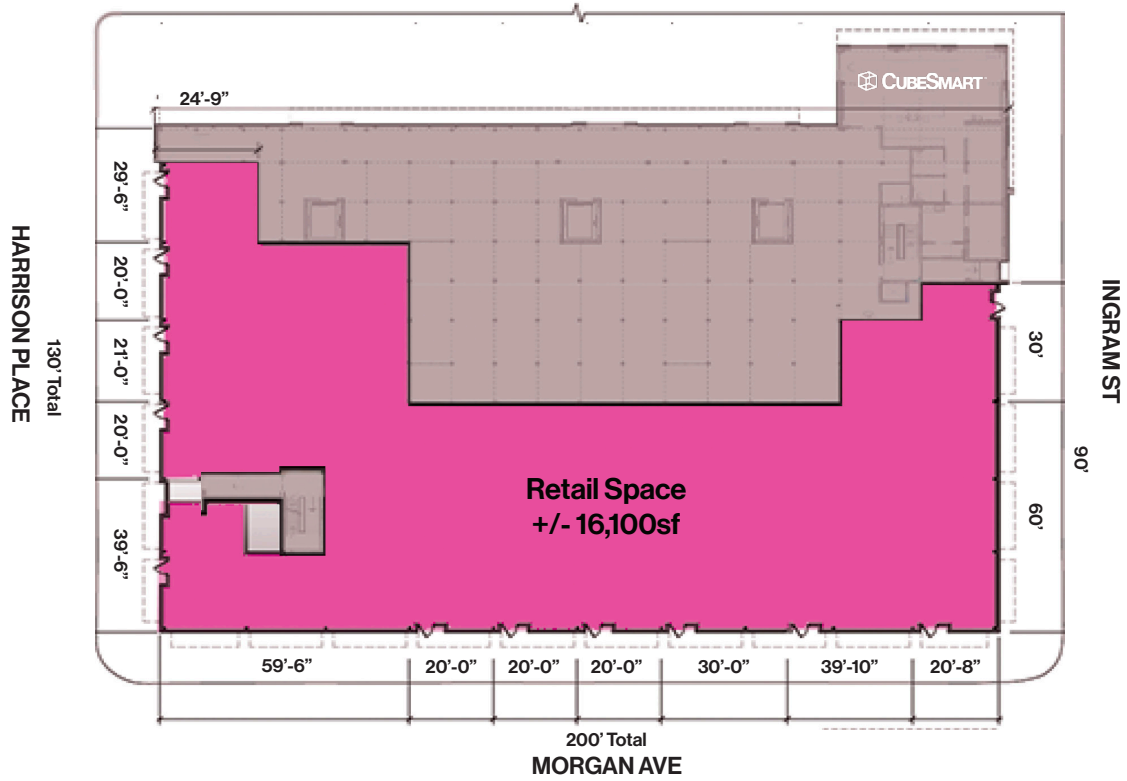
Rebel Cafe & Garden
More+



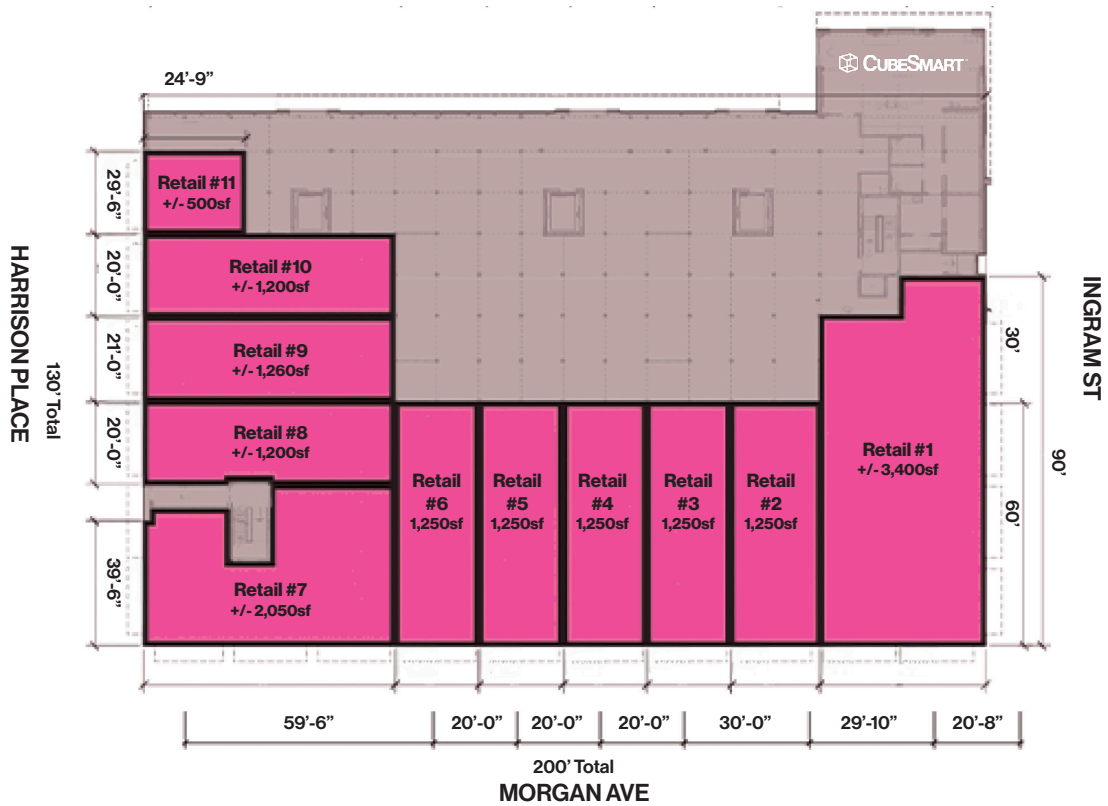
Andrew Schulman | aschulman@capricornre.com
Ryan Schimel | rschimel@capricornre.com

capricornre.com

Ground Floor



Ground Floor- Proposed Divisions



NETFLIX

The Bogart by Wyndham



FedEx

**Music/Event >
Venues (8-min walk)**



MYSPACE NYC



Retail

SOBRE MASA

otis

Mckibbin Park

Brooklyn's Natural

**SWALLOW
cafe**

Roberta's

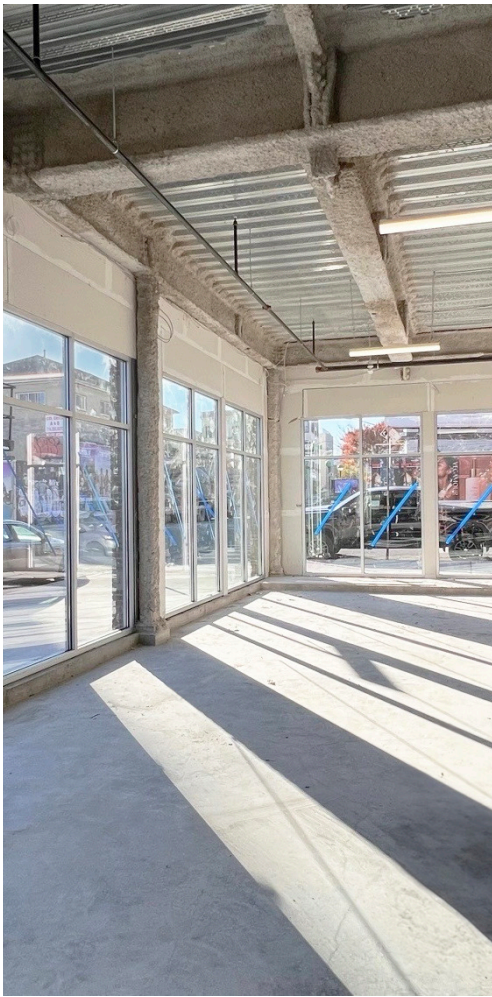
SEY



**Morgan Ave
Subway Entrances**



20- Minutes travel
time to Union Square



For All Inquires Please Contact

Andrew Schulman | Principal
(917)685-8478
aschulman@capricornre.com

Ryan Schimel | Senior Managing Dir.
(818)516-3472
rschimel@capricornre.com