

**THE BLOCK**

**555 JOHNSON AVENUE**

**BUSHWICK**

**BROOKLYN NEW YORK 11237**



**2.5 ACRES**

**BUSHWICK, BROOKLYN**

**100,000 SQUARE FEET**

**86,204 SF INTERIOR \_ 24,607 SF EXTERIOR**

**1 CITY BLOCK**

**JOHNSON AVE. GARDNER AVE. RANDOLPH STREET. STEWART AVE.**



**BUSHWICK RETAINED ITS INDEPENDENCE FOR ALMOST TWO HUNDRED YEARS BEFORE OFFICIALLY BECOMING A PART OF THE GROWING CITY OF BROOKLYN. SINCE ITS EARLY DAYS, THE NEIGHBORHOOD HAS BEEN DEFINED BY PRODUCTION — FIRST FROM FARMS, THEN FROM FACTORIES.**

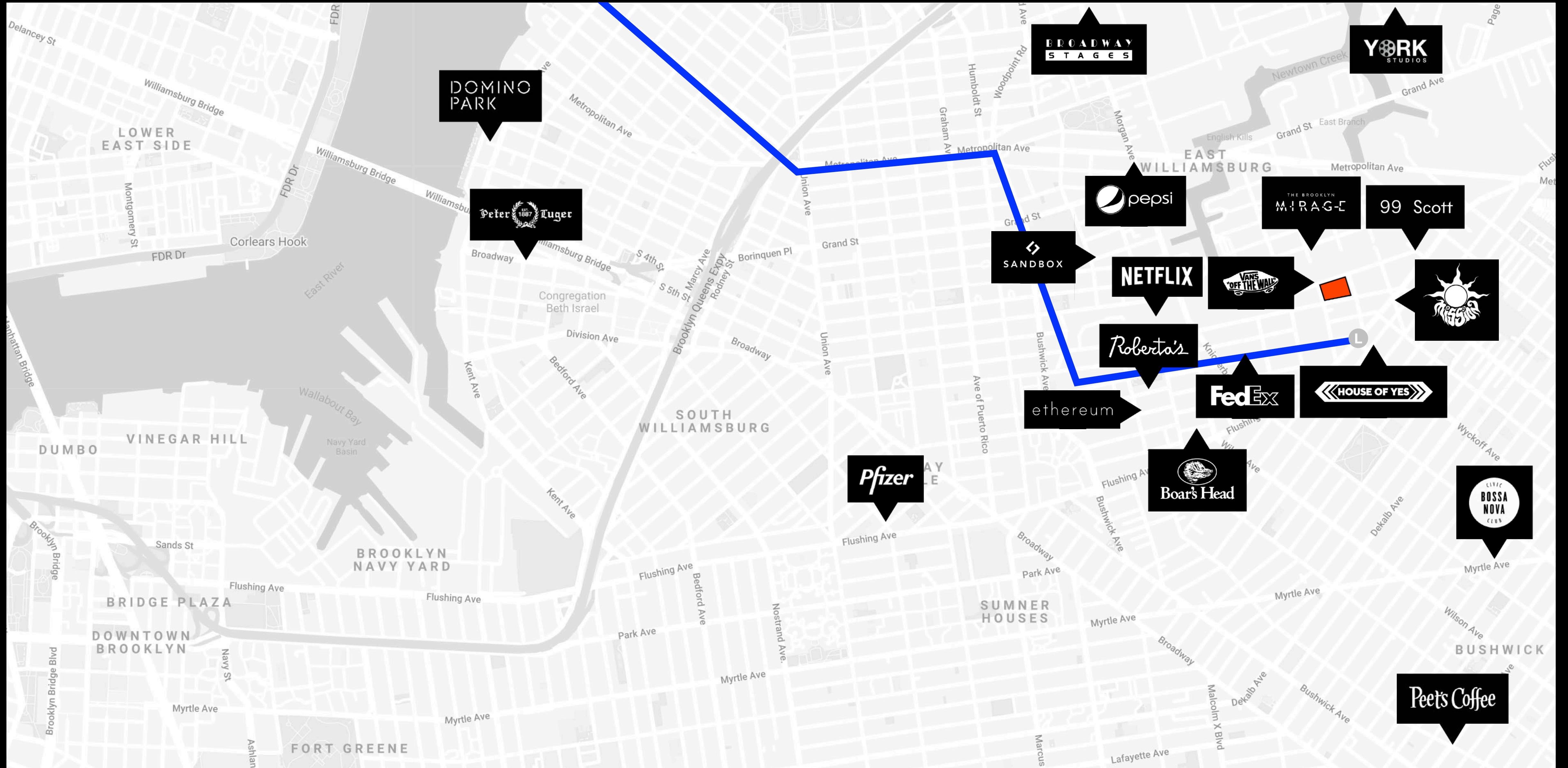






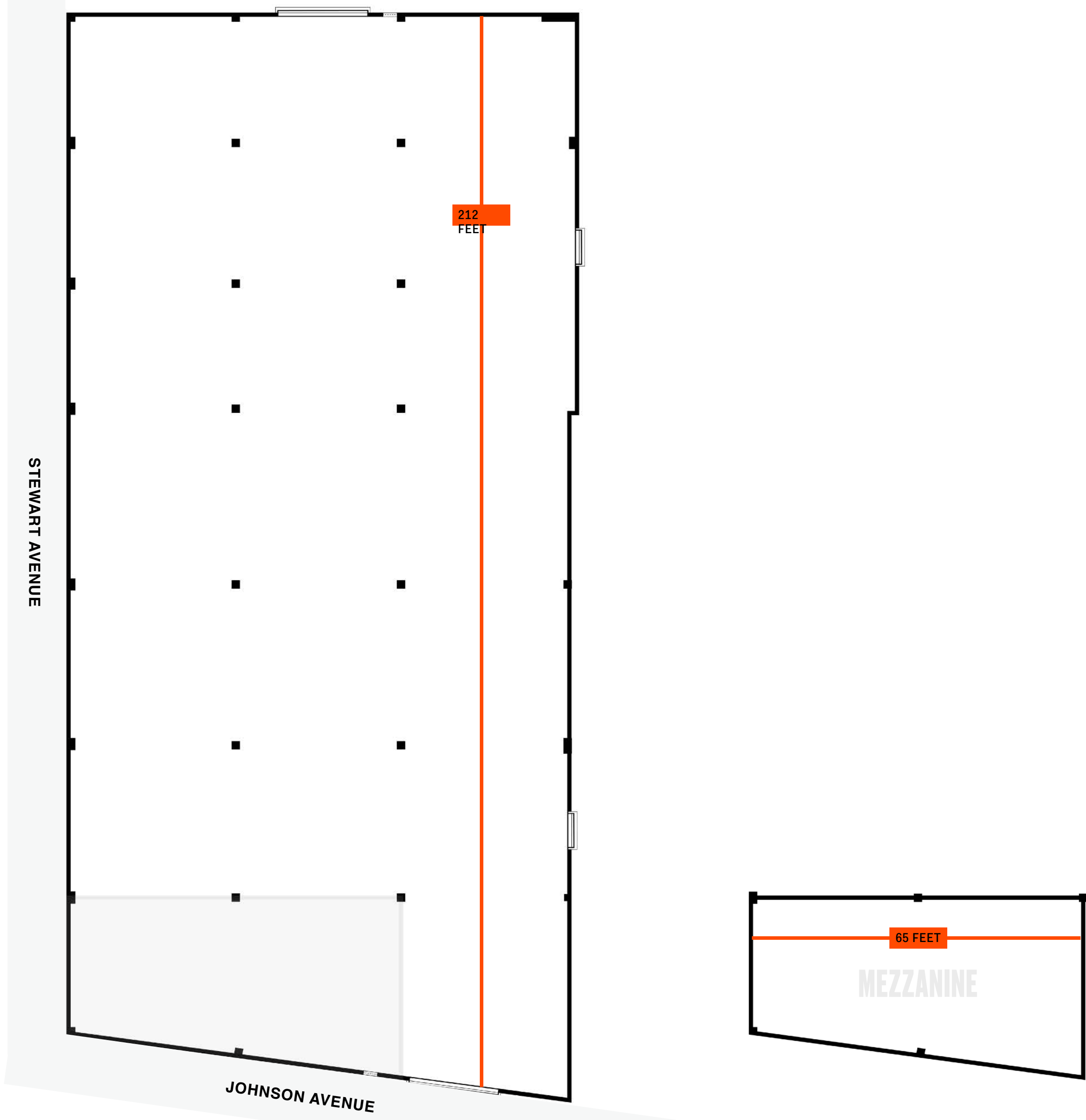
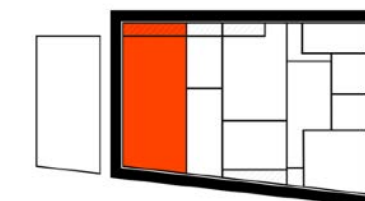
**IN TODAY'S WORLD, A NEW VISION OF PRODUCTION HAS BROUGHT A MODERN COHORT OF MAKERS AND CREATIVES TO THE AREA. THE BLOCK ESTABLISHES AN INVITING BASE FOR THIS RANGE OF PEOPLE, BUSINESSES, AND IDEAS TO COME TOGETHER—FOSTERING COMFORTABLE AND COLLABORATIVE INTERACTION.**





5 MINUTE WALK TO JEFFERSON  15 MINUTE TRAIN TO UNION SQUARE

15 MINUTE BIKE RIDE TO WILLIAMSBURG

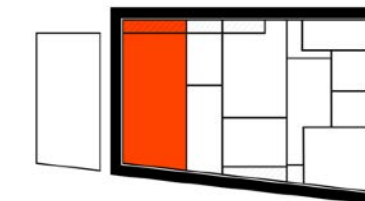


# SPACE A

**INTERIOR: 22,310 SF** **MEZZANINE : 1,800 SF**  
**DIVISIBLE: 11,155 SF**  
**EXTERIOR: 2,000 SF**

- 19' HIGH CEILING HEIGHTS FROM THE SLAB TO THE UNDERSIDE OF THE ROOF
- 5' TALL CONTIGUOUS BAND OF WINDOWS THAT WRAP THE TOP OF THE FACADE (JOHNSON AVE, STEWART AVE, AND RANDOLPH ST)
- 20' PAVED REAR SET BACK PROVIDING 2,000 SF OF OUTDOOR SPACE (PARKING, GREEN SPACE, OR ADDITIONAL STORAGE)
- FULL HEIGHT DRIVE IN ROLL UP GATE 3 INTERIOR LOADING DOCKS WITH ONE OVERHEAD GATE FEATURING 17' HIGH CLEARANCE - 28' WIDE EXTERIOR, 33' WIDE INTERIOR
- WELL MAINTAINED STEEL FRAMED STRUCTURE
- MASONRY NON-LOAD BEARING EXTERIOR WALLS
- HEAVY DUTY SLAB BETWEEN 8-10" OF CONCRETE THROUGHOUT FIRST FLOOR REINFORCED WITH WIRE MESH
- 32' ON CENTER COLUMN SPACING
- 2,000 AMPS OF 3 PHASE POWER
- 6 INFRARED HEATERS
- 4 INCH GAS LINE
- 2 INCH WATERLINE
- CODE COMPLIANT FULL COVERAGE WET SPRINKLER SYSTEM



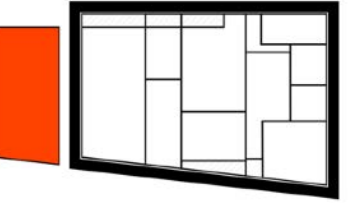


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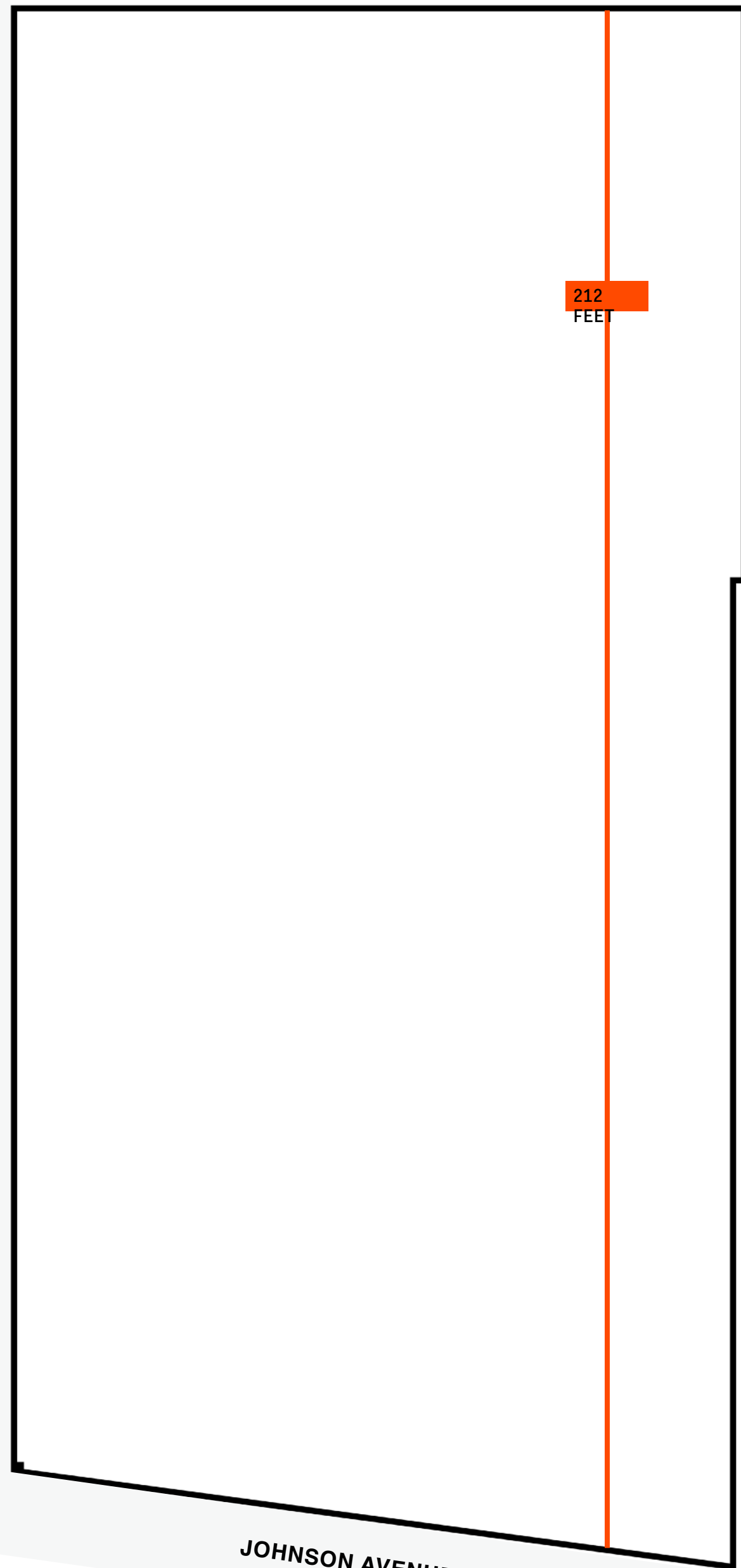
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STEWART AVENUE



JOHNSON AVENUE

# SPACE A ROOFTOP

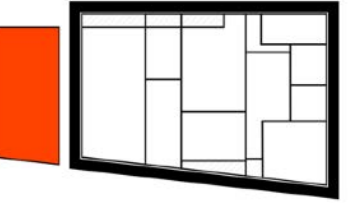
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- CODE COMPLIANT REINFORCEMENT OF ROOFTOP FOR LEGAL OCCUPANCY
- RAMP FOR PARKING CAN BE INSTALLED
- WELL MAINTAINED STEEL FRAME STRUCTURE





FLOOR PLANS NOT TO SCALE WITH ONE ANOTHER\*



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## SLAB-TO-SLAB HEIGHTS

GROUND FLOOR — 18' 6"  
SECOND FLOOR — 12' 6"  
COLUMN SPACING — 25' ON CENTER

## FRONTAGE

18' 6" — ON STEWART AVENUE  
433' — ON RANDOLPH STREET  
240' — ON GARDER AVENUE  
450' — ON JOHNSON AVENUE

## BUILDING AREA

100,000 SF

## CONSTRUCTION

STEEL FRAME, MASONRY

## ENCLOSURE

ORIGINAL STEEL WINDOWS, METAL DECKING ROOF

## ACCESSIBILITY

STREET ACCESS ADA COMPLIANT

## LIFE SAFETY

FULLY SPRINKLERED IN ACCORDANCE WITH NEW YORK BUILDING CODE

## SPRINKLER SYSTEM

WET SPRINKLER SYSTEM

## ELECTRICAL

4,000 AMP 208 VLT. 3 PHASE FROM THREE POE'S





**THE BLOCK REPRESENTS AN HONEST INITIATIVE — SHIELDING, ENABLING, AND EMPOWERING CREATIVE DIALOGUE OF THE AVANT GARDE. BY CULTIVATING A BASE FOR THINKERS, DOERS, AND DREAMERS OF LIKE MINDS — WE'RE ABLE TO CREATE A MEDIUM LARGER THAN 4 WALLS, 4 STREETS, OR 4 SEASONS. INTERACTION, COLLABORATION, AND FRUITION OF THE PRESENT.**



# THE BLOCK

555 JOHNSON AVENUE



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