555 JOHNSON AVENUE



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

BUSHWICK, BROOKLYN

86,204 SF INTERIOR 24,607 SF EXTERIOR



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.



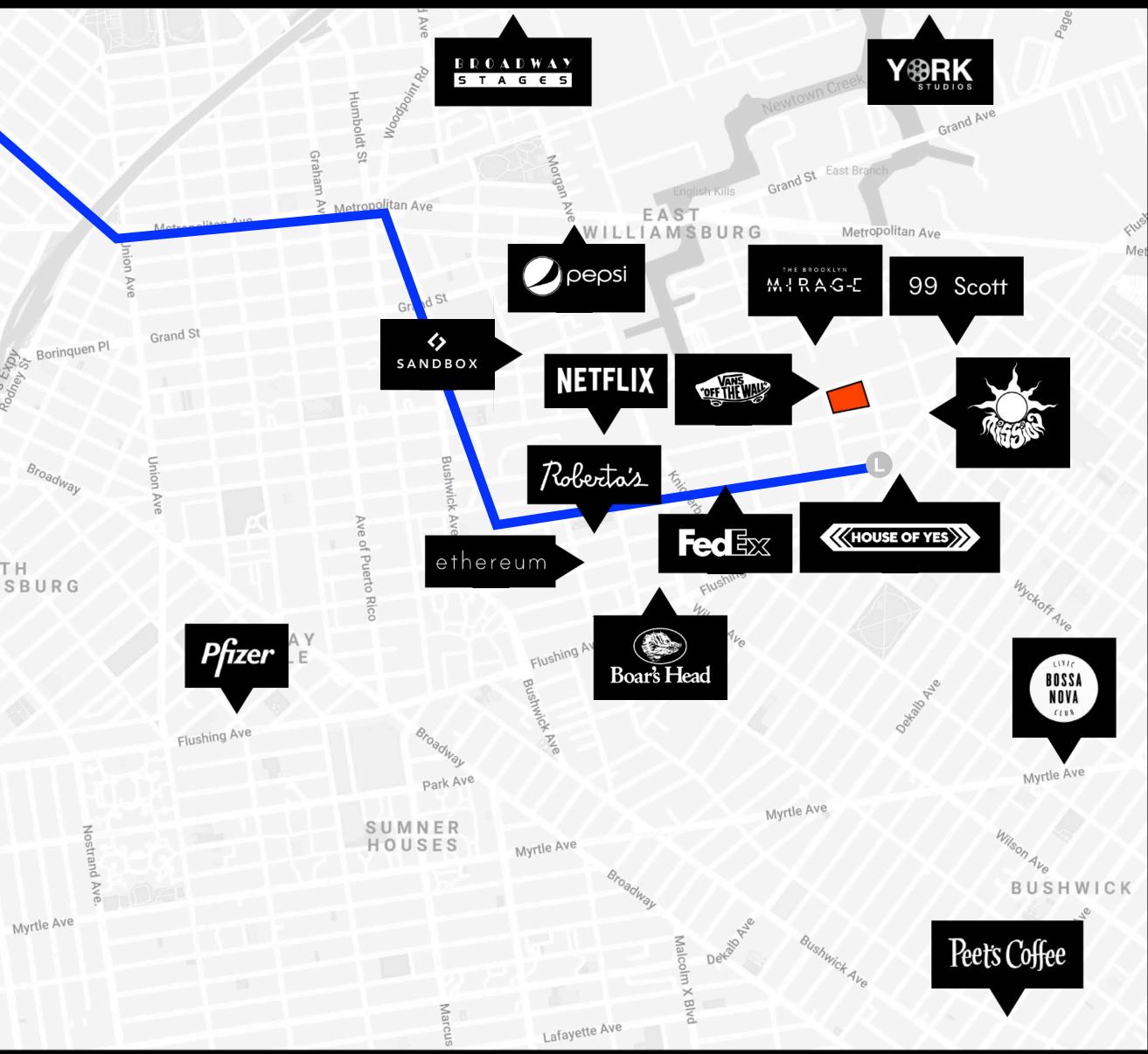


IN TODAY'S WORLD, A NEW VISION OF PRODUCTION HAS BROUGHT A MODERN COHORT OF MAKERS AND CREATIVES TO THE AREA. THE BLOCK ESTABLISHES AN INVITING BASE FOR THIS RANGE OF PEOPLE, BUSINESSES, AND IDEAS TO COME TOGETHER— FOSTERING COMFORTABLE AND COLLABORATIVE INTERACTION.

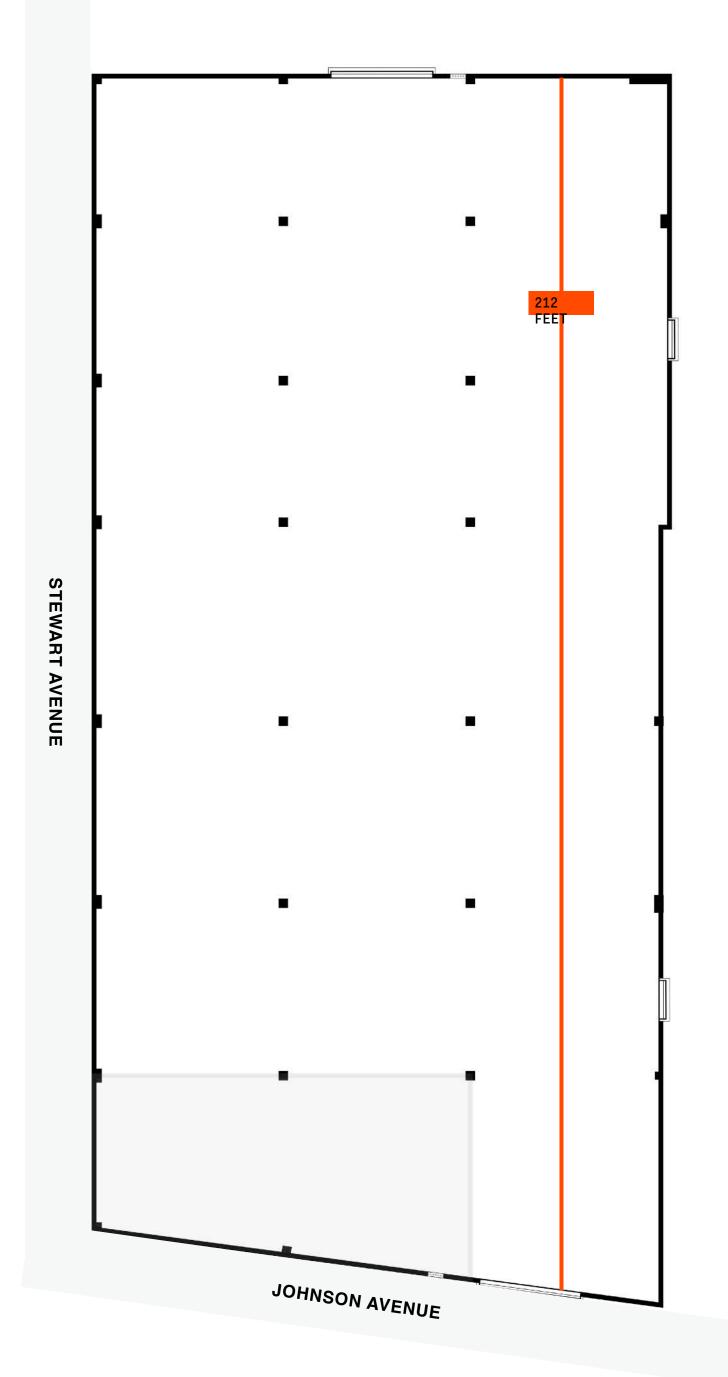
Selancey St Williamsburg Bridge DOMINO PARK LOWER EAST SIDE Peter 1887 E Tuger Corlears Hook St FDR Dr Broadway Congregation Beth Israel **Division** Ave SOUTH WILLIAMSBURG VINEGAR HILL DUMBO Sands St BROOKLYN NAVY YARD Flushing Ave Flushing Ave Flushing Ave BRIDGE PLAZA Park Ave DOWNTOWN BROOKLYN Myrtle Ave Myrtle Ave FORT GREENE

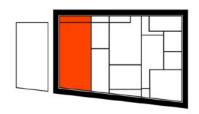
5 MINUTE WALK TO JEFFERSON 🕒 15 MINUTE TRAIN TO UNION SQUARE

15 MINUTE BIKE RIDE TO WILLIAMSBURG





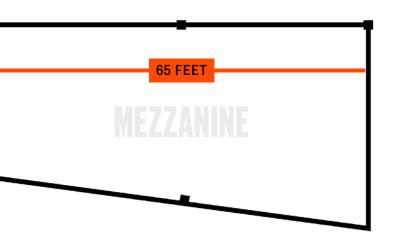




SPACE A

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



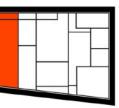
THE BLOCK

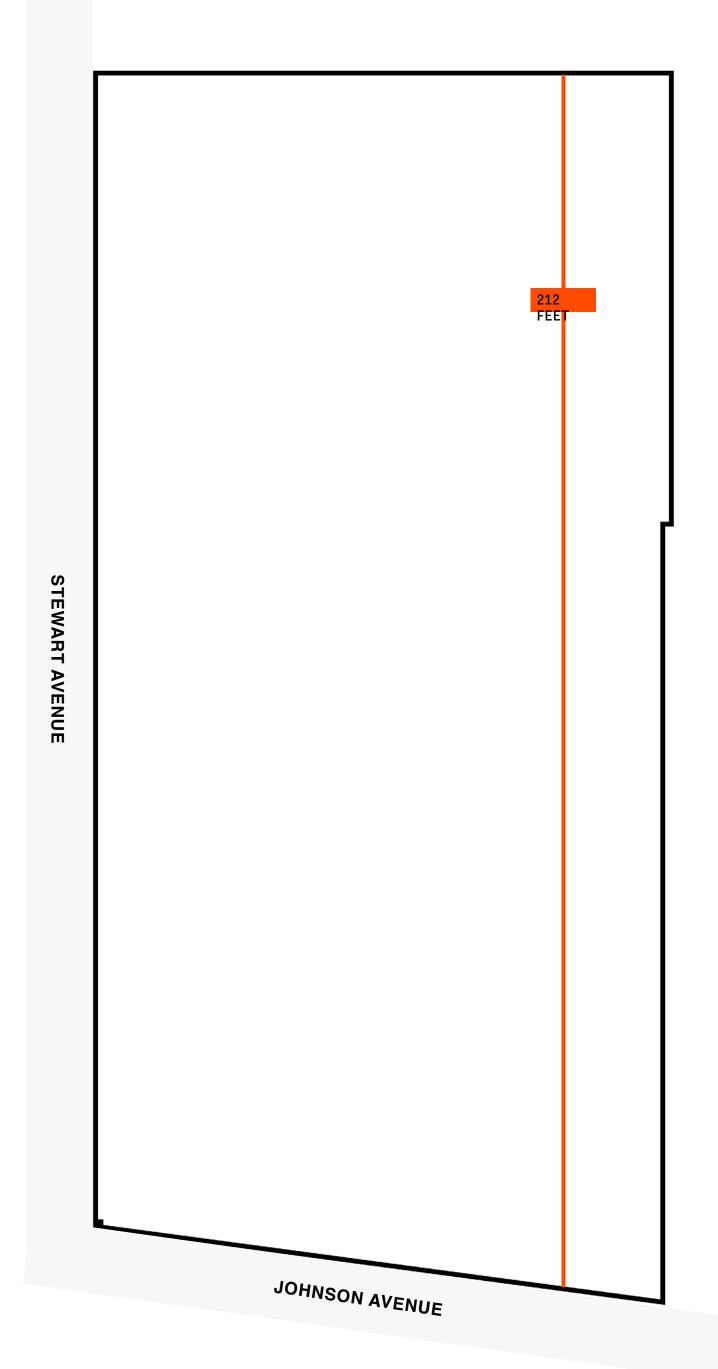


SPACE A

INTERIOR: 22,310 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







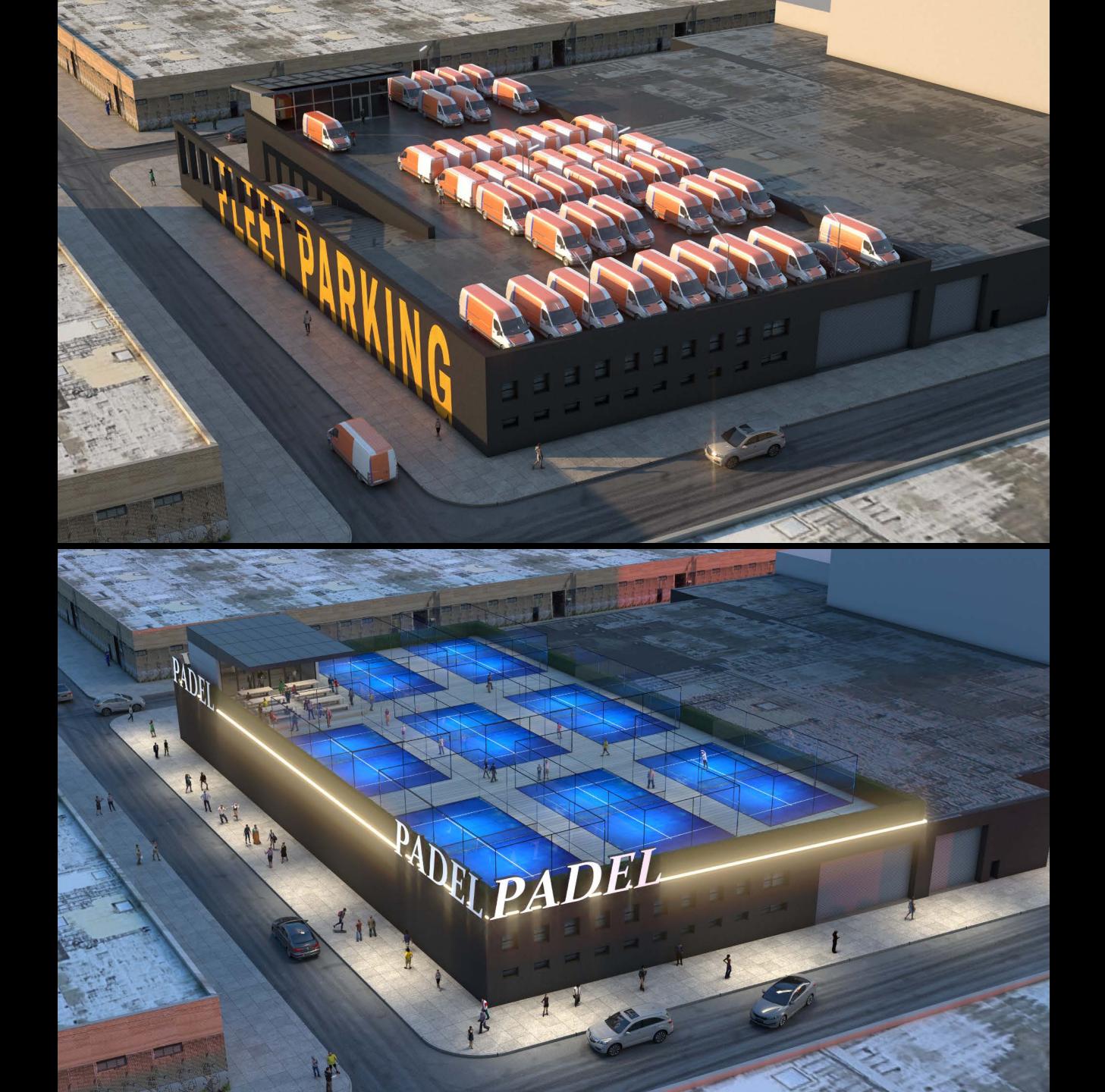
SPACE A ROOFTOP EXTERIOR: 22,310 SF OPPORTUNITY

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

1110				
	3		_	



THE BLOCK





SPACE A ROOFTOP EXTERIOR: 22,310 SF OPPORTUNITY

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

1110				
	3		_	



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.











FRIC COHEN ERIC@EBCCAP.COM EKIG GUHEN

718 366 2119

Property Brochures © 2020 EBC Capital, LLC. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. Images Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. All renderings, color schemes, materials, floor plans, maps, written text and displays are artists' impressions only and cannot be regarded as representations of facts.

555 JOHNSON AVENUE







