



European Design Meets Modernity

# RHEINGOLD BREWERY

BUSHWICK, BROOKLYN



**OFFICE & RETAIL FOR LEASE**  
**54 NOLL STREET & 123 MELROSE STREET**



# BUSHWICK BROOKLYN

## 54 NOLL ST & 123 MELROSE ST

### ABOUT

The largest ground up developments in Bushwick, 54 Noll/123 Melrose has 911 residential units over 7 stories and multiple below grade levels. Commercial space will be divided among the ground floor and two lower levels which flow throughout the development. Spanning an entire block with communal walk-ways and open gardens, the Rheingold development will add a self-sustaining community to the hipster neighborhood of Bushwick.





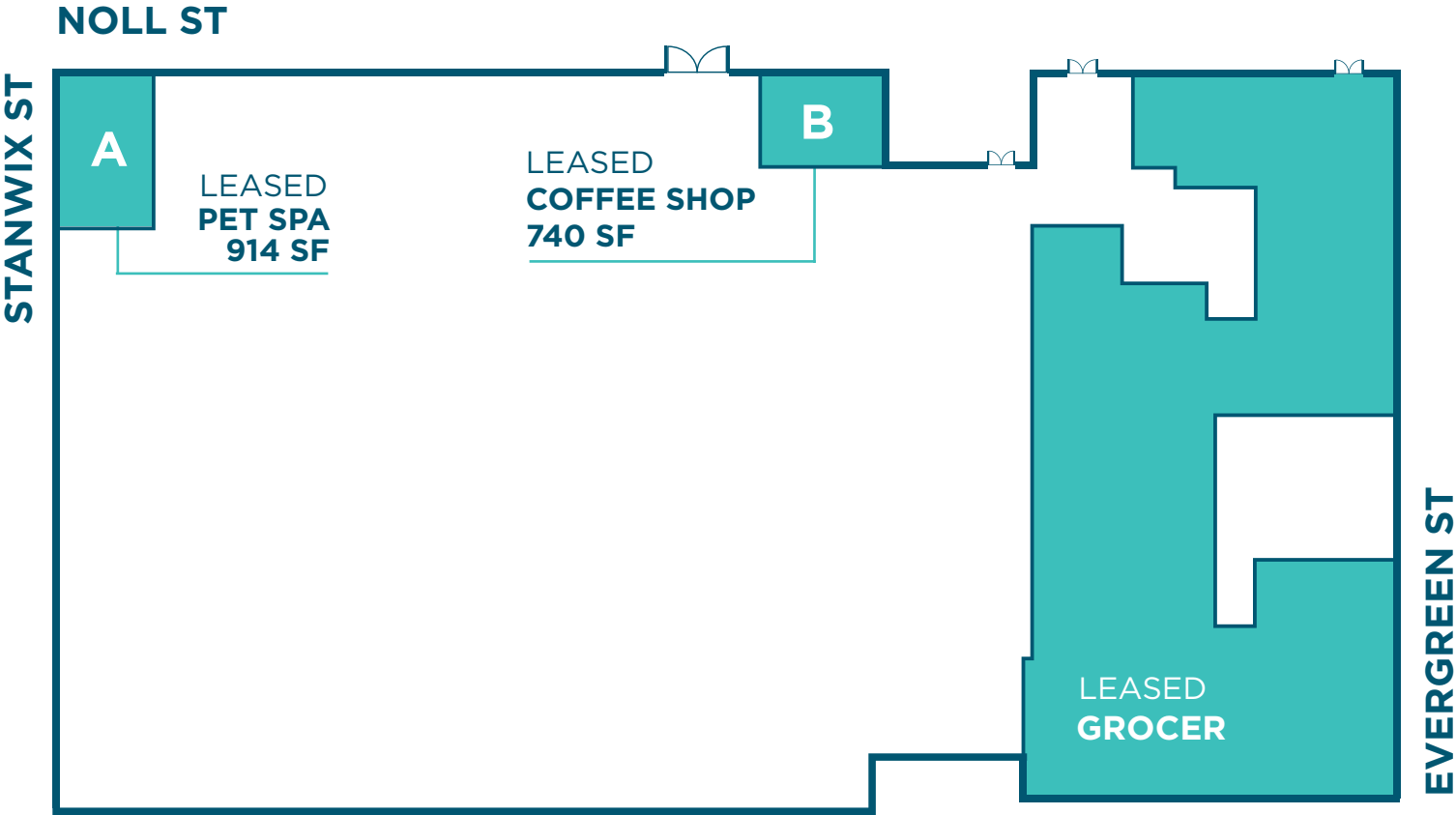




OFFICE SPACE 51,991 SF

CEILING HEIGHT	11 FT
FRONTAGE	LL
OCCUPANCY	IMMEDIATE
PRICE/SF	UPON REQUEST





**BUSHWICK BROOKLYN**

**OFFICE/CO-WORKING SPACE**

**54 NOLL STREET**

**EXCLUSIVE OPERATOR OPPORTUNITY**

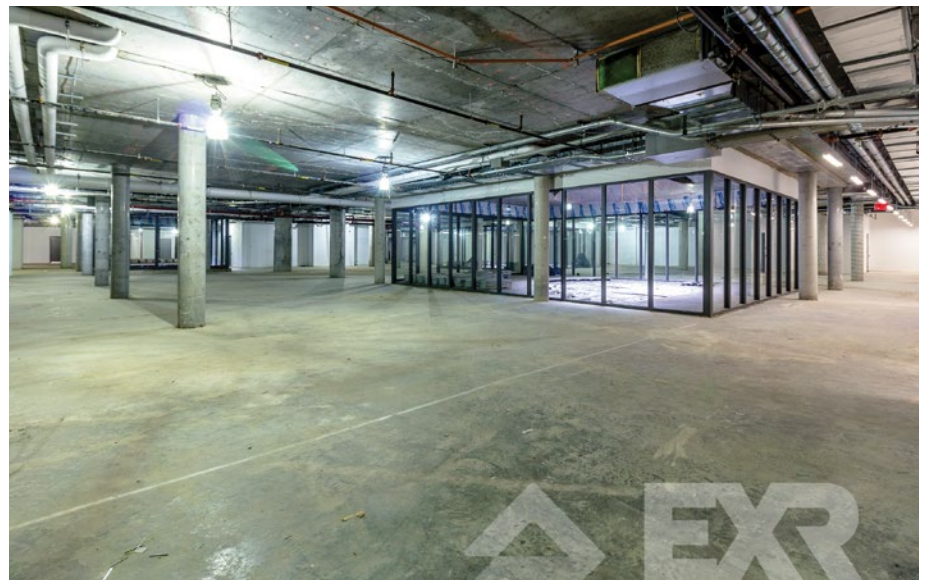
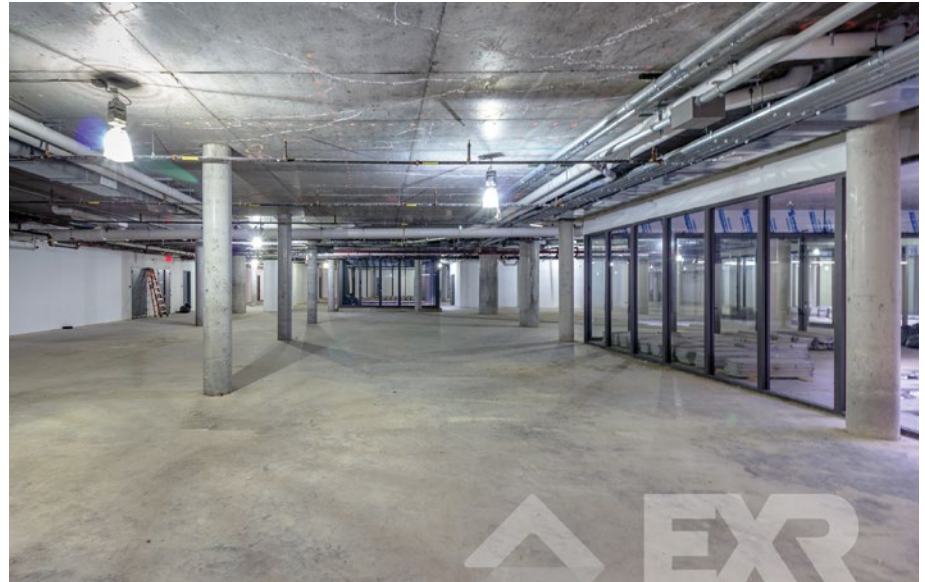




# BUSHWICK BROOKLYN

## SPACE DEVELOPMENT

# 54 NOLL STREET

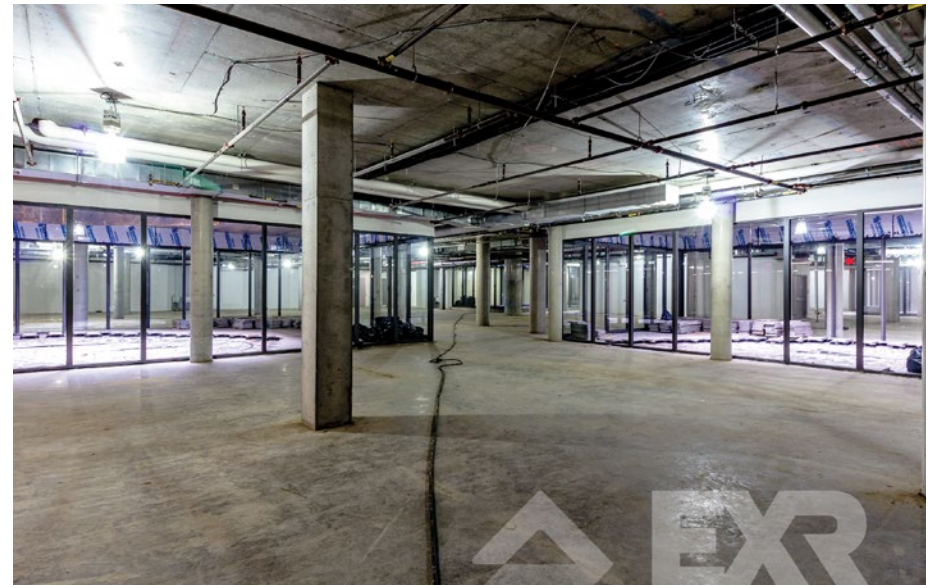
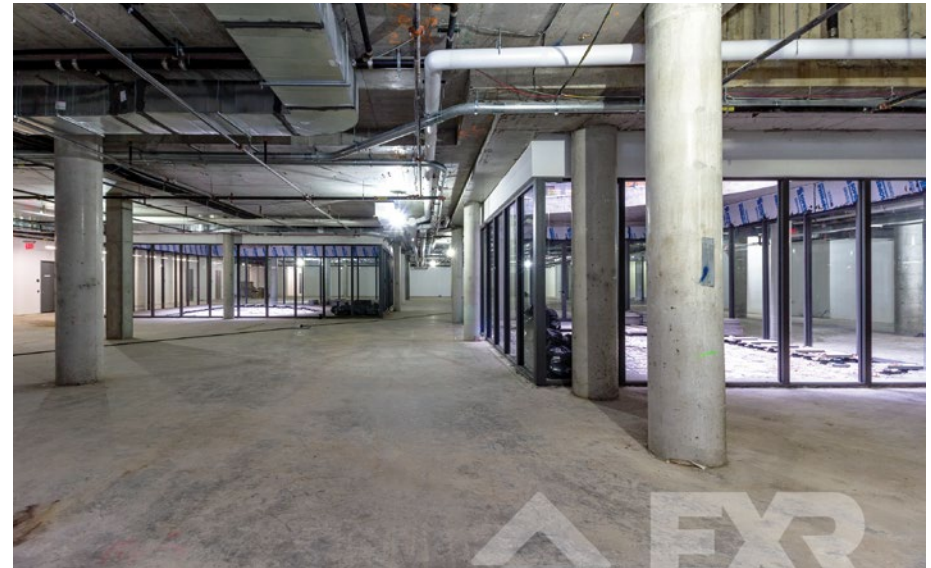




# BUSHWICK BROOKLYN

## SPACE DEVELOPMENT

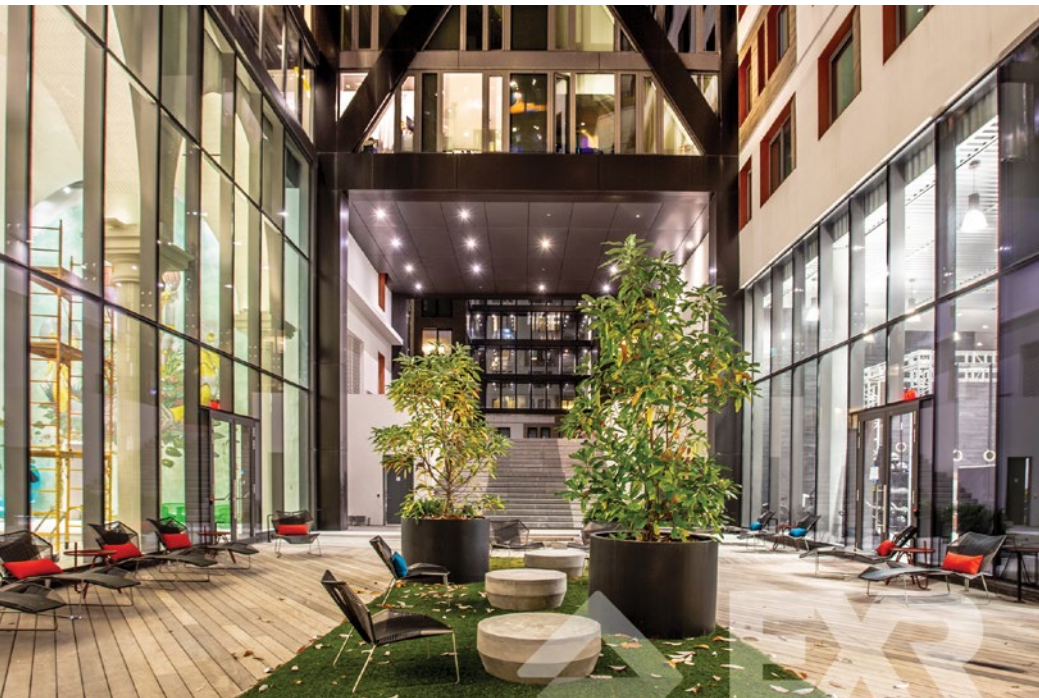
# 54 NOLL STREET





# 123 MELROSE STREET

BUSHWICK BROOKLYN





# BUSHWICK BROOKLYN

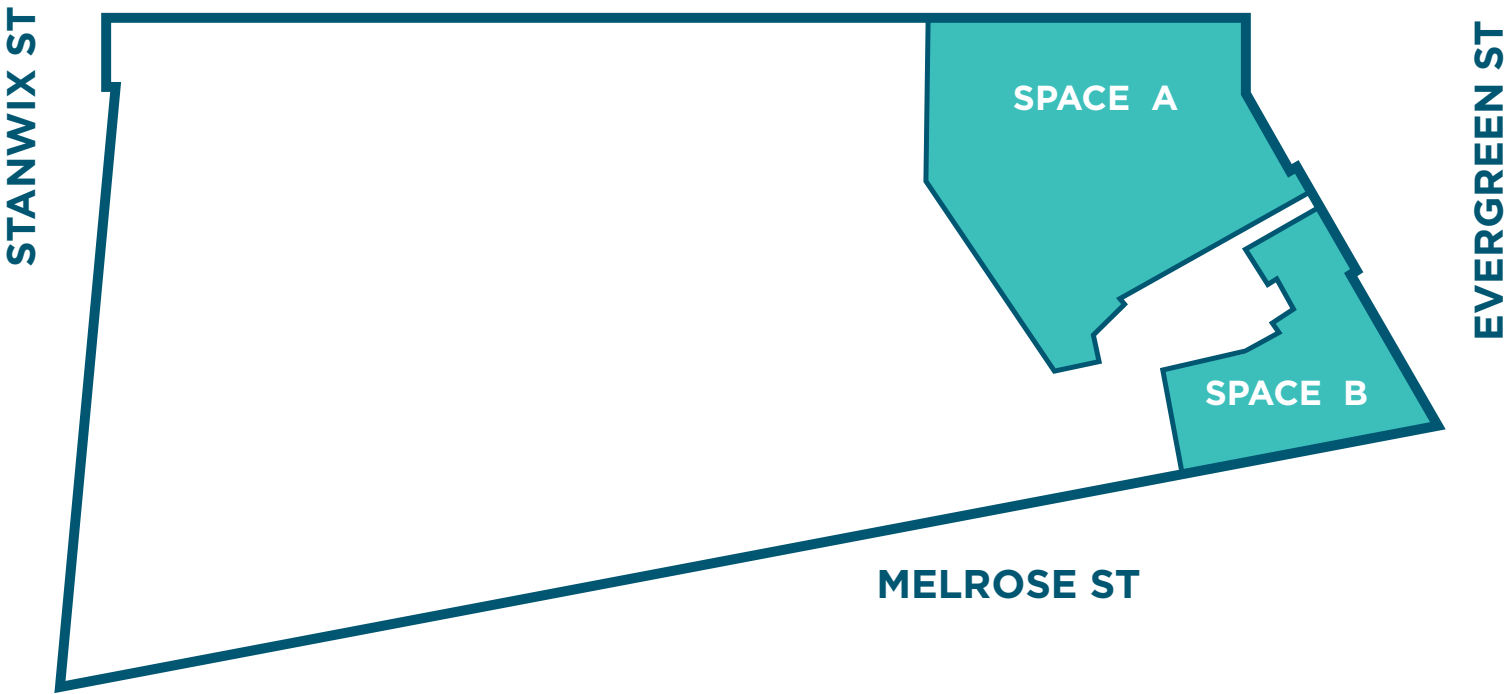
# 123 MELROSE STREET

## FLOORPLANS & DETAILS

GROUND FLOOR  
10,887 SF TOTAL

SPACE A	7,611 SF
CEILING HEIGHT	10.5 FT
FRONTAGE	120 FT
OCCUPANCY	IMMEDIATE
PRICE/SF	UPON REQUEST

SPACE B	3,276 SF
CEILING HEIGHT	10.5 FT
FRONTAGE	95 FT
OCCUPANCY	IMMEDIATE
PRICE/SF	UPON REQUEST





# BUSHWICK BROOKLYN

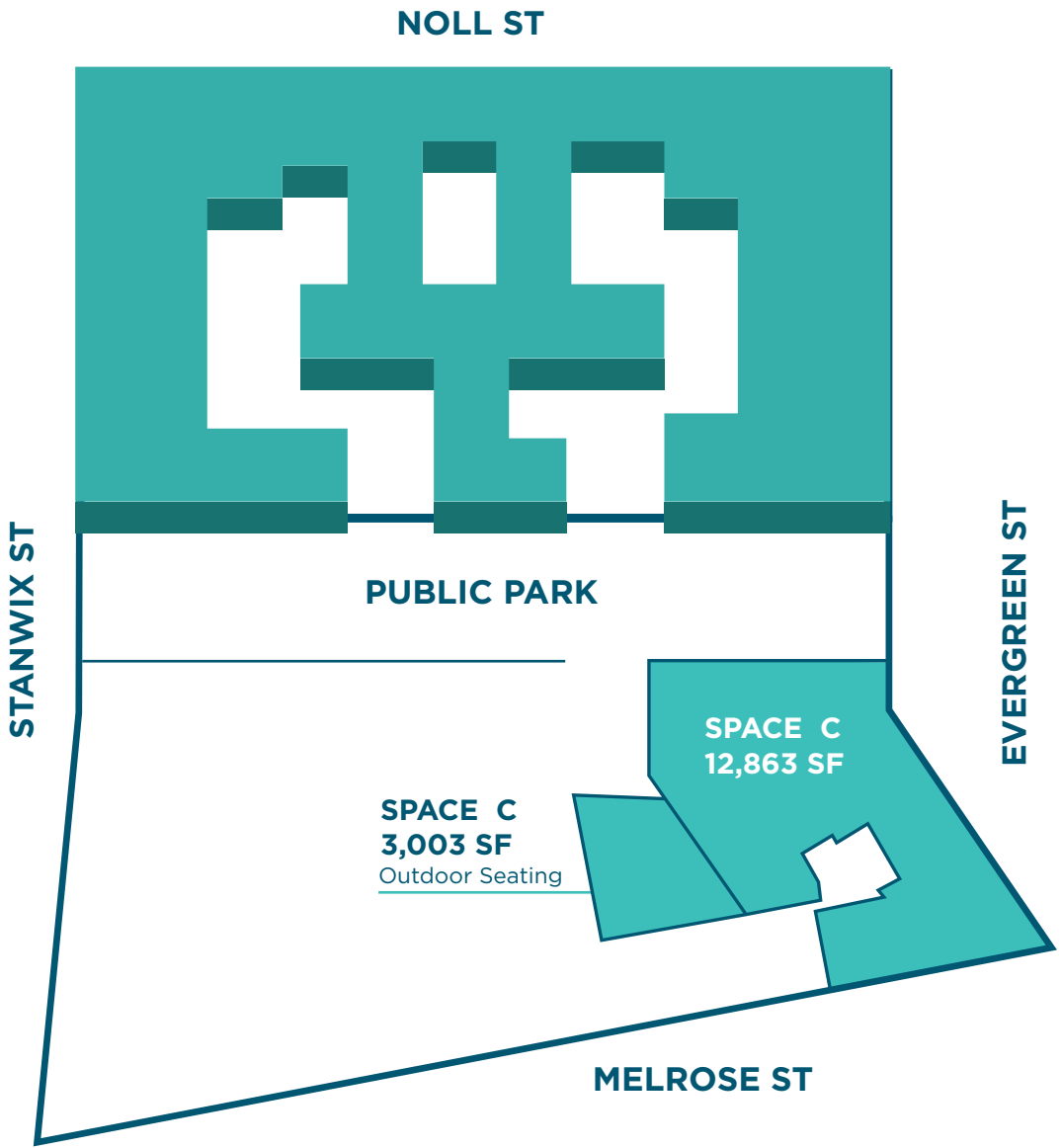
# 123 MELROSE STREET

## FLOORPLANS & DETAILS

LOWER LEVEL 1  
15,866 SF

SPACE C	15,866 SF
INTERIOR	12,863 SF
EXTERIOR	3,003 SF

CEILING HEIGHT	11 FT
OCCUPANCY	IMMEDIATE
PRICE/SF	UPON REQUEST





**BUSHWICK BROOKLYN**

**FOOD HALL SPACE**

**123 MELROSE STREET**

**EXCLUSIVE OPERATOR OPPORTUNITY**





**BUSHWICK BROOKLYN**

**123 MELROSE STREET**

**SPACE DEVELOPMENT - OUTDOOR SPACE**





**BUSHWICK BROOKLYN**

**123 MELROSE STREET**

**SPACE DEVELOPMENT - OUTDOOR SPACE**





BUSHWICK BROOKLYN

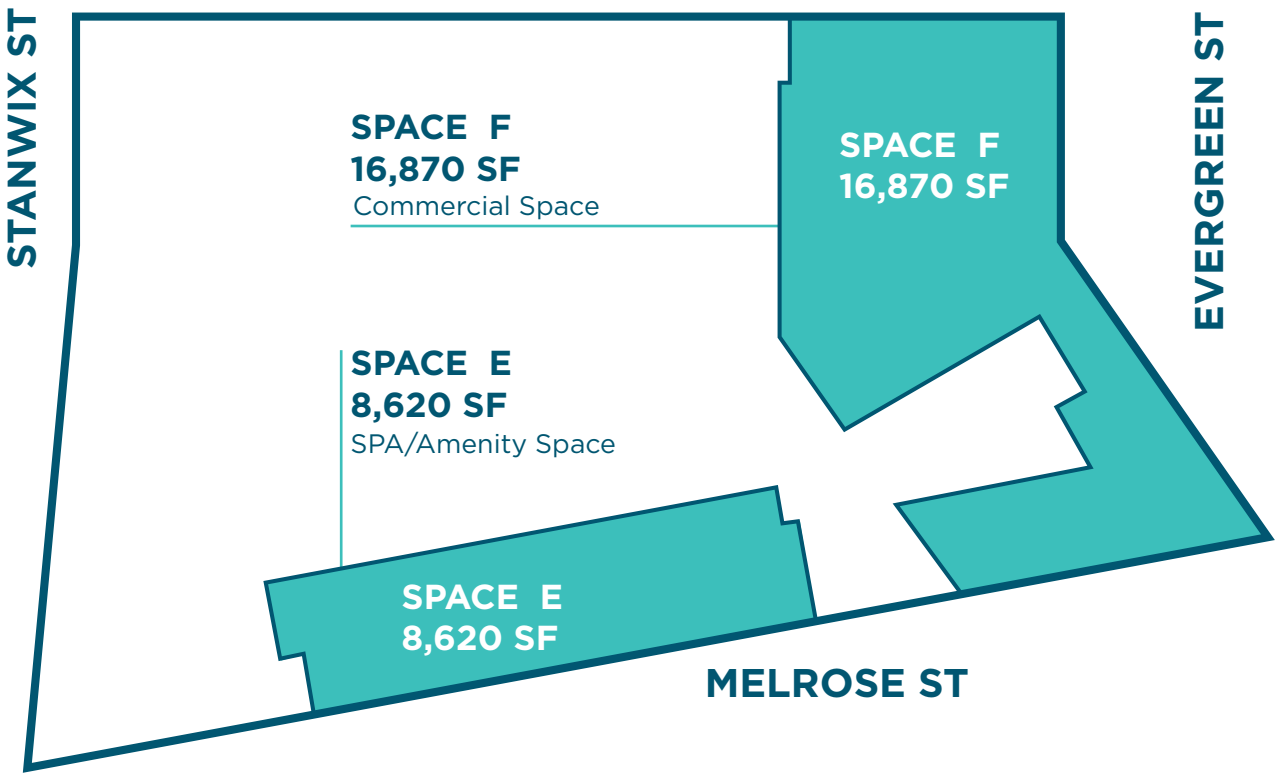
123 MELROSE STREET

FLOORPLANS & DETAILS

LOWER LEVEL 2  
25,490 SF

SPACE E - SPA SPACE		8,620 SF
CEILING HEIGHT	11.5 FT	
OCCUPANCY	IMMEDIATE	
PRICE/SF	UPON REQUEST	

SPACE F		16,870 SF
CEILING HEIGHT	11.5 FT	
OCCUPANCY	IMMEDIATE	
PRICE/SF	UPON REQUEST	



**BUSHWICK BROOKLYN**

**SPA / AMENITY SPACE**

**123 MELROSE STREET**

**EXCLUSIVE OPERATOR OPPORTUNITY**





# BUSHWICK BROOKLYN

# 54 NOLL ST & 123 MELROSE ST

## NEW DEVELOPMENTS

333 JOHNSON ST  
Office Development  
**130,000 SF**  
**OFFICE & RETAIL AT BASE**

215 MOORE ST  
Office Redevelopment  
**78,435 SF**  
**OFFICE SPACE**

600 BUSHWICK PLACE  
Residential Development  
63,000 SF  
**66 RESIDENTIAL UNITS  
& RETAIL**

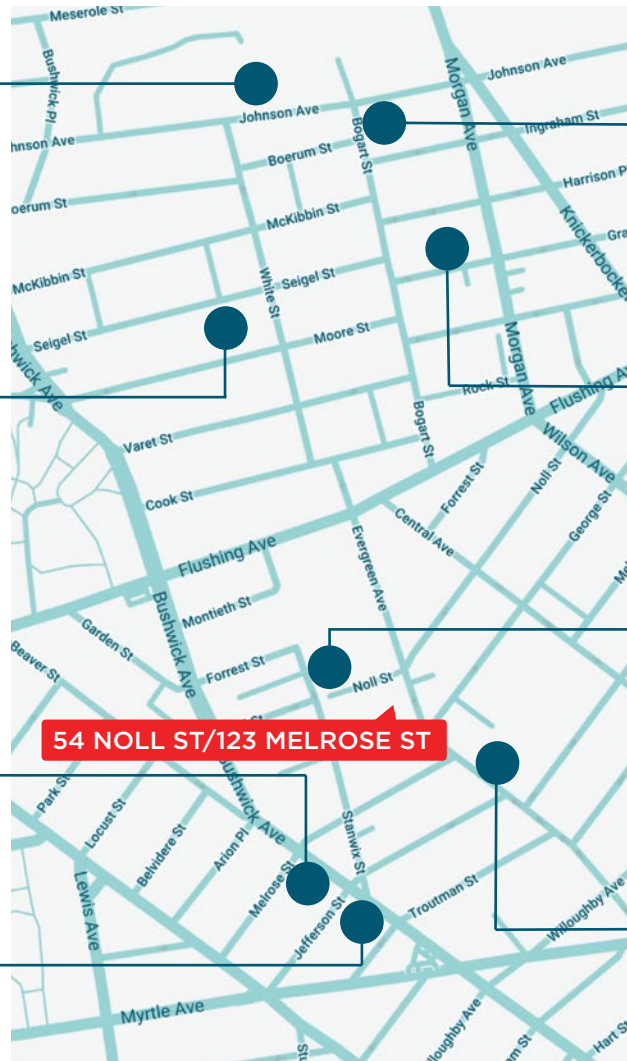
616 BUSHWICK AVENUE  
Residential Redevelopment  
**73,000 SF**  
**99 RESIDENTIAL UNITS**

100 BOGART ST  
Office Development  
**50,000 SF**  
**OFFICE SPACE**

13 GRATTAN ST  
Office Development  
**40,000 SF**  
**RETAIL AT BASE**

501 BUSHWICK - 10 MONTIETH ST  
Residential Development  
**380,000 SF**  
**398 RESIDENTIAL UNITS & RETAIL**

95 EVERGREEN AVENUE  
Office Development  
**165,000 SF**  
**OFFICE SPACE**





# BUSHWICK BROOKLYN

# 54 NOLL ST & 123 MELROSE ST

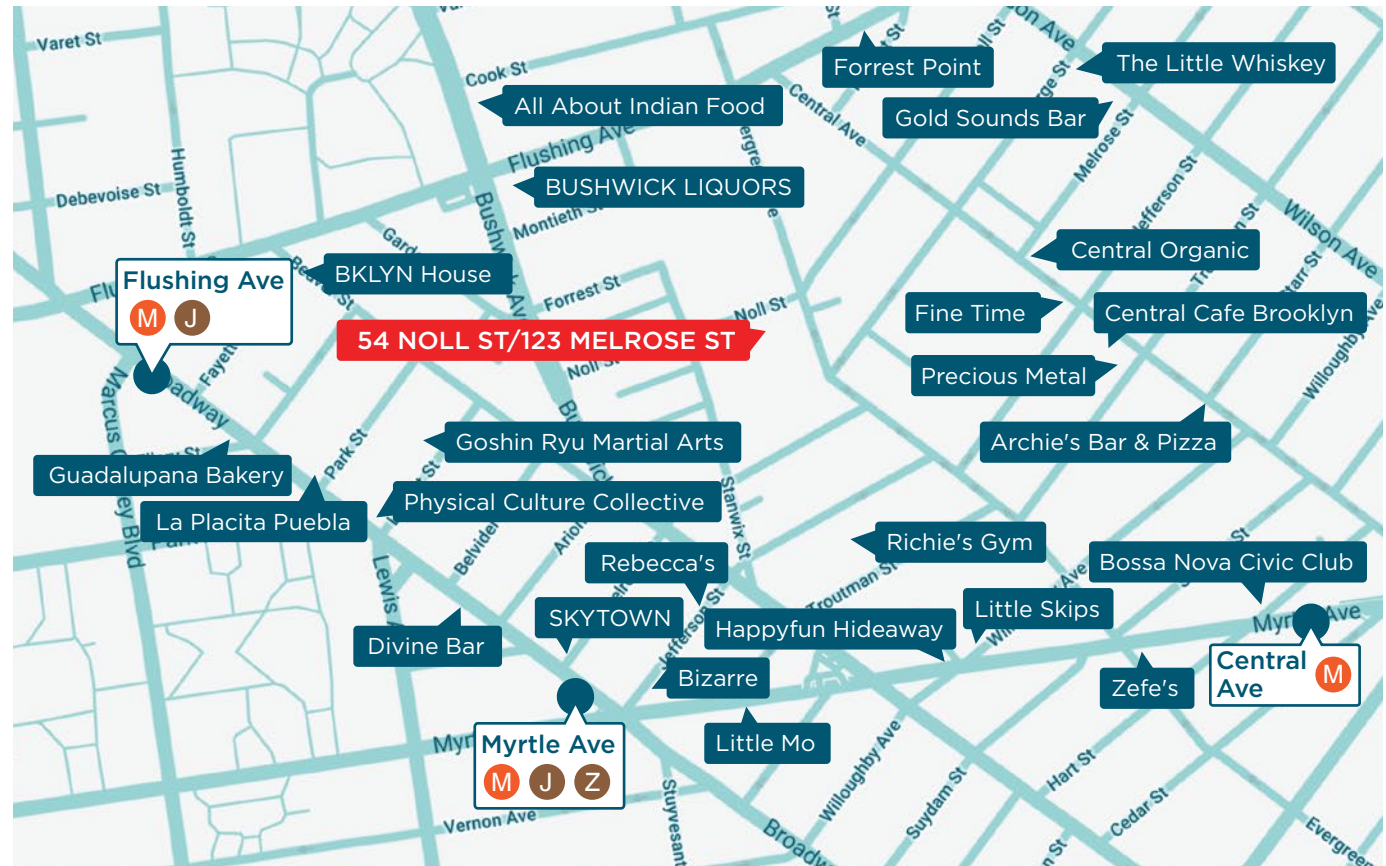
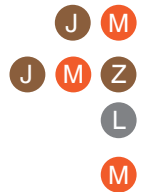
## NEIGHBORHOOD & TRANSPORTATION

### NEIGHBORHOOD TENANTS

Richie's Gym  
Rebecca's  
Little Mo  
Bizarre  
Happyfun Hideaway  
Little Skips  
Precious Metal  
Archie's Bar & Pizza  
SKYTOWN  
Divine Bar  
Physical Culture Collective  
BKLYN House Hotel  
Goshin Ryu Martial Arts  
Bossa Nova Civic Club  
All About Indian Food  
Central Cafe Brooklyn  
Fine Time  
Zefe's  
La Placita Puebla  
BUSHWICK LIQUORS  
Guadalupe Bakery  
Forrest Point

### TRANSPORTATION

7 Min Walk At Flushing Avenue (0.4 mi)  
8 Min Walk at Myrtle Avenue (0.4 mi)  
11 Min Walk At Morgan Avenue (0.5 mi)  
15 Min Walk At Central Avenue (0.7 mi)





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**CONTACT**

