

JOIN
CHAMA MAMA
RESTAURANT +
HANGER CLINIC



81 MORGAN AVENUE

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

Size	Frontage	Ceiling Height/Delivery
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Ground Floor 1: +/- 7,000 SF (Divisible)
 Ground Floor 2: +/- 1,200 SF (White Boxed)

Morgan Ave: 100'
 Ingraham St: 90'

Ceiling Height: 14'
 Delivery: Immediate

Space Highlights

- | | | |
|--|--|---|
| <ul style="list-style-type: none"> • Chama Mama is now open! • Prime space in up-and-coming Bushwick for small and large tenants. • Can Deliver From 1,200 SF to 7,000+ SF. | <ul style="list-style-type: none"> • Perfect for pharmacies, retailers, f&b, grocers and service users. • One block from Netflix's 165,000 SF Studio Campus. | <ul style="list-style-type: none"> • 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

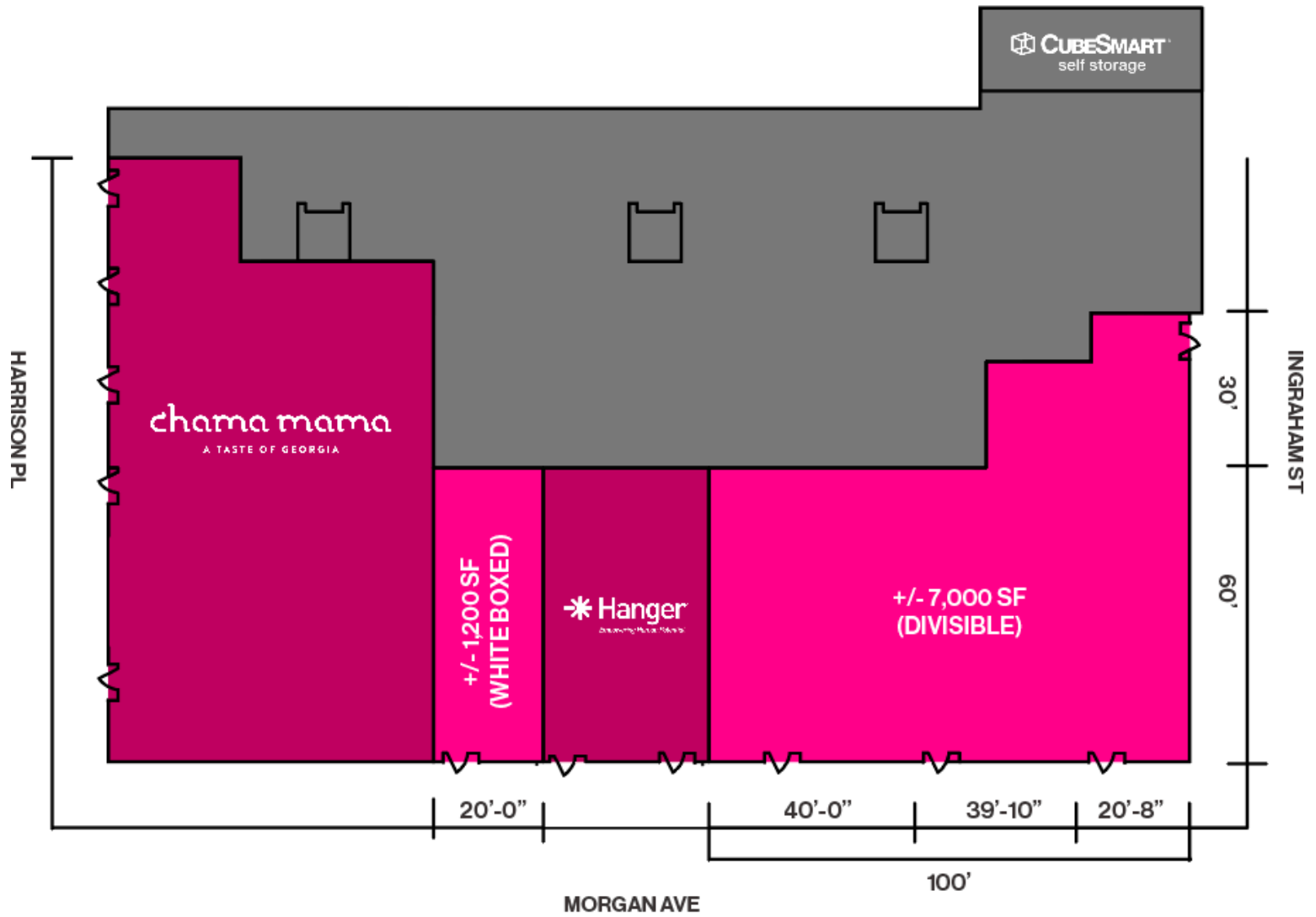
Swallow Cafe
 Syndicated Bar/Theater/Kitchen
 Brooklyn Natural Market & Cafe
 Friends NYC

Rebel Cafe & Garden
 Hangar Clinic
 Chama Mama
 More+



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Ground Floor



NETFLIX

FedEx

The Bogart
by Wyndham

Johnson Ave

John

Boerum St

MYSACE NYC

Morgan Ave

Mckibbin St

McKibbin Park

81 Morgan Ave

Harrison Pl

Harrison Pl

Otis

Knickerbocker Ave

Seigel St

Brooklyn's
Natural

SOBRE MASA
RESTAURANT

SWALLOW
cafe

Graftan St

SEY

Graftan St

Roberta's

Moore St

SYNDICATED
BAM THEATER KITCHEN

Thomas St

Bogart St

Music/Event >
Venues (8-min walk)



Opening
Summer 2026*

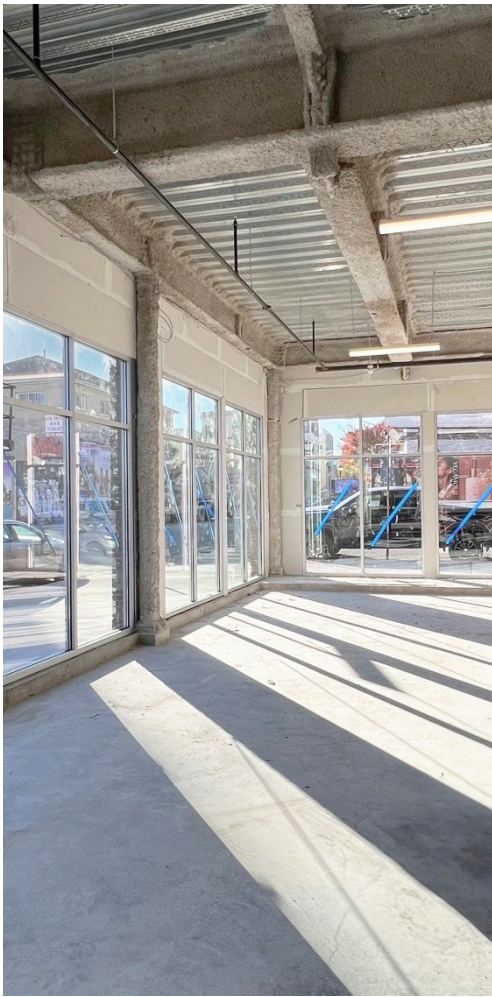


elsewhere

Morgan Ave
Subway Entrances



20- Minutes travel
time to Union Square



For All Inquires Please Contact

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