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.

SHAFTWAY
(3021) R8-S6B-PARCELS 11 to 13
McKIBBEN ST. 2-13-1925

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.

BUSHWICK BY NUMBERS

TOTAL POPULATION
34,158

29.3%
FOREIGN BORN RESIDENTS

BARS
196

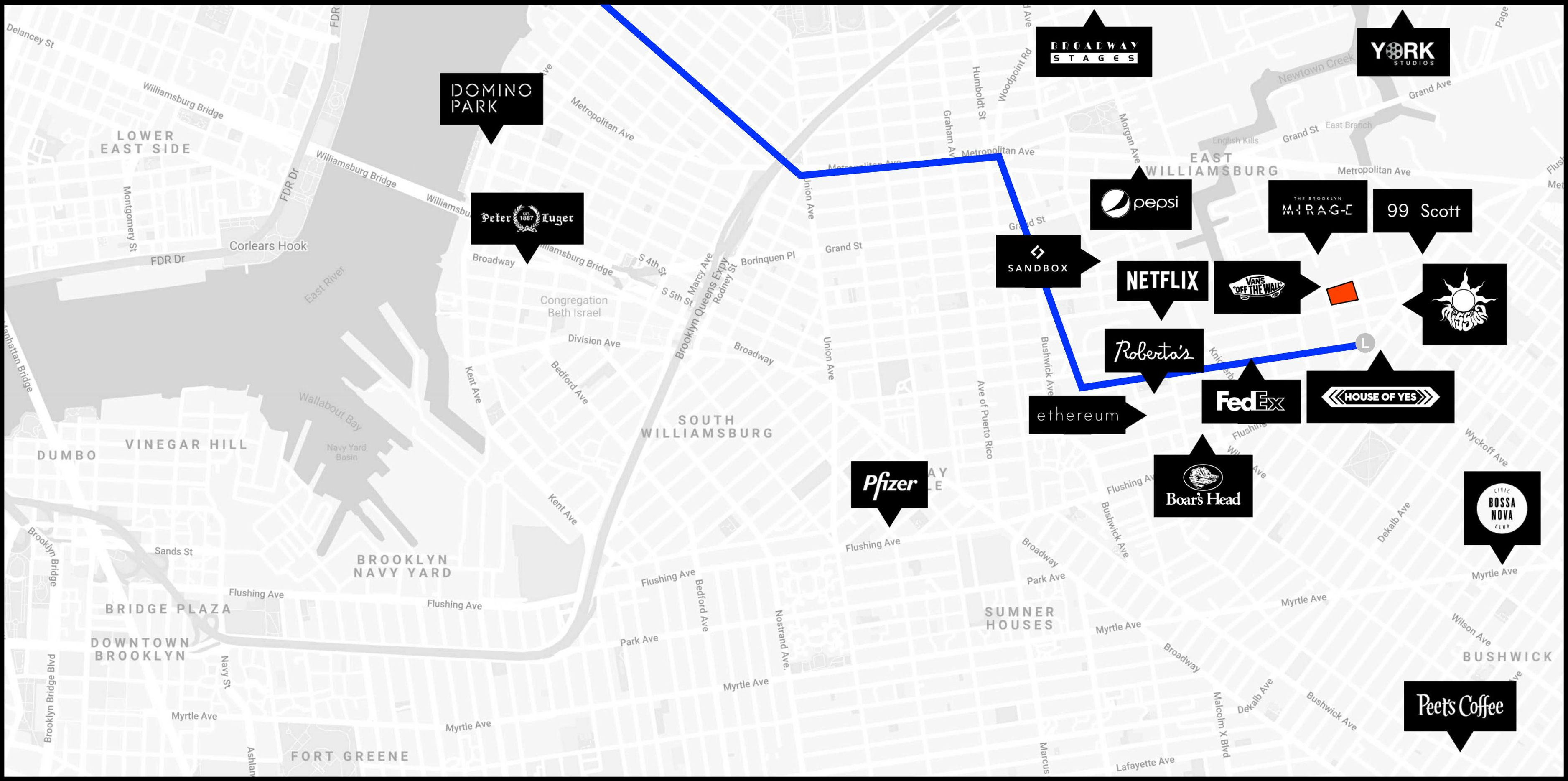
152
CULTURAL VENUES

33
MEDIAN AGE

2020 ESTIMATED WORKFORCE
97,452

316
RESTAURANTS

MEDIAN RENT
$2,950


DOMINO PARK
Peter Luger
BROADWAY STAGES
YORK STUDIOS
pepsi
THE BROOKLYN MIRAGE
99 Scott
SANDBOX
NETFLIX
VANS "OFF THE WALL"
Roberta's
FedEx
HOUSE OF YES
ethereum
Boar's Head
Pfizer
BOSSA NOVA
Peet's Coffee
LOWER EAST SIDE
EAST WILLIAMSBURG
SOUTH WILLIAMSBURG
DUMBO
VINEGAR HILL
BROOKLYN NAVY YARD
BRIDGE PLAZA
DOWNTOWN BROOKLYN
FORT GREENE
SUMNER HOUSES
BUSHWICK
Corlears Hook
Williamsburg Bridge
Metropolitan Ave
Grand St
Broadway
Flushing Ave
Myrtle Ave
Park Ave
L

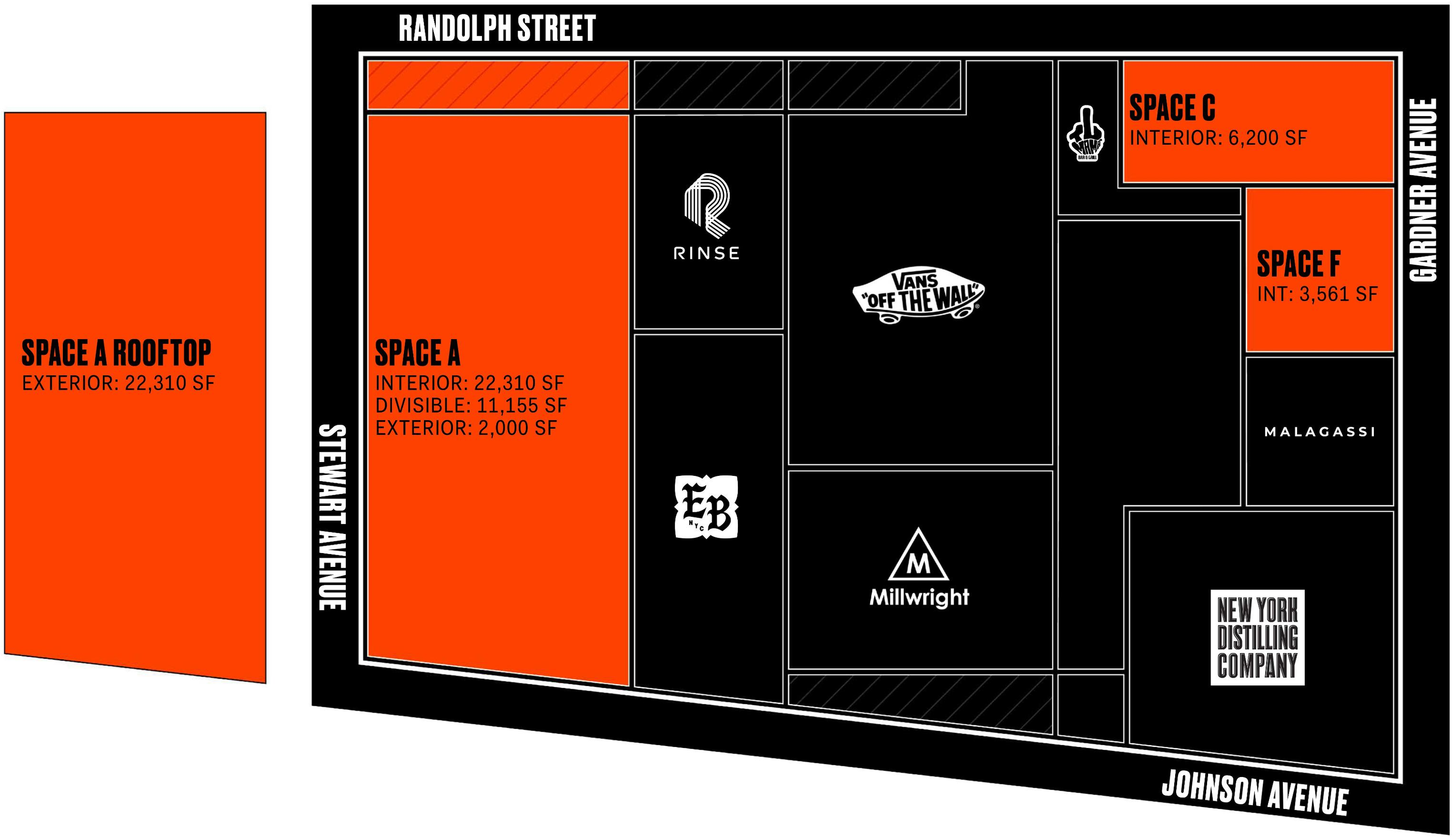
5 MINUTE WALK TO JEFFERSON Ⓛ **15 MINUTE TRAIN TO UNION SQUARE**

15 MINUTE BIKE RIDE TO WILLIAMSBURG

MASTER PLAN

🟥 **AVAILIBLE**

⬛ **LEASED**


SPACE A ROOFTOP
EXTERIOR: 22,310 SF
RANDOLPH STREET
STEWART AVENUE
GARDNER AVENUE
JOHNSON AVENUE
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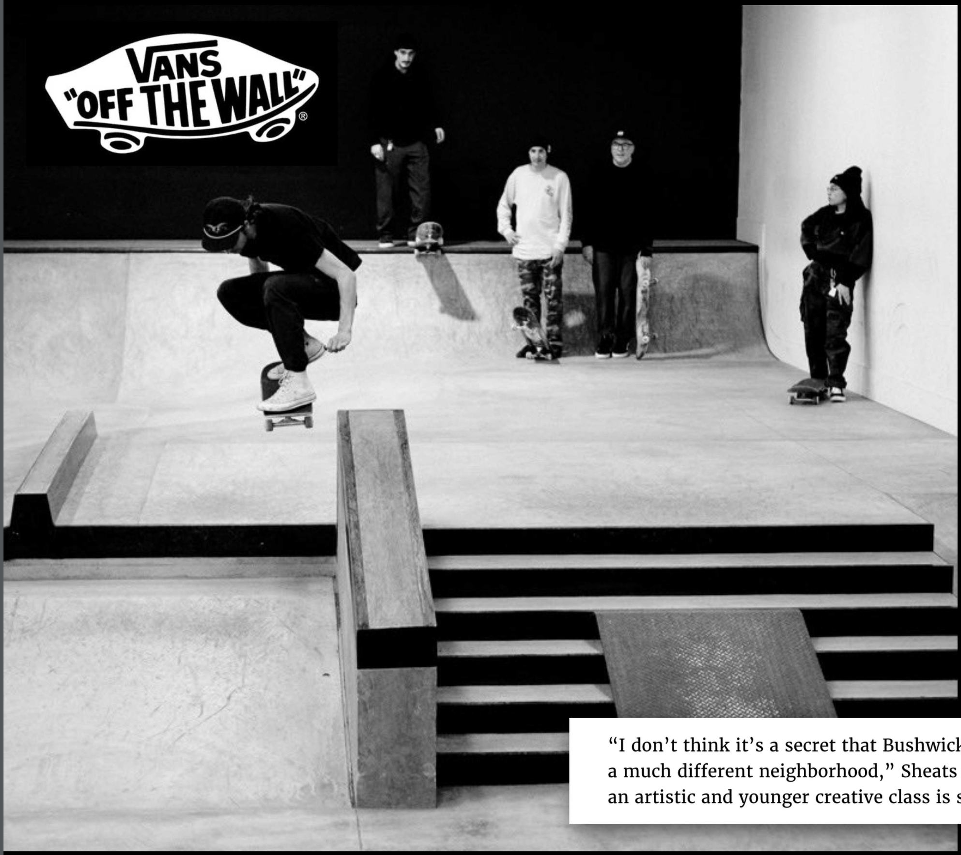
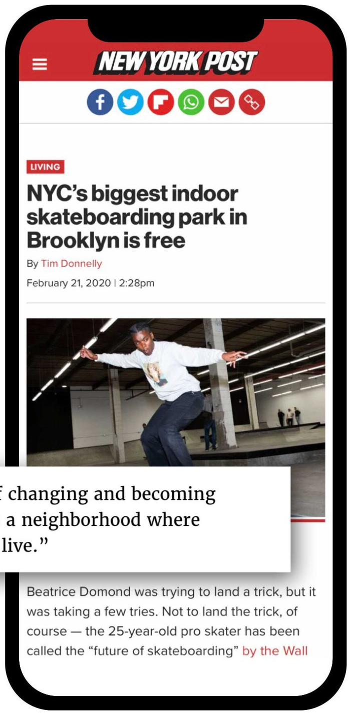
RINSE
EB NYC
VANS "OFF THE WALL"
Millwright
SPACE C
INTERIOR: 6,200 SF
SPACE F
INT: 3,561 SF
MALAGASSI
NEW YORK DISTILLING COMPANY


VANS "OFF THE WALL"


NEW YORK POST

LIVING

NYC's biggest indoor skateboarding park in Brooklyn is free

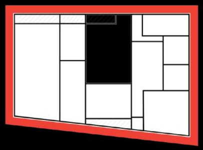
By Tim Donnelly

February 21, 2020 | 2:28pm

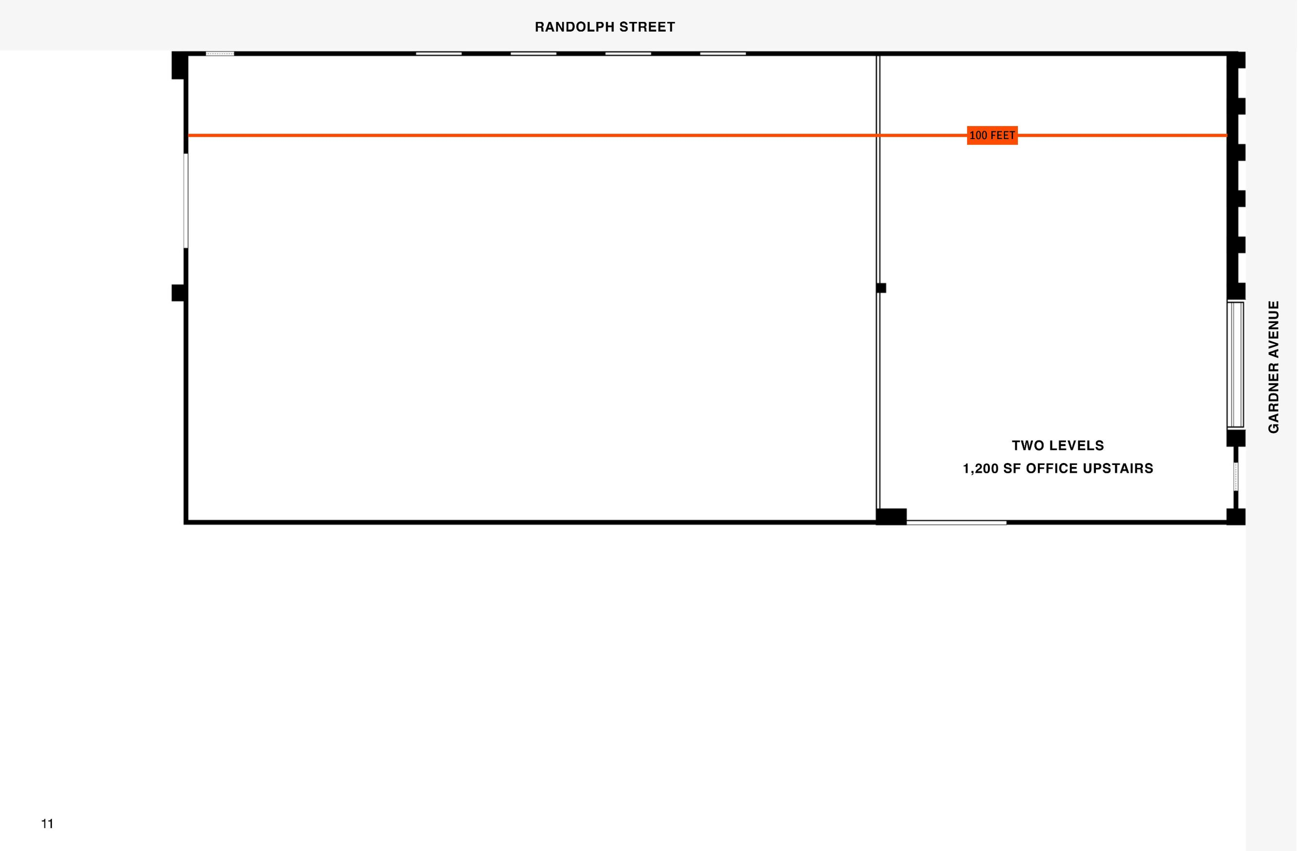
Beatrice Domond was trying to land a trick, but it was taking a few tries. Not to land the trick, of course — the 25-year-old pro skater has been called the "future of skateboarding" by the Wall

> "I don't think it's a secret that Bushwick is kind of changing and becoming a much different neighborhood," Sheats says, "It's a neighborhood where an artistic and younger creative class is starting to live."

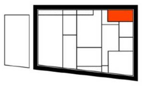
VANS "OFF THE WALL"



LARGEST INDOOR SKATEPARK IN NEW YORK CITY


RANDOLPH STREET
100 FEET
GARDNER AVENUE
TWO LEVELS
1,200 SF OFFICE UPSTAIRS

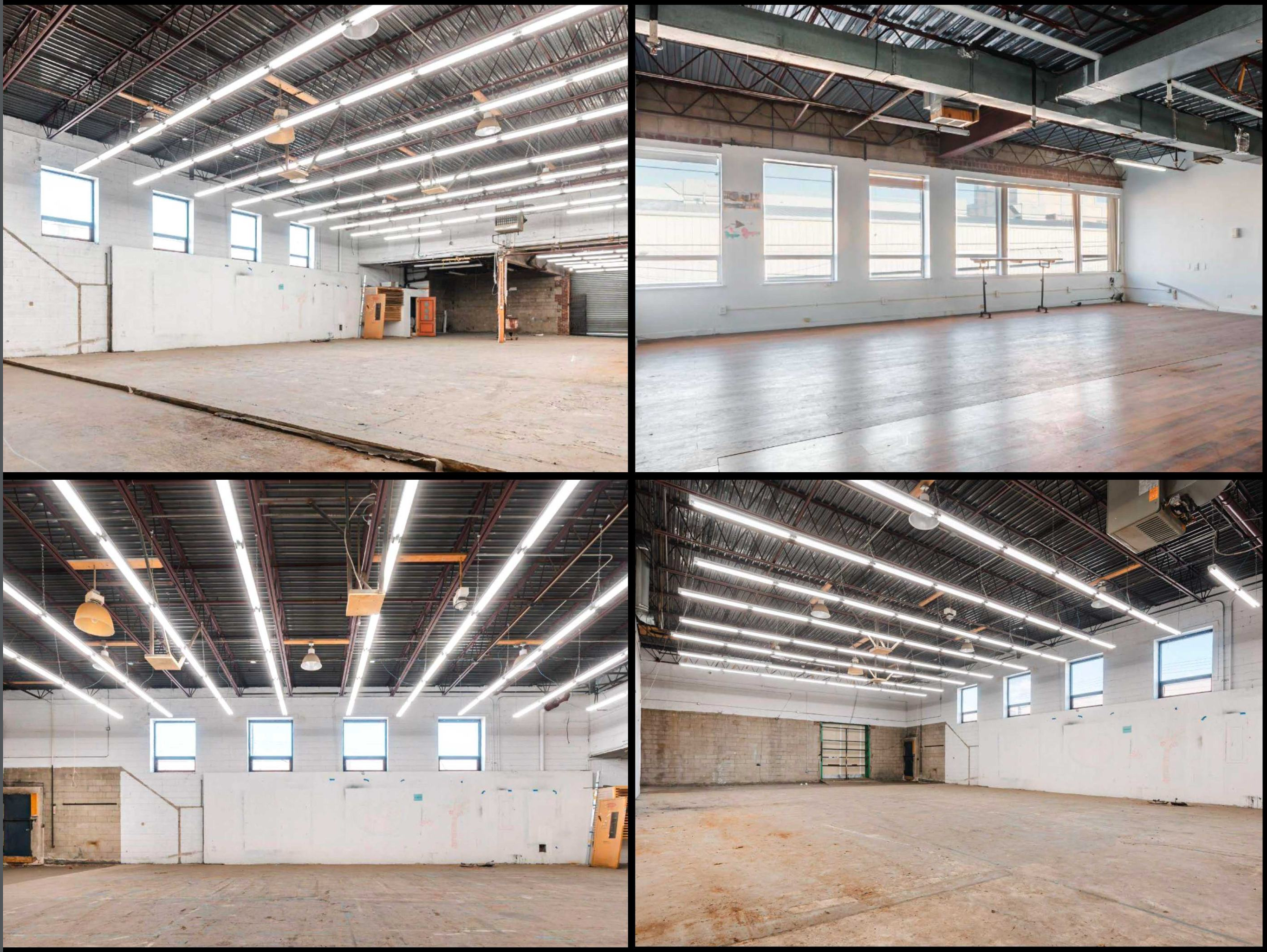
FLOOR PLANS NOT TO SCALE WITH ONE ANOTHER*



SPACE C

INTERIOR: 6,200 SF (NON-DIVISIBLE)
GROUND FLOOR: 5,000 SF
OFFICE: 1,200 SF

- 20' HIGH CEILING HEIGHTS FROM THE SLAB TO THE UNDERSIDE OF THE ROOF FOR 3,425 SQ FT OF THE WAREHOUSE
- 12' HIGH CEILING HEIGHTS FROM THE SLAB TO THE UNDERSIDE OF THE ROOF FOR 1,575 SQ FT OF THE OFFICE
- 12'10'' HEIGHT OF DRIVE IN ROLL UP GATE / 12'3'' WIDTH OF DRIVE IN ROLL UP GATE
- WELL MAINTAINED STEEL FRAMED STRUCTURE
- OPEN WEB JOIST ON MASONRY WALL TYPE CONSTRUCTION
- 750,000 BTU GAS POWERED FORCED HOT AIR BLOWER
- 200 AMPS OF 3 PHASE POWER
- 1 3/4 INCH WATER LINE
- 2 ' GAS LINE
- CODE COMPLIANT FULL COVERAGE WET SPRINKLER SYSTEM



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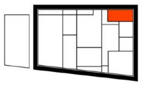

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- 12' HIGH CEILING HEIGHTS FROM THE SLAB TO THE UNDERSIDE OF THE ROOF FOR 1,575 SQ FT OF THE OFFICE
- XX' X" HEIGHT OF DRIVE IN ROLL UP GATE / XX' X" WIDTH OF DRIVE IN ROLL UP GATE
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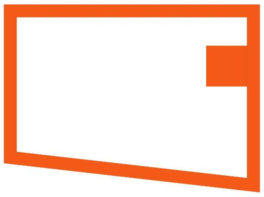
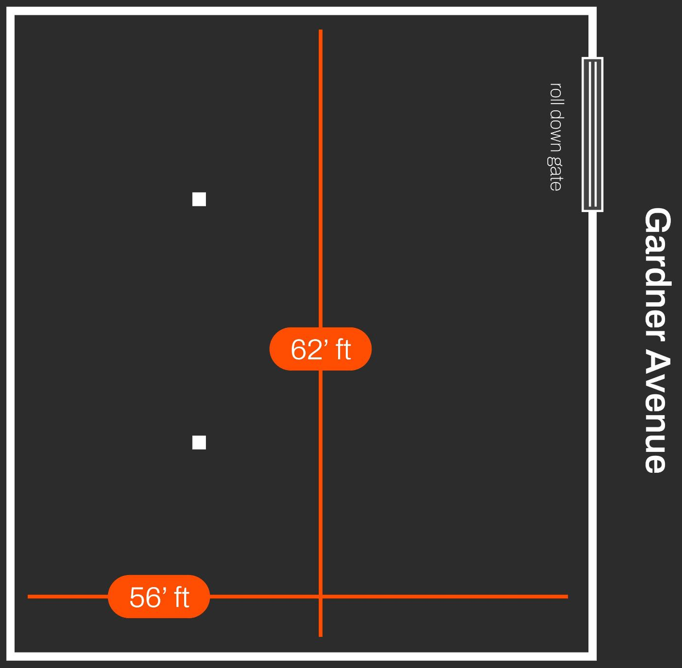
SPACE F THE BLOCK



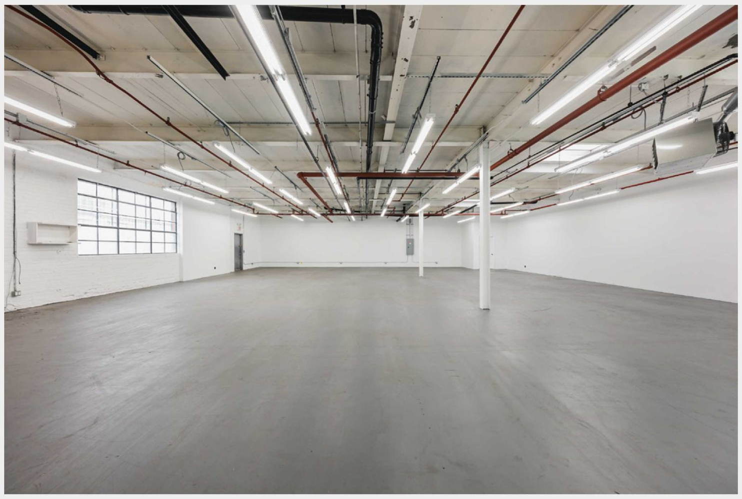

roll down gate
62' ft
56' ft
Gardner Avenue

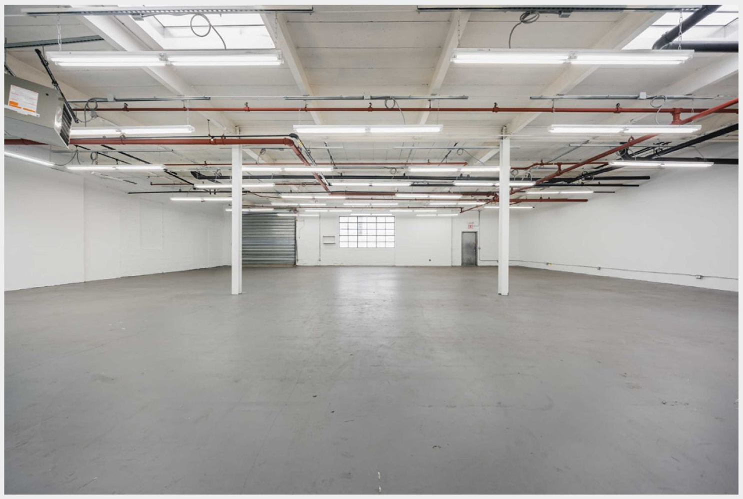
INTERIOR

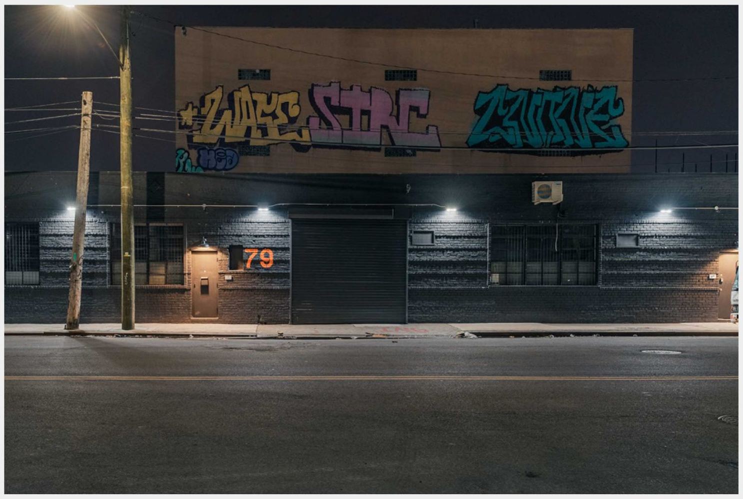
3,561 SF

THE SPACE:

- Ducted 12 ton heating and cooling system
- 12' high ceiling heights from the slab to the underside of the roof
- 8' wide by 5' tall window with privacy glass, operable window panes, and exterior security grates
- 2 skylights
- Full height drive in roll up ga featuring 11' high clearance - 12' wide exterior with a storefront system behind.
- Newly renovated bathrooms
- 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 and topped with self leveling gypcrete
- 32' from front wall column spacing, then 21' wide
- 200 amps of 3 phase power
- 1 Modine hot air blowers
- 2 inch gas line
- 2 inch water line
- Code compliant full coverage wet sprinkler system



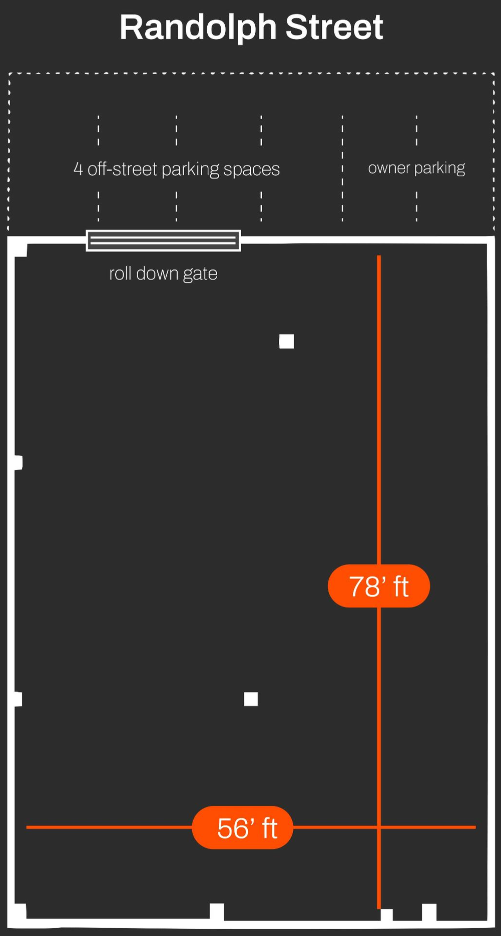




A new vision of production has brought a modern cohort of makers and creatives to The Block.

The Block establishes an inviting base for this range of people, businesses, and ideas to come together—fostering comfortable and collaborative interaction.

East Williamsburg 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.


Randolph Street
4 off-street parking spaces
owner parking
roll down gate
78' ft
56' ft

Floor plans not to scale with one another*

SPACE B THE BLOCK

INTERIOR	EXTERIOR
5,016 SF	1,132 SF

THE SPACE:

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 (across Randolph St).

20' paved rear set back providing 1,132 sf of outdoor space (parking, green space, additional outdoor storage).

Full height drive-in roll-up gate featuring 17'4" high clearance - 20' width.

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.

25' - 28' on center column spacing

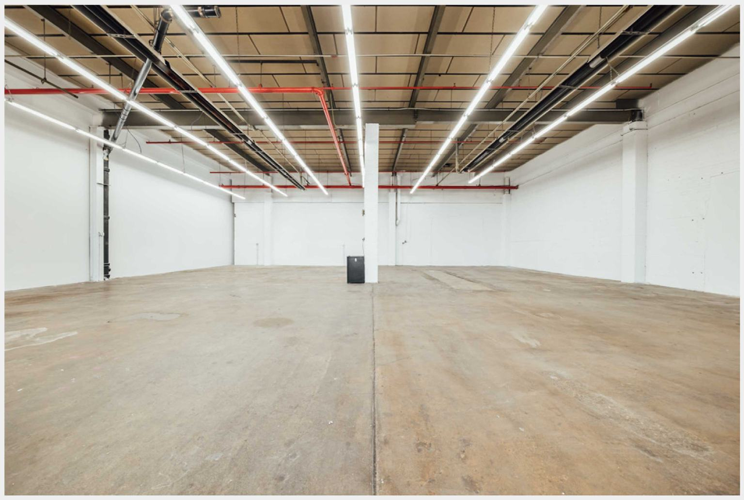
200 amps of 3 phase power.

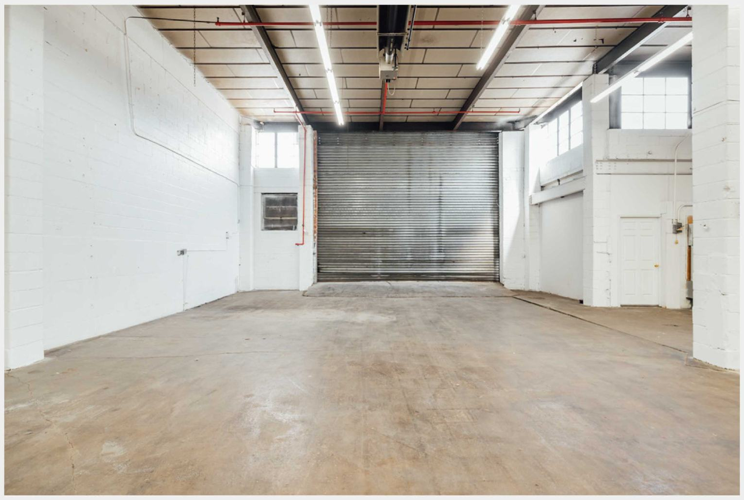
2 infrared gas fired heaters.

2 inch gas line

2 inch water line

Code compliant full coverage wet sprinkler





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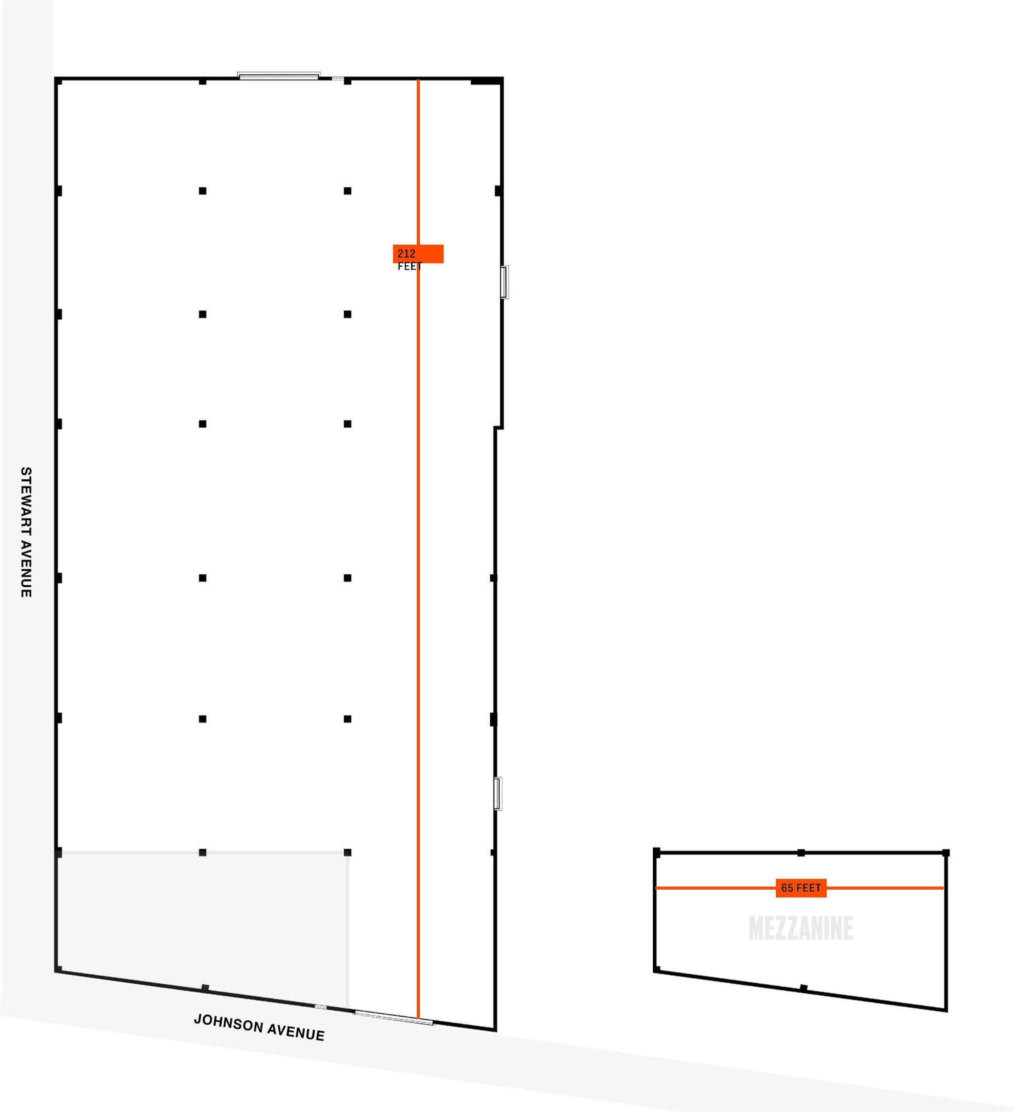
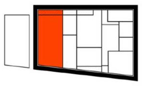

212 FEET
STEWART AVENUE
JOHNSON AVENUE
65 FEET
MEZZANINE

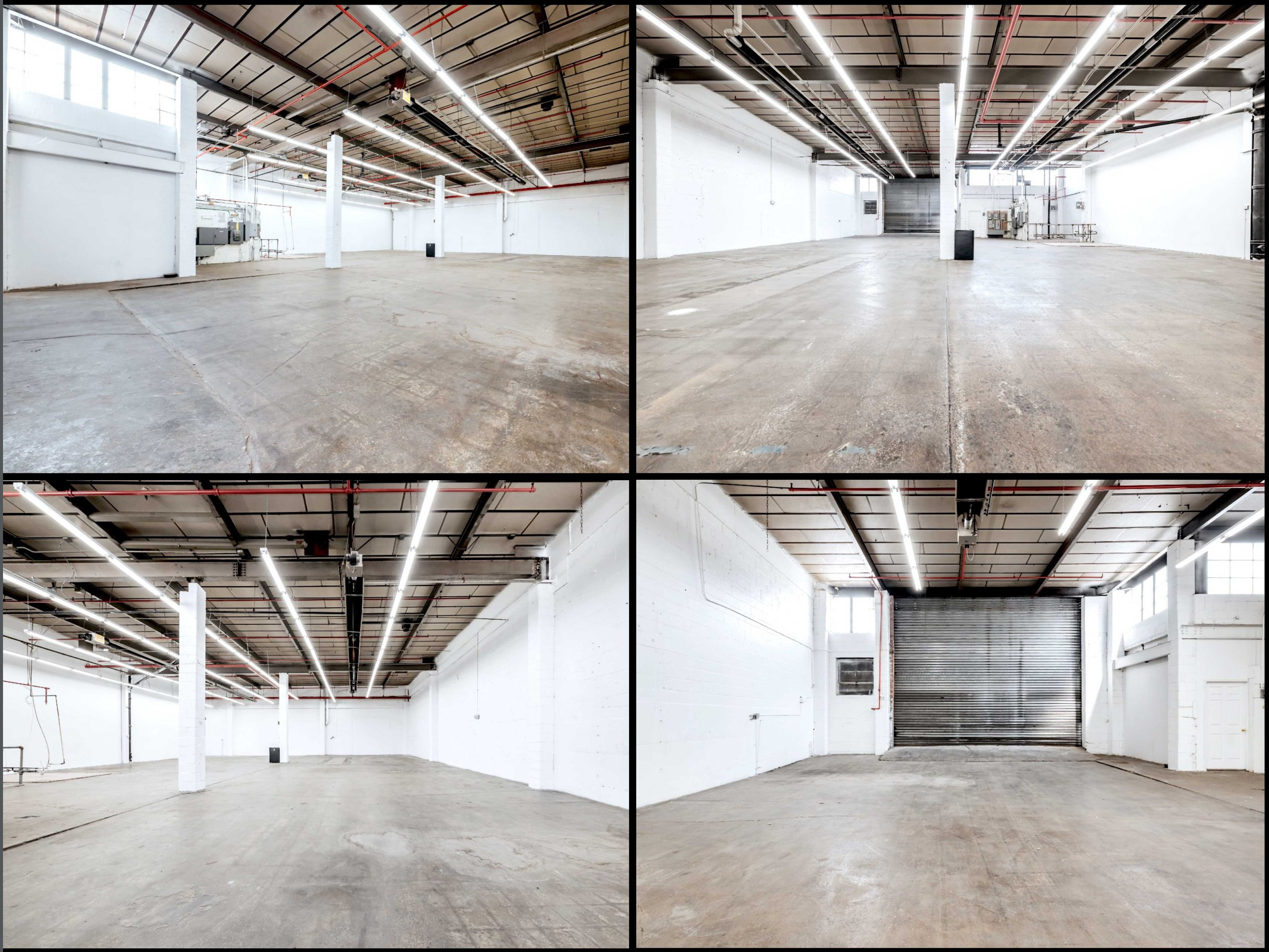
FLOOR PLANS NOT TO SCALE WITH ONE ANOTHER*



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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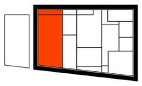

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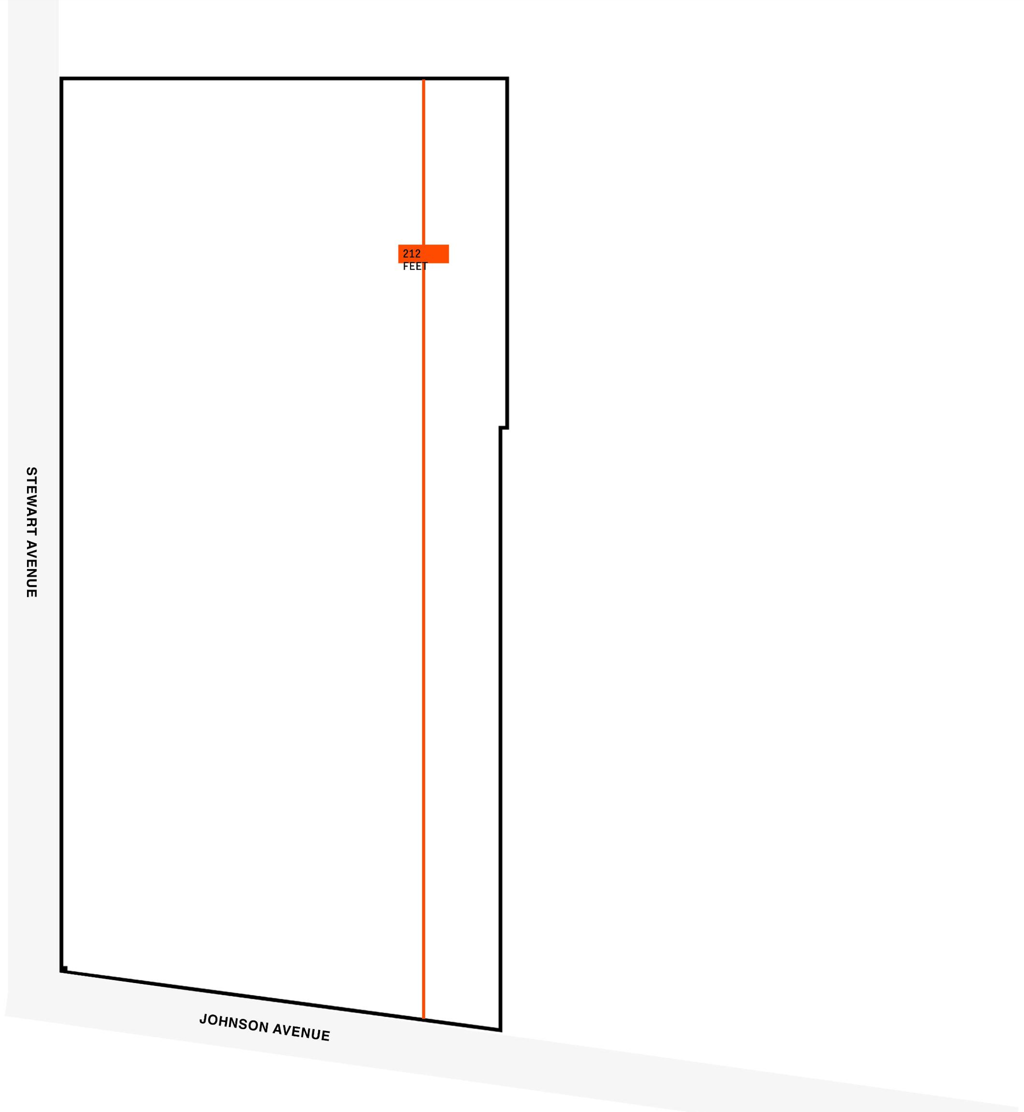
212
FEET
STEWART AVENUE
JOHNSON AVENUE

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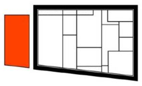
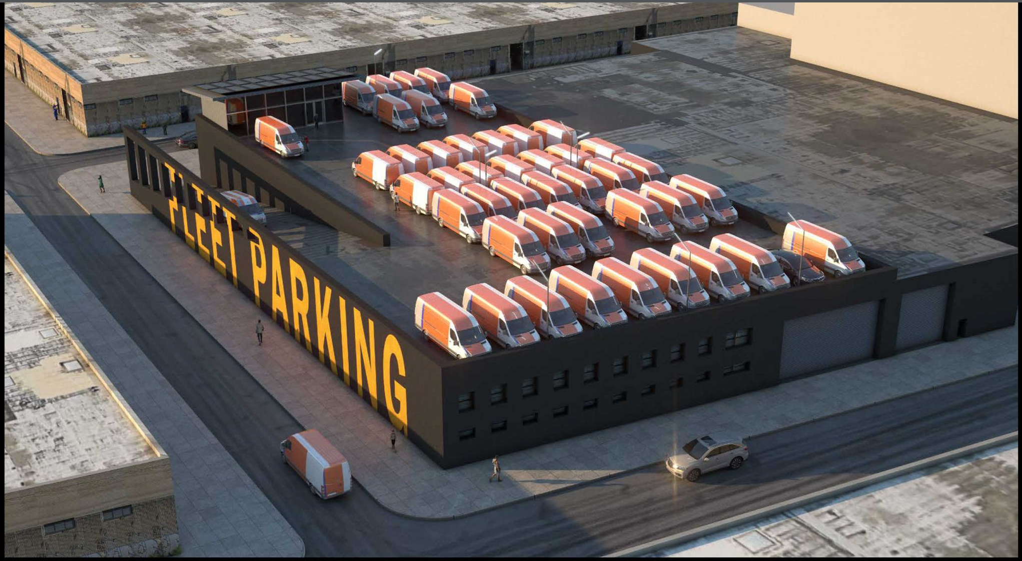
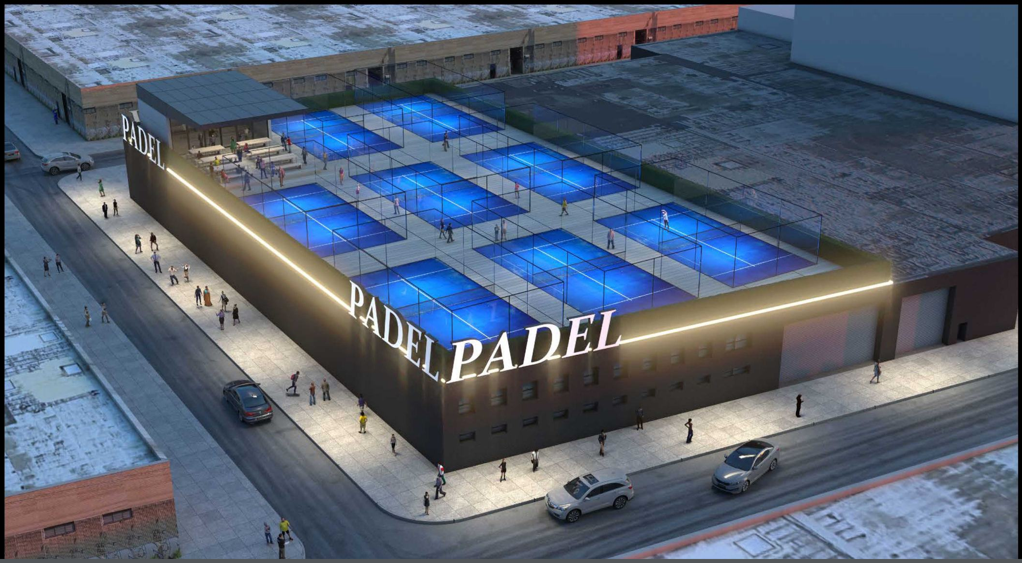


SPACE A ROOFTOP

EXTERIOR: 22,310 SF OPPORTUNITY

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


FLEET PARKING


PADEL
PADEL
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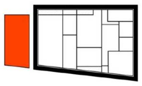

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SLAB-TO-SLAB HEIGHTS

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

Stewart Av
THE BLO

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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