

# **THE BLOCK**

**EAST WILLIAMSBURG**

**BROOKLYN NEW YORK 11237**





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

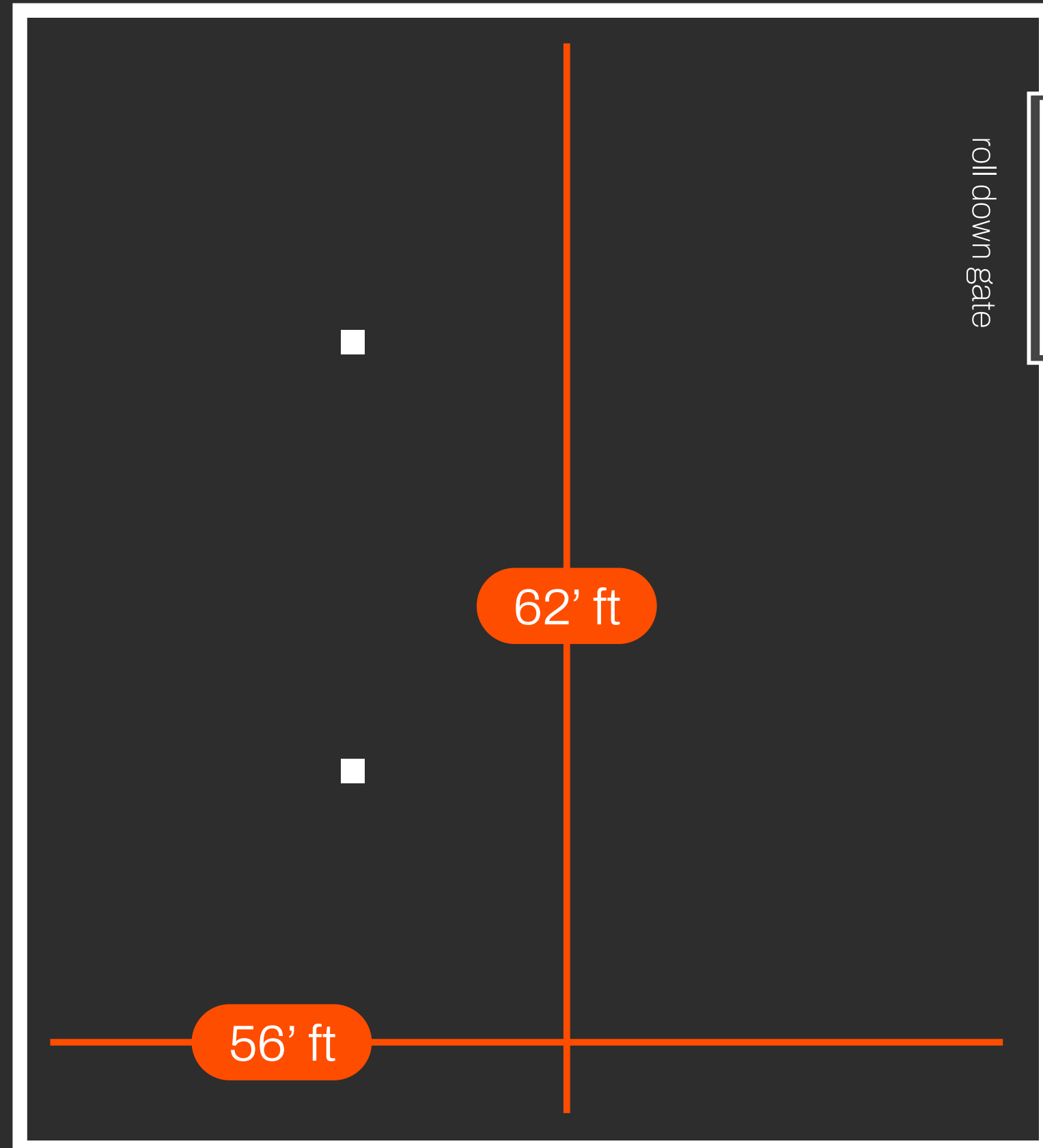
The Block establishes an inviting base for this range of people, businesses, and ideas to come together—fostering comfortable and collaborative interaction.



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.



# SPACE F THE BLOCK



## 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

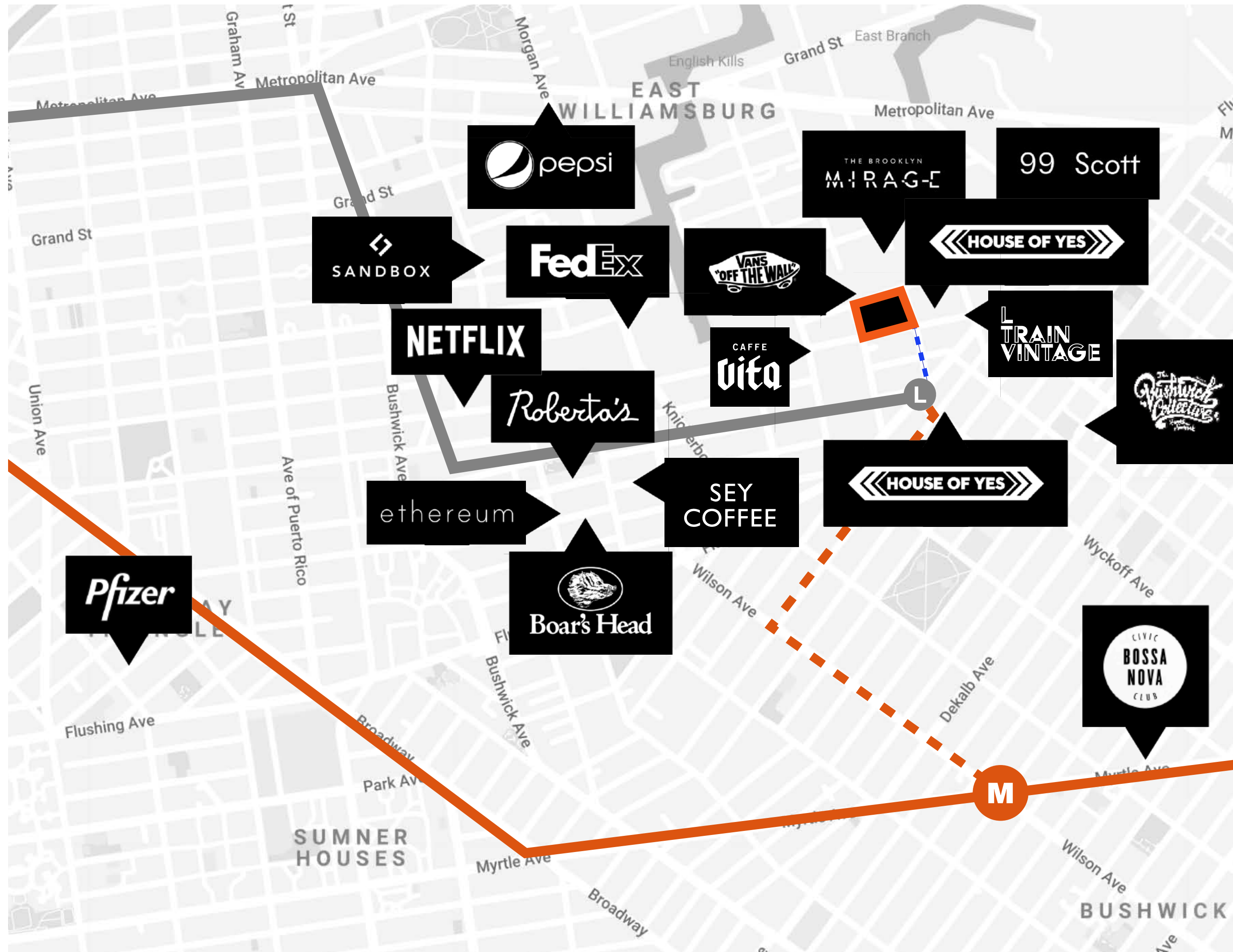
200 amps of 3 phase power

1 Modine hot air blowers

2 inch gas line

2 inch water line

Code compliant full coverage wet sprinkler system



5 Minute walk to Jefferson L train

15 minute ride to Union Square

Short walk to M train enhancing connectivity to Manhattan and Brooklyn.

Nearby access to the Brooklyn-Queens Expressway, facilitating ease of transportation and logistics.

Situated in East Williamsburg, a hub for creatives and startups, surrounded by a mix of residential, commercial, and entertainment venues.

The presence of Netflix Studio in the vicinity underscores the area's significance as a cultural and entertainment hub.

The neighborhood's commitment to green spaces and public art projects contributes to its desirability as a place to live and work, reflecting a strong community spirit.



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