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
SHAFTWAY
LAITMAN & LAI
(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

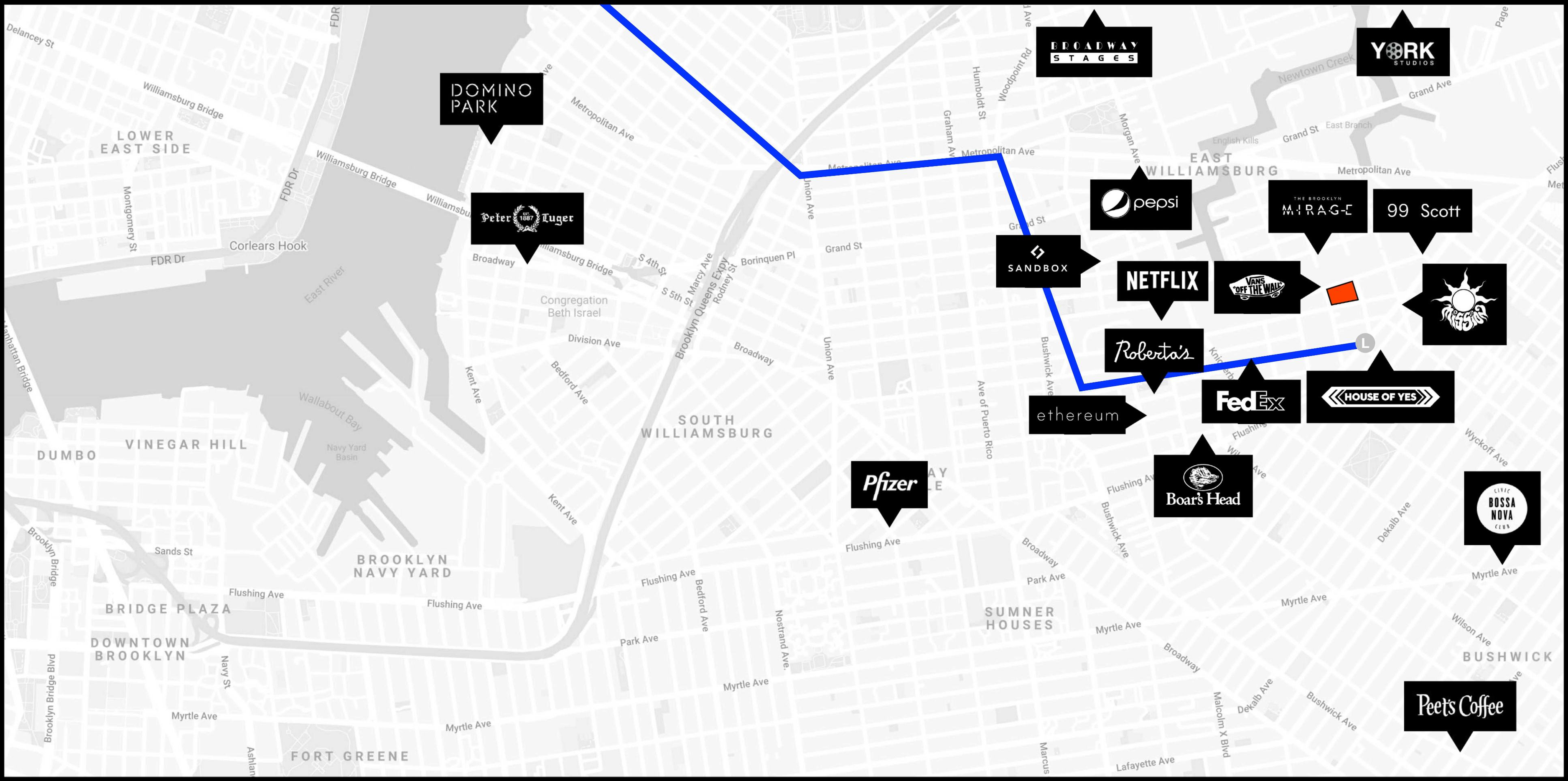
152
CULTURAL VENUES

33
MEDIAN AGE

2020 ESTIMATED WORKFORCE
97,452

316
RESTAURANTS

MEDIAN RENT
$2,950


DOMINO PARK
BROADWAY STAGES
YORK STUDIOS
Peter Luger
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
Corlears Hook
DUMBO
VINEGAR HILL
BROOKLYN NAVY YARD
BRIDGE PLAZA
DOWNTOWN BROOKLYN
FORT GREENE
SOUTH WILLIAMSBURG
EAST WILLIAMSBURG
SUMNER HOUSES
BUSHWICK
Congregation Beth Israel
Wallabout Bay
Navy Yard Basin
East River
Williamsburg Bridge
Metropolitan Ave
Grand St
Broadway
Flushing Ave
Myrtle Ave
Park Ave
Bushwick Ave
Union Ave
Kent Ave
Wyckoff Ave
Dekalb Ave
Lafayette Ave
Brooklyn Queens Expy
FDR Dr
Sands St

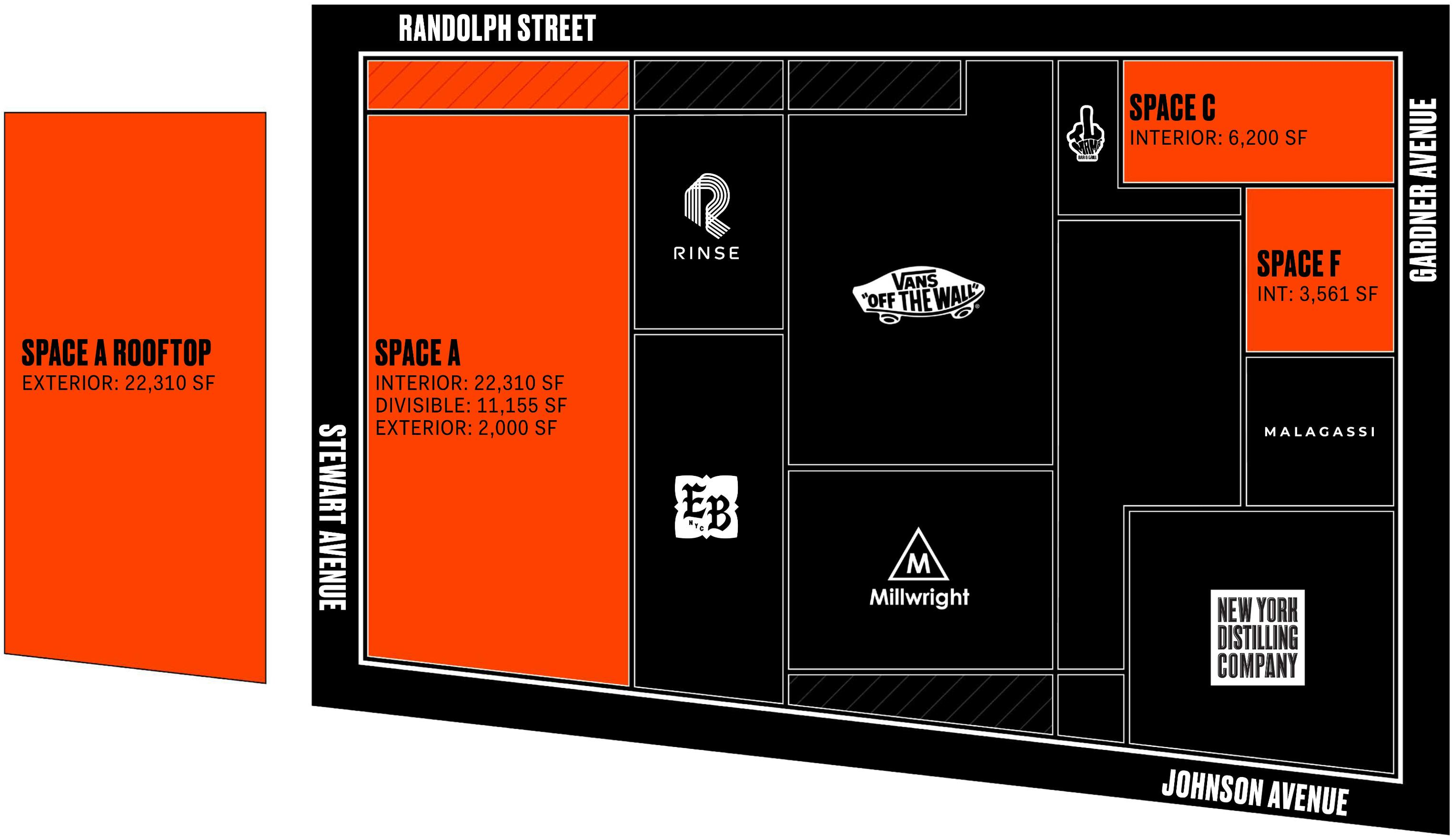
5 MINUTE WALK TO JEFFERSON **L** **15 MINUTE TRAIN TO UNION SQUARE**

15 MINUTE BIKE RIDE TO WILLIAMSBURG

MASTER PLAN

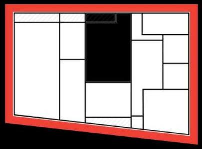
🟥 **AVAILIBLE**

⬛ **LEASED**

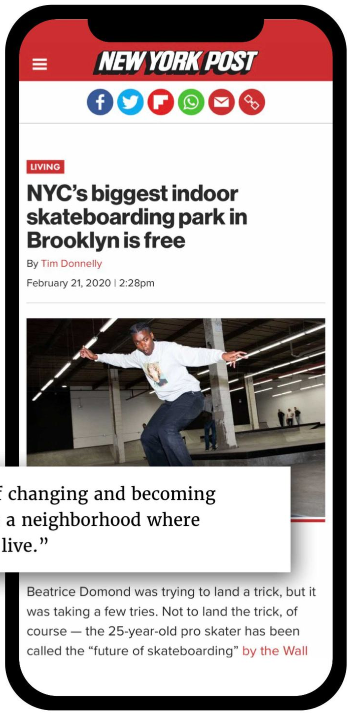

RANDOLPH STREET
STEWART AVENUE
GARDNER AVENUE
JOHNSON AVENUE
SPACE A ROOFTOP
EXTERIOR: 22,310 SF
SPACE A
INTERIOR: 22,310 SF
DIVISIBLE: 11,155 SF
EXTERIOR: 2,000 SF
RINSE
VANS "OFF THE WALL"
EB NYC
Millwright
SPACE C
INTERIOR: 6,200 SF
SPACE F
INT: 3,561 SF
MALAGASSI
NEW YORK DISTILLING COMPANY

VANS
"OFF 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."



LARGEST INDOOR SKATEPARK IN NEW YORK CITY



NEW YORK POST

LIVING

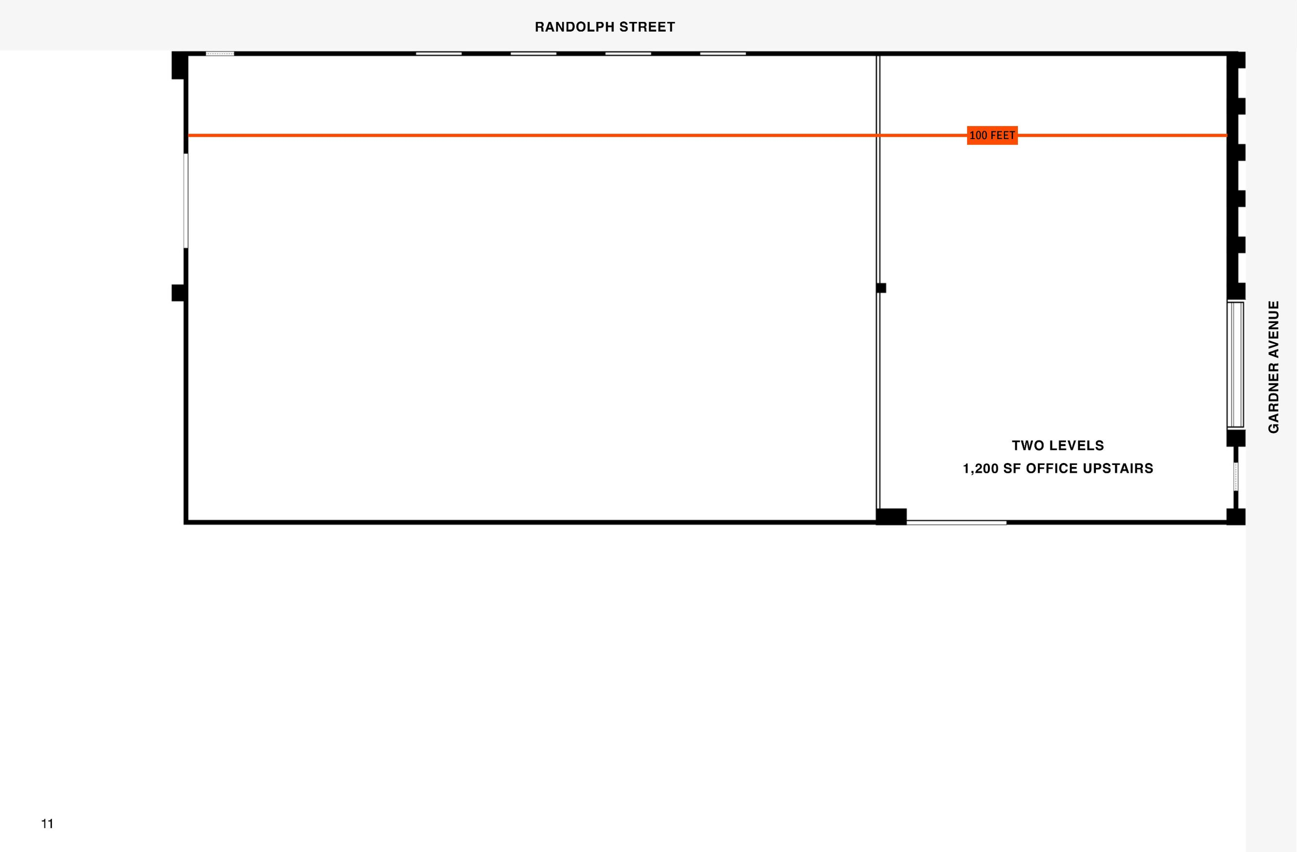
NYC's biggest indoor skateboarding park in Brooklyn is free

By Tim Donnelly

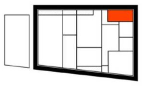
February 21, 2020 | 2:28pm

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

VANS
"OFF THE WALL"


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

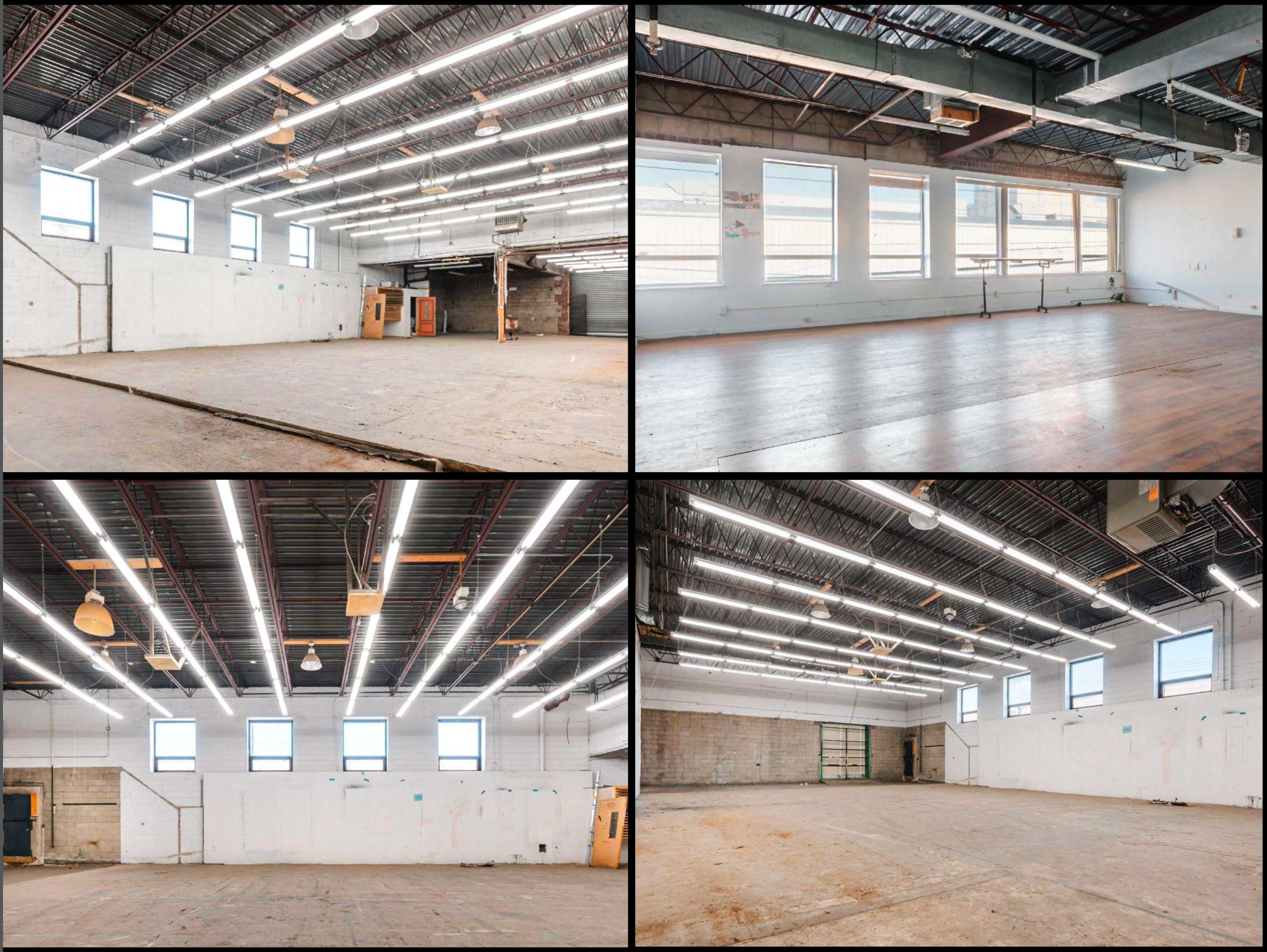
FLOOR PLANS NOT TO SCALE WITH ONE ANOTHER*



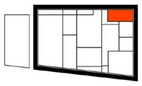
SPACE C

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



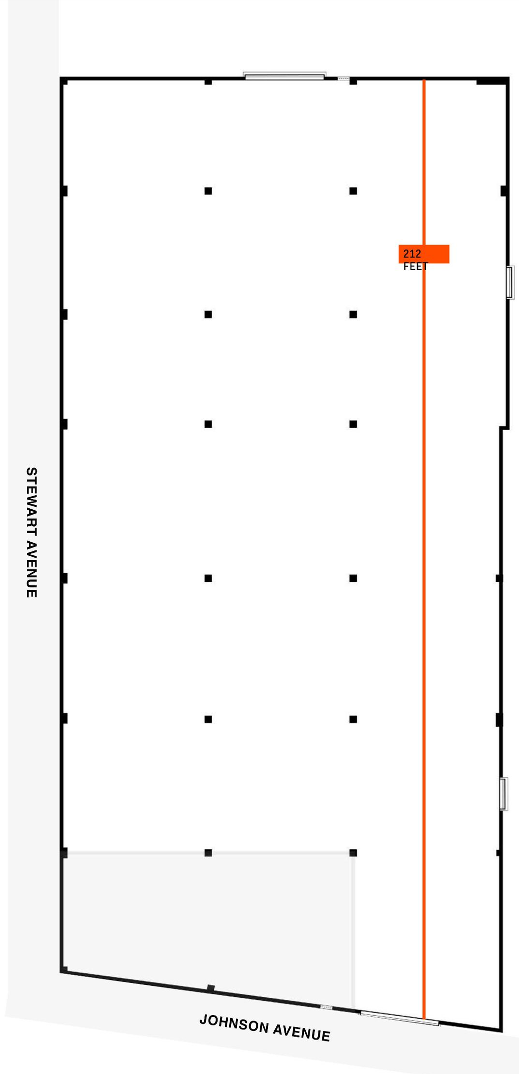
FLOOR PLANS NOT TO SCALE WITH ONE ANOTHER*

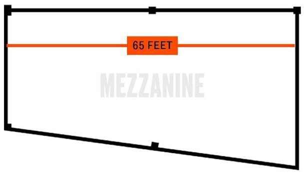


SPACE C

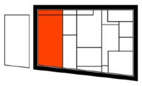
INTERIOR: 6,200 SF (NON-DIVISIBLE)
GROUND FLOOR: 5,000 SF
OFFICE: 1,200 SF

- 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
- XX' X" HEIGHT OF DRIVE IN ROLL UP GATE / XX' X" 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


212 FEET
STEWART AVENUE
JOHNSON AVENUE


65 FEET
MEZZANINE

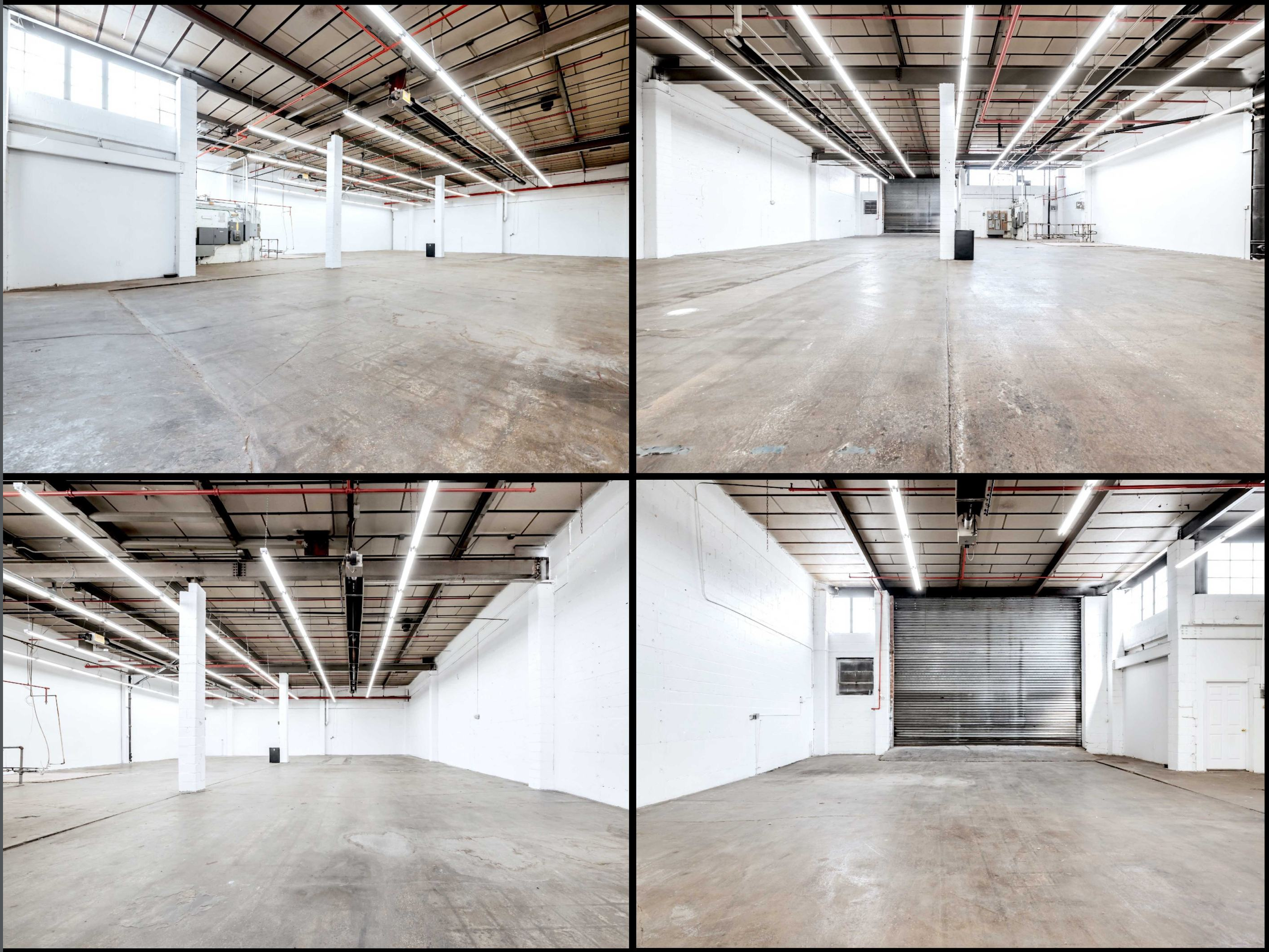
FLOOR PLANS NOT TO SCALE WITH ONE ANOTHER*



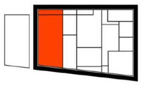
SPACE A

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



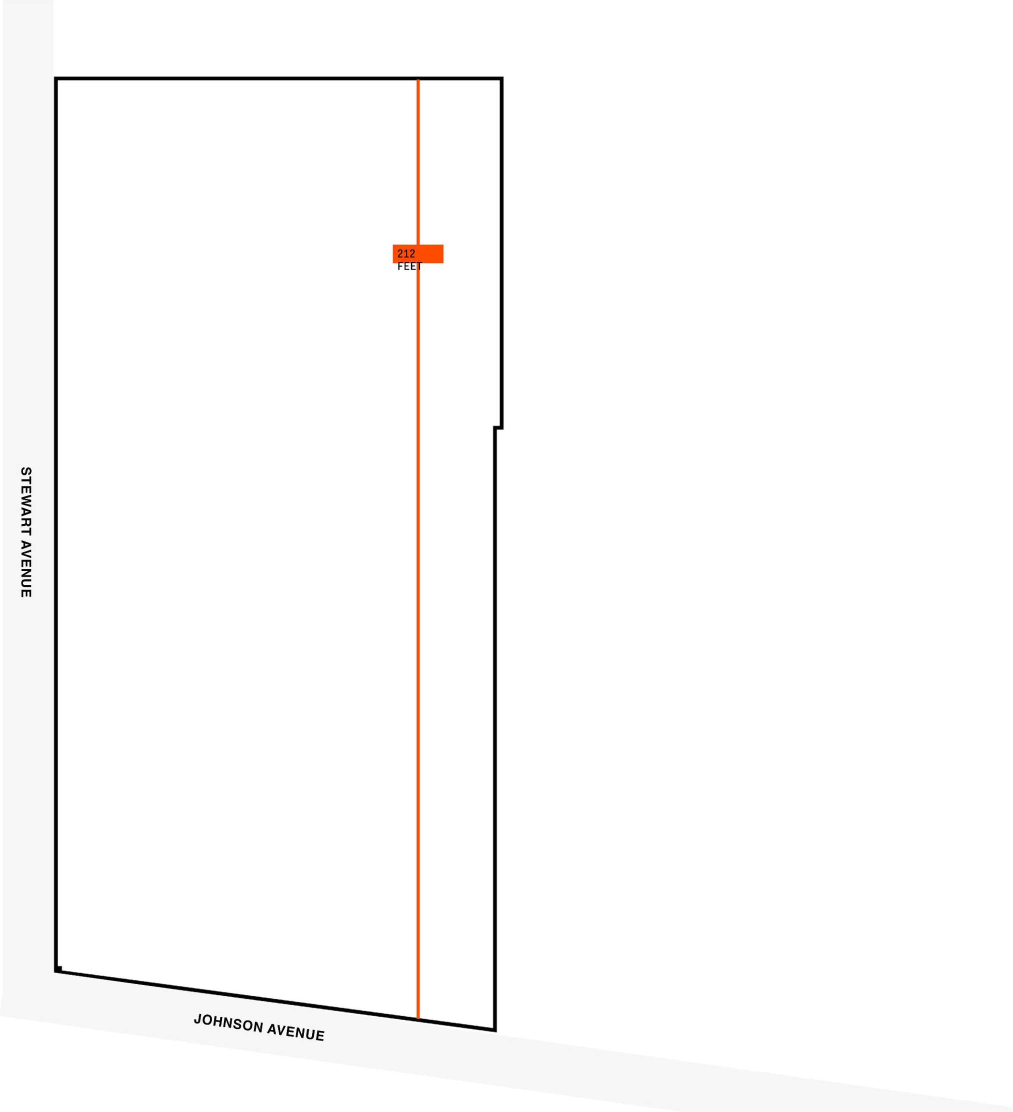
FLOOR PLANS NOT TO SCALE WITH ONE ANOTHER*



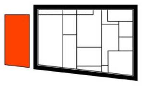
SPACE A

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


212
FEET
STEWART AVENUE
JOHNSON AVENUE

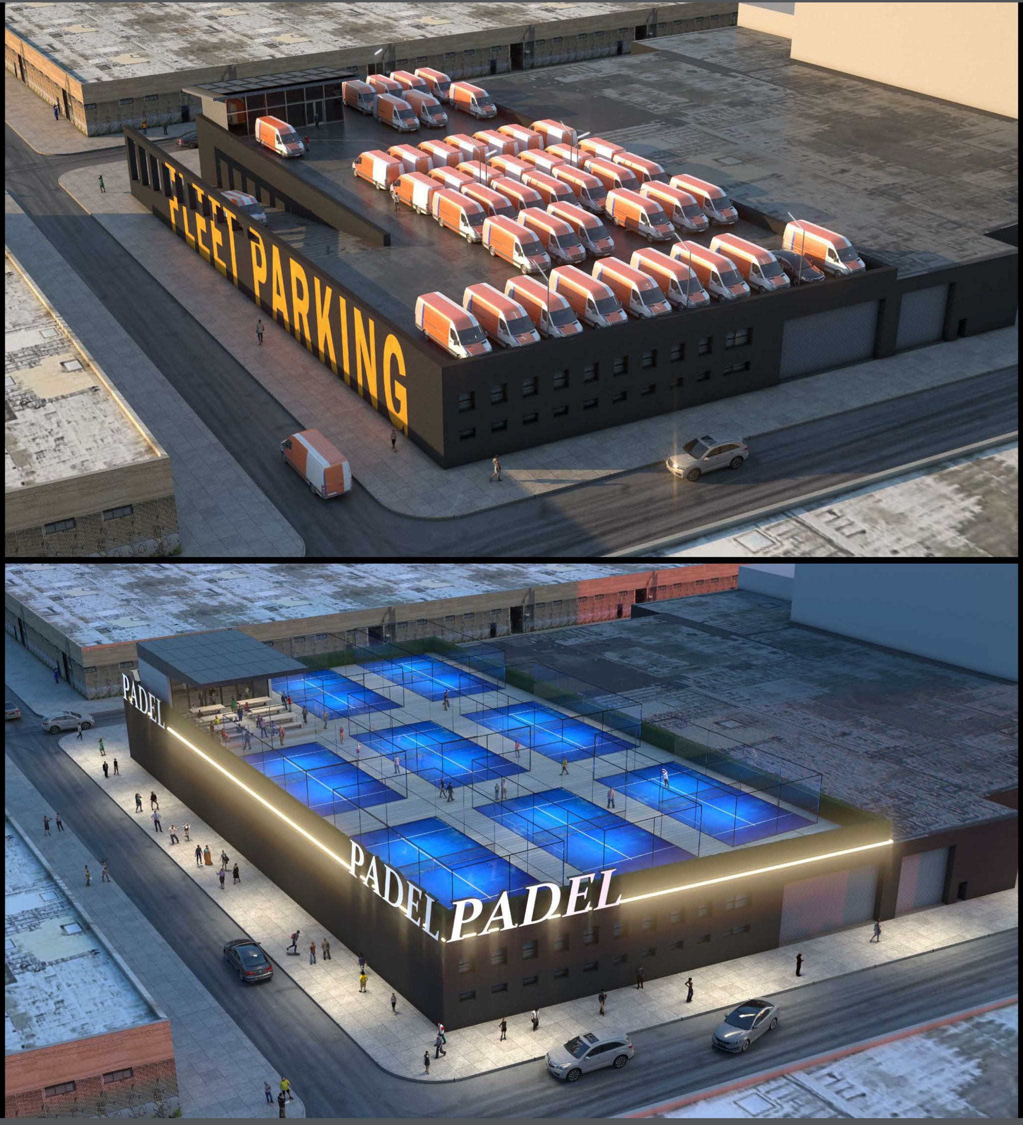
FLOOR PLANS NOT TO SCALE WITH ONE ANOTHER*



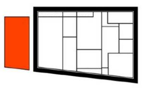
SPACE A ROOFTOP

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.PADEL

FLOOR PLANS NOT TO SCALE WITH ONE ANOTHER*



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

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
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.