

THE BLOCK

555 JOHNSON AVENUE

BUSHWICK

BROOKLYN NEW YORK 11237



DAN MORICI, NYCIA

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The background image shows a large, multi-story industrial building with a dark brick facade and several windows. The building appears to be in an urban setting, with a paved area in the foreground. The sky is overcast with grey clouds. The text is overlaid on the image in a bold, white, sans-serif font.

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.

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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.

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BUSHWICK BY THE NUMBERS

TOTAL POPULATION
120,000

35%
FOREIGN BORN RESIDENTS

BARS
196

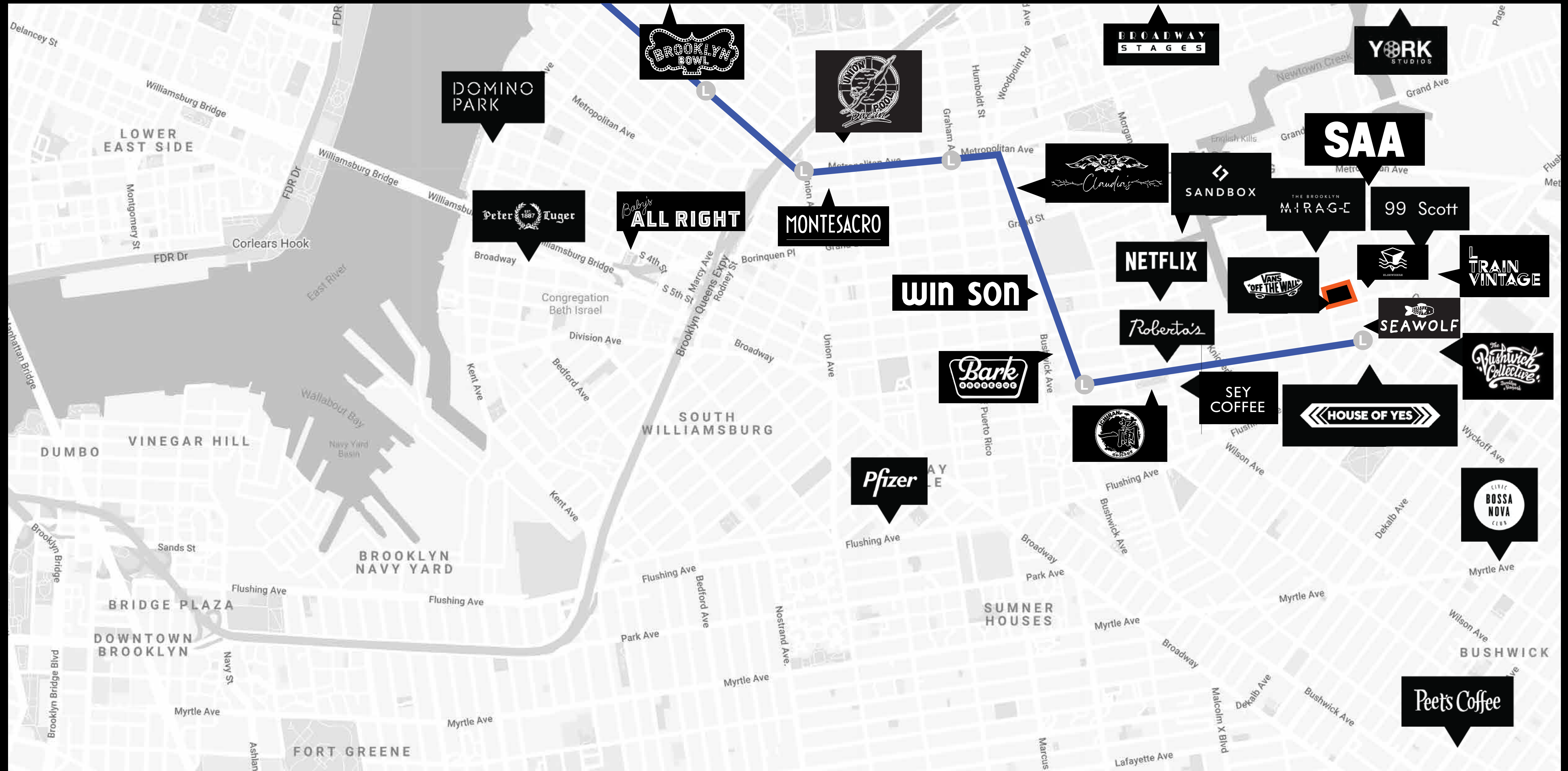
152
CULTURAL VENUES

33
MEDIAN AGE

2025 ESTIMATED WORKFORCE
80,000

316
RESTAURANTS

MEDIAN RENT
\$3,400

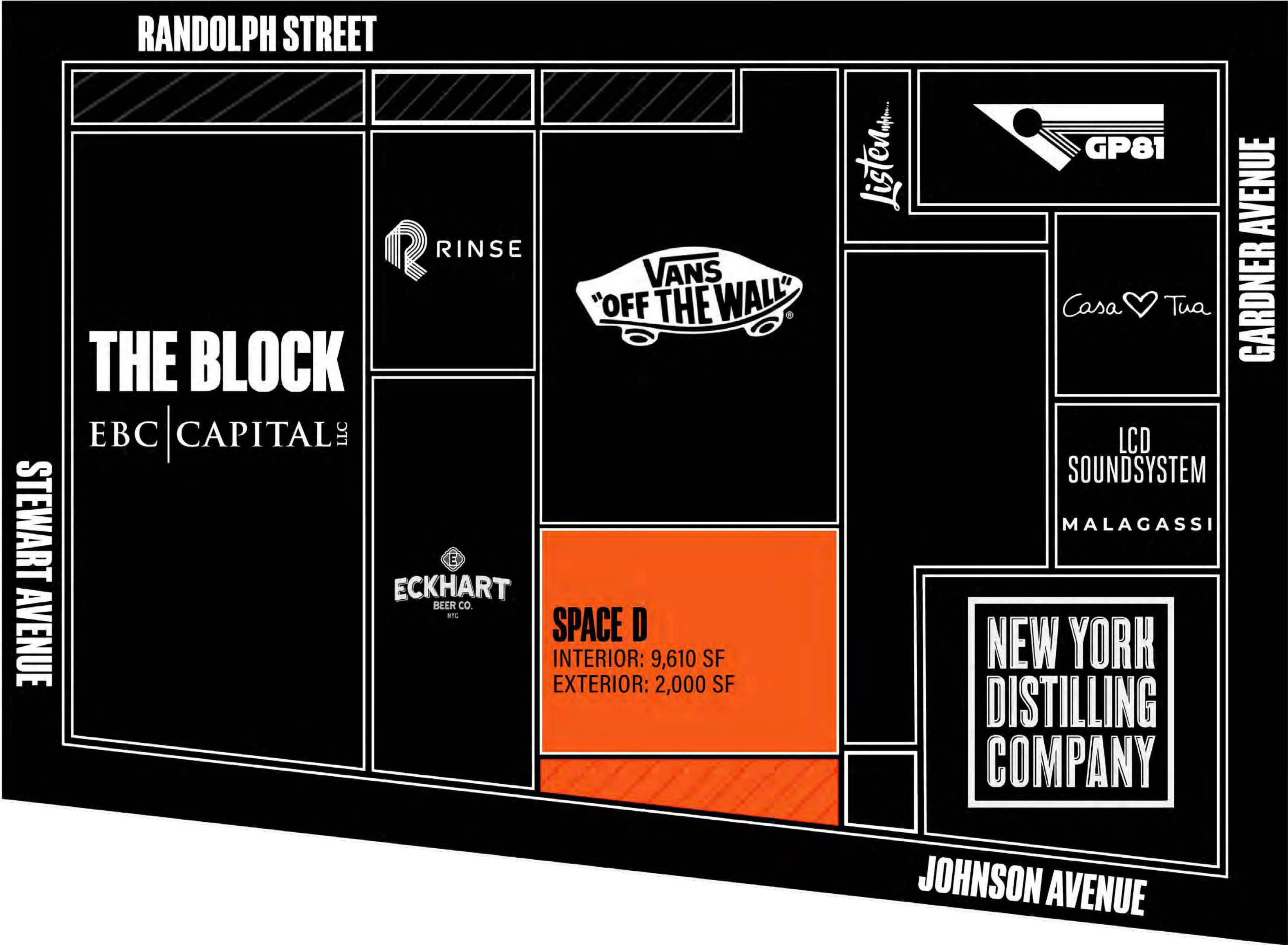


5 MINUTE WALK TO JEFFERSON L 15 MINUTE TRAIN TO UNION SQUARE

15 MINUTE BIKE RIDE TO WILLIAMSBURG

MASTER PLAN

■ AVAILABLE
■ LEASED

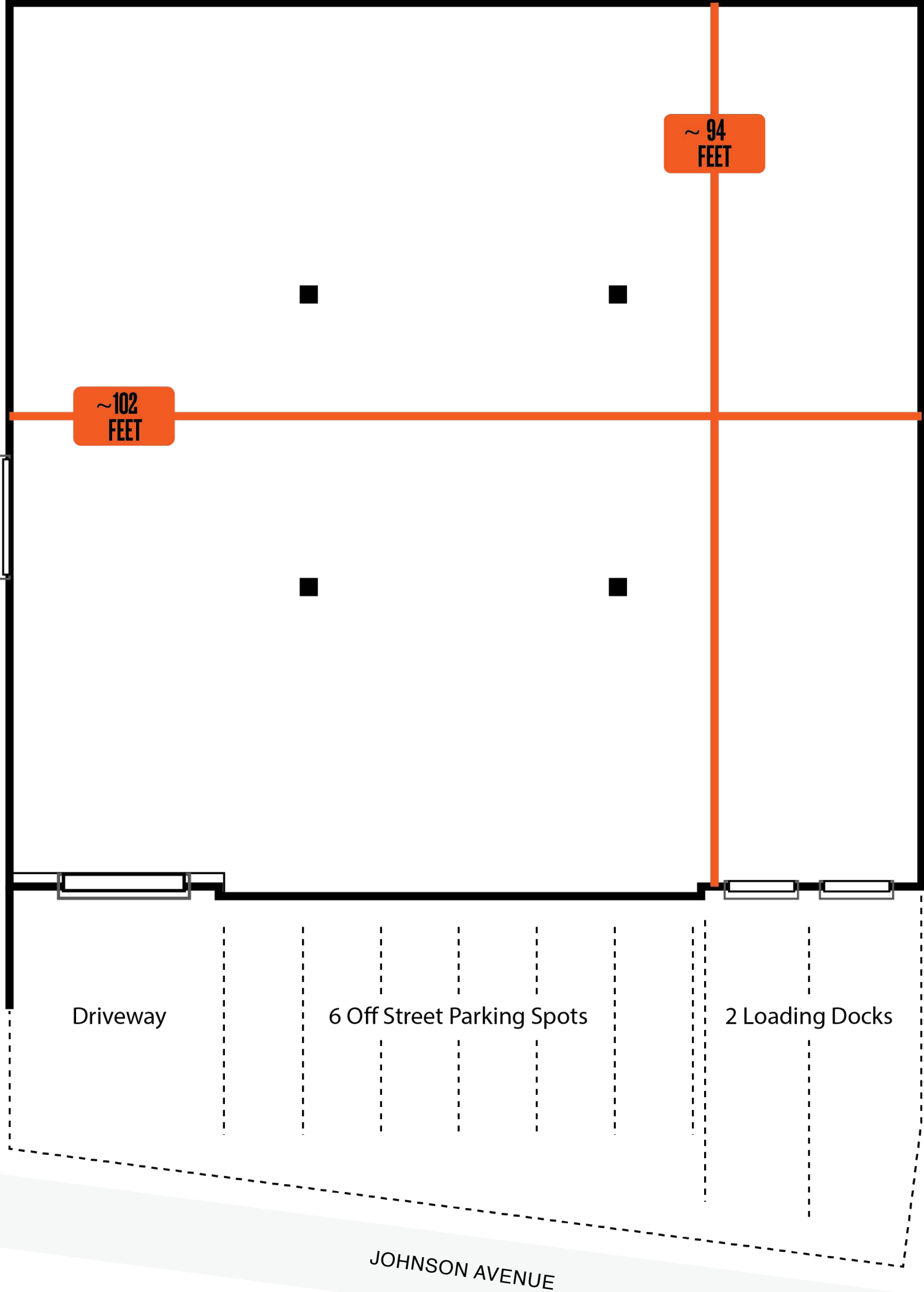


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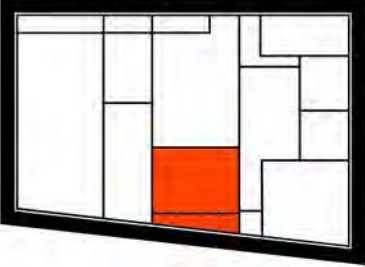
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FLOOR PLANS NOT TO SCALE WITH ONE ANOTHER*



SPACE D

INTERIOR: 9,610 SF
EXTERIOR: 2,000 SF

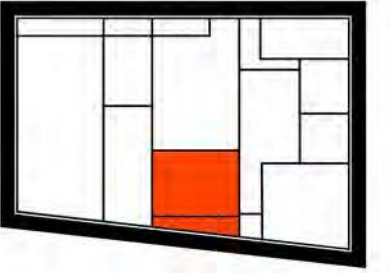
- 19' HIGH CEILING HEIGHTS FROM THE SLAB TO THE UNDERSIDE OF THE ROOF
- 5' TALL CONTIGUOUS BAND OF WINDOWS THAT WRAP THE TOP OF THE FACADE (ACROSS JOHNSON AVE)
- 12 '-26' PAVED REAR SET BACK PROVIDING 2,000 SF OF OUTDOOR SPACE (PARKING, GREEN SPACE, OR ADDITIONAL STORAGE)
- FULL HEIGHT DRIVE IN ROLL UP GATE 3 INTERIOR LOADING DOCKS WITH 2 OVERHEAD GATES FEATURING 18'6" HIGH CLEARANCE - 12' WIDE EXTERIOR
- 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
- 600 AMPS OF 3 PHASE POWER
- 25 TONS OF COOLING AND HEATING
- 2 INCH GAS LINE
- 2 INCH WATERLINE
- CODE COMPLIANT FULL COVERAGE WET SPRINKLER SYSTEM

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- 32' ON CENTER COLUMN SPACING
- 600 AMPS OF 3 PHASE POWER
- 4 INFRARED HEATERS
- 2 INCH GAS LINE
- 2 INCH WATERLINE
- CODE COMPLIANT FULL COVERAGE WET SPRINKLER SYSTEM

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

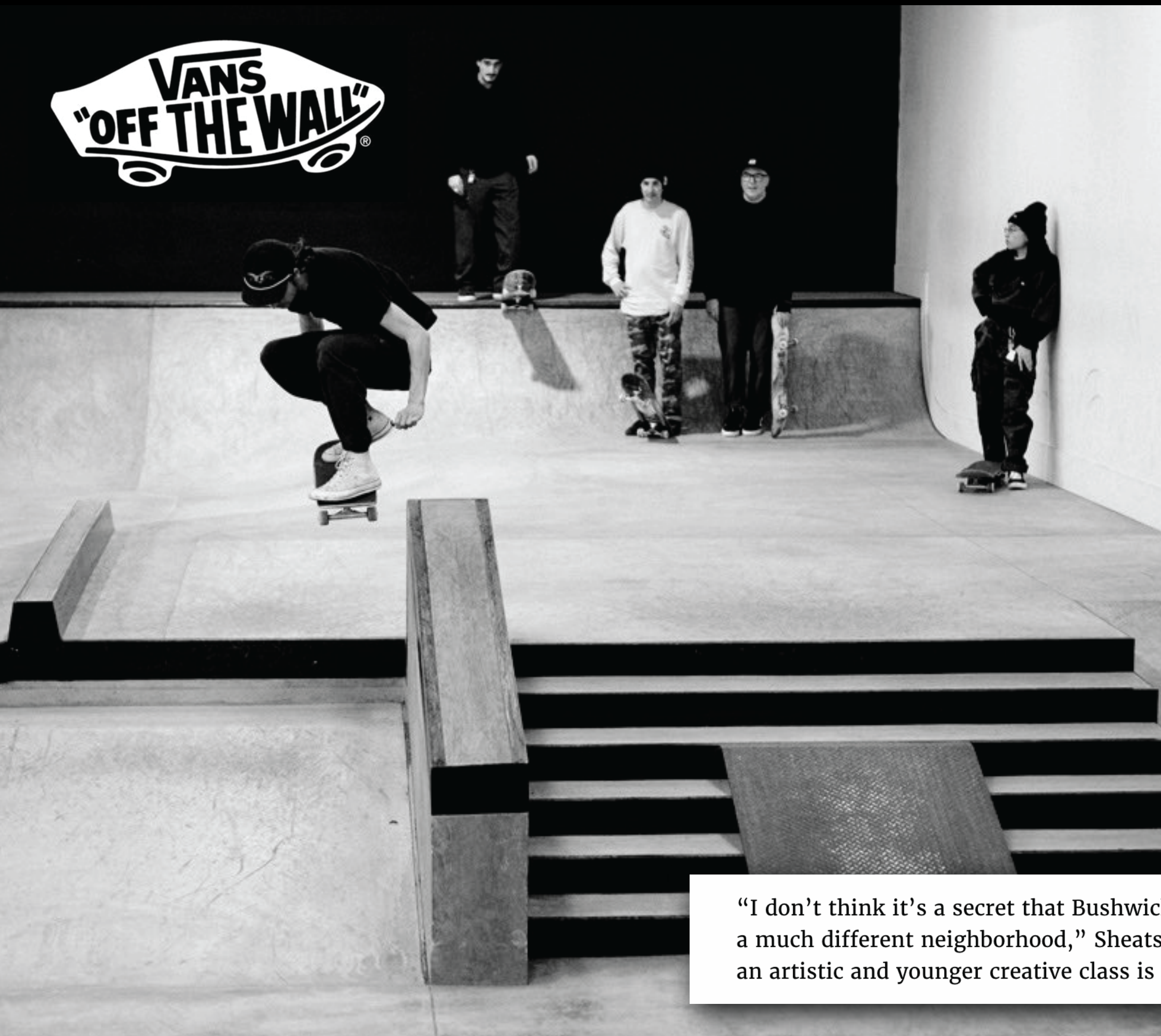


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“I don’t think it’s a secret that Bushwick is kind of changing and becoming a much different neighborhood,” Sheats says, “It’s a neighborhood where an artistic and younger creative class is starting to live.”

LARGEST INDOOR SKATEPARK IN NEW YORK CITY





Forbes

Sign In

LIFESTYLE > TRAVEL

Casa Tua's Sensation-Making New York Debut

By [Shivani Vora](#), Contributor. © I cover travel trends and wellness and family travel

Share Save Comment 0



The lounge at Casa Tua New York.
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Splashy restaurant openings in New York are in no short supply, but let me say firsthand that I have yet to see a debut that matches the buzz and sensation around [Casa Tua New York](#). The brand's latest outpost opened on October 25 at [The Surrey](#), a [Corinthia Hotel](#) on Manhattan's Upper East Side.

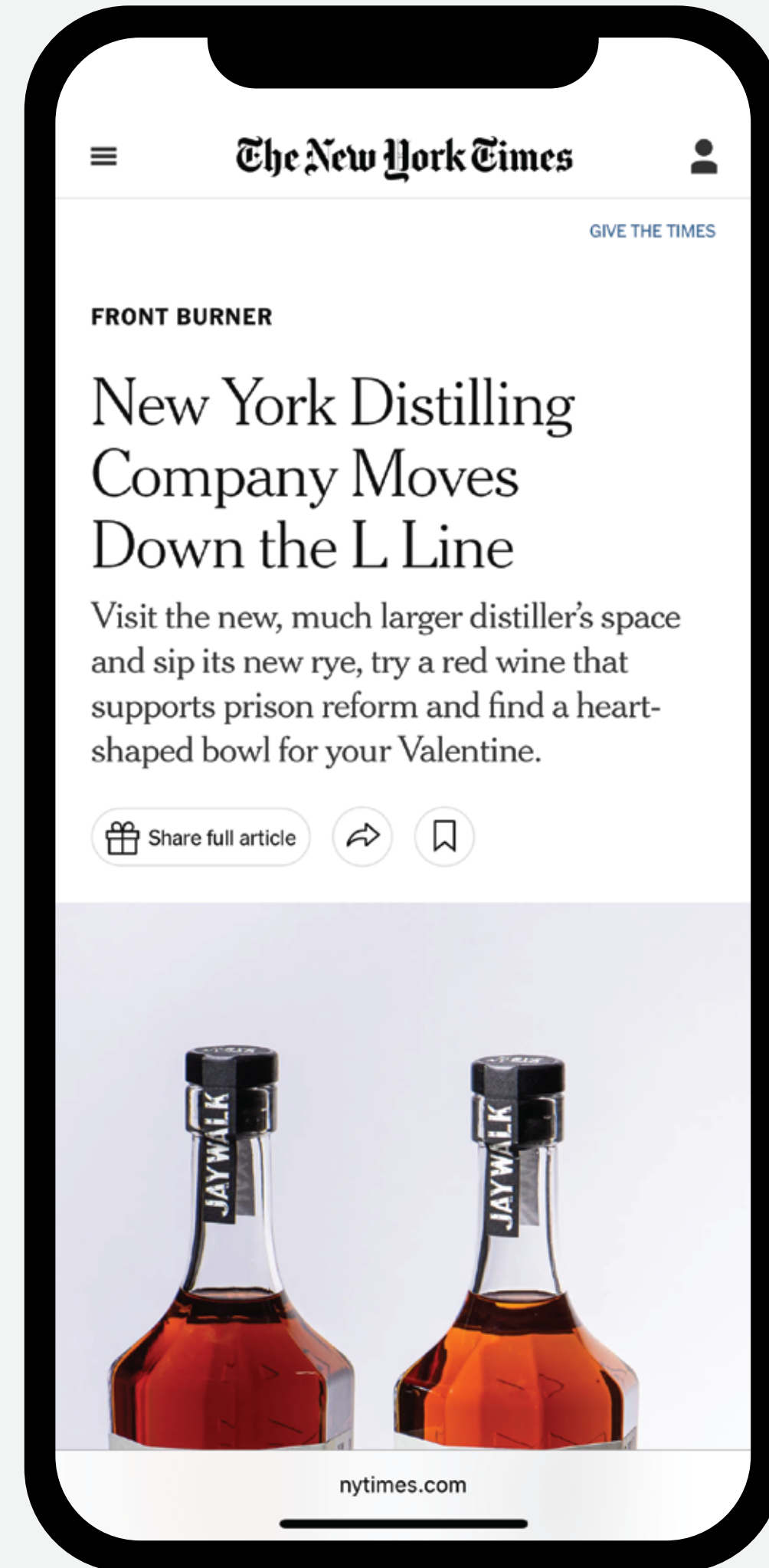


Casa ♥ Tua



It was an instant hit and the place to see and be seen. Celebrities and other boldfacers descended here night after night and continue until today. Casa Tua is as relevant now as ever, if not more.

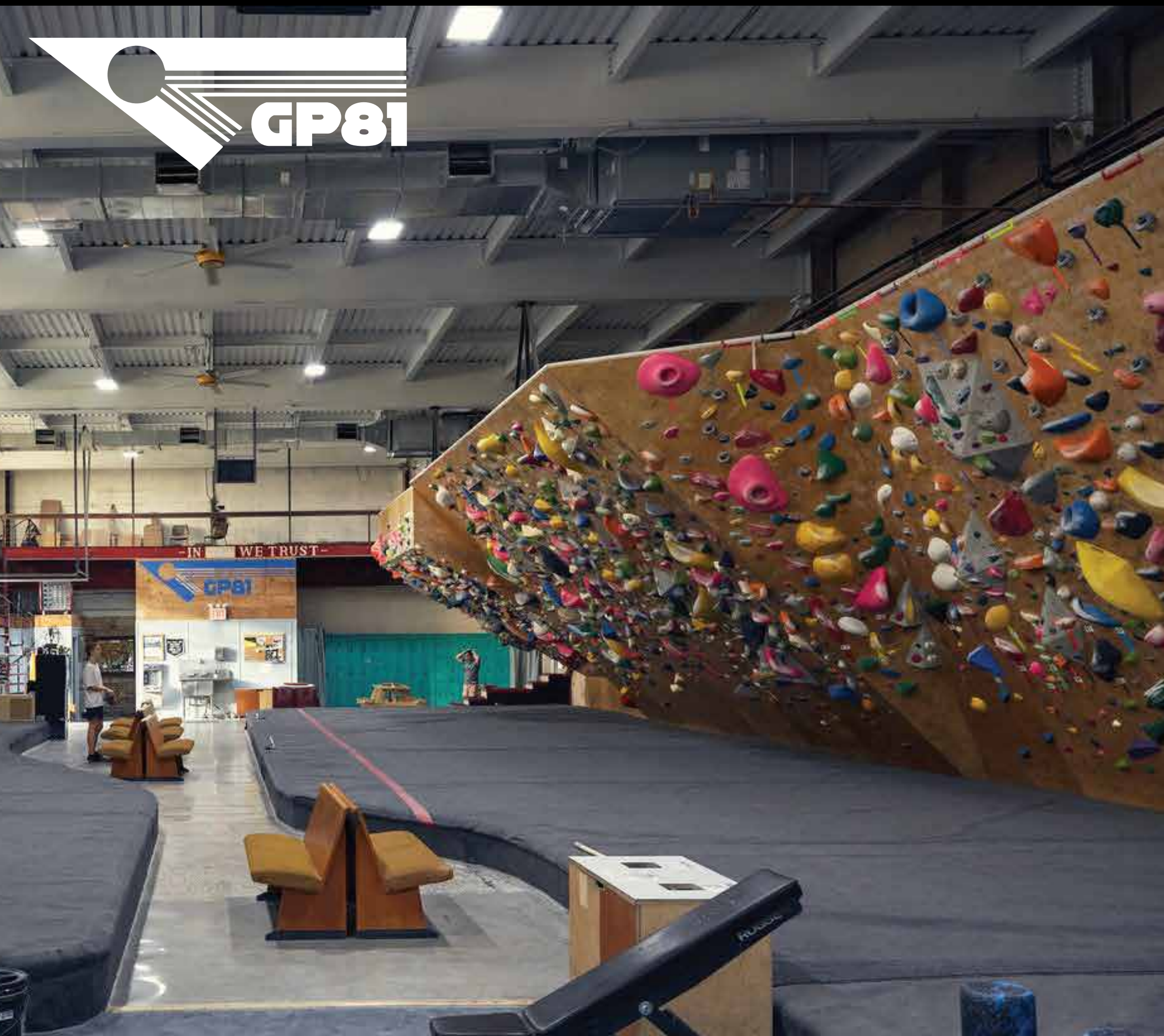
NEW YORK
DISTILLING
COMPANY



New York Distilling Company, one of the oldest craft distilleries in New York City, is moving... Opened in 2011, this distillery made Williamsburg, Brooklyn, its home until last year. In March it will open a new facility, three times the size of the original, in Bushwick.



CRAFTING EXCEPTIONAL SPIRITS
IN THE HEART OF BROOKLYN





BROOKLYN'S PREMIER BOULDERING GYM FOR DEDICATED CLIMBERS



**CLIMBING**
Powered by Outside

Join Now

How New York City's Most Beloved Climbing Gym Survived Its Eviction

For GP81, the city's only remaining independent climbing gym, surviving in expensive Brooklyn has meant leaning on its community.


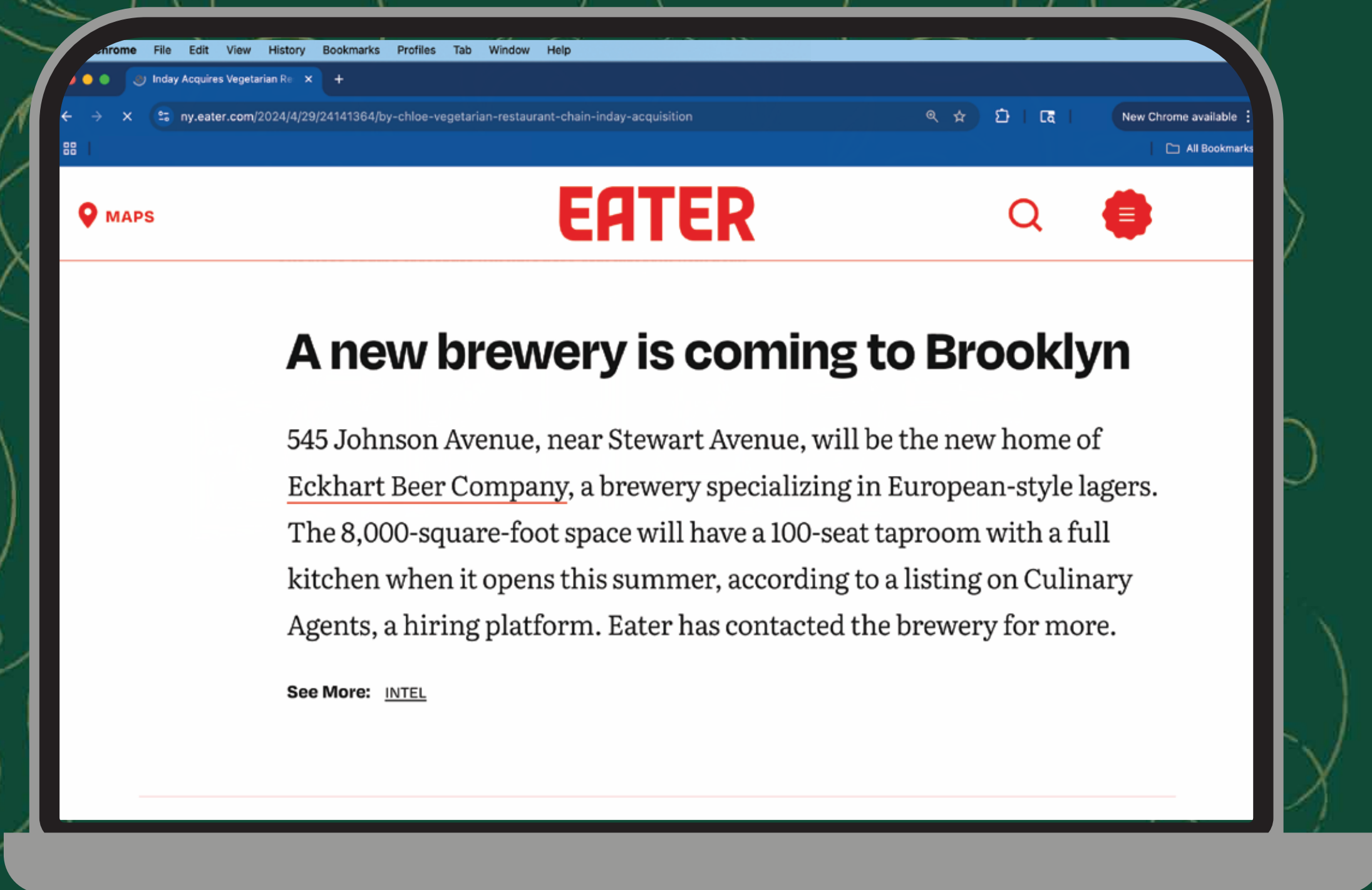


PHOTO: COURTESY OF GP81

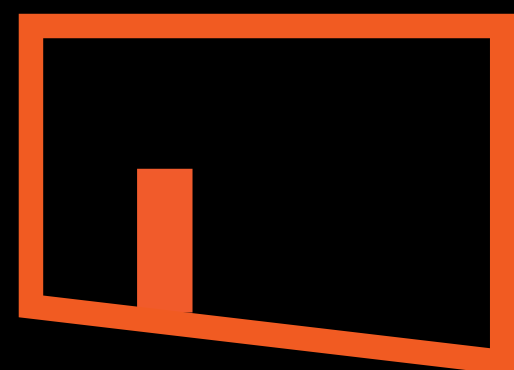
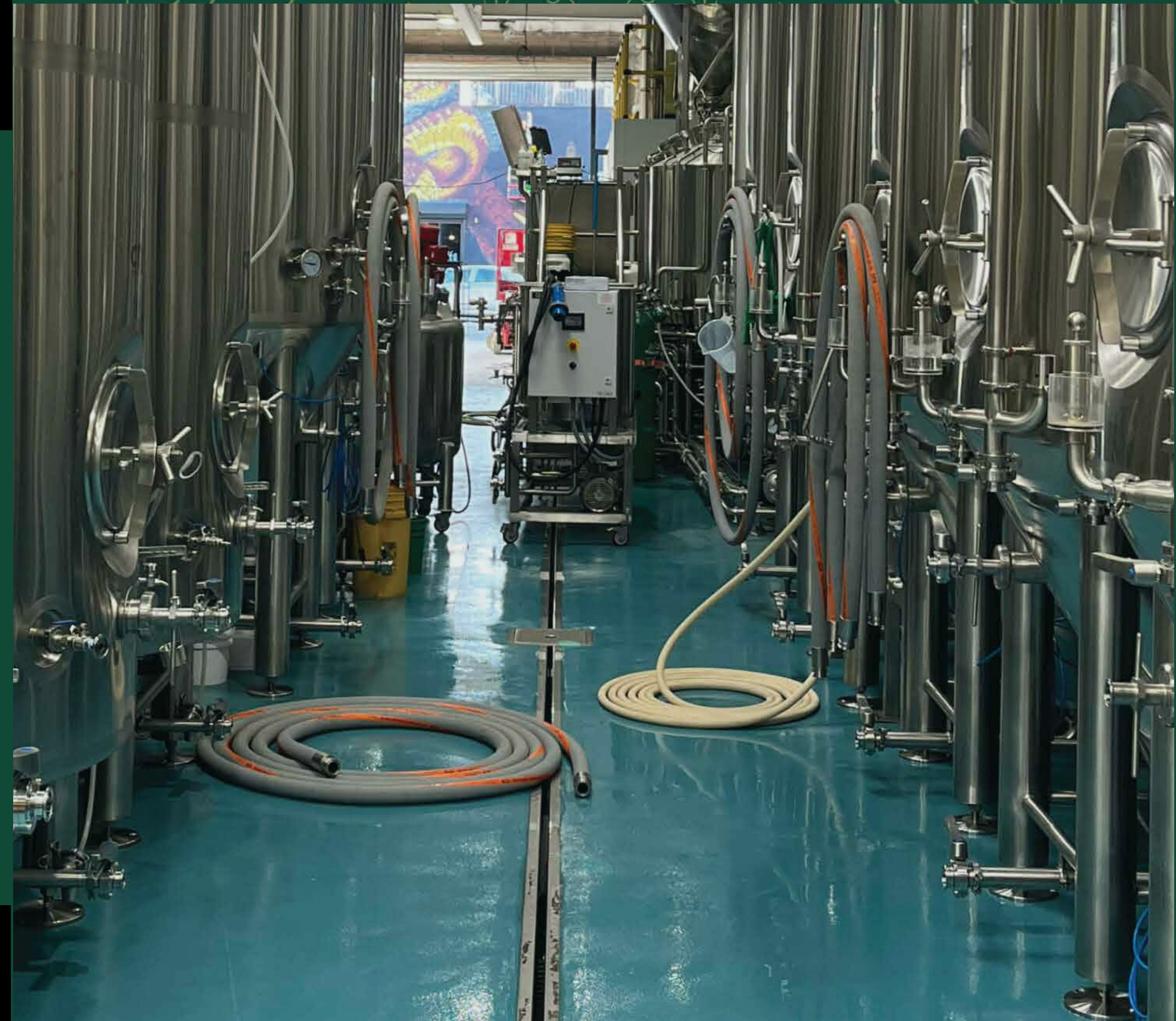
It began with an eviction notice. The building that housed their 6,200 square feet gym for the last five and a half years was going to be demolished, their landlord



A new brewery is coming to Brooklyn

545 Johnson Avenue, near Stewart Avenue, will be the new home of Eckhart Beer Company, a brewery specializing in European-style lagers. The 8,000-square-foot space will have a 100-seat taproom with a full kitchen when it opens this summer, according to a listing on Culinary Agents, a hiring platform. Eater has contacted the brewery for more.

See More: [INTEL](#)



WHERE COMMUNITY AND CRAFT BEER COME TOGETHER



Listen.....



Listen

Black Coffee spinning deep into the night at an invite-only afterparty inside Listen Brooklyn's subterranean lair — where the velvet rope meant nothing and the bass never stopped. The city's cool kept it quiet, but the dance floor told another story.

NO
SLEEP
TILL



**WHERE BROOKLYN MOVES
TO UNDERGROUND BEATS**

**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.**

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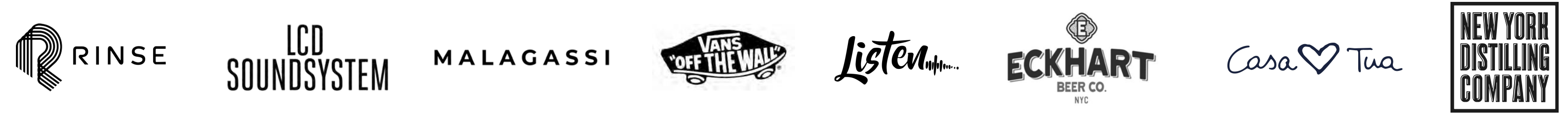
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NEW YORK CITY INDUSTRIAL ADVISORS

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