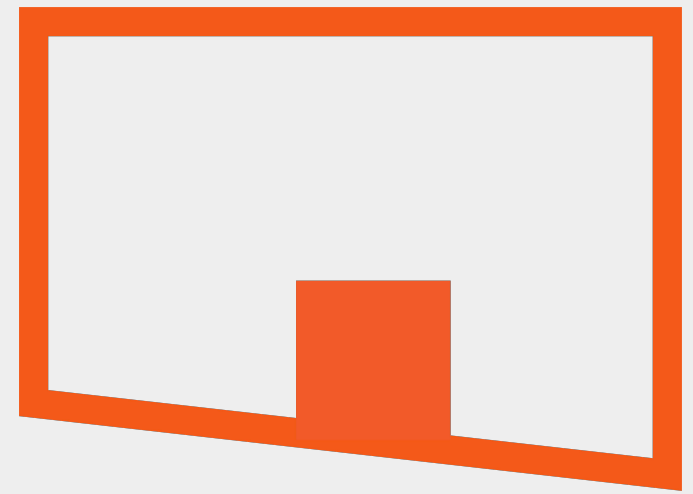
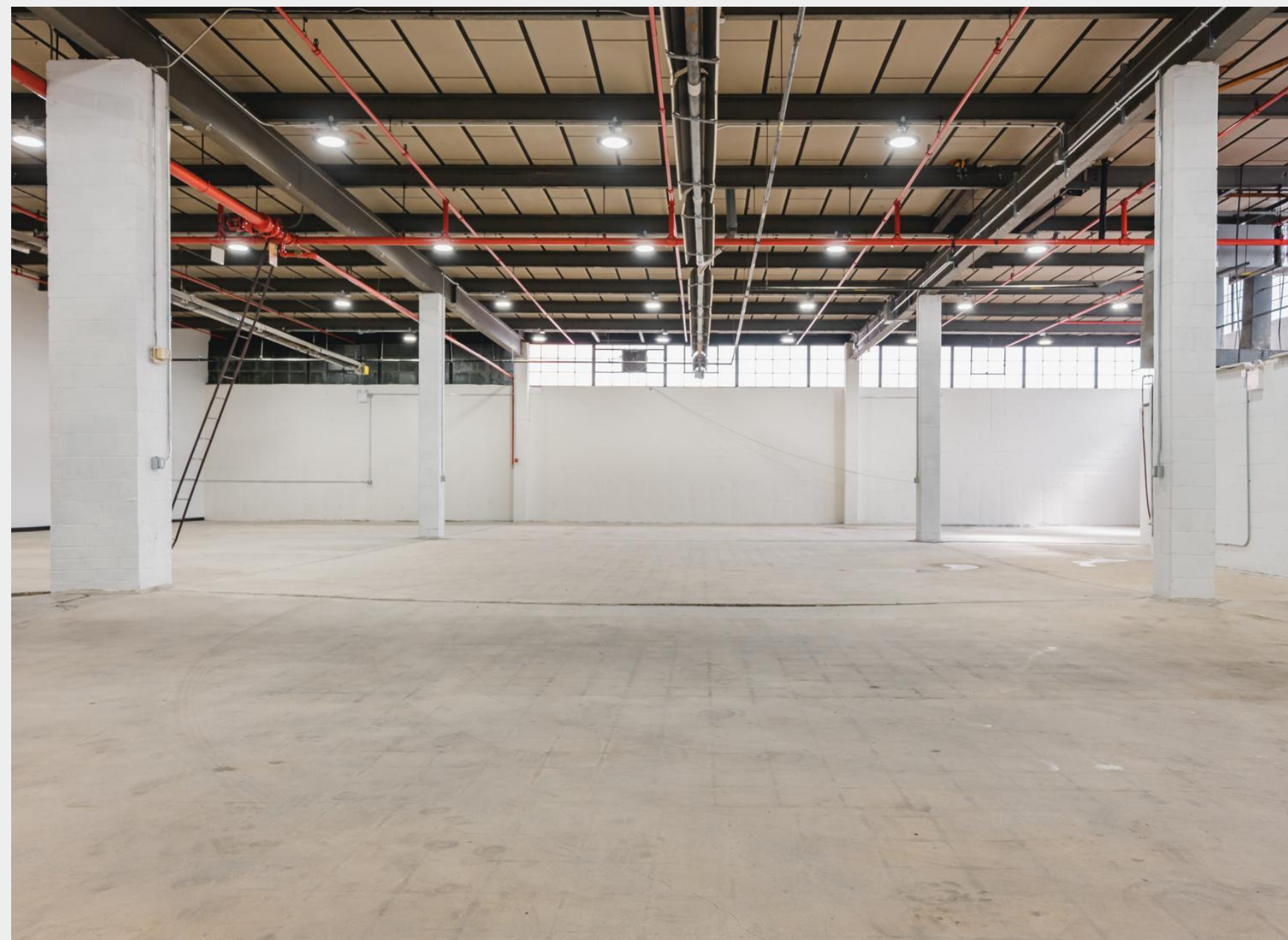


THE BLOCK

EAST WILLIAMSBURG
BROOKLYN NEW YORK 11237

555 Johnson Ave. Brooklyn, NY 11237, USA

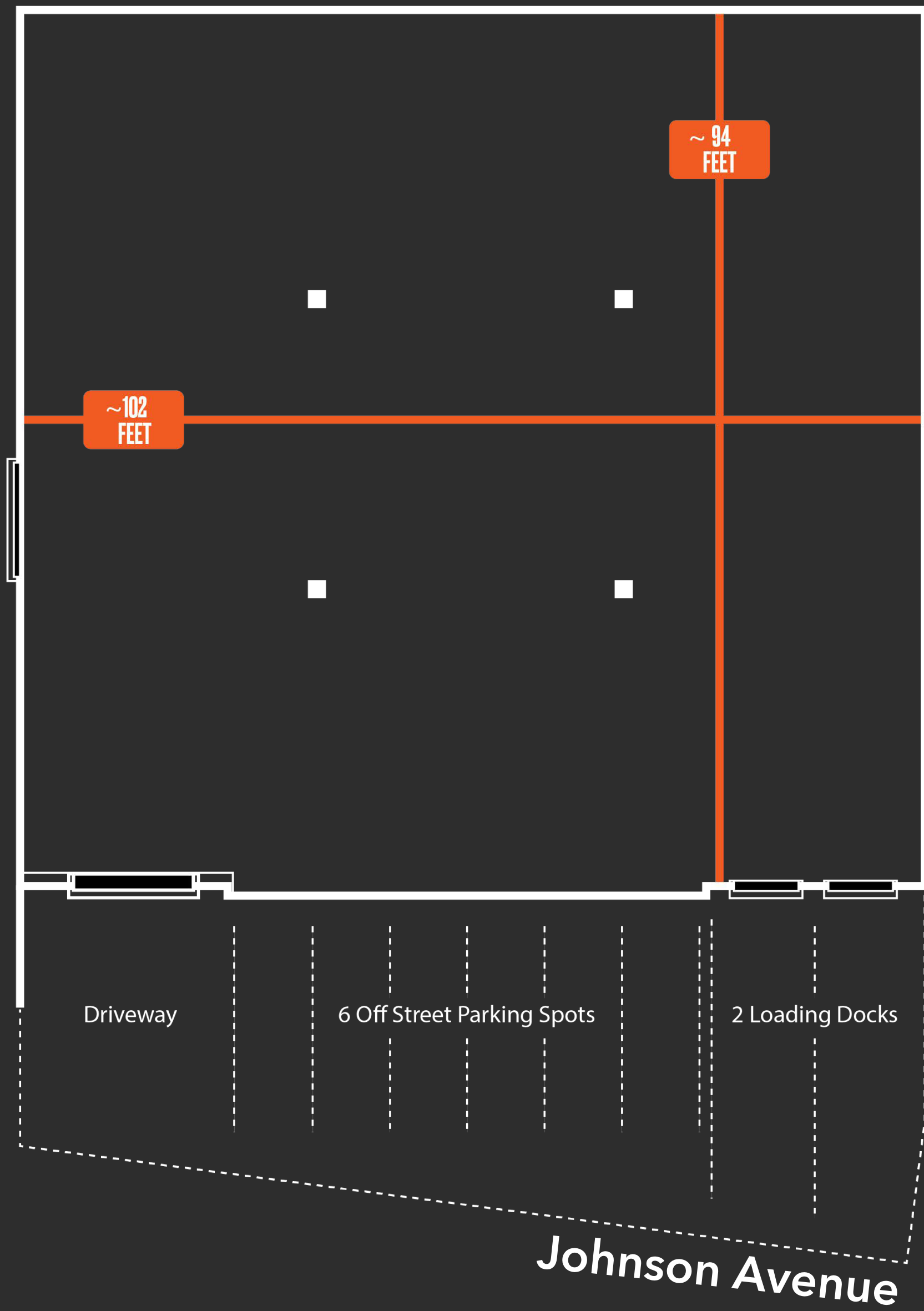


A new vision of production has brought a modern cohort of makers and creatives to The Block.

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.

Floor plans not to scale*



SPACE D THE BLOCK



INTERIOR:

9,610 SF

EXTERIOR:

2,000 SF (PARKING)

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

Heavy duty slab between 8-10' of concrete throughout first floor, reinforced with wire mesh

Masonry non-load bearing exterior walls

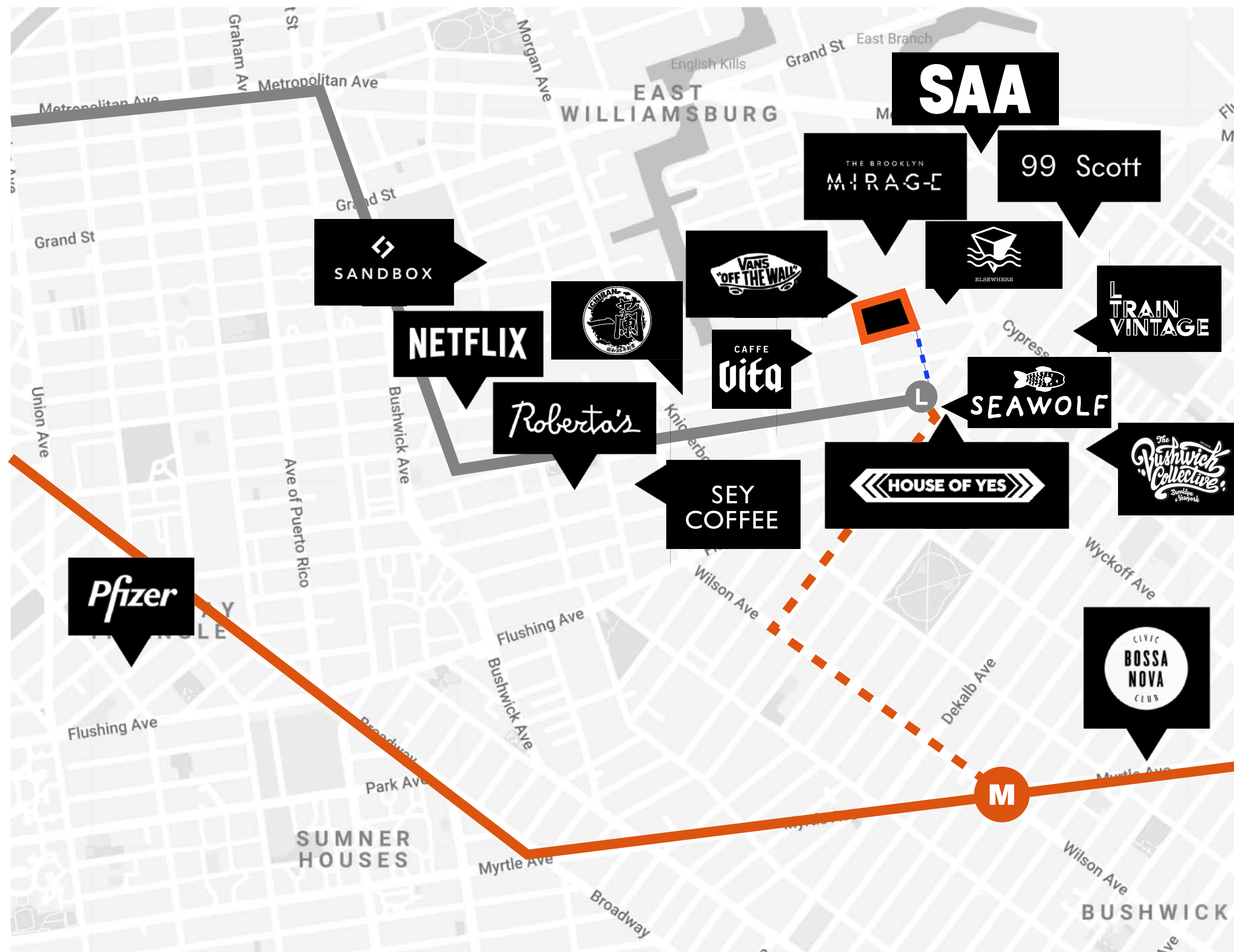
600 amps of 3 phase power

2 inch water line, 2 inch gas line

25 Tons of **Cooling** and Heating

Code compliant full coverage wet sprinkler system

32' on center column spacing



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.



THE BLOCK

555 JOHNSON AVE

EAST WILLIAMSBURG

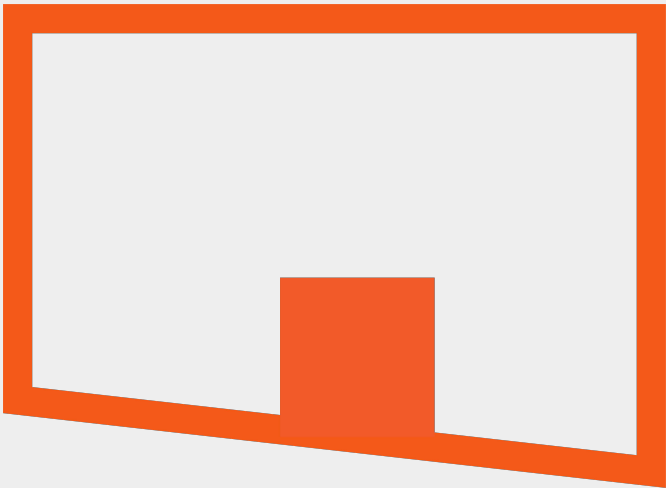
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