



# 456

## Johnson Avenue

As Exclusive Agents, we  
are pleased to offer the  
following:

**FOR SUBLEASE: Unit 313**

PARTIAL 3RD FLOOR

1,264 RSF



# 456 Johnson Avenue, Unit 313

Corner Loft Office with Architectural Character,  
High Ceilings and Tons of Natural Light

Unit #313 offers a mint condition loft office sublease solution at historic Paper Mill building built in 1927. The unit features oversized windows, high ceilings, beautifully restored original wood floors, wood beam columns and exposed brick. The current layout is configured as a L shaped layout with an alcove and offers tons of natural light with two exposures. The space is best suited for Technology, Advertising, Media, and Information, but an excellent opportunity for a unique office which blends contemporary and historical industrial design with a wow factor.

The Paper Mill is a mixed-use loft office building offering 24/7 Access to tenants, High Security Access Control System, Elevator, Secure Package and Bike Room, Private Conference Rooms and Kitchenettes. Located within a 3 block distance to the L train (Morgan Avenue).



Space: Unit 313

Term: 3+ years

Size: 1,264 RSF

Rent: Negotiable | Upon Request

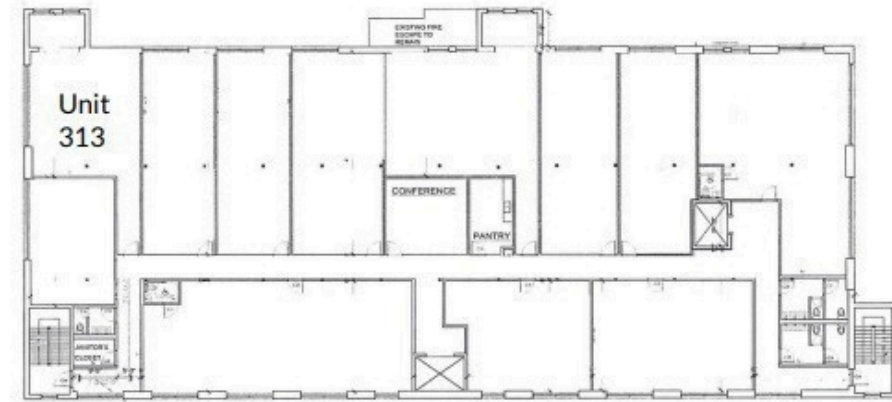
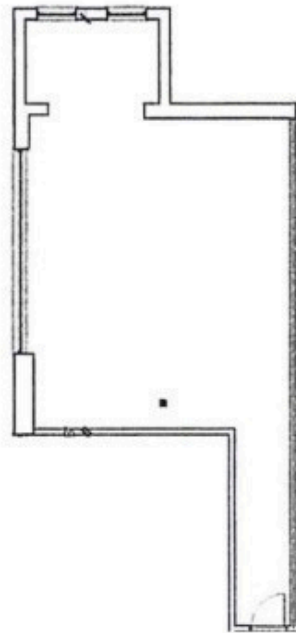
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## FLOOR PLAN

### Highlights:

- Sublease Term of 3+ years with potential for direct to Landlord
- Directly metered Utilities
- HVAC - tenant controlled and dedicated to unit

## Unit 313



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FOR FURTHER INFORMATION AND  
INSPECTION, PLEASE CONTACT:

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## EXCLUSIVE AGENTS:

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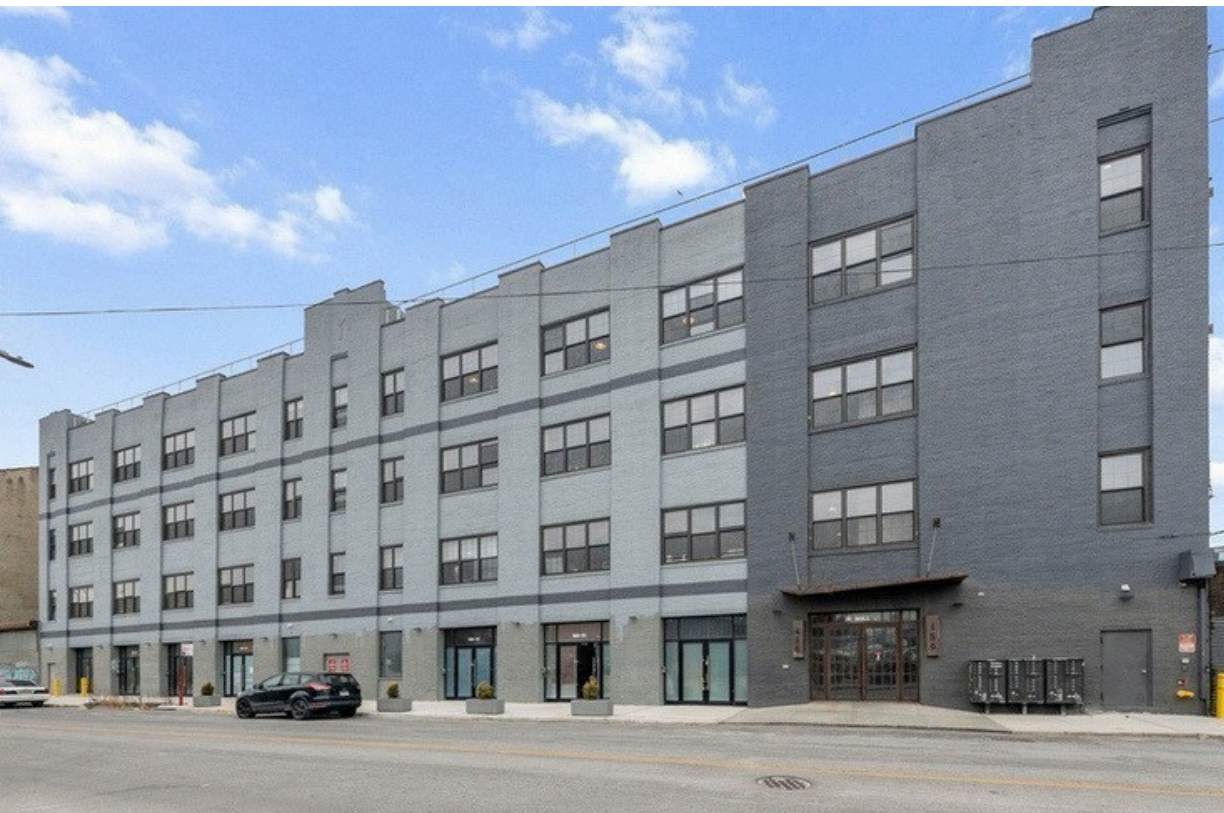
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