

538 Johnson Avenue

Bushwick, Brooklyn

Southwest Corner of Stewart Avenue



Rendering

Flex/Maker Space in Newly Renovated Building
Abundant Natural Light - High Ceilings



Polished Concrete or Hardwood Floor Options

ABS Partners Real Estate, as the exclusive agent is pleased to offer the following opportunity for lease:

Available

Size

1st Fl:

Units from 4,344 - 6,075 rsf

2nd Fl:

Unit 204 - 1,750 rsf

4th Fl:

Unit 401 - 1,614 rsf

Rent:

Call or email for info

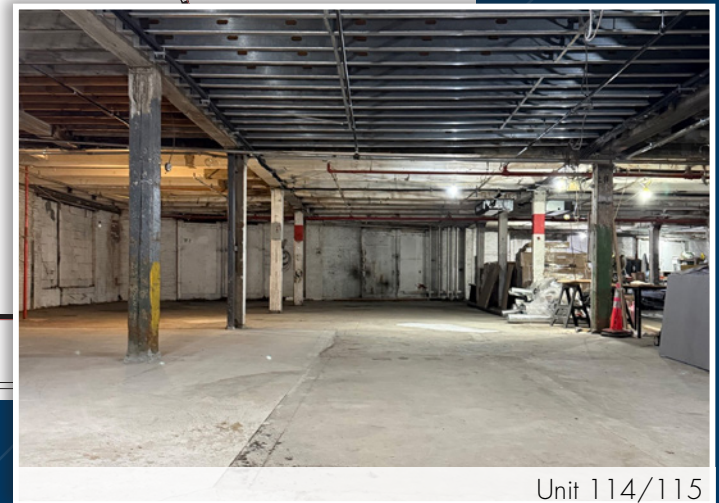
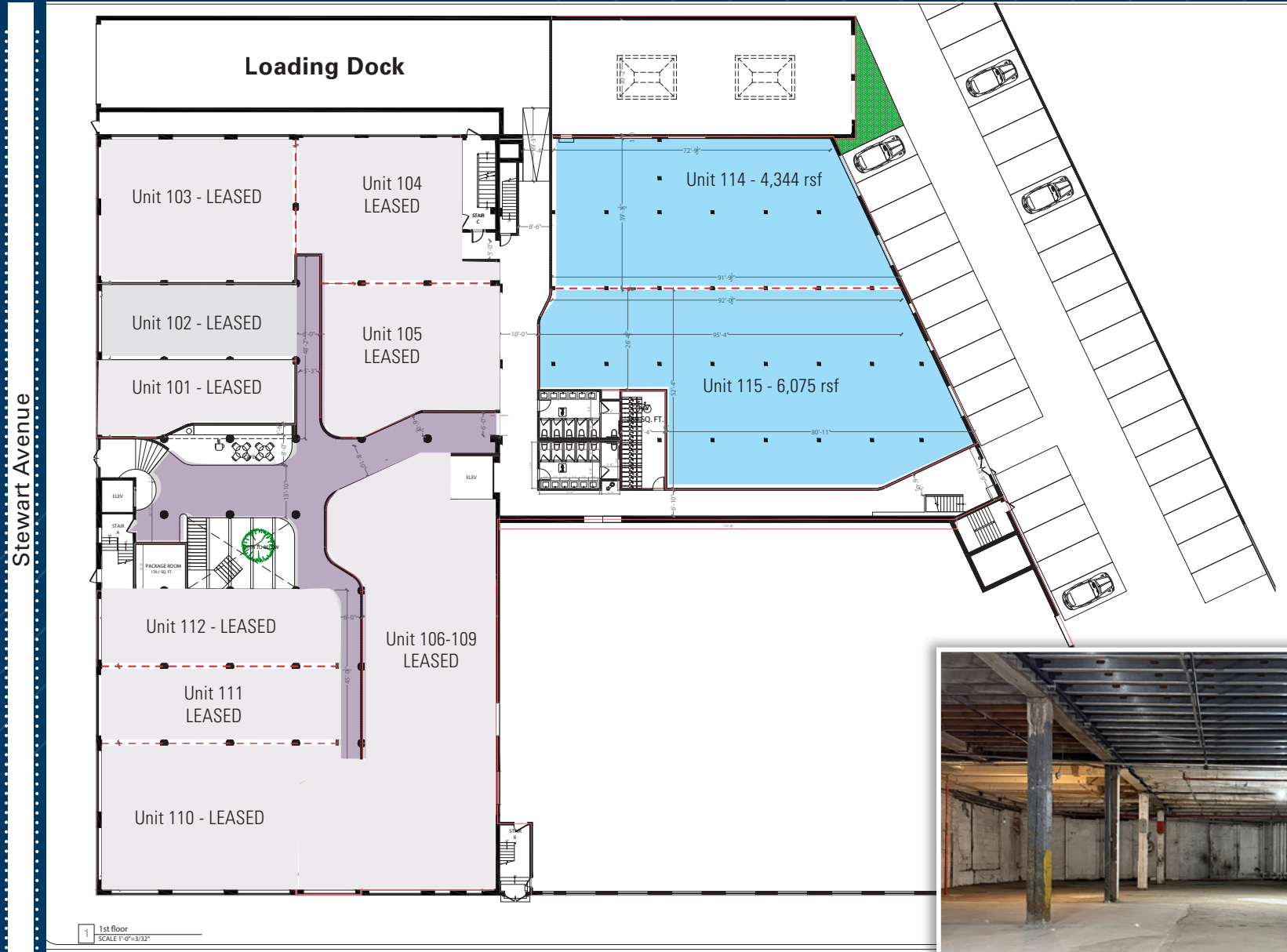
Comments

- Perfect for light manufacturing, food production, film/music design, office and warehousing
- (1) Small freight elevator (6'x7') and (1) large freight elevator (10'x10')
- ±15' Ceiling heights, newly installed oversized, operable windows throughout, elevator access
- Landlord to provide buildout - all uses considered
- Accessible via the Jefferson St  subway station and  bus along Flushing Avenue

Join Co-Tenants



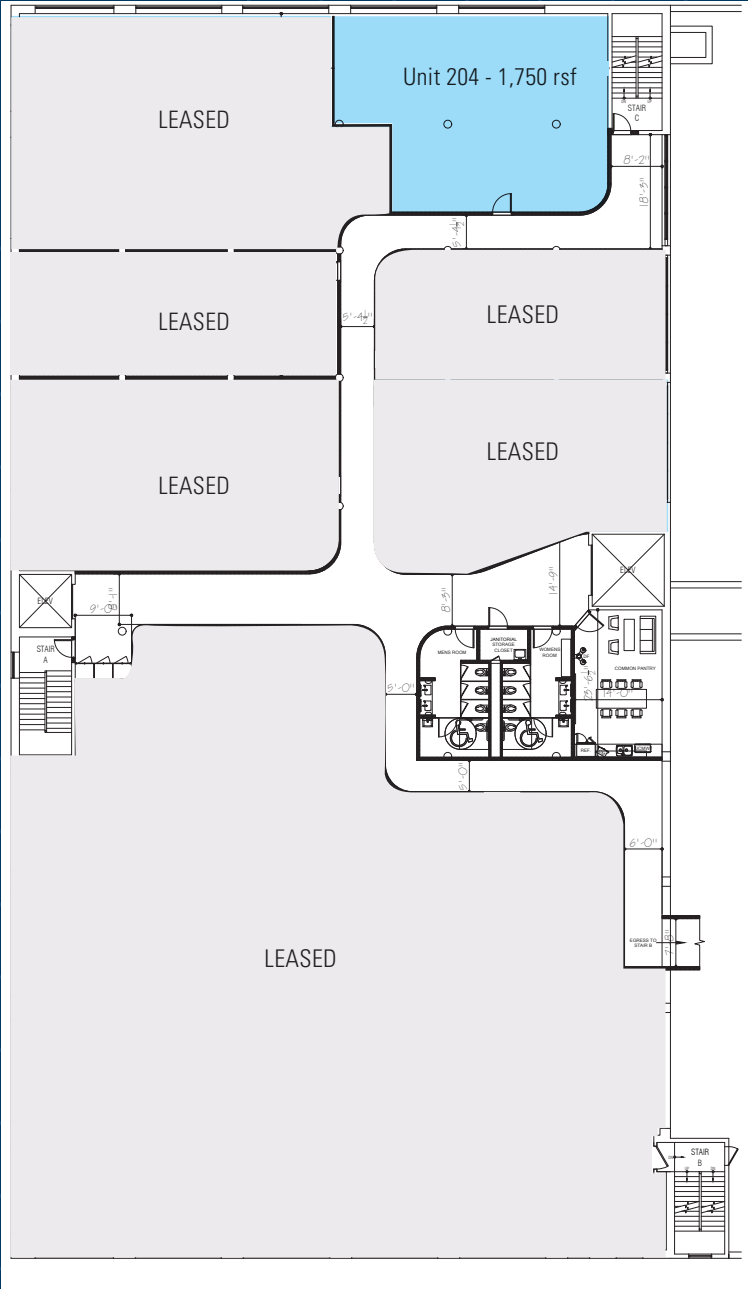
1ST FLOOR PLAN - DIVISION OPTIONS



Unit 114/115

(for descriptive purposes only; not to scale.)

2ND FLOOR PLAN - DIVISION OPTIONS



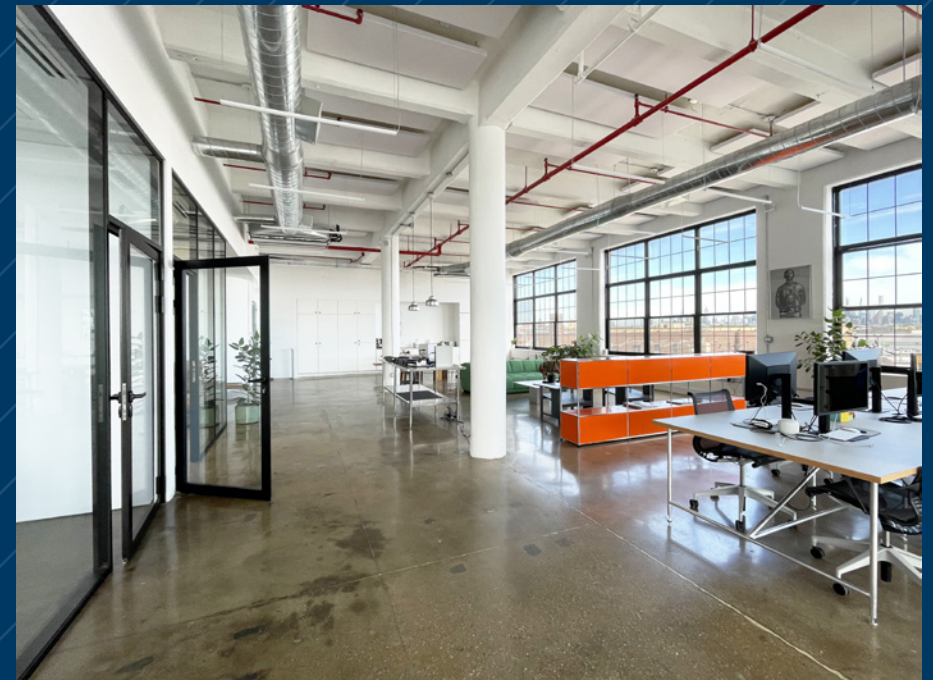
(for descriptive purposes only; not to scale.)

SAMPLE FURNISHED BUILDOUT - FOR CONCEPT PURPOSES ONLY



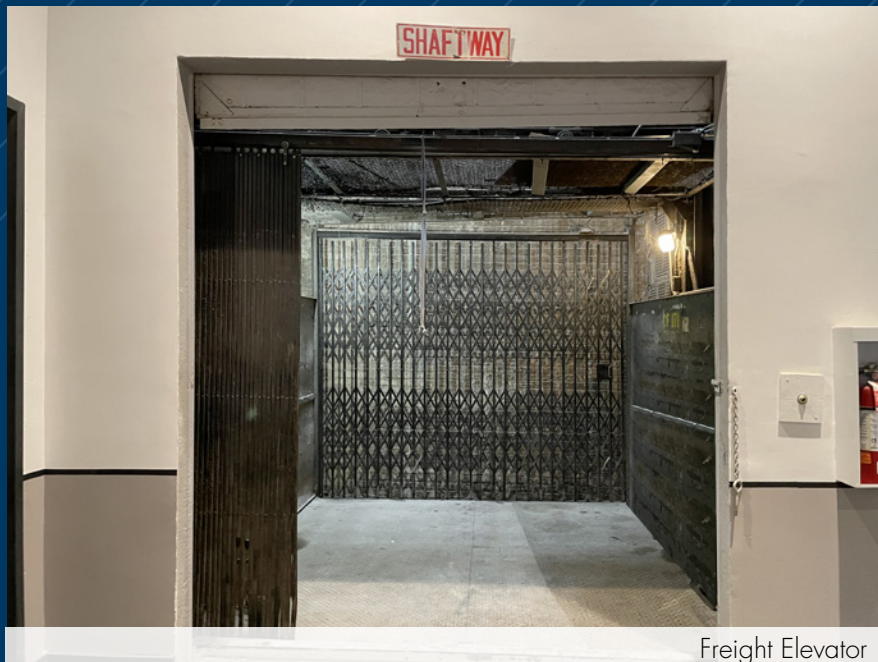
**Click to View
Virtual Tour of
Sample Furnished Space**

**For Concept Only
Not Available**





Common Area Views



Freight Elevator



Loading Docks

538 JOHNSON AVENUE, BROOKLYN AREA MAP

**THE BROOKLYN
MIRAGE**

Brooklyn Mirage
5,000 person
entertainment venue
(Avant Gardner complex)
140 Stewart Avenue

RIVIAN

honey's

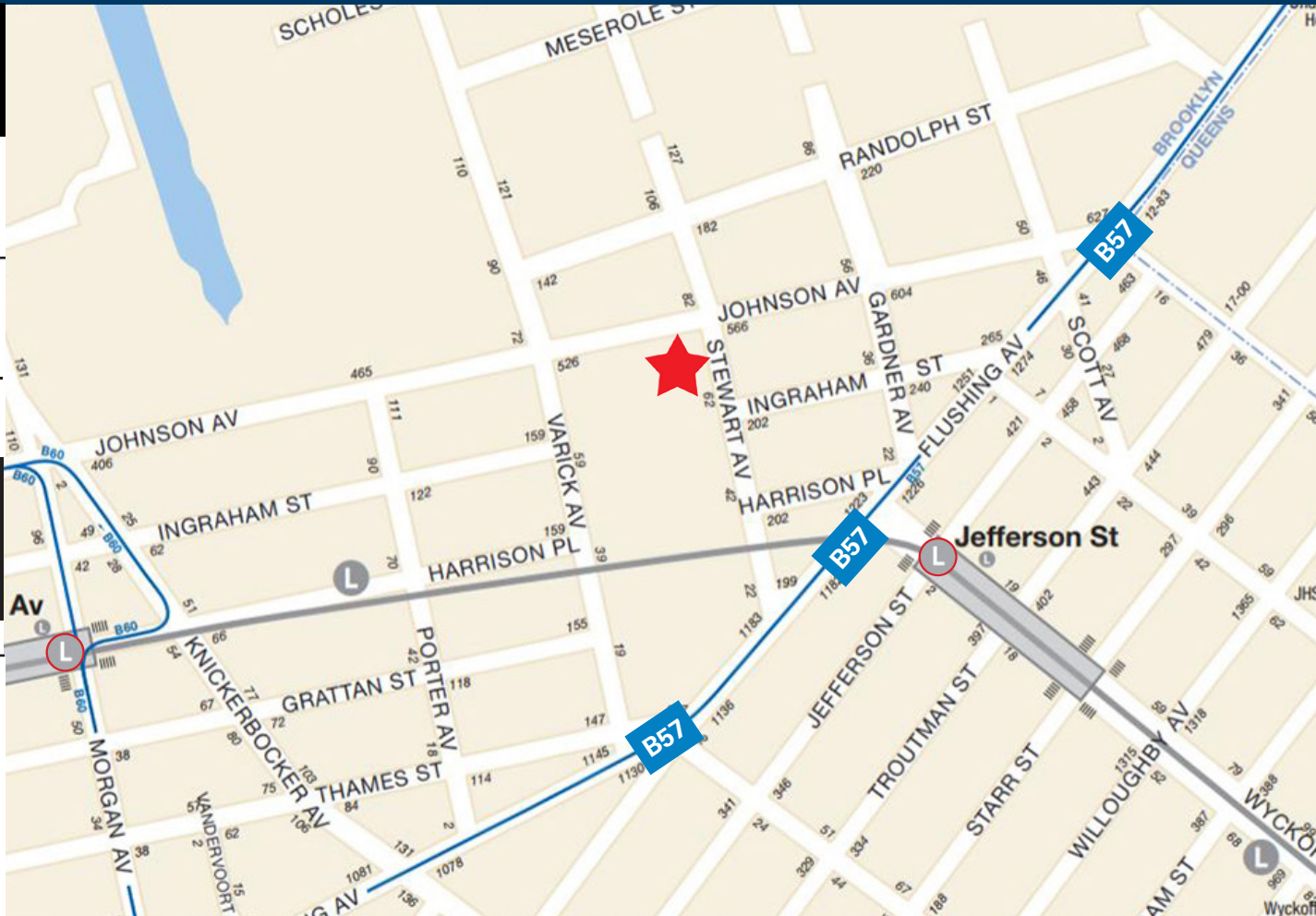
Lot 45

411 Troutman Street

**NETFLIX
STUDIOS**

HOUSE OF YES

2 Wyckoff Avenue



elsewhere
1,200 person
music venue

599 Johnson Avenue



101 Bogart Street
(aka 360 Johnson Ave)
42-key Boutique Hotel

For further information and/or inspection, please contact:

BEN WALLER

Licensed Associate Real Estate Broker
212-400-9515 | bwaller@absre.com

BRAZOS EBNER

Licensed Real Estate Salesperson
212.400.6088 | brazos@absre.com

ABS Partners Real Estate • 200 Park Avenue South, 10th Floor, New York, NY 10003 • 212.400.6060 • www.absre.com



All information is from sources deemed reliable but is subject to errors or omissions of any magnitude, withdrawal from market, or changes in terms, all without notice. Brokers employment and payment only by written agreement.