

THE BLOCK

555 JOHNSON AVENUE

BUSHWICK

BROOKLYN NEW YORK 11237



573

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.



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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.





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

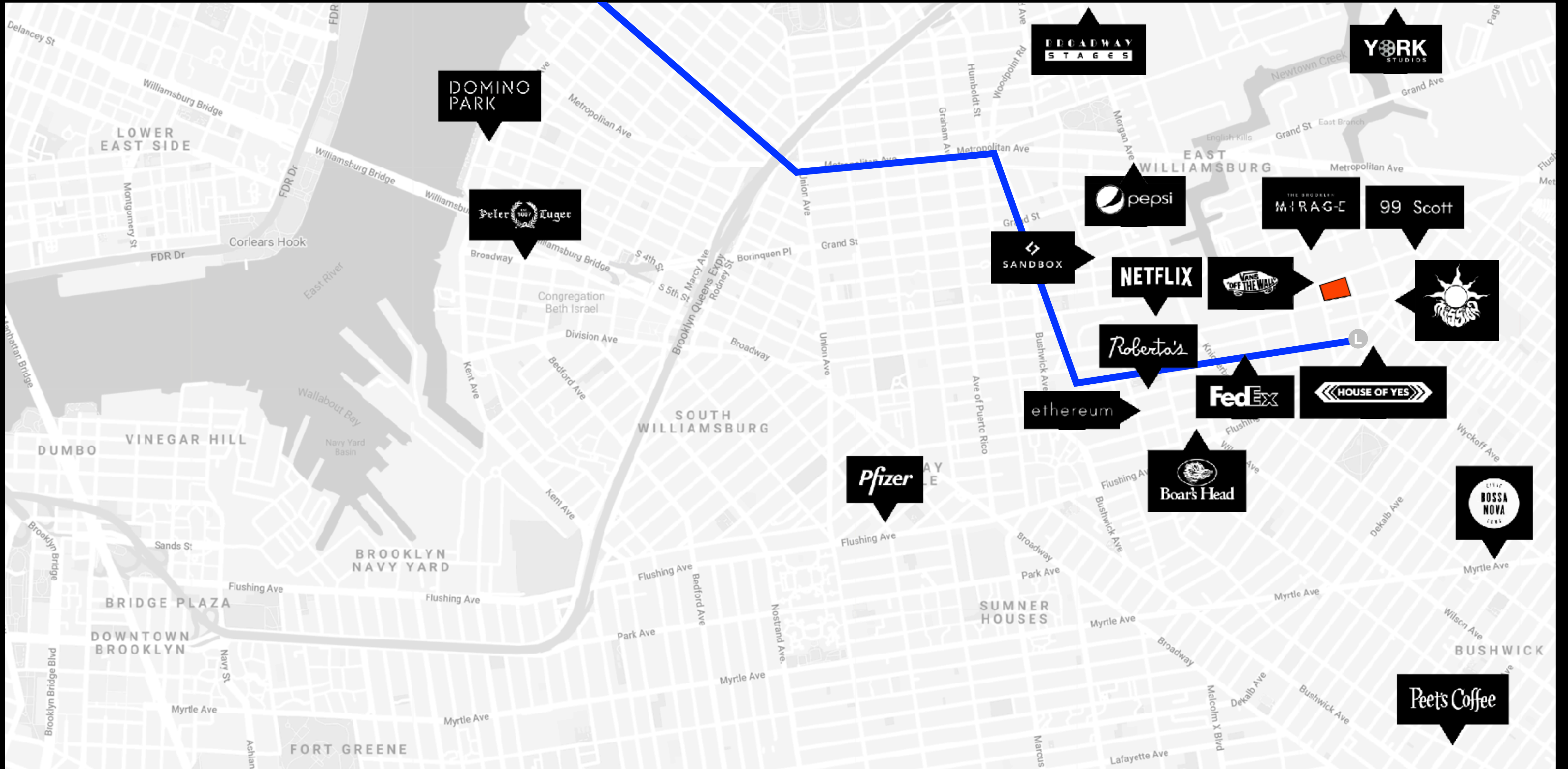
97,452

316

RESTAURANTS

MEDIAN RENT

\$2,950

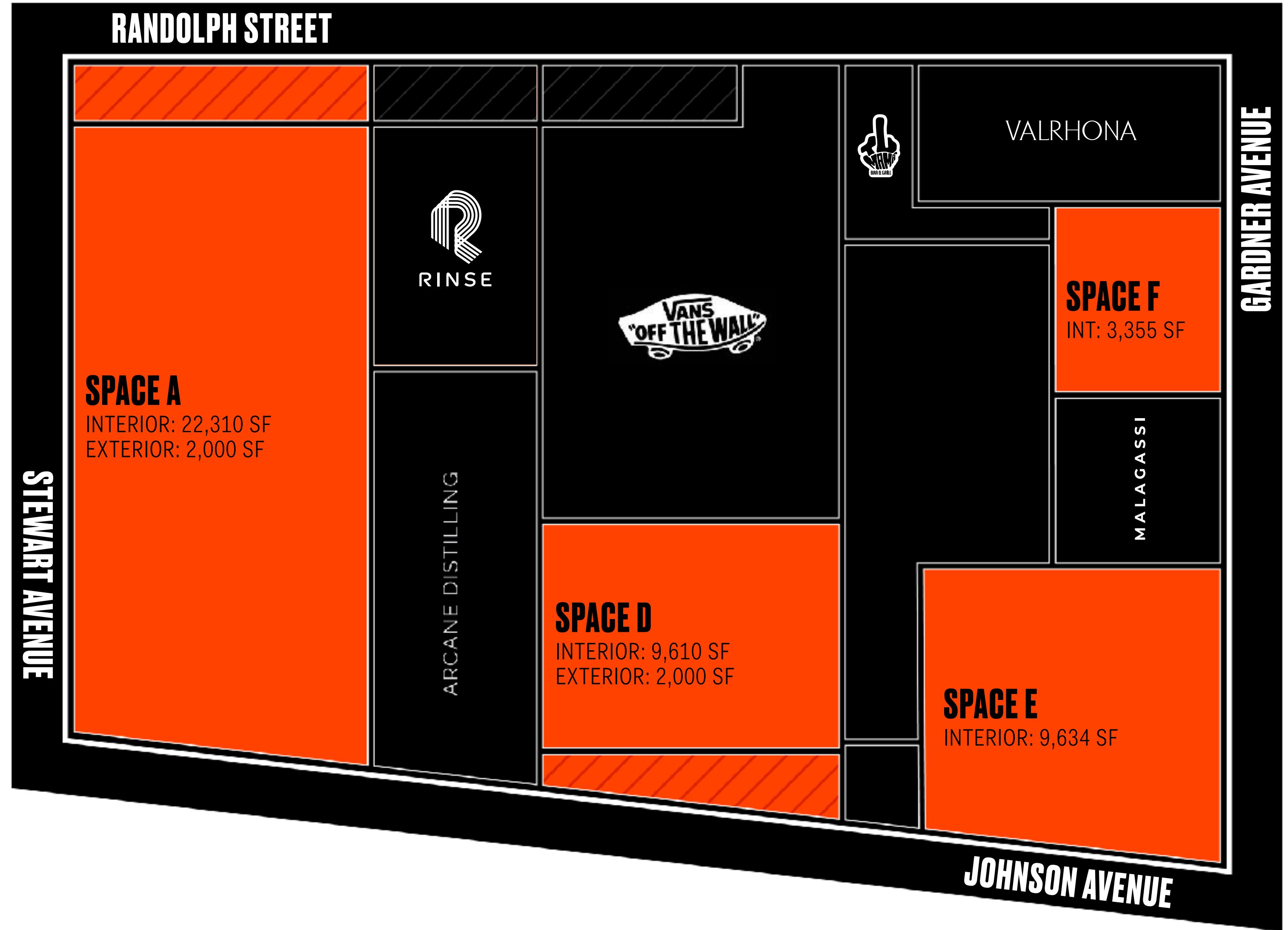


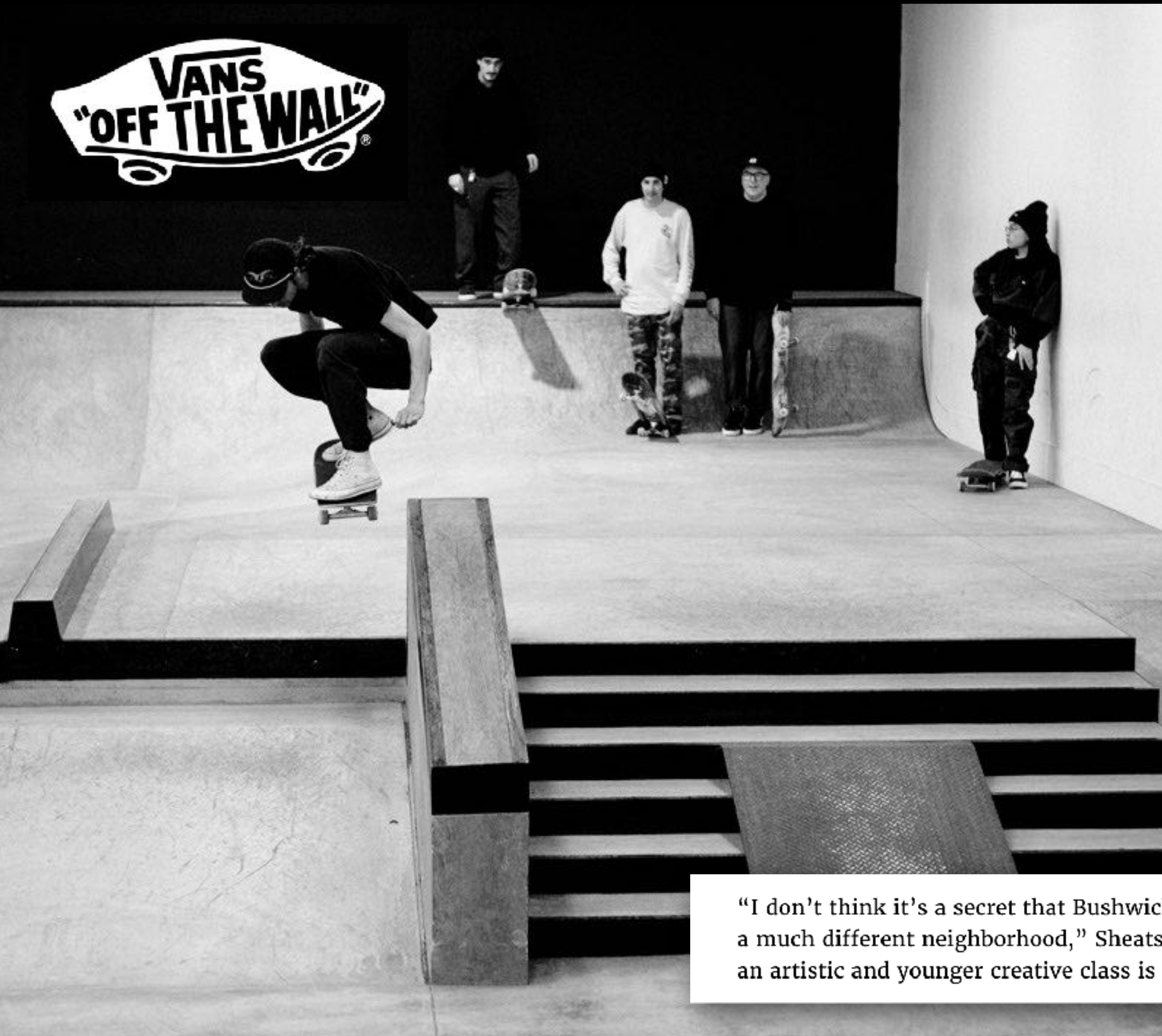
5 MINUTE WALK TO JEFFERSON  15 MINUTE TRAIN TO UNION SQUARE

15 MINUTE BIKE RIDE TO WILLIAMSBURG

MASTER PLAN

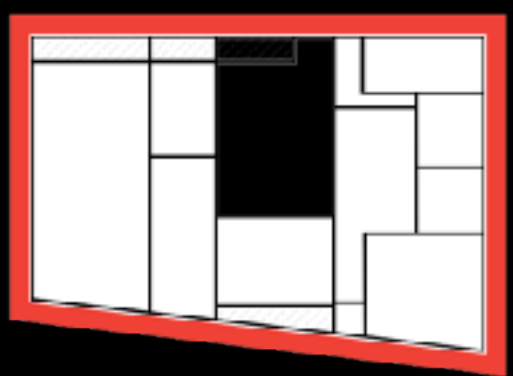
 AVAILABLE
 LEASED





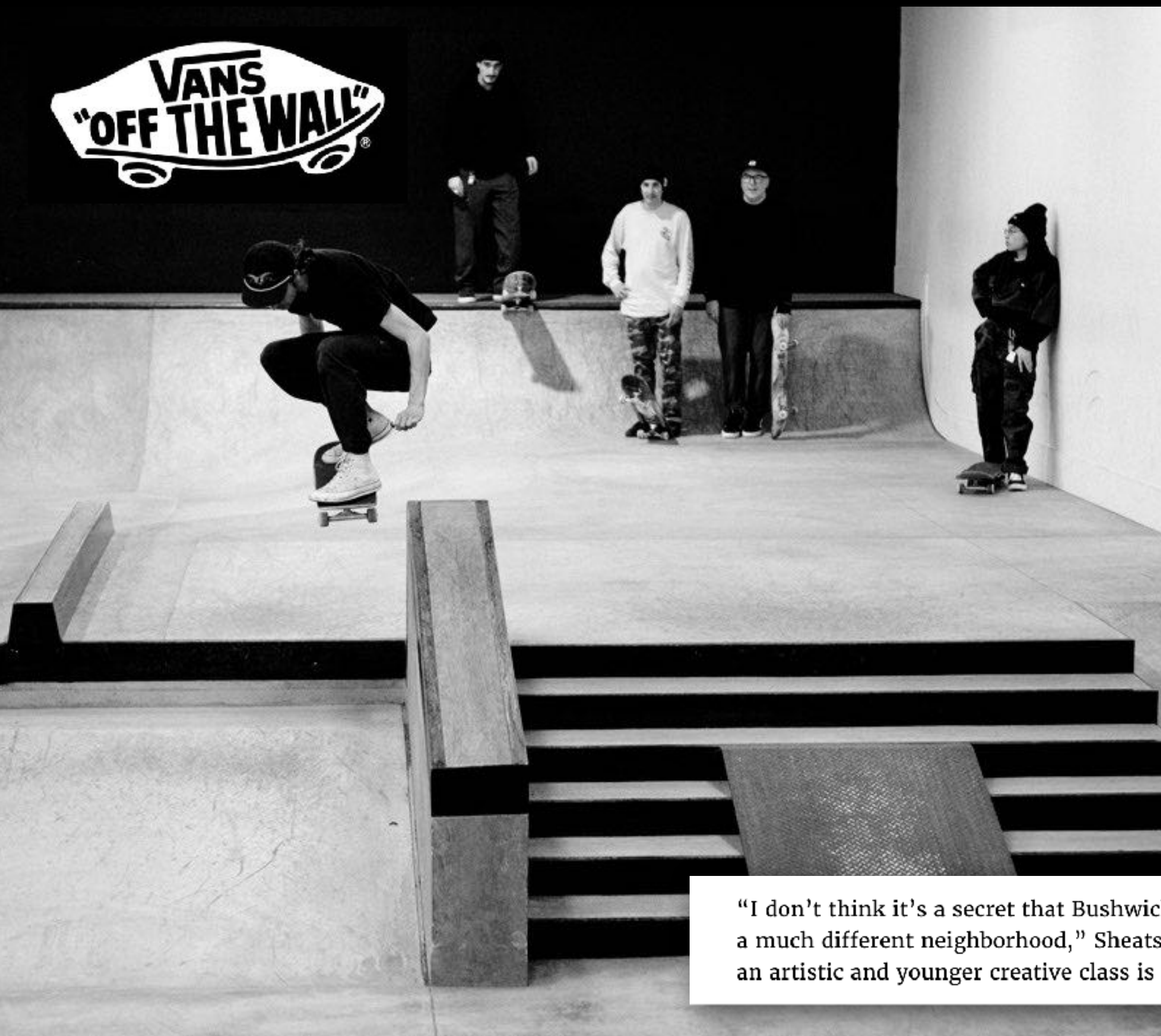
“I don’t think it’s a secret that Bushwick is kind of changing and becoming a much different neighborhood,” Sheats says, “It’s a neighborhood where an artistic and younger creative class is starting to live.”

LARGEST INDOOR SKATEPARK IN NEW YORK CITY



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

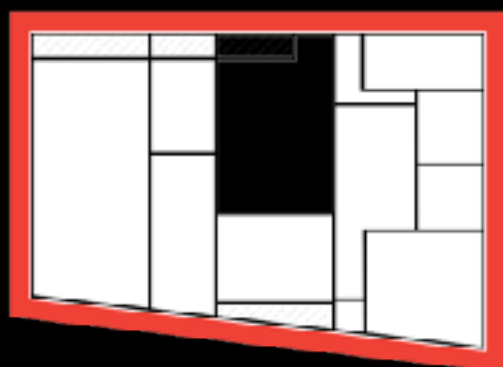




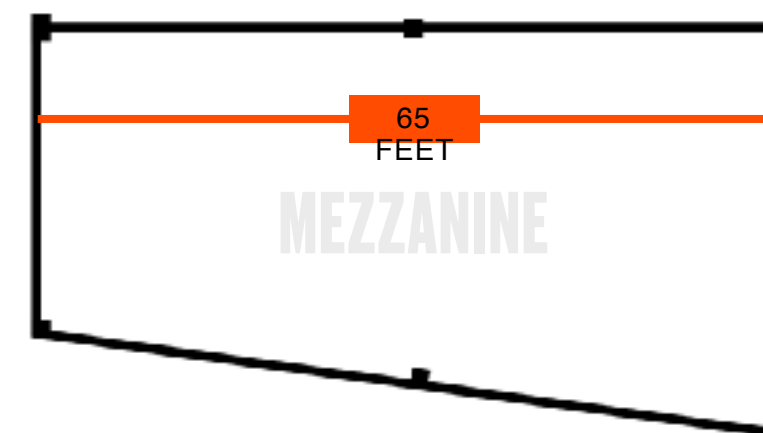
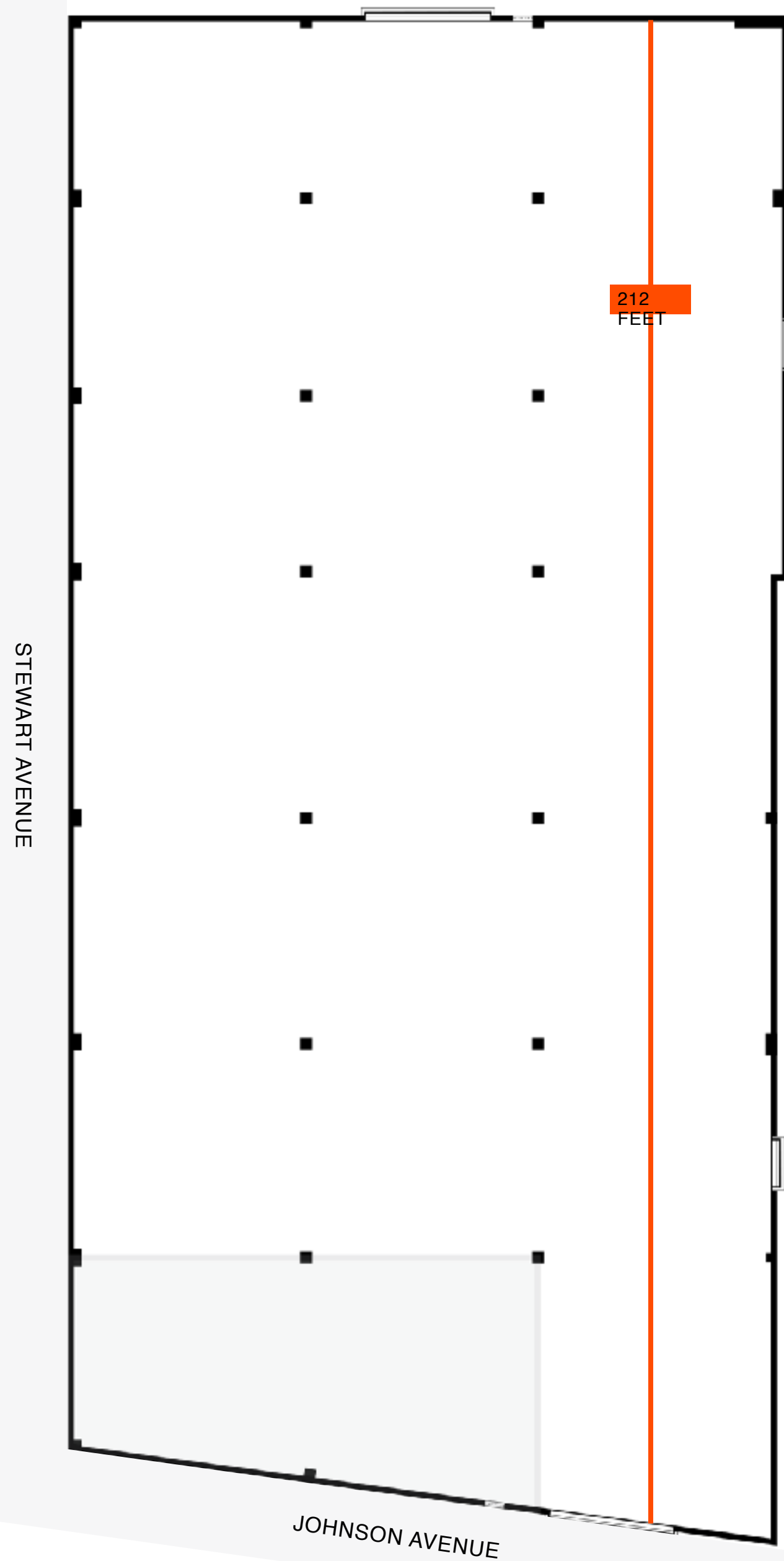
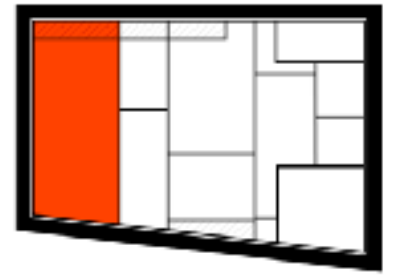
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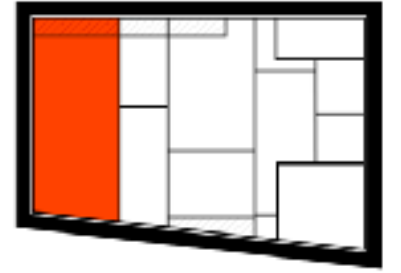
LARGEST INDOOR SKATEPARK IN NEW YORK CITY



SPACE A

INTERIOR: 22,310 SF MEZZANINE : 1,800 SF
EXTERIOR: 2,000 SF

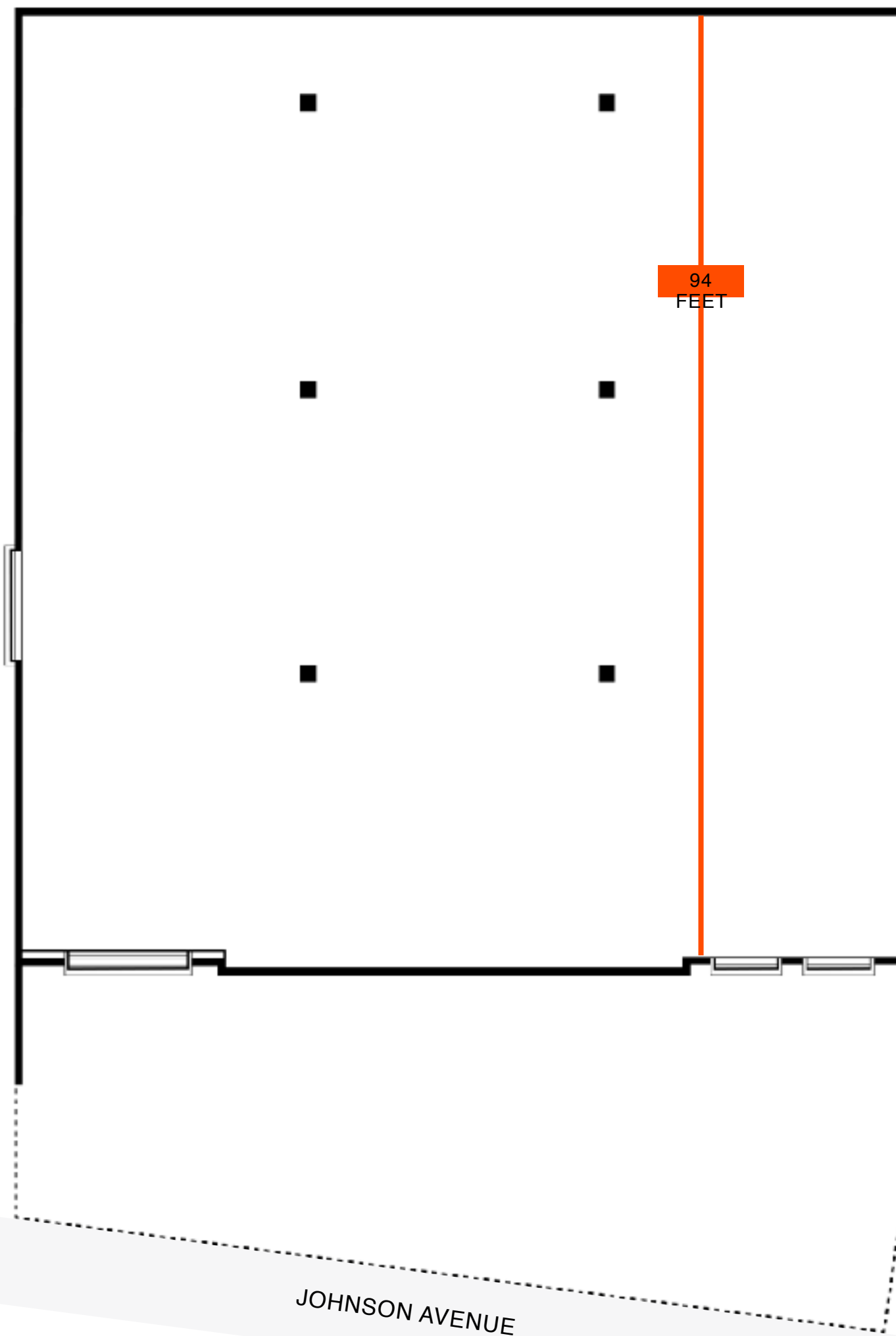
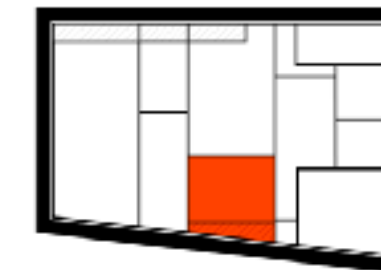
- 19' HIGH CEILING HEIGHTS FROM THE SLAB TO THE UNDERSIDE OF THE ROOF
- 5' TALL CONTIGUOUS BAND OF WINDOWS THAT WRAP THE TOP OF THE FACADE (JOHNSON AVE, STEWART AVE, AND RANDOLPH ST)
- 20' PAVED REAR SET BACK PROVIDING 2,000 SF OF OUTDOOR SPACE (PARKING, GREEN SPACE, OR ADDITIONAL STORAGE)
- FULL HEIGHT 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



SPACE A

INTERIOR: 22,310 SF MEZZANINE : 1,800 SF
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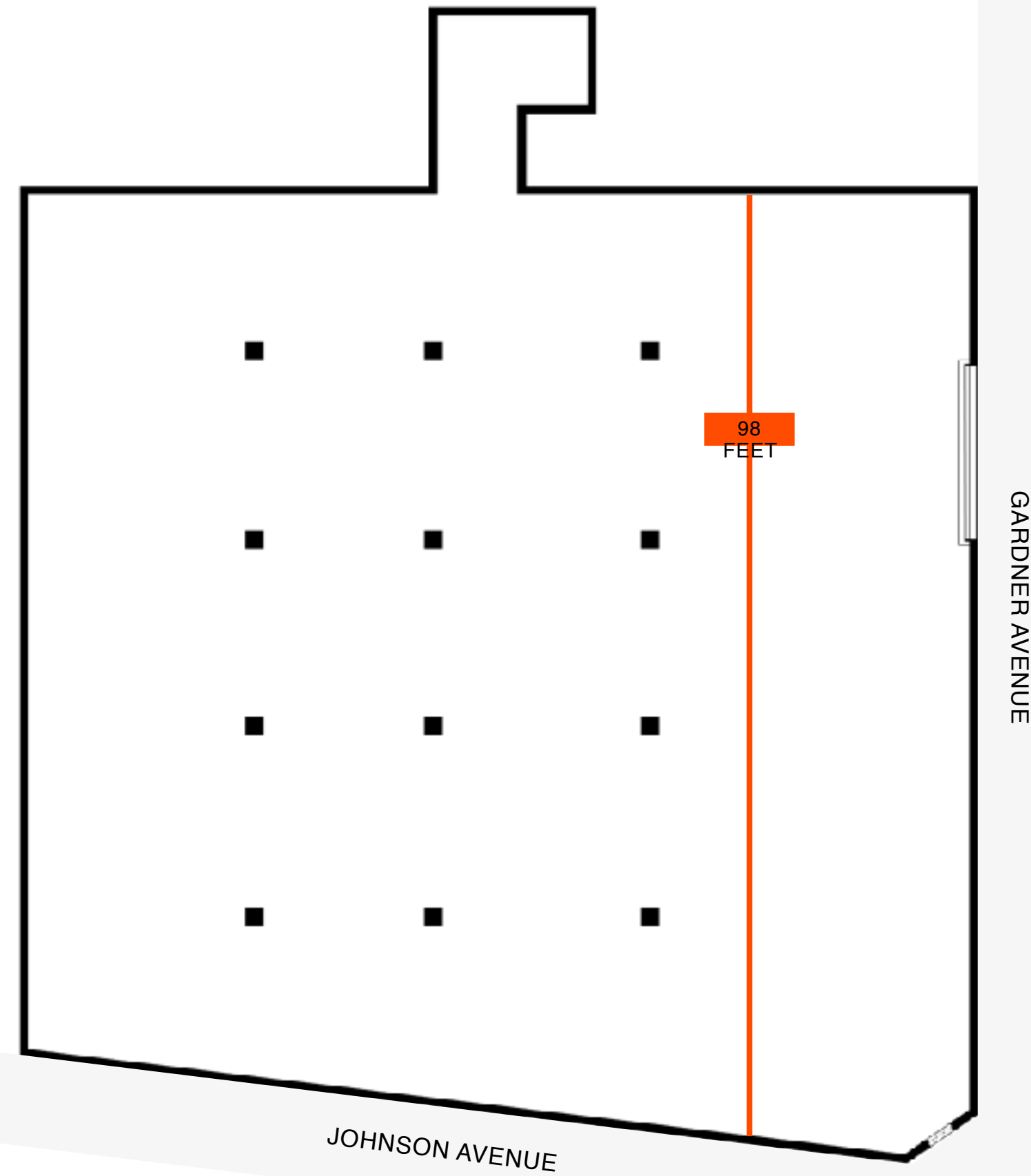
- 19' HIGH CEILING HEIGHTS FROM THE SLAB TO THE UNDERSIDE OF THE ROOF
- 5' TALL CONTIGUOUS BAND OF WINDOWS THAT WRAP THE TOP OF THE FACADE (JOHNSON AVE, STEWART AVE, AND RANDOLPH ST)
- 20' PAVED REAR SET BACK PROVIDING 2,000 SF OF OUTDOOR SPACE (PARKING, GREEN SPACE, OR ADDITIONAL STORAGE)
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- 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
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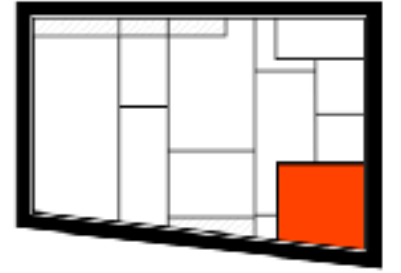
SPACE D

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
- 4 INFRARED HEATERS
- 2 INCH GAS LINE
- 2 INCH WATERLINE
- CODE COMPLIANT FULL COVERAGE WET SPRINKLER SYSTEM



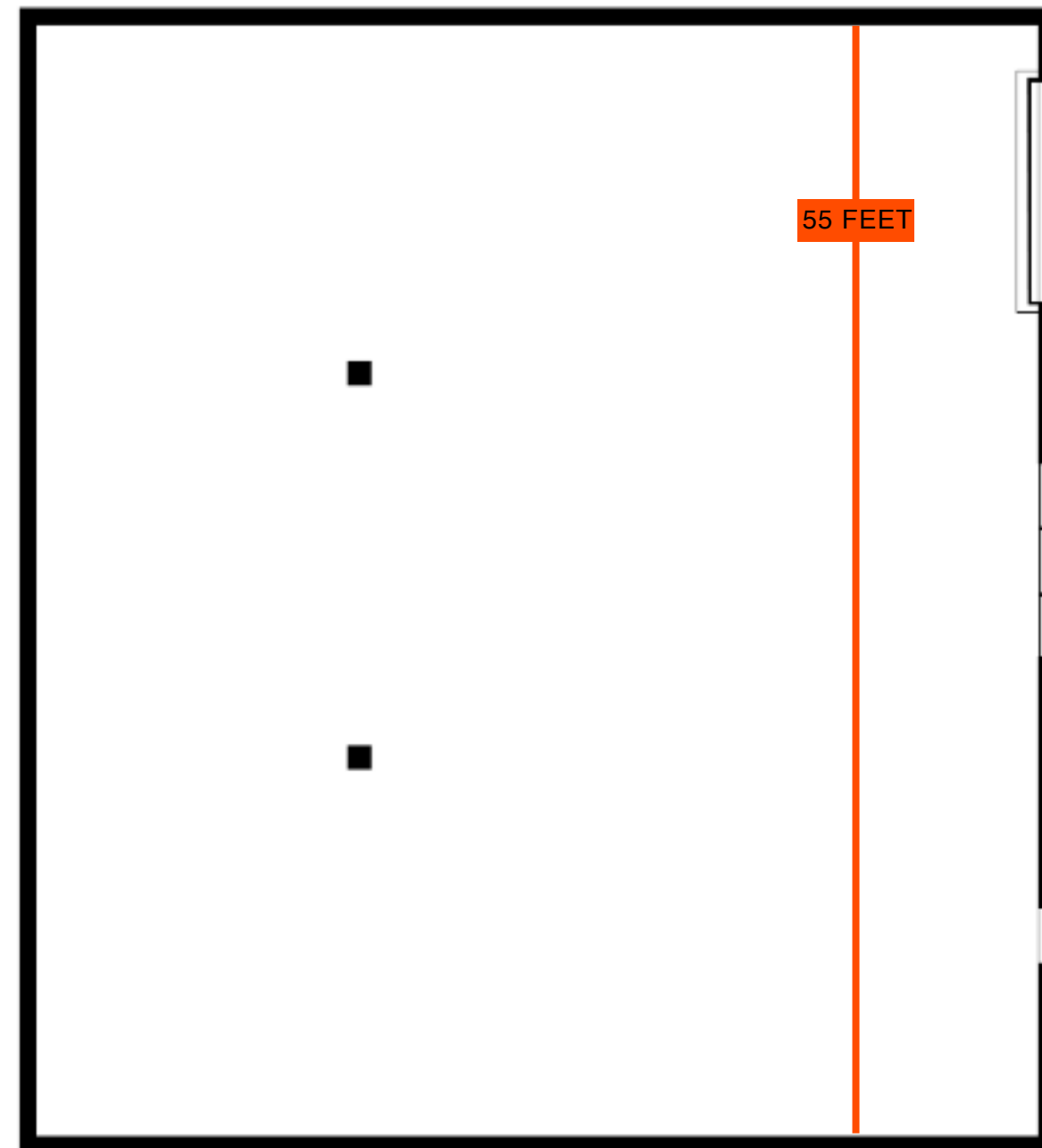
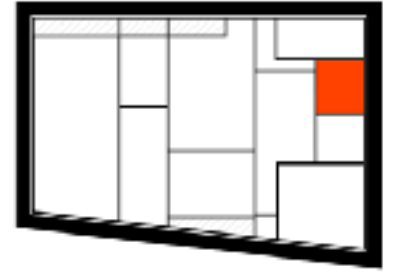
FLOOR PLANS NOT TO SCALE WITH ONE ANOTHER*



SPACE E

INTERIOR: 9,634 SF

- 12' 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 (ALONG JOHNSON AVE AND GARDNER AVE)
- 3 SKYLIGHTS
- FULL HEIGHT DRIVE IN ROLL UP GATE FEATURING 13' HIGH CLEARANCE - 18' WIDE EXTERIOR (CAN BE REPLACED WITH A STORE FRONT SYSTEM)
- 4 NEWLY RENOVATED BATHROOMS
- WELL MAINTAINED STEEL FRAMED STRUCTURE
- MASONRY NON-LOAD BEARING EXTERIOR WALLS
- FULLY RESTORED WOOD END GRAIN BLOCK FLOORS
- 32' FROM FRONT WALL COLUMN SPACING, THEN 20' WIDE
- 600 AMPS OF 3 PHASE POWER
- 3 MODINE HOT AIR BLOWERS
- 4 INCH GAS LINE
- 2 INCH WATERLINE
- CODE COMPLIANT FULL COVERAGE WET SPRINKLER SYSTEM

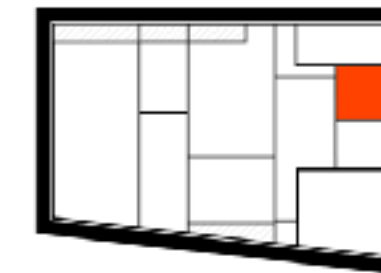


GARDNER AVENUE

SPACE F

INTERIOR: 3,355 SF

- 12' 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 (ALONG JOHNSON AVE AND GARDNER AVE)
- 2 SKYLIGHTS
- FULL HEIGHT DRIVE IN ROLL UP GATE FEATURING 11' HIGH CLEARANCE - 12' WIDE EXTERIOR (CAN BE REPLACED WITH A STORE FRONT SYSTEM)
- NEWLY RENOVATED BATHROOMS
- 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 AND TOPPED WITH SELF LEVELING GYPCRETE
- 32' FROM FRONT WALL COLUMN SPACING, THEN 21' WIDE
- 200 AMPS OF 3 PHASE POWER
- 1 MODINE HOT AIR BLOWERS
- 2 INCH GAS LINE
- 2 INCH WATERLINE
- CODE COMPLIANT FULL COVERAGE WET SPRINKLER SYSTEM



SPACE F

INTERIOR: 3,355 SF

- 12' 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 (ALONG JOHNSON AVE AND GARDNER AVE)
- 2 SKYLIGHTS
- FULL HEIGHT DRIVE IN ROLL UP GATE FEATURING 11' HIGH CLEARANCE - 12' WIDE EXTERIOR (CAN BE REPLACED WITH A STORE FRONT SYSTEM)
- NEWLY RENOVATED BATHROOMS
- 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 AND TOPPED WITH SELF LEVELING GYPCRETE
- 32' FROM FRONT WALL COLUMN SPACING, THEN 21' WIDE
- 200 AMPS OF 3 PHASE POWER
- 1 MODINE HOT AIR BLOWERS
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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



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.

THE BLOCK

555 JOHNSON AVENUE



MALAGASSI



ARCANE DISTILLING



RINSE



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