

**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.**



**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

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TOTAL POPULATION

**34,158**

**29.3%**

FOREIGN BORN RESIDENTS

BARS

**196**

**152**

CULTURAL VENUES

**33**

MEDIAN AGE

2020 ESTIMATED WORKFORCE

**97,452**

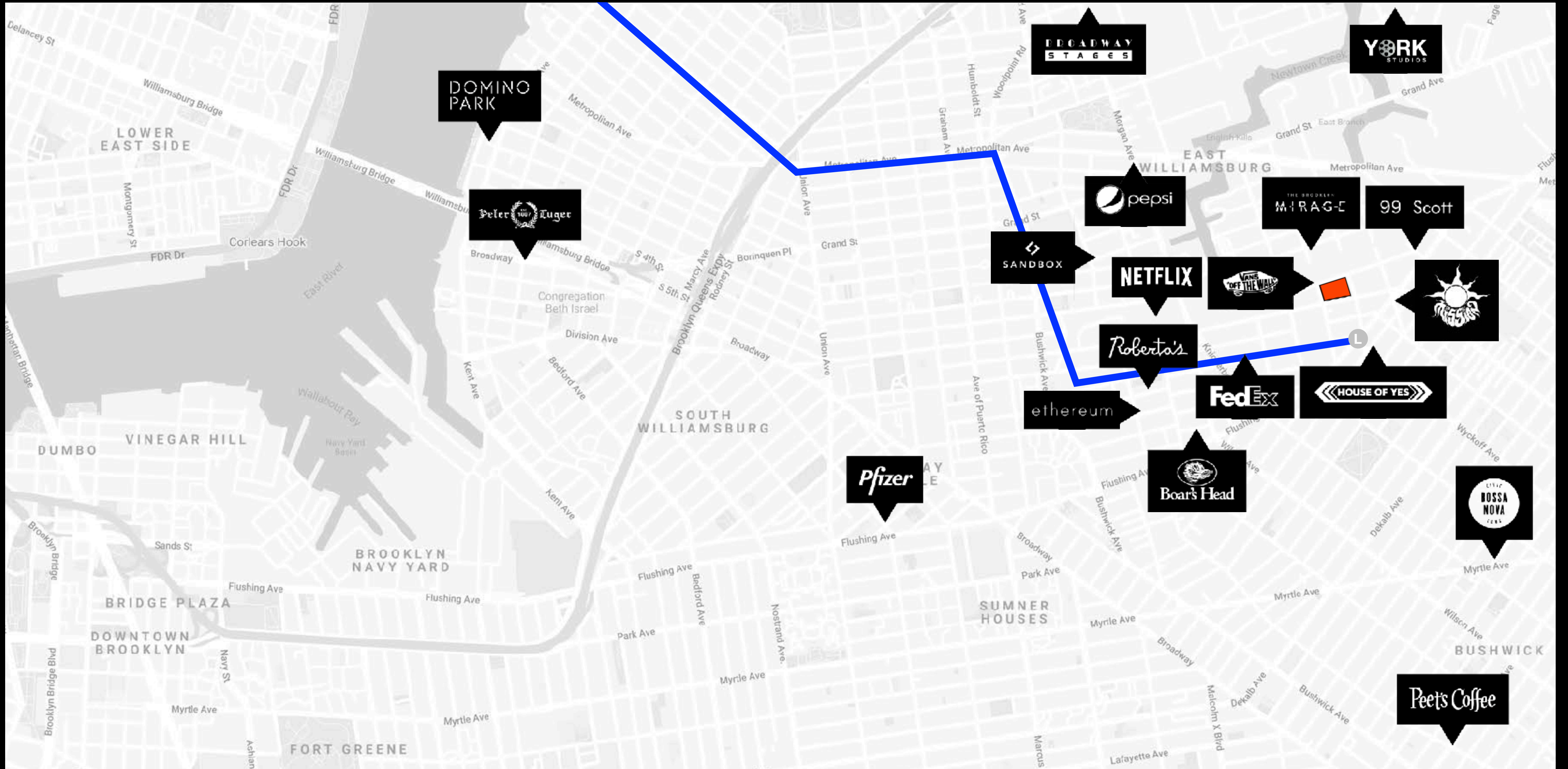
**316**


RESTAURANTS

MEDIAN RENT

**\$2,950**



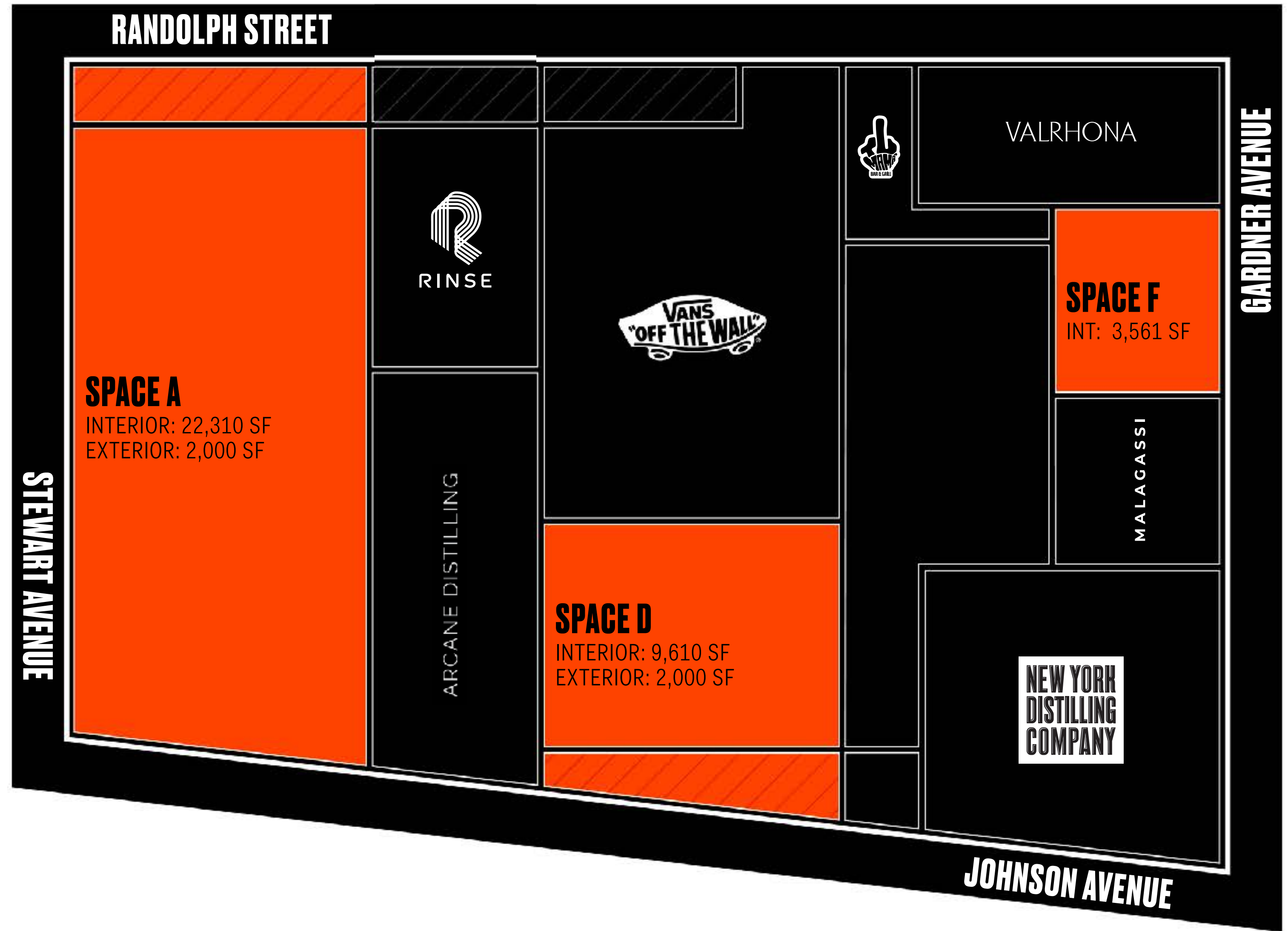


5 MINUTE WALK TO JEFFERSON  15 MINUTE TRAIN TO UNION SQUARE

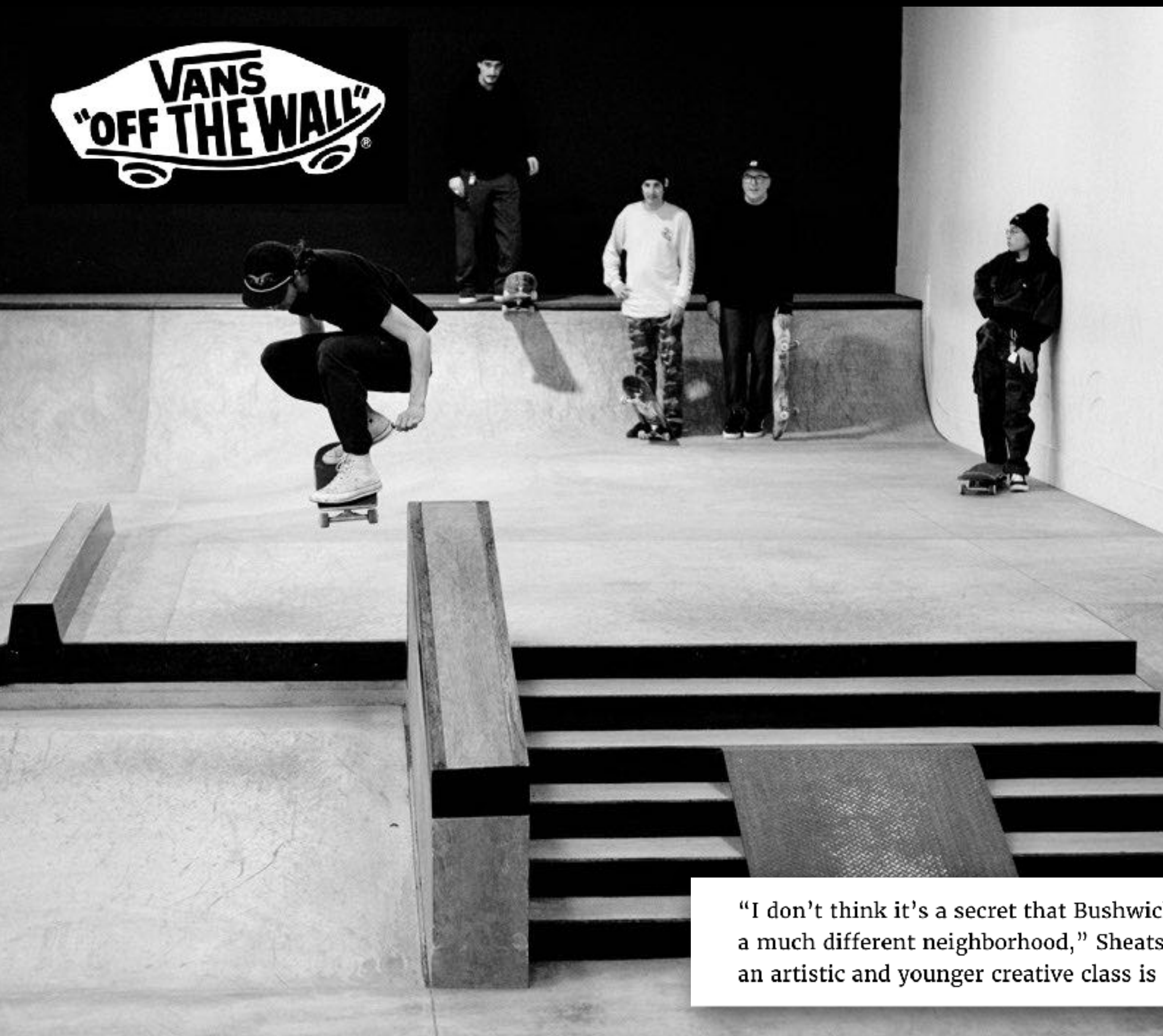
15 MINUTE BIKE RIDE TO WILLIAMSBURG

# MASTER PLAN

 AVAILABLE  
 LEASED

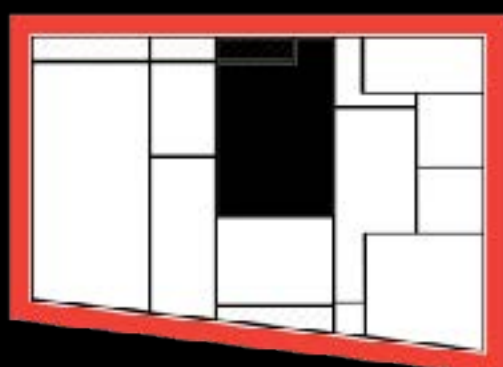






“I don’t think it’s a secret that Bushwick is kind of changing and becoming a much different neighborhood,” Sheats says, “It’s a neighborhood where an artistic and younger creative class is starting to live.”

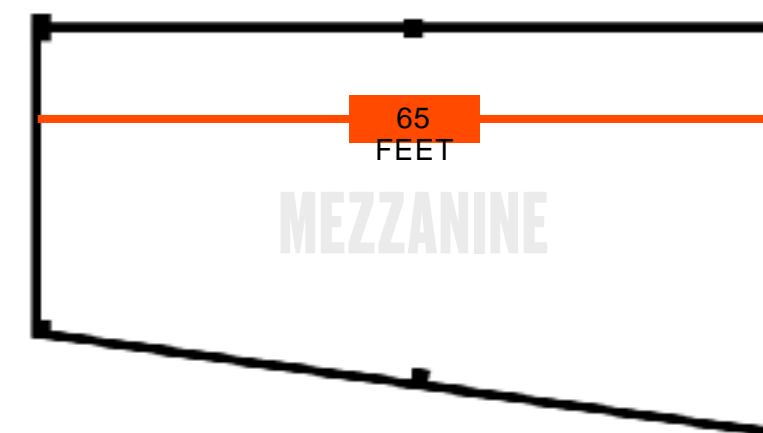
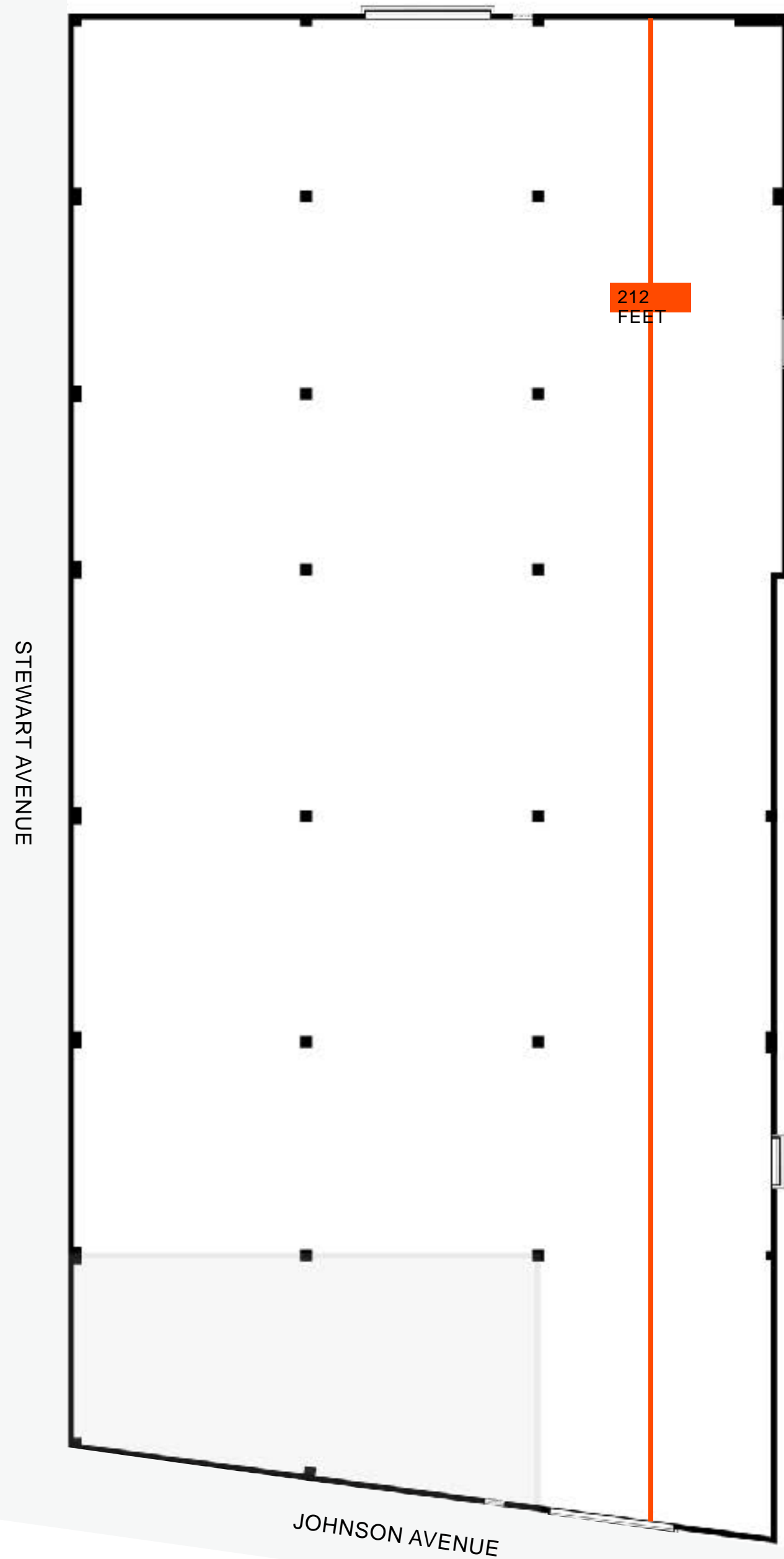
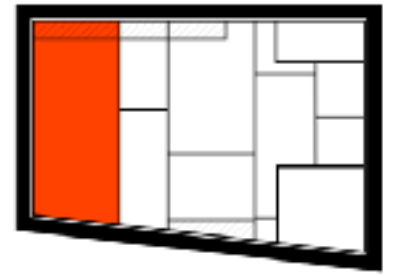
# LARGEST INDOOR SKATEPARK IN NEW YORK CITY



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*





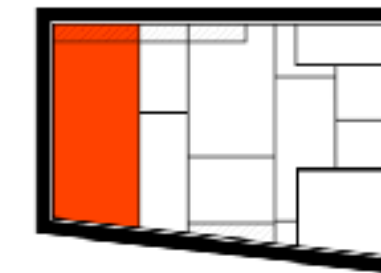


# SPACE A

**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



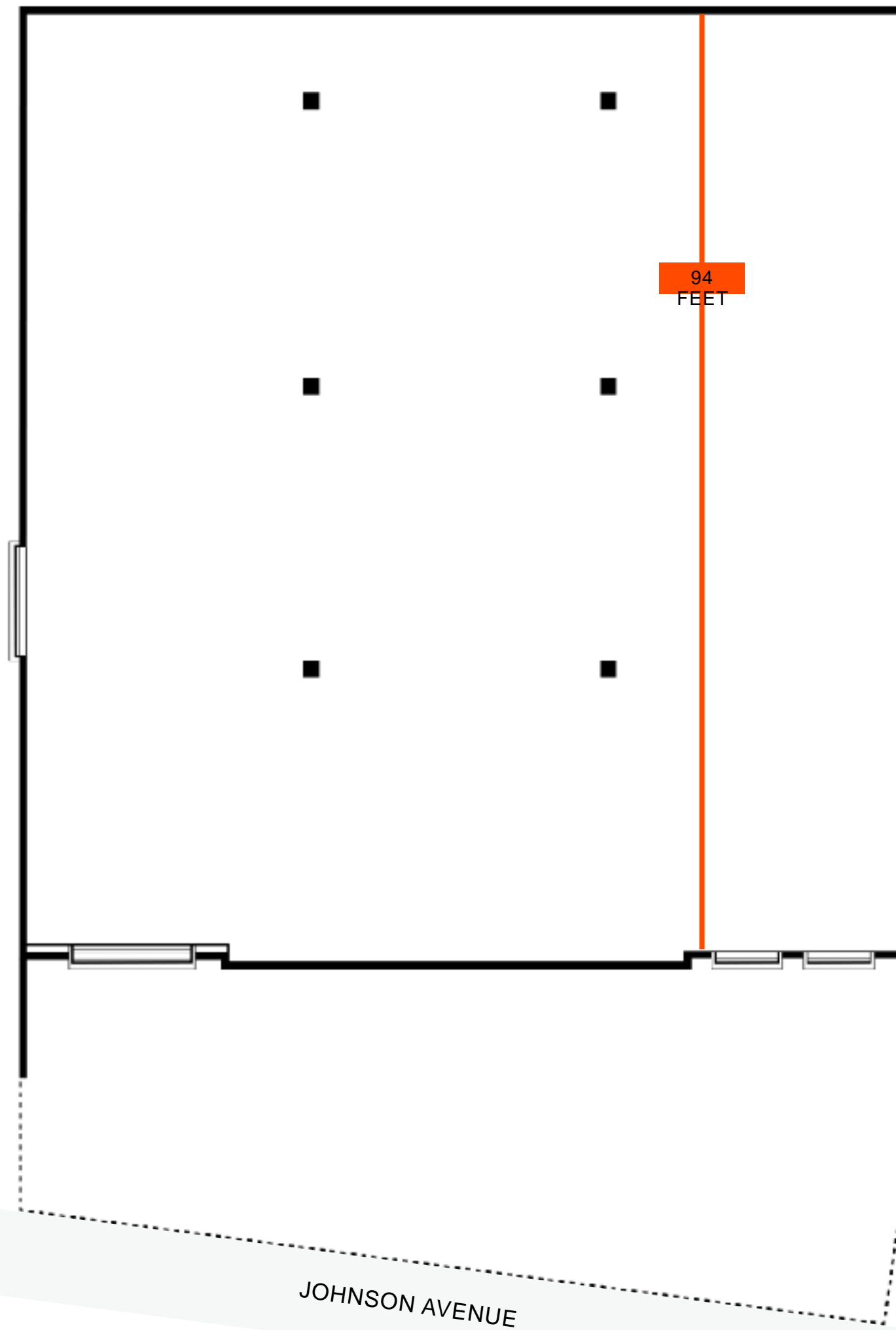
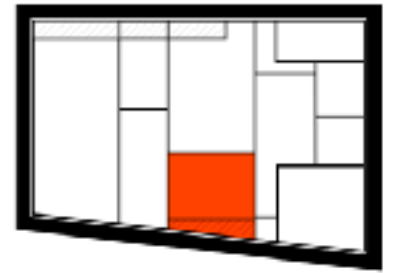


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# SPACE D

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

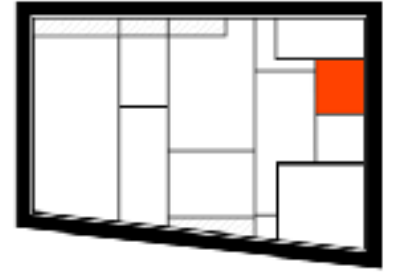
- 19' HIGH CEILING HEIGHTS FROM THE SLAB TO THE UNDERSIDE OF THE ROOF
- 5' TALL CONTIGUOUS BAND OF WINDOWS THAT WRAP THE TOP OF THE FACADE (ACROSS JOHNSON AVE)
- 12'-26' PAVED REAR SET BACK PROVIDING 2,000 SF OF OUTDOOR SPACE (PARKING, GREEN SPACE, OR ADDITIONAL STORAGE)
- FULL HEIGHT DRIVE IN ROLL UP 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
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GARDNER AVENUE

FLOOR PLANS NOT TO SCALE WITH ONE ANOTHER\*

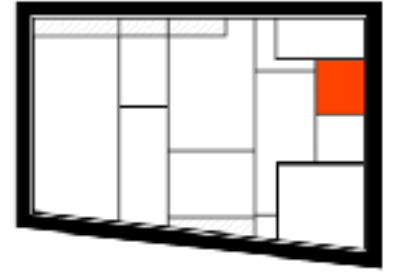


# SPACE F

**INTERIOR: 3,561 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

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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**



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