

**430**  
JOHNSON

Bushwick

**MAKE A STATEMENT.**



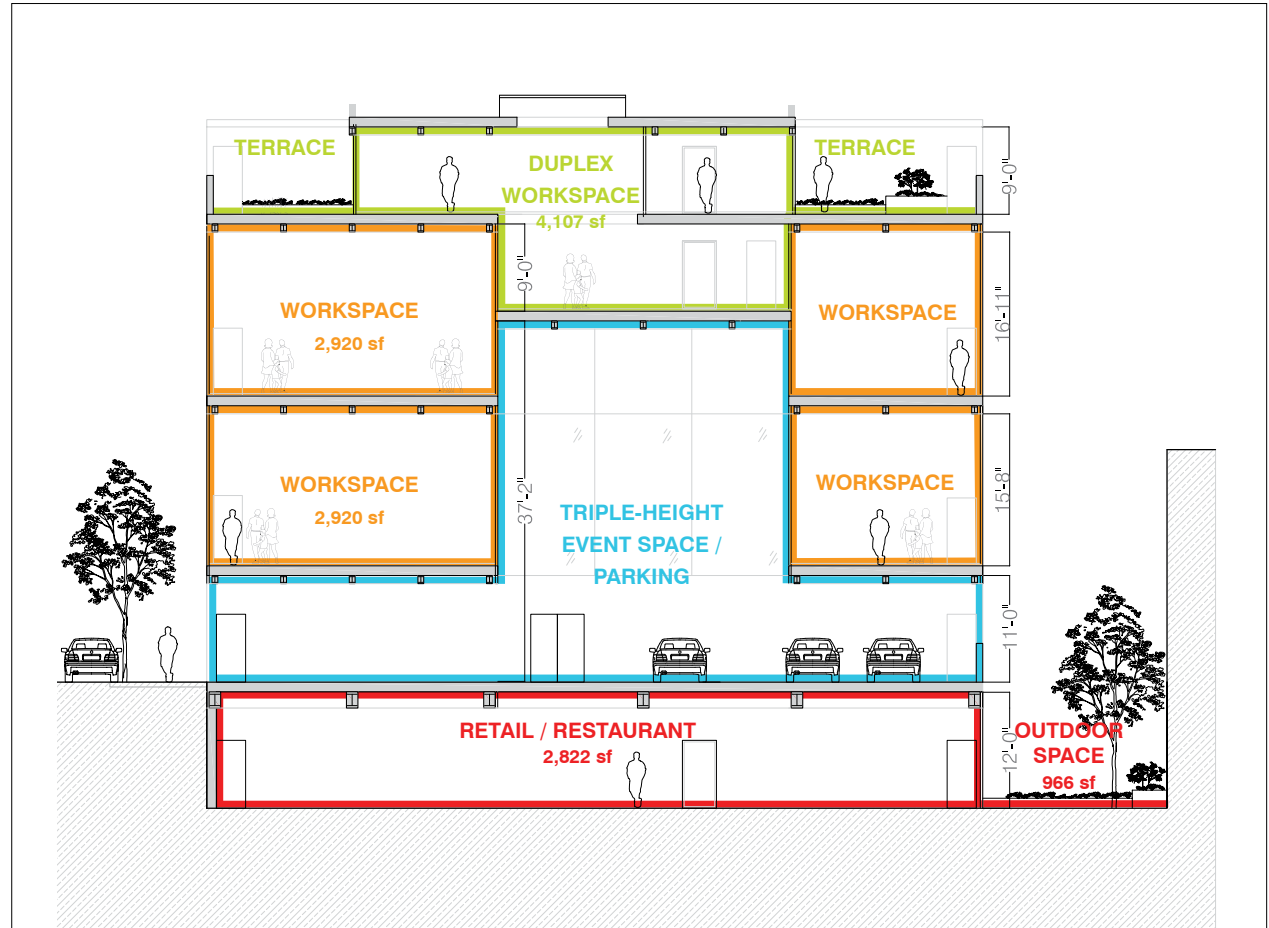
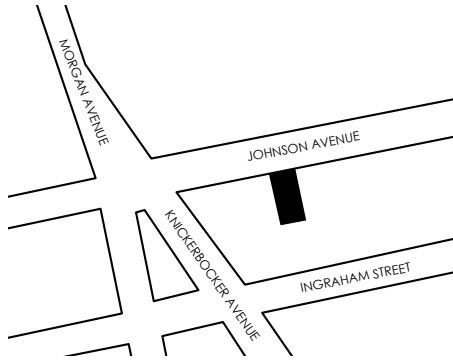
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**430 JOHNSON AVE.  
BROOKLYN, NY  
11237**

Bushwick

# Creative Workspace & Retail Space for Lease



**Contact:**

**(212) 203-4395**

**Lane Sanders**  
lane@mpropertiesgroup.com

**Max Lu**  
max@mpropertiesgroup.com

**www.mpropertiesgroup.com**

**Lower Level:** 2,822 SF Interior  
966 SF Exterior  
**Total Available:** 3,788 SF

**2nd Floor:** 2,920 SF  
**3rd Floor:** 2,920 SF  
**Total Available:** 5,840 SF

**4th Floor:** 2,089 SF  
**5th Floor:** 2,018 SF Interior  
1,408 SF Exterior  
**Total Available:** 5,515 SF



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Bushwick

***Bushwick is a neighborhood widely known as a hub for the artistic community and referred to by the New York Times as “arguably the coolest place on the planet.”***

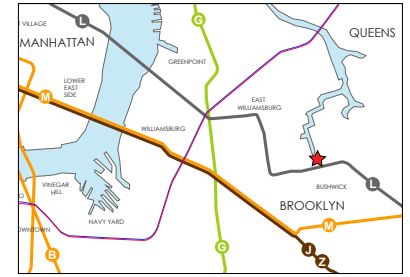
As beautiful street art began to cover its buildings in recent years, the neighborhood experienced a revival and claimed its place in the international media. Residents and businesses are now vying for an opportunity to enter this ultra-hip market. The walls are still a constantly changing canvas, publicly proclaiming the neighborhood's emphasis on the arts and attracting more and more art galleries, prominent music venues and a vibrant and ever-growing night-life community.



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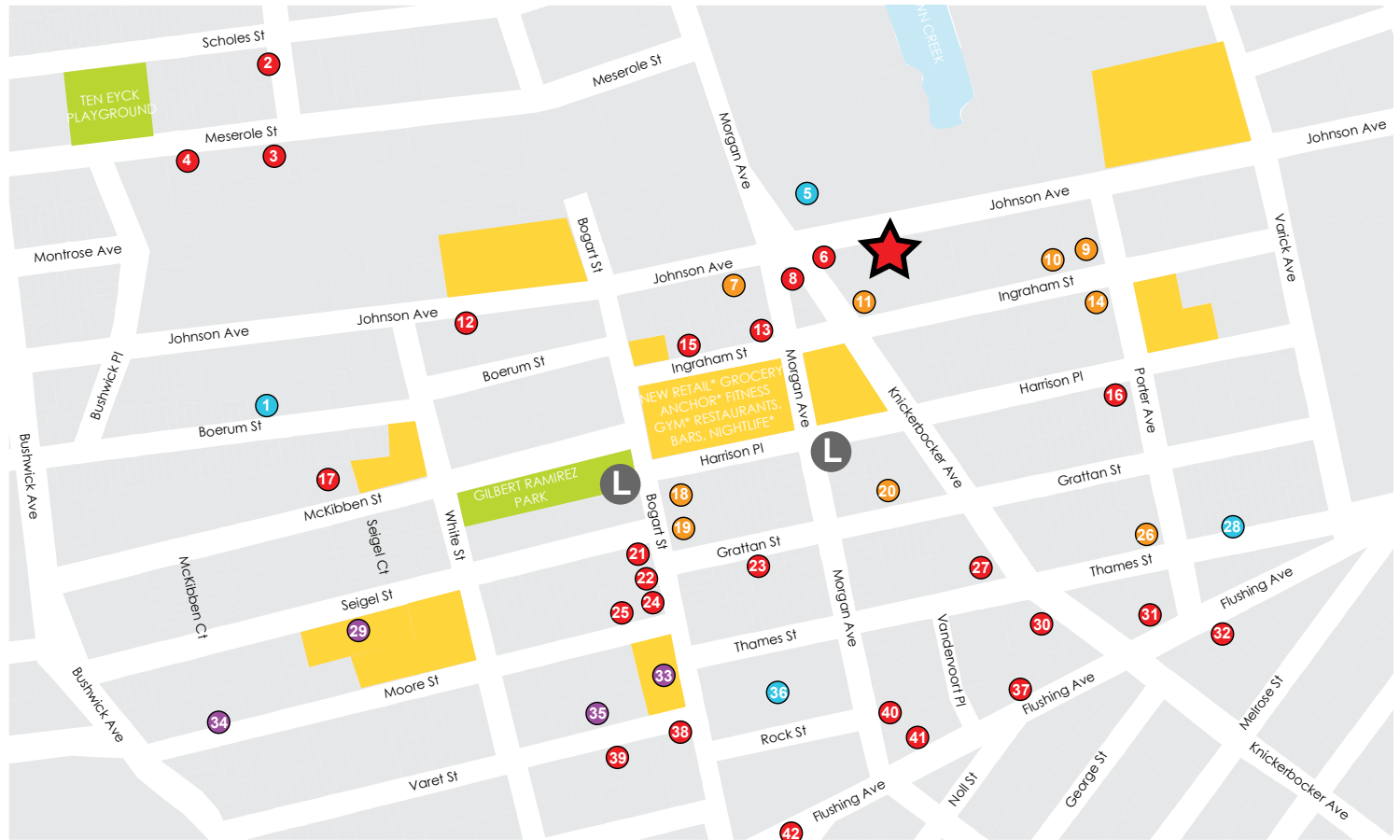
Bushwick



Points of Interest:

- 1 MADWELL
- 2 THE ANCHORED INN
- 3 THE WICK
- 4 THE SWEATSHOP
- 5 FEDEX
- 6 KING'S COUNTY
- 7 CLEARING
- 8 AMANCAY'S
- 9 BROOKLYN FIREPROOF STAGES
- 10 OCA ART GALLERY
- 11 LUHRING AUGUSTINES GALLERY
- 12 ICHIRAN RAMEN
- 13 ALASKA
- 14 NUT ROASTER STAGE
- 15 EL CORTEZ
- 16 FALANSAI
- 17 TARTINE BAKERY BLUE BOTTLE
- 18 MOMENTA ART
- 19 BOGART
- 20 INTERSTATE
- 21 BROOKLYN NATURAL
- 22 SWALLOW CAFE
- 23 PINE BOX
- 24 MOMO SUSHI SHACK
- 25 ROBERTA'S
- 26 DARK ROOM ART GAL
- 27 VINTAGE CLOTHING
- 28 LA LUZ
- 29 HOTEL
- 30 VINTAGE CLOTHING
- 31 SHOPS AT THE LOOM
- 32 BUNNA CAFE
- 33 HOTEL
- 34 NY MOORE HOSTEL
- 35 NY HOSTEL
- 36 BOAR'S HEAD
- 37 KING NOODLE
- 38 TUTU'S
- 39 GREEN GYM
- 40 HOPS AND HOCKS
- 41 THE NARROWS
- 42 FORREST POINT

- RETAIL, RESTAURANTS, OR BARS
- DAYTIME BUSINESSES
- ART GALLERIES
- HOTELS
- POSSIBLE DEVELOPMENT SITE
- \* POSSIBLE USES
- L SUBWAY STOP



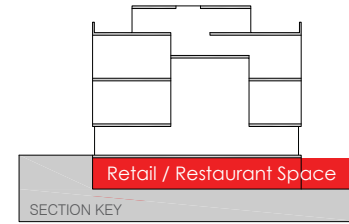
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Retail Facade and Entryway



Retail /  
Restaurant  
Space



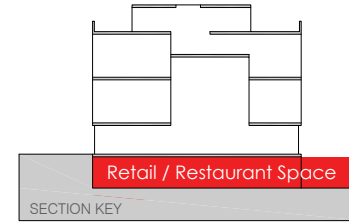
Lower Level Restaurant and Garden Beyond



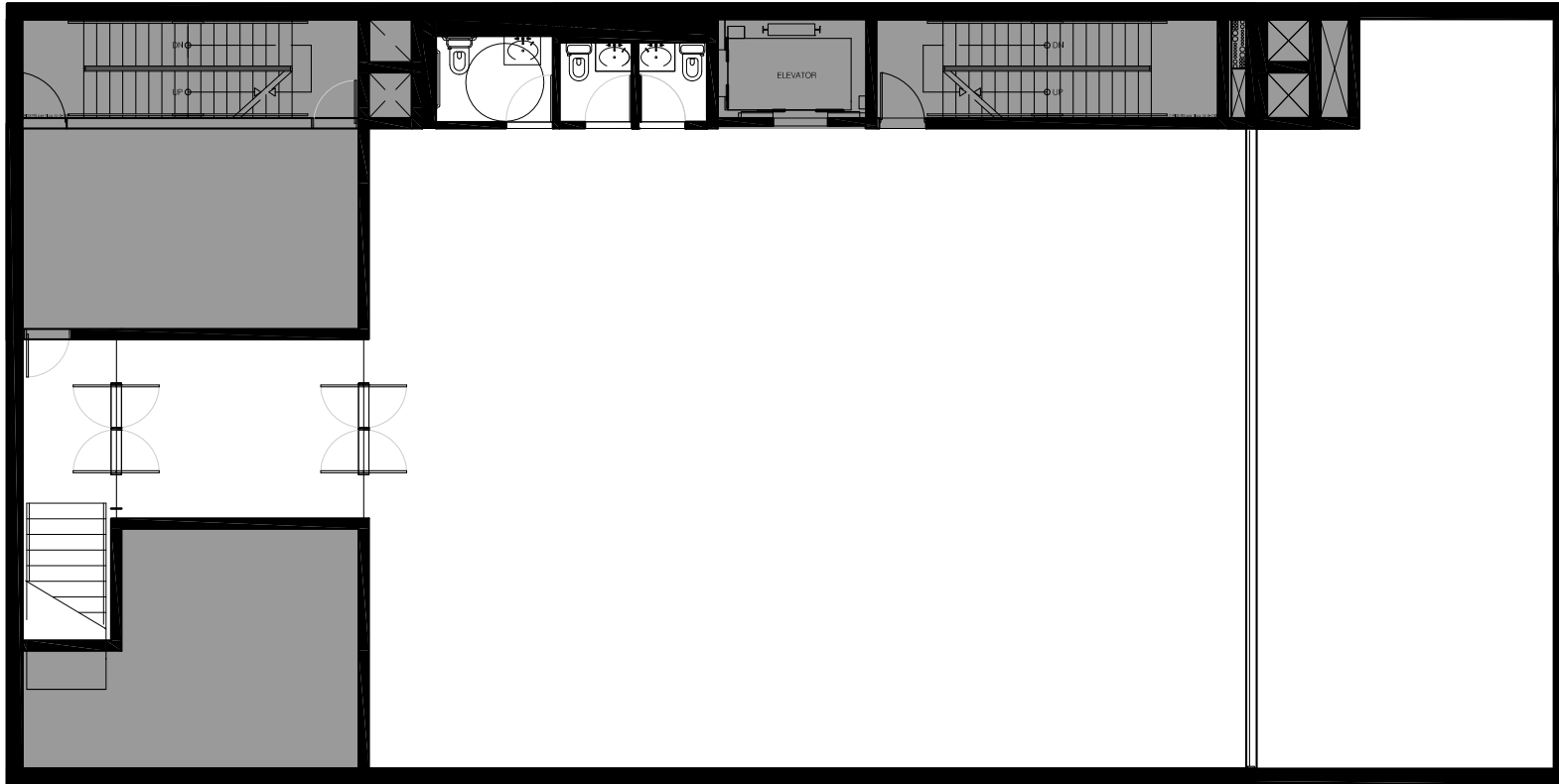
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Bushwick



Retail / Restaurant Space



Lower Level Floor Plan

**Lower Level:** 2,822 SF Interior  
966 SF Exterior

**Total Available:** 3,788 SF

**Lease Term:** Long-Term

**Possession:** Projected Q1 2017

**Ideal Uses:** Nightlife, Restaurant, Bar, Venue, Gallery, Event Space, Retail, Creative Space

**Ceiling Ht:** Up to 12 ft.

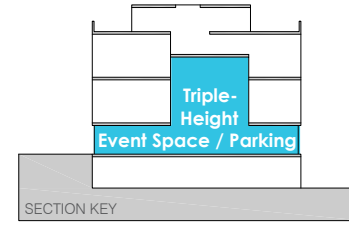
**Notes:** Column-Free Space  
Ground Floor Flex-Space for Events, Additional Seating, Parking, Parties, Movie / Photo Shoots



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Bushwick



Triple-Height Event Space / Parking



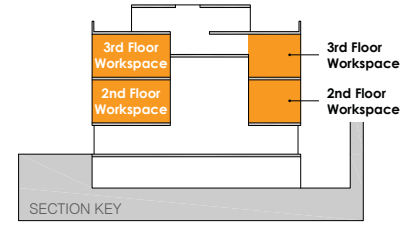
Street Level Event Space (Part-Time Parking Space)



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Bushwick



2nd + 3rd Floor Workspace



3rd Floor Workspace - Rear Facing

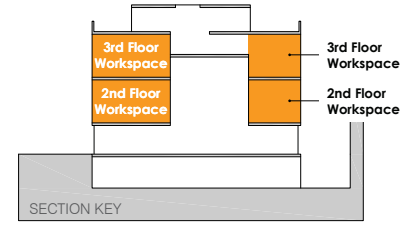


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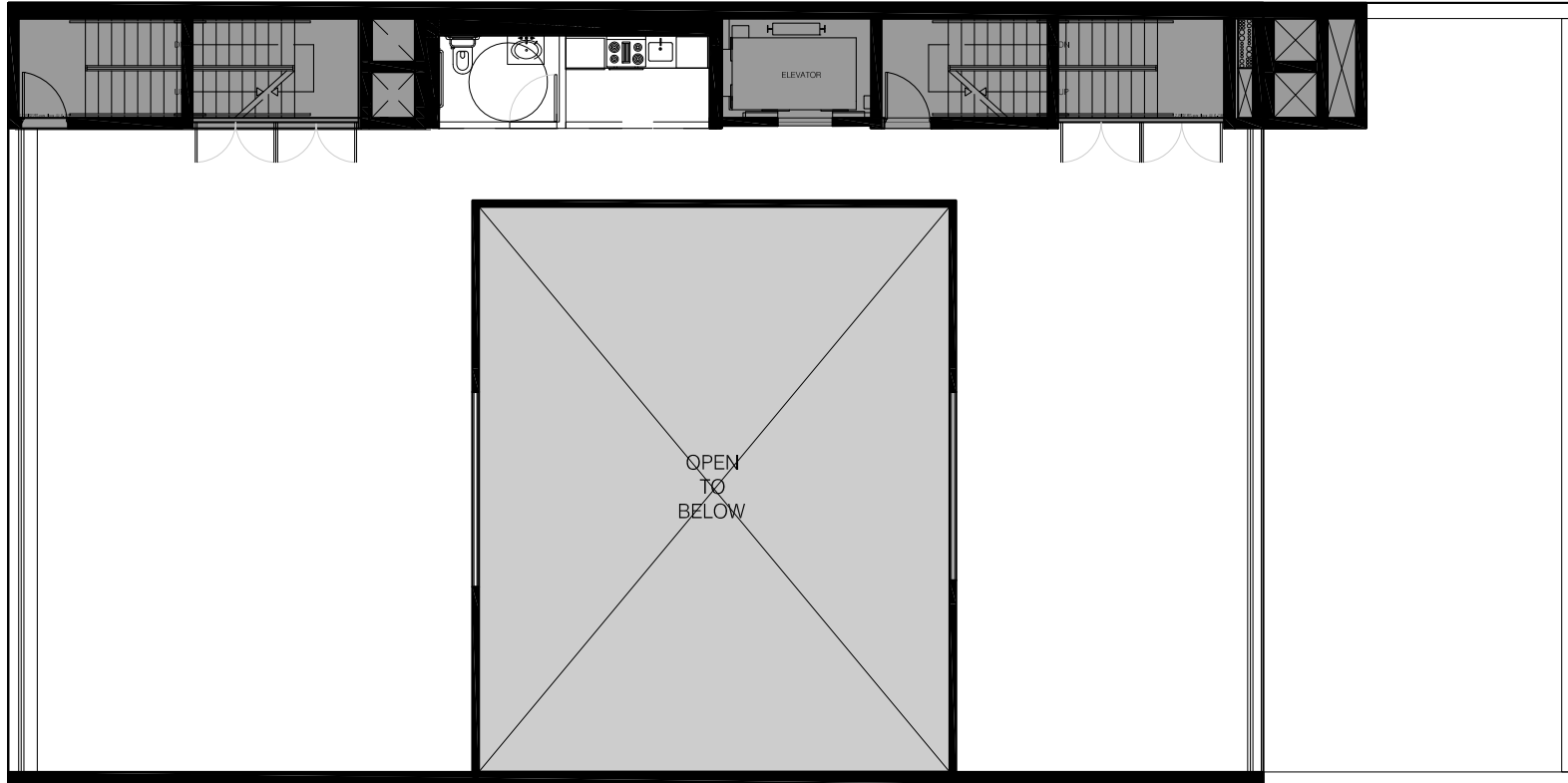




Bushwick



2nd + 3rd Floor Workspace



2nd / 3rd Floor Plan

**2nd Floor:** 2,920 SF

**3rd Floor:** 2,920 SF

**Total Available:** 5,840 SF

**Ideal Uses:** Museum, Art Gallery, Creative Space, Tech Hub

**Ceiling Height:** Up to 16'-6" ft.

**Notes** Column Free Spaces, Flexible Open Plan, Potential Opening onto Triple-Height Event Space, Abundant Natural Light, Pantry

**Lease Term:** Long-Term

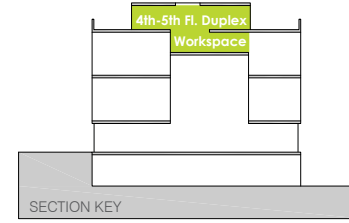
**Possession:** Projected Q1 2017



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4th Floor  
Duplex  
Workspace



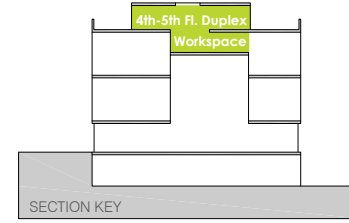
View of 4th Floor Duplex Workspace (4th-5th Floors)



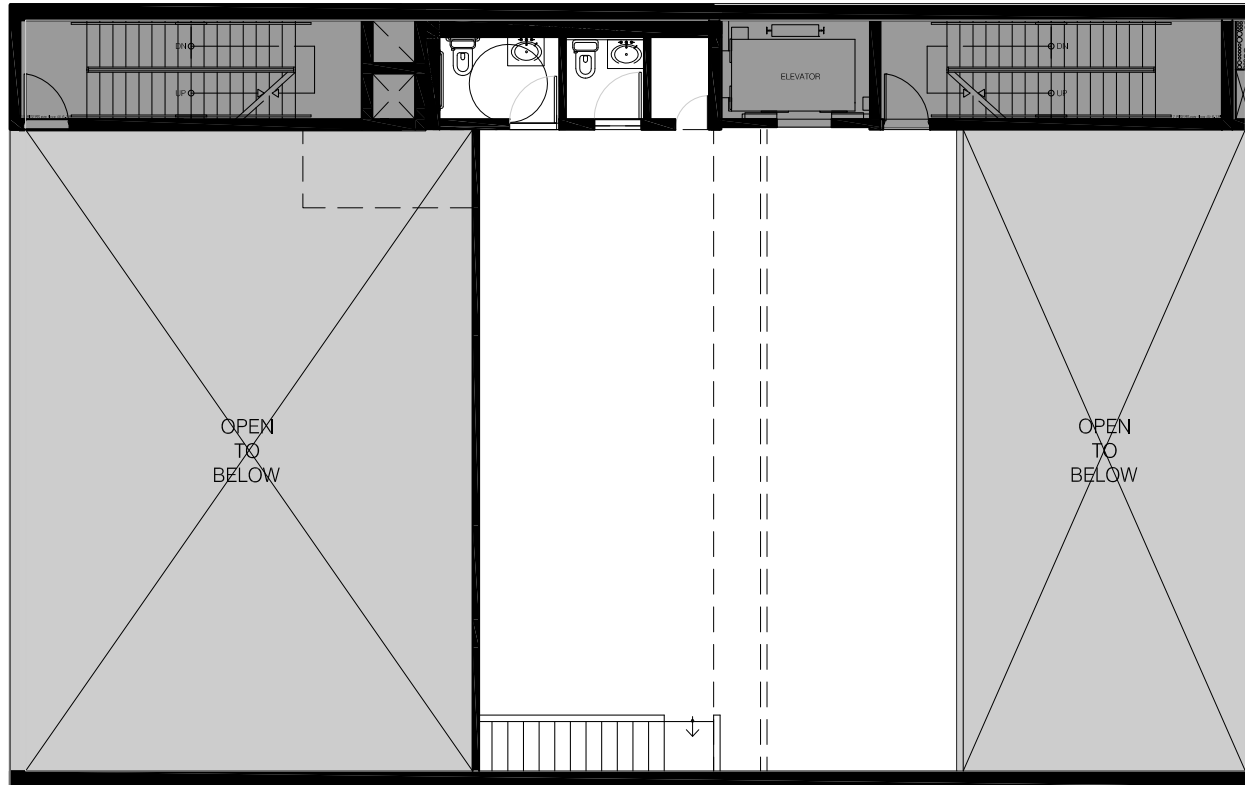
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4th Floor Duplex Workspace



4th Floor Plan

4th Floor: 2,089 SF
5th Floor: 2,018 SF Interior, 1,408 SF Exterior
Total Available: 5,515 SF

Ideal Uses: Commercial Offices, Museum, Art Gallery, Creative Space, Tech Hub
Ceiling Height: Up to 9 ft, 18' Double Height Space
Notes: Gracious Double-Height Space Connecting Between Floors, Column Free Space, Skylights, Upper Floor with 2 Outdoor Terraces with Manhattan Views

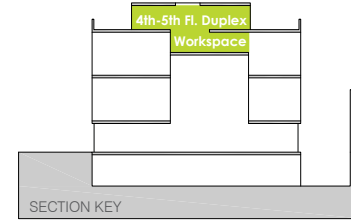
Lease Term: Long-Term
Possession: Projected Q1 2017



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5th Floor Duplex Workspace



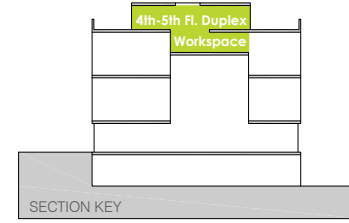
View of 4th Floor Duplex Workspace (4th-5th Floors)



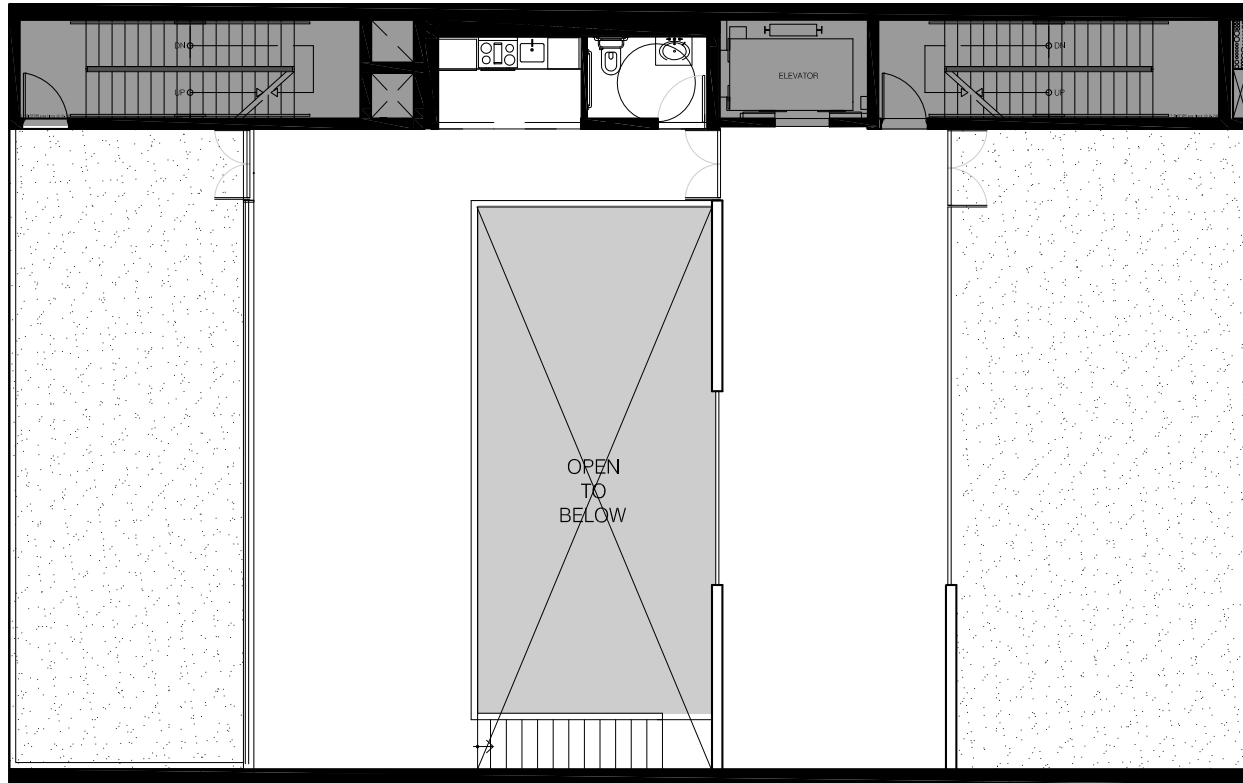
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5th Floor Duplex Workspace



5th Floor Plan

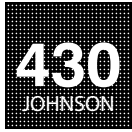
**4th Floor:** 2,089 SF  
**5th Floor:** 2,018 SF Interior  
 1,408 SF Exterior  
**Total Available:** 5,515 SF

**Ideal Uses:** Commercial Offices, Museum, Art Gallery, Creative Space, Tech Hub  
**Ceiling Height:** Up to 9 ft, 18' Double Height Space  
**Notes:** Gracious Double-Height Space Connecting Between Floors, Column free spaces, Skylights, 2 Outdoor Terraces with Manhattan Views

**Lease Term:** Long-Term  
**Possession:** Projected Q1 2017



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Daytime View of 430 Johnson Avenue



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