



**PINNACLE REALTY**  
OF NEW YORK, LLC

**280 JOHNSON AVENUE, BROOKLYN**



**PROMINENT BUSHWICK CREATIVE / INDUSTRIAL SPACE**

**33,000 SQ. FT. ONE-STORY BUILDING + 21,540 SQ. FT. OUTDOOR SPACE**

**AVAILABLE FOR LEASE • ADJACENT TO NEW **NETFLIX** STUDIO**

All information is from sources deemed reliable and is submitted subject to errors, omission, changes of price or other conditions, prior sale, rent and withdrawal without notice.

## 280 Johnson Avenue, Bushwick

is comprised of a 33,000 sq. ft. industrial / creative building, 22 ft. clear ceiling heights, multiple access loading bays, with an additional 21,540 sq. ft. of exterior land / parking. The property is ideally situated on a major thoroughfare, which offers easy access and tremendous exposure, making the property appealing to multiple uses, such as studio, retail, entertainment venues, office, last-mile distribution, and much more.

Highly accessible, the property is located just five minutes from both the Montrose Avenue and Morgan Avenue L train subway stations.

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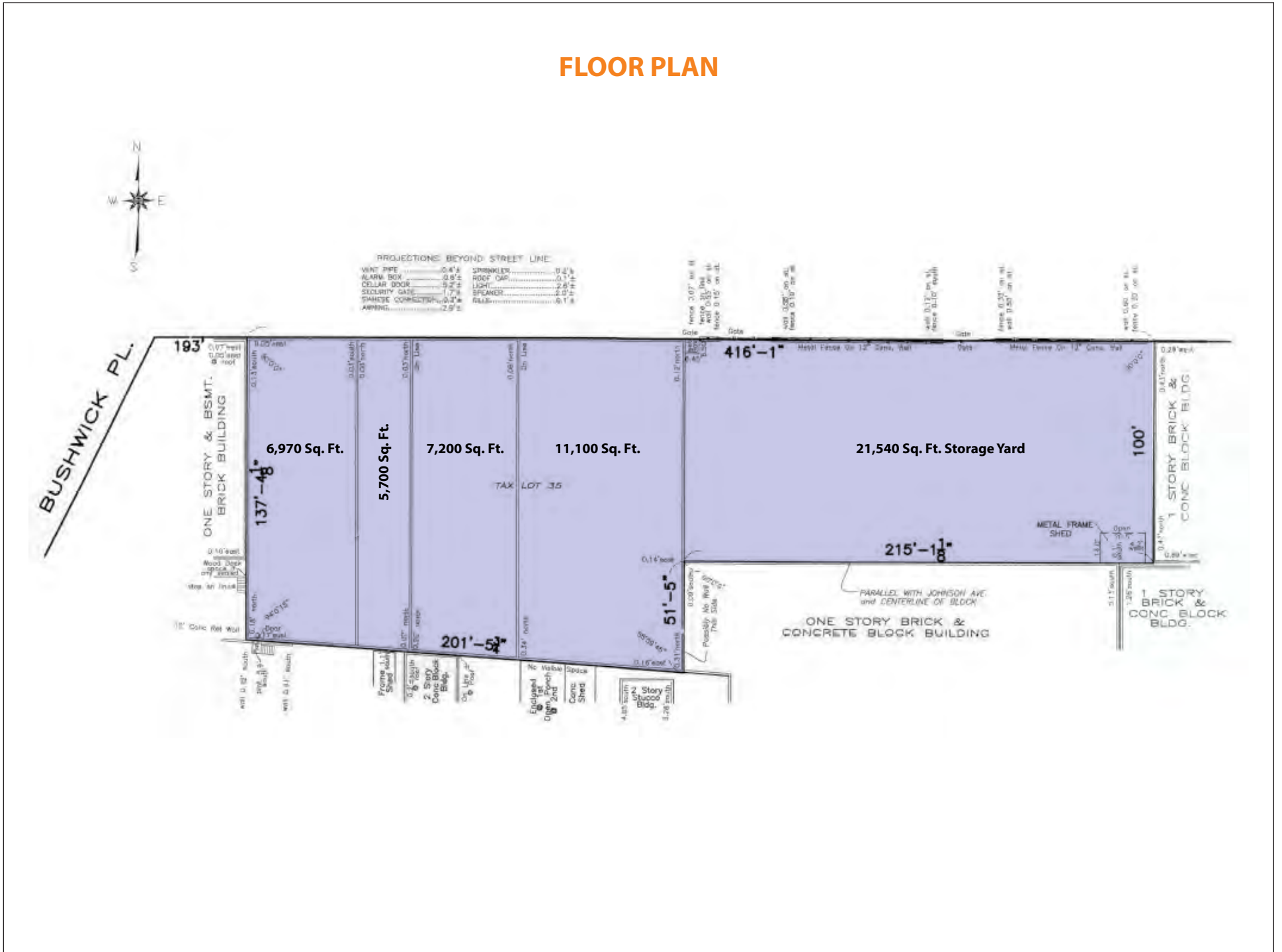
**LEASE PRICE:** \$28.00 NN Building / \$15.00 NN Land



## PROPERTY OVERVIEW

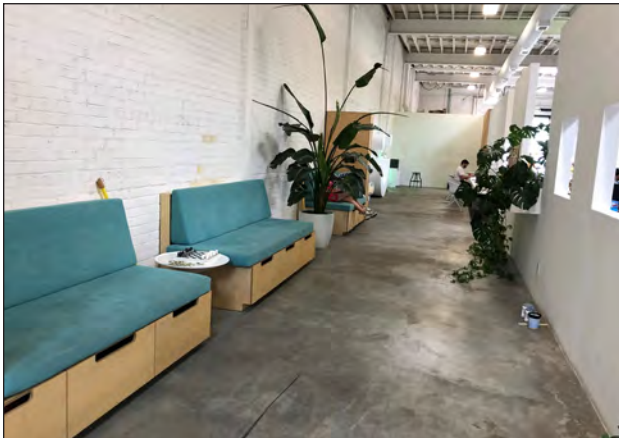
Block:	3073
Lots:	35
Zoning:	M1-2, M1-1
Neighborhood:	Bushwick
Lot Size:	52,499 Sq. Ft.
Building Size:	33,000 Sq. Ft.
Outdoor Space:	21,450 Sq. Ft.
Stories:	1
Loading:	5 Drive-In Doors
Ceiling Height:	22' Clear
Safety:	Fully Sprinklered
Electric:	800 AMPs
Additional FAR:	73,000 Sq. Ft.

# FLOOR PLAN



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# INTERIOR PHOTOS



# EXTERIOR & WAREHOUSE PHOTOS



## NEIGHBORHOOD

**280 Johnson Avenue** is located at the center of **Bushwick's** burgeoning arts and creative industries district, filled with galleries, studios, co-working spaces, boutiques, vintage shops, restaurants, and bars.

The property is in close proximity to both the Morgan Avenue and Montrose Avenue L Train stations, allowing for quick and easy access to nearby Williamsburg, and Union Square in Manhattan.

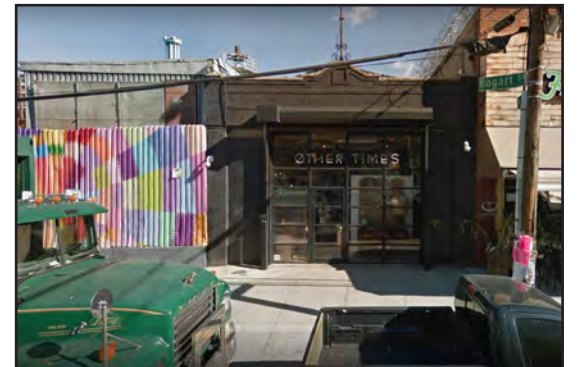
280 Johnson Ave is also within walking distance of Justice Gilbert Ramirez Park, and some of Bushwick's most popular businesses, such as restaurants Roberta's and Blanca, Other Times Vintage store, and music venue Pine Box Rock Shop.

A flourishing artist community, which has existed in Bushwick for decades, is now a main demographic of Bushwick; dozens of art studios and galleries are scattered throughout the neighborhood. There are several open studios programs that help the public visit artist studios and galleries and a number of websites dedicated to promoting neighborhood art and events. Bushwick artists display their works in galleries and private spaces throughout the neighborhood. The borough's first and only trailer park, a 20-person art collective established by founder, Hayden Cummings and ZenoRadio's Baruch Herzfeld for creatives to reside and work was established within a former nut roasting factory.

Graffiti art and murals line the streets in a neighborhood bursting with creative energy.



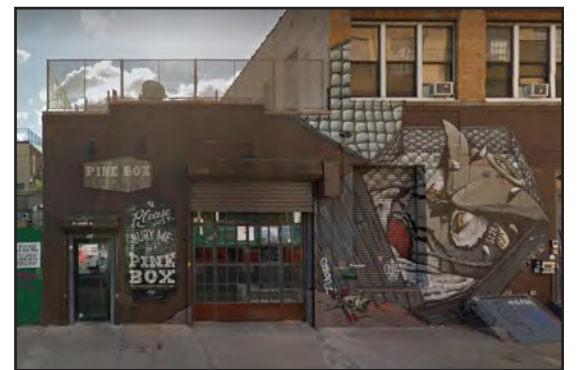
Roberta's



Other Times Vintage

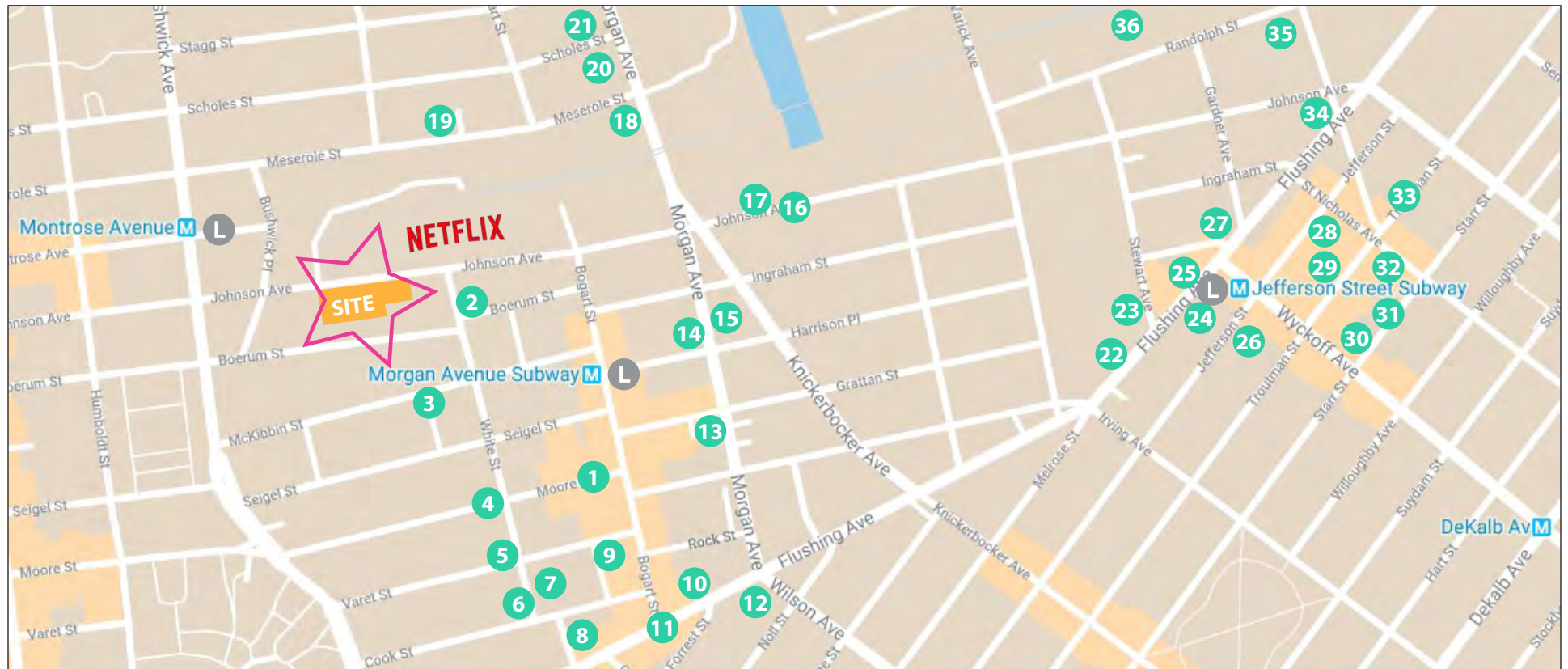


Corner of White & Seigel Streets

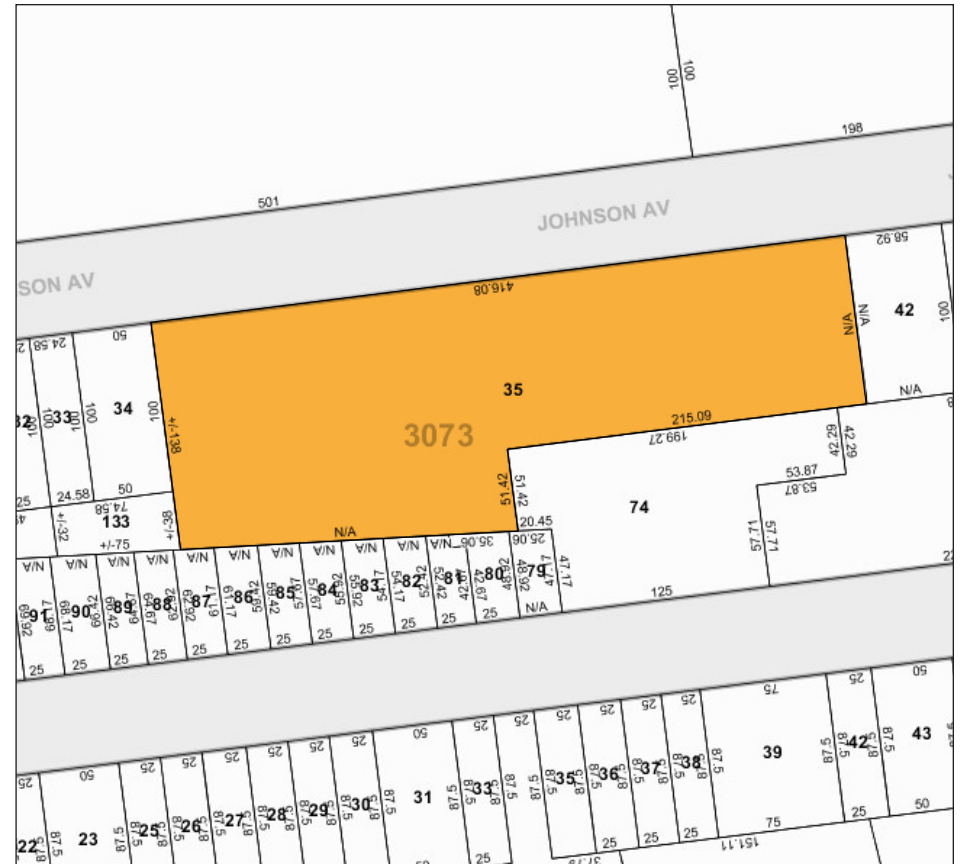
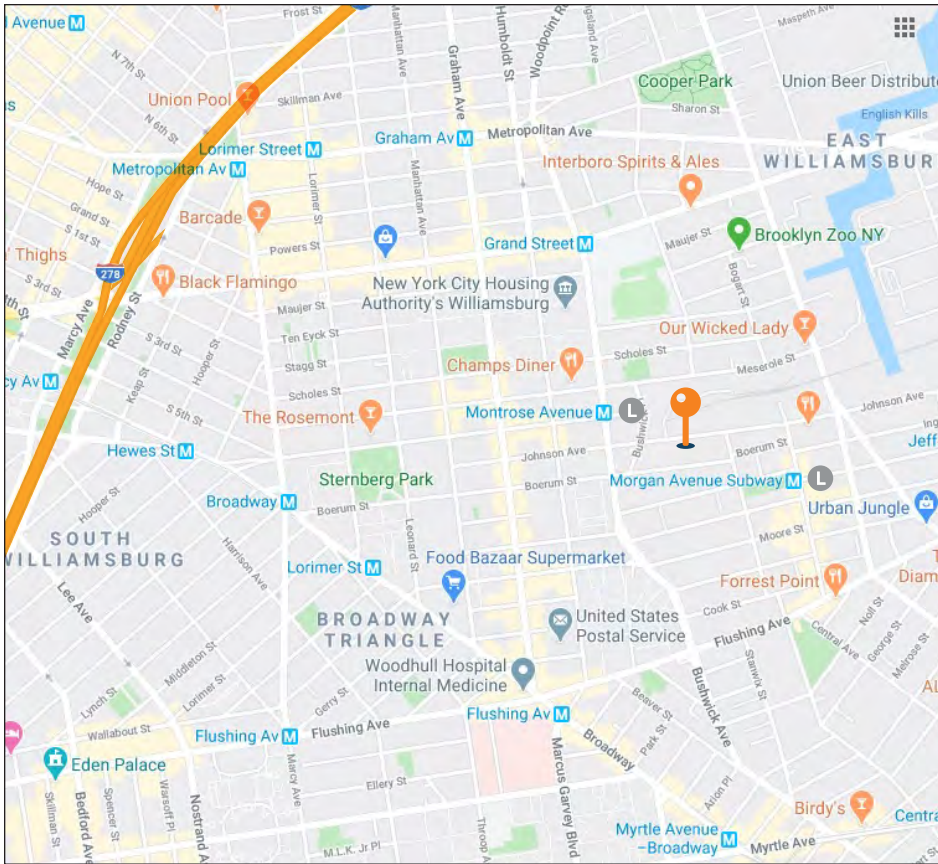


Pine Box Rock Shop




## LOCAL BUSHWICK BUSINESSES



- |                          |                          |                          |
|--------------------------|--------------------------|--------------------------|
| 1 ROBERTA'S              | 13 SHINOBI RAMEN         | 25 FARO                  |
| 2 ICHIRAN                | 14 ROSE GOLD LOUNGE      | 26 LOT 45 BUSHWICK       |
| 3 BLUE BOTTLE COFFEE     | 15 CAPE HOUSE            | 27 AP CAFE               |
| 4 ANGE NOIR CAFE         | 16 SUPERCROWN COFFEE     | 28 THE ROOKERY           |
| 5 BENELUX                | 17 GUADALUPE INN         | 29 HOUSE OF YES          |
| 6 983 RESTAURANT         | 18 OUR WICKED LADY       | 30 DOCK                  |
| 7 BUSHNIWA               | 19 CITY OF SAINTS COFFEE | 31 SEA WOLF              |
| 8 FORREST POINT          | 20 ARROGANT SWINE        | 32 LOS HERMANOS          |
| 9 SYNDICATED BAR THEATER | 21 FITZCARRALDO          | 33 HARD TIMES SUNSET BAR |
| 10 TOBY'S ESTATE COFFEE  | 22 THE COBRA CLUB        | 34 ELSEWHERE             |
| 11 THE NARROWS           | 23 JUPITER DISCO         | 35 BUNKER VIETNAMESE     |
| 12 COLLECTIONS           | 24 QUEENS OF FALAFEL     | 36 THE BROOKLYN MIRAGE   |



## TRANSPORTATION

-  Morgan Avenue  
Montrose Avenue
-  B60 (Johnson Ave / White St)
-  Brooklyn-Queens Expressway  
Metropolitan Avenue  
Williamsburg Bridge  
Flushing Avenue

For More Information About This Property Contact Exclusive Agents:



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