

# BOX FACTORY

1519 Decatur Street  
Ridgewood / Bushwick

Music Studios, Production Space,  
Video Spaces, Music Retailers and More...

[BoxFactory.NYC](http://BoxFactory.NYC)



# INSIDE THE BOX FACTORY.

Up to 30,000 SF available



## Highlights

- \$10 million building renovation
- Common outdoor tables and seating for tenants
- New oversized windows
- Common conference rooms and pantry
- New bathrooms, common areas and bike room
- New HVAC systems
- Located 2 blocks from L Train – Halsey Street stop
- High ceilings 12'-18'

## Commercial Space

### 1st Floor – 28,619 SF

- Deal pending: 94 music studios and rehearsal spaces
- Prebuilt units available from 1,100 – 3,600 SF

### 2nd Floor – 30,842 SF

- Divisions considered
- 1,000 SF of private outdoor space available

### 3rd Floor – 3,713 SF

- 3 sides of windows, private bathrooms and pantry

Tenants Relocating from  
Manhattan are Eligible for  
Incentives Including a Tax  
Credit of up to \$3,000 Per  
Employee Per Year For 12 Years





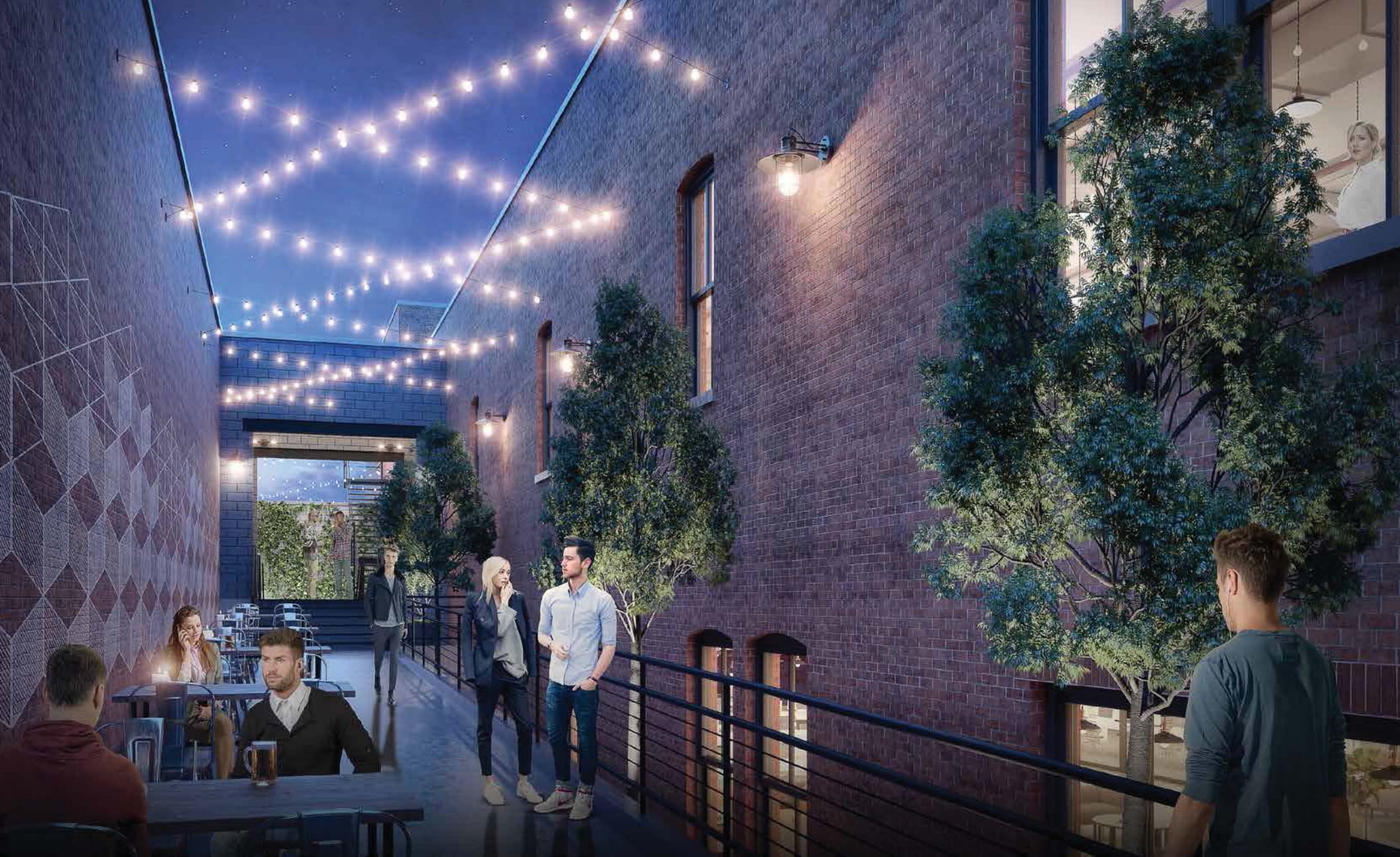




# MAKE YOUR MARK.

New lobby with artwork commissioned from local artists.  
Building branding opportunities available.





# THE BOX FACTORY SOCIAL.

Meet your neighbors and relax in the shared outdoor space.

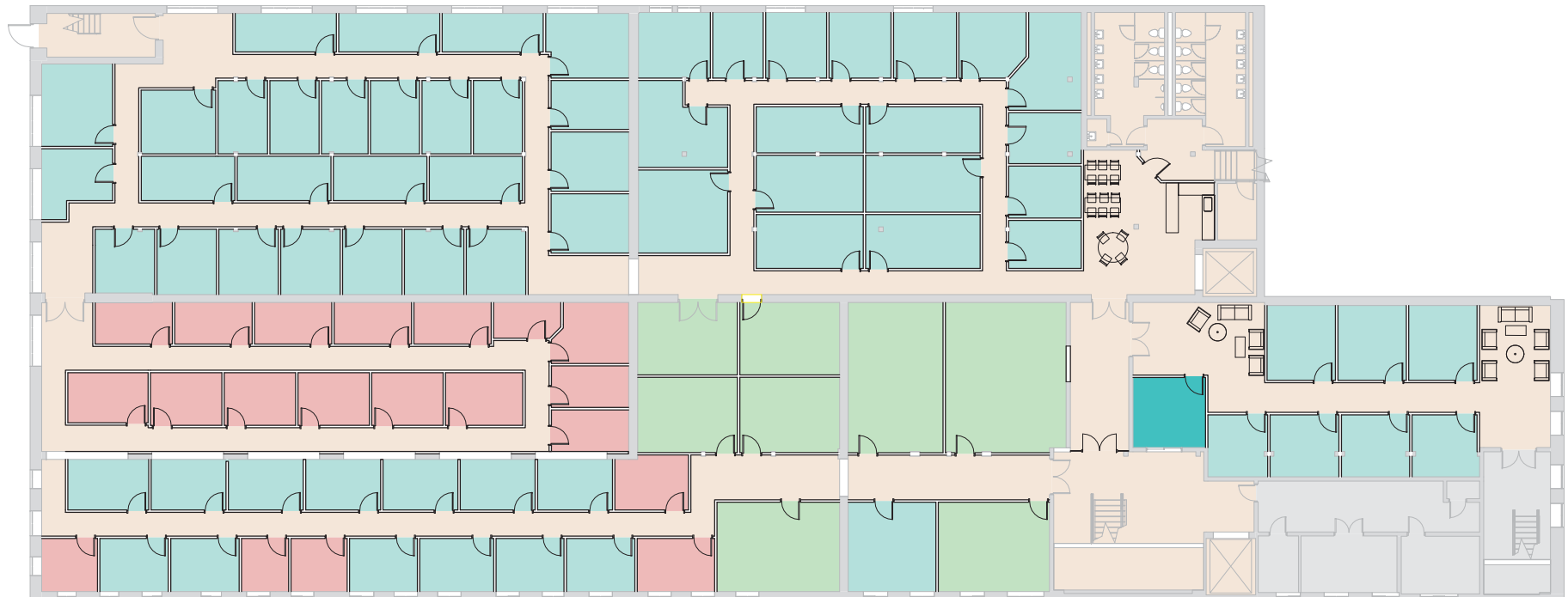







# REAL RETAIL PRESENCE.

A view of suite 101 & 102.

# 1ST FLOOR - Deal pending: 94 music studios and rehearsal spaces

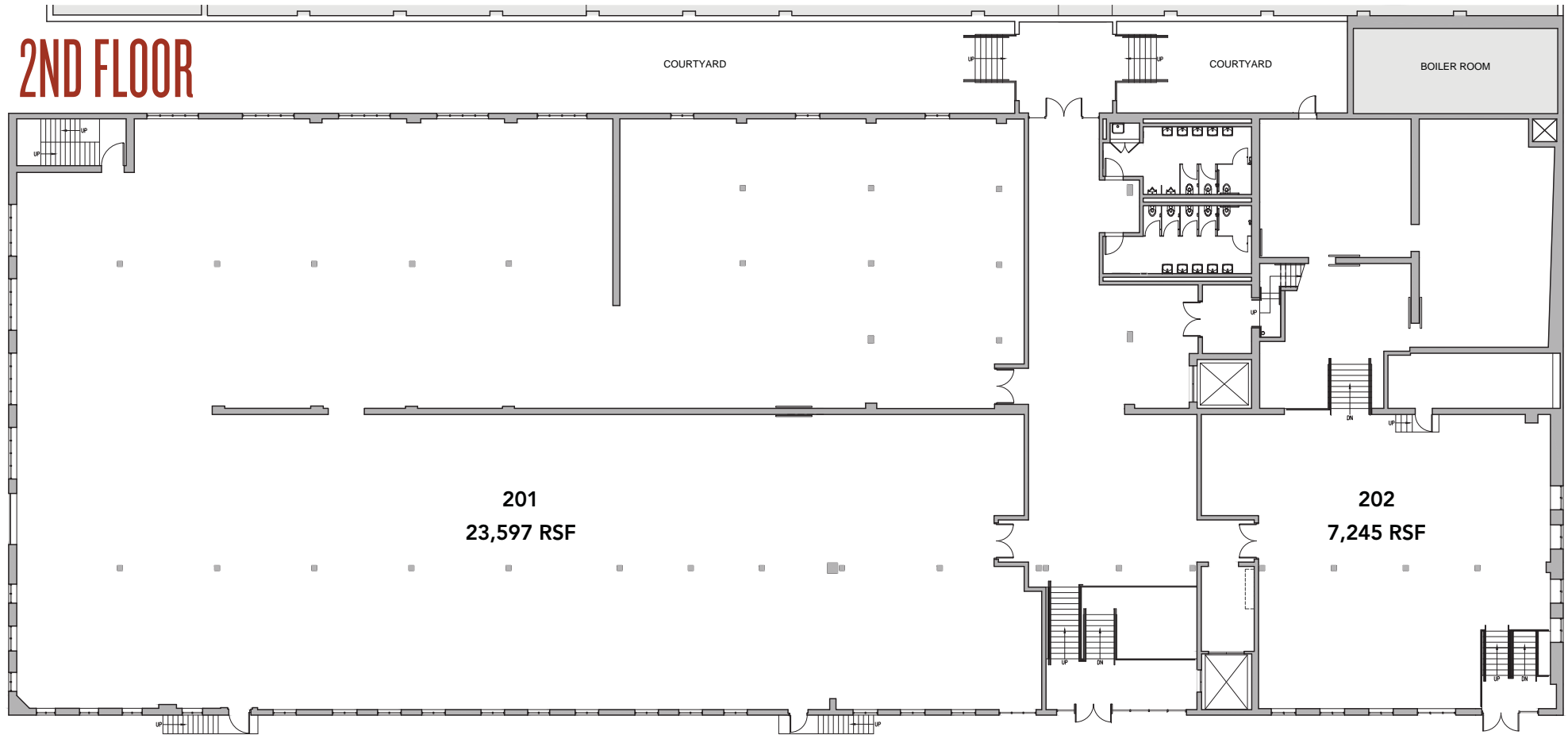


	TOTAL SF	COUNT
 Small Rehearsal	1948 SF	20
 Practice Room	8149 SF	66
 Large Rehearsal	2340 SF	8

---

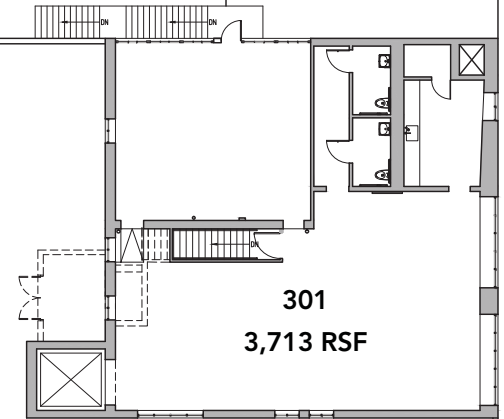
Total	94
-------	----

# 2ND FLOOR





# 3RD FLOOR





VIBRANT.  
AUTHENTIC.  
NEXT STOP  
RIDGEWOOD.

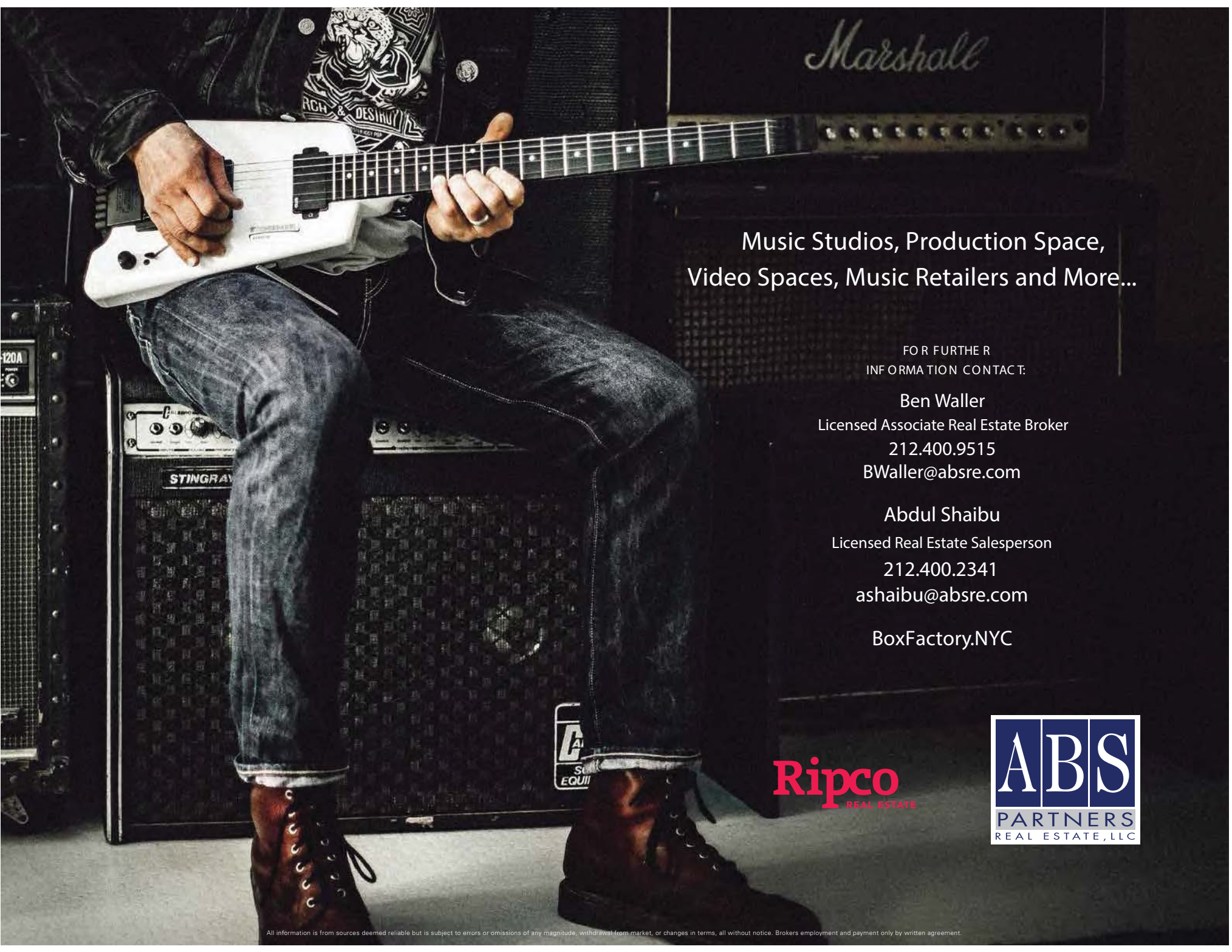




## Retail

- 1 Bridge and Tunnel Brewery
- 2 Houdini Kitchen Laboratory
- 3 Nowadays
- 4 Bushwick Coffee House & Juice Bar
- 5 Brooklyn Greens
- 6 Bombay Kitchen
- 7 Angela's Bakery
- 8 Jimmy's Pizza
- 9 A Win Xin Kitchen
- 10 CrossFit Bridge & Tunnel
- 11 Evil Twin Brewery
- 12 Industry1332
- 13 Lorimoto Art Gallery
- 14 Broadway Stages Film Studio
- 15 Queens Brewery



A person is shown from the waist down, sitting and playing a white electric guitar. They are wearing a black leather jacket with a graphic on the chest, blue jeans, and brown leather boots. The background features large black amplifiers, including a Marshall stack and a Stingray amp. The overall scene is dimly lit, emphasizing the guitar and the amplifiers.

Music Studios, Production Space,  
Video Spaces, Music Retailers and More...

FOR FURTHER  
INFORMATION CONTACT:

Ben Waller

Licensed Associate Real Estate Broker

212.400.9515

BWaller@absre.com

Abdul Shaibu

Licensed Real Estate Salesperson

212.400.2341

ashaibu@absre.com

BoxFactory.NYC

**Ripco**  
REAL ESTATE

