

236 JOHNSON AVENUE, BROOKLYN, NY 11206

FOR LEASE

1,000 SF EAST WILLIAMSBURG PRIVATE 3RD FLOOR WALK-UP OFFICE

Between Bushwick Avenue & Bushwick Place



SHLOMI BAGDADI
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TRI STATE COMMERCIAL®

PROPERTY SUMMARY

LOCATION

Located in the East Williamsburg neighborhood of Brooklyn.

HIGHLIGHTS

- Ideal for Creative Office, Studio, or Live / Work Use
- Signage Opportunity Available
- Steps From the Montrose L & Morgan L Trains
- Surrounded by Cafés, Galleries, Nightlife & Vibrant Street Activity

SPACE DETAILS

- 3rd Floor Walk-Up Office
- Studio Space in East Williamsburg / Bushwick
- Dedicated Exterior Stair Access Offering Privacy & Independence
- Flexible Layout Featuring 3 Private Offices, Open Work Area, Reception, Conference Rooms & Storage
- Break Room / Kitchen & 2.5 In-Suite Bathrooms
- Bright Space With Large Windows, High Ceilings & Abundant Natural Light
- Modern Finishes With Vanilla Box Condition
- Direct Access to Roof / Outdoor Space

TRANSPORTATION

 Train at Montrose Avenue

   Bus Lines

NEIGHBORS

Eim Dee Thai, Sleepwalk, Post No Bills, Arcos de Puebla, Danny's Pizzeria, The Little Bookshop, Tradesman, Eagle Deli & Grill, Kings Building Material, The Bone Museum, Dun-Well Doughnuts, L Stop Gourmet Deli, Memorial Brooklyn Tattoo, Apple Eats, Beyond Natural Market, Industrial Electric Supply, and more!



PROPERTY PHOTOS



PROPERTY RENDERINGS



Exterior Signage



Creative Office



Work Life Recording Studio



Podcast Studio

RETAIL MAP



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