



100 Bogart Street



100 Bogart Street

±46,953sf

Pricing

Upon inquiry

Frontage

±200ft wrap-around

Zoning | Use Group

M1-2 | Use Groups 6 (B/C), 9 (B), 17B

Accessory

±3,800sf terrace, ±3,628sf roof deck,
sub-grade parking

Frontage

±200ft wrap-around





100 Bogart Street

Bordered by the Morgan L train — with its ultra-fashionable surrounds — and NETFLIX's immense, neighborhood-redefining film and television studios, 100 Bogart Street is a commanding six stories of impeccable new construction.

Smartly situated both geographically and for a broad range of savvy operators to take a place in the zeitgeist of NYC's world-leading age of innovation, taste, and trade, 100 Bogart Street's cleverly designed, flexible, contemporary spaces create a clear-cut opportunity to propel your business to greater heights, bolstered by the bedrock of New York City's humming creative-class playground.





Features

Glass and steel windows wrap two hundred feet of street-level retail/hospitality frontage, inviting the abundant creative professional and loft resident passersby into 100 Bogart Street's powerhouse interior spaces.

An attended foyer provides elevator access to private, sub-grade parking below and five light-soaked, polished upper floors above, complete with leading-edge amenities and both a $\pm 3,800$ sf, wrap-around fifth-floor promenade and a $\pm 3,600$ sf roof deck and cabana with panoramic views of north Brooklyn and the city skyline.

Whatever the want, 100 Bogart Street has a modern, flexible framework to answer the needs of your operation.

Retail visibility
Gallery kitchen space
Outdoor promenade

High ceilings
Skyline views
Subgrade parking

Central HVAC
Attended lobby
Trophy build











Retail 1

±2,400sf

Pricing

\$67/sf

Frontage

±92ft wrap-around

Use Group

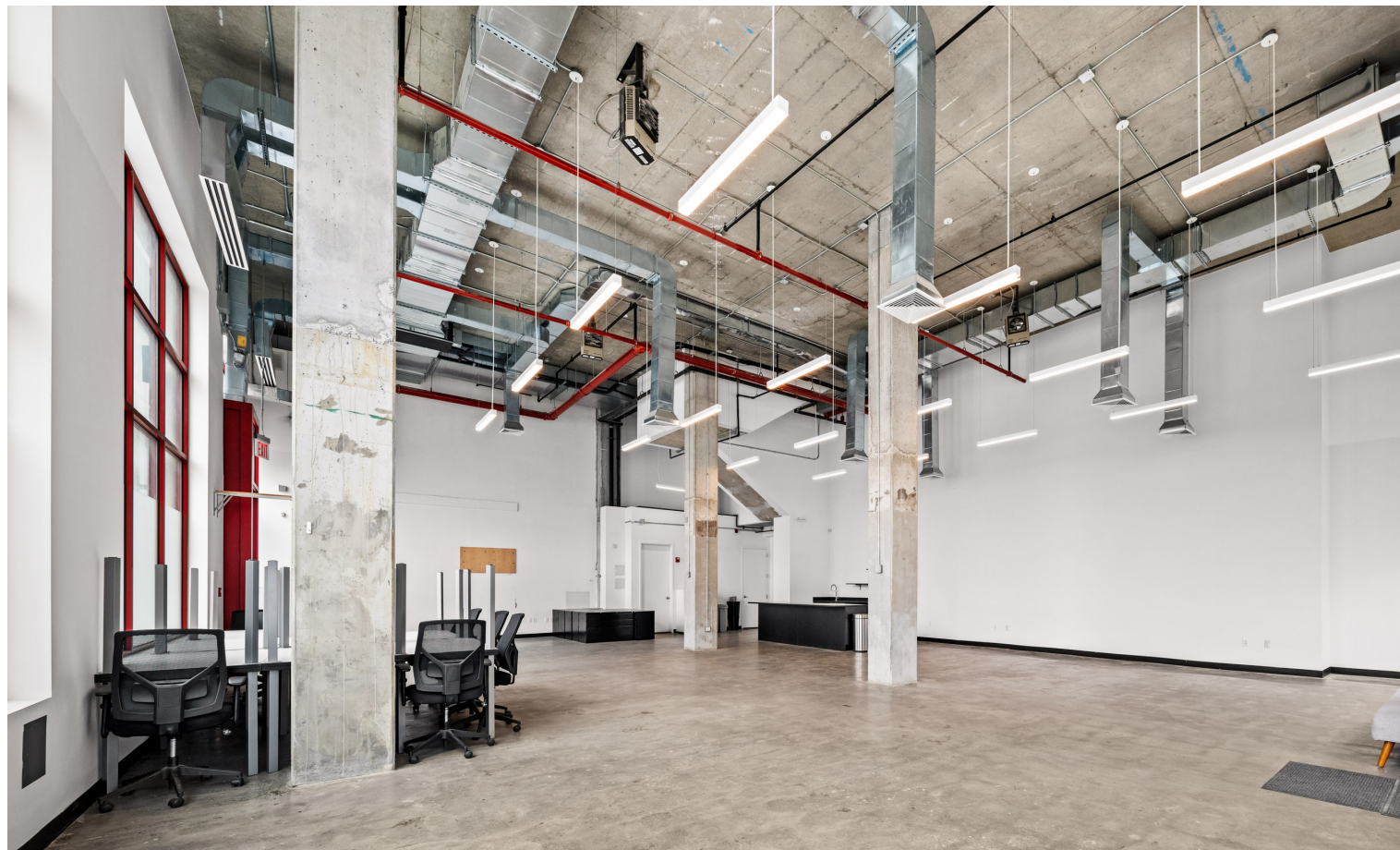
Use Group 6

Accessory

±3,628sf roof deck (negotiable),
subgrade parking (negotiable)

Position

Corner exposure





Retail 1

Immediately across from NETFLIX's immense production studios, this brightly exposed space lays a smart groundwork of coveted specs for modern concepts: wrap-around windows fill the space with natural light; high-capacity HVAC provides excellent climate control; and an attractive, open layout from the polished concrete floors to the double-height ceilings.

Inviting to any number of configurations for leading-edge uses, including: Food & Beverage (attract the many savvy culture-seeking visitors to the immediate area and the hundreds of studio professionals across the street); Arts & Entertainment (perfect as gallery space, music/comedy venue, or theater/experiential concept); design, professional, or multimedia studio exceeding the demands of the discerning expert; or eye-catching high-end fitness, movement, or wellness space.

Options available for private subgrade parking with elevator access and private or shared use of the building's $\pm 3,600$ sf roof deck. Can be combined with the adjacent ground floor $\pm 5,469$ sq feet (Retail 2) to create an unparalleled presence in a territory brimming with au courant enterprise.





Retail 2

±5,469sf

Pricing

\$67/sf

Frontage

±77ft

Use Group

Use Group 6

Accessory

±3,628sf roof deck (negotiable),
subgrade parking (negotiable)

Position

In-line, corner view





Retail 2

Across the street from NETFLIX's immense production studios, this brightly exposed space lays a smart groundwork of coveted specs for modern concepts: full-height windows fill the space with natural light; a $\pm 1,200$ sf mezzanine leads to additional street access; and an attractive box layout layout from the polished concrete floors to the double-height ceilings.

Inviting to any number of configurations for leading-edge uses, including: Food & Beverage (attract the many savvy culture-seeking visitors to immediate area and the hundreds of studio professionals across the street); Arts & Entertainment (perfect as gallery space, music/comedy venue, or theater/experiential concept); design, professional, or multimedia studio exceeding the demands of the discerning expert; or eye-catching high-end fitness, movement, or wellness space.

Options available for private subgrade parking with elevator access and private or shared use of the building's $\pm 3,600$ sf roof deck. Can be combined with the adjacent ground floor $\pm 2,400$ sq feet (Retail 1) to create an unparalleled presence in a territory brimming with au courant enterprise.





Surrounds

Draw in the daily/nightly arriving shoppers, art tourists, and nightlife-seekers and multitude of creative/production professionals to your next-level retail or hospitality project.

Serve as a coveted base of operations and innovation center for your au courant design, corporate, or light manufacturing team.

Make a strategic move and join established, world-class neighbors Avant Gardner, NETFLIX, The Red Pavilion, House of Yes, La Cabra, Roberta's, Millwright, Elsewhere, Vans Skate Space 198, Ichiran, and many more in the center of Bushwick's globally-recognized cultural scene.

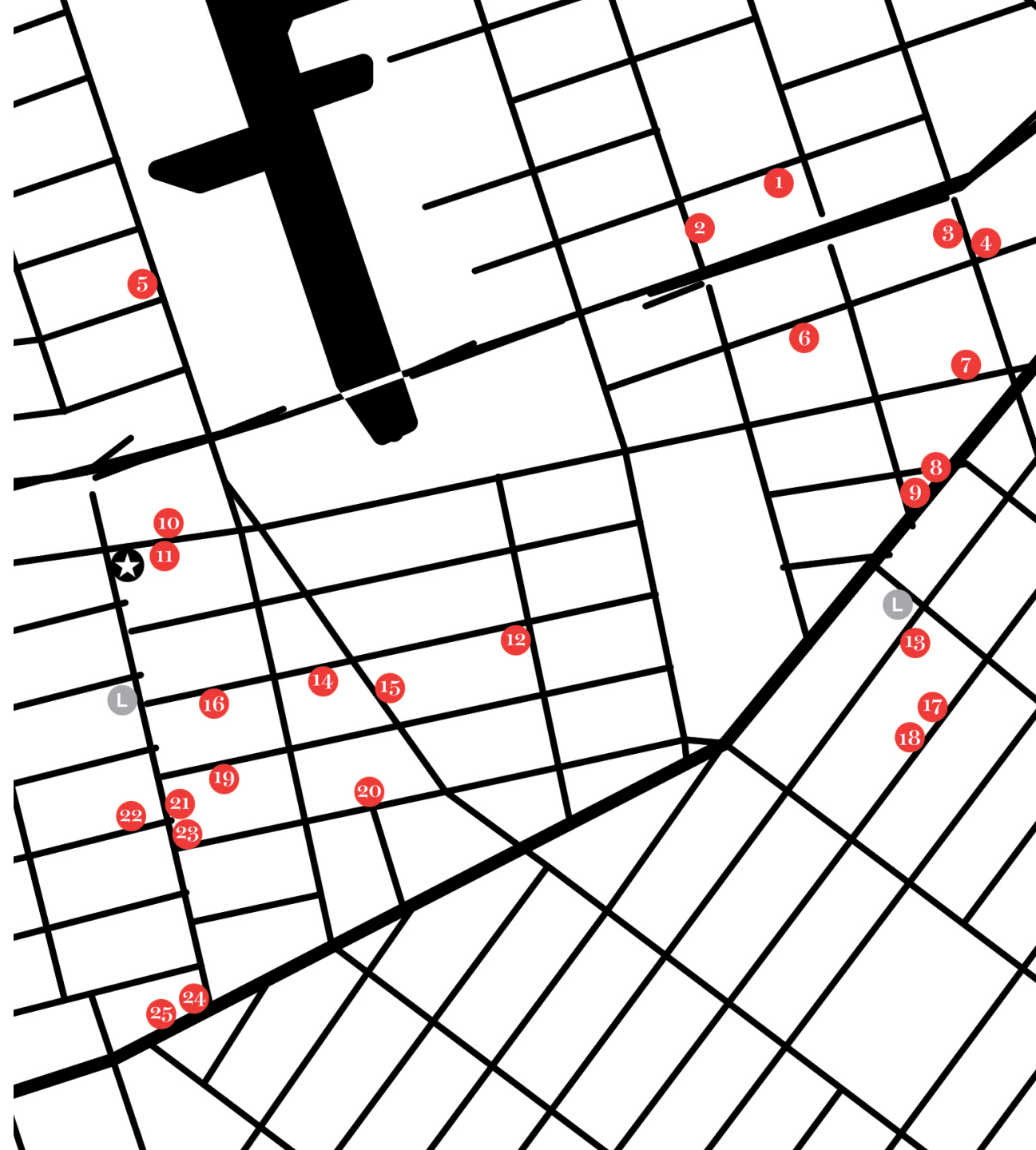




Proximate

1. [Brooklyn Mirage](#)
2. [Avant Gardner](#)
3. [99 Scott](#)
4. [SILO](#)
5. [Our Wicked Lady](#)
6. [Vans Skate Space 198](#)
7. [Elsewhere](#)
8. [The Red Pavilion](#)
9. [Jupiter Disco](#)
10. [NETFLIX](#)
11. [Ichiran](#)
12. [Falansai](#)
13. [House of Yes](#)
14. [Sobre Masa](#)
15. [The Post BK](#)
16. [Otis](#)
17. [KCBC](#)
18. [Kato Sake Works](#)
19. [Sey Coffee](#)
20. [BabyCobra Yoga](#)
21. [Food Story](#)
22. [Roberta's](#)
23. [Syndicated Theater](#)
24. [Bake Shop](#)
25. [Maloya](#)

 Morgan Ave, Jefferson St





“A new union of commerce and community is emerging in New York City, a redefinition of the way we communicate, collaborate, and contribute — ushering in an era of commitment to deep work; a refinement in drawing from and evolving our passion and skill; and a new sense of confidence and limitlessness in harnessing an unassailable collective cultural force; spurred on by our common prevailing over the complex questions of our time... ”

— FR





Begin.

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