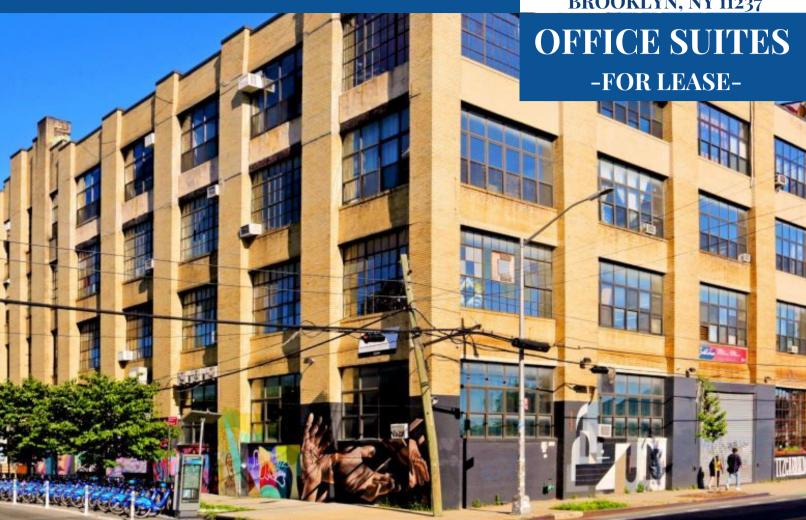


MORGAN AVE. BROOKLYN, NY 11237



Kalmon Dolgin Affiliates is pleased to present for lease a selection of four outstanding industrial office spaces, each offering unique features to cater to your specific needs. Each of these industrial office spaces offers a unique blend of features to suit various preferences. Fully renovated and modern lobby with a touch of vintage will impress your guests and clients.

LOCATION:

Located in Bushwick, Brooklyn conveniently accessible to L train at Grand Street. This bustling neighborhood is home to Netflix Studios, & many shops & trendy restaurants.

FOR MORE INFORMATION CONTACT **EXCLUSIVE BROKER DAVID RATNER**

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718.388.7700 WWW.KALMONDOLGIN.COM



MORGAN AVE. BROOKLYN, NY 11237

AVAILABLE SUITES

UNIT 101

2,230 SF - \$5,250 / MO

- Sunlit Corner Unit w/ Concrete Floor
- 13-foot Ceiling
- Slop Sink or Kitchenette
- Separate Entrance

UNIT 104

1,505 SF - \$3,500 / MO

- Private access to backyard
- 13-foot ceilings

UNIT 105

2,144 SF - \$4,975 / MO

- Private access to backyard
- 13-foot ceilings

UNIT 203

2,238 SF - \$4,950 / MO

- Decently Lit Space w/ Optional Slop Sink or Kitchenette
- 13-foot ceilings



These lofty units are an exceptional choice for businesses seeking a sunlit, functional, and an aesthetically pleasing workspace. Many units have direct access to a small backyard, adding a touch of outdoor relaxation to your workspace.





195 **MORGAN AVE. BROOKLYN, NY 11237**

INTERIOR PHOTOS









