

# BOX STORE BY

# FAVORITE

BOX  
STORE

COMMERCIAL  
ESTATE EXPERTS





# INSIDE THE BOX FACTORY

AVAILABLE NOW

# BOX

## 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'

## SPACES

**1<sup>ST</sup> FLOOR – 9,905 SF**  
**1,232-6,261 SF CONTIGUOUS SPACE**  
• PREBUILT UNITS AVAILABLE FROM 1,100 – 3,600 SF

**2<sup>ND</sup> FLOOR – 19,343 SF**  
**2,948-12,098 SF CONTIGUOUS SPACE**  
• DIVISIONS CONSIDERED  
• 1,000 SF OUTDOOR TERACE



718.437.6100

[BOXFACTORY.COM](http://BOXFACTORY.COM)





# BRANDABLE AREAS.

NEW LOBBY WITH ARTWORK COMMISSIONED FROM LOCAL ARTISTS.  
BUILDING BRANDING OPPORTUNITIES AVAILABLE.

## BONUS.

TENANTS RELOCATING FROM MANHATTAN  
MAY BE ELIGIBLE FOR INCENTIVES  
INCLUDING A TAX CREDIT OF UP TO

**\$3,000** PER EMPLOYEE PER YEAR  
FOR 12 YEARS



718.437.6100

[BOXFACTORY.COM](http://BOXFACTORY.COM)



# THE BOX FACTORY SOCIAL.

MEET YOUR NEIGHBORS AND RELAX IN THE SHARED OUTDOOR SPACE.



# BOX FACTORY

Bushwick



TRI STATE  
COMMERCIAL®  
EXCLUSIVE BROKER

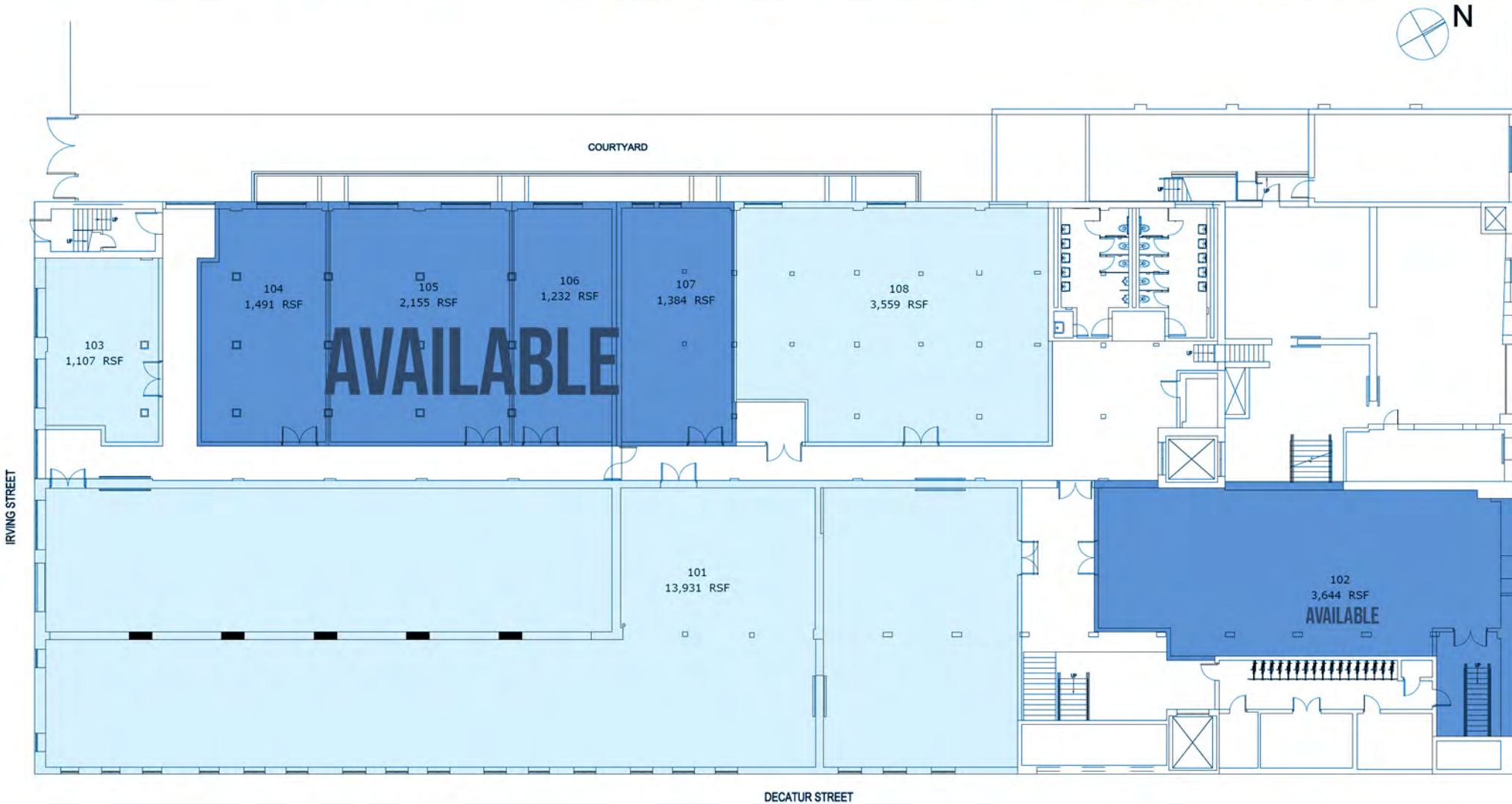
Bedford-Stuyvestant

718.437.6100

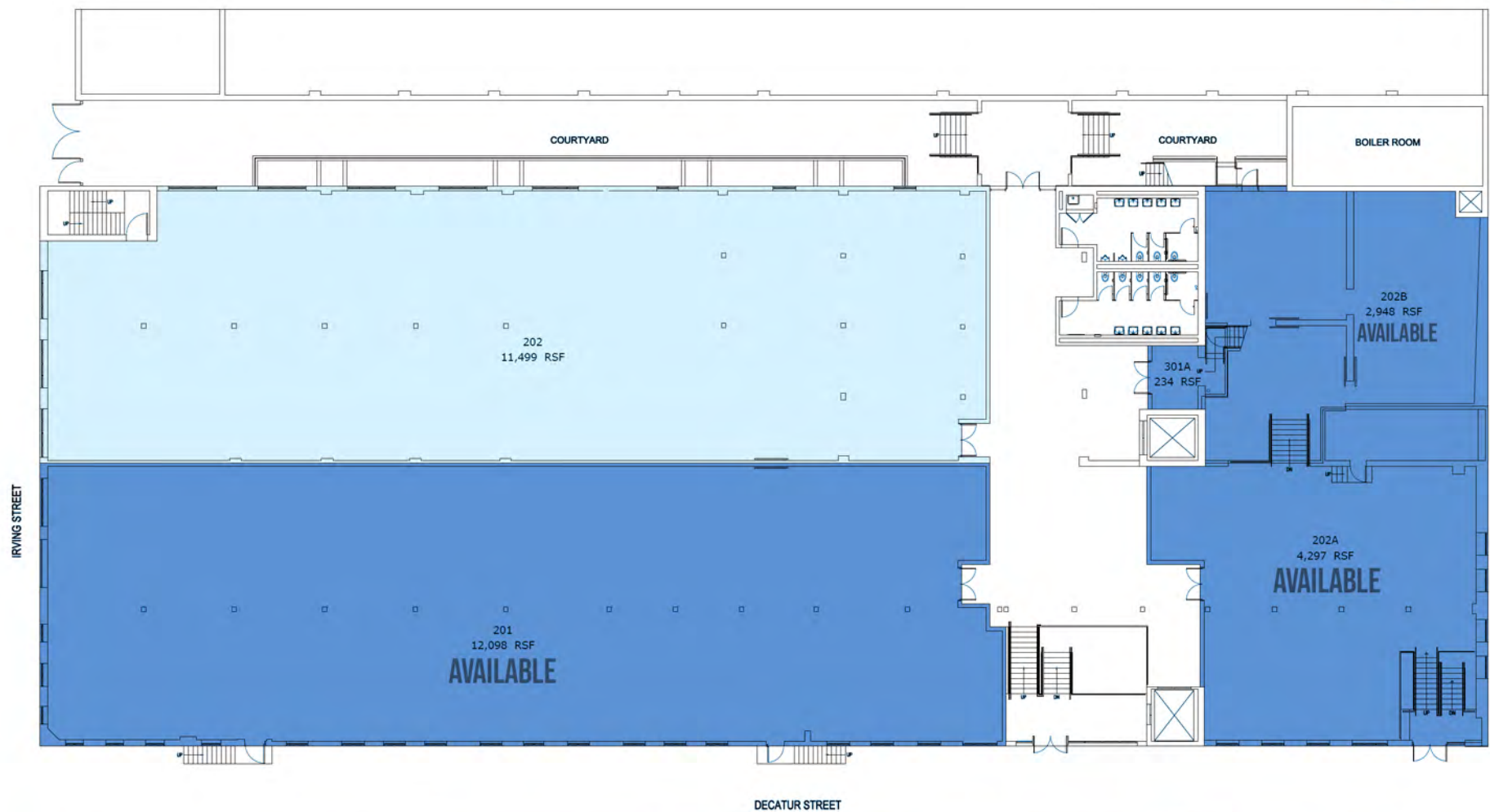
BOXFACTORY.COM



# 1ST FLOOR



# 2<sup>ND</sup> FLOOR







# BOX VIBRANT. FACTORY AUTHENTIC.

Halsey Street



TRI STATE  
COMMERCIAL  
EXCLUSIVE BROKER

718.437.6100

[BOXFACTORY.COM](http://BOXFACTORY.COM)



## RETAIL IN THE AREA

- 1 Bridge and Tunnel Brewery
- 2 Houdini Kitchen Laboratory
- 3 Nowadays
- 4 Bushwick Coffee House & Juice Bar
- 5 Queens Brewery
- 6 Bombay Kitchen
- 7 Angela's Bakery
- 8 Jimmy's Pizza
- 9 A Win Xin Kitchen
- 10 Nat's Hardware
- 11 CrossFit Bridge & Tunnel

## IN THE BUILDING



Halsey Street



TRI STATE  
COMMERCIAL  
EXCLUSIVE BROKER

718.437.6100

BOXFACTORY.COM