

BOX FACTORY

1519 Decatur Street
Ridgewood / Bushwick



Ridgewood's Creative Destination | Flexible Commercial Spaces
BoxFactory.NYC



Highlights

- Fully renovated 2-story commercial building
- Outdoor tables and seating for tenants
- New oversized windows and skylights
- New bathrooms, common areas and bike room
- Located 2 blocks from L Train – Halsey Street stop
- High ceilings 12'-18'
- On-site music rehearsal, studio and recording rooms
- ADA accessible

Commercial Space

1st Floor:

- Suite 102 - 3,725 RSF – Direct street level access
- Suite 108 - Divisions ranging from 204 RSF to 831 RSF

2nd Floor: 10,368 RSF

- Suites ranging from 1,165 RSF to 1,809 RSF
- Occupancy Fall 2023

Pre-Built Spaces

- Move-in ready
- New Air Ventilation systems
- Finished hardwood floors
- Common 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

[CLICK to view common area virtual tour](#)



THE BOX FACTORY SOCIAL.

Meet your neighbors and relax in the shared outdoor space.

SUITE 108.

Shared space offering (7) private units connected by a common area.

[CLICK to view virtual tour](#)



Unit G



Unit B



Unit C

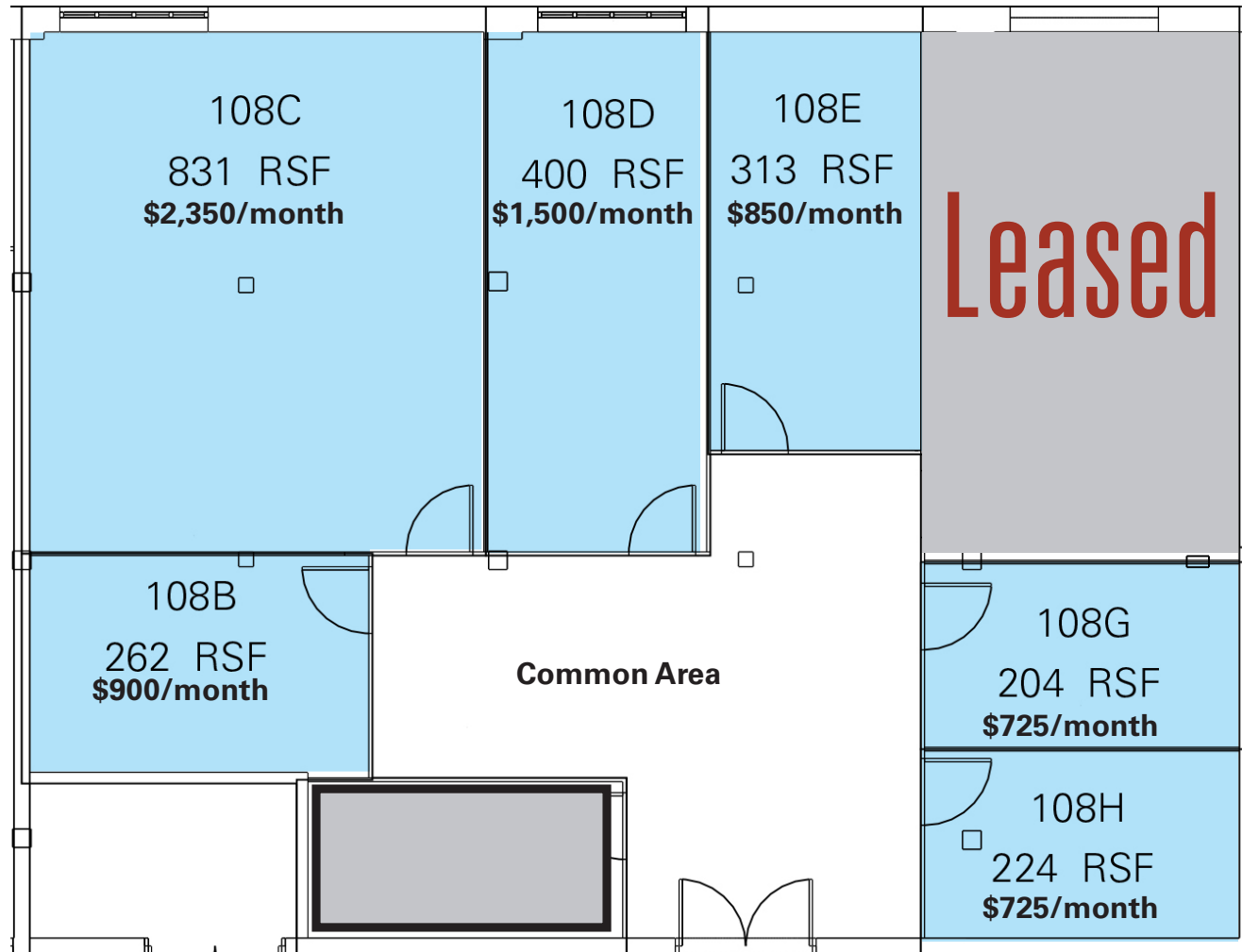


Unit H



Unit D

SUITE 108





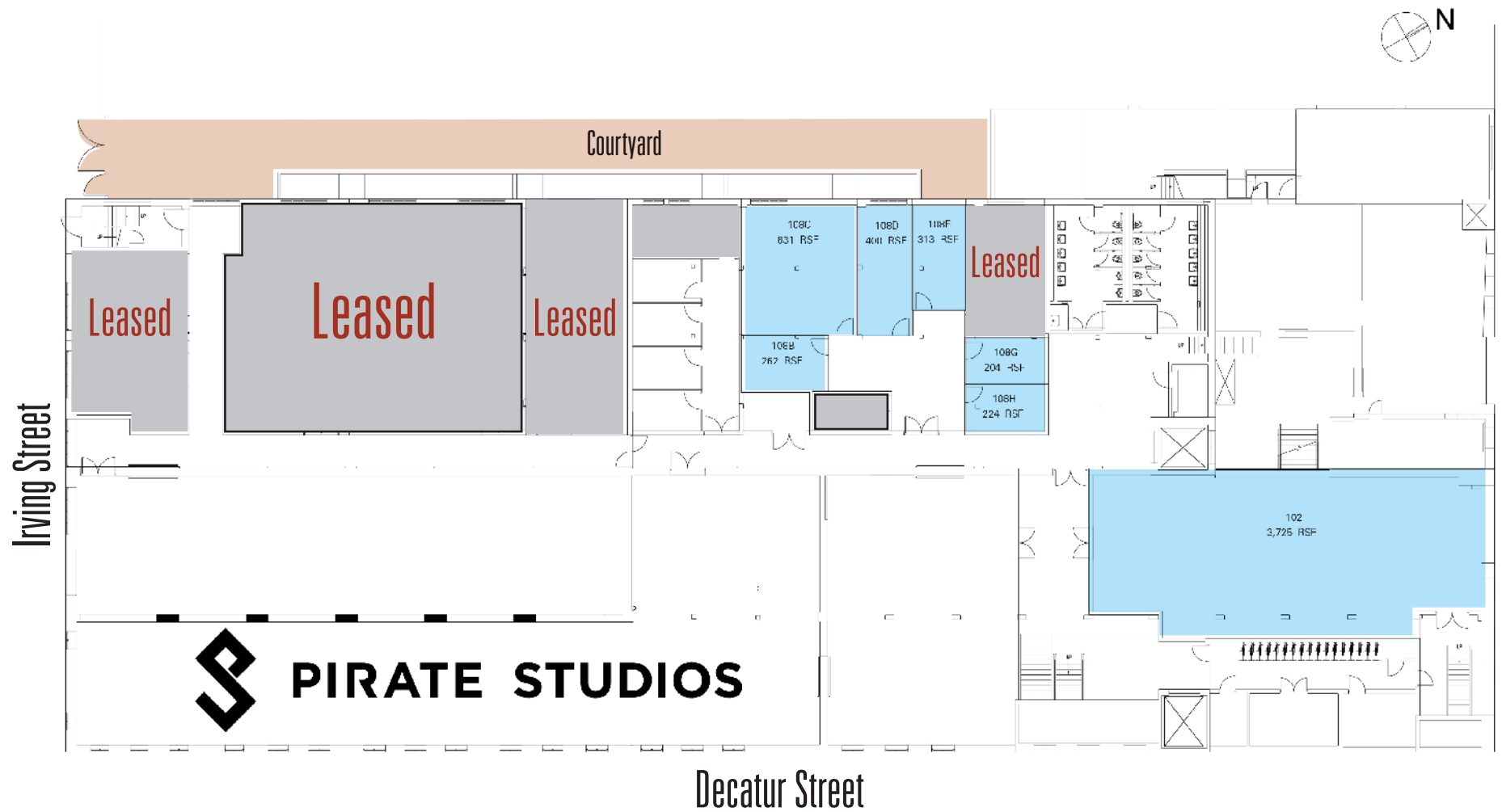
VIEW OF SUITE 102

Featuring direct street-level entrance



View of street-level entrance

1ST FLOOR

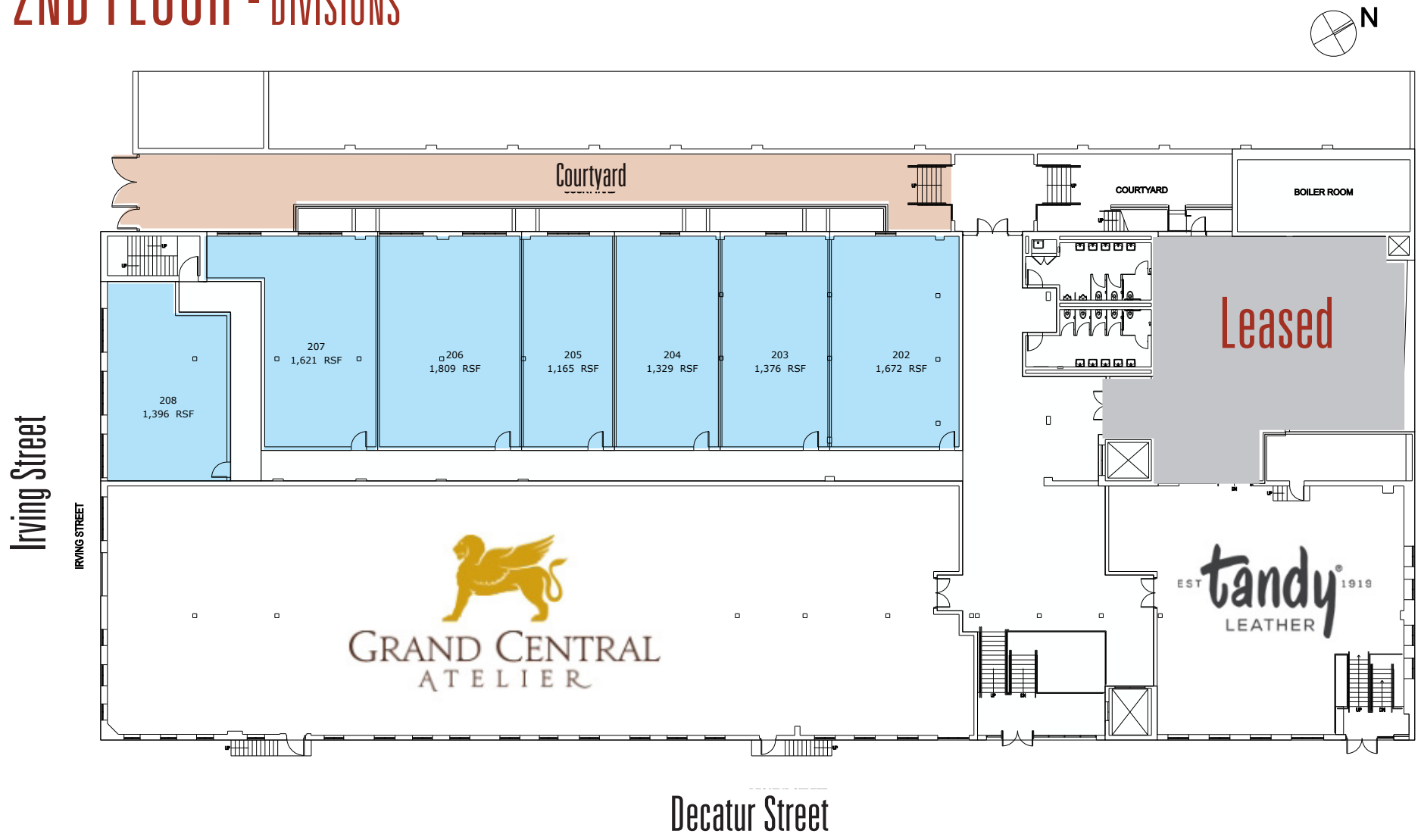




VIEW OF 2ND FLOOR

Fall 2023 occupancy
(divisions underway)

2ND FLOOR - DIVISIONS





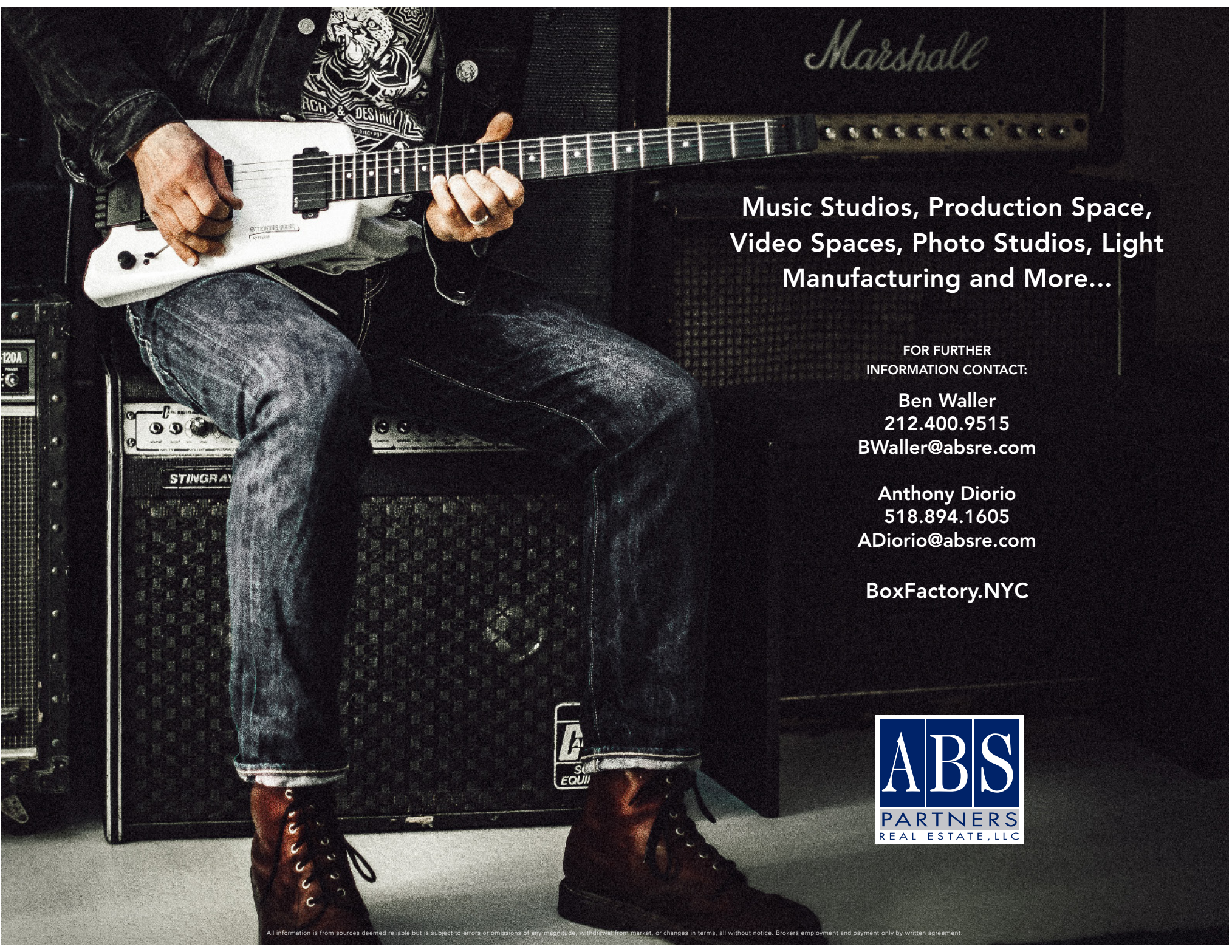
VIBRANT.
AUTHENTIC.
NEXT STOP
RIDGEWOOD.



Retail

- 1 Bridge and Tunnel Brewery
- 2 Pàn
- 3 Fien Coffee
- 4 Nowadays
- 5 Brick House Studios
- 6 Bombay Kitchen
- 7 Angela's Bakery
- 8 Jimmy's Pizza
- 9 Rockwell Studios
- 10 CrossFit Bridge & Tunnel
- 11 Evil Twin Brewery
- 12 Red Note Rehearsal Studios
- 13 Lorimoto Art Gallery
- 14 Cafe Rum
- 15 Queens Brewery
- 16 If And Only Productions
- 17 Laugh, Live, Love with Liquor
- 18 Witching Hour
- 19 Sabor Catracho
- 20 Café Pri
- 21 Bushwick Taco Company
- 22 Number One
- 23 Estevez Deli Corp



A person is sitting and playing a white electric guitar. They are wearing a dark jacket with a graphic, blue jeans, and brown boots. Behind them are large black amplifiers. One amplifier has the 'Marshall' logo in script, and another has 'STINGRAY' written on it. The person's hands are on the guitar, and they are looking down at it.

Music Studios, Production Space,
Video Spaces, Photo Studios, Light
Manufacturing and More...

FOR FURTHER
INFORMATION CONTACT:

Ben Waller
212.400.9515
BWaller@absre.com

Anthony Diorio
518.894.1605
ADiorio@absre.com

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