

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 108 C - 831 RSF
- Suite 105 - 2,203 RSF

2nd Floor: 5,690 RSF

- Suites ranging from 1,368 RSF to 2,869 RSF
- Immediate occupancy

Suite 301: 3,479 RSF

- 3 Sides of windows, private restroom and pantry

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.

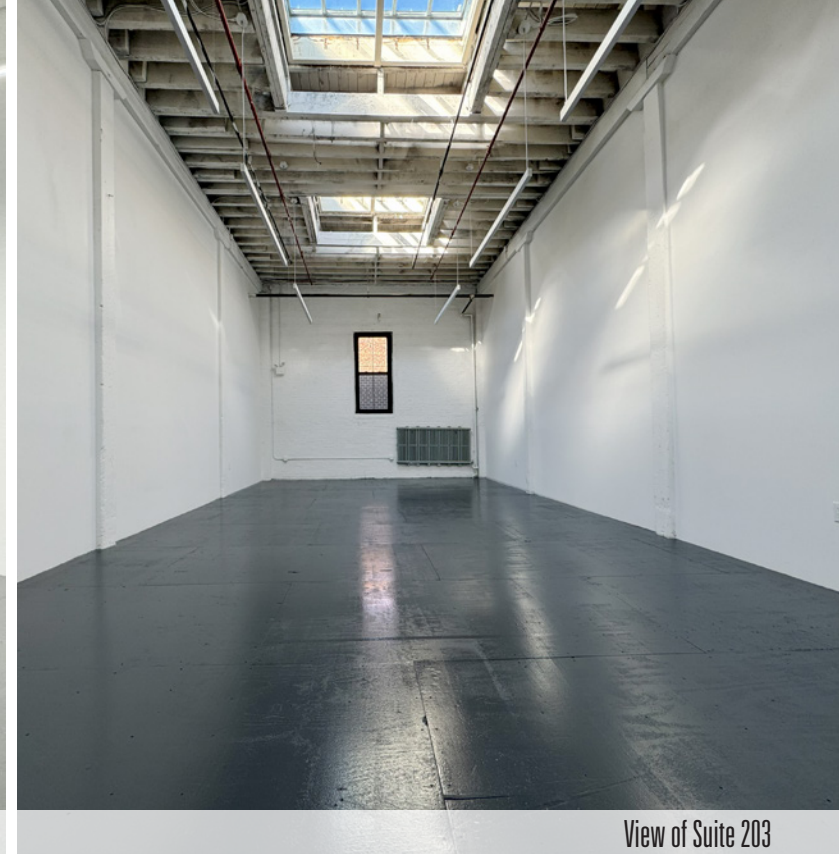
Meet your neighbors and relax in the shared outdoor space.

A large, bright, modern interior space, likely a warehouse or industrial building, featuring a high ceiling with exposed structural elements and a polished floor. The space is mostly empty, with a few small plants and a window visible in the background.





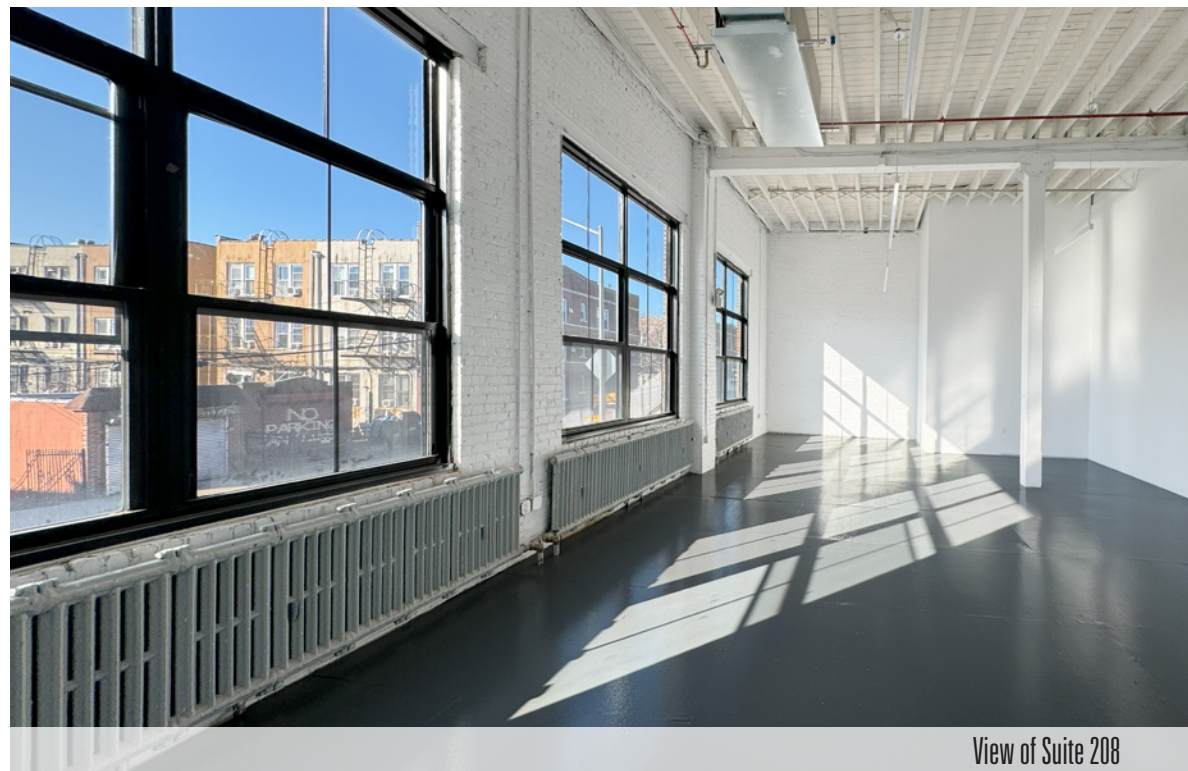
View of Suite 206



View of Suite 203

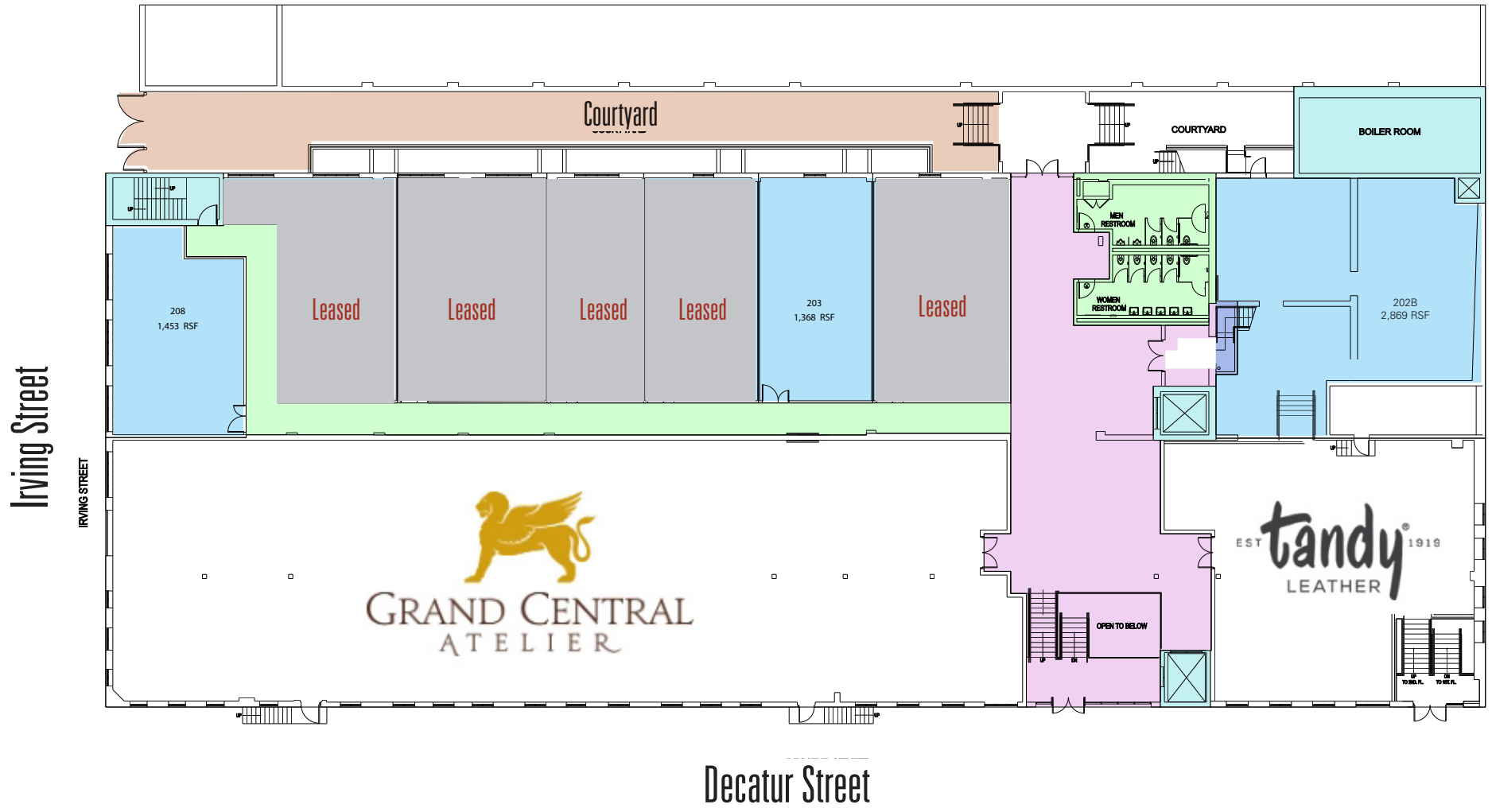
VIEW OF 2ND FLOOR

New White Box Suites 202-208
Immediate Occupancy



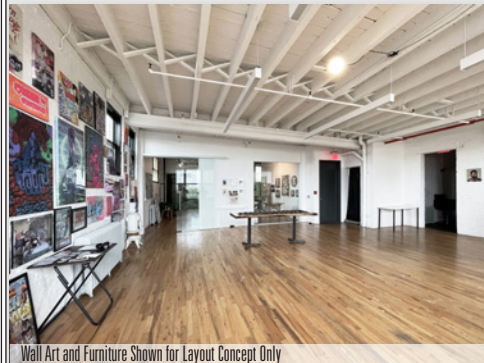
View of Suite 208

2ND FLOOR - DIVISIONS

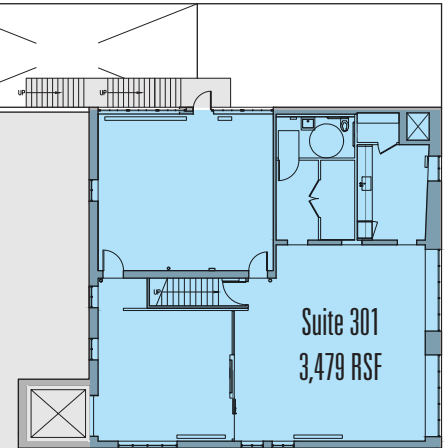
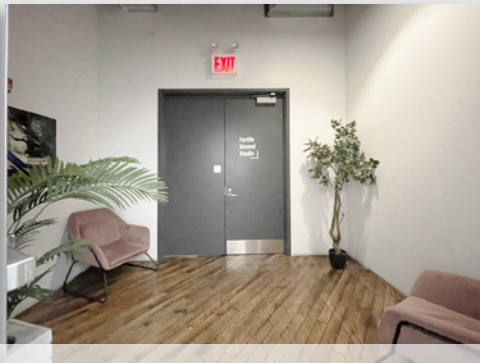


3RD FLOOR

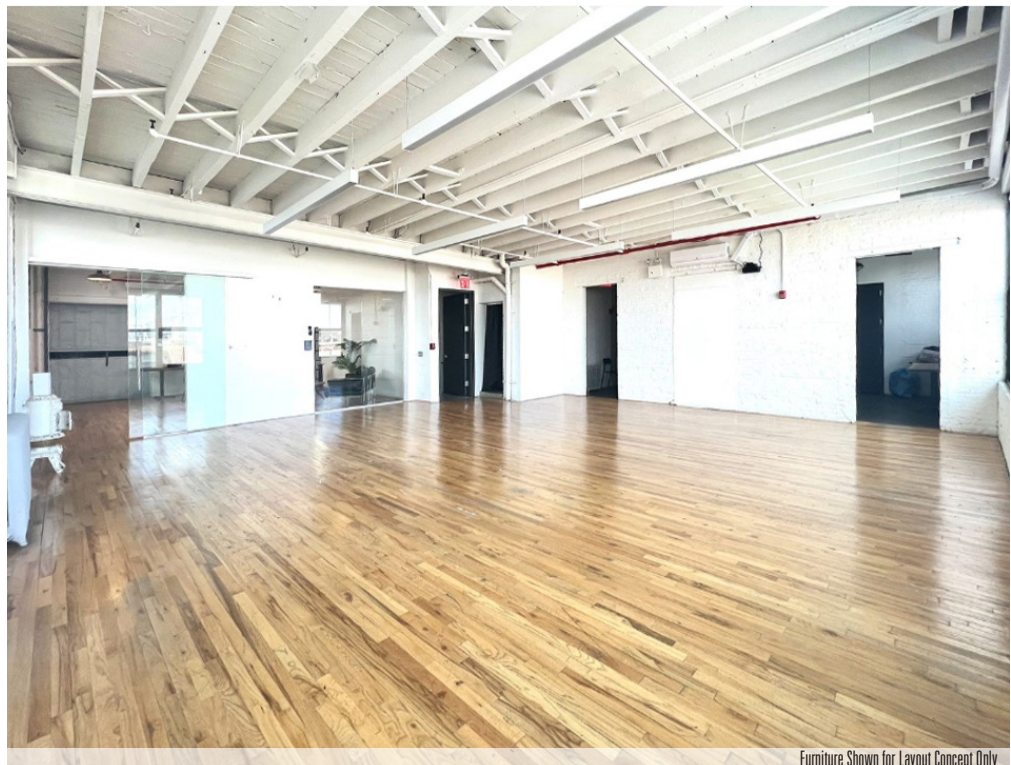
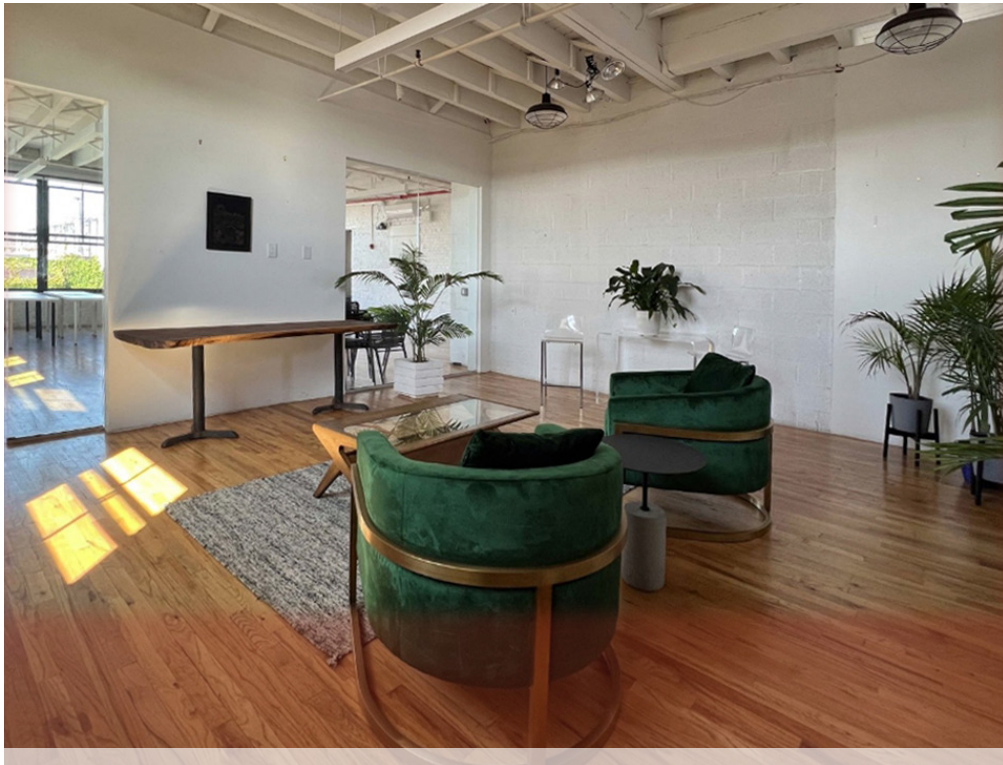
Irving Street



Wall Art and Furniture Shown for Layout Concept Only



Decatur Street





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





Photo by Jonathan Borba

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

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Photo by Photo by Nenad Rakicevic