



199 COOK

**RETAIL, OFFICE & STUDIO SPACES
IN THE HEART OF BUSHWICK**



MSNYC RETAIL

ABOUT THE BUILDING



199 Cook Street,
Brooklyn, N.Y. 11206

Located in the Bushwick area.
This Brick, three-story, 35,000sf
structure was once for industrial
use and has been renovated into
a mixed-use commercial building.

Class E1 - fireproof warehouse

199Cook is pleased to present workspaces of elevated design for the growing number of creative office tenants, artists, and makers in the Bushwick, Brooklyn area.

Beautiful workspaces with state of the art amenities; our newly renovated building is the perfect workspace for professional artists and makers looking for a private, dedicated space to develop their practice and produce.

Situated on the corner of Cook Street and White Street, **199Cook** is surrounded by light and air; **each studio is fully partitioned and outfitted with large bright windows** filling each one with plenty of fresh air and natural light. **The private studios/workrooms range in a variety of sizes, from 300 to 1400 sf,** and come equipped with high ceilings, industrial fans, heat, and simple sleek design touches including the original hardwood floors.

In addition to our sunny spaces we've added to our building's original capabilities to better suit our tenants needs. **Our newly-built loading dock and modern passenger/freight elevator allows for easy moving access, and an intercom system for smooth delivery of packages.** Whether you're a designer meeting with clients, a hands-on creator crafting products, or a start-up looking for a place to call home, **199Cook's** office and studio spaces are the ideal place to settle down, develop your work, and grow your business.

199Cook is a MIXED-USE COMMERCIAL building and there are some serious benefits to locating your business here.

Locating the right space for your business can be a daunting process. You have to comb through and following up on ads, learn building codes and neighborhood codes, the list goes on. At the end of the day, you have to ask yourself:

“Does this location fulfill my most pressing needs?”

Mixed-use developments, such as 199Cook, are defined as multi-purpose buildings that physically and functionally provide space to integrate residential, commercial, cultural, institutional, and industrial uses. For instance, a building may include retail stores on its ground floor, offices on its second floor, and residences on all the floors above. No matter the layout, there is no denying the benefits to making this type of community your business’ home.

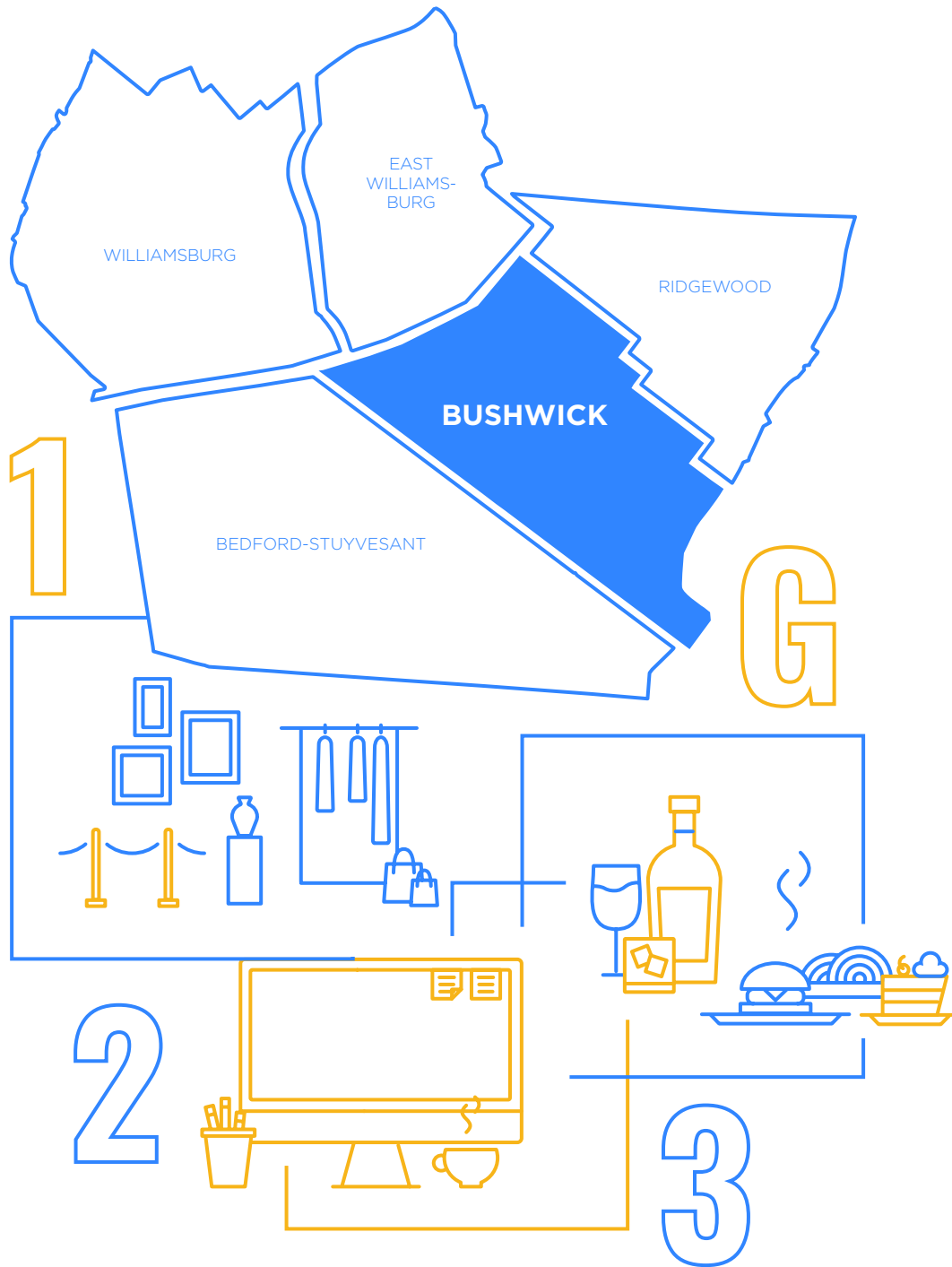
Great Exposure to Customers. Whether you’re just starting out or your business has a well-established history, the commercial rental space you choose must be easily found and accessed. **Location matters, period. By renting within a mixed-use building, your business is immediately exposed to a larger customer base** as well as to the other residential tenants that already exist around you. This can result in an increase foot traffic and overall interest, so take advantage of the visibility.

Easier Code & Safety Compliancy. No matter your business, safety and zoning regulations need to be a priority in the commercial space you rent. **By renting within a mixed-use development, you are much more likely to comply with these laws.** Fire alarms, wiring, ventilation, sprinklers, and handicap accessibility are just a few things to keep in mind. **As a mixed-use development, 199Cook was built to be rental-ready for a diverse community.** All codes and laws have been taken into consideration - less headaches for you.



Within these communities, the more diverse the space is, the more attractive, and active it will likely be. 199Cook is home to several retail tenants, maintain several office and artist studio spaces. We are also seeking an anchor food and beverage tenant for our beautiful 6000sf restaurant and bar space.

Supports “Smart Growth”. In a nutshell, smart growth is an urban planning theory that advocates compact, transit-oriented, walkable, bicycle-friendly land use in order to avoid sprawl. Its goals are to achieve a unique sense of community and place; long-range, regional sustainability over a short-term focus. **Mixed-use spaces help increase parking and transportation efficiencies, encourage walking, reduce dependency on fuels, and works to preserve environmental landscapes by more densely placing businesses together. By joining communities like 199Cook, tenants promote smart growth.**



199Cook

Four floors of newly renovated real estate ready to be home to your artist studio, shop, office, pop up, or restaurant.

Complete Gut Renovation in World-Famous Bushwick; located in the heart of this historic Brooklyn neighborhood.

199Cook boasts 28 creative and entrepreneurial-friendly office spaces spread across over 12000 sf and two floors. Perfectly suited for use as offices spaces or an artist's studio, these private, sunny units are ideal for any start-up or creative. Our ground floor is home to over 6000 sf of white-boxed climate controlled retail space. Lastly the cellar is an amazing venue fit for any five star restaurant complete with private and weather-friendly outdoor areas ready to go.

ARTIST STUDIOS & OFFICES SPACES

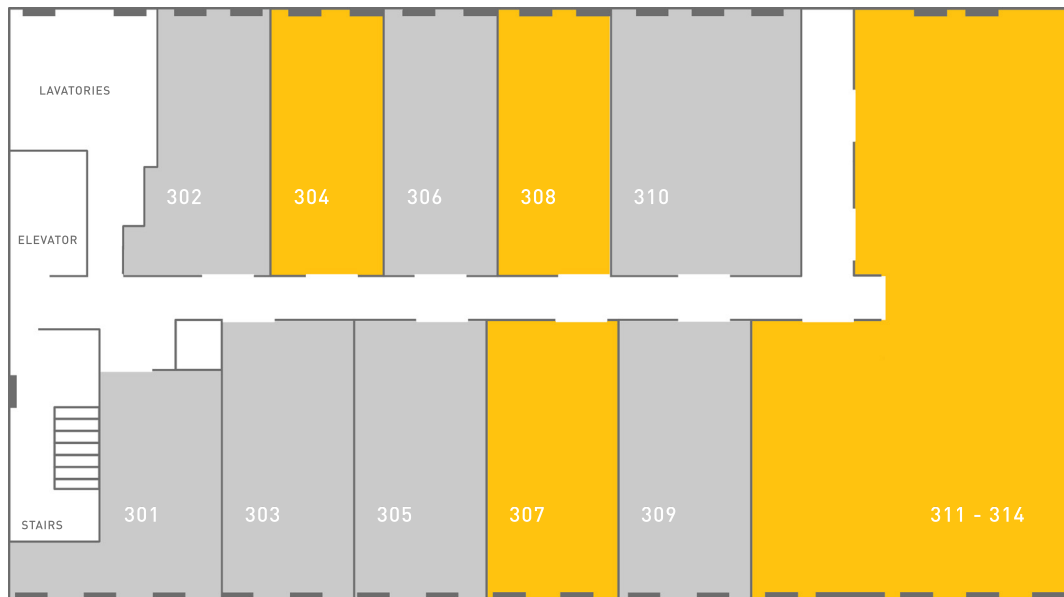


Third Floor

Featuring some amazing neighborhood views, our third floor features 14 spaces suitable for artist studios or office use. Each unit is partitioned throughout and private and outfitted with big bright windows and dramatically high ceilings.

Spaces starting at \$1550/mo.
Corner Office tenancy-seeking anchor

As of this printing,
ONLY 7 UNITS REMAINING



Available for Preleasing



ARTIST STUDIOS & OFFICES SPACES



Second Floor

The second floor is also loaded with fully partitioned sunny units. Just like on the third floor, there are a total of 14 spaces. Each unit is partitioned throughout and private. Short term leases are available and start at a one year term.

Spaces starting at \$1500/mo.

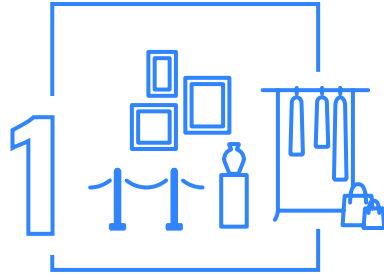
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ONLY 9 UNITS REMAINING



Available for Preleasing

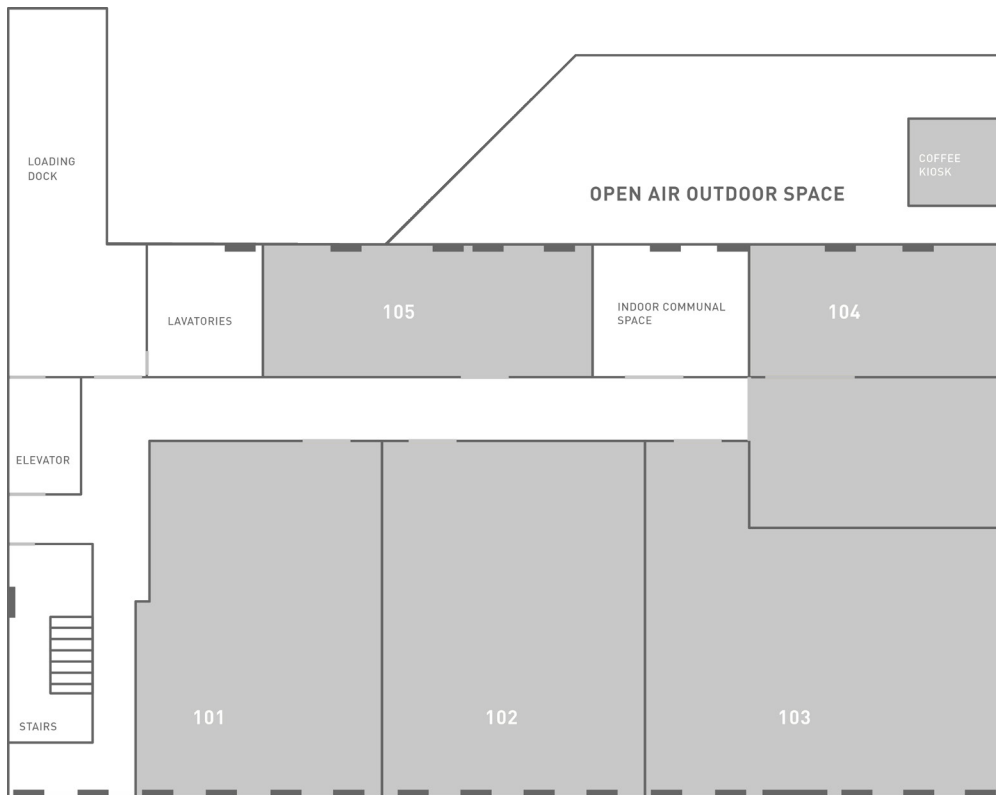


WHITE-BOXED RETAIL & GALLERY



First Floor

Over 6000 sf of commercial property lay prepped and ready for you to make it your own. Equipped with climate control, beautiful high ceilings and grand store fronts. Long term leases, one to five years, are available. Short term leases and Pop Up proposals are also being accepted.

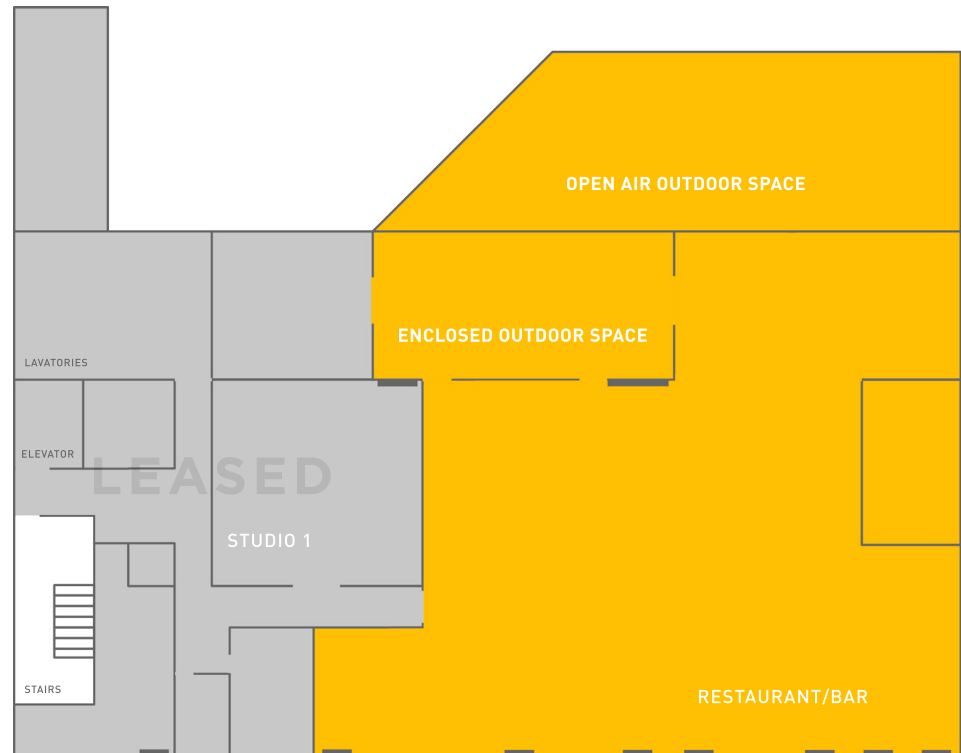


CELLAR FOOD & BEVERAGE AREA

Ground Floor



If you are in the business of food and drinks, then our ground floor was made with you in mind. We are seeking an anchor food and beverage tenant to support 199Cook's food program and service our surrounding community. Over 6000 sf, weather-friendly outdoor space, and the space has already been equipped with vents for your HVAC and kitchen.



Available for Preleasing



ABOUT THE NEIGHBORHOOD

199Cook is located in the heart of **BUSHWICK**, an area defined by its colorful and eclectic community.

Although neighborhoods in New York do not have official boundaries, the boundaries of Bushwick are often given as those of Brooklyn Community Board 4, which is delineated by Flushing Avenue on the north, Broadway on the southwest, the border with Queens to the northeast, and the Cemetery of the Evergreens on the southeast. Bushwick has not always been the artistic epicenter it is today.

Back in the 1990s, it was a poor and relatively dangerous area with a substantial crime rate, but in the mid-2000s that started to change. **The City and State of New York began pouring resources into Bushwick**, primarily through a program called the Bushwick Initiative; a two-year pilot program spearheaded by several major NYC human interest groups and the Office of Assemblyman Vito Lopez.

The program's goal was to improve the lives of Bushwick residents in the twenty-three square blocks surrounding Maria Hernandez Park through various housing and quality-of-life programs. This meant addressing deteriorated housing conditions, increasing economic development opportunities, reducing

drug dealing activities, and enhancing the quality of life in the area. A flourishing artist community now exists and is the main demographic of Bushwick and has been so for decades now. This neighborhood is home to dozens of art studios and galleries are now scattered throughout the twenty-three square block district. Bushwick artists display their works both indoors and out; one of the areas proudest achievements is the outdoor street gallery known as the Bushwick Collective. It which begins on Jefferson Street and continues on Troutman Street towards Saint Nicholas Avenue.

This area bears the type of endearing grit and unfiltered character that draws so many to New York City in the first place.



According to United States Census data, Bushwick is home to about 314,405 people; 34,227 of them are between the ages of 20 to 34.

BUSHWICK, BROOKLYN A DARING ART & FASHION FRONTIER

This once-stark industrial district turned daring art and fashion frontier, is home to numerous new venues, classic dive bars, and adventurous restaurants. This unique neighborhood's layout offers several main boulevards at minimal distance, each stocked with multiple bodegas, grocery stores, coffee shops and laundromats.

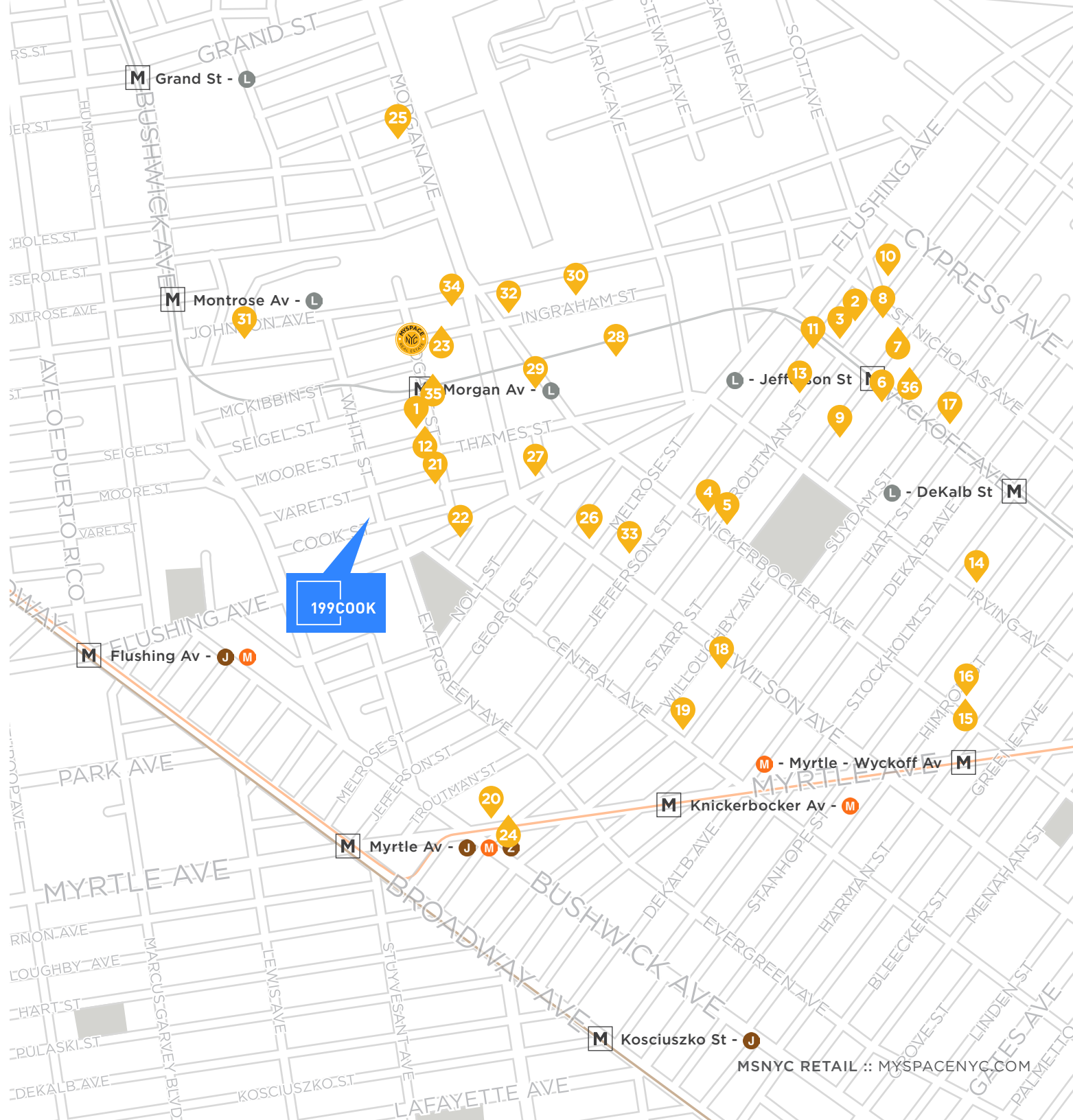
A key player in Bushwick's popularity with art galleries, boutiques, restaurants and bars is its accessibility; largely its proximity to the L MTA train lines.

The L train runs along Wyckoff Avenue and to 14th Street in Manhattan, less that 30 minutes to the city. It also connects to several other major local lines like the M train (which goes to Midtown), the J and Z trains heading to Lower Manhattan.



BUSHWICK HOT SPOTS

- 1 Roberta's
- 2 The Rookery
- 3 Sea Wolf
- 4 Three Diamond Door
- 5 Mominette
- 6 Heavy Woods
- 7 Pearls Social Club
- 8 The Bodega Bar
- 9 Starr Bar
- 10 Montana's Trailhouse
- 11 House of Yes
- 12 Momo's Sushi
- 13 The Johnsons
- 14 Milk & Pull
- 15 Darlings
- 16 Twin Suns Deli
- 17 Left Hand Path
- 18 Alphaville
- 19 Le Garage
- 20 Birdie's
- 21 Tutus
- 22 Forrest Point
- 23 El Cortez
- 24 Little Skips
- 25 Fitzcarraldo
- 26 Dear Bushwick
- 27 King Noodle
- 28 Falansai
- 29 Interstate
- 30 Art 3





ABOUT **MYSPACE NYC** **RETAIL**

199Cook presents workspaces of an elevated design and **MYSPACE NYC** is happy to help

We Know Real Estate

Since 2008, MySpace NYC has helped thousands of clients successfully navigate one of the world's most fast-paced and in-demand real estate markets. We specialize in turning an ordinarily stressful and impersonal experience into something fun and memorable. We're here not only to alleviate the headaches of finding a space for your business, but also to make the search an enjoyable, collaborative process.

We Know Brooklyn

With nearly 2.6 million residents, Brooklyn is NYC's most populous borough, a vast and diverse world of its own full of global culture, food, fashion and entertainment. Yep, it's a pretty massive place, but we're a brokerage on a mission, dedicated to helping you find your perfect storefront or office space location.

Our commercial team is proud to have excelled in all markets, and within two years, we have procured and closed over 80 commercial leases with a focus on the popular and expanding North and Central Brooklyn neighborhoods. Our listings cover all desired property types. Whether you're looking to open up a new restaurant, or an office space for your IT company, MySpace NYC Retail can help you find your Brooklyn.

Contact a lead member of our team for more information and to schedule your tour of 199Cook.



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