VALKYRIE

380 Troutman Street

valkyrie.nyc | **+1 (917) 972-1750**

word@valkyrie.nyc

380 Troutman Street

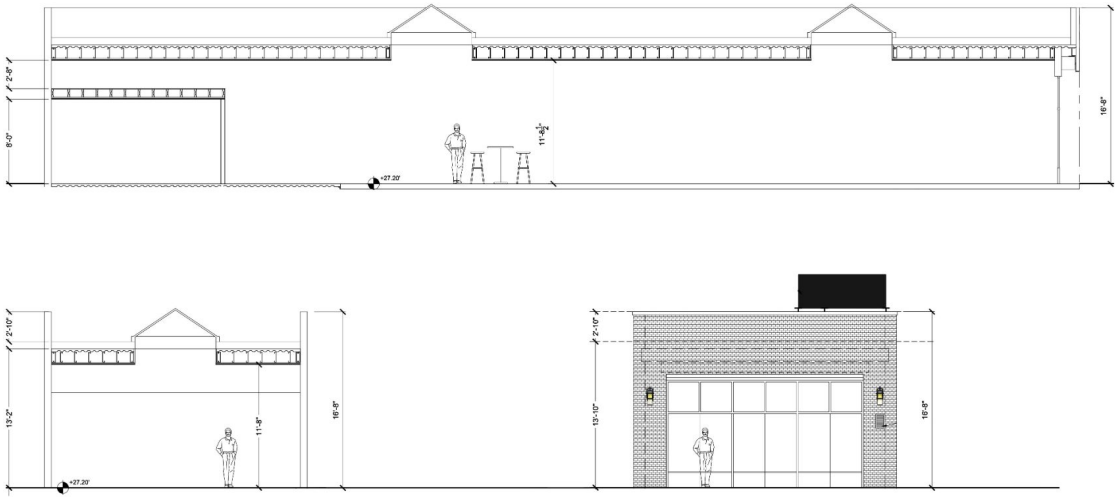
2,500sf

PRICING
$49/sf

ZONING
M1-1

USE GROUP
6a

NEIGHBORHOOD
Bushwick, Brooklyn



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380 Troutman Street

Upcoming, newly-constructed, modern and design-focused 2,500sf hospitality property centered in the coveted nightlife, street art, and hospitality mecca surrounding Bushwick's Jefferson Street (L) station. With the utility capacity and appealing, open layout necessary to support a full-scale F&B/entertainment concept, this property is a requisite view for any serious operator — arriving at the right time and place for a savvy tenant to help define what it means to live on NYC's leading edge. Join established, au courant neighbors Elsewhere, House of Yes, Mission Chinese, MoonRise, Sweet Generation, Bunker, Vans Skate Space 198, Echo Bravo, and many more in the center of Bushwick's globally-recognized cultural scene.

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Features

With 13' ceilings, floor-to-ceiling storefront glass, and dynamic skyscapes through two 8' skylights, the building is poised to entice crowds of patrons from considerable foot traffic — comprised of art tourists, destination seekers, and the large demographic of young/creative professionals that make the mix of studio lofts, condos, and pre-wars in the immediate area their home or workplace. All new MEP; roof cut-outs and dunnage for HVAC installation; solar hook-ups; and planned office unit and full ADA restrooms offer the perfect structure from which to introduce your industry-leading concept and outperform competitors.

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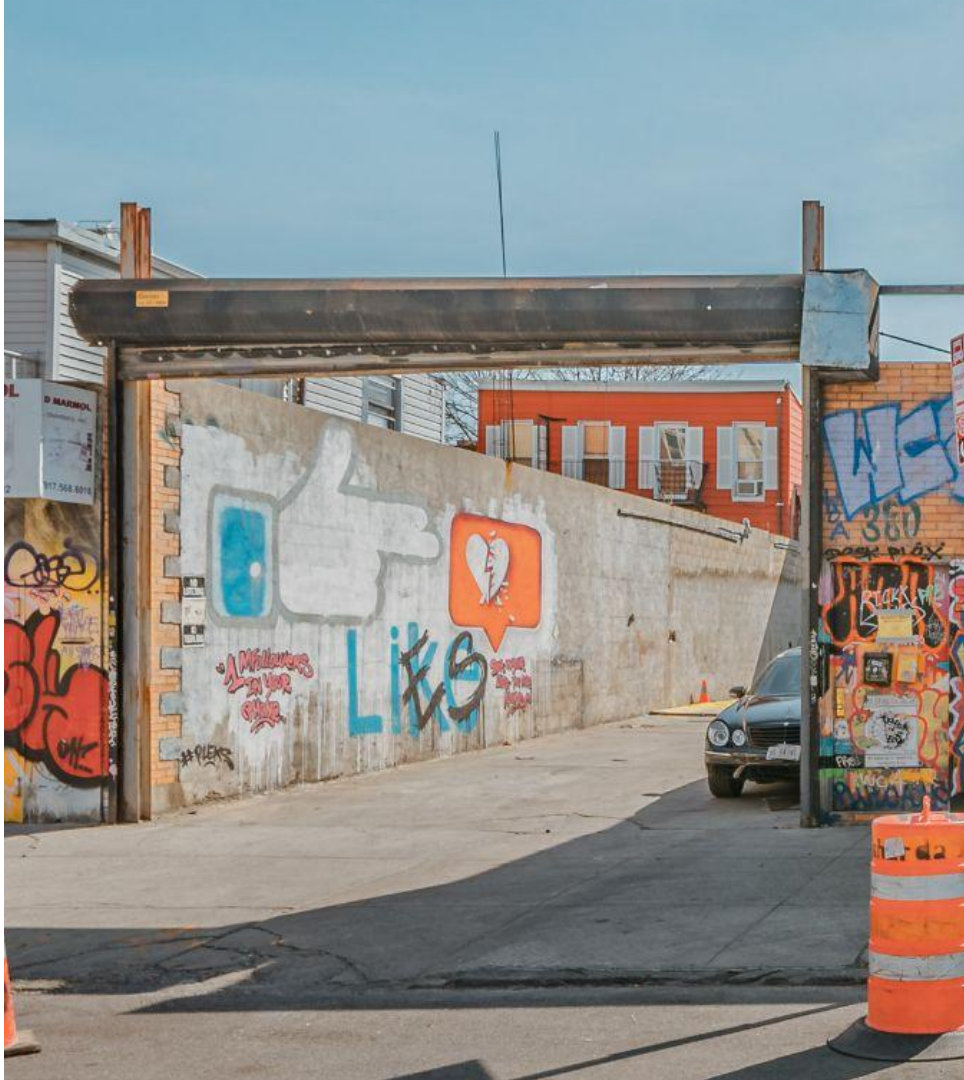
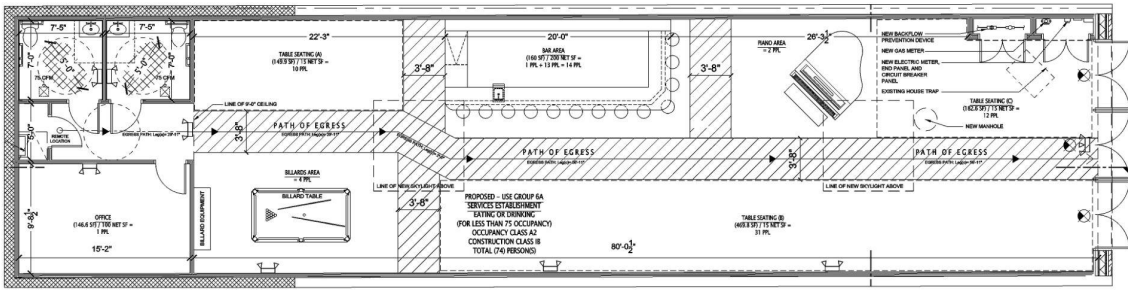
high ceilings
all uses considered
SLA applicable
TI offered
basement
skylights
storefront
High foot traffic
2" water main
2" gas line
C of O Use Group 6



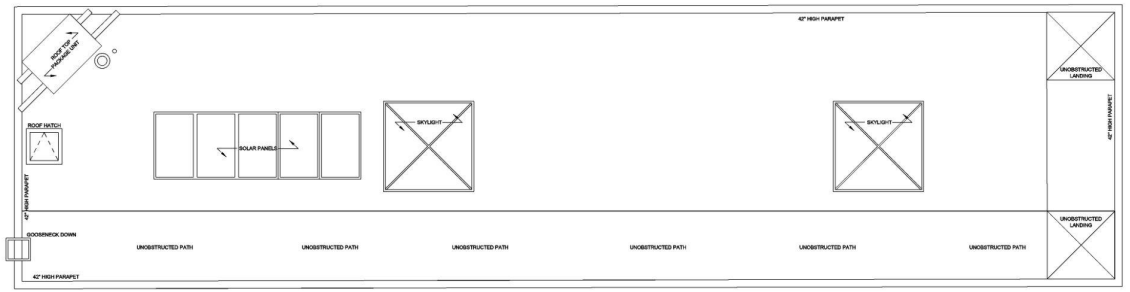
380 Troutman Street

Fl 1

±2,500sf



Roof



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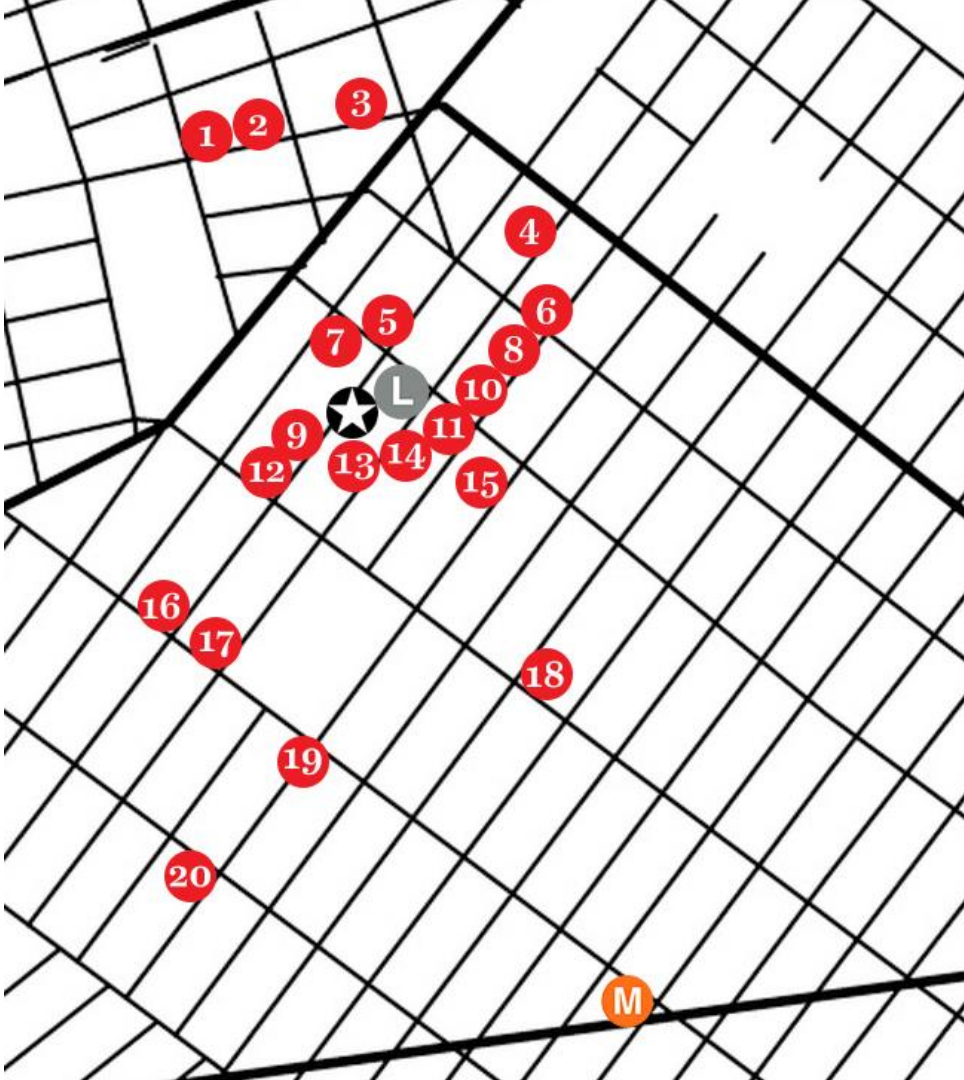
Surrounds

1.	Vans Skate Space 198	11.	Heavy Woods
2.	Roberta's Burgies	12.	The Johnsons
3.	Elsewhere	13.	Pitanga
4.	MetroRock	14.	Turk's Inn
5.	Sea Wolf	15.	Black Seed Bagels
6.	La Cantine	16.	Foster Sundry
7.	House of Yes	17.	City Fresh Market
8.	Sweet Generation	18.	Irving Bottle
9.	KCBC	19.	Sol Sips
10.	MoonRise	20.	Alphaville

M Knickerbocker Ave

L Jefferson St



VALKYRIE

Begin.

John Burnham
Managing Principal

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