

AVAILABLE FOR LEASE

371 TROUTMAN STREET, BUSHWICK | BROOKLYN, NY 11237

3,700 SF NEW CONSTRUCTION RETAIL

BUSHWICK'S TRENDING FOOD & NIGHTLIFE DESTINATION

IDEAL FOR ENTERTAINMENT VENUE | NIGHTLIFE | RESTAURANT

PROPERTY HIGHLIGHTS

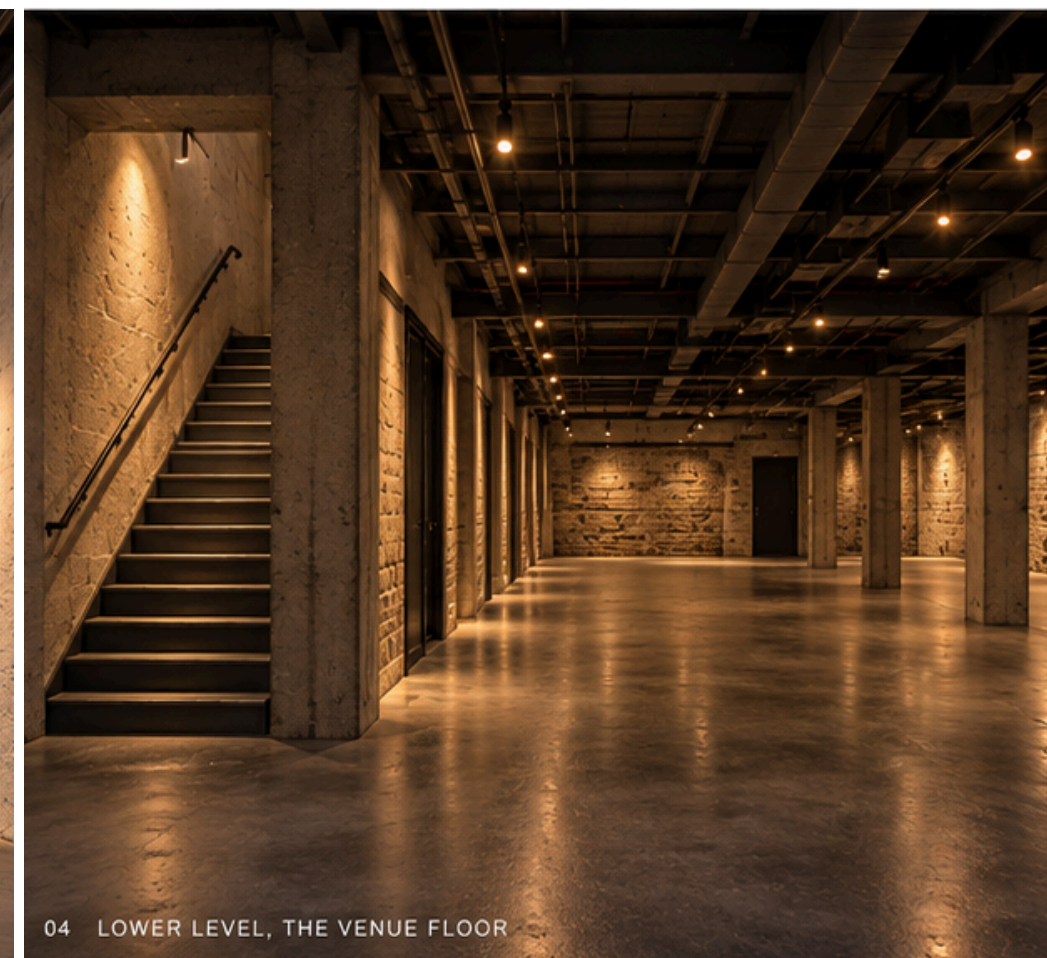
- 3,700 SF TOTAL
- 1,500 SF GROUND FLOOR
- 1,900 SF LOWER LEVEL
- 300 SF MEZZANINE
- 9' - 12' CEILING HEIGHTS
- GAS POWERED KITCHEN
- SKY LIGHTS



01 FORECOURT + FACADE



02 MAIN HALL, LOOKING IN



04 LOWER LEVEL, THE VENUE FLOOR

CONSTRUCTION TO BE COMPLETED IN DECEMBER 2026

FOR MORE INFORMATION CONTACT EXCLUSIVE BROKER

JONATHAN ROTHSTEIN

LICENSED REAL ESTATE SALESPERSON

CELL: (516) 279-7198 EMAIL: jrothstein@greiner-maltz.com

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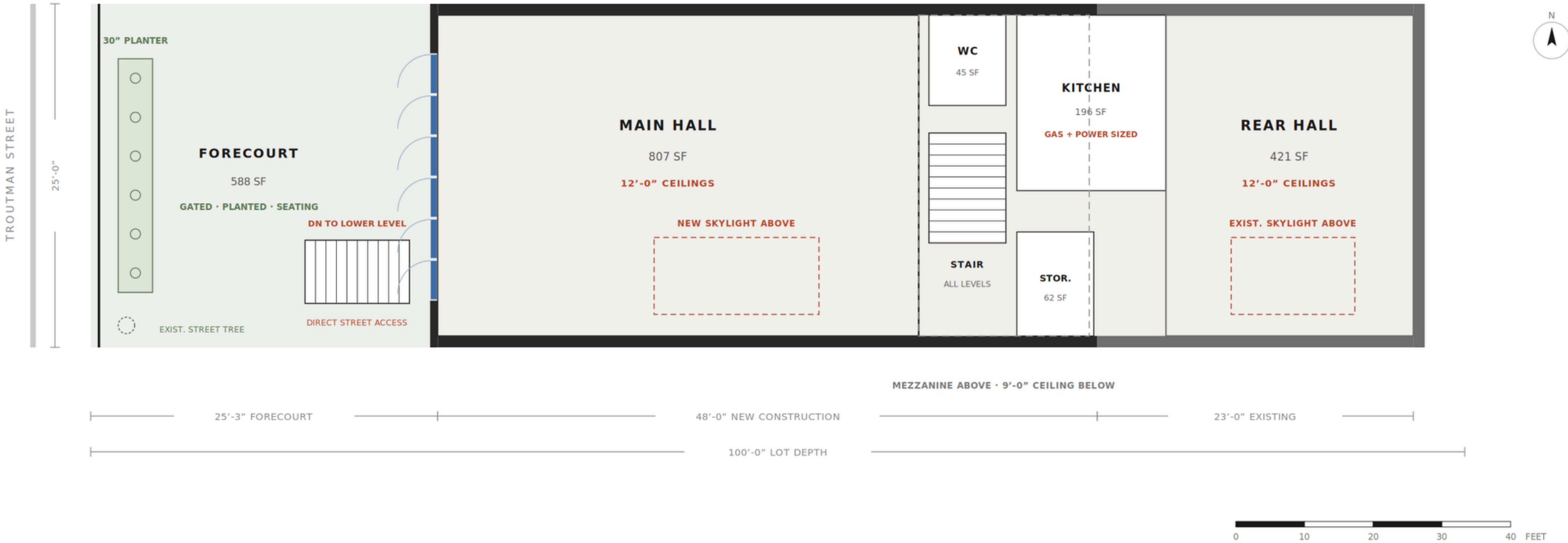
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PRIME BUSHWICK LOCATION

GROUND FLOOR

1,500 SF · 12' CEILINGS FRONT AND REAR · PRIVATE 25-FOOT FORECOURT ON TROUTMAN

GLAZED WALL — 6 DOORS BELOW, 6 FIXED PANELS ABOVE



Drawn from DOB-approved Alteration Type I set, job B00923284 (Ogawa/Depardon Architects, approved 12/03/2025).
Ceiling heights and areas per ownership. Illustrative marketing drawing — not for construction.

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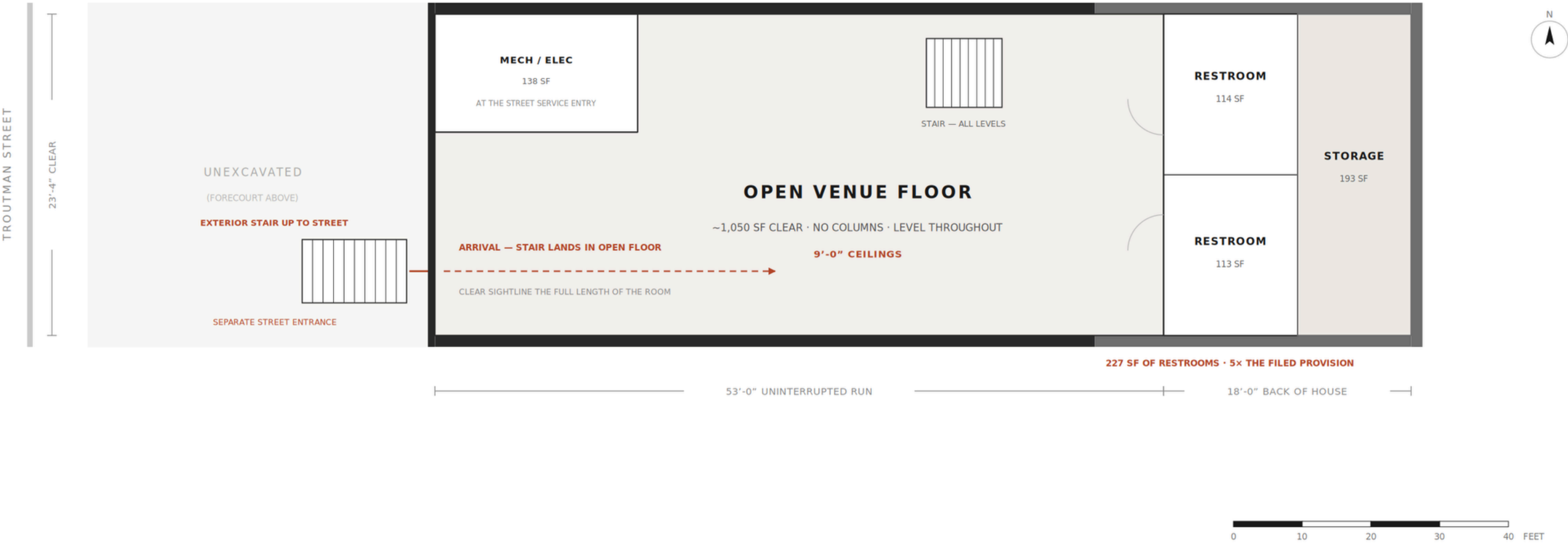
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PRIME BUSHWICK LOCATION

LOWER LEVEL

1,900 SF · 9' CEILINGS · 53-FOOT UNINTERRUPTED RUN · ITS OWN STREET ENTRANCE



Drawn from DOB-approved Alteration Type I set, job B00923284 (Ogawa/Depardon Architects, approved 12/03/2025).
Layout shown is an illustrative venue fit-out. Filed as mechanical / storage — assembly use requires a separate tenant alteration filing.

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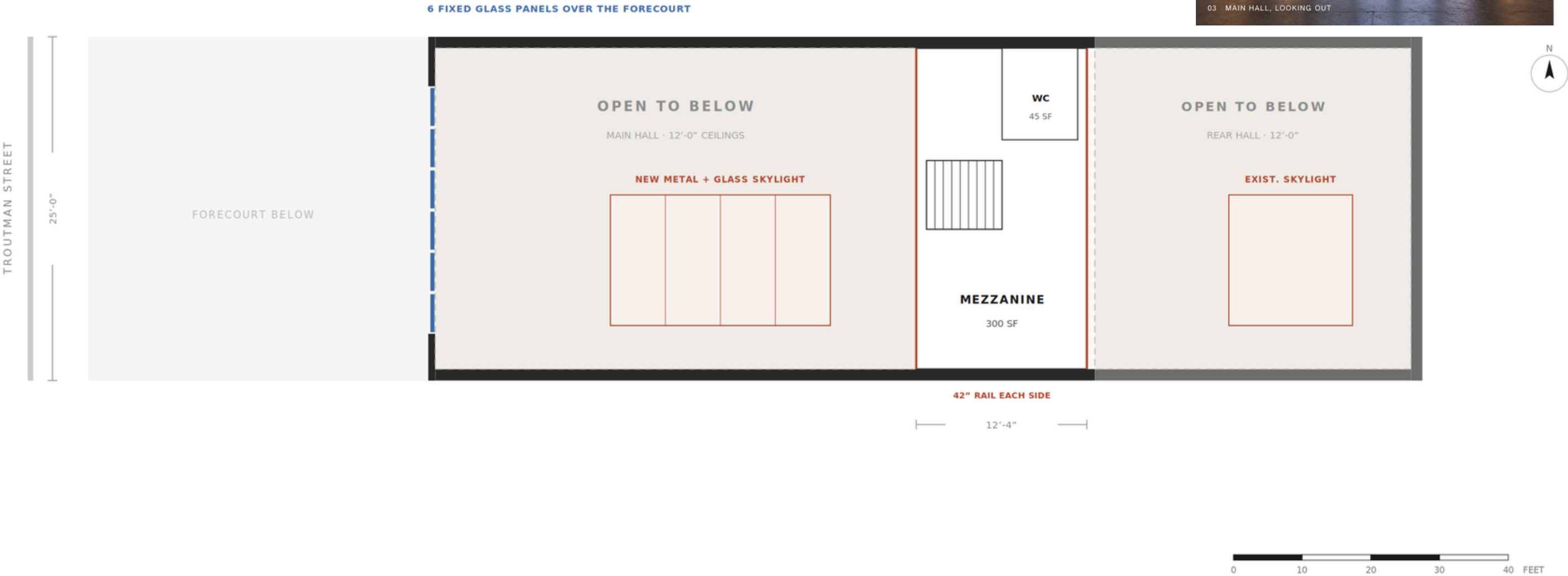
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PRIME BUSHWICK LOCATION

MEZZANINE

300 SF · OVERLOOKS BOTH HALLS · PRIVATE WC



Drawn from DOB-approved Alteration Type I set, job B00923284 (Ogawa/Depardon Architects, approved 12/03/2025).
Mezzanine looks into both halls and has its own private bathroom.

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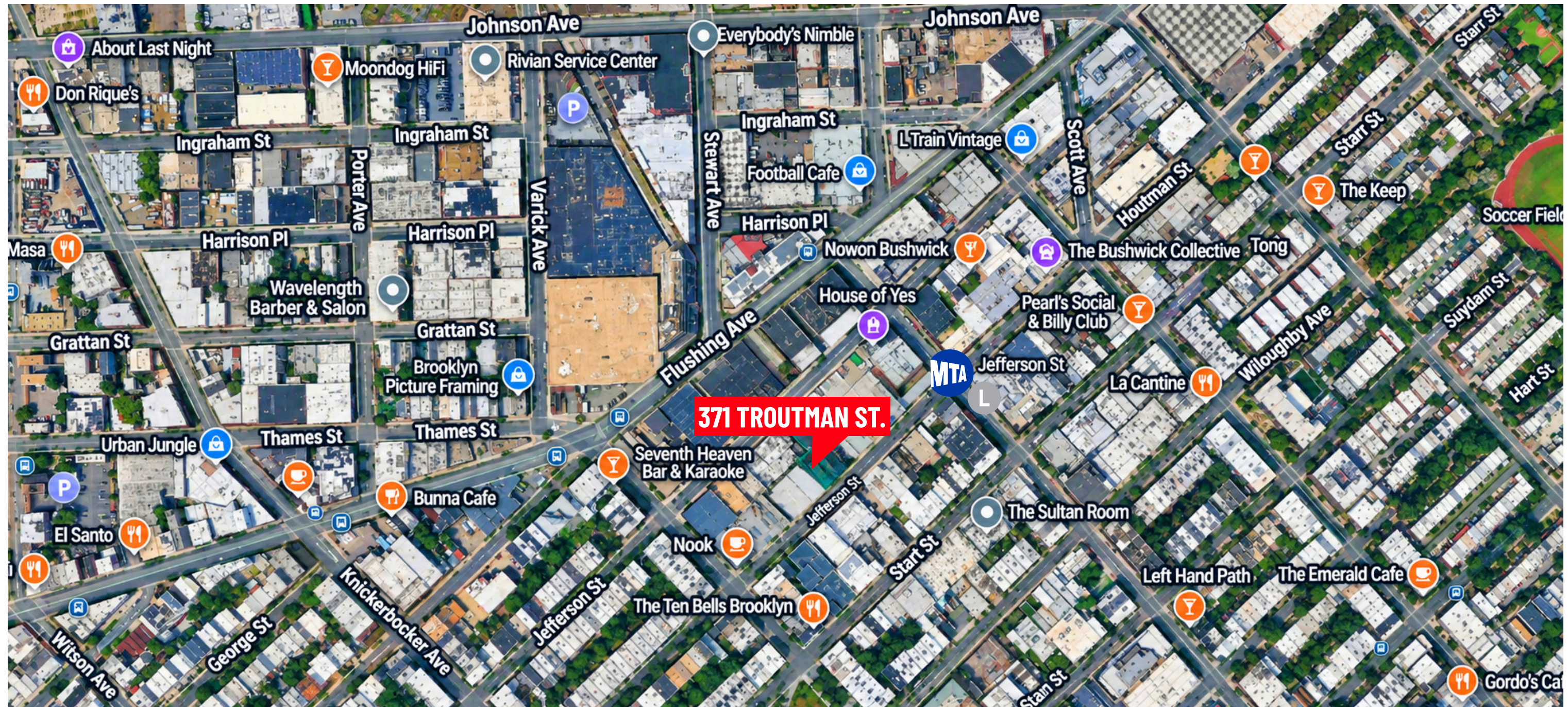
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3,700 SF NEW CONSTRUCTION RETAIL PRIME BUSHWICK LOCATION



Situated in one of Brooklyn's most dynamic neighborhoods, 371 Troutman St. benefits from Bushwick's growing reputation for trendy restaurants, cocktail bars, lounges, music venues, and nightlife. The neighborhood's vibrant dining and entertainment culture continues to attract residents, visitors, creatives, and young professionals, creating a dynamic environment for new and established businesses.

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