



ECHELON™
STUDIOS BUSHWICK



Our Mission

Empower the Next Generation of Entertainment

Echelon Studios ushers in a new standard for production where creative ambition is supported by an uncompromising level of service, infrastructure, and care. Built in deep alignment with the realities of film and television production, we anticipate every detail, from prep to wrap – redefining what a modern studio can be. Not an adaptation of legacy models, this is a ground-up rethink to enable storytellers, studios, and brands to work smarter, faster, and at scale.

Our stages and support spaces are thoughtfully designed for both comfort and productivity, enhancing the experience for everyone on set. Strategically located where talent is and wants to be – prime neighborhoods with abundant amenities and strong transportation links.



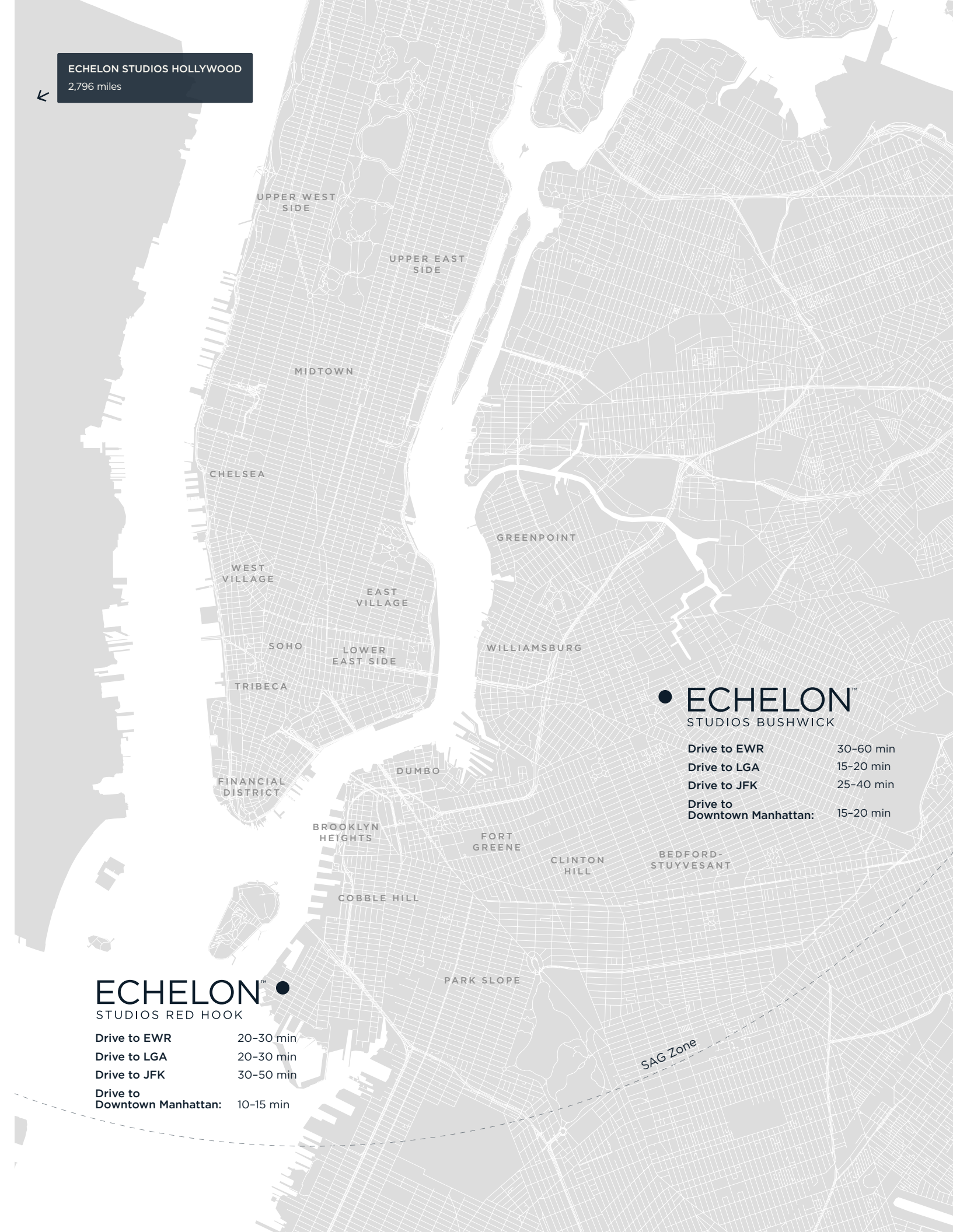
ECHELON™

STUDIOS EAST

Purpose Built for New York Production

Nestled in the historic neighborhoods of Red Hook and Bushwick, Echelon Studios East will be a collaborative partner to New York’s thriving creative community. Developed by Bungalow Projects, Echelon Studios East comprises two flagship campuses: a 355,000-square-foot facility in Bushwick and a 246,000-square foot facility in Red Hook. Together, they deliver ten purpose-built soundstages, over 600,000 square feet of production space, and an unmatched support infrastructure – all within 10–15 minutes of driving time of Downtown Manhattan.

Designed by the world-renowned COOKFOX Architects and targeting LEED Gold certification, each studio is 100% electric, solar-assisted, and engineered for the demands of state-of-the-art film and television production. Both campuses are expected to deliver in Q3 2027 and position New York City as an unrivaled global production destination.





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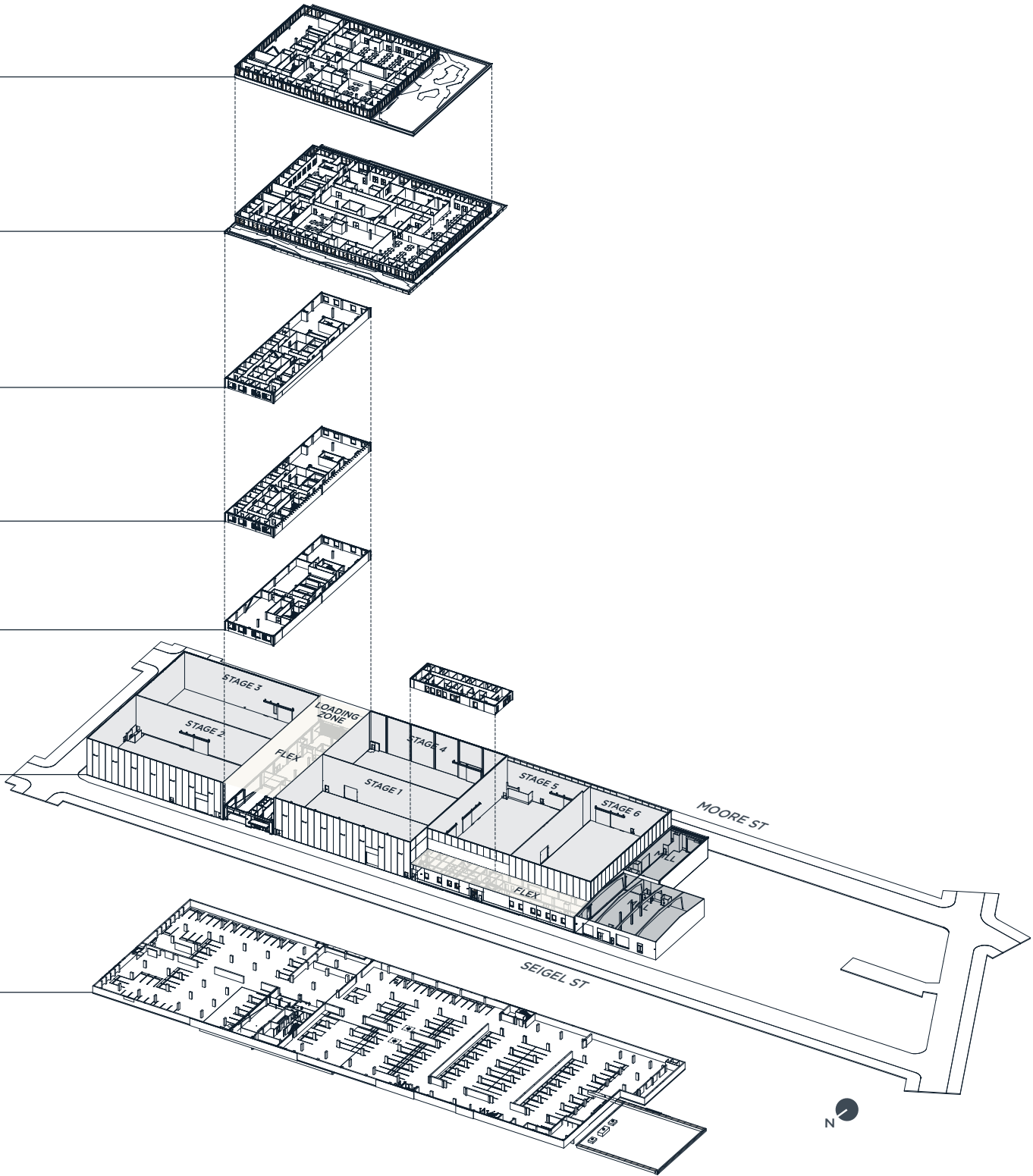
STUDIOS BUSHWICK

Six Stages. Infinite Stories.

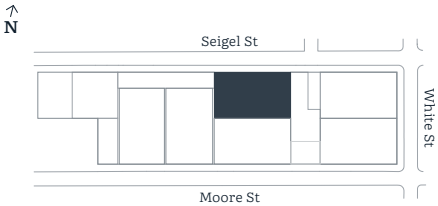
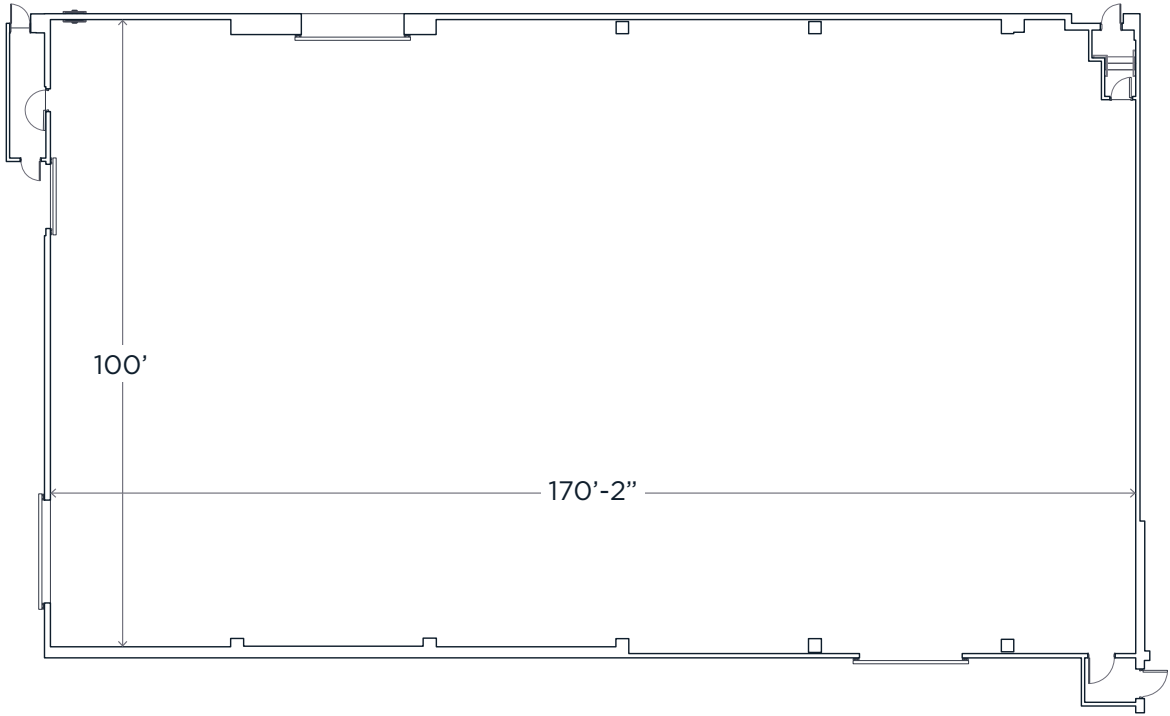
Echelon Studios Bushwick is one of New York City's largest purpose-built production campus – a 355,000-square-foot, six-story facility engineered for the demands of the highest-caliber film and television. Six column-free soundstages totaling 102,000 square feet deliver 40-foot clear-to-grid heights alongside advanced electric, HVAC, floor load, and acoustic capabilities that exceed industry standards. Another 162,000 square feet of dedicated production support, office, and mill space ensures every phase of a production finds its home on-site. More than 229 below-grade parking spaces and immediate access to LaGuardia Airport – just 15-20 minutes away – make logistics as effortless as the creative process. Rooftop solar panels meet over 25% of the building's power needs, and LEED Gold certification anchors a sustainability commitment as ambitious as the productions it will host. Estimated delivery Q3 2027.

Program Stack

ROOF	738 kW of Solar Panels
6TH FLOOR 29,942 SF INTERIOR 10,535 SF EXTERIOR	26,153 SF of Production Offices 3,789 SF Production Support Flex Space 10,535 SF of Outdoor Terrace
5TH FLOOR 45,926 SF INTERIOR 7,614 SF EXTERIOR	40,686 SF Production Offices 5,240 SF Production Support Flex Space 7,614 SF of Outdoor Terrace
4TH FLOOR 11,877 SF	18 Dressing Rooms 8 Hair & Makeup Stations Costume
3RD FLOOR 11,877 SF	18 Dressing Rooms 8 Hair & Makeup Stations Costume
2ND FLOOR 15,618 SF	10 Dressing Rooms Production Support Flex Space
GROUND FLOOR 135,035 SF	101,877 SF across 6 Soundstages 27,458 SF of Mill / Flex / Loading 8 Hair & Makeup Stations
BELOW-GRADE 120,085 SF	229 Passenger Vehicle Spaces (Striped, Self-park) 15,729 of Flex / Storage



Stage 1



Specifications

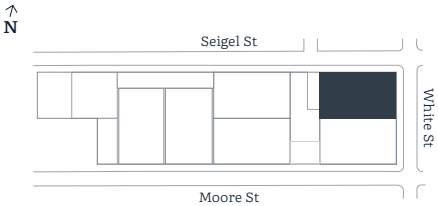
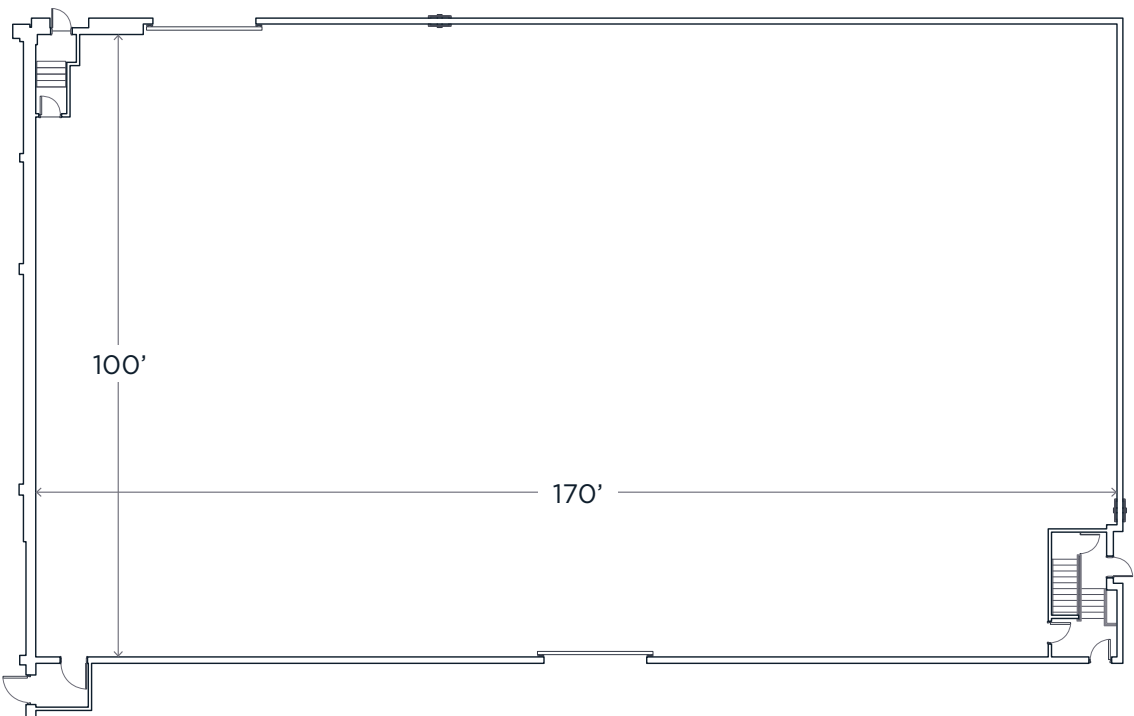
Length x Width	170'-2" x 100'
Total Square Footage	17,028
Height	40'
Elephant Doors	(3) 16' x 16' & (1) 10' x 16'
Load Capacity	
Floor	200 PSF
Ceiling Uniform Load	30 PSF
Ceiling Point Load	2,500 LBS
Pipe Grid Uniform Load	50 PLF
Pipe Grid Point Load	150 LBS
Electrical Design	
Power (kVA & Amps)	750 kVA - 2500 A @ 208 V, (3-Phase) (6) 400 A Company Switches per Stage

HVAC	114 SF/Ton Silent Air Dampened duct traps to connect flex duct work
Acoustic Rating	NC 25

Common Features

- Rat holes in each exterior wall — 2' opening at 16" above stage floor with acoustic covers
- 26' W x 14' H motorized roll-up doors at dock entrance
- Red light fixtures at access points — automated
- Continuous 2x8 tie rails at 12' and 20' above stage floor

Stage 2



Specifications

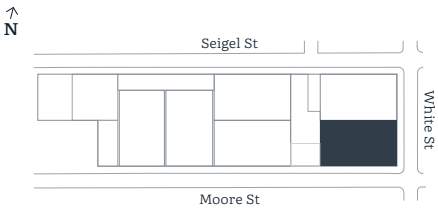
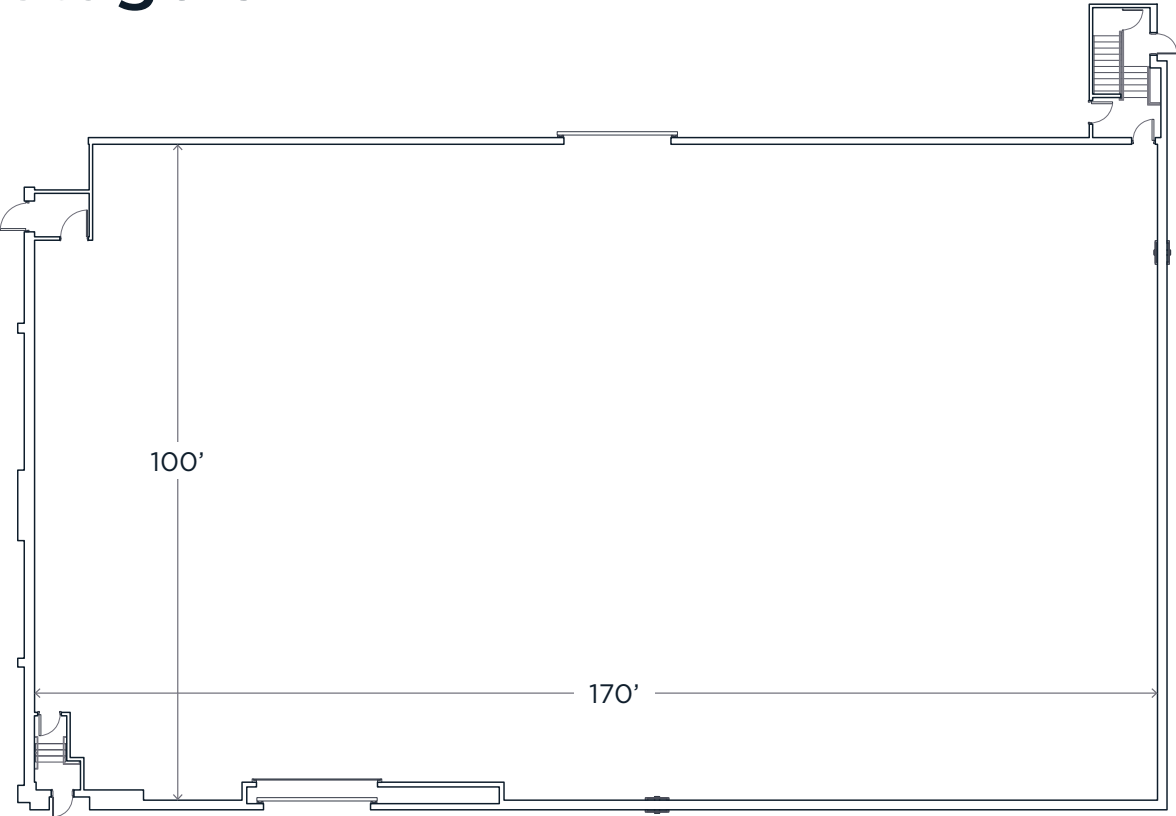
Length x Width	100' x 170'
Total Square Footage	16,989
Height	40'
Elephant Doors	(2) 16' x 16'
Load Capacity	
Floor	200 PSF
Ceiling Uniform Load	30 PSF
Ceiling Point Load	2,500 LBS
Pipe Grid Uniform Load	50 PLF
Pipe Grid Point Load	150 LBS
Electrical Design	
Power (kVA & Amps)	750 kVA - 2500 A @ 208 V, (3-Phase) (6) 400 A Company Switches per Stage

HVAC	113 SF/Ton Silent Air Dampened duct traps to connect flex duct work
Acoustic Rating	NC 25

Common Features

- Rat holes in each exterior wall — 2' opening at 16" above stage floor with acoustic covers
- 26' W x 14' H motorized roll-up doors at dock entrance
- Red light fixtures at access points — automated
- Continuous 2x8 tie rails at 12' and 20' above stage floor

Stage 3



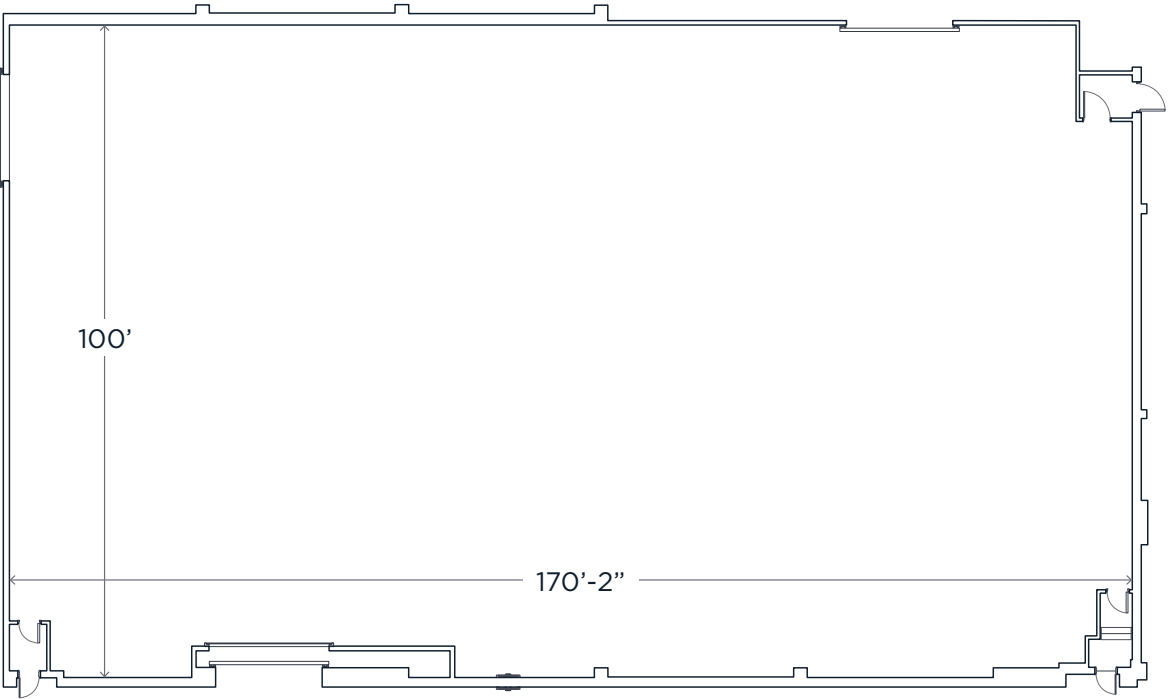
Specifications

Length x Width	100' x 170'	HVAC	113 SF/Ton Silent Air
Total Square Footage	17,003		Dampened duct traps to connect flex duct work
Height	40'	Acoustic Rating	NC 25
Elephant Doors	(2) 16' x 16'		
Load Capacity			
Floor	200 PSF		
Ceiling Uniform Load	30 PSF		
Ceiling Point Load	2,500 LBS		
Pipe Grid Uniform Load	50 PLF		
Pipe Grid Point Load	150 LBS		
Electrical Design			
Power (kVA & Amps)	750 kVA - 2500 A @ 208 V, (3-Phase) (6) 400 A Company Switches per Stage		

Common Features

- Rat holes in each exterior wall — 2' opening at 16" above stage floor with acoustic covers
- 26' W x 14' H motorized roll-up doors at dock entrance
- Red light fixtures at access points — automated
- Continuous 2x8 tie rails at 12' and 20' above stage floor

Stage 4



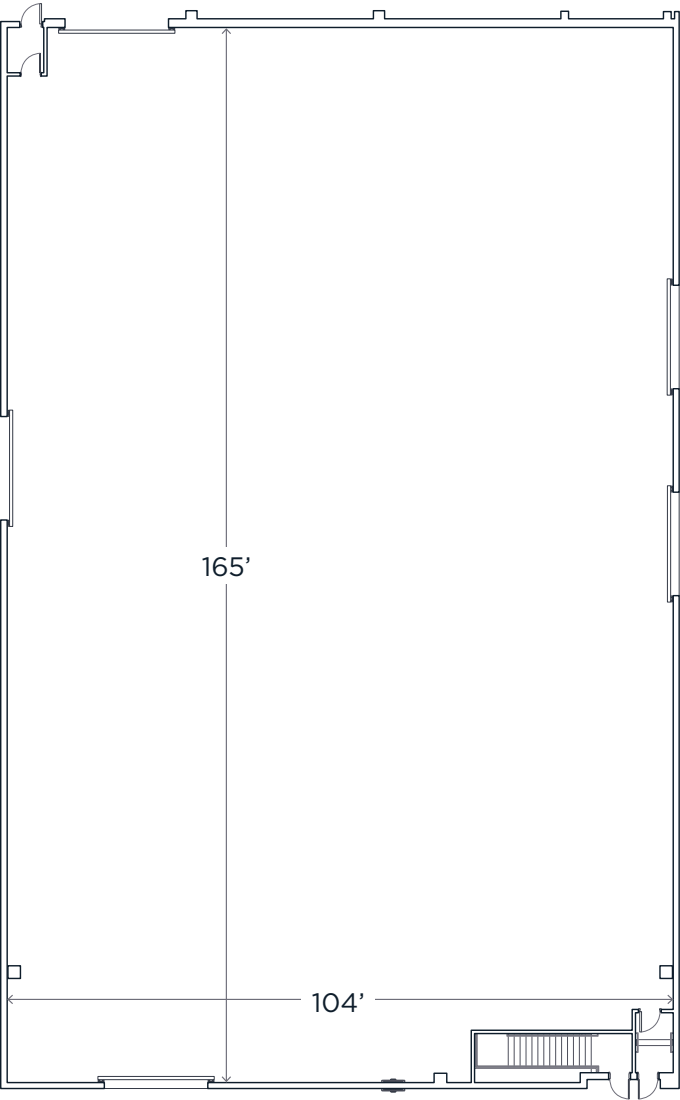
Specifications

Length x Width	100' x 170'-2"	HVAC	113 SF/Ton Silent Air
Total Square Footage	17,008		Dampened duct traps to connect flex duct work
Height	40'	Acoustic Rating	NC 25
Elephant Doors	(3) 16' x 16'		
Load Capacity			
Floor	200 PSF		
Ceiling Uniform Load	30 PSF		
Ceiling Point Load	2,500 LBS		
Pipe Grid Uniform Load	50 PLF		
Pipe Grid Point Load	150 LBS		
Electrical Design			
Power (kVA & Amps)	750 kVA - 2500 A @ 208 V, (3-Phase) (6) 400 A Company Switches per Stage		

Common Features

- Rat holes in each exterior wall — 2' opening at 16" above stage floor with acoustic covers
- 26' W x 14' H motorized roll-up doors at dock entrance
- Red light fixtures at access points — automated
- Continuous 2x8 tie rails at 12' and 20' above stage floor

Stage 5



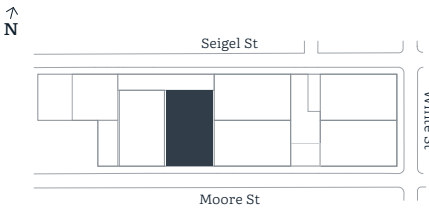
Specifications

Length x Width	165' x 104'
Total Square Footage	17,175
Height	40'
Elephant Doors	(5) 16' x 16'
Load Capacity	
Floor	200 PSF
Ceiling Uniform Load	30 PSF
Ceiling Point Load	2,500 LBS
Pipe Grid Uniform Load	50 PLF
Pipe Grid Point Load	150 LBS
Electrical Design	
Power (kVA & Amps)	750 kVA - 2500 A @ 208 V, (3-Phase) (6) 400 A Company Switches per Stage

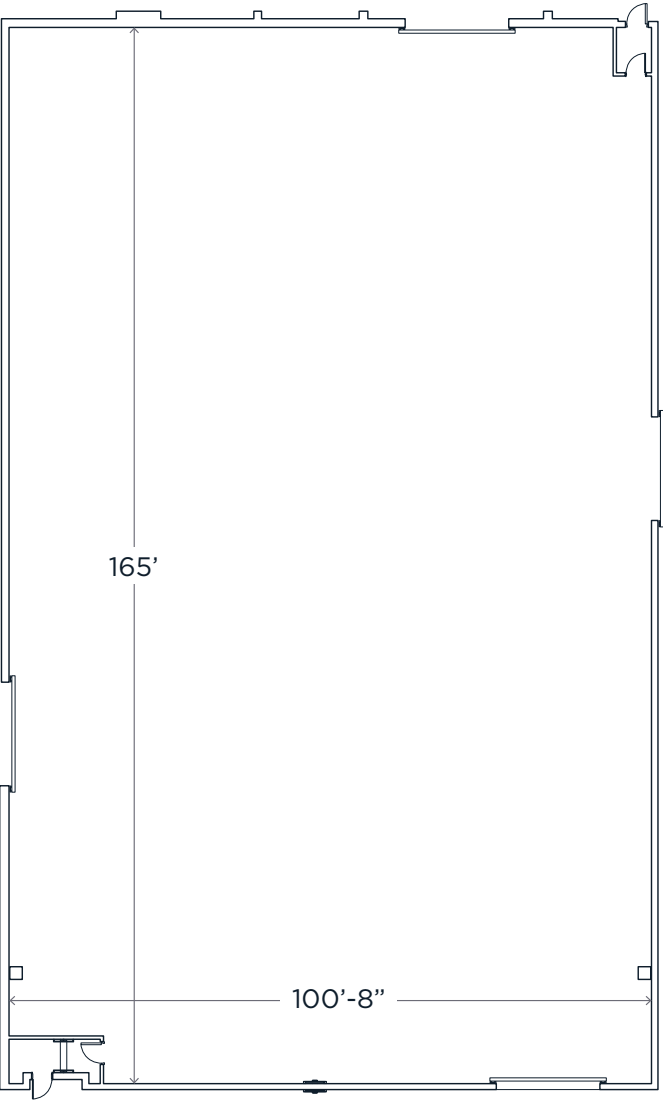
HVAC	114 SF/Ton Silent Air Dampened duct traps to connect flex duct work
Acoustic Rating	NC 25

Common Features

- Rat holes in each exterior wall — 2' opening at 16" above stage floor with acoustic covers
- 26' W x 14' H motorized roll-up doors at dock entrance
- Red light fixtures at access points — automated
- Continuous 2x8 tie rails at 12' and 20' above stage floor



Stage 6



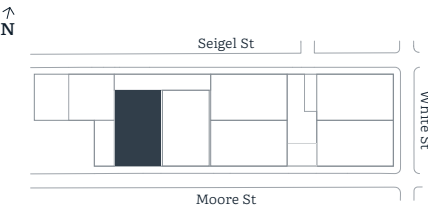
Specifications

Length x Width	165' x 100'-8"
Total Square Footage	16,674
Height	40'
Elephant Doors	(4) 16' x 16'
Load Capacity	
Floor	200 PSF
Ceiling Uniform Load	30 PSF
Ceiling Point Load	2,500 LBS
Pipe Grid Uniform Load	50 PLF
Pipe Grid Point Load	150 LBS
Electrical Design	
Power (kVA & Amps)	750 kVA - 2500 A @ 208 V, (3-Phase) (6) 400 A Company Switches per Stage

HVAC	111 SF/Ton Silent Air Dampened duct traps to connect flex duct work
Acoustic Rating	NC 25

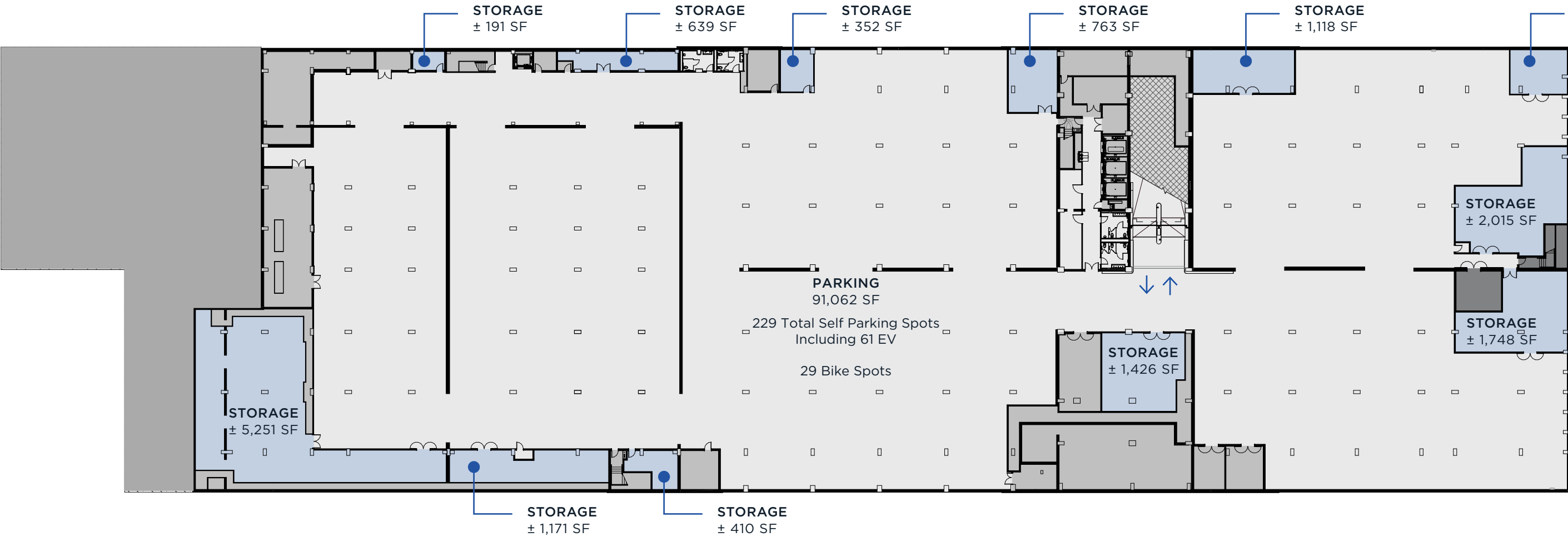
Common Features

- Rat holes in each exterior wall — 2' opening at 16" above stage floor with acoustic covers
- 26' W x 14' H motorized roll-up doors at dock entrance
- Red light fixtures at access points — automated
- Continuous 2x8 tie rails at 12' and 20' above stage floor



Parking Level ± 120,085 SF

Total Storage (± 15,729 SF)



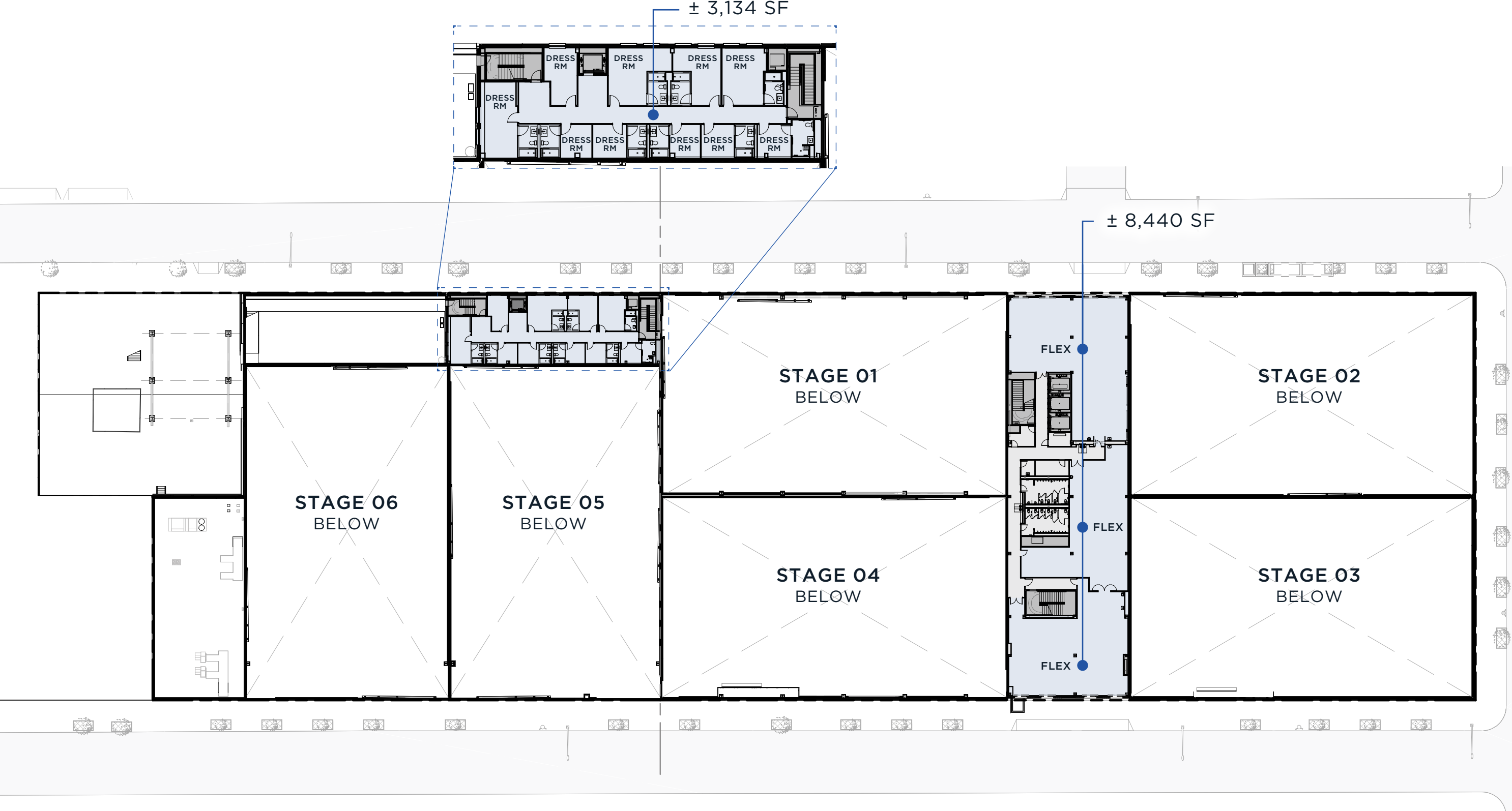
Ground Level ± 135,035 SF

± 6,282 SF



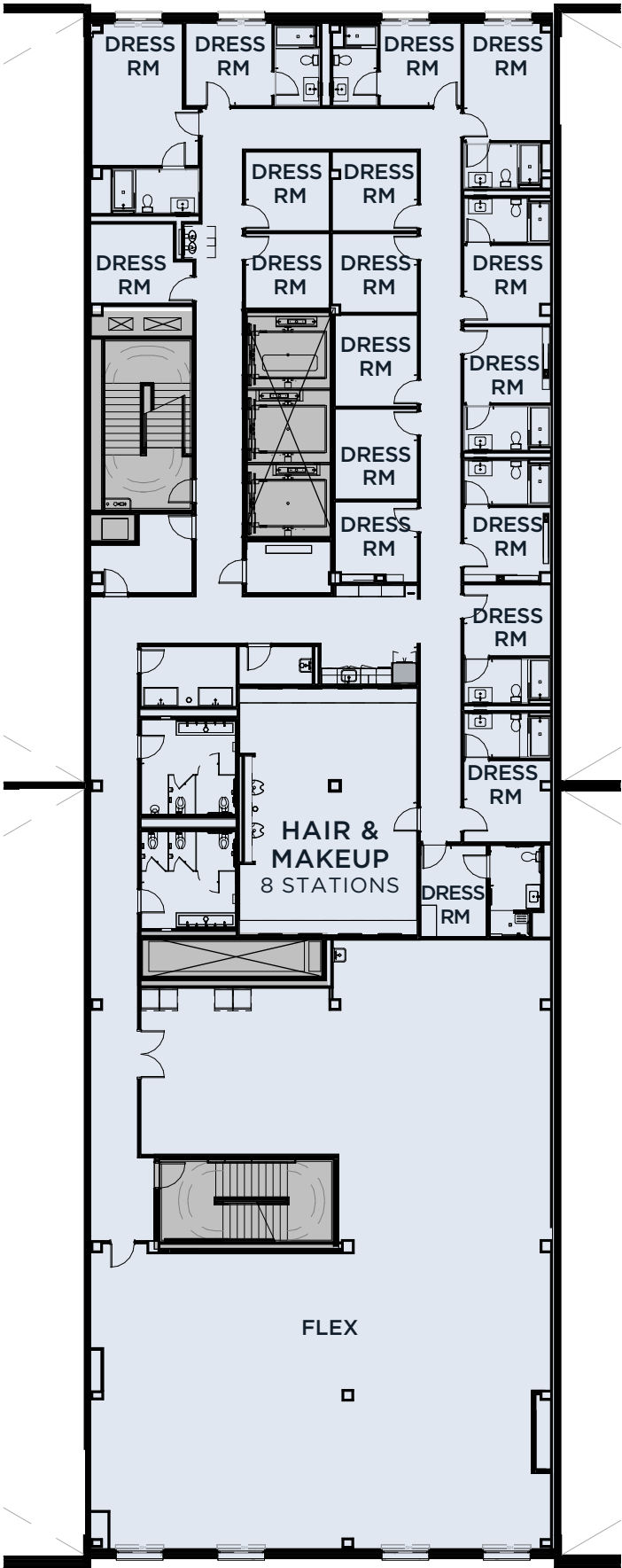
Level 02

± 15,618 SF



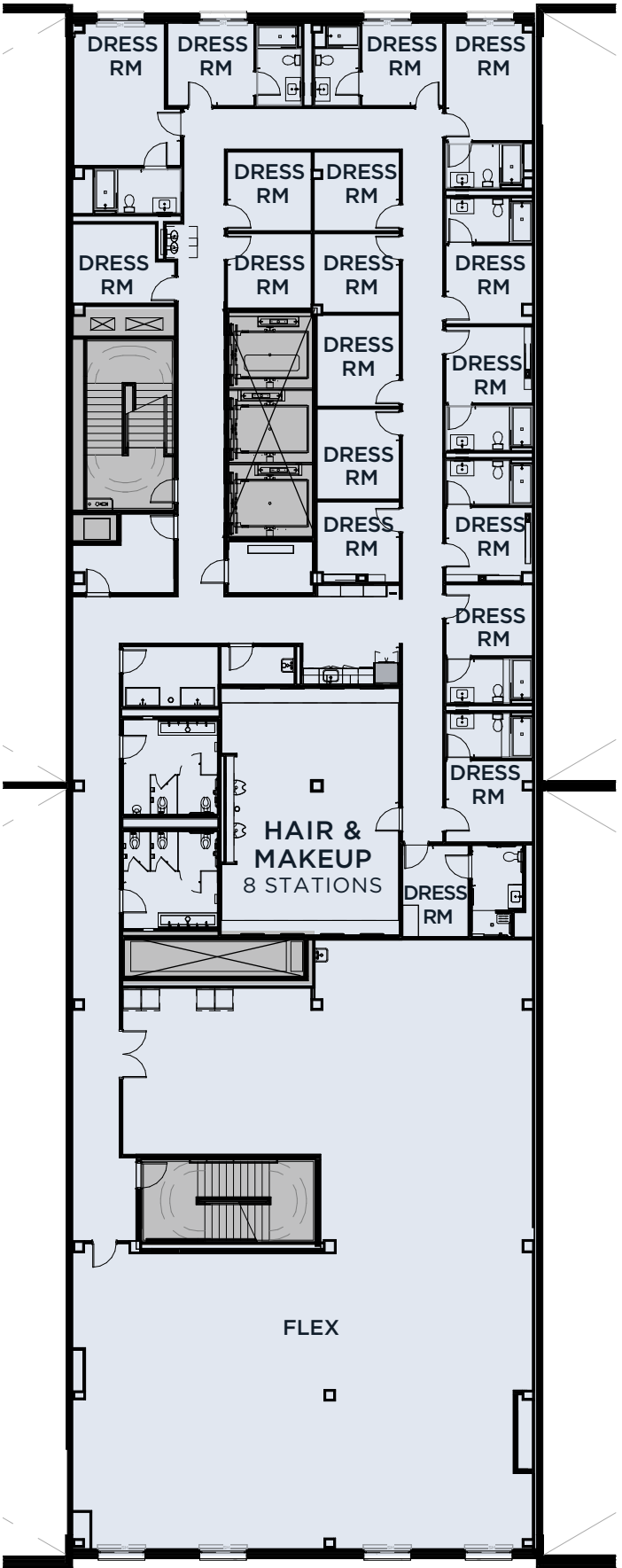
Level 03
(Spine)

± 11,877 SF



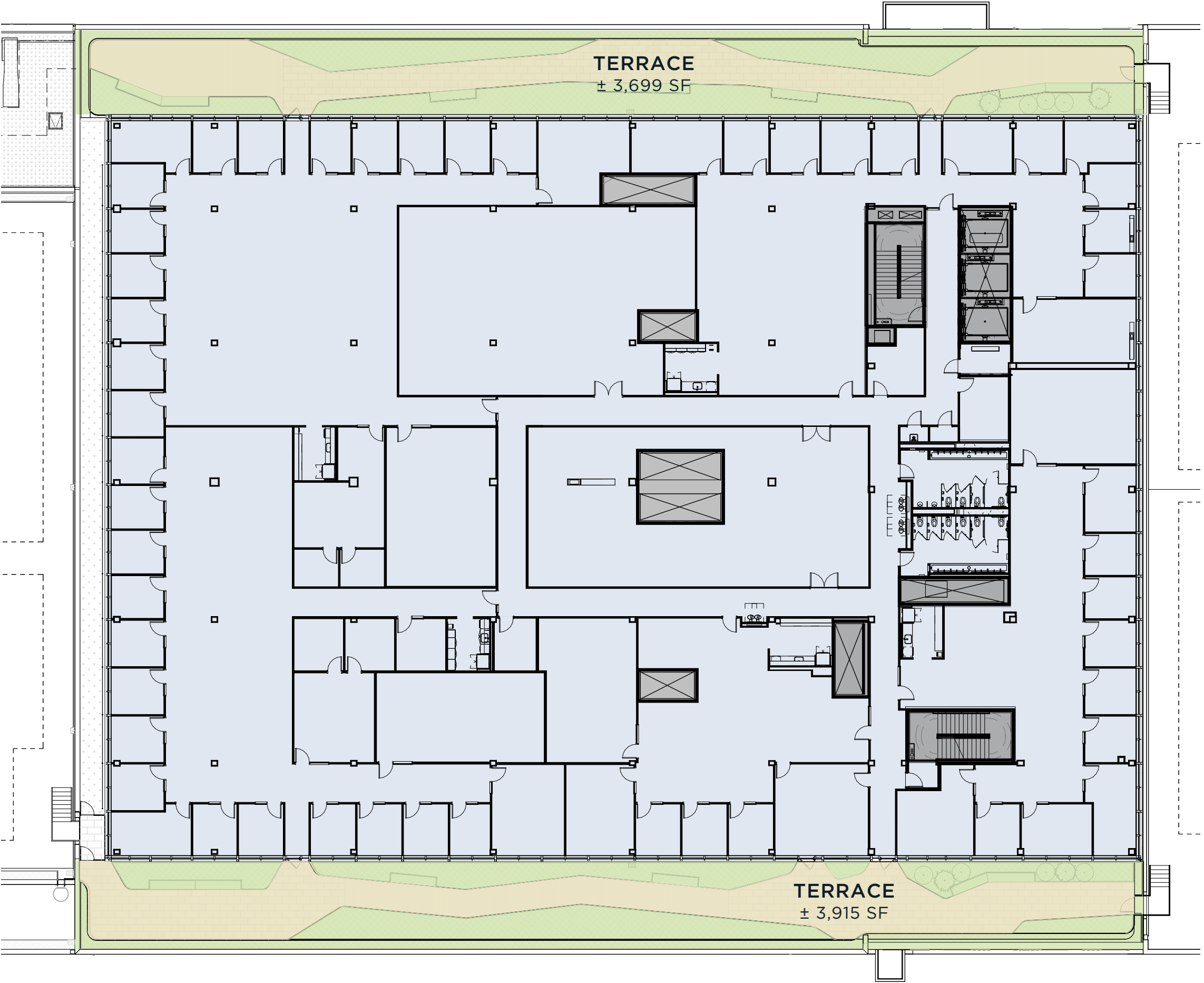
Level 04
(Spine)

± 11,877 SF



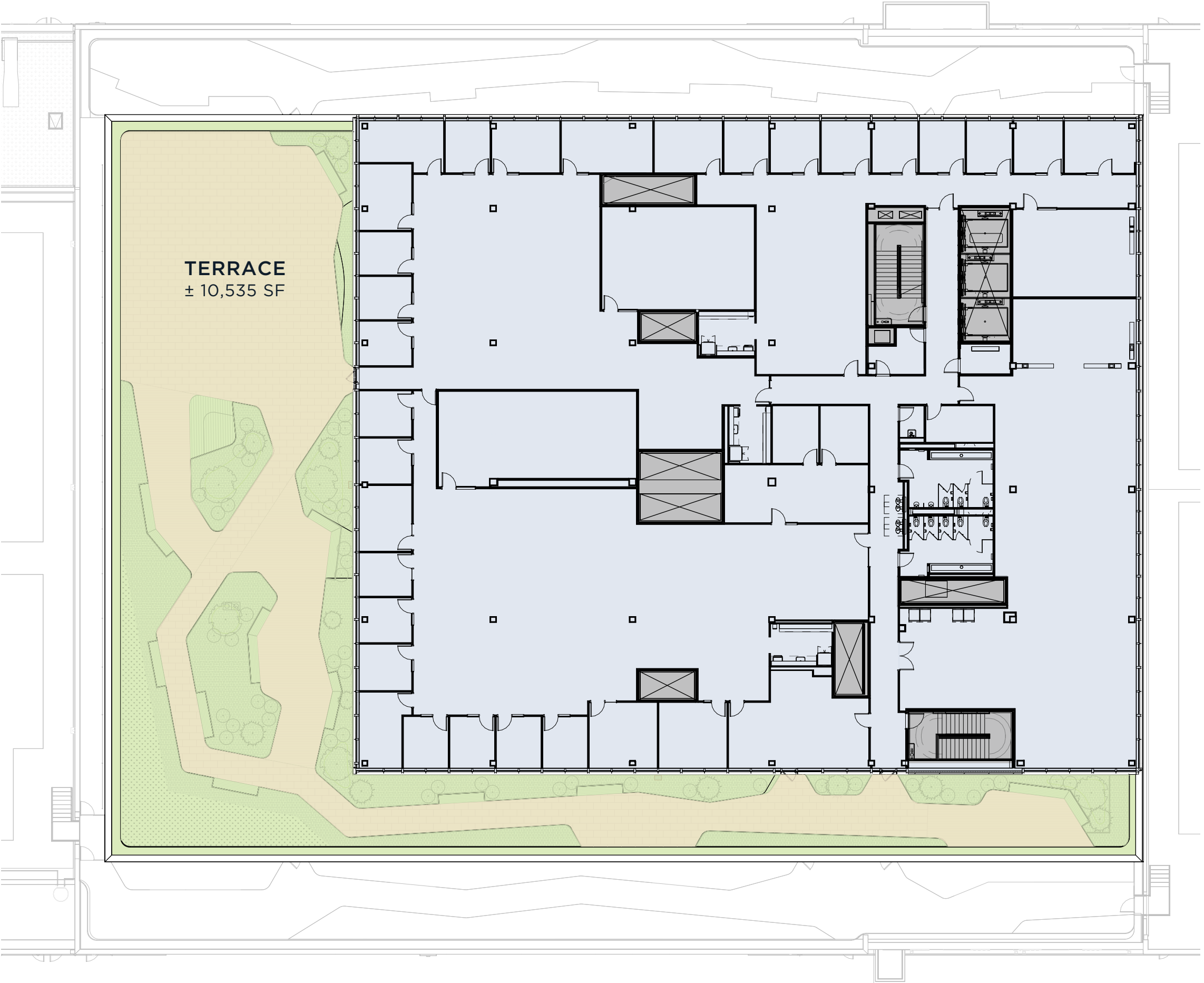
Level 05
(Office/Flex)

± 45,926 SF



Level 06
(Office/Flex)

± 29,942 SF





Contact

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