

PREMIER RETAIL OPPORTUNITY

DUMBO HEIGHTS

IN THE BULLS EYE OF THE BROOKLYN TECH TRIANGLE



POISED TO BECOME BROOKLYN'S MOST SOUGHT AFTER DESTINATION



\$300 Million in infrastructure improvements underway



Over 400 stores in 3 business improvements districts



150,000 daily shoppers



500,000 Annual Cultural Visitors



10 Colleges & Universities



5,200 new residential units completed out of a total of 14,000 units forecasted for the near future



1,000 Hotel Rooms



BY TRAIN

	WEEKDAY	ANNUAL
A C @ High Street	7,543	2,441,136 2012-13 (11.1%)
2 3 @ Clark Street	5,971	1,972,314 2012-13 (6.7%)
F @ York Street	8,629	2,666,502 2012-13 (14.3%)



BY BUS

B25 @ Fulton Ferry Landing | B67 @ York Street | B63 @ Pier 6



BY FERRY

NY Waterway's East River Ferry provides regular service with stops in Manhattan, Brooklyn and Queens.

New York Water Taxi provides regular service from Fulton Ferry to various stops in Manhattan.



BY CAR

Easy access from the BQE, Brooklyn Bridge and Manhattan Bridge.



BY FOOT

Walk across The Brooklyn Bridge via the pedestrian path. The first stop off the bridge is DUMBO.



BY BIKE

There are bike paths throughout Brooklyn, and a bike friendly lane across the Brooklyn Bridge from Manhattan. There are also citibike stations in the area.

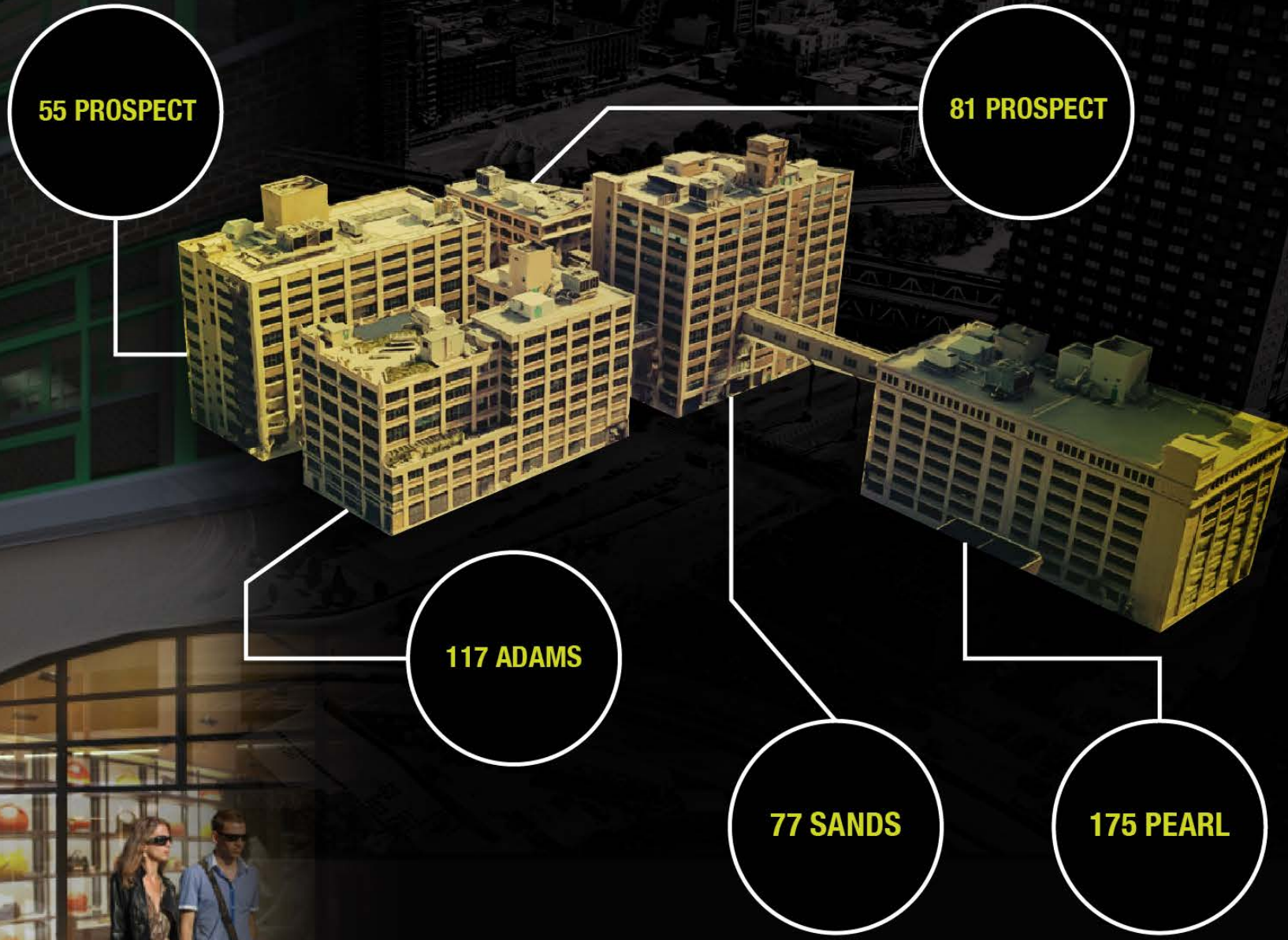


96,870 COMMUTERS

TAKE THE SUBWAY FROM WITHIN A 1/2 MILE EACH WEEKDAY



IN THE HEART OF A THRIVING POPULATION, **DUMBO HEIGHTS** IS A FIVE-BUILDING MIXED USE CAMPUS ALONG THE EAST RIVER WATERFRONT IN DUMBO, BROOKLYN COMPRISED OF EXCEPTIONAL OFFICE, **RETAIL** AND HIGH-TECH SPACE.



80,000 ^{SQ} _{FT}

SHOPS, FOOD, WELLNESS & ENTERTAINMENT

55 PROSPECT

frog
2U

Newmark
Knight Frank

- MULBERRY & VINE
- F45 TRAINING
- BLUESTONE COFFEE
- YOGA VIDA
- SHADOW BOX

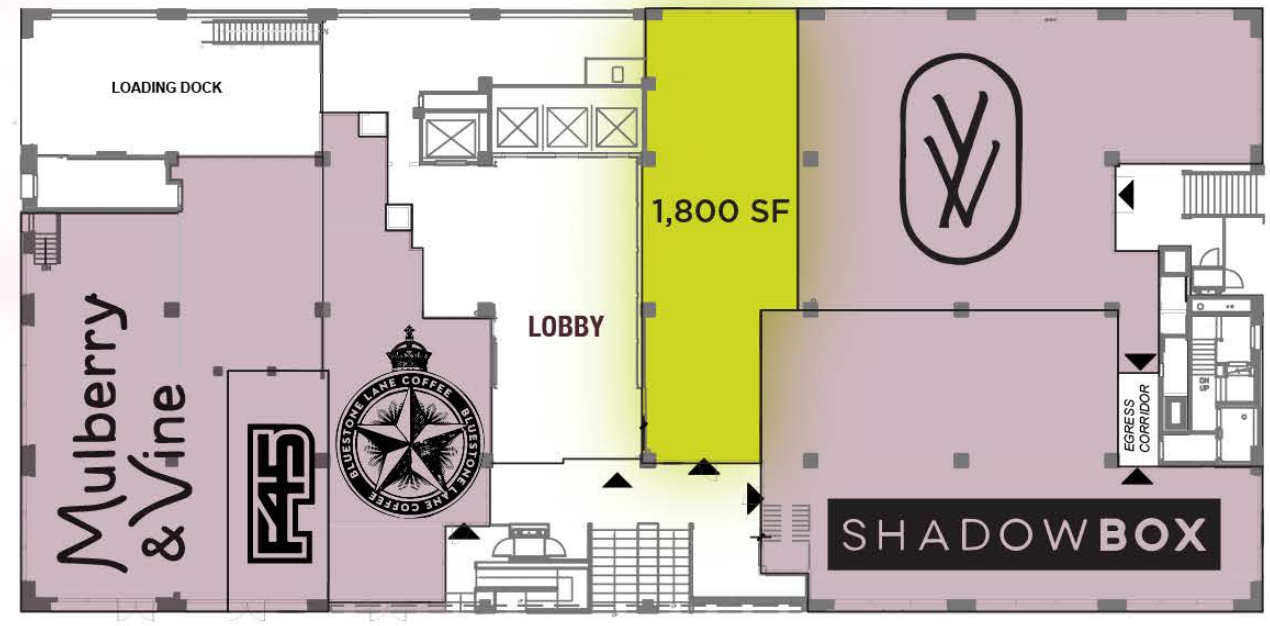
117 ADAMS

Etsy
HEADQUARTERS

- TACO DUMBO
- UNTAMED SANDWICHES
- TAFARI
- HUNGRY ANGELINA

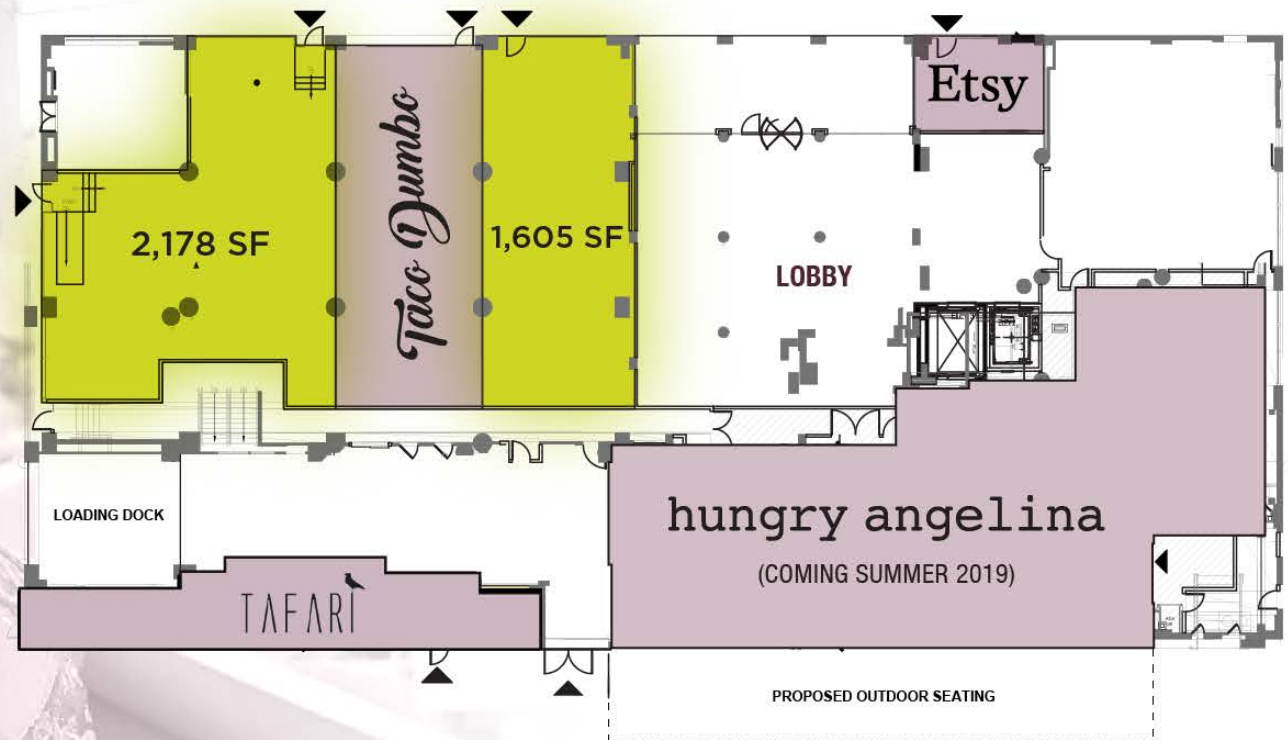
VACANT RETAIL OCCUPIED

ADAMS STREET



PROSPECT STREET

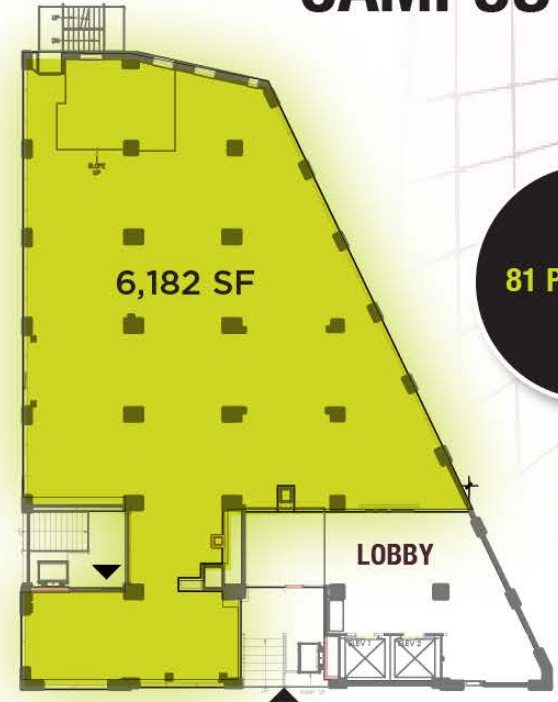
ADAMS STREET



SANDS STREET

CAMPUS MAP | RETAIL

PEARL STREET



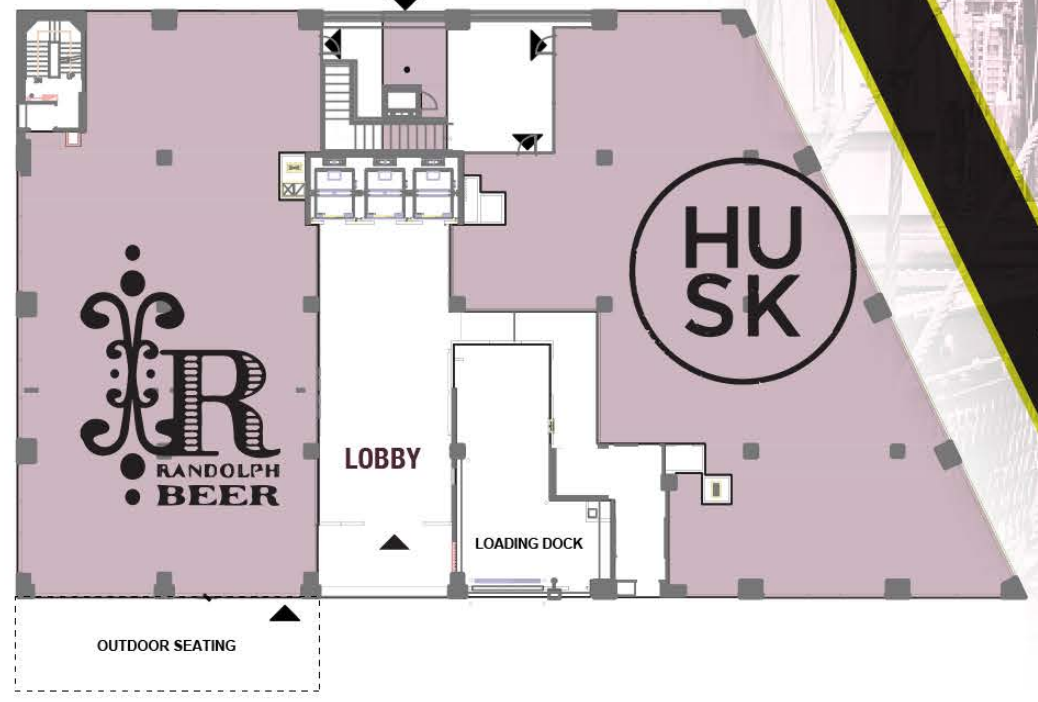
PROSPECT STREET

wework
9 CO-WORKING FLOORS

DUMBO
HEIGHTS

77 SANDS

PEARL STREET



SANDS STREET

prolific interactive
HEADQUARTERS

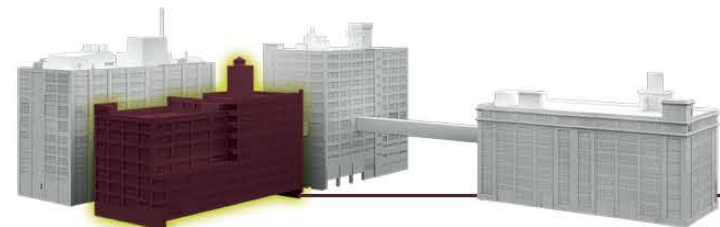
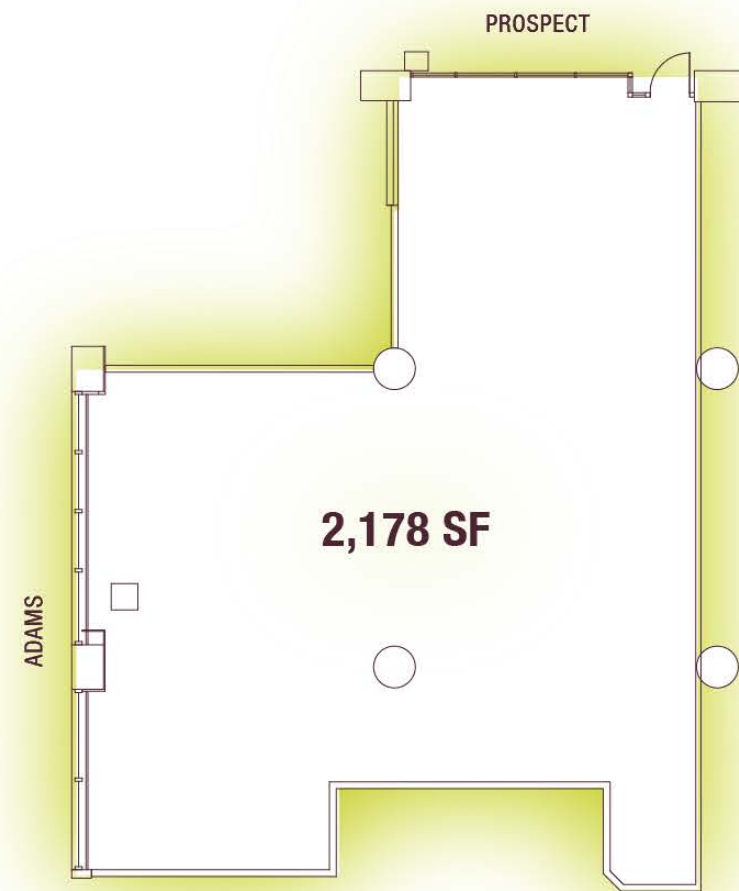
wework
4 CO-WORKING FLOORS

- RANDOLPH BEER
- HUSK

JAY STREET

117 ADAMS STREET

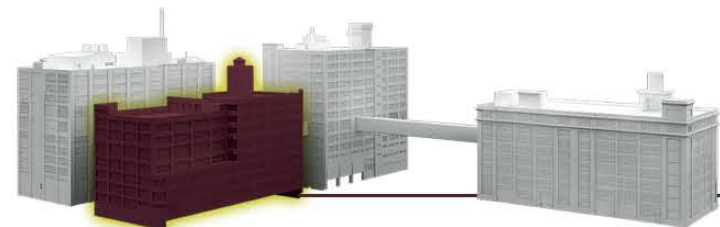
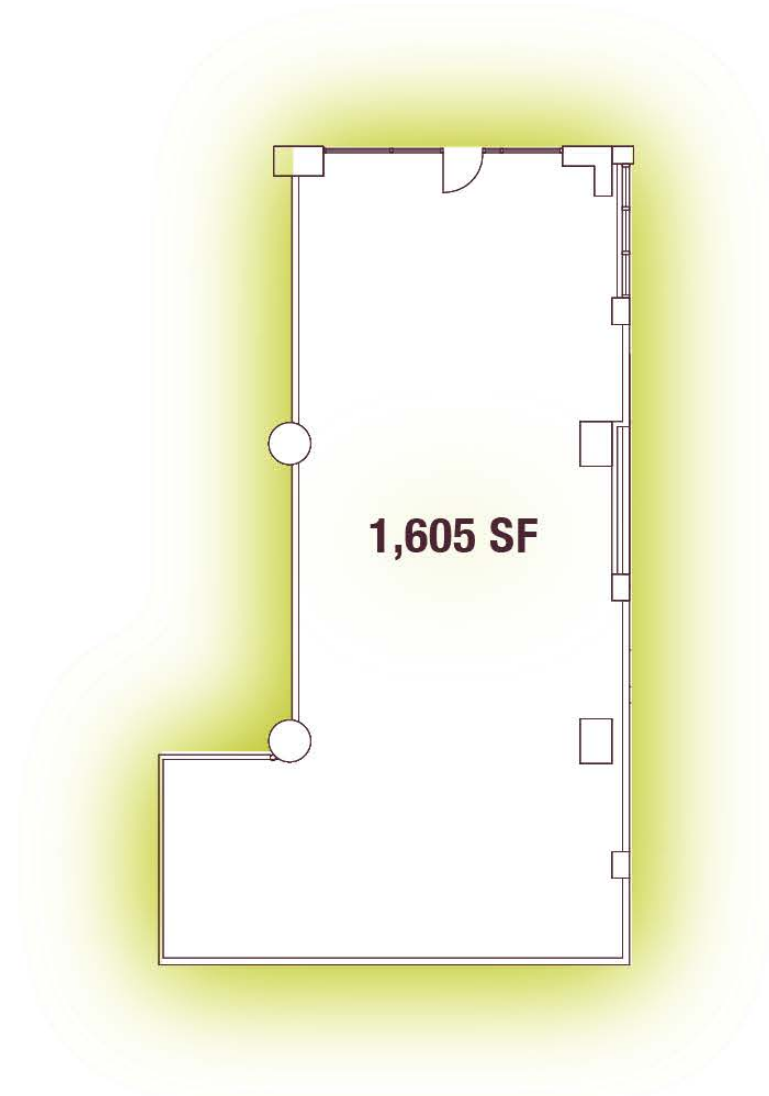
GROUND LEVEL ON THE CORNER OF ADAMS & PROSPECT



BUILDING No.1

117 ADAMS STREET

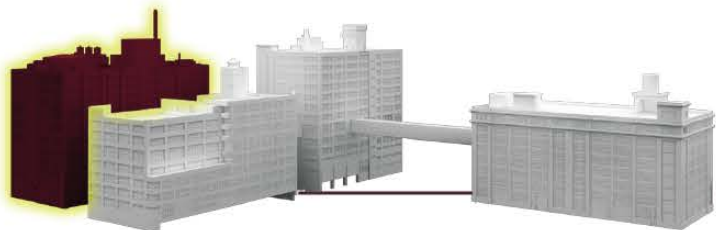
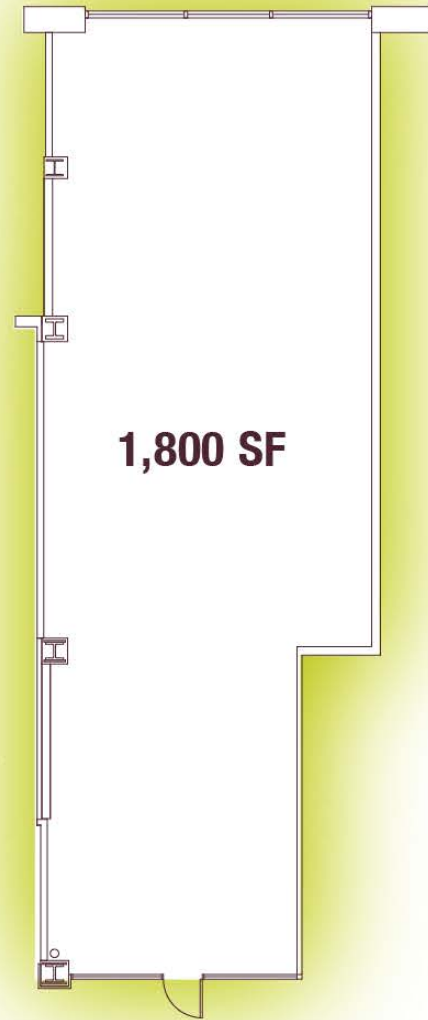
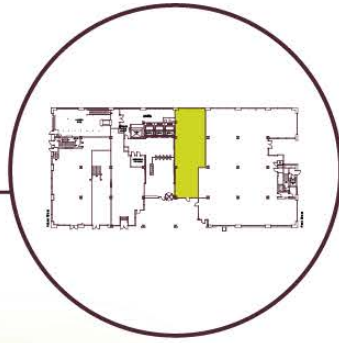
GROUND LEVEL ON PROSPECT



BUILDING No.1

55 PROSPECT STREET

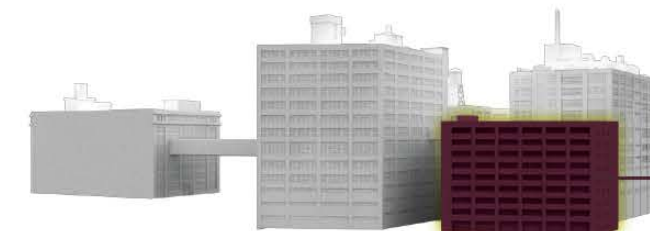
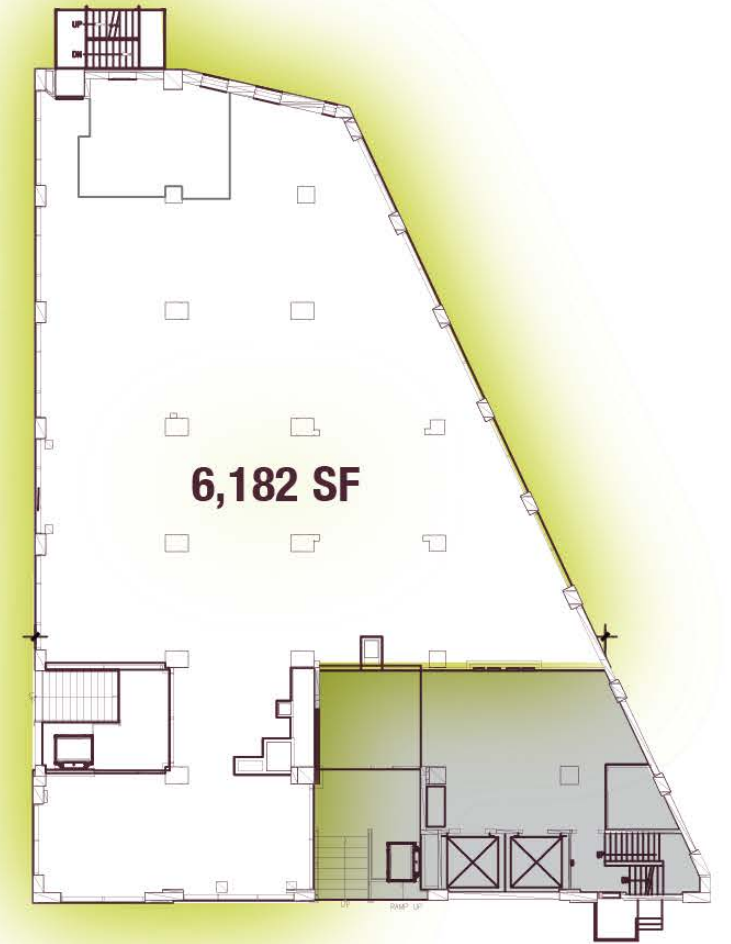
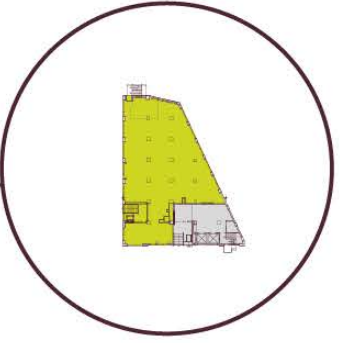
GROUND LEVEL ON PROSPECT STREET



BUILDING No.2

81 PROSPECT

GROUND LEVEL ON THE CORNER OF PROSPECT AND PEARL



BUILDING No.4



CULTURE

(SUPER) HEROES
 11 FRONT STREET GALLERIES
 A.I.R. GALLERY
 AICAD/NEW YORK STUDIO
 RESIDENCY PROGRAM
 AMOS ENO GALLERY
 ARCILESI & HOMBERG FINE ART
 ARTADIA
 AWE: ART WORKSHOP EXPERIENCE
 BACO
 BARGEMUSIC
 BBMG STUDIO
 BERL'S POETRY SHOP
 BIGGS ART STUDIO
 BROOKLYN ARTS COUNCIL
 CAUSEY CONTEMPORARY
 CAVE CANEM
 CULTURE SHOCK
 DD:OUTPOST
 DUMBO ARTS CENTER
 DUMBO WALLS: CAM
 DUMBO WALLS: DALEAST
 DUMBO WALLS: ELTONO
 DUMBO WALLS: FAITH47
 DUMBO WALLS: MOMO
 DUMBO WALLS: SHEPARD FAIREY

DUMBO WALLS: STEFAN
 SAGMEISTERDUMBO WALLS: YUKO
 SHIMIZU
 FISH FARM: BROOKLYN SNAPPERS
 FUN SEETZ
 GALAPAGOS ART SPACE
 GALLERY 200
 GENERATION GALLERY
 GEOLOCATION: DUMBO
 GIACOBETTI-PAUL GALLERY
 IFP MADE IN NY MEDIA CENTER
 IMAKE STUDIO
 INTERSECTION
 JEN FERGUSON'S STUDIO
 KLONPCHING GALLERY
 KUNSTHALE GALAPAGOS
 LAND (LEAGUE ARTISTS NATURAL)
 MADE IN NY MEDIA CENTER BY IFP
 MARIE WALSH SHARPE ART
 MIGHTY TANAKA
 MINUS SPACE
 MR. SKEWVILLE, CHRIS/ROBOTS WILL
 NEW YORK FOUNDATION FOR THE ARTS
 POWERHOUSE ARENA
 PST AT PEARL STREET TRIANGLE
 RABBITHOLE STUDIO
 REBAR WALKWAY

RERUN
 SCULPTORS GUILD GALLERY
 SENOJ STUDIO
 SINGULARITY & CO.
 SMACK MELLON
 SPRING DESIGN & ART
 ST. ANN'S WAREHOUSE
 TALLY-HO
 TOM FRUIN'S WATER TOWER
 TRESSENSA
 TRIANGLE ARTS ASSOCIATION
 UMBRAGE GALLERY
 UNITED PHOTO INDUSTRIES
 VII PHOTO AGENCY
 VINEGAR HILL STUDIOS
 WATERGATE
 WHITE WAVE DANCE COMPANY
 WINKEL STUDIO
 YOGA



EATING + DRINKING

68 JAY ST BAR
 7 OLD FULTON
 7 STARS DELI
 ALMAR
 ALMONDINE
 ARCHWAY CAFE
 ATRIUM DUMBO
 BROOKLYN ICE CREAM FACTORY
 BROOKLYN ROASTING COMPANY
 DISH
 DITCH PLAINS DROP-IN
 DLO INFUSION
 DUMBO KITCHEN
 FRONT STREET PIZZA
 GRAN ELECTRICA
 GRIMALDI'S PIZZERIA
 IGNAZIO'S
 JACQUES TORRES
 JOCQUES TORRES ICE CREAM
 JIMI'S MARKET
 JULIANA'S
 KUROIWA PATISSERIE
 LA BAGEL DELIGHT
 LITTLE MÜNSTER
 LUKE'S LOBSTER
 MAMSELLES TEAS & TARTS

MISO SUSHI
 NO. 7 SUB
 OLYMPIA WINE BAR
 ONE GIRL COOKIES
 PEAS N' PICKLES
 PEDRO'S SPANISH AMERICAN
 PINKBERRY
 PUNTO BIANCO
 REBAR
 REBARNACLE
 STARBUCKS
 SUPERFINE
 THE RIVER CAFE
 THE SHOPS ON FRONT STREET
 VINEGAR HILLS HOUSE
 WEST ELM MARKET
 WILD RISE PIZZA POP-UP



SHOPPING

145 FRONT STREET SHOPS
 AEGIR BOARDWORKS
 ANTHESIS SKINCARE
 BARBER ON PEARL
 BAXTER & LIEBCHEN FURNITURE
 BETSEY LEE
 BOCONCEPT
 BRIDGE APOTHECARY
 BRIDGE FRESH MARKET
 BROOKLYN INDUSTRIES
 DABNEY LEE
 DEWEYS CANDY
 DUMBELLE
 EGG
 FORAGERS MARKET
 FRAMEWORKS NEW YORK
 FRONT GENERAL STORE
 GRAMERCY PARK FLOWERS
 H & A UPHOLSTERY
 HALCYON THE SHOP
 HALF PINT CITIZENS
 ILOUNGE MEDIA
 JOURNEY
 M&A DESIGN
 MARK JUPITER
 MELVILLE HOUSE PUBLISHING

MODERN ANTHOLOGY
 NEIGHBORHOODIES
 NOS BOUTIQUE
 P.S. BOOKSHOP
 PARKING GARAGE - 100 JAY
 PARKING GARAGE - 20 JAY
 PARKING GARAGE - 28 ADAMS
 PARKING GARAGE - 45 MAIN
 RECYCLE-A-BICYCLE
 REDBEARD BIKES
 ROBERT AUSTIN GONZALEZ
 STEWART/STAND
 THE WHITE GOWN
 TRUNK
 WEST ELM
 ZAKKA CORP.
 ZOE



COMMUNITY

ABHAYA YOGA
 ABUNDANT LEARNING
 BROOKLYN BRIDGE PARK - EMPIRE
 BROOKLYN BRIDGE PARK - MAIN ST
 BROOKLYN BRIDGE PARK - PIER 1
 BROOKLYN BRIDGE PARK - PIER 3
 BROOKLYN BRIDGE PARK - PIER 5
 BROOKLYN BRIDGE PARK - PIER 6
 BROOKLYN BRIDGE PEDESTRIAN
 BROOKLYN BUSINESS LIBRARY
 BROOKLYN CENTRAL (BKC)
 CADMAN PLAZA
 CHABAD OF DUMBO
 CREATIVELY WILD ART STUDIO
 DUMBO BEACH
 DUMBO STARTUP LAB
 EMPIRE STORES
 ETSY LABS
 FITNESS GURU
 FULTON FERRY LANDING
 GLEASONS GYM
 GUY V BOXING STUDIO
 JANE'S CAROUSEL
 KEEP A CHILD ALIVE- NEW YORK
 MAIN STREET
 NYU-POLY DUMBO INCUBATOR

OFFICES AT 10 JAY
 OFFICES AT 18 BRIDGE
 OFFICES AT 195 PLYMOUTH
 OFFICES AT 20 JAY
 OFFICES AT 231 FRONT
 OFFICES AT 45 MAIN
 OFFICES AT 55 WASHINGTON
 OFFICES AT 65 JAY
 OFFICES AT 68 JAY
 ONE BROOKLYN BRIDGE PARK
 PEARL STREET TRIANGLE
 POV OFFICE
 ST. JAMES CATHEDRAL PAVILION
 THE ARCHWAY
 THE JAR GROUP
 TABACCO WAREHOUSE
 WASHINGTON ST & PLYMOUTH

NEIGHBORHOOD HIGHLIGHTS

PREMIER RETAIL OPPORTUNITY

DUMBO HEIGHTS

IN THE BULLS EYE OF THE BROOKLYN TECH TRIANGLE

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