



DUMBO HEIGHTS



HIGH-END CREATIVE PREBUILTS FEATURING
COMMUNAL SPACE AND FLEXIBLE LEASE TERMS



PREMIER OFFICE SPACE OPPORTUNITY IN DUMBO, BROOKLYN

Plug & Play high-end creative prebuilts, with specialized communal spaces, available throughout the Dumbo Heights 2 campus with flexible lease terms available.

WORKSPACE

Furniture available and access to 3 high-end pantries, 10 breakout rooms, and conference rooms each with a whiteboard and smart TV

Brand new HVAC system that provides perimeter heating on all floors and independent cooling towers on each floor

ACCESS & SECURITY

Full-time attended lobby with 24/7 access

Card access readers in the lobby and elevators, CCTV security monitoring and access control

DUMBO CAMPUS

1.2MM SF creative campus anchored by Etsy, 2U, and Frog Design

Campus Amenities include a convenient bike storage room, tenant only roof deck, and an outdoor public plaza

LOCATION

Easily accessible by the F train at York Street or A / C trains at High Street

Surrounding neighbors include Bluestone Lane, Untamed Sandwiches, Randolph Beer, Yoga Vida, Shadowbox, Mulberry & Vine

DUMBO
HEIGHTS
2



BROOKLYN BRIDGE PARK

BROOKLYN BRIDGE PARK

BROOKLYN BRIDGE

EAST RIVER

BROOKLYN HEIGHTS

BROOKLYN BRIDGE PARK

MANHATTAN BRIDGE

2 3

A C

CADMAN PLAZA PARK

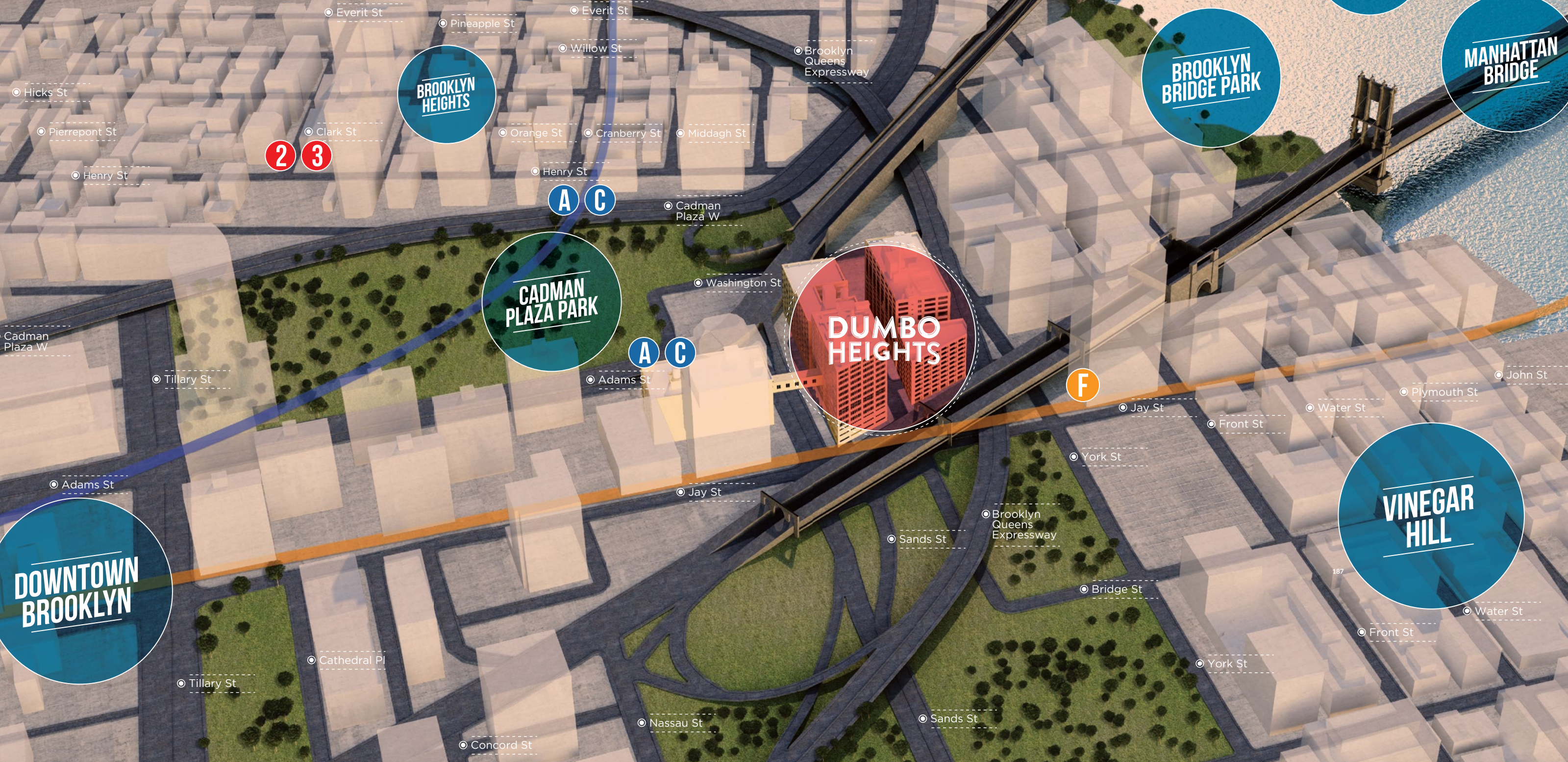
DUMBO HEIGHTS

A C

F

VINEGAR HILL

DOWNTOWN BROOKLYN



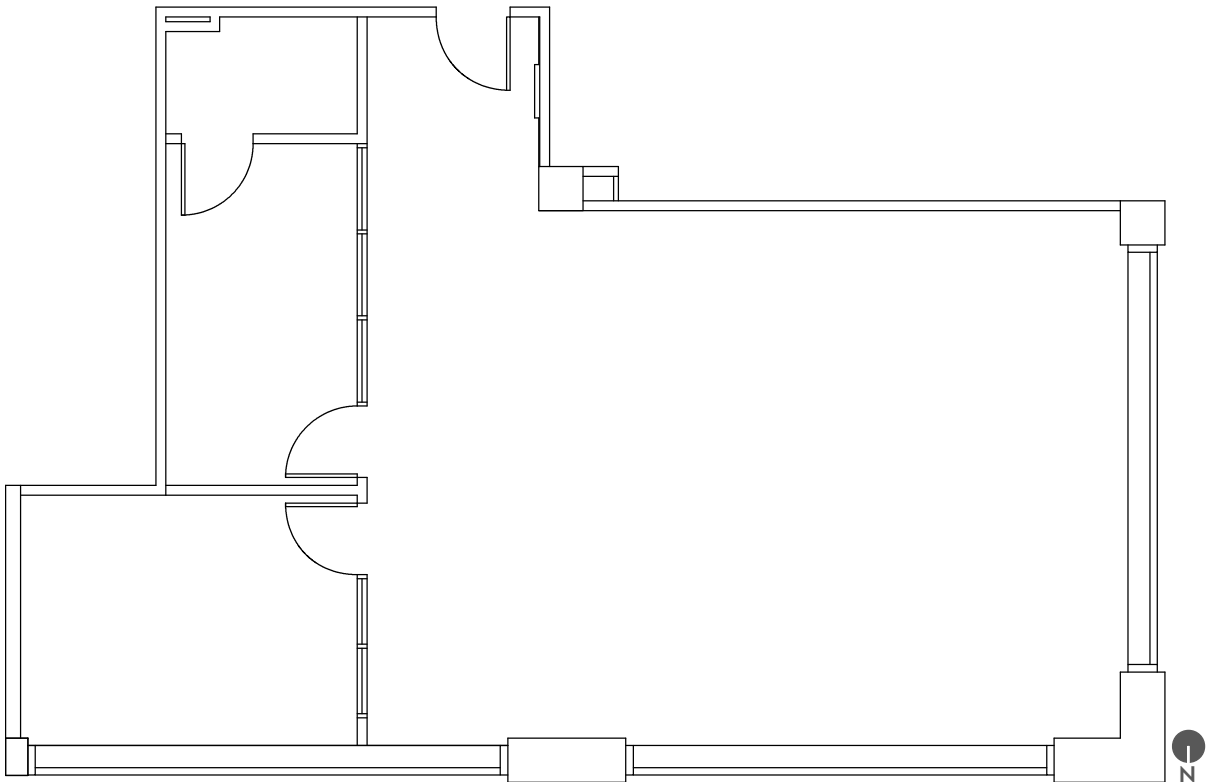
UNLIMITED ACCESS TO GREEN SPACES AND THRIVING DUMBO RETAILERS



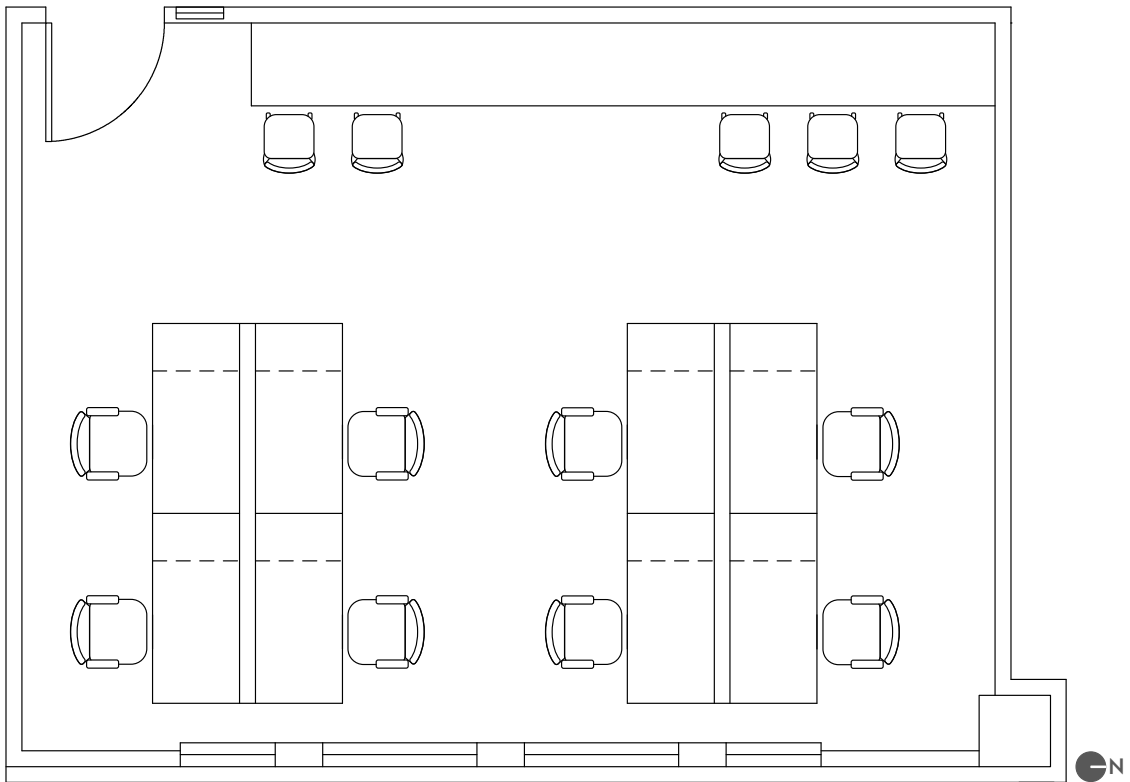
SPECIALIZED SPACES FOR GROUNDBREAKING IDEAS



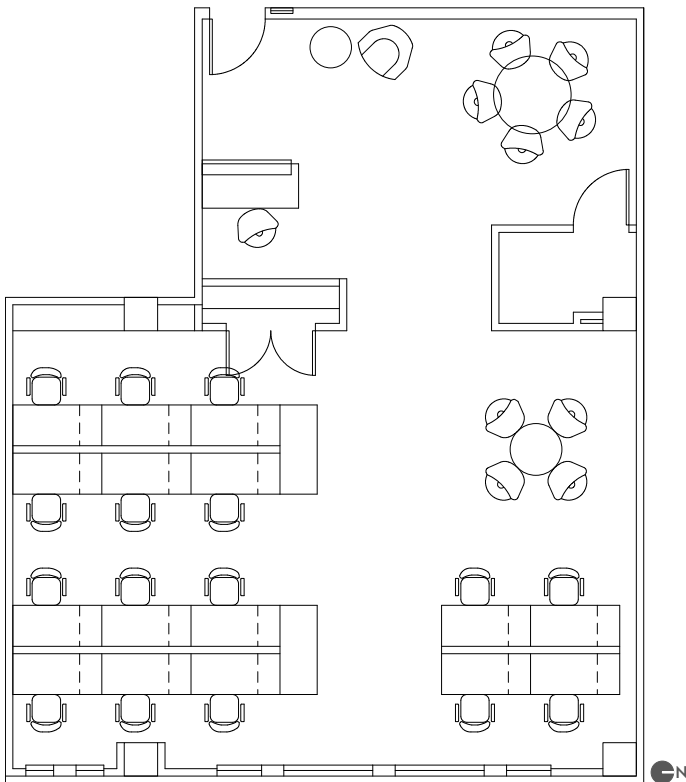
SUITE 203 | 2,275 RSF



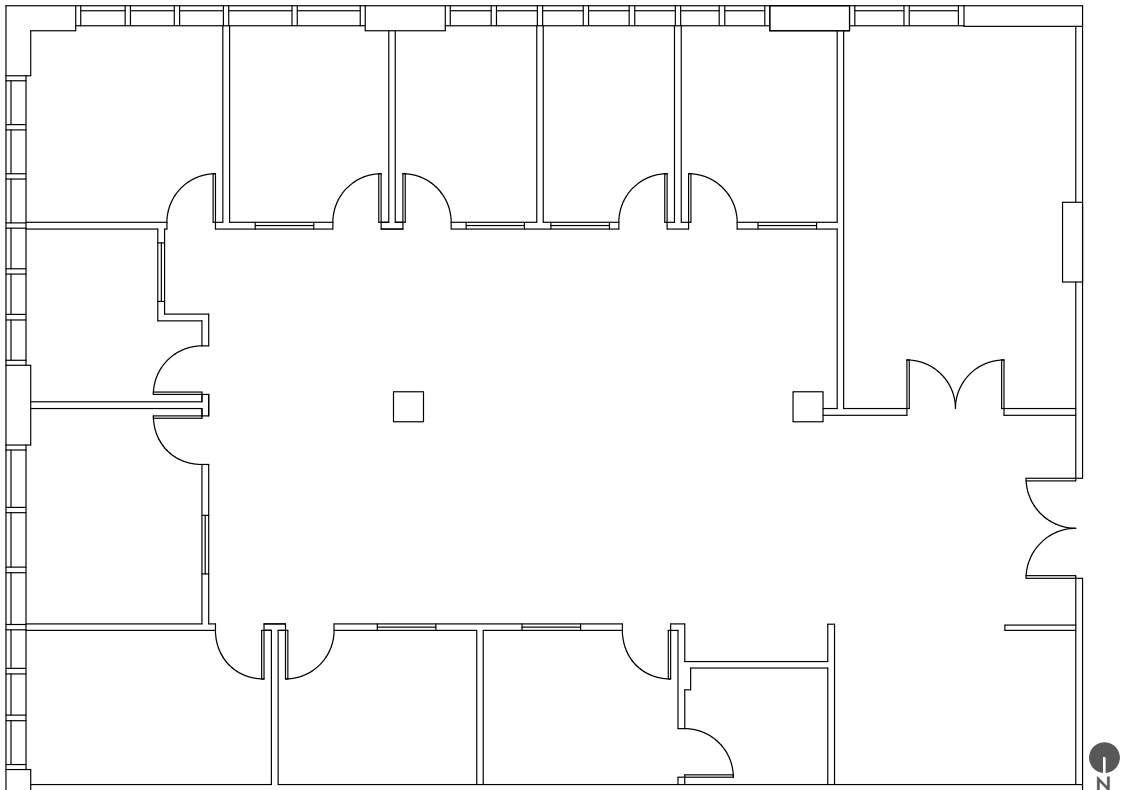
SUITE 206 | 950 RSF



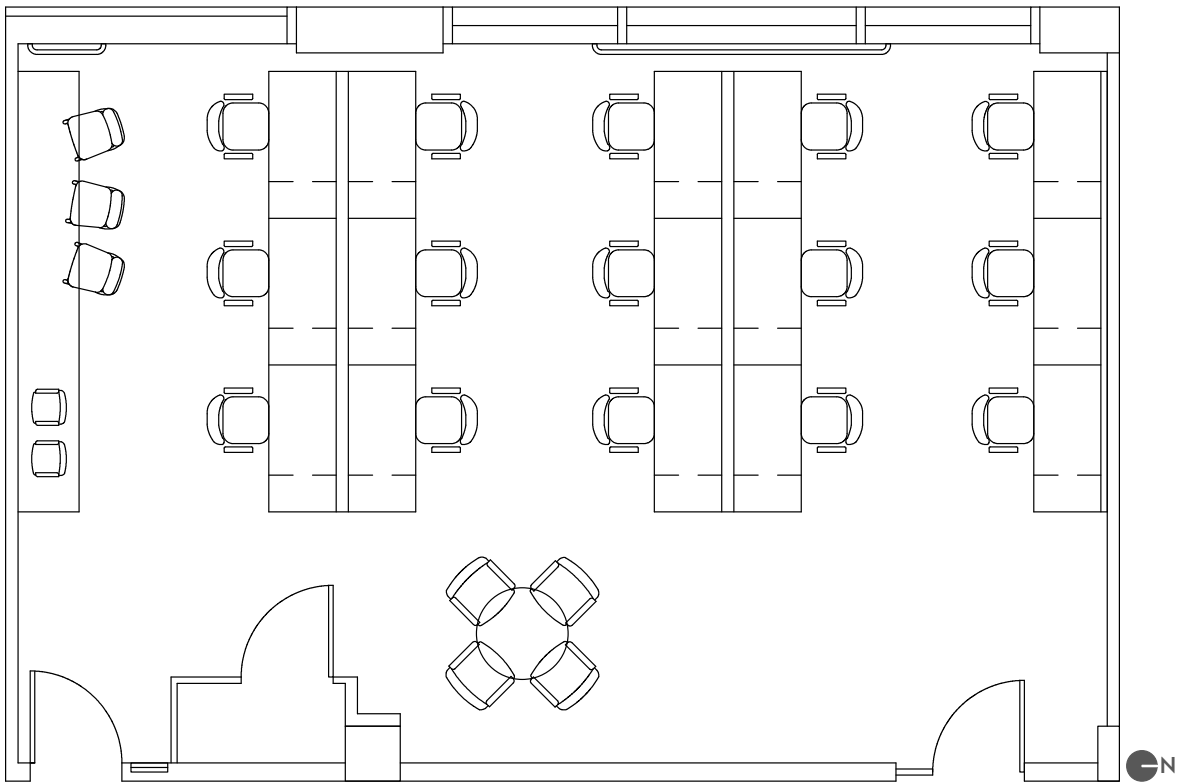
SUITE 207 | 2,481 RSF



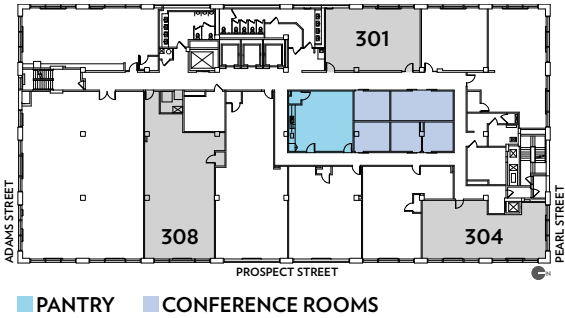
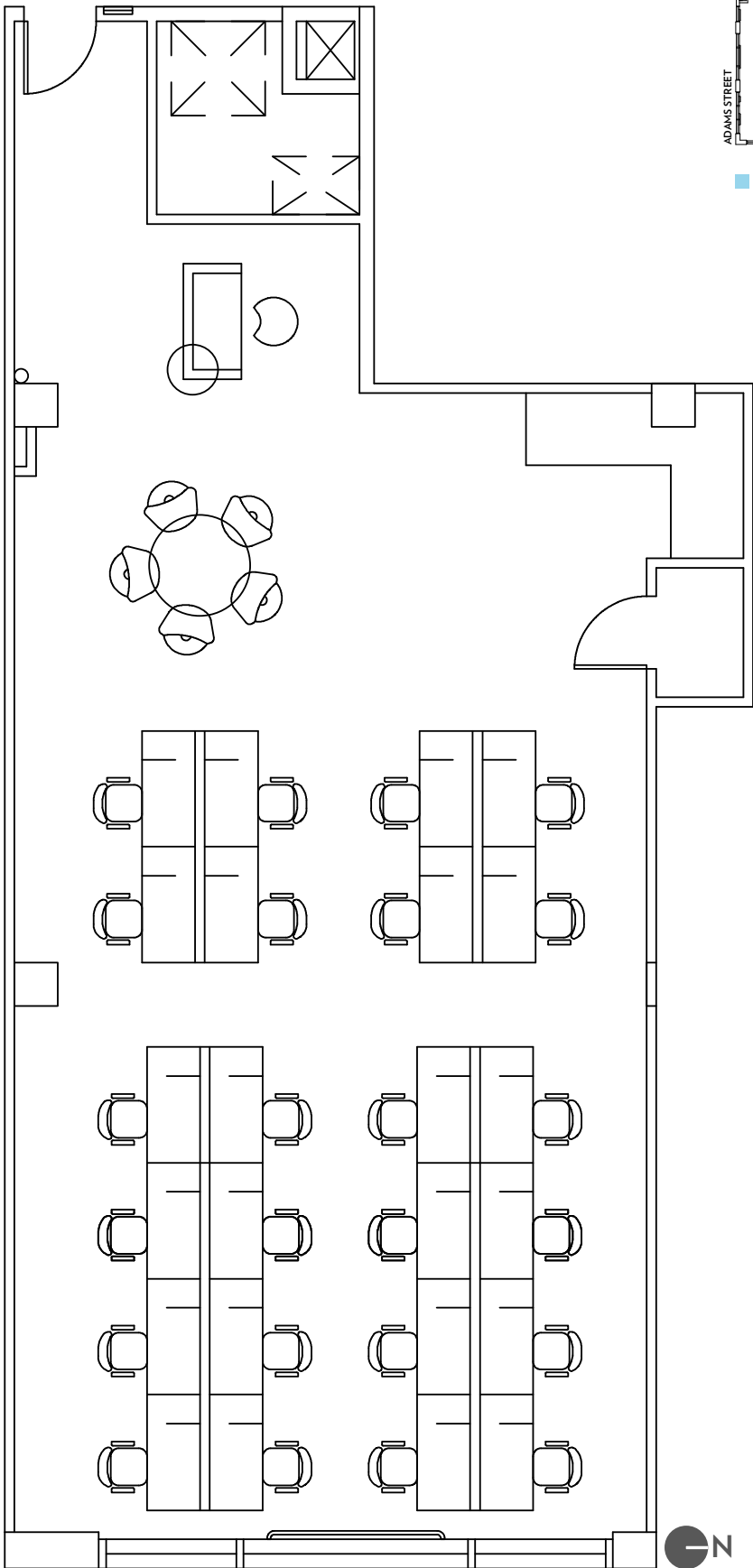
SUITE 209 | 6,045 RSF



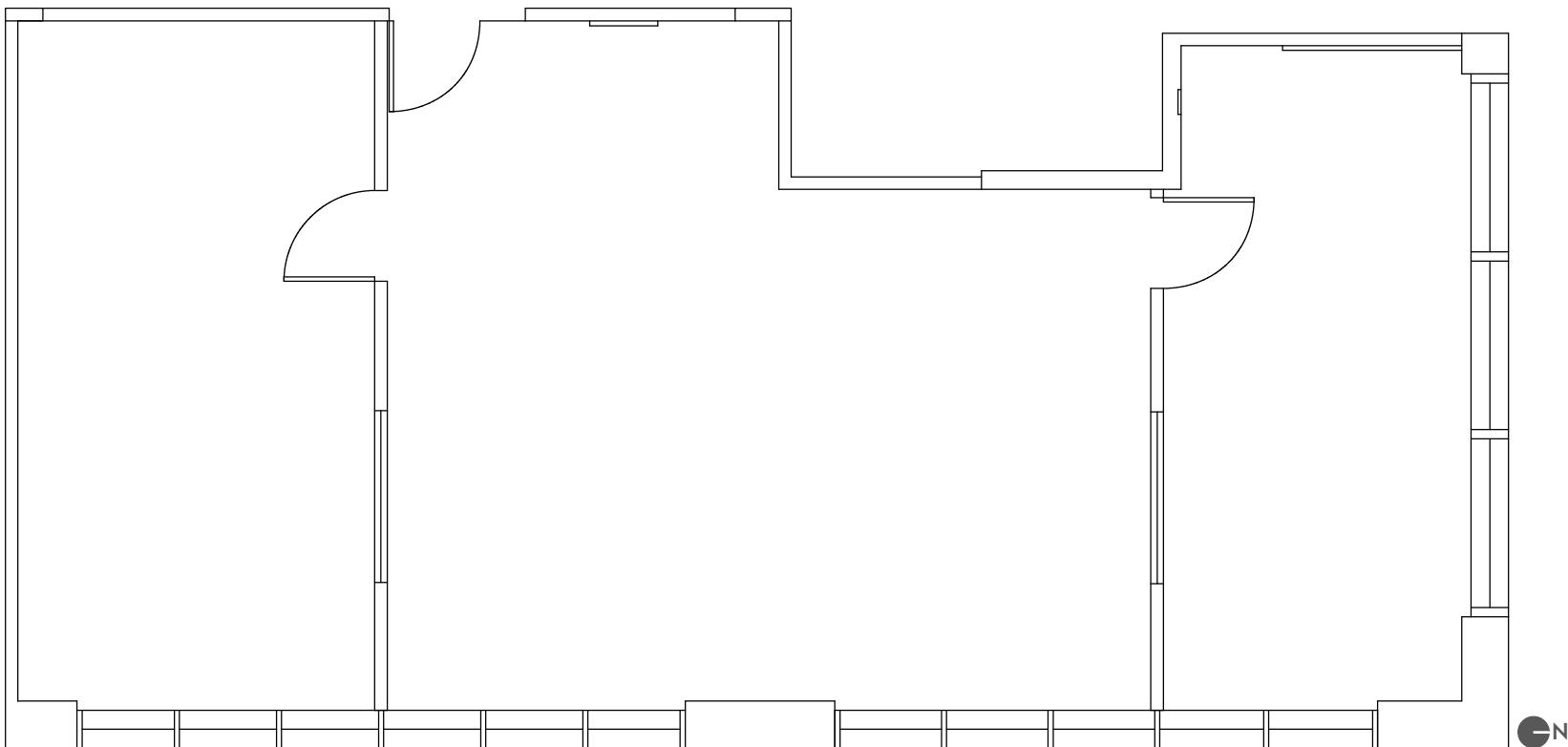
SUITE 301 | 1,207 RSF



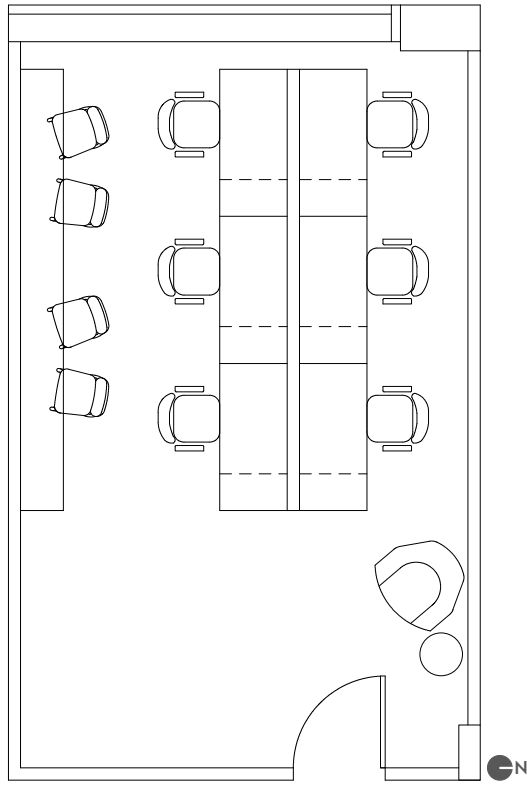
SUITE 308 | 2,986 RSF



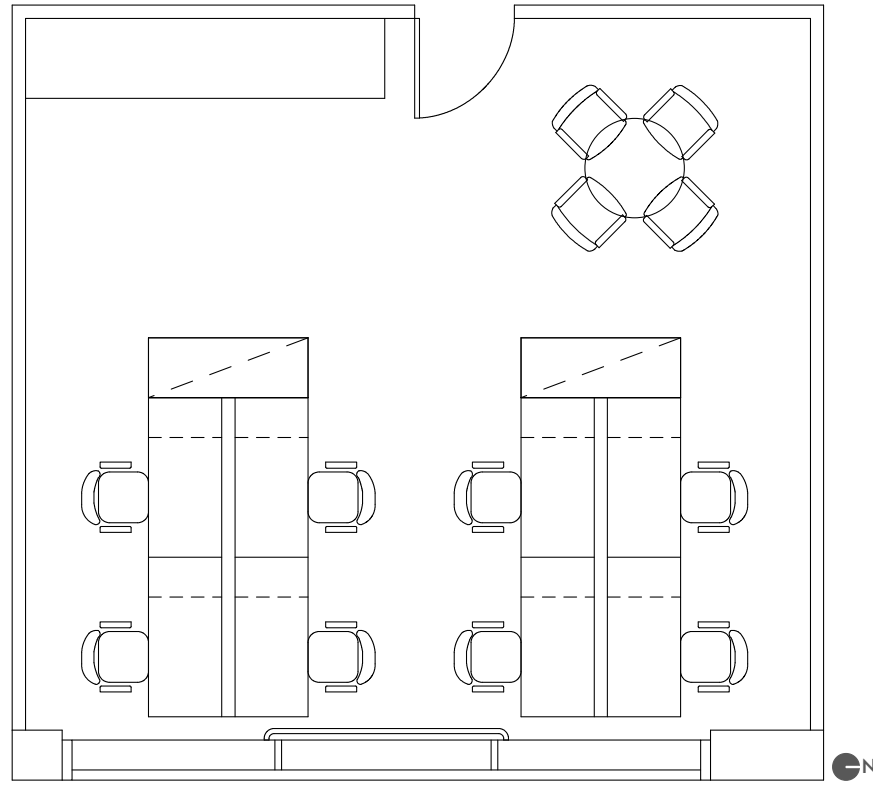
SUITE 304 | 2,132 RSF



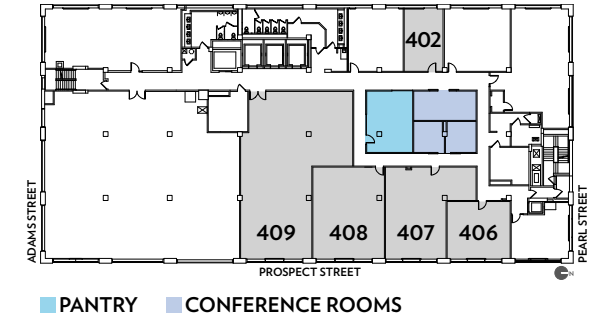
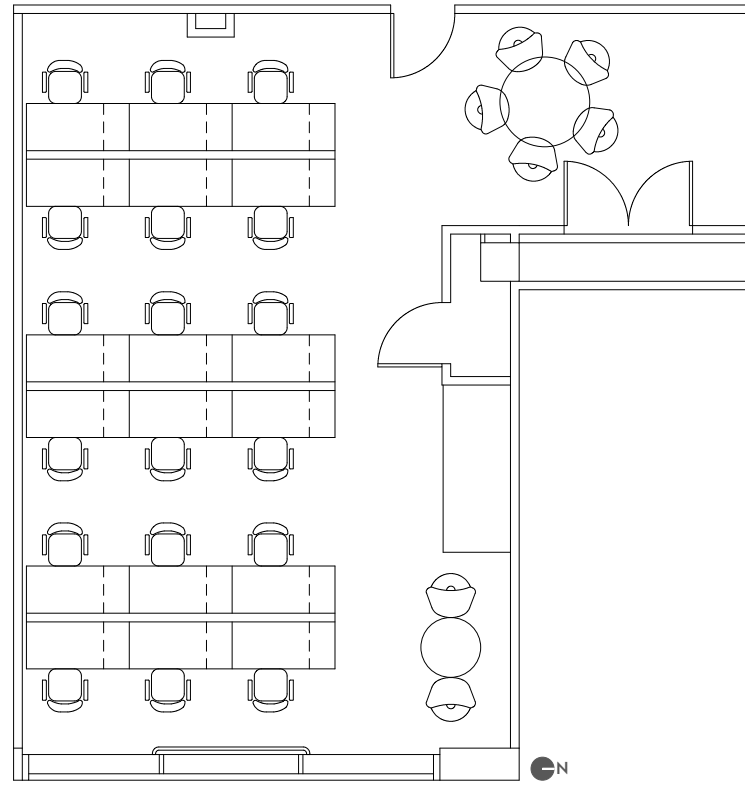
SUITE 402 | 748 RSF



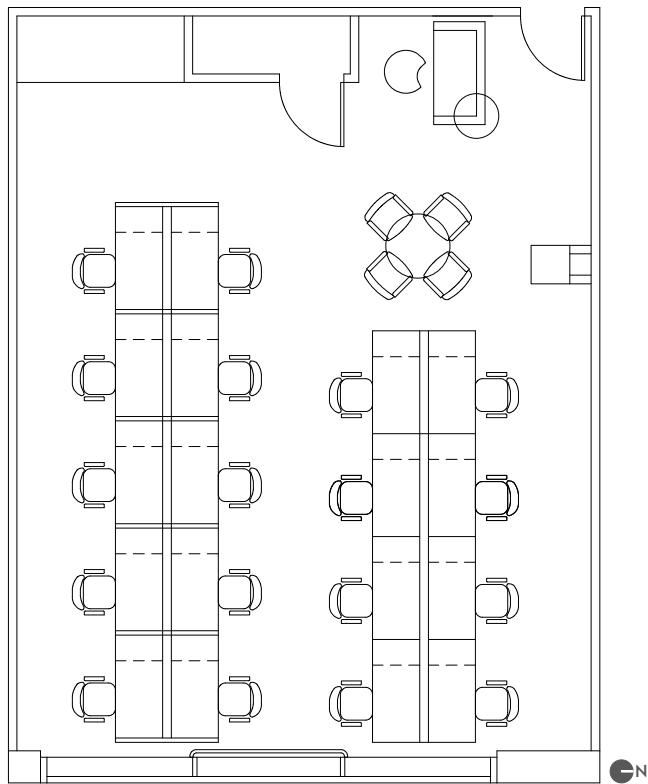
SUITE 406 | 1,067 RSF



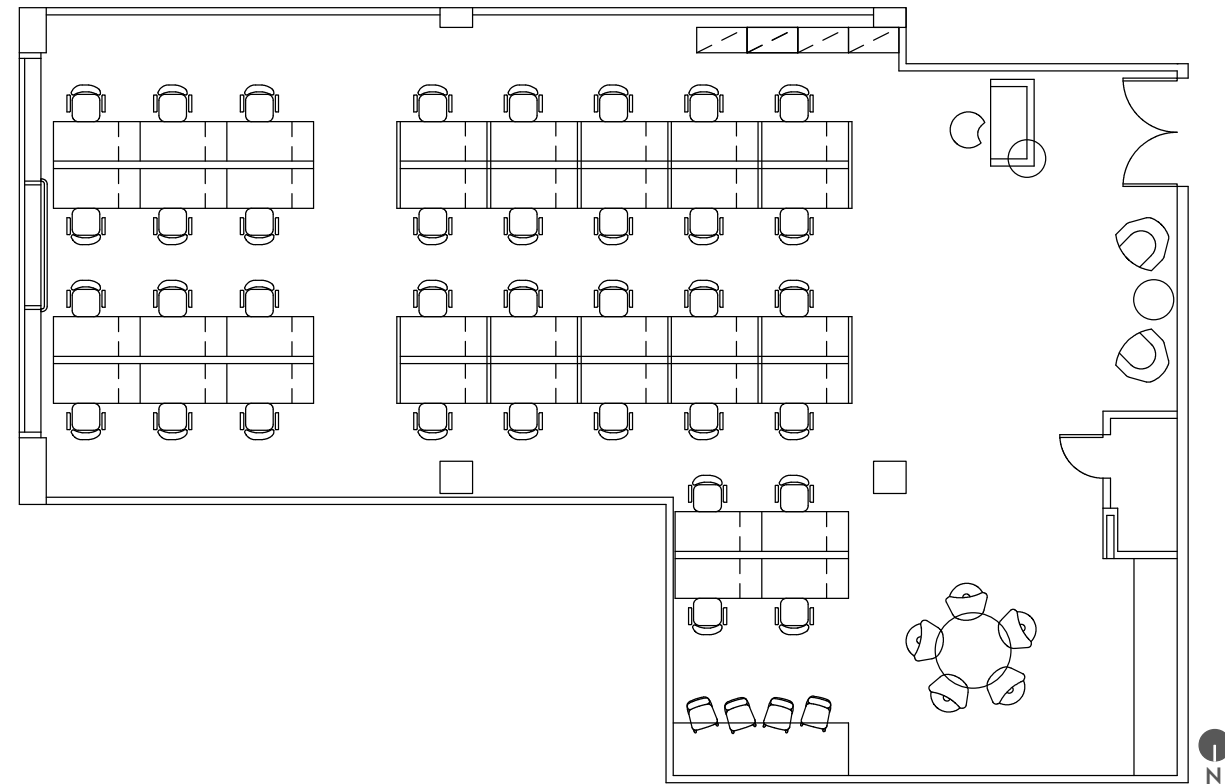
SUITE 407 | 1,858 RSF



SUITE 408 | 1,910 RSF



SUITE 409 | 4,132 RSF





DUMBO HEIGHTS CAMPUS

Mixed use urban campus on the waterfront in the heart of Brooklyn tech triangle. Vibrant ground floor retail provides amenities and vibe for tenants, local Brooklynites and tourists.

OFFICE SPACE 1.2 million SF

RETAIL SPACE 80,000 SF

OFFICE TENANTS Etsy, WeWork, Frog, 2U
90% Occupied

RETAIL TENANTS Untamed Sandwiches, Taco Dumbo, Shadowbox, Mulberry & Vine, Randolph Beer, Yoga Vida, Husk Bakeshop




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RFR

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 **KUSHNER**

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