

DUMBO HEIGHTS

PRIME RETAIL SPACE
AVAILABLE IN BROOKLYN

SIZE

GROUND FLOOR 8,889 SF
LOWER LEVEL 2,026 SF

CURRENT DIVISIONS

1,813 SF | 3,490 SF | 3,586 SF

FRONTAGE

780' WRAPAROUND

POSSESSION

IMMEDIATE

- OVER 750,000 SF OF OFFICE SPACE WITHIN CAMPUS
- OFFICE TENANTS INCLUDE: ETSY, WEWORK, FROG, ALEXIS BITTAR, 2U
- 85% OCCUPIED
- TI AVAILABLE
- ALL USES CONSIDERED
- SPACE CAN BE SUBDIVIDED
- STEPS FROM PUBLIC TRANSPORTATION
- LOCATED AT THE MOUTH OF THE BROOKLYN & MANHATTAN BRIDGES



55 PROSPECT STREET

BETWEEN ADAMS STREET AND PEARL STREET

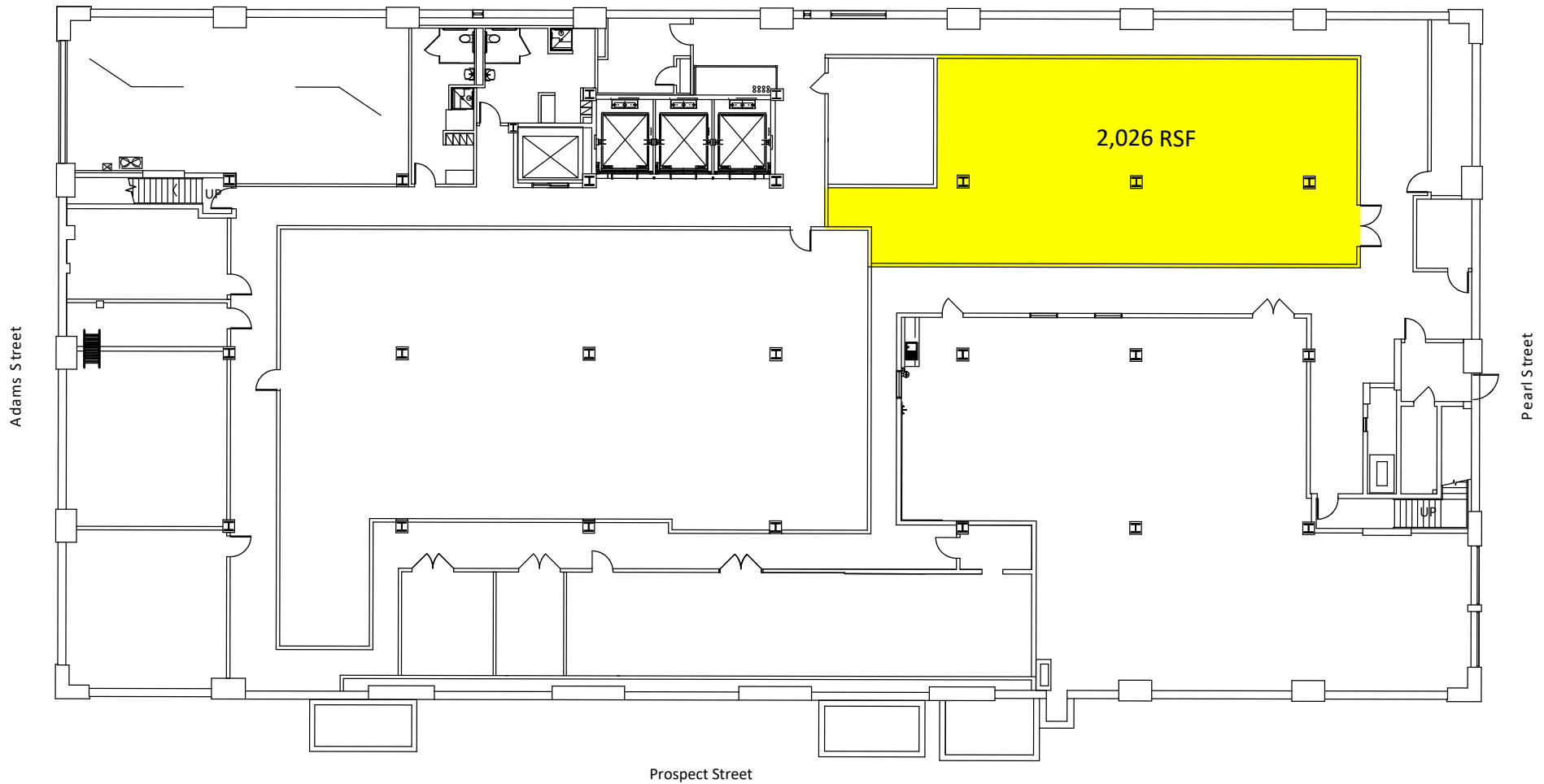


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 KUSHNER LIVWRK RFR

DUMBO HEIGHTS

LOWER LEVEL



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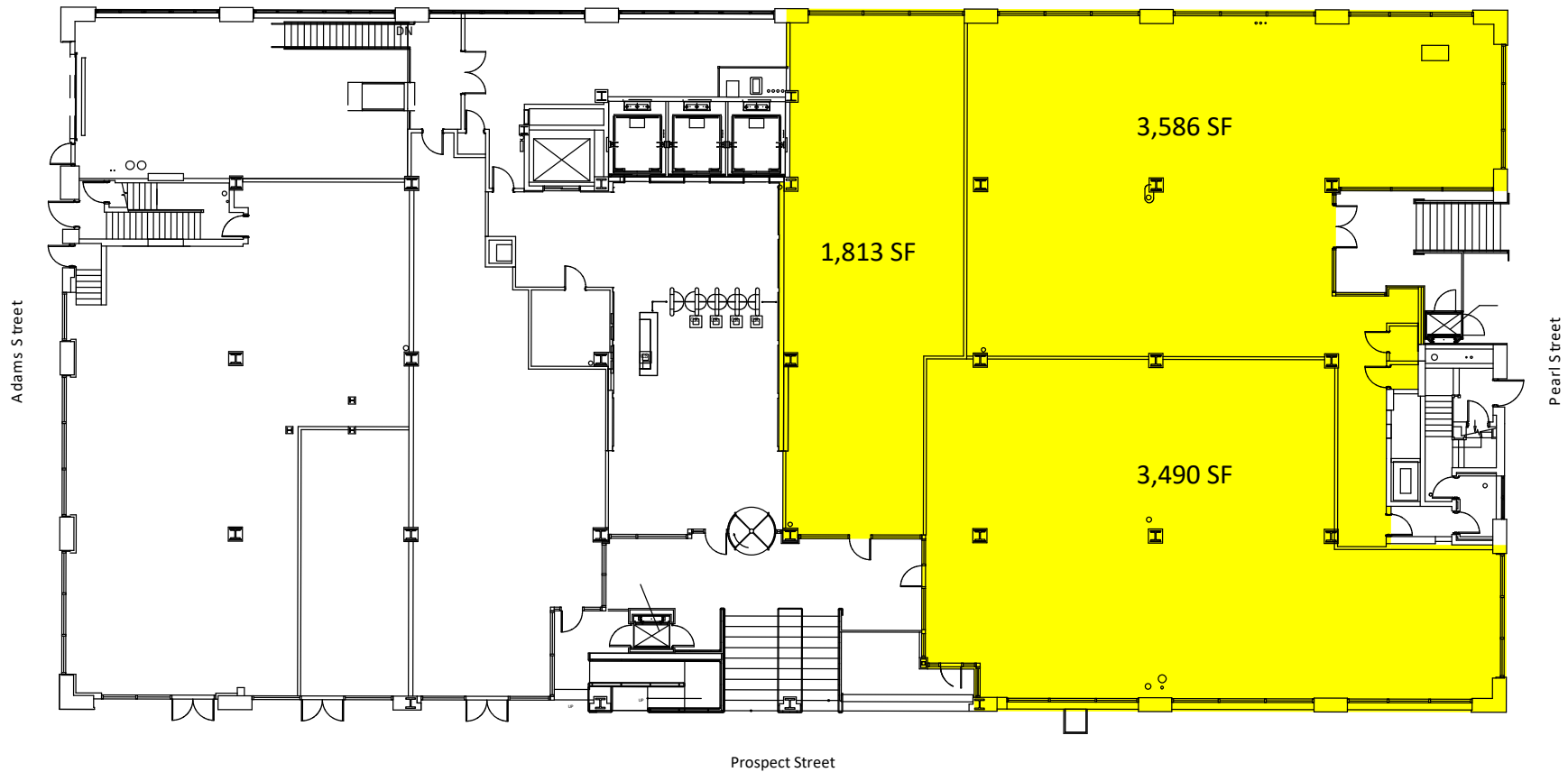


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DUMBO HEIGHTS

GROUND FLOOR

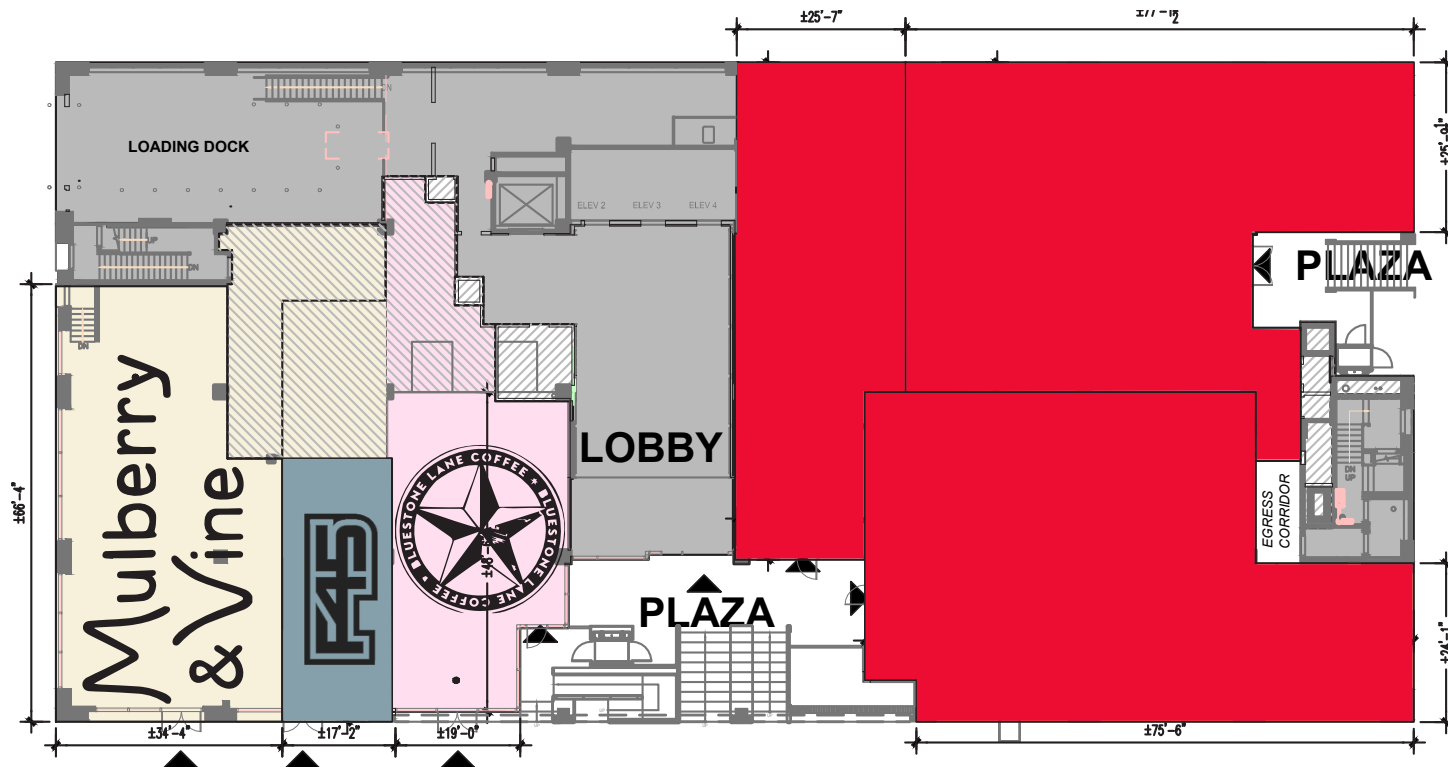




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ADAMS STREET



PEARL STREET

PROSPECT STREET

 VACANT RETAIL SPACE

DUMBO HEIGHTS

\$203,427

AVERAGE HOUSEHOLD INCOME

\$3,332

MEDIAN RENT

40,620

PEOPLE PER SQUARE MILE

BICYCLE

22 MIN TO GRAND CENTRAL

23 MIN TO W'BURG

SUBWAY

22 MIN TO GRAND CENTRAL

14 MIN TO W'BURG

BUS

14 MIN TO FULTON STREET

8 MIN TO CADMAN

FERRY

25 MIN TO 34TH STREET

10 MIN TO W'BURG



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