

DUMBO  
HEIGHTS  
**BROOKLYN**

Work Here.



# Work Here.

Dumbo Heights is more than a workplace;  
it's where everything comes together.

Meet over coffee, brainstorm during lunch, unwind  
after hours—all in one vibrant, connected space.

Where ideas flow, collaborations spark, and routines  
become effortless—from day to night. From desks to drinks,  
moments to views, this is the place to work, create, and thrive.

Work Together. Work Inspired.  
**Dumbo Heights. Work Here.**

York St



Pearl St

Prospect St



Adams St

Sands St



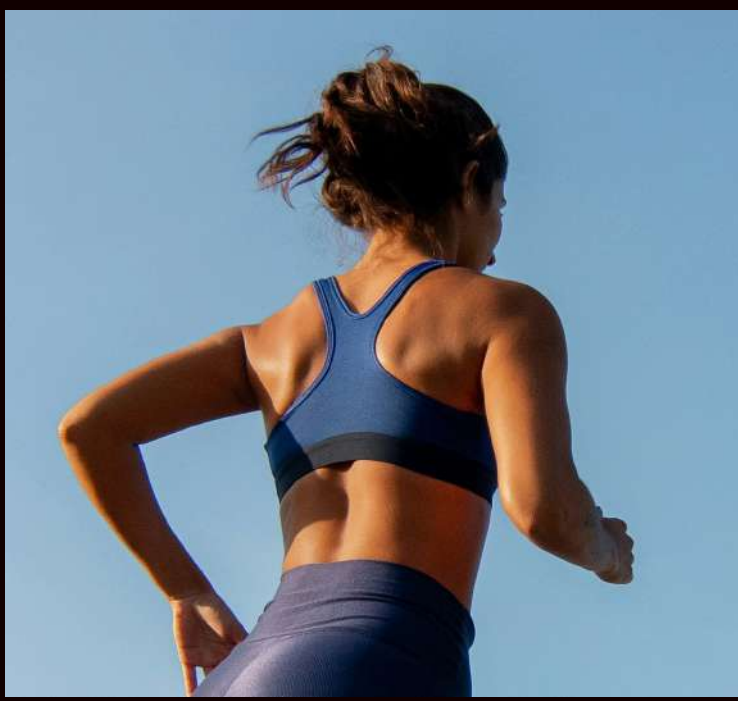
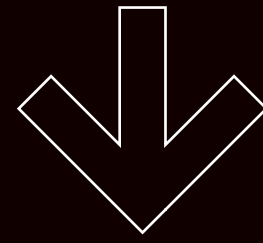


DUMBO HEIGHTS  
BROOKLYN

Etsy



# Lifestyle Here.



Welcome to Dumbo, Brooklyn

Dining

Waterfront Parks

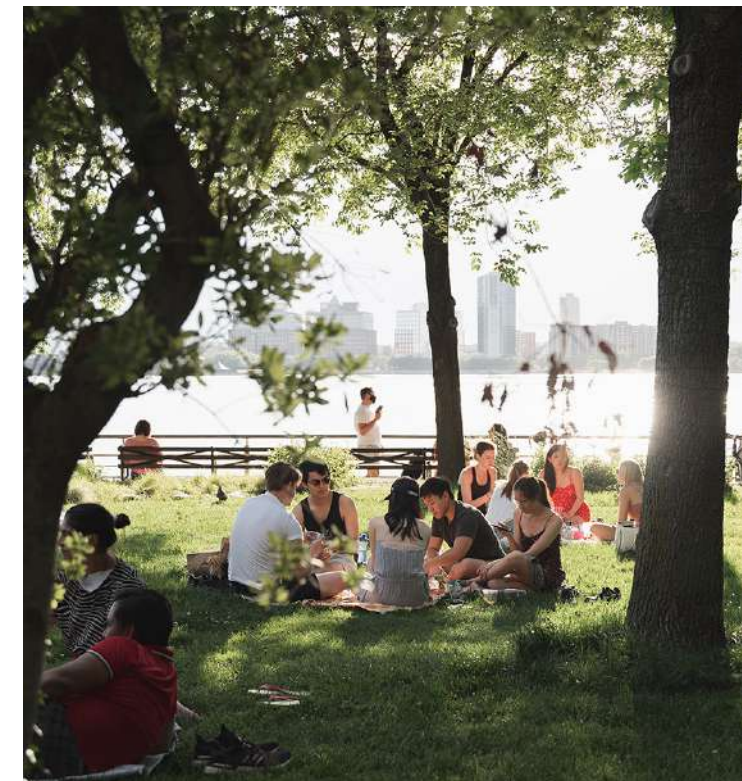
Community

Nightlife



THIS IS DUMBO.

Soho House. Butler.  
The River Café. Equinox.  
AlMar. Cecconi's. West Elm.  
Devoción. Time Out Market.  
Luke's Lobster. OddFellows.  
Empire Stores. Grimaldi's.  
Rodd & Gunn. Sweetgreen.  
St. Ann's Warehouse.  
Pebble Beach. Bar 56.  
Jacques Torres. Westville.  
Brooklyn Flea. CoCo Boys.





# Arrive Here.

## By Subway

Subway stations at  
F train at York Street  
A/C trains at High Street  
2/3 trains at Clark Street

## By Bike

Citi Bike stations at  
Adams and Prospect Street  
Sands and Jay Street  
Pearl and York Street

## By Bus

Steps from Sands and Jay Street  
B67 and B69 bus stop

## 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 Heights.

## By Ferry

DUMBO/Fulton Ferry to  
Lower Manhattan Pier 11/Wall Street





Transportation

B D F M

N Q R W

1 2 3

G 4 5

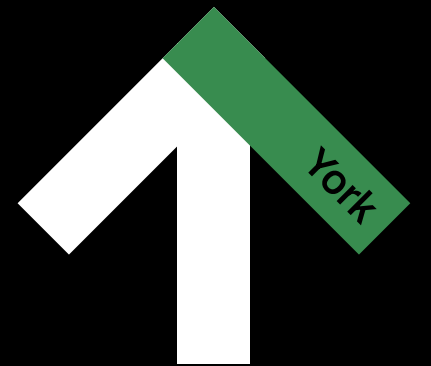
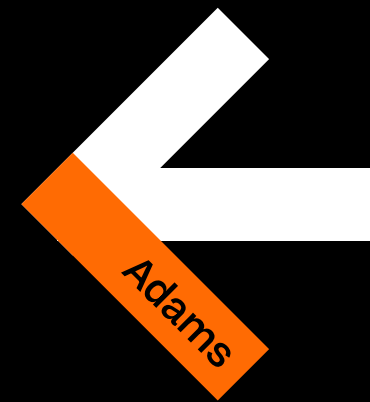
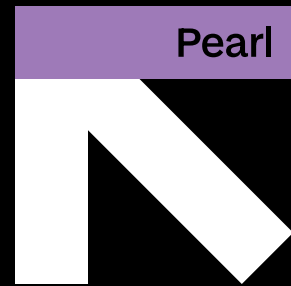
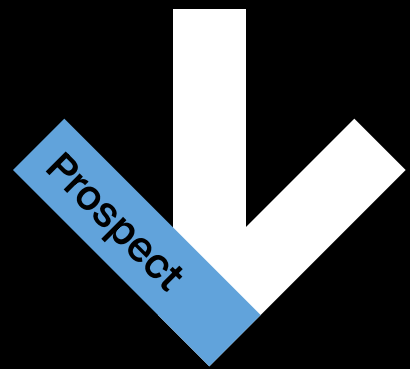
A C J Z

● ● ● Ferry





# Design Your Day.

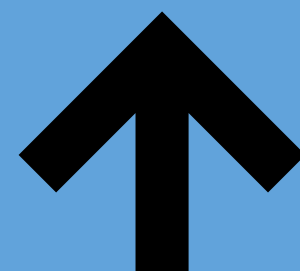






Train  
Here.

Prospect St



Ease into every day.  
Bluestone Lane | Solidcore | F45



# Pearl

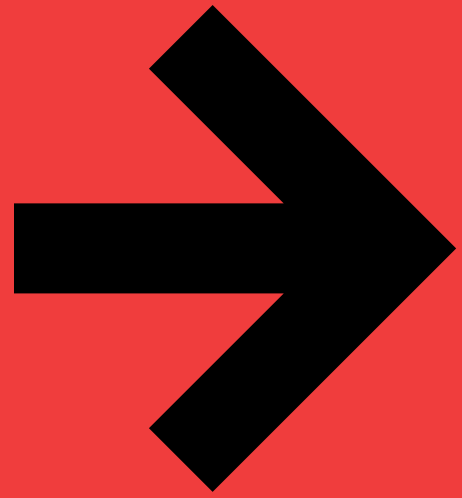


# St

Kids and core—covered.







Chill  
Here.



Randolph Beer  
Ippudo V  
Wonder Beach



Sands St





Randolph Beer

Eat

Drink

Play

Socialize



Adams St



Unwind  
Here.

Etsy Headquarters







DUMBO  
HEIGHTS  
BROOKLYN

**Randolph Beer Rooftop**

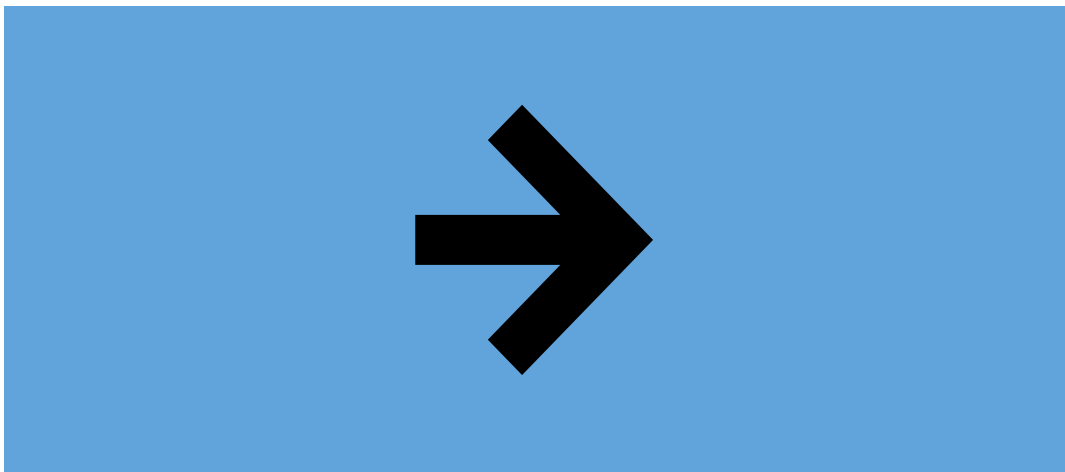
**Come Together Here.**





# Every Day Works.

Join a campus of creative minds. Have a more social work environment with shared spaces and chances to connect with like-minded coworkers and companies.



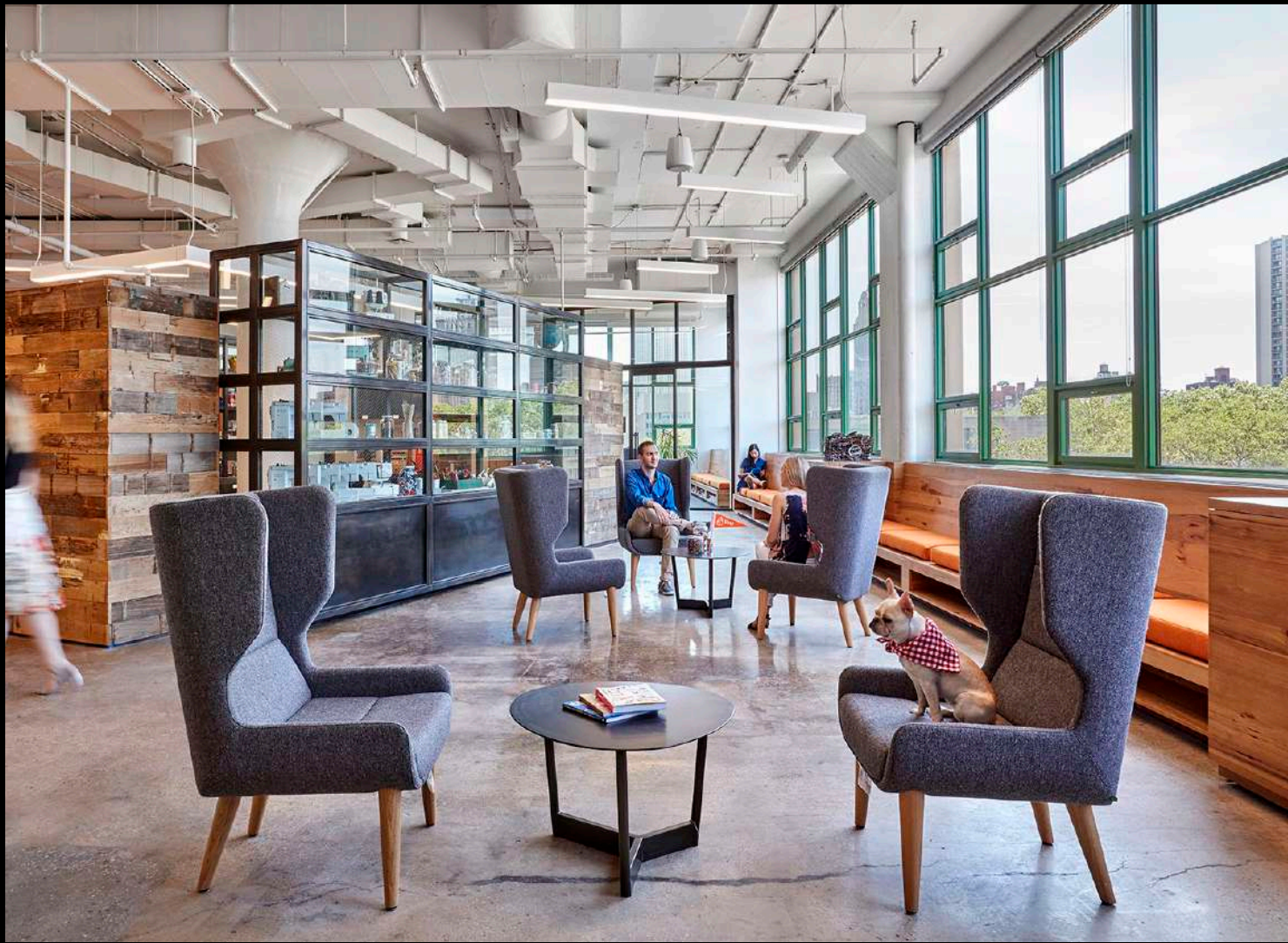
Dumbo Heights Campus

Connect

Create

Express





Find



Flow

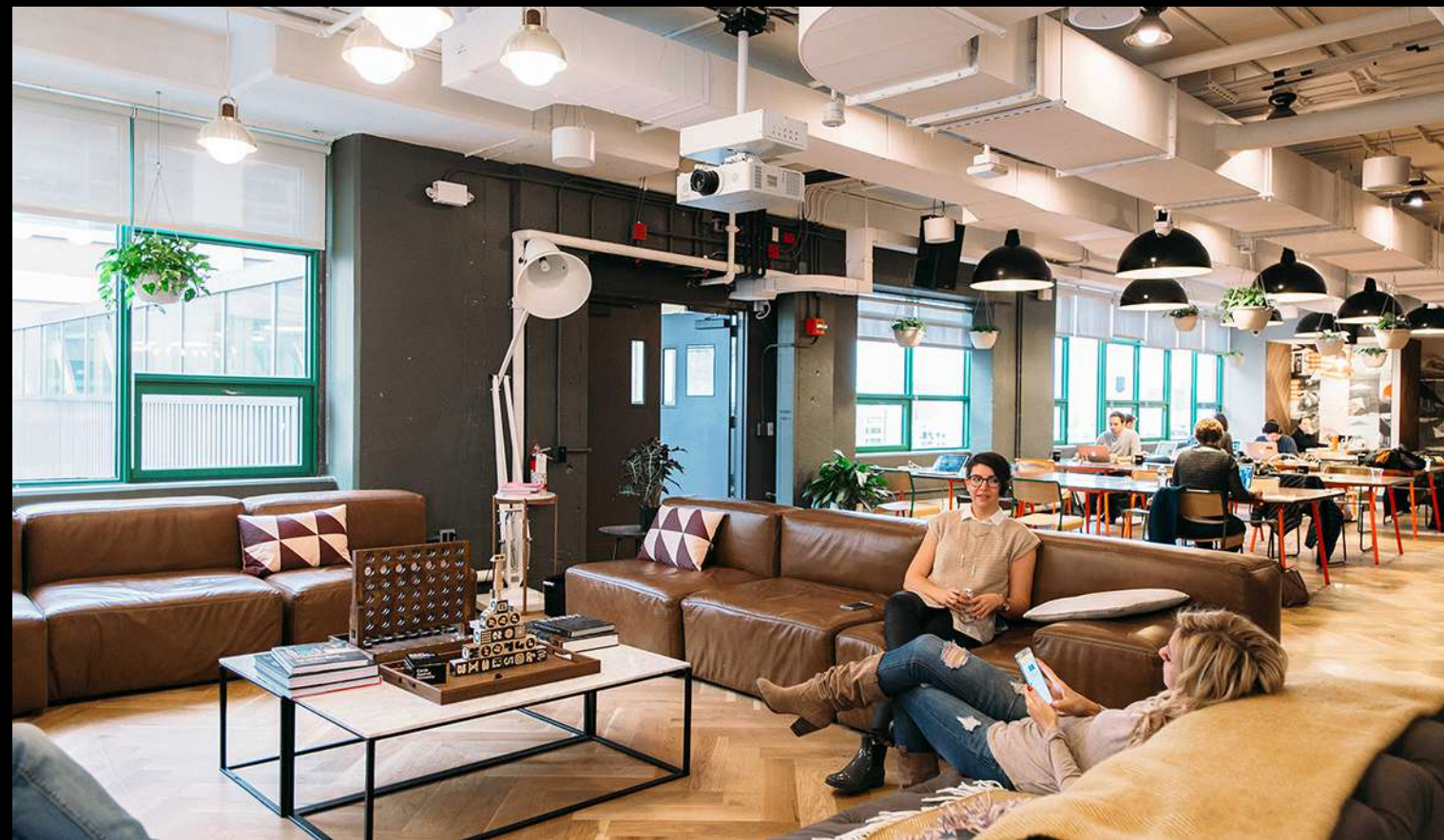
Your





# Ready When You Are.

Make move-in simple  
with fully furnished suites.







Community  
Here.



Relax

Share

Collab





Shared Kitchen and Conference Rooms





York St

↑ DUMBO Waterfront

55 Prospect

Springbone KITCHEN   F45   BLUESTONE LANE   vivvi   ABHAYAYOGA

Pearl St

DH  
BKLYN

Prospect St

Adams St

[solidcore]   Etsy

117 Adams

TANNING WONDER BEACH NYC/DUMBO   ippudo V

Randolph BEER

77 Sands

Sands St

↓ Brooklyn Bridge



Work

Here.



# 55 Prospect



NORTH

## Floor 10 + 9

52,795 SF Penthouse Duplex Opportunity  
2,196 SF Private Rooftop Terrace

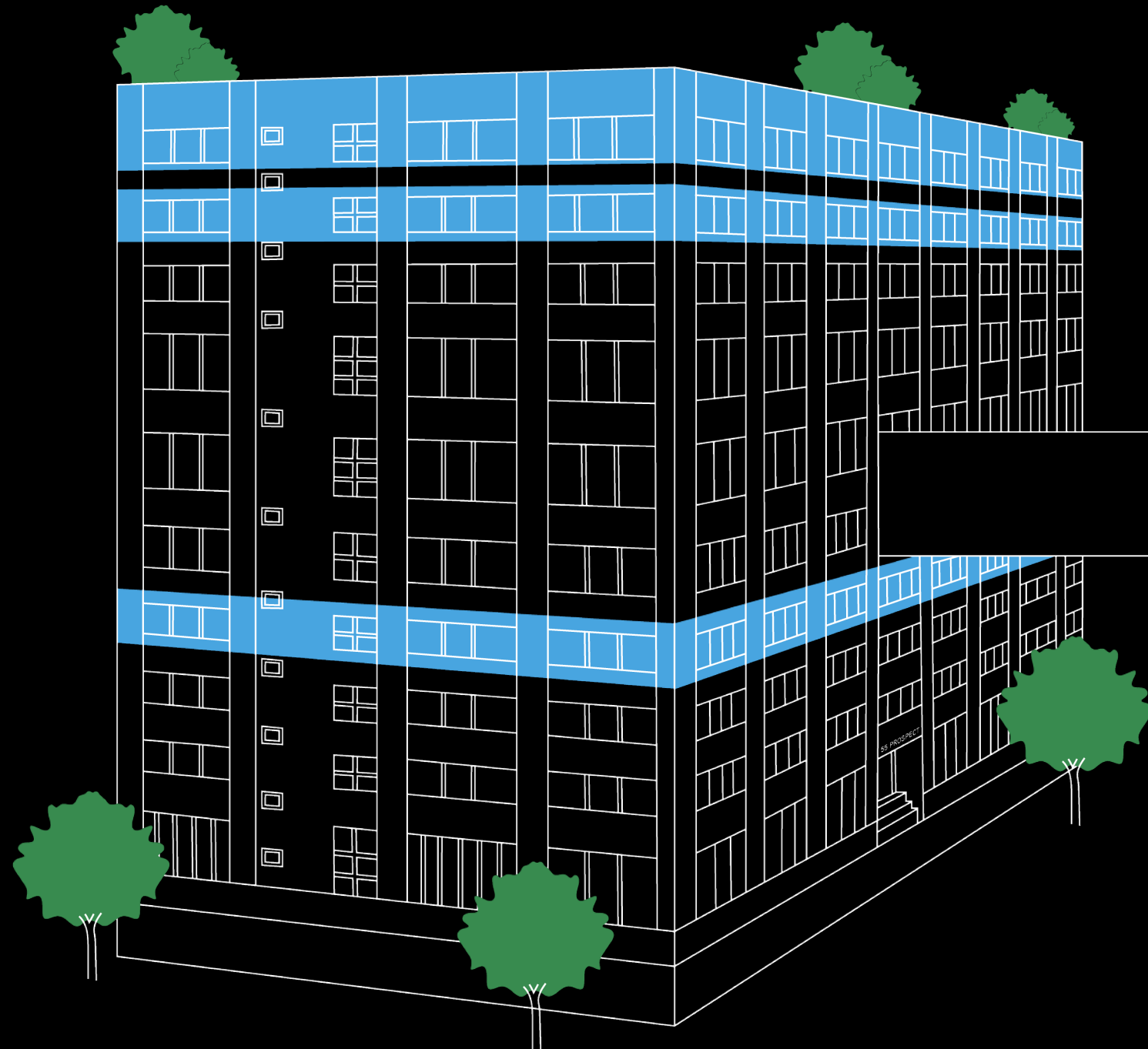
*Ability to combine with  
Floor 8 for 80,000 SF Block*

## Floor 8

Suite 800: 7,357 SF  
Suite 820: 5,717 SF  
Suite 840: 11,229 SF  
Suite 860: 2,197 SF

## Floor 3

Suite 301: 1,209 SF  
Suite 303: 2,337 SF  
Suite 304: 2,174 SF  
Suite 305: 1,942 SF  
Suite 309: 6,193 SF





55 Prospect

# Floor 10

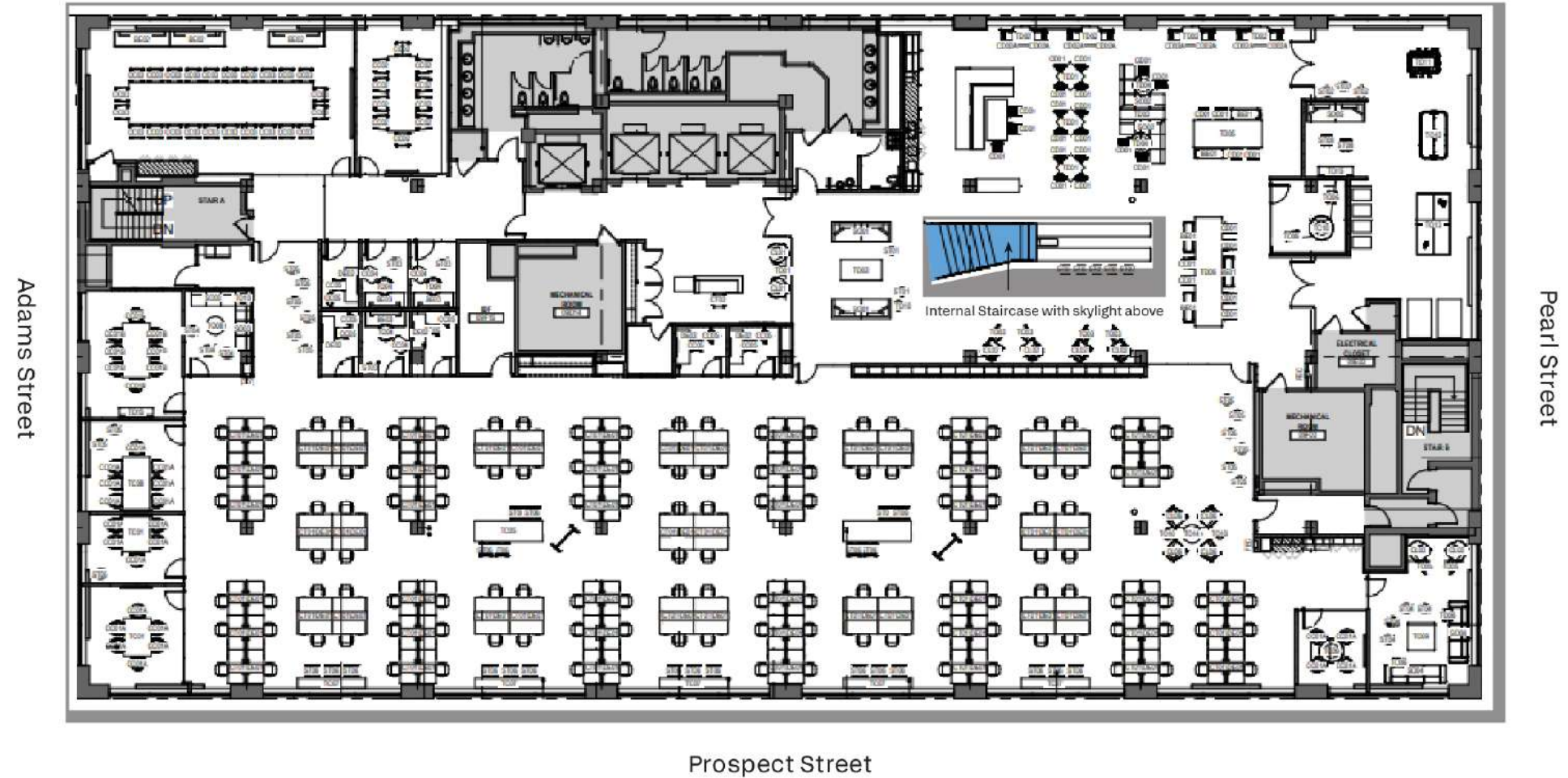
Entire Floor | 26,398 SF

Penthouse Duplex Opportunity  
of 52,795 SF with 2,196 SF  
Private Rooftop Terrace

- (1) Conference Room
- (7) Office/Meeting Rooms
- (3) Breakout Rooms
- (4) Phone Rooms, Mother's Room
- (1) Open-Area Seating (176+ people)
- (1) High-End Pantry/Large Lounge Room



NORTH





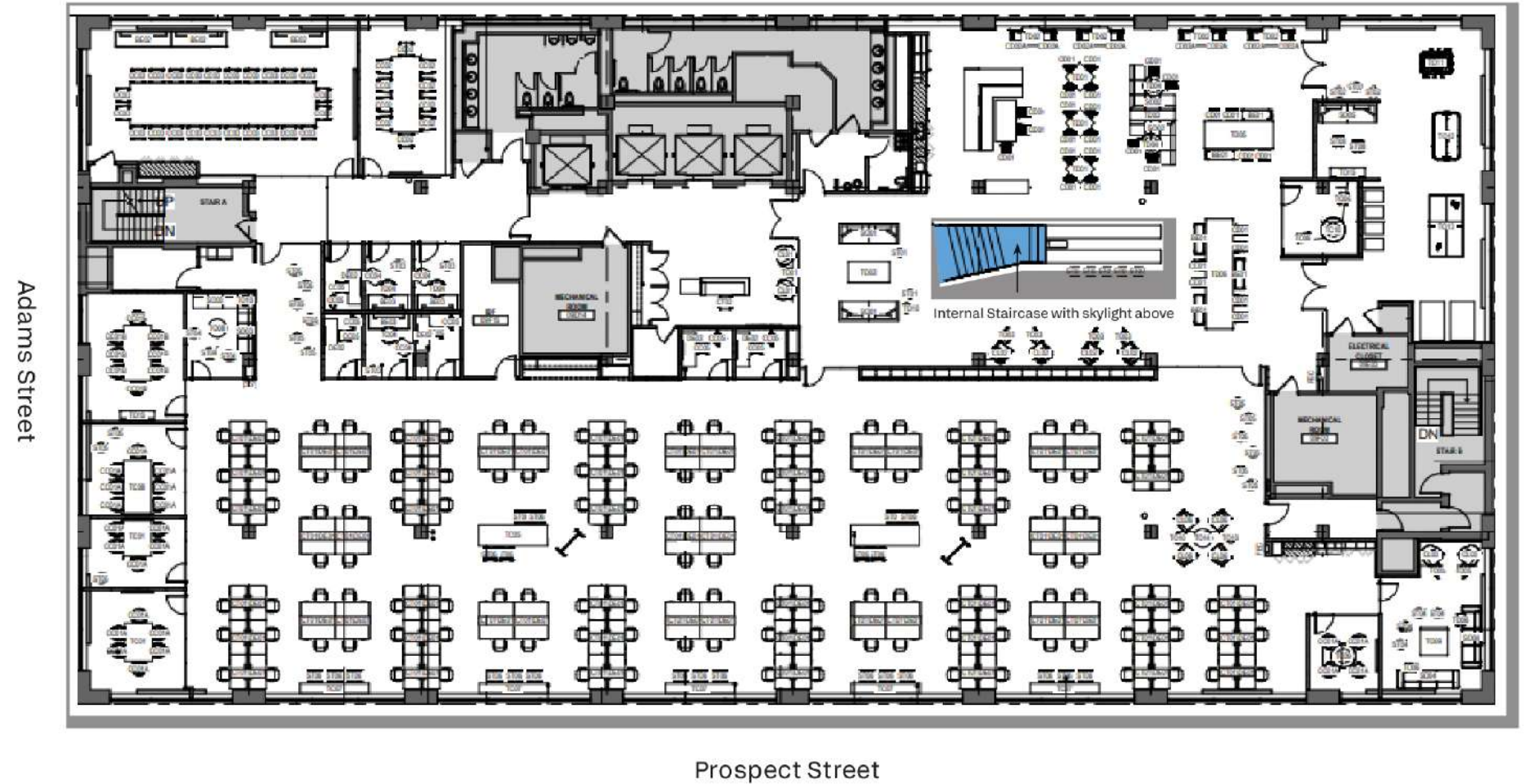
# Floor 9

Entire Floor | 26,398 SF

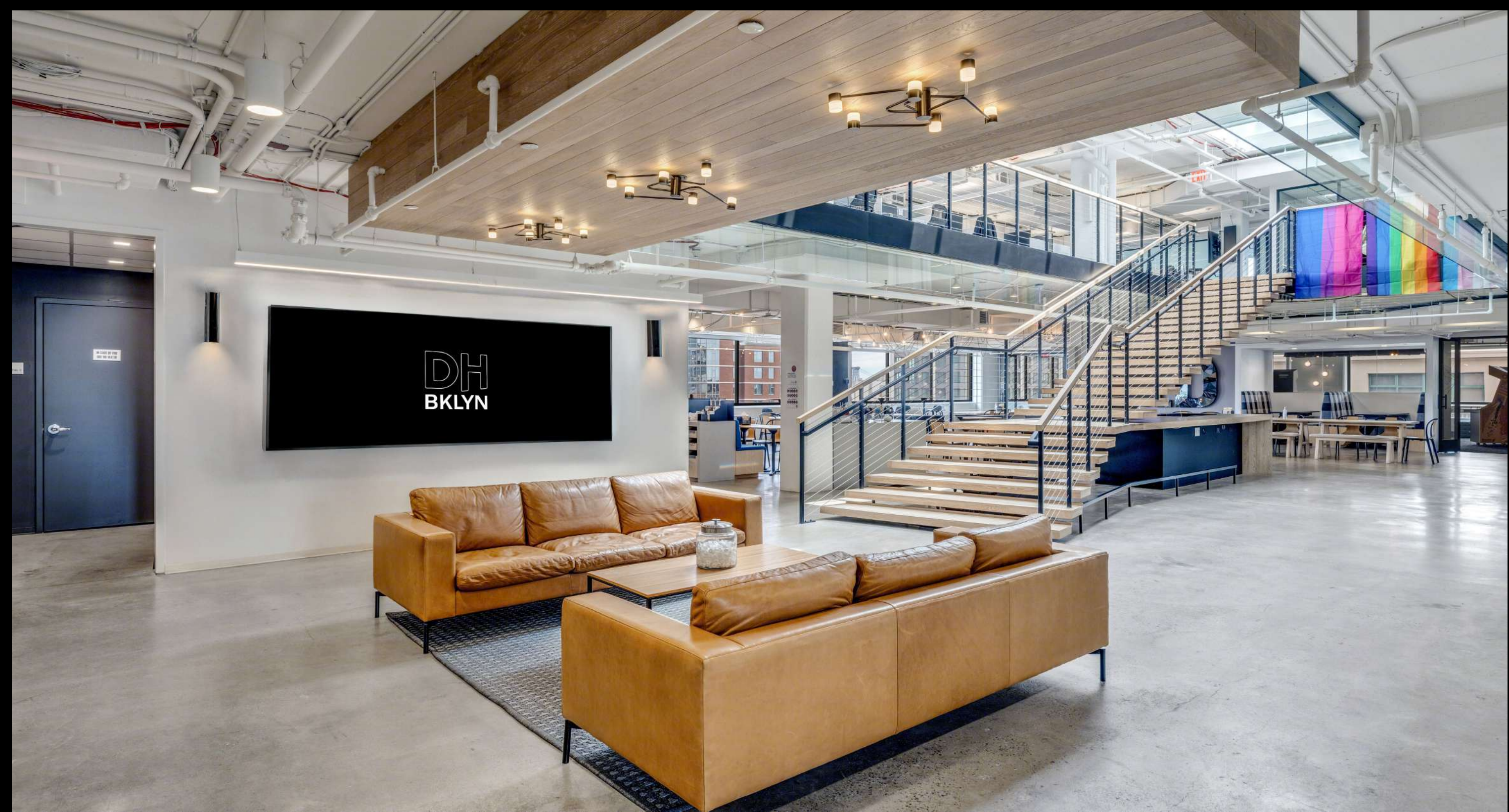


NORTH

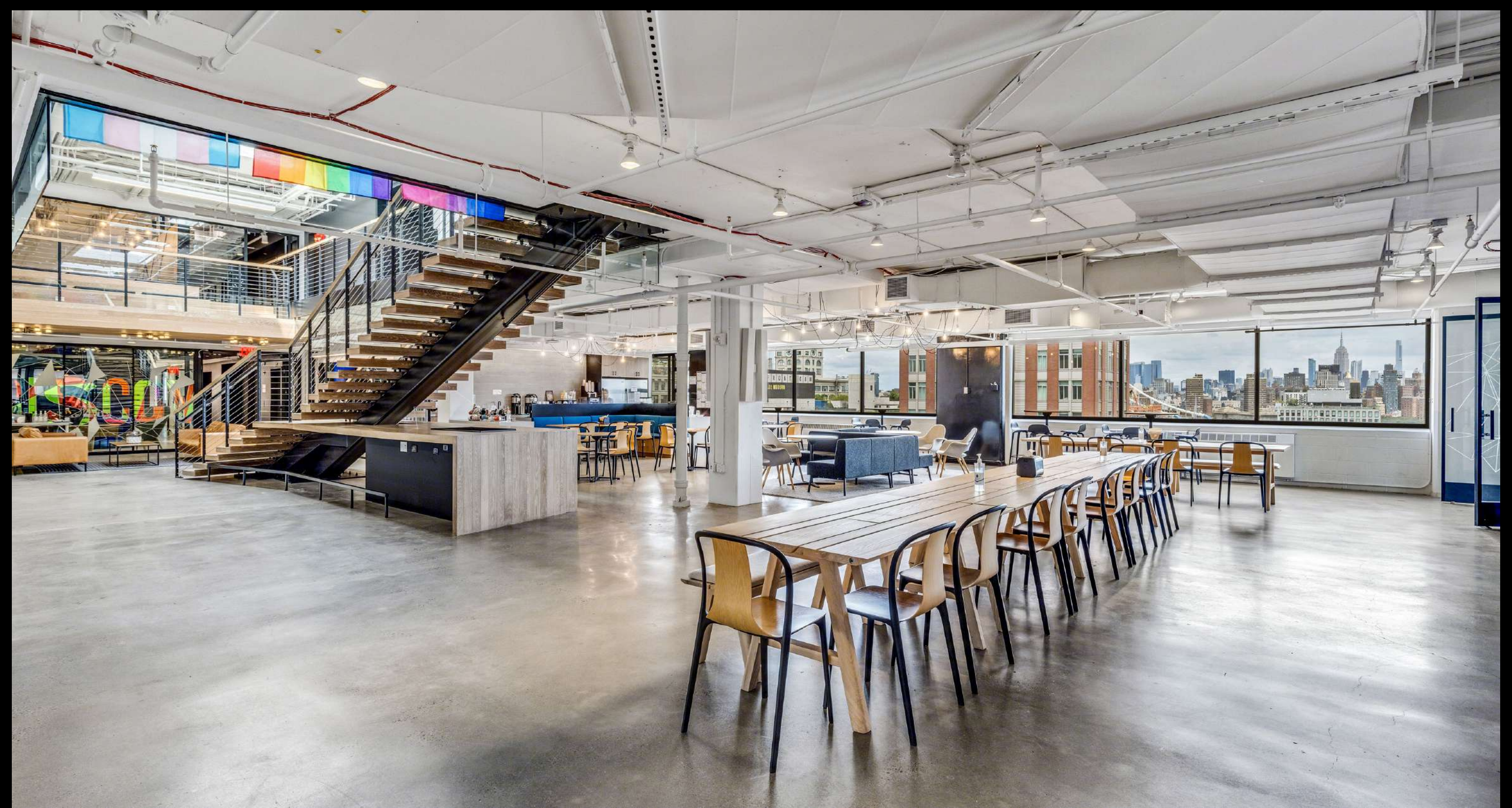
- (1) Large Private Board Room (seats 26)
- (1) Conference Room
- (7) Office/Meeting Rooms
- (8) Phone/Breakout Rooms
- (1) Open-Area Seating (128+ people)
- (1) Large Game/Lounge Room
- (1) Pantry with Eating /Lounge Seating Areas





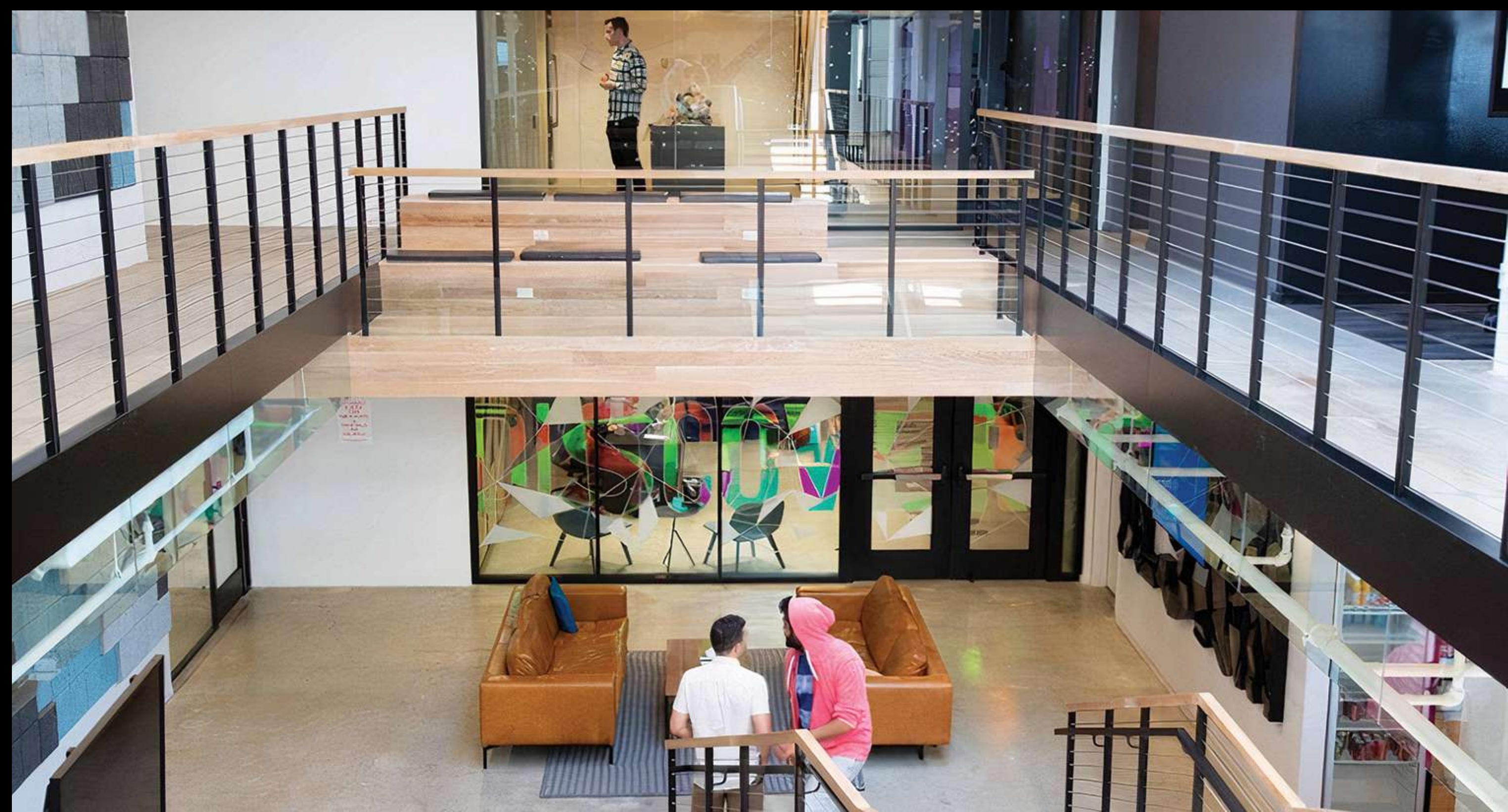




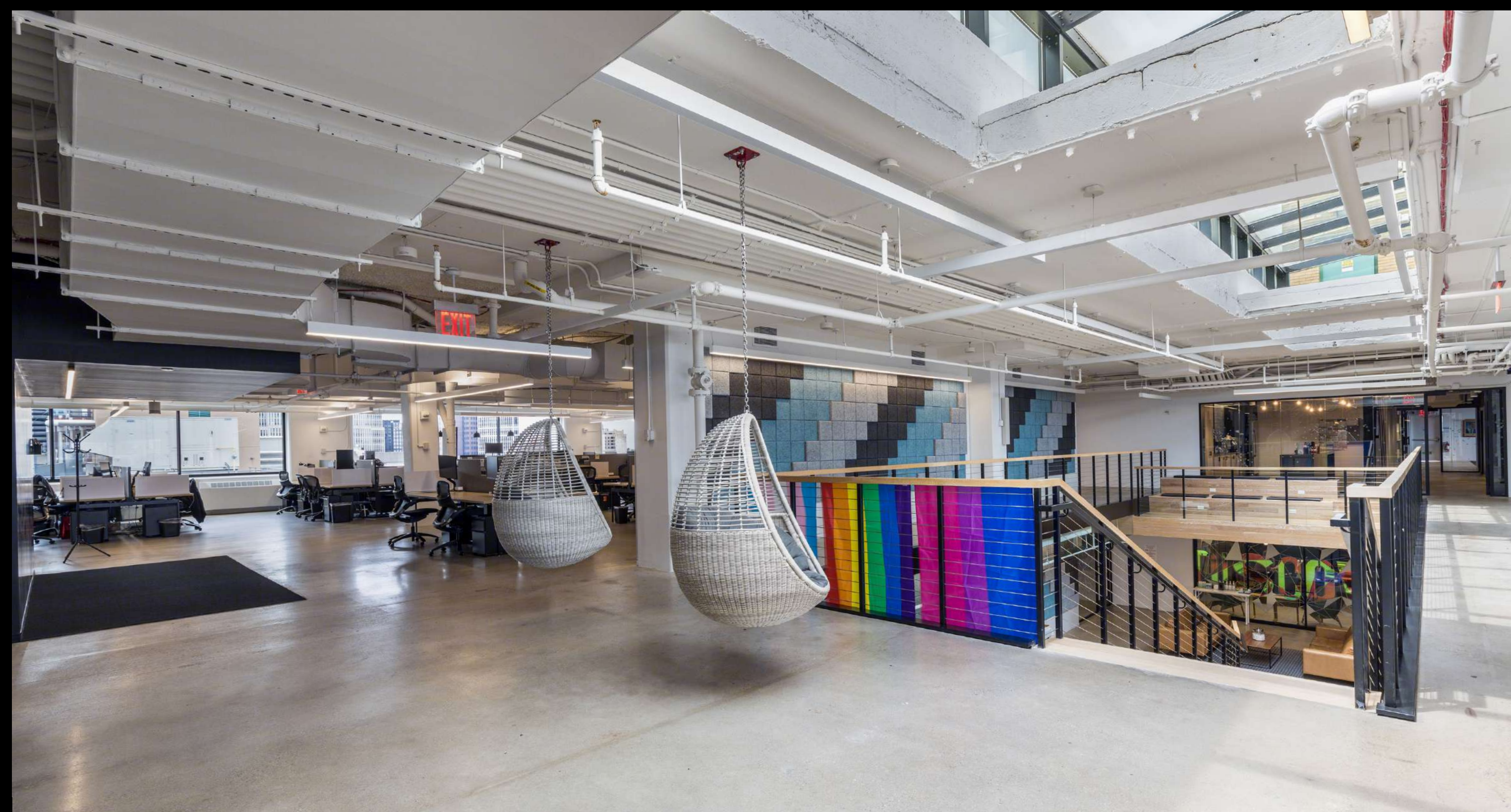


**55 Prospect**      **Floor 9**      **Collaborative Kitchen and Lounge**















55 Prospect

# Floor 8

Suites from 2,197 to 11,229 SF

*Ability to combine with Duplex  
for over 80,000 SF*

Suite 800: 7,357 SF

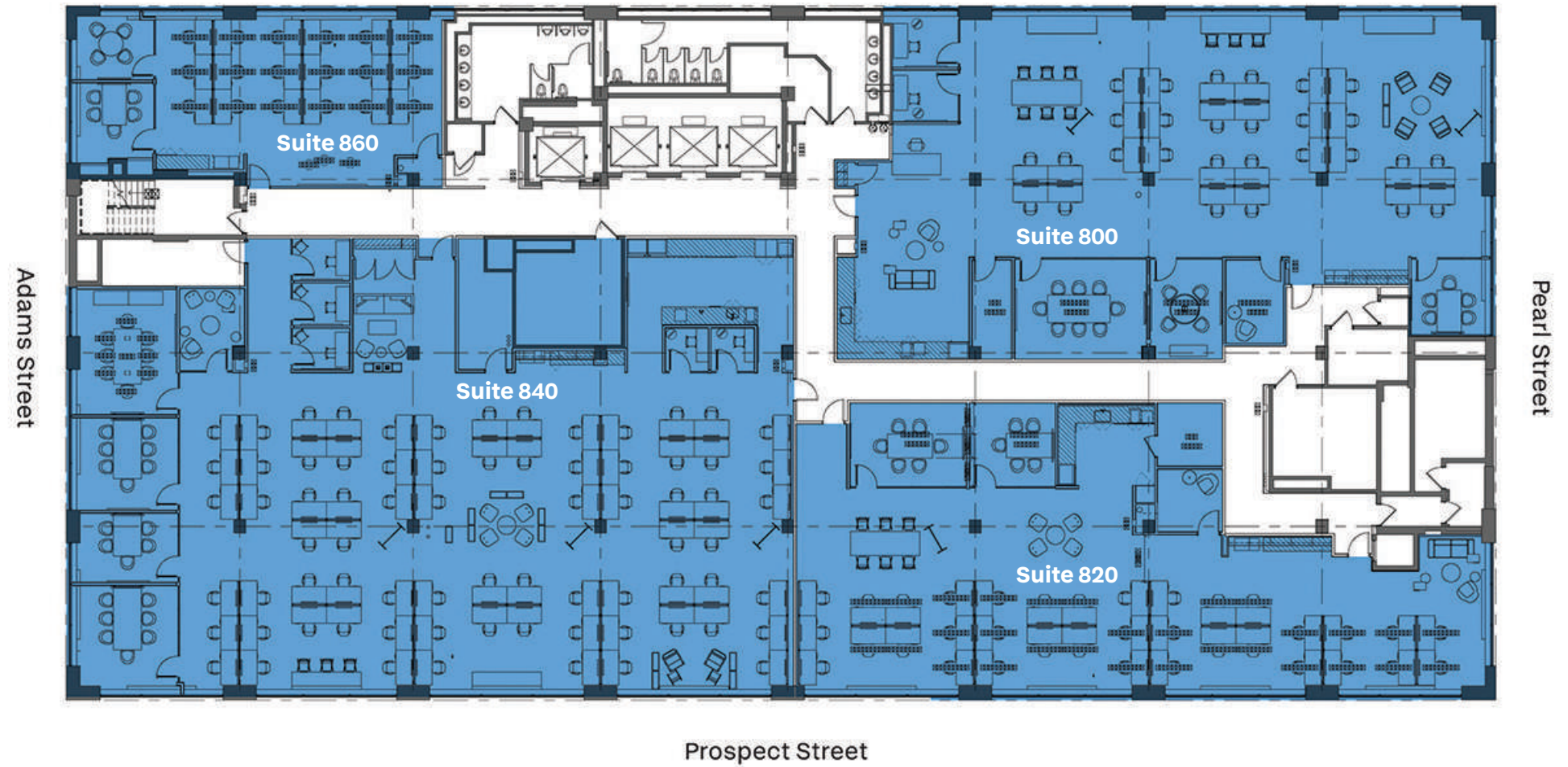
Suite 820: 5,717 SF

Suite 840: 11,229 SF

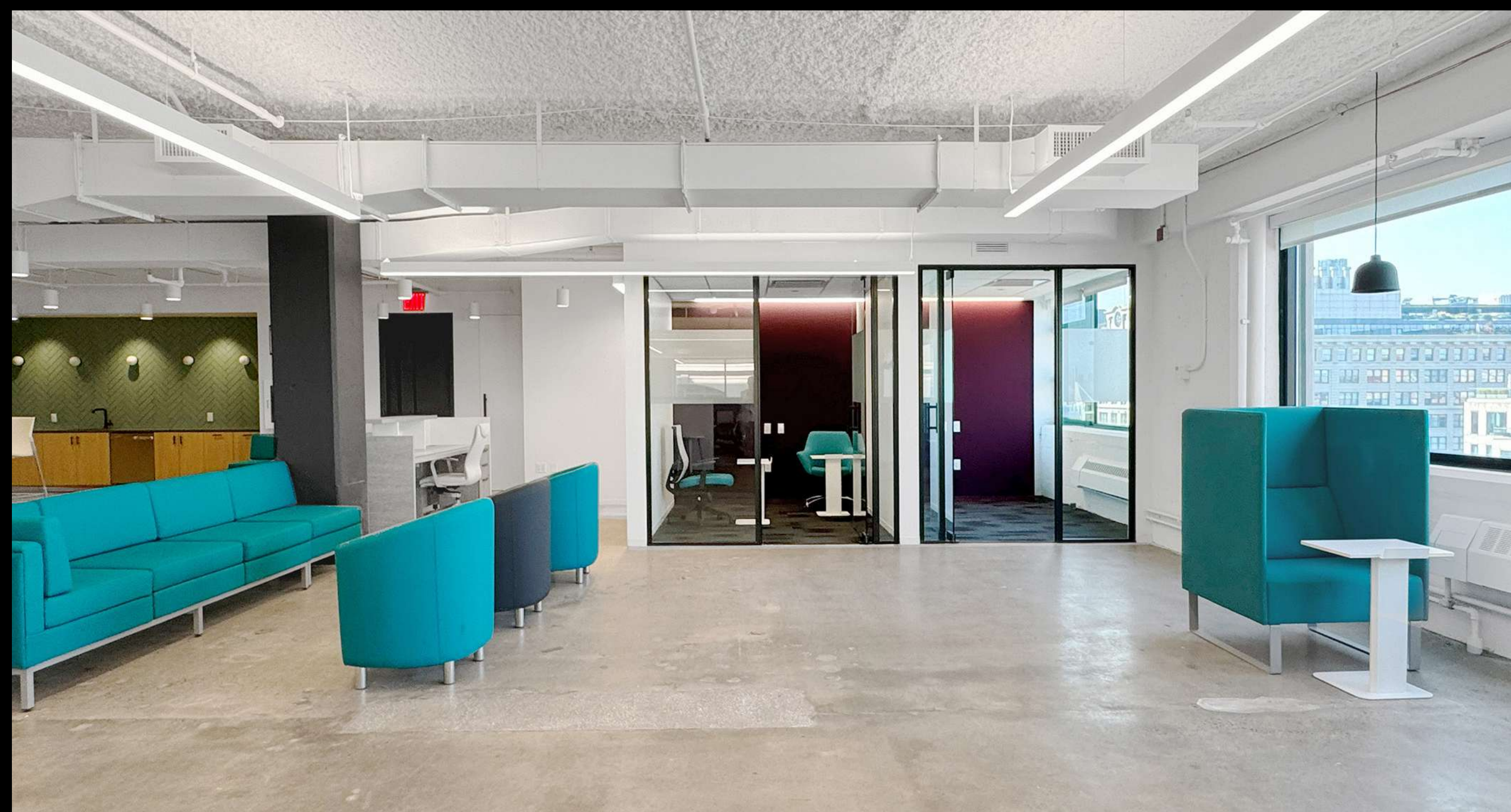
Suite 860: 2,197 SF



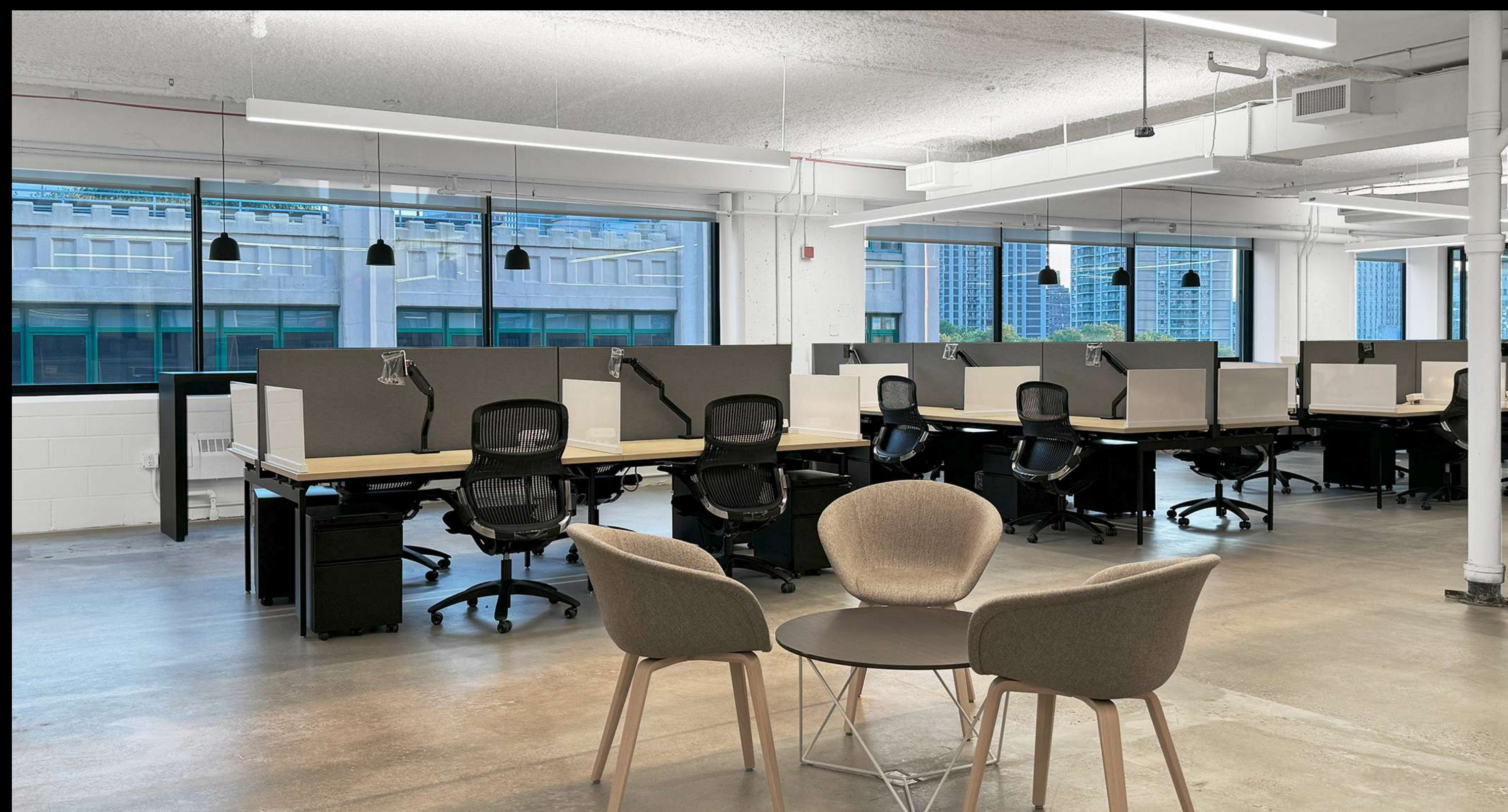
NORTH



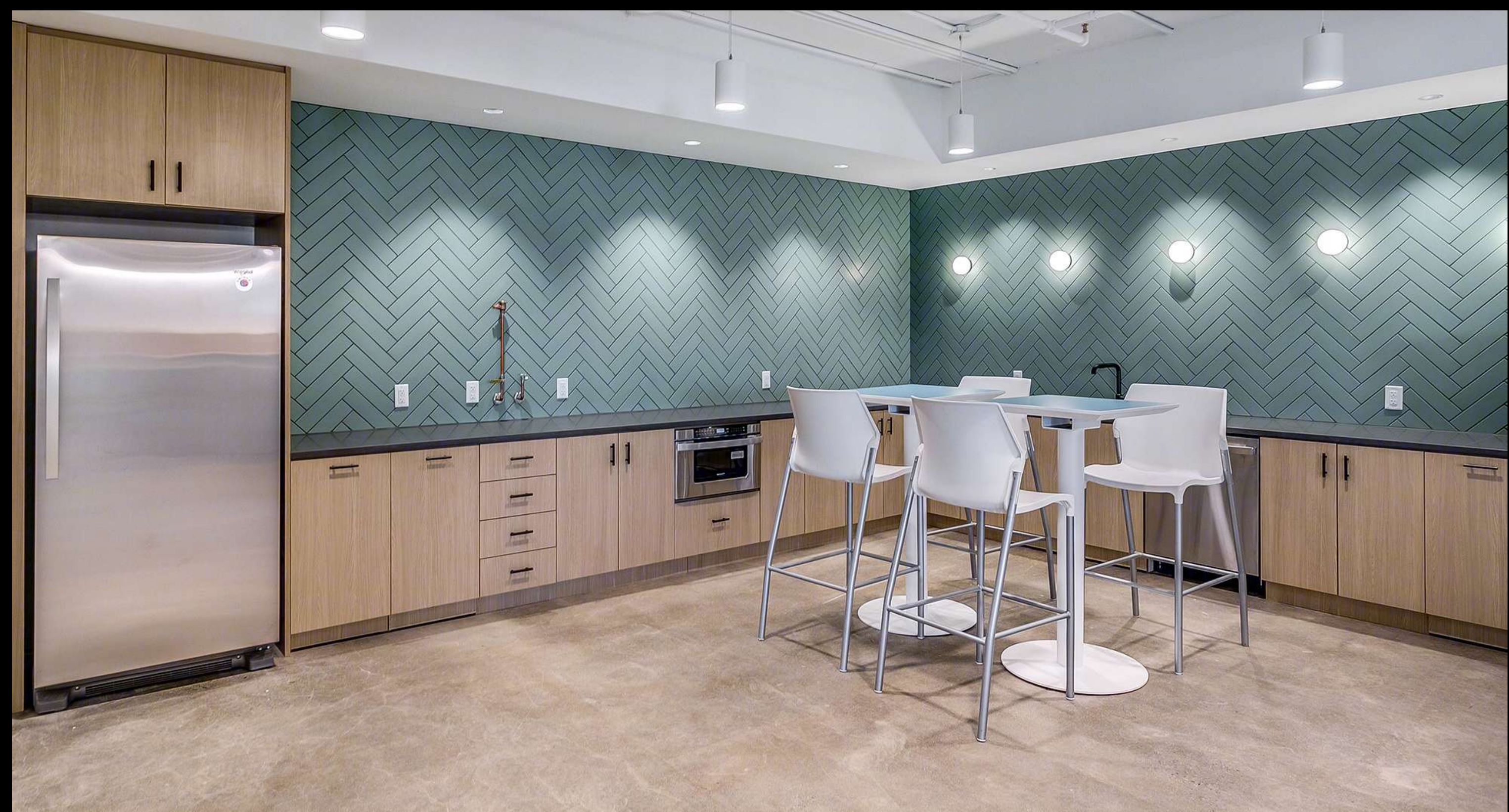




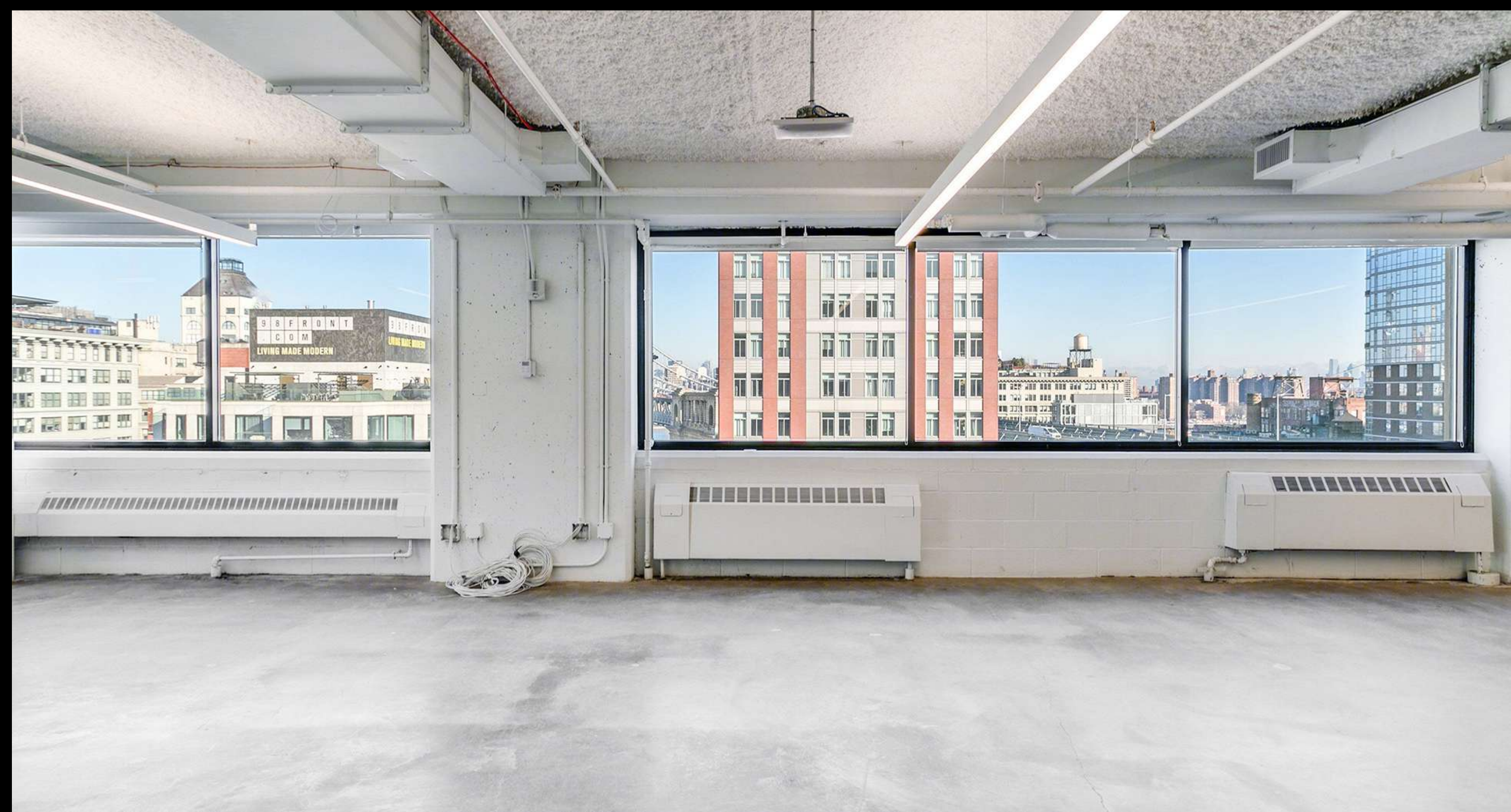




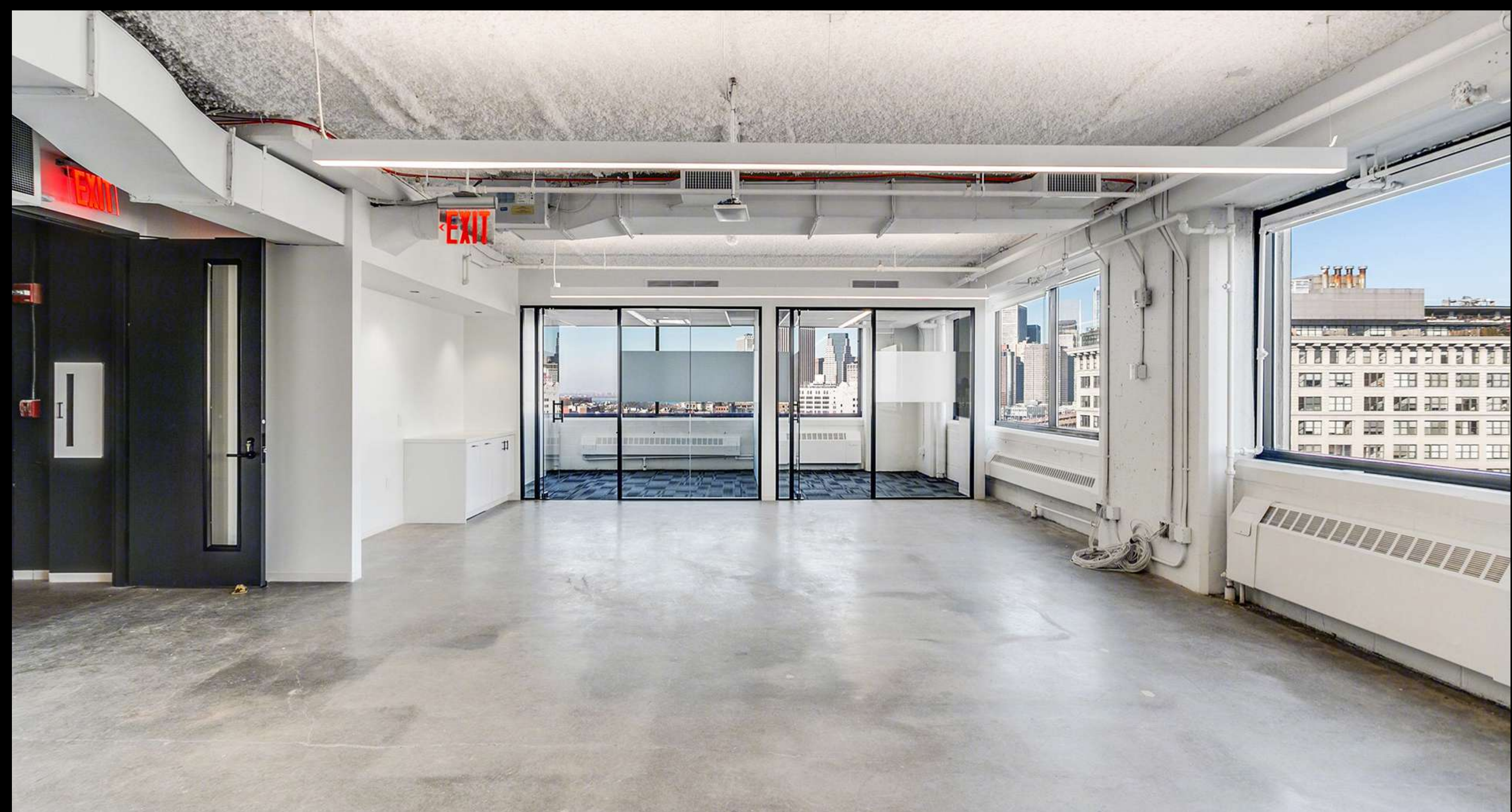














55 Prospect

# Floor 3

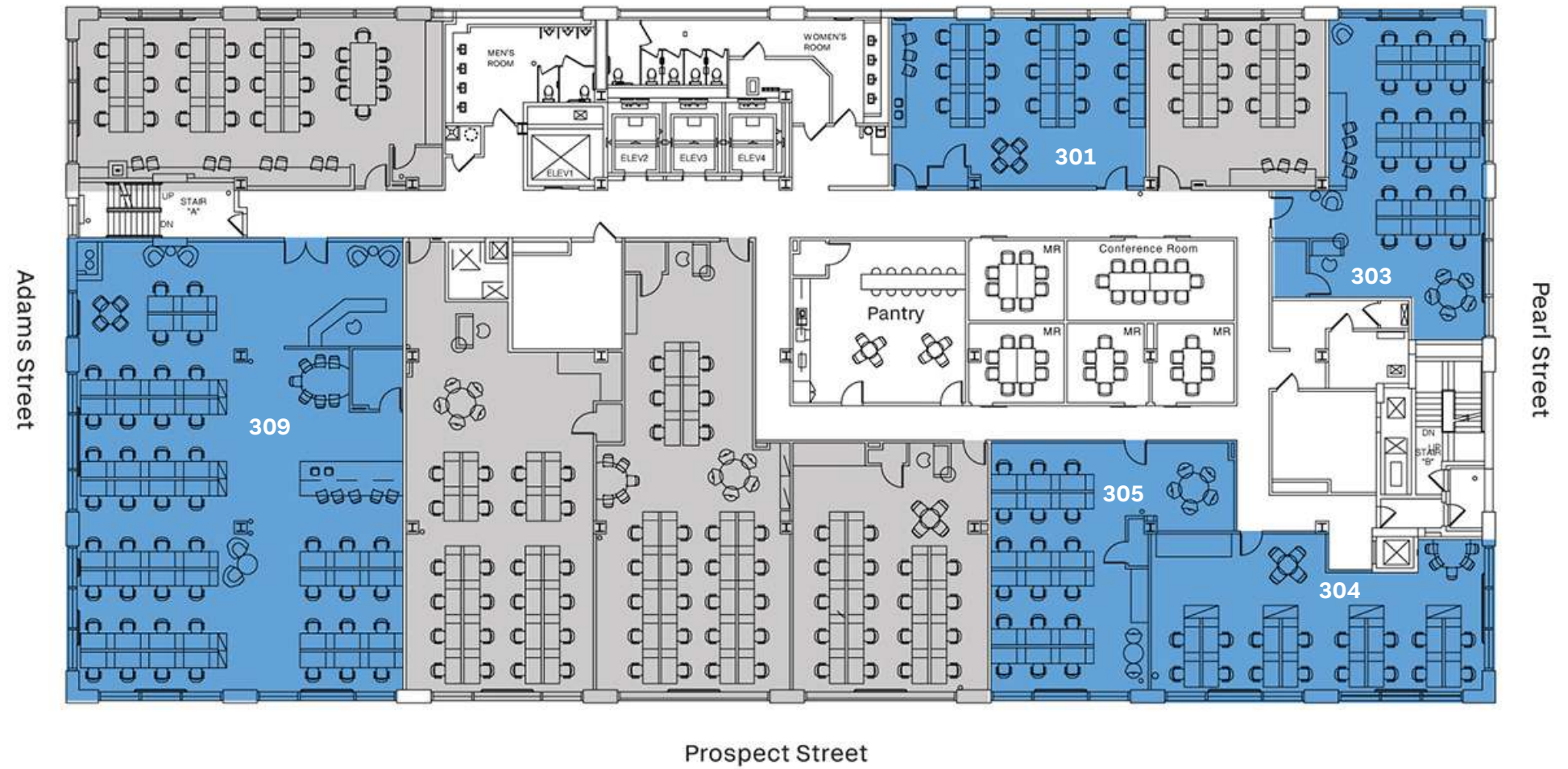
Suites from 1,209 to 6,193 SF

- Suite 301: 1,209 SF
- Suite 303: 2,337 SF
- Suite 304: 2,174 SF
- Suite 305: 1,942 SF
- Suite 309: 6,193 SF

- Leased
- Available



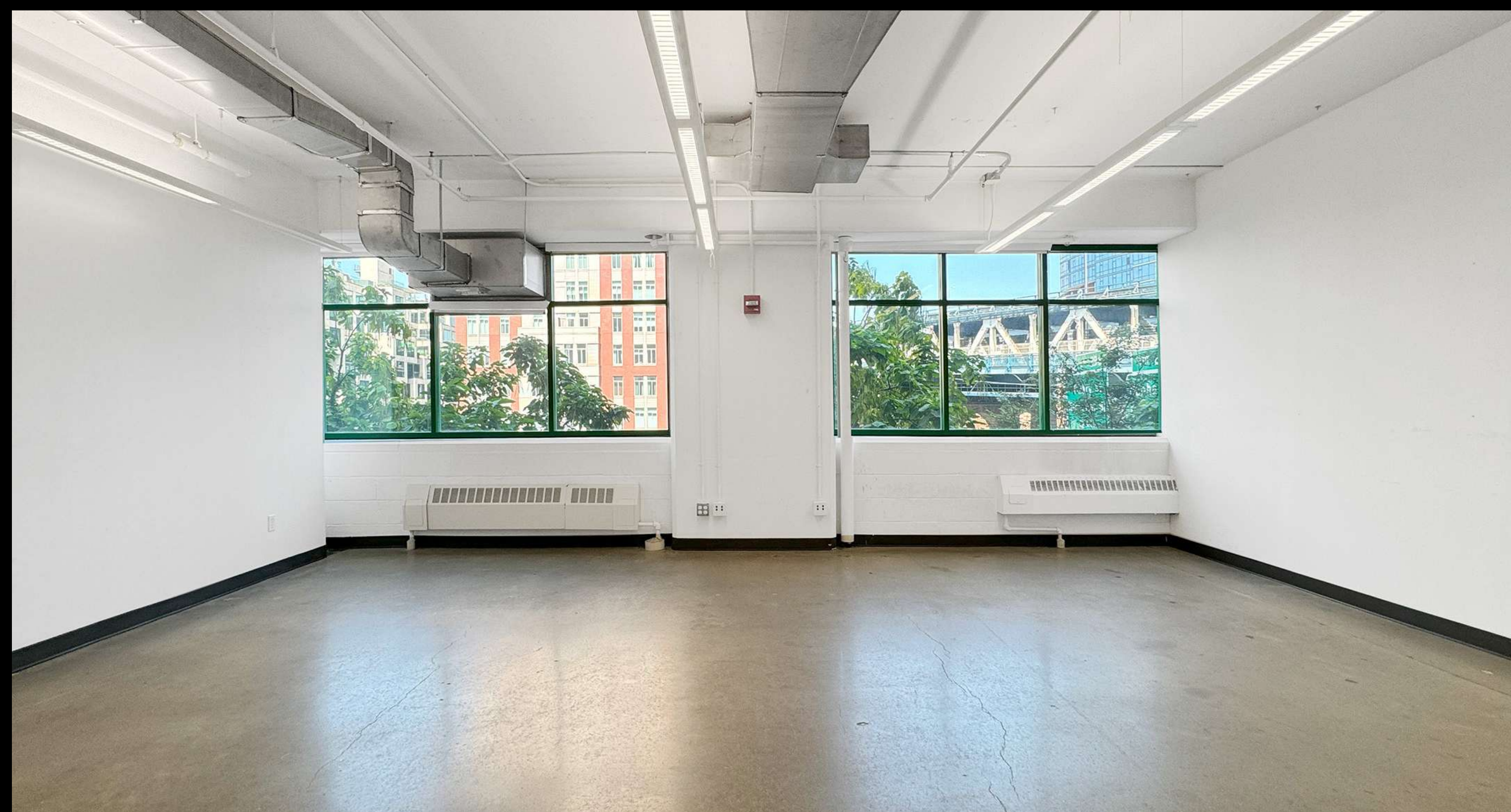
NORTH















DUMBO  
HEIGHTS  
BROOKLYN

Etsy



# Specs

## **MANAGEMENT**

On-Site Owner/Management

### **Dumbo Heights Campus**

55 Prospect Street  
117 Adams Street  
77 Sands Street

## **SECURITY AND TENANT ACCESS**

Full-time attended lobby with access 24 hours a day, 7 days a week. Card access readers in the lobby and elevators, CCTV security monitoring.

## **ELEVATORS**

Modernized vertical transportations systems, including new elevator cab designs traveling at 350 feet/minute with a capacity up to 4,000 lbs.

## **LIFE SAFETY**

Independent Class “E” fire alarm system with a Fire Command Station located at the concierge desk in each lobby. Complete sprinkler infrastructure in accordance with the NYC building code.

## **CEILING HEIGHT**

Slab to slab 10’0”–15’8”

## **BUILDING MANAGEMENT SYSTEMS**

BMS utilizes direct digital control technology for monitoring and control of building systems.

## **FLOOR LOADS**

Live loads—100 lbs. per SF

## **ELECTRICAL**

Six watts per RSF exclusive of base building air conditioning.

## **SUSTAINABILITY**

Cutting-edge sustainability initiatives. Pursuing LEED certification.

## **HVAC**

Heating—Hot Water Boiler System will provide perimeter heating on all floors. 55 Prospect Street is equipped with steam boilers that provide perimeter heating at all floors. Cooling—independent cooling towers that provide condenser water to DX-type units on each floor.









**Ben Waller**

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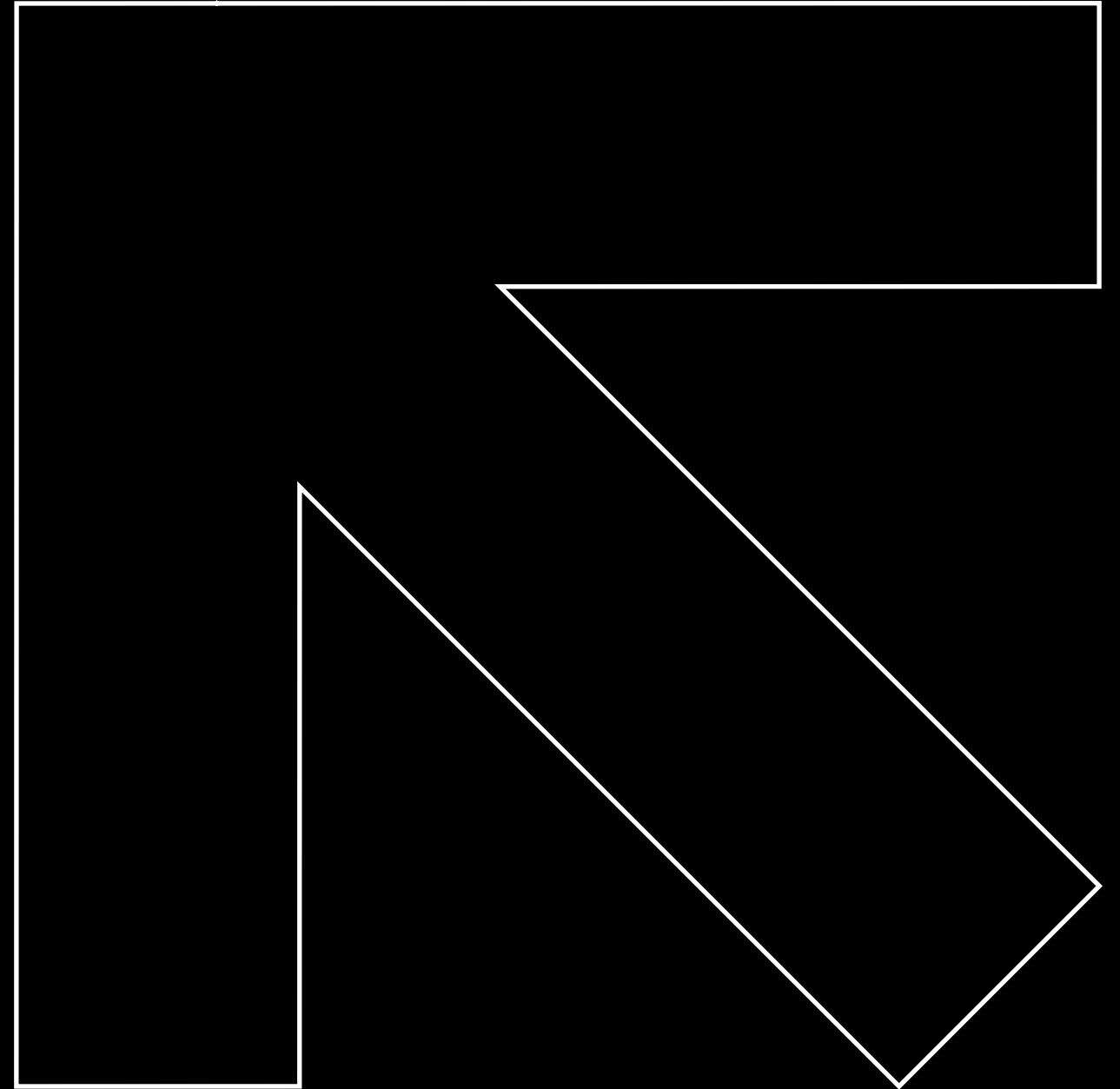
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**RFR**



**KUSHNER**

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