

DUMBO HEIGHTS



Work here.
**DUMBO
HEIGHTS**
212 527 7025 dumboheights.com

Etsy

Where Creativity Works.

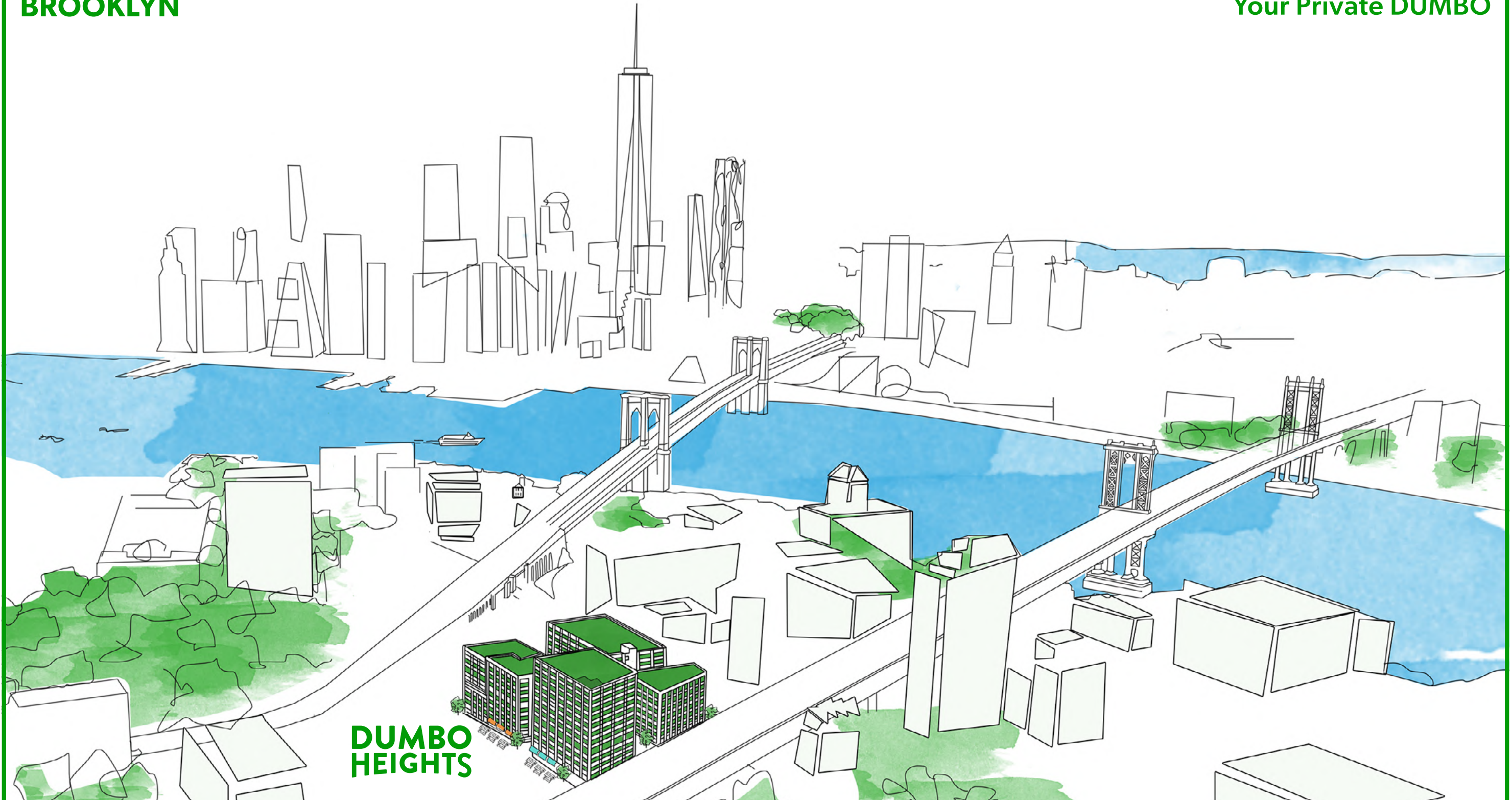
DUMBO HEIGHTS

There is no wrong way to get to DUMBO.
Whether it's by ferry, subway or a car ride over the bridge,
the destination is pure *outer space*.
Perched between New York's two most iconic bridges,
absorbing the Manhattan skyline, lives a private campus.
Where Creativity Works.
A place to seek collaboration and inspiration.
A curated experience for those who work here.
Where ideas bounce off Brooklyn-born walls.

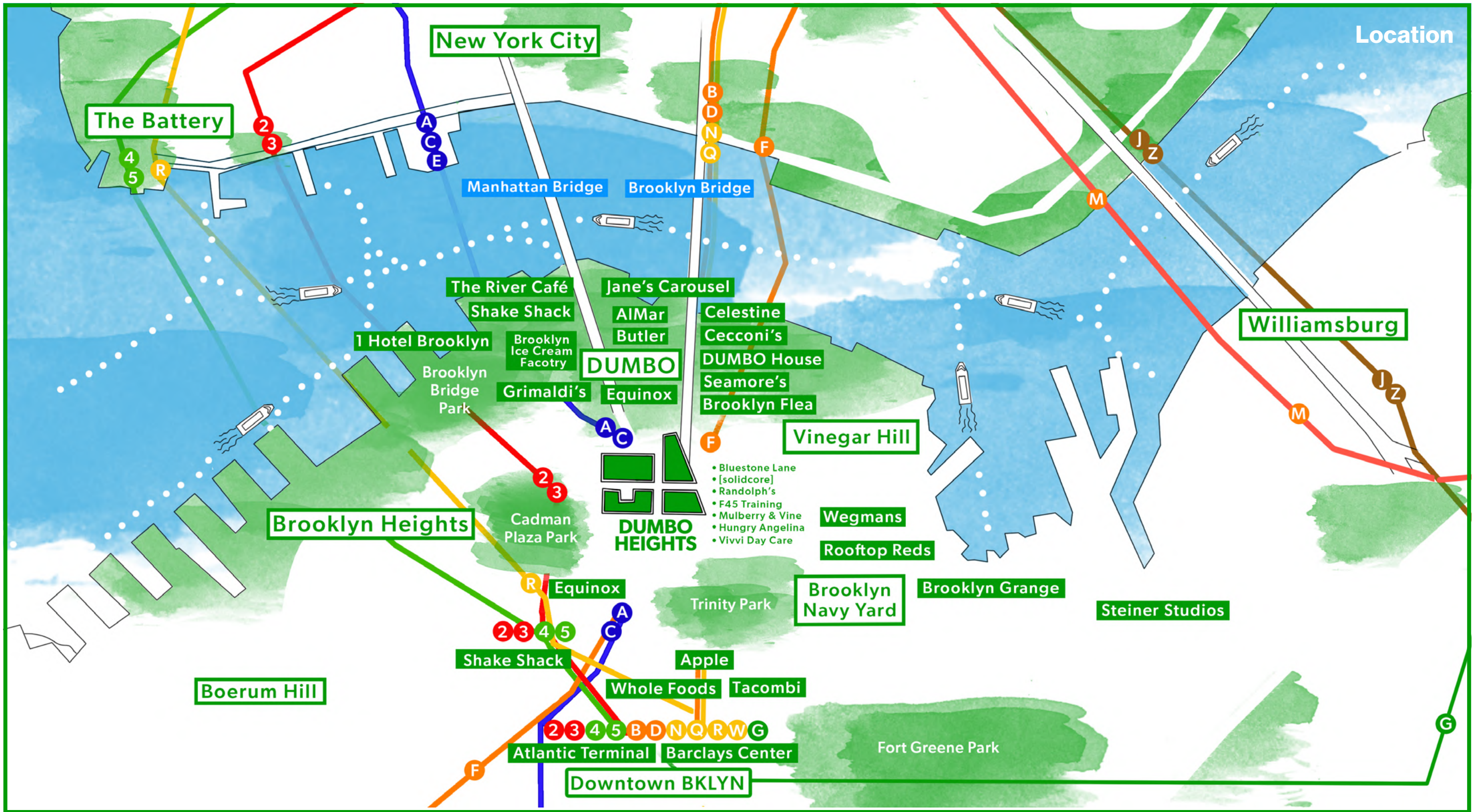
WELCOME TO DUMBO HEIGHTS

BROOKLYN

Your Private DUMBO



**DUMBO
HEIGHTS**



DUMBO Waterfront



Creative Spaces

BROOKLYN BRIDGE PARK

DUMBO HOUSE

EMPIRE STORES

CECCONI'S

DUMBO HEIGHTS

The Campus



FOR CREATIVE KIND

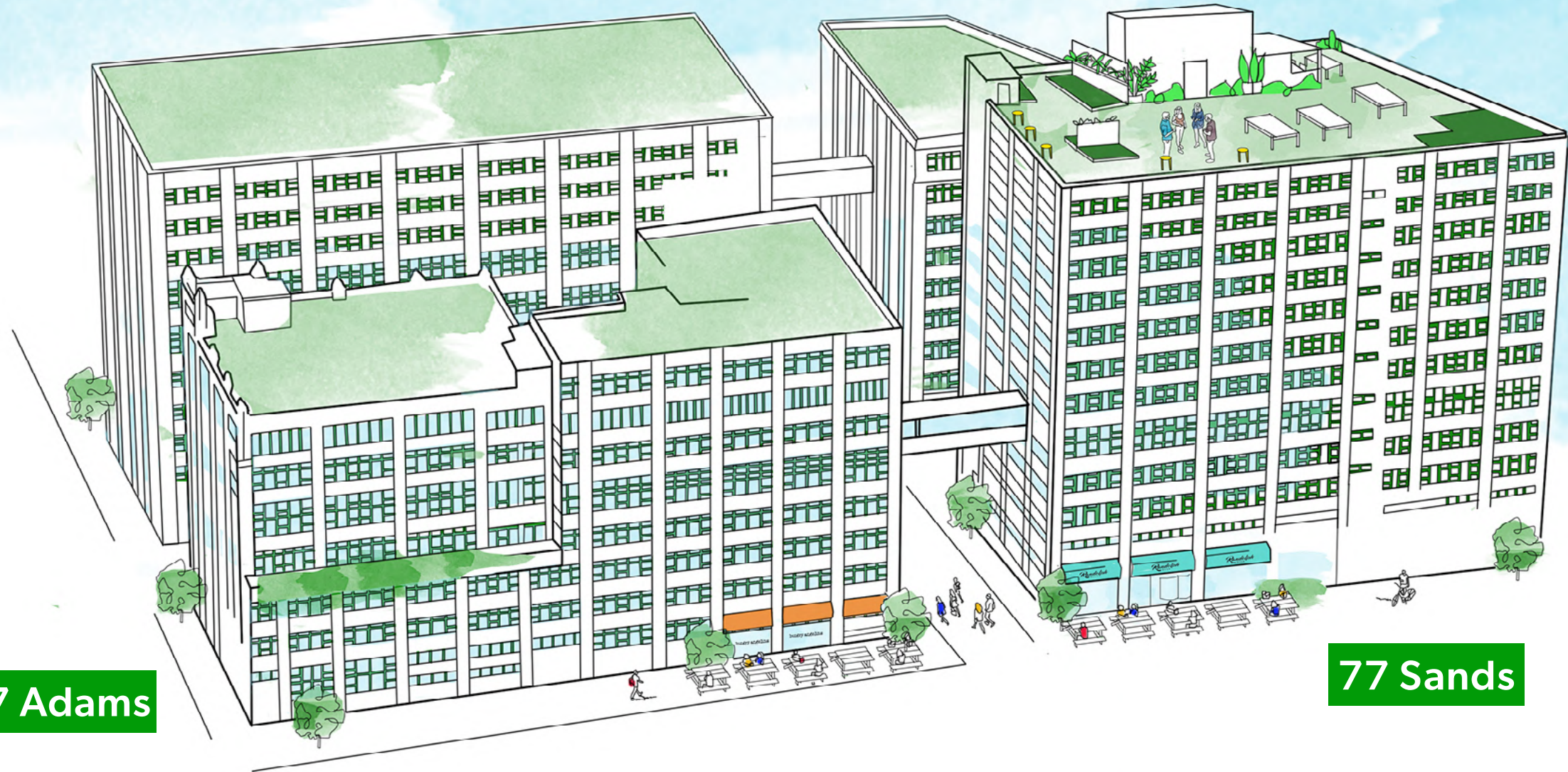
The Campus

55 Prospect

81 Prospect

117 Adams

77 Sands



FOR CREATIVE KIND

The Campus



Randolph
BEER

Campus Amenities

hungry angelina



BLUESTONE LANE

Campus Amenities

Mulberry & Vine EAT CLEAN



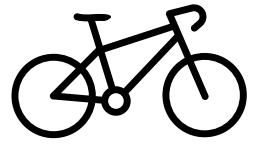
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Campus Amenities





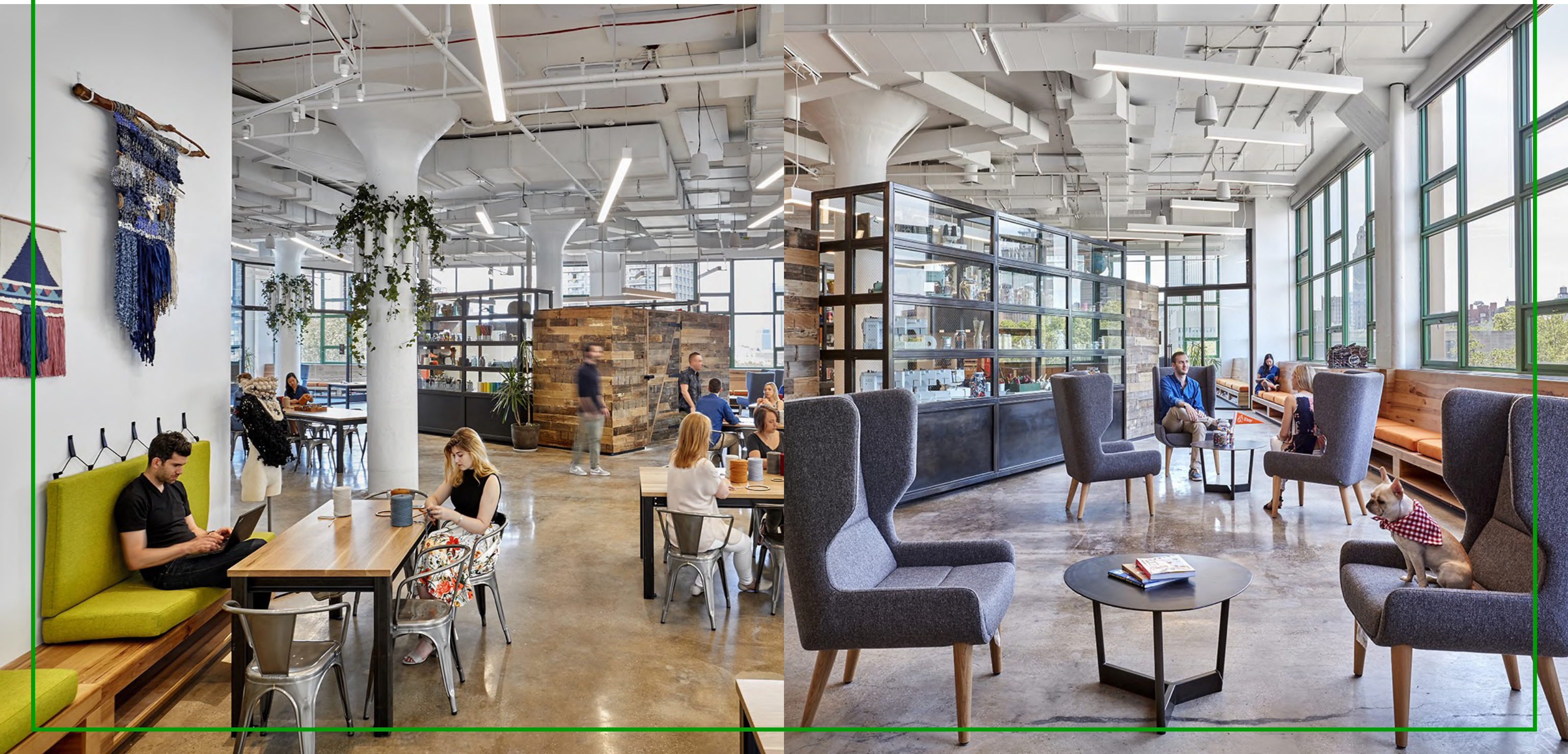
Campus Amenities



Campus Spaces



Campus Spaces



Campus Spaces





Campus Spaces





Campus Views

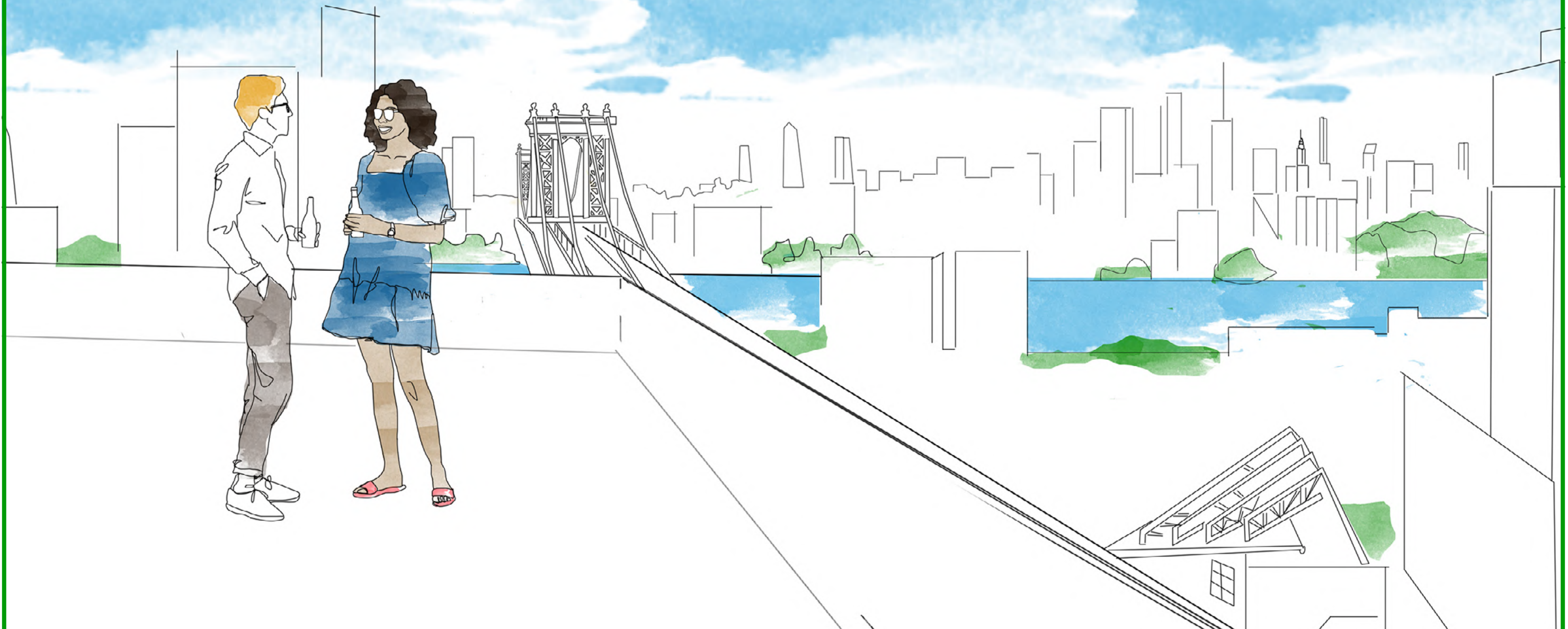


Campus Views



FOR COLLABORATION

Campus Common Spaces



RANDOLPH'S ROOFTOP

Campus Common Spaces



CONFERENCE ROOMS

Campus Common Spaces



PANTRY

Campus Common Spaces

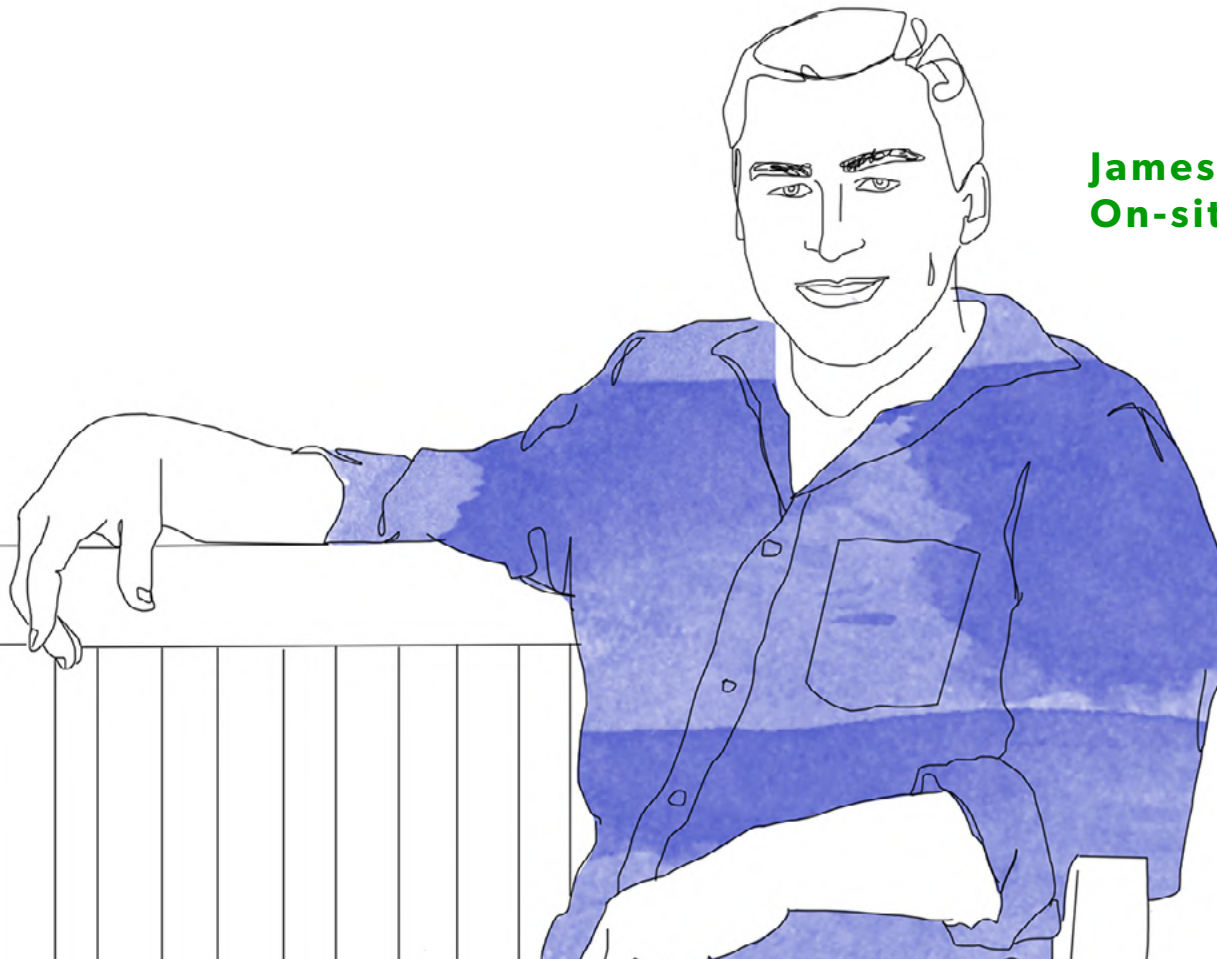


CREATIVELY YOURS

Ownership/Management

We understand and anticipate your needs and deliver our service and support each and every day with flawless execution. We uphold values of excellence, health, respect and diversity in everything we do.

James DeNicola
On-site Property Manager



81 PROSPECT

Opportunity

Your Studio

Full Building
95,000 RSF



81 PROSPECT

Opportunity

Your Studio

Studio + Showroom
101,203 RSF



81 PROSPECT

Your Entrance

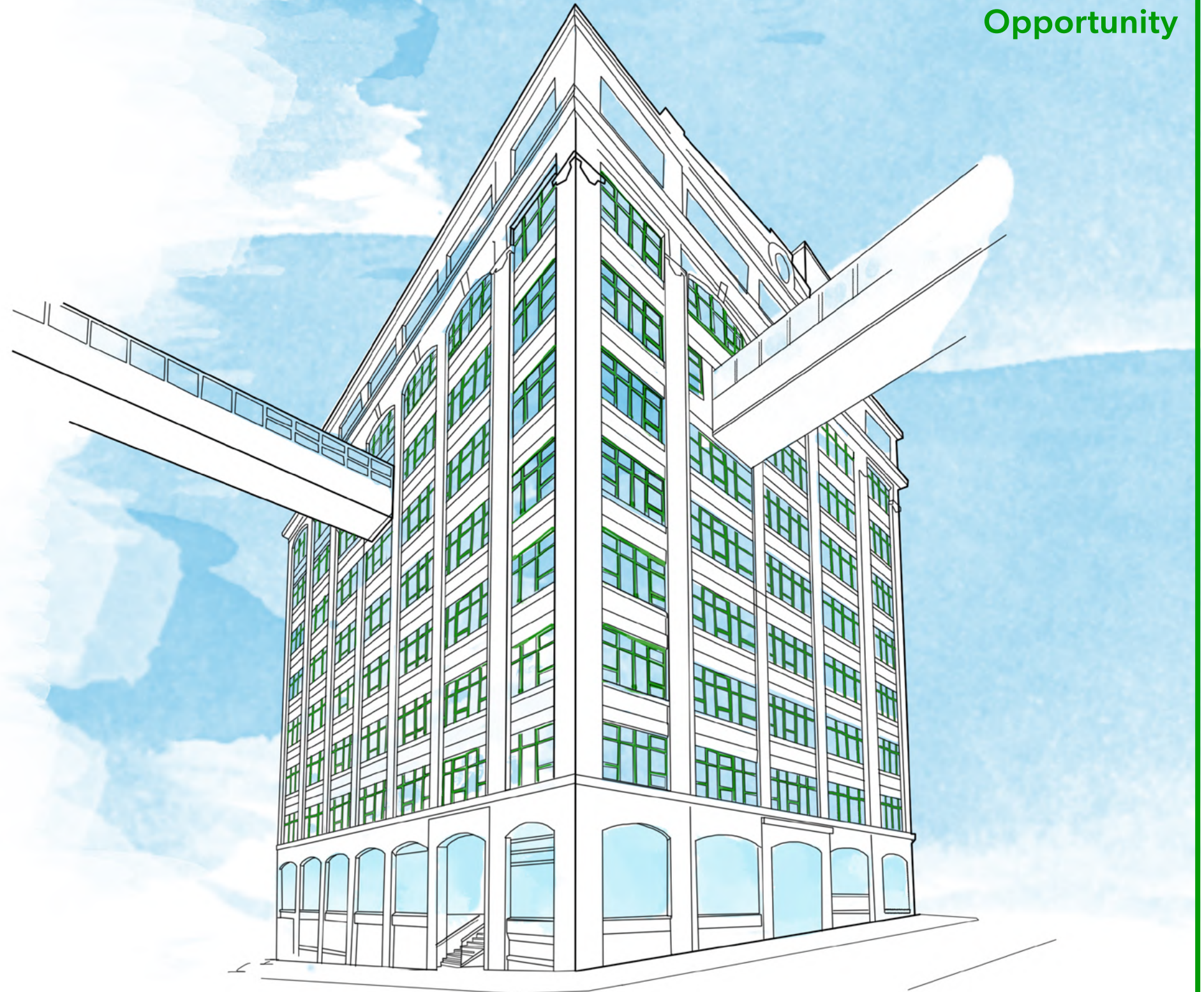


81 PROSPECT

Opportunity

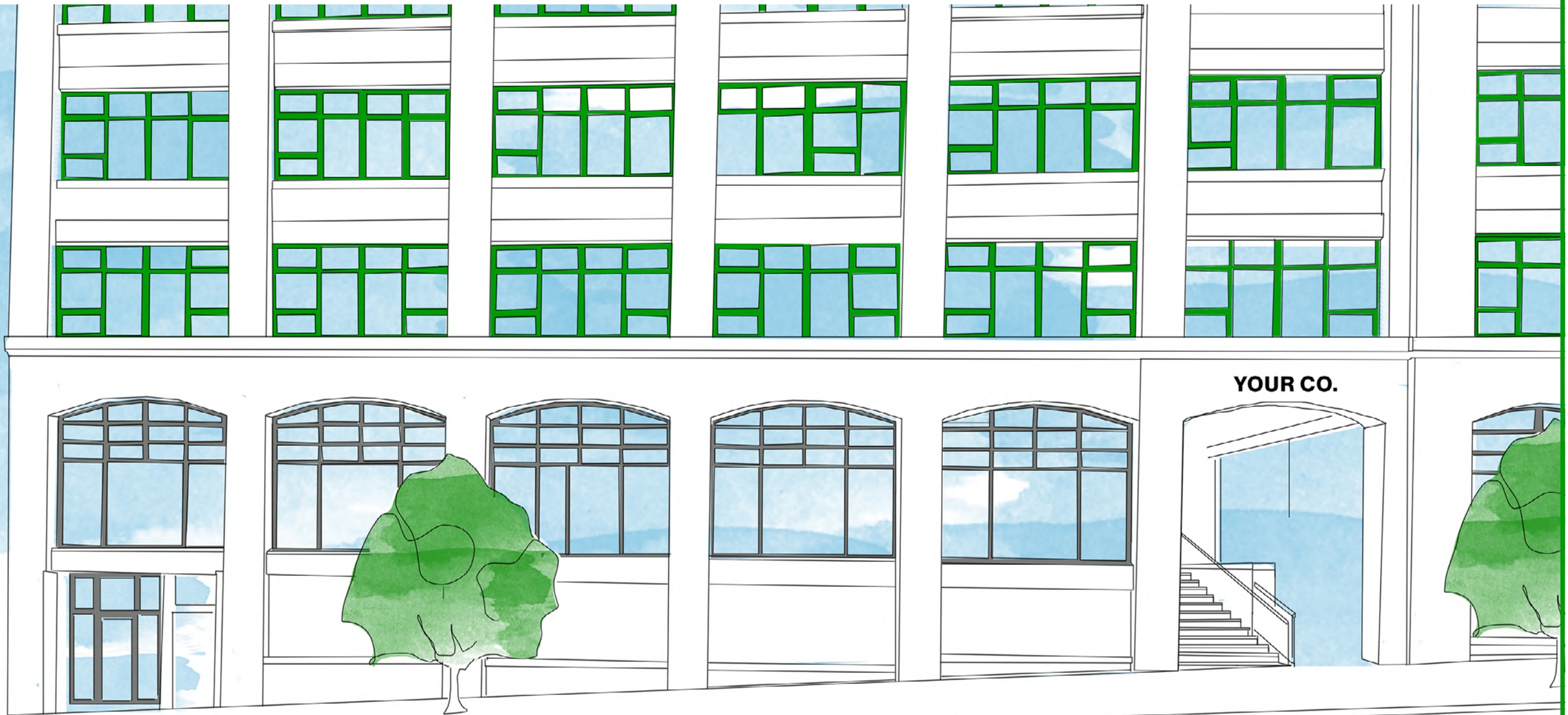
Your Show Room

Retail Floor
6,203 RSF



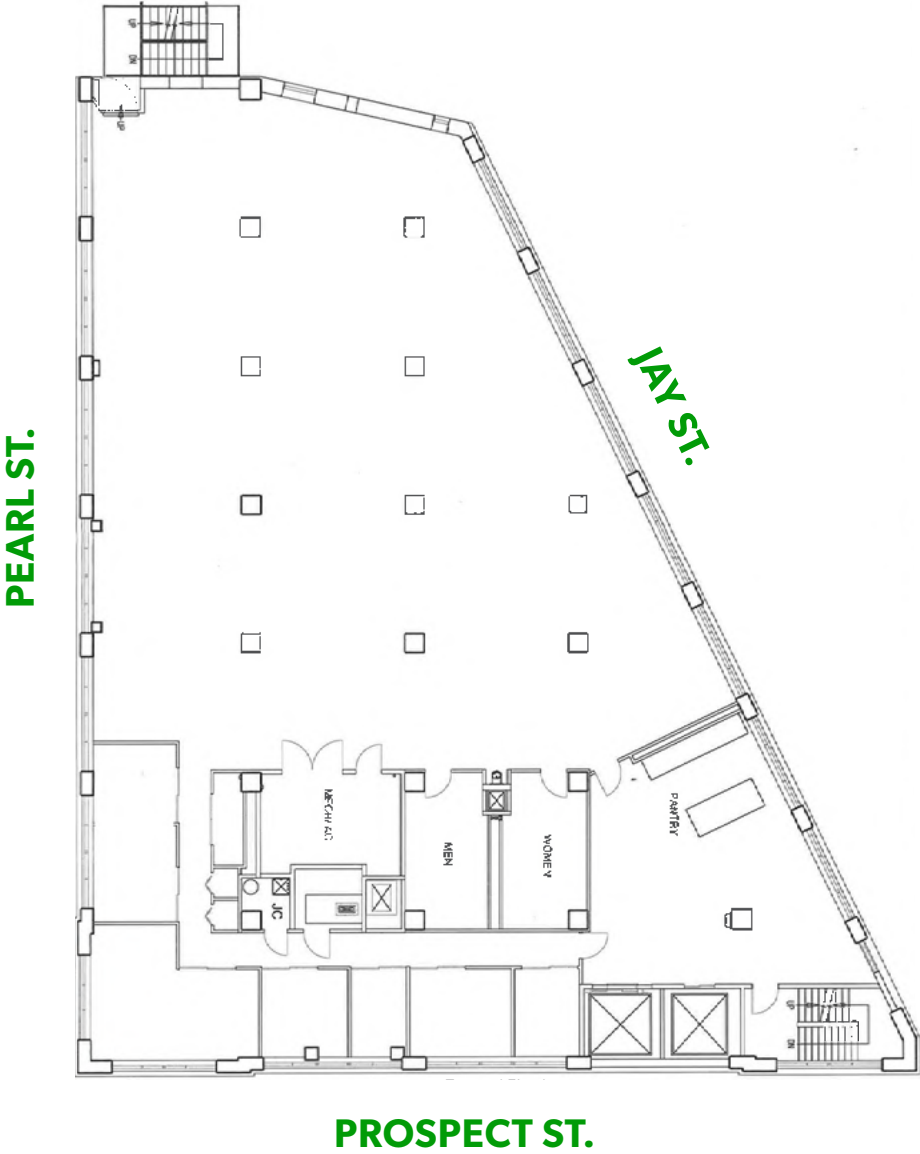
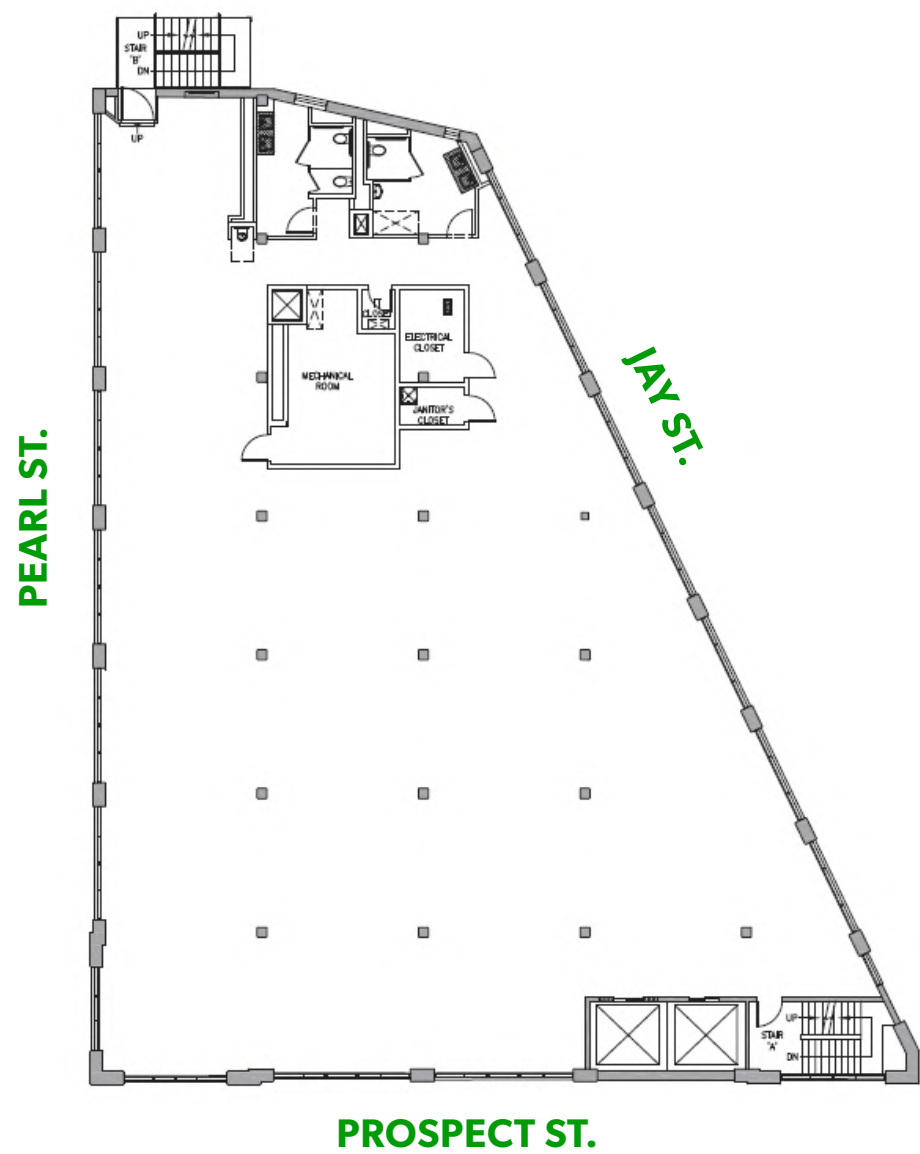
81 PROSPECT

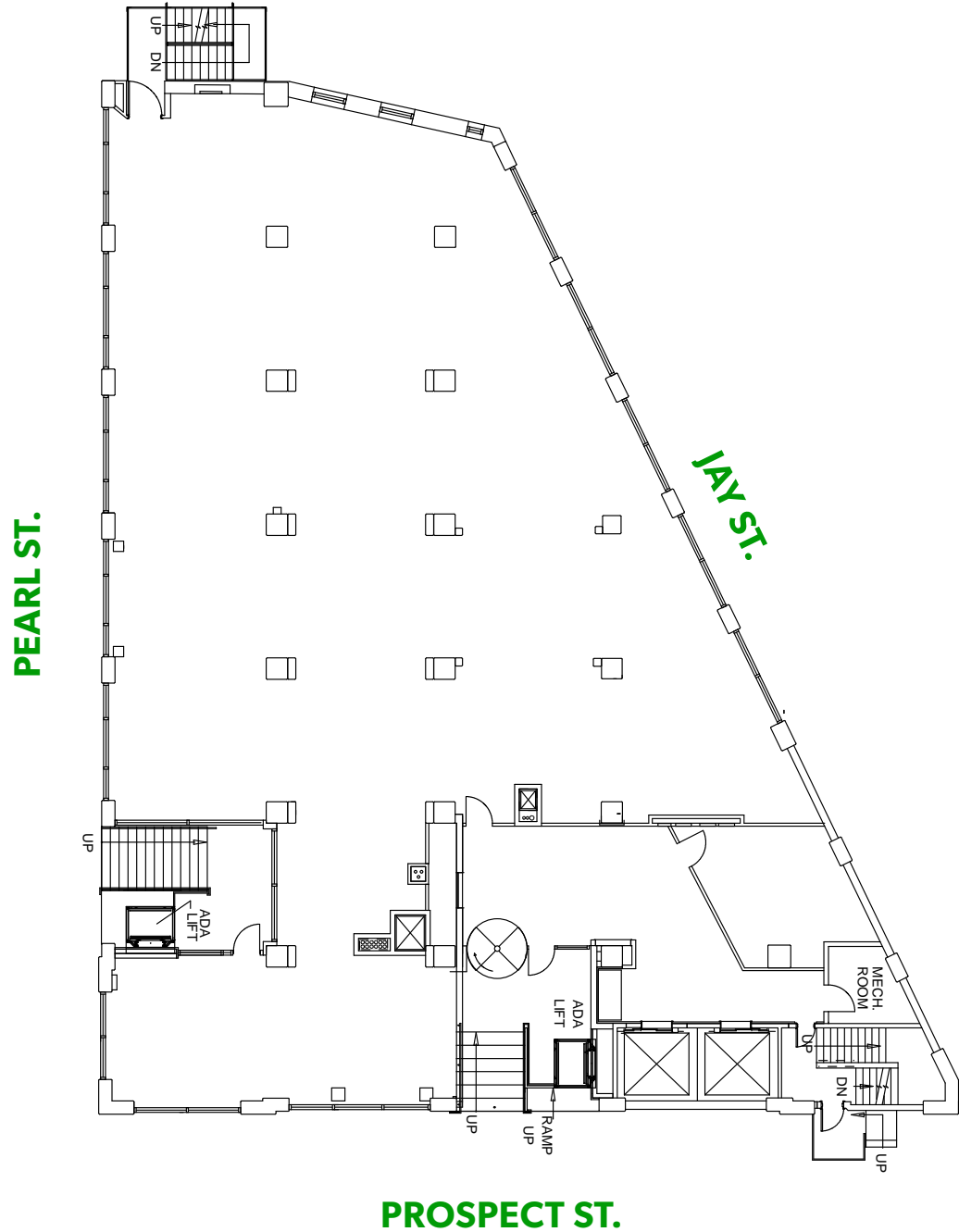
Your Boutique











55 PROSPECT

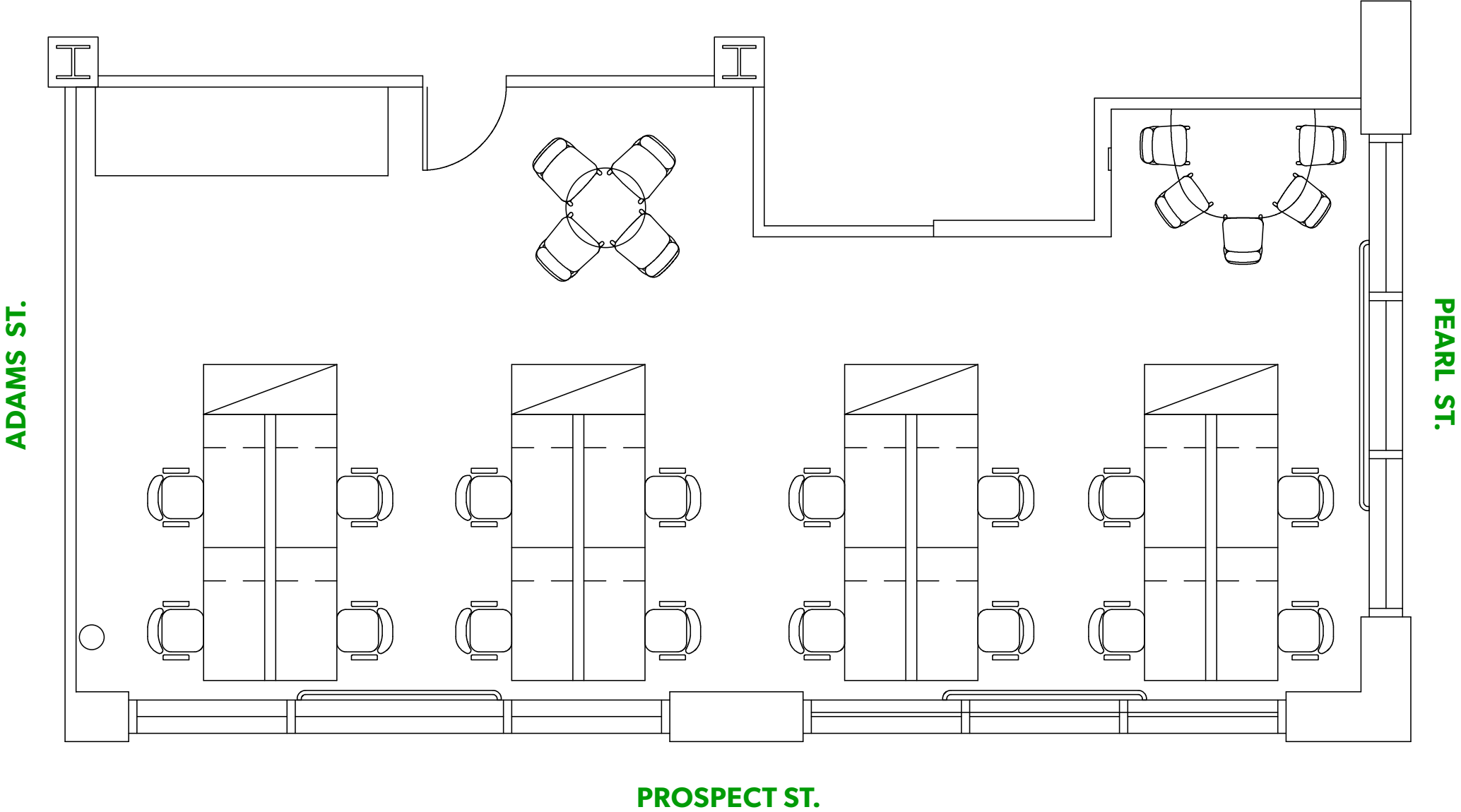
Opportunity

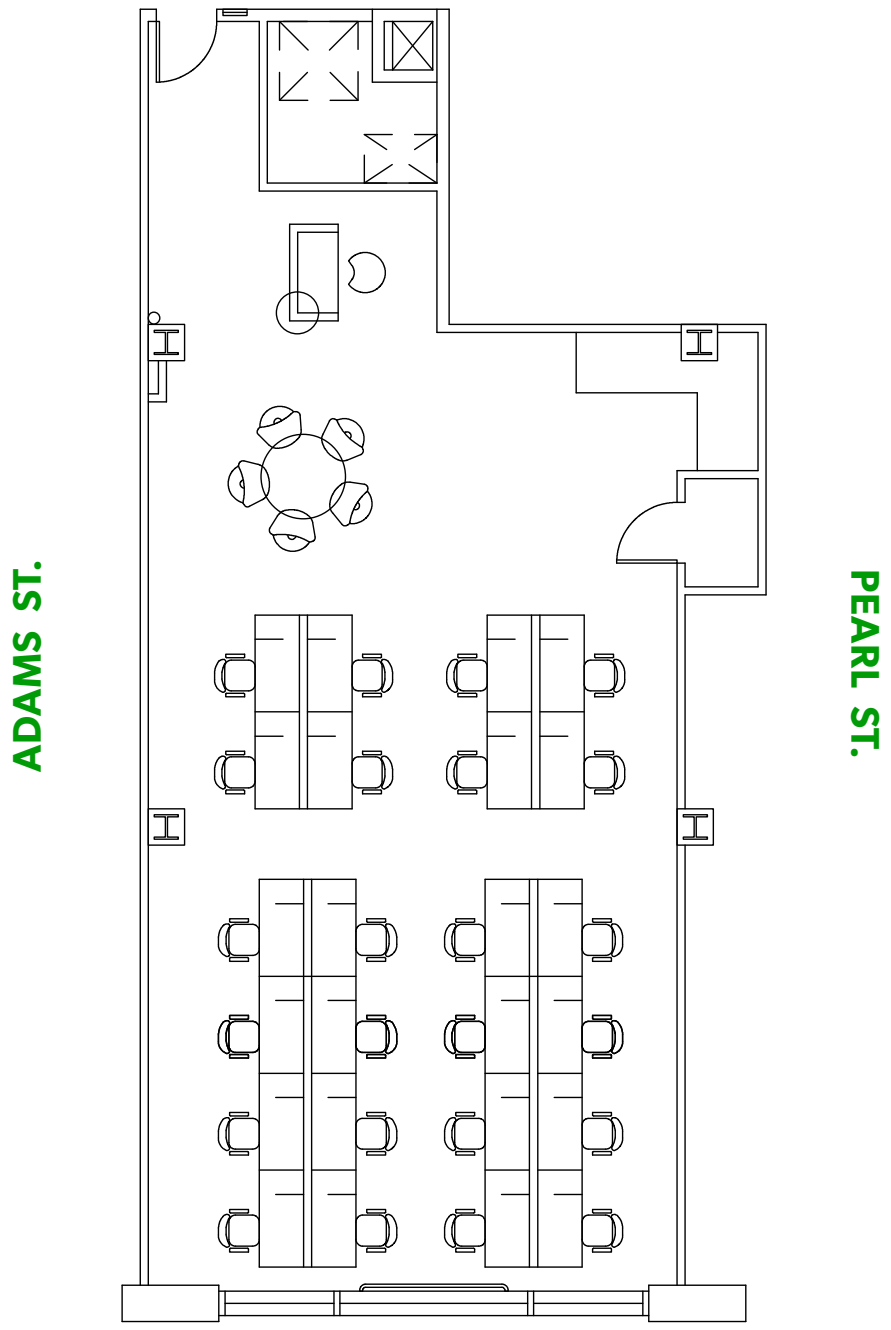
Your Studio

Suites

1,859-3,123SF



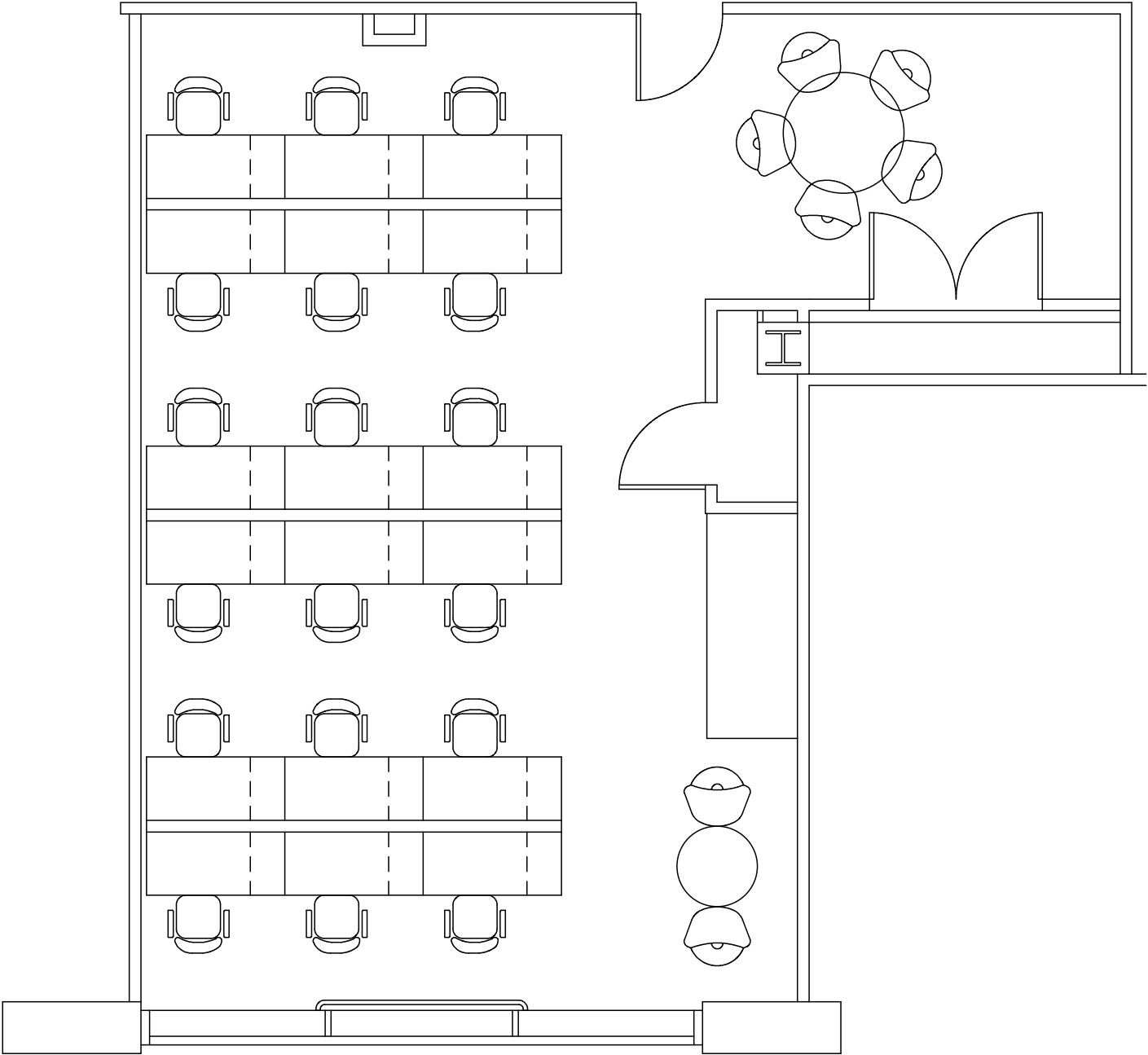




ADAMS ST.

PEARL ST.

PROSPECT ST.



MANAGEMENT

On-site Owner/Management

LOCATION

Dumbo Heights Campus
750,000 SF creative campus anchored by Etsy, 2U, and Frog Design located near the DUMBO historic District & Waterfront.

ACCESSIBILITY & SECURITY

Full-time attended lobby with 24/7 access
Card access readers in the lobby and elevators, CCTV security monitoring and access control

TENANT ACCESS

Renovated lobbies, attended
24 hours a day, 7 day per week

DATA/IT

Pre-Certified for Platinum
Wired Certification
Dark Fiber with two diverse points of Entry

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

6 watts per RSF exclusive of base building air conditioning

SUSTAINABILITY

Cutting edge sustainability initiatives. Pursuing LEED certification.

HVAC

Heating—Hot Water Boiler System that will provide perimeter heating at 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

TRANSPORTATION

By Subway
Easily accessible by the F train at York Street
A/C trains at High Street
2/3 trains at Clark Street

By Bike
CitiBike station at Adams and Prospect Street
Dumbo Heights offers bicycle storage

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

WORK HERE
dumboheights.com

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