



#### 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,

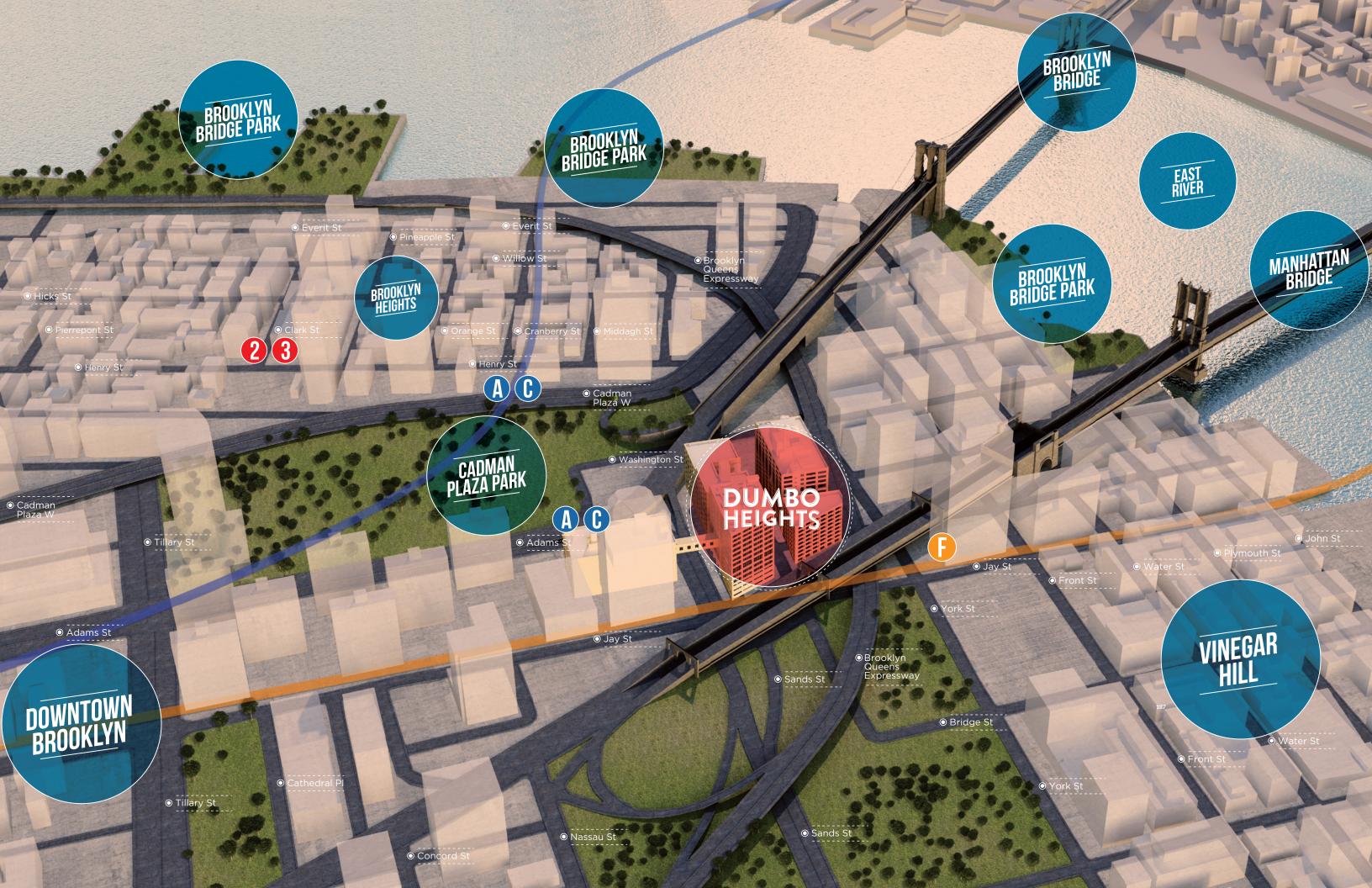
and an outdoor public plaza

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





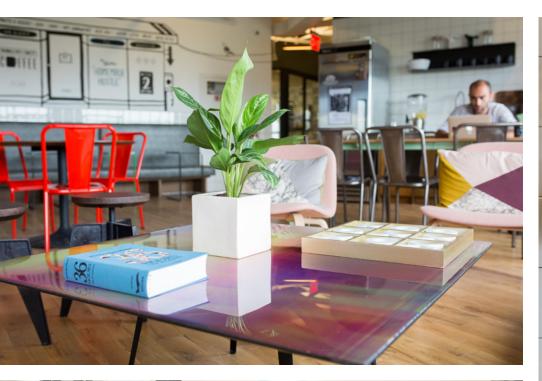








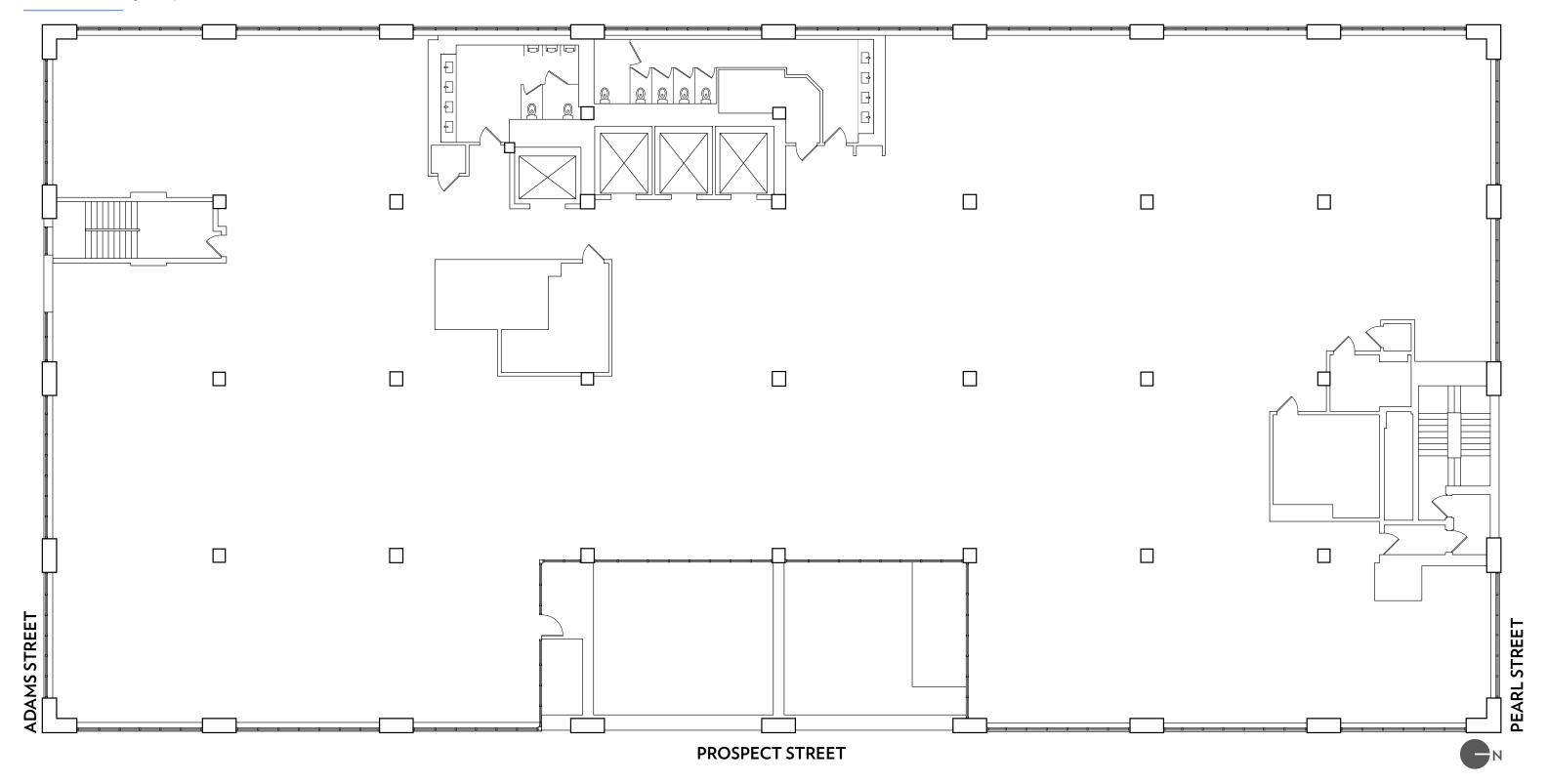




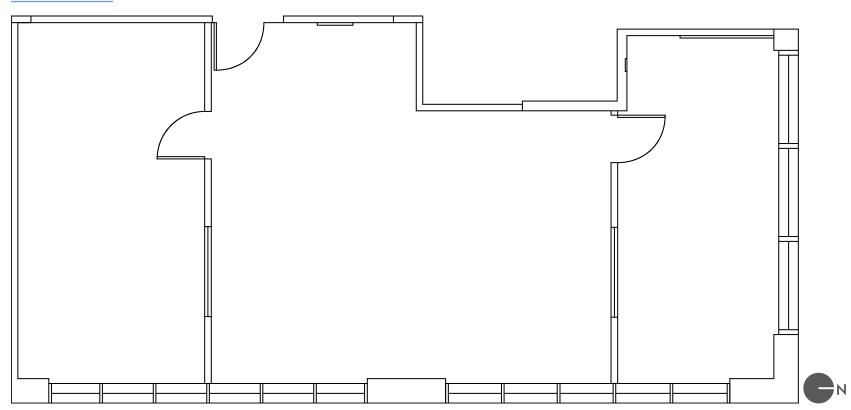


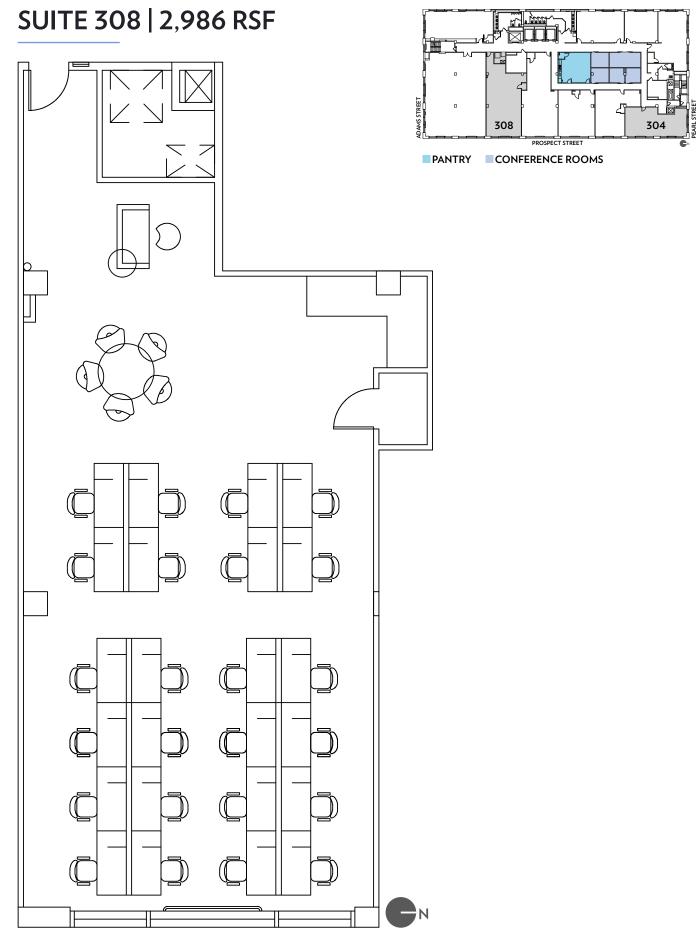


# FLOOR 2 | 24,404 RSF

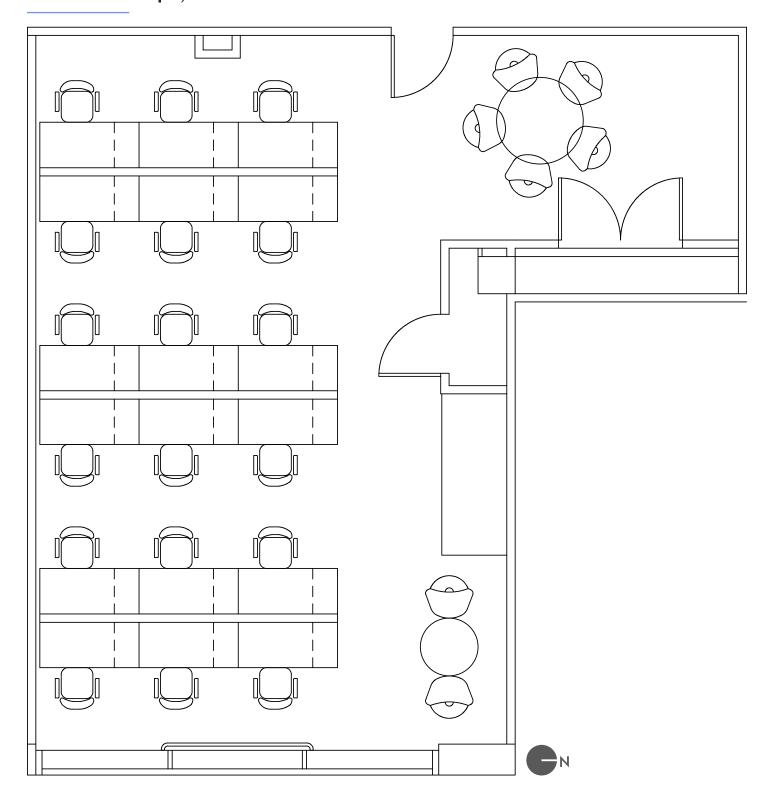


## SUITE 304 | 2,132 RSF





## SUITE 407 | 1,858 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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