

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



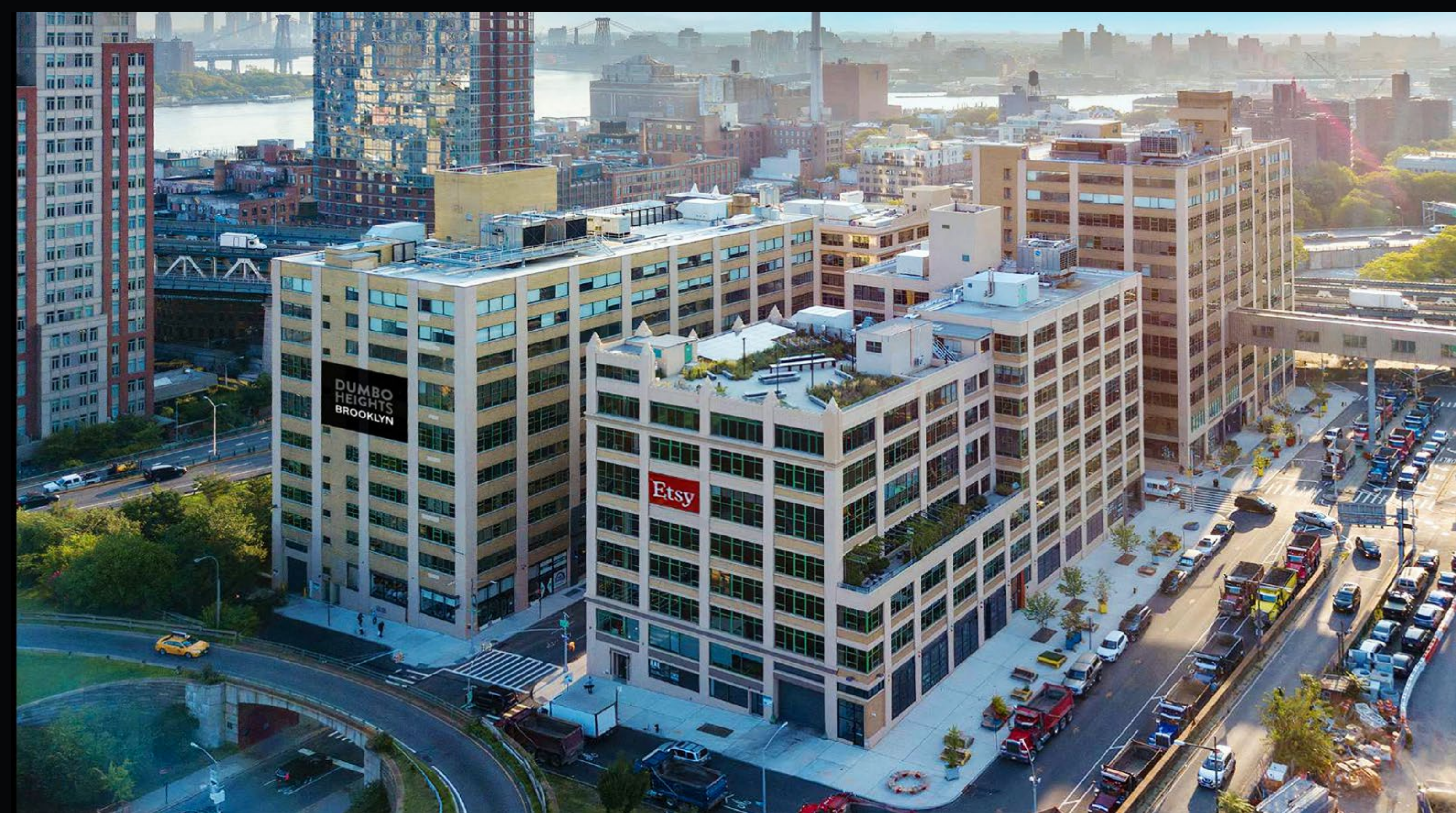
Pearl St

Prospect St

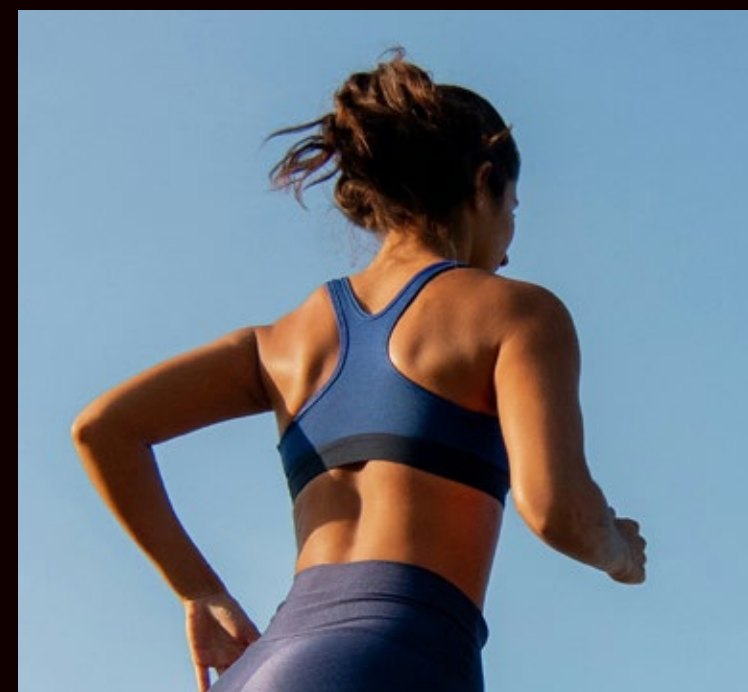
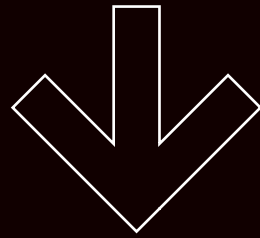


Adams St

Sands St



# 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

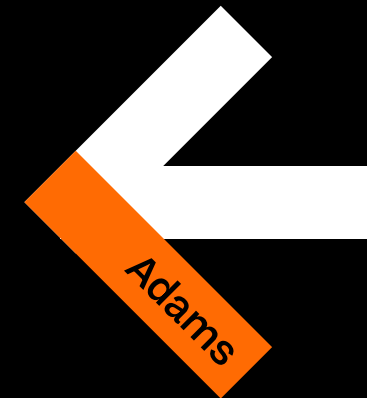
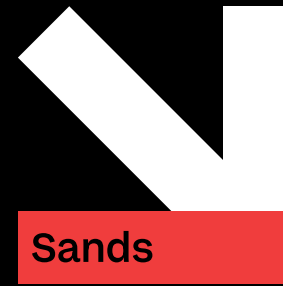
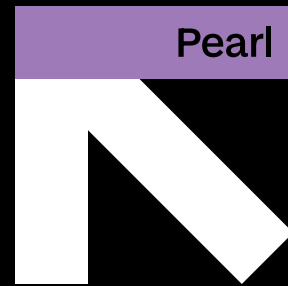
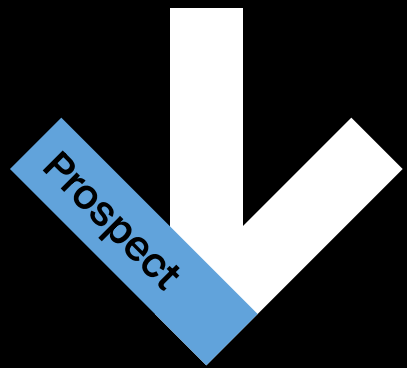
J

Z
- ● ●

Ferry



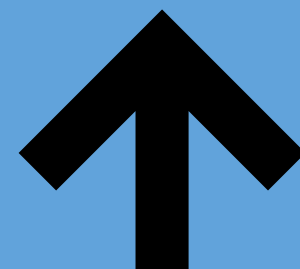
# Design Your Day.





Train  
Here.

Prospect St



Ease into every day.  
Bluestone Lane | Solidcore | F45

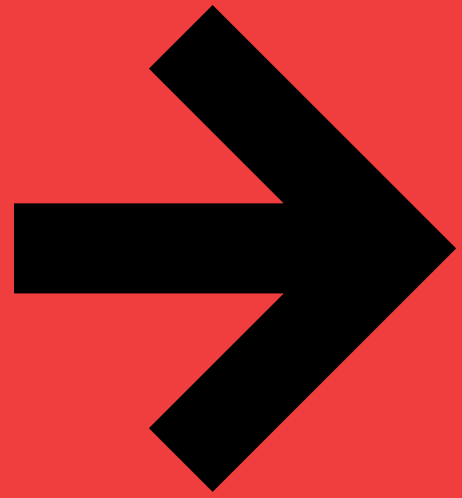
# Pearl



# St

Kids and core—covered.





# Chill Here.



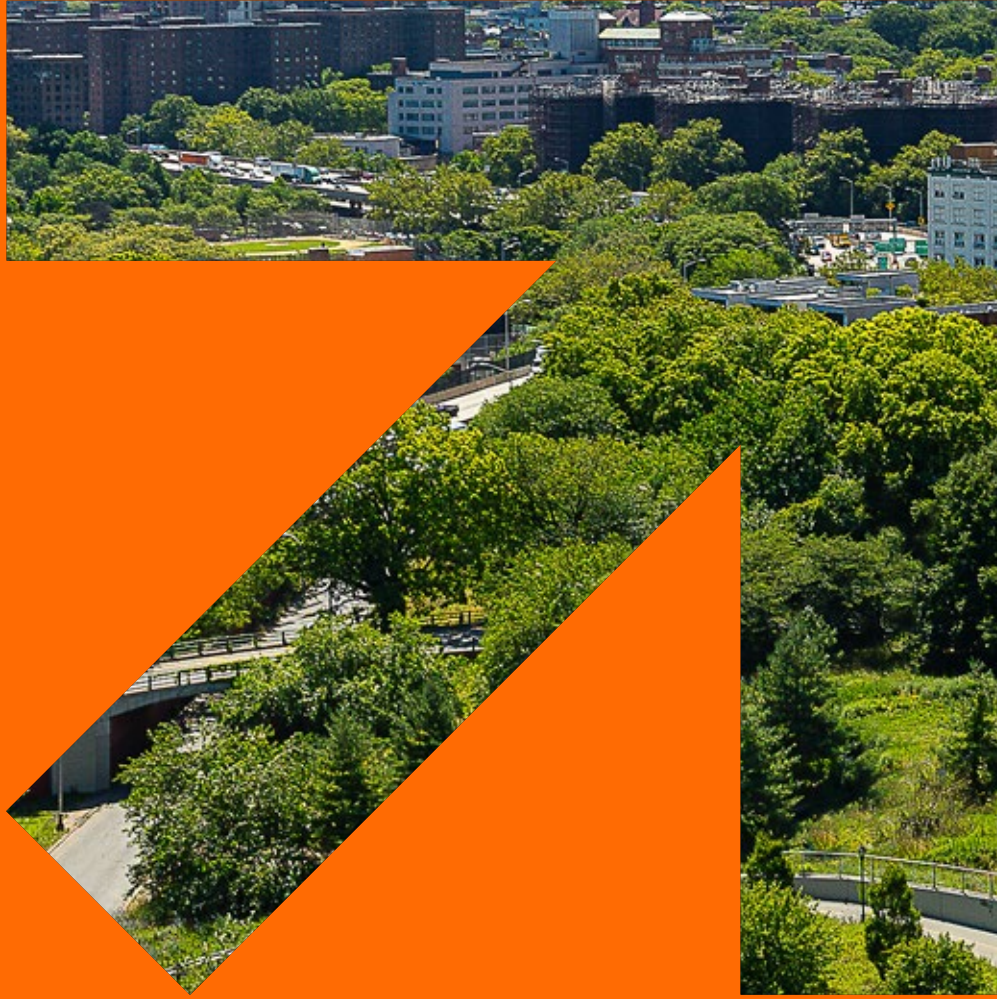
Randolph Beer  
Ippudo V  
MATTER



## Sands St



Adams St



Unwind  
Here.

Etsy Headquarters





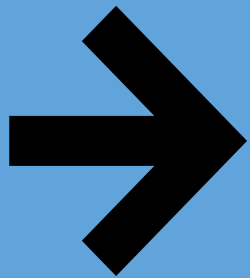
**Randolph Beer Rooftop**

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

Dumbo Heights Campus



Shared Kitchen and Conference Rooms



York St

↑ DUMBO Waterfront

Pearl St

DH  
BKLYN

55 Prospect



BLUESTONE LANE



Prospect St

Adams St

[solidcore]

Etsy



117 Adams

MATTER

ippudo V

Sands St



77 Sands

↓ 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 7 and 8 for 95,000 SF Block*

## Floor 8

Suite 820: 5,717 SF

Suite 860: 2,197 SF

## Floor 7

Full Floor 700: 26,399 SF

## Floor 4

Suite 405: 968 SF

Suite 407: 1,861 SF

Suite 408-409: 8,688 SF

Suite 410: 6,193 SF

## Floor 3

Suite 304: 2,174 SF

Suite 305: 1,942 SF

Suite 306: 2,025 SF

Suite 307: 3,087 SF

Suite 308: 2,997 SF

Suite 309: 6,193 SF

## Floor 2

Suite 201: 3,051 SF

Suite 203: 2,291 SF

Suite 205: 3,141 SF

Suite 206: 944 SF

Suite 207: 2,452 SF

Suite 208: 2,482 SF

Suite 210: 2,575 SF



55 Prospect

# Floor 10

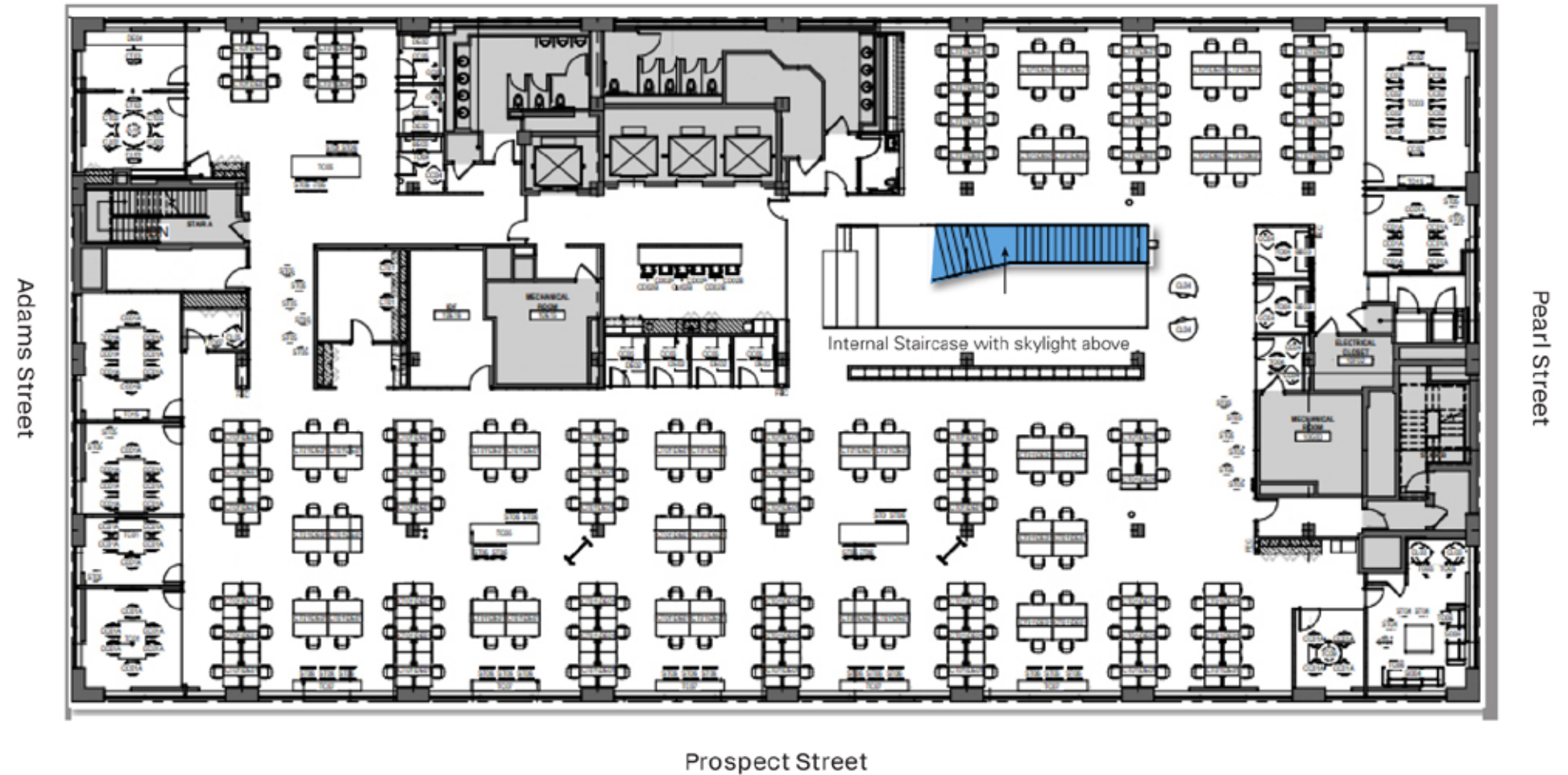
Entire Floor | 26,398 SF

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



55 Prospect

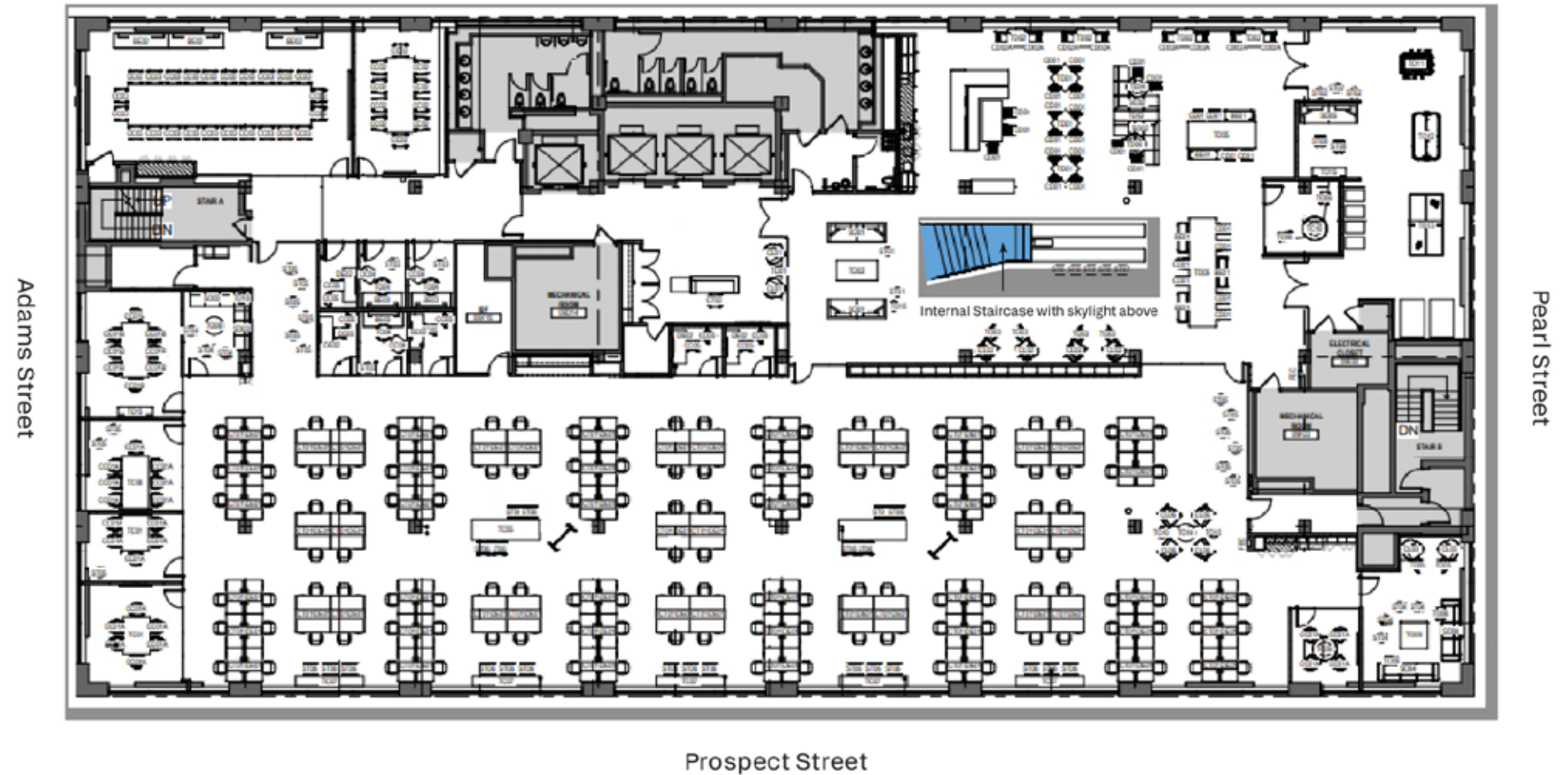
# Floor 9

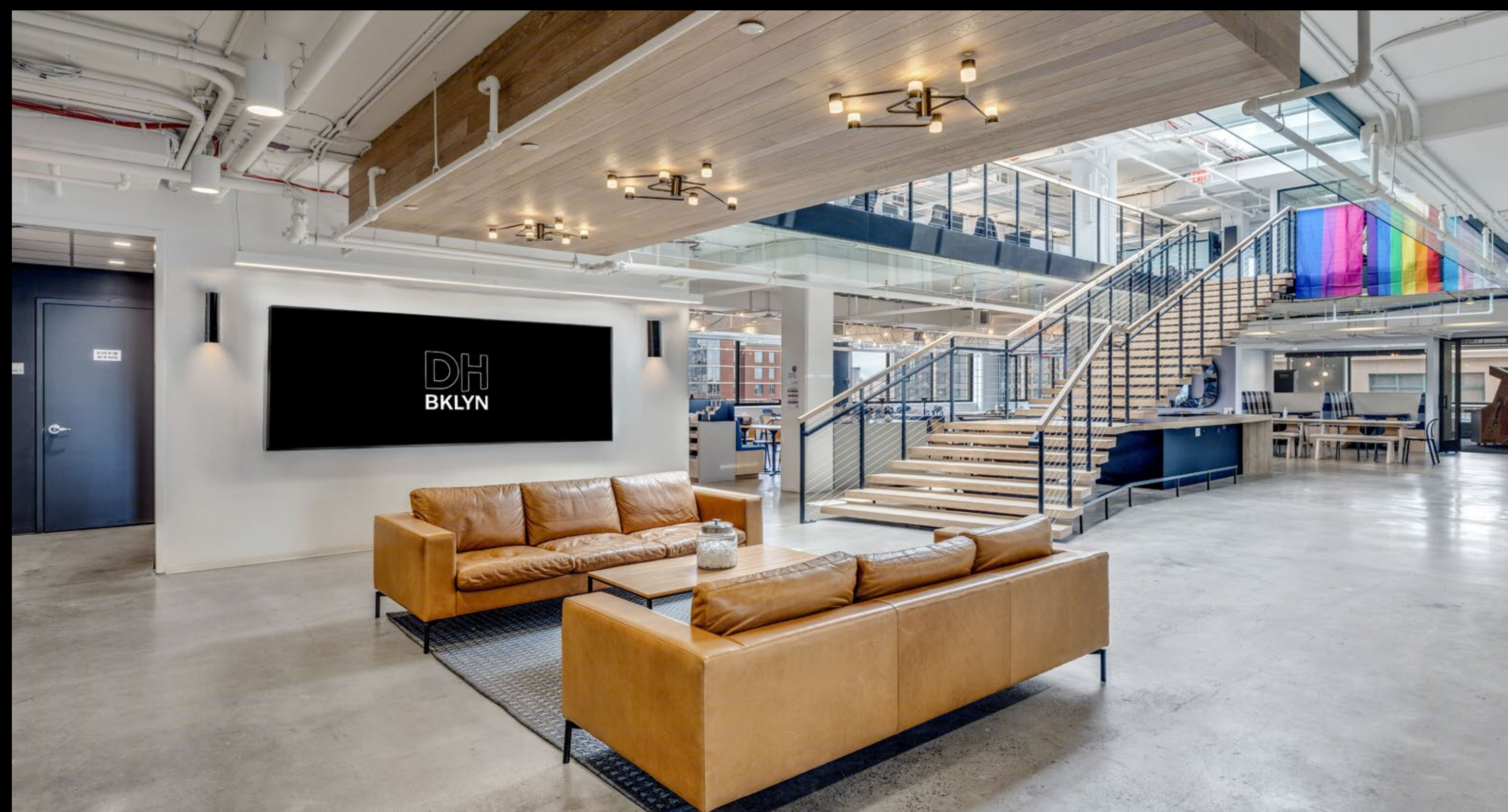
Entire Floor | 26,398 SF

- (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

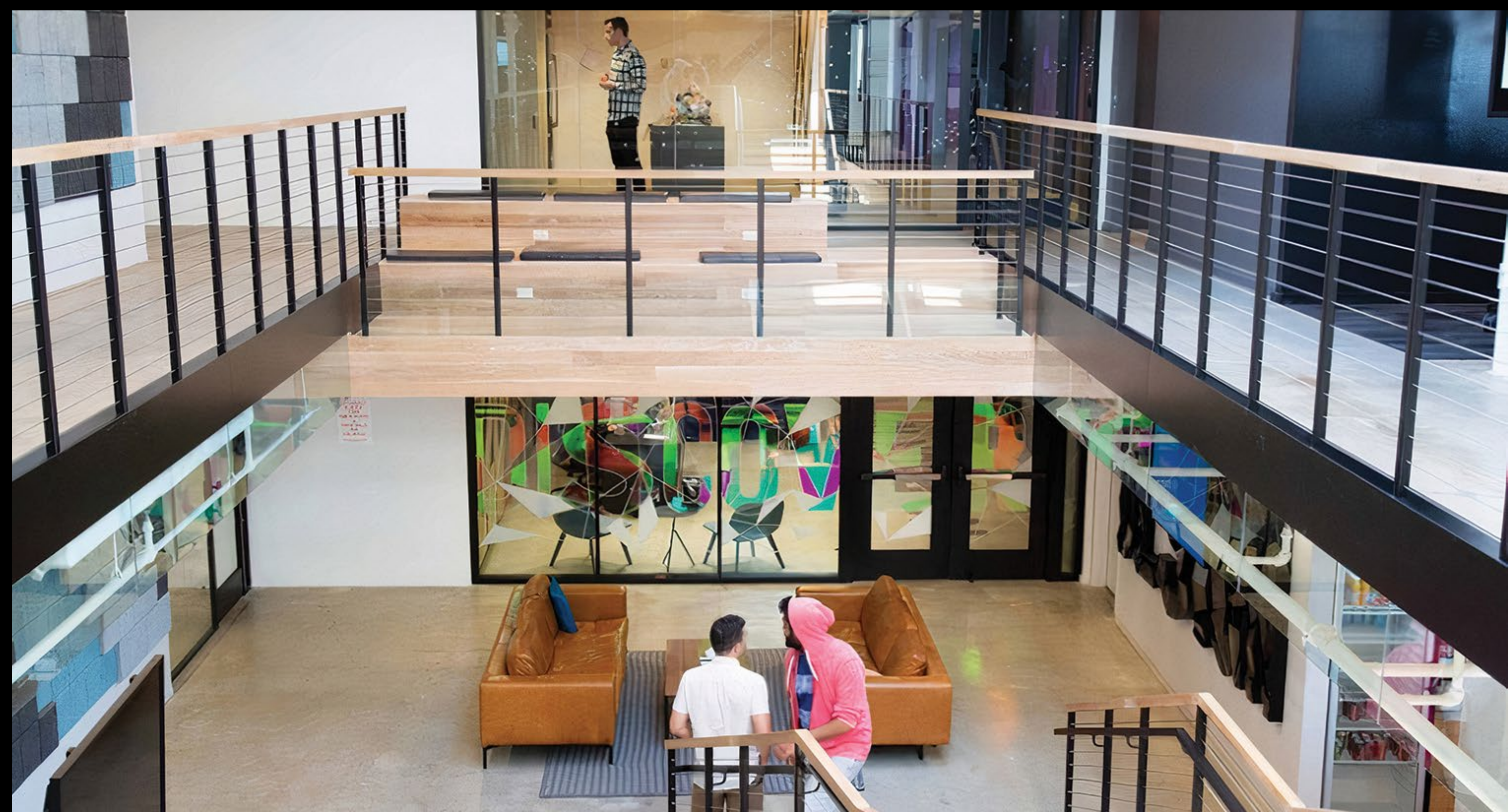


NORTH













55 Prospect

## Floor 8

Suites from 2,197 to 5,717 SF

*Ability to combine with Duplex  
for over 95,000 SF*

Suite 820: 5,717 SF

Suite 860: 2,197 SF



NORTH



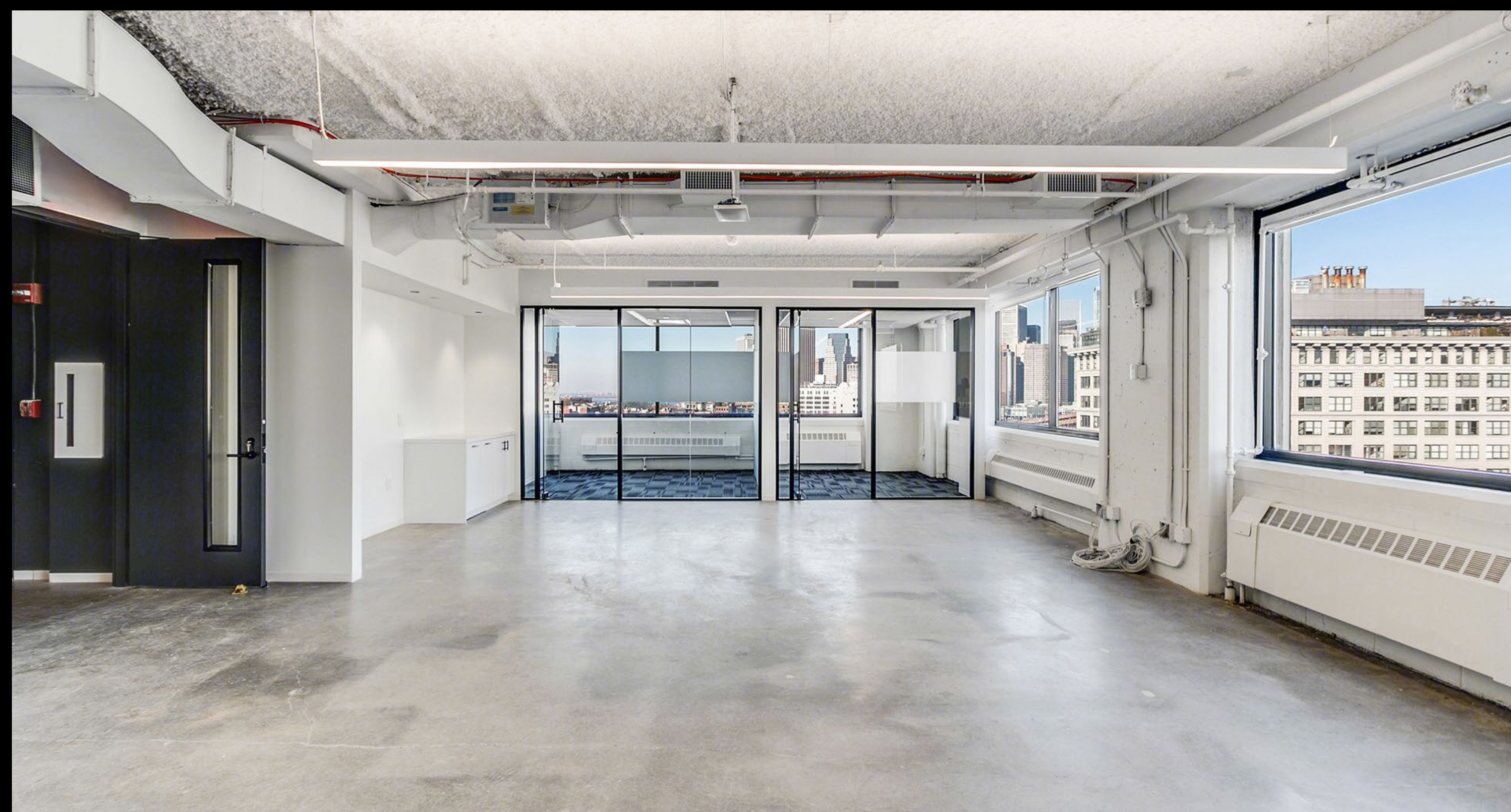






**55 Prospect**      **Floor 8**      **Custom-Built Kitchen and Pantry**





55 Prospect

# Floor 7

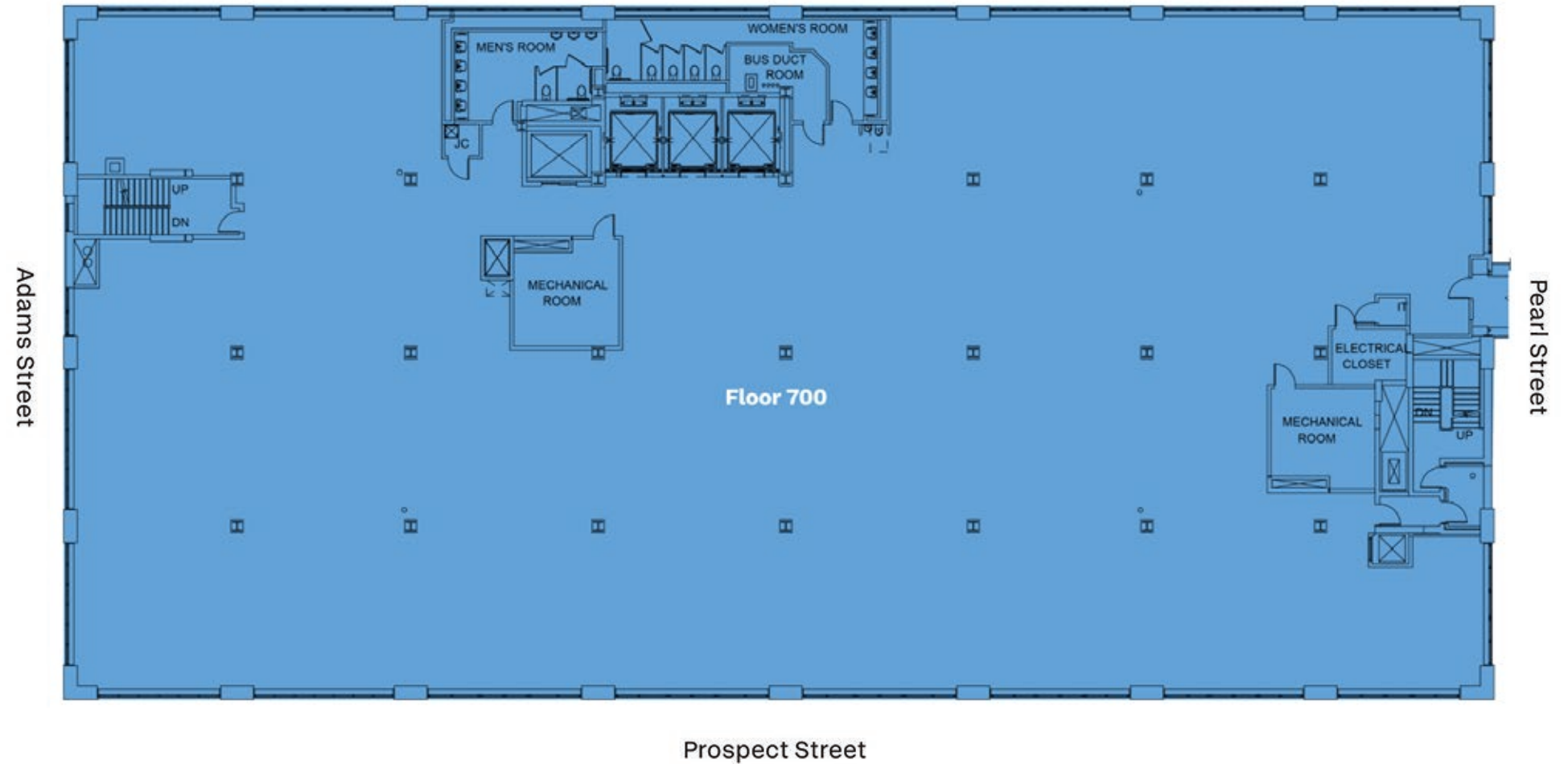
Entire Floor | 26,399 SF

*Ability to combine with Duplex  
for over 95,000 SF*

Full Floor 700: 26,399 SF

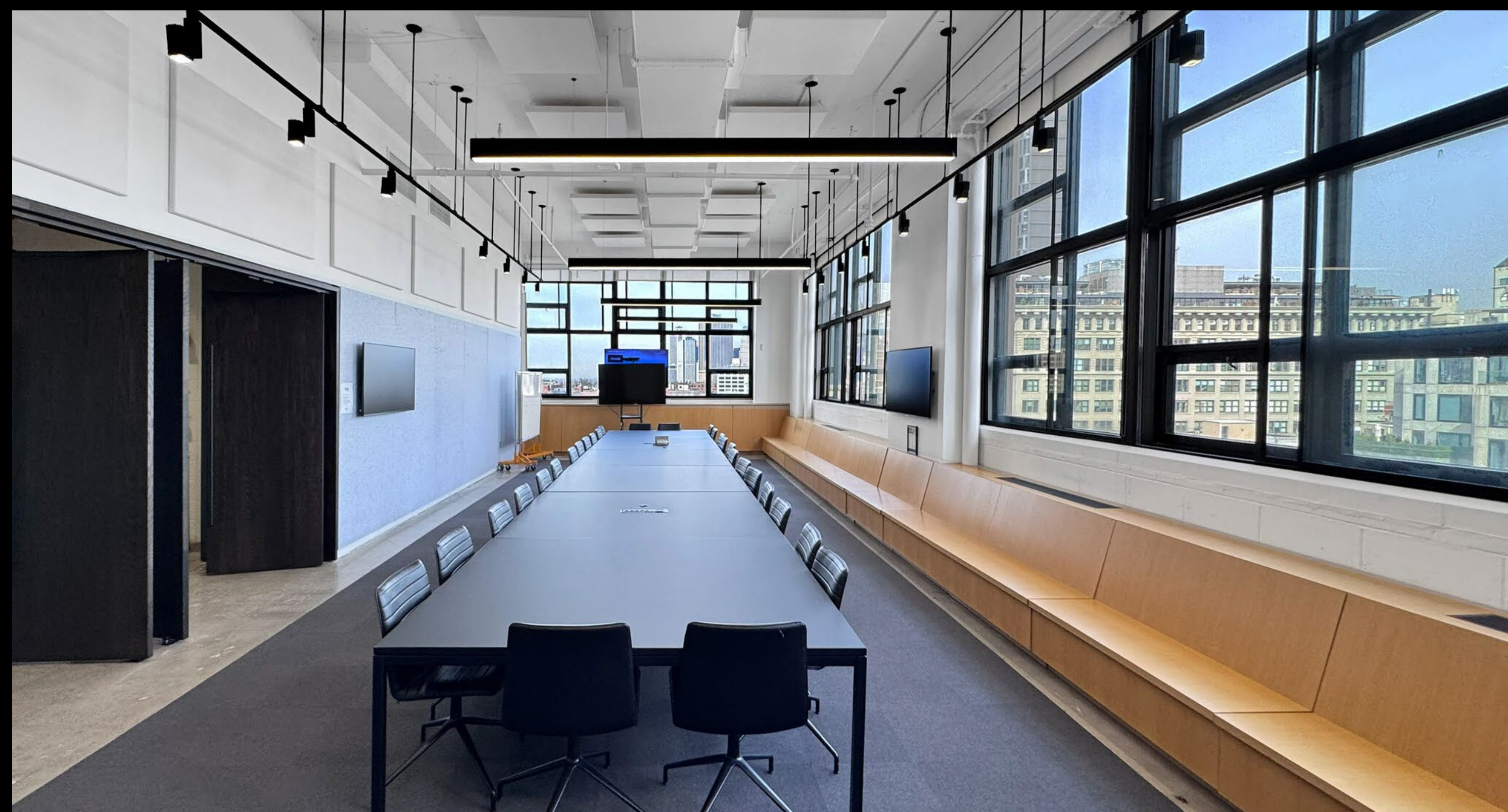


NORTH















# Floor 4

Suites from 968 to 8,688 SF

- Suite 405: 968 SF
- Suite 407: 1,861 SF
- Suite 408-409: 8,688 SF
- Suite 410: 6,193 SF

Leased

Available







55 Prospect

## Floor 3

Suites from 1,942 to 6,193 SF

Suite 304: 2,174 SF  
Suite 305: 1,942 SF  
Suite 306: 2,025 SF  
Suite 307: 3,087 SF  
Suite 308: 2,997 SF  
Suite 309: 6,193 SF



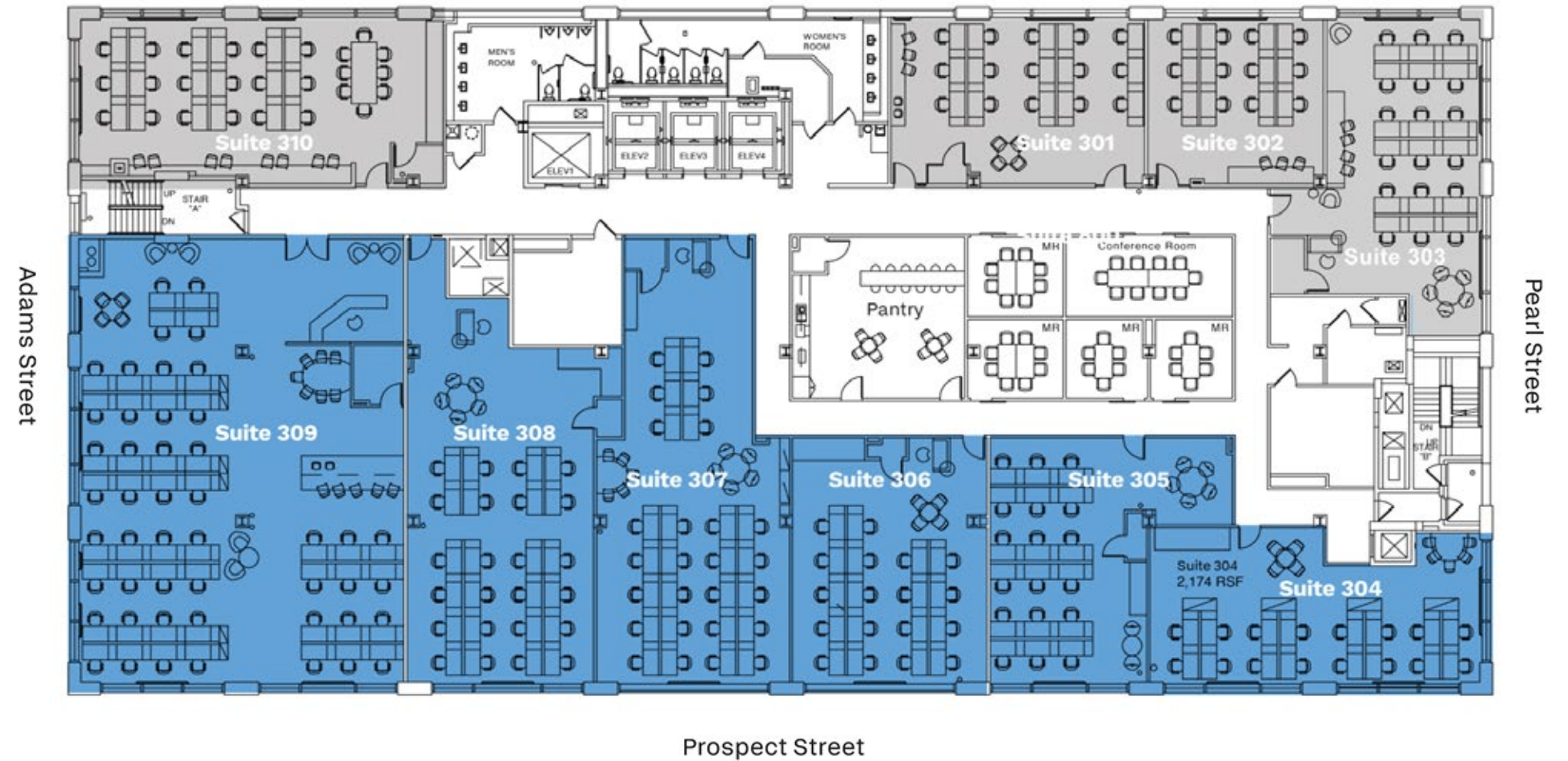
Leased



Available



NORTH







55 Prospect

## Floor 2

Suites from 944 to 3,141 SF

Suite 201: 3,051 SF

Suite 203: 2,291 SF

Suite 205: 3,141 SF

Suite 206: 944 SF

Suite 207: 2,452 SF

Suite 208: 2,482 SF

Suite 210: 2,575 SF

-  Leased
-  Available



NORTH









# 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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**Brazos Ebner**

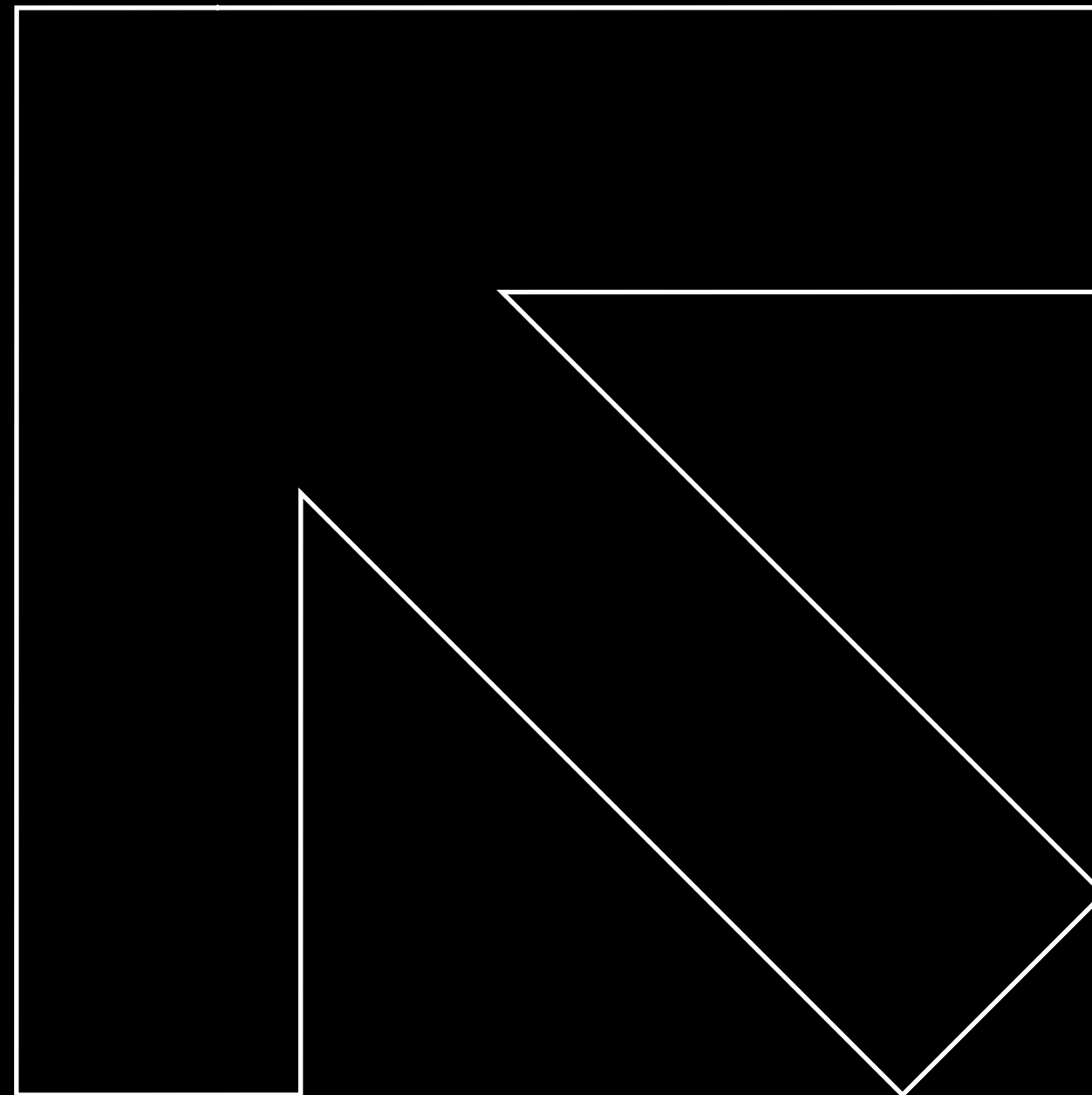
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**RFR**



**KUSHNER**

[dumboheights.com](http://dumboheights.com)