



9th Floor

PENTHOUSE DUPLEX OFFICE - FULLY FURNISHED AND MOVE-IN READY - 52,796 RSF PLUS PRIVATE ROOF DECK



**DUMBO
HEIGHTS**
55 PROSPECT STREET
BROOKLYN, NY



Live & Work



Bike to Dumbo Heights



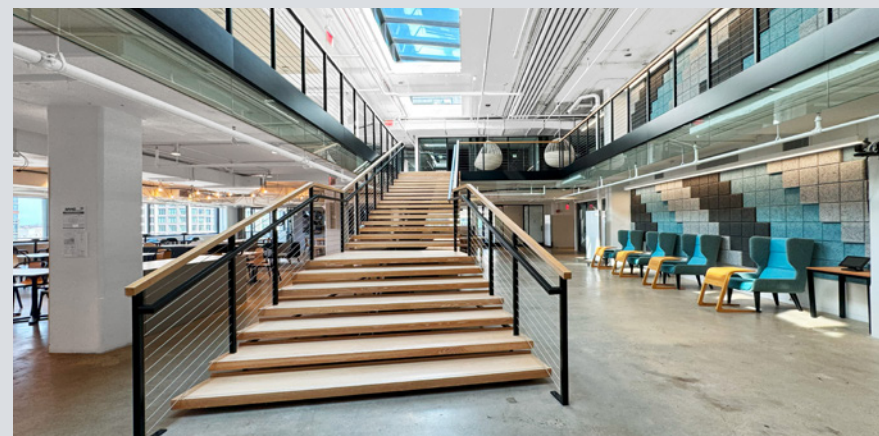
Drop kids at Vivvi Day Care



Workout at Solidcore



Coffee at Bluestone Lane



Arrive at The Office



Lunch at Springbone Kitchen



Get Inspired on The Roof Deck



Drinks at Randolph Beer Rooftop



Ride Home w/ Co-Workers along the Waterfront



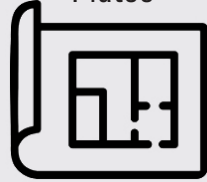
DUMBO Waterfront

55 Prospect Street - Space Features

300+ Workstations
in Place



Large Floor
Plates



Immediate
Occupancy



Move-In Ready
Fully Furnished



Convenient
to Transit



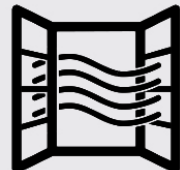
Private
Roof Deck



Excellent
Natural Light



Oversized
Windows



9th FLOOR



10th FLOOR

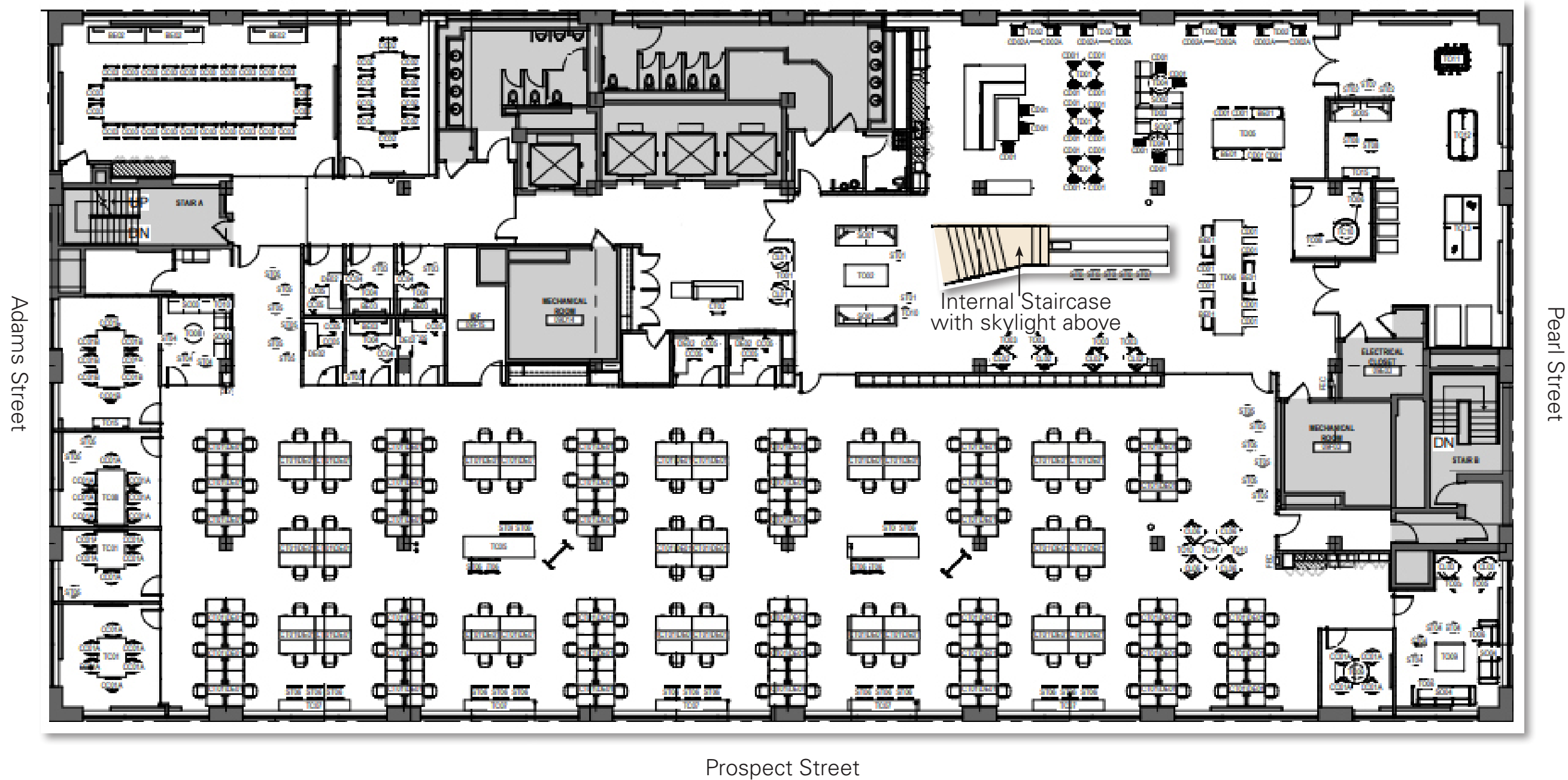


4-SIDES OF OVERSIZED WINDOWS AND A 41-FOOT SKYLIGHT FLOOD BOTH FLOORS WITH ABUNDANT NATURAL LIGHT

- Large private board room seats up to 26 people, (1) Conference room.
- (7) office/meeting rooms, (8) phone/breakout rooms.
- Open area seating for 128+ people; large game/lounge room.
- Open pantry with eating and lounge seating areas.

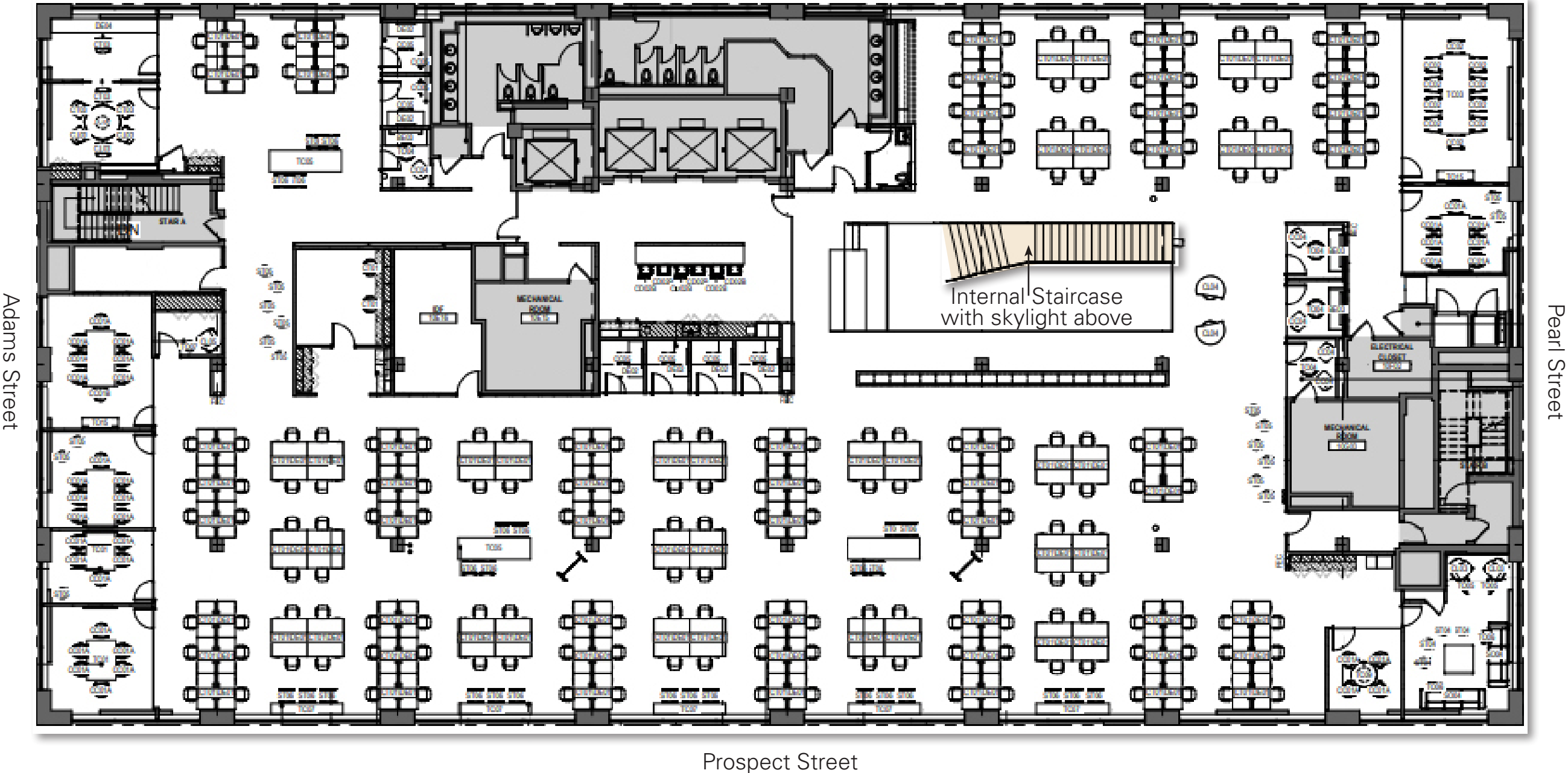
- (1) Conference room, (7) office/meeting rooms.
- (3) Breakout rooms, (4) phone rooms, mother's room.
- Open area seating for 176+ people.
- High-end wet pantry and large lounge room.

[CLICK to View 9th Floor Virtual Tour](#)



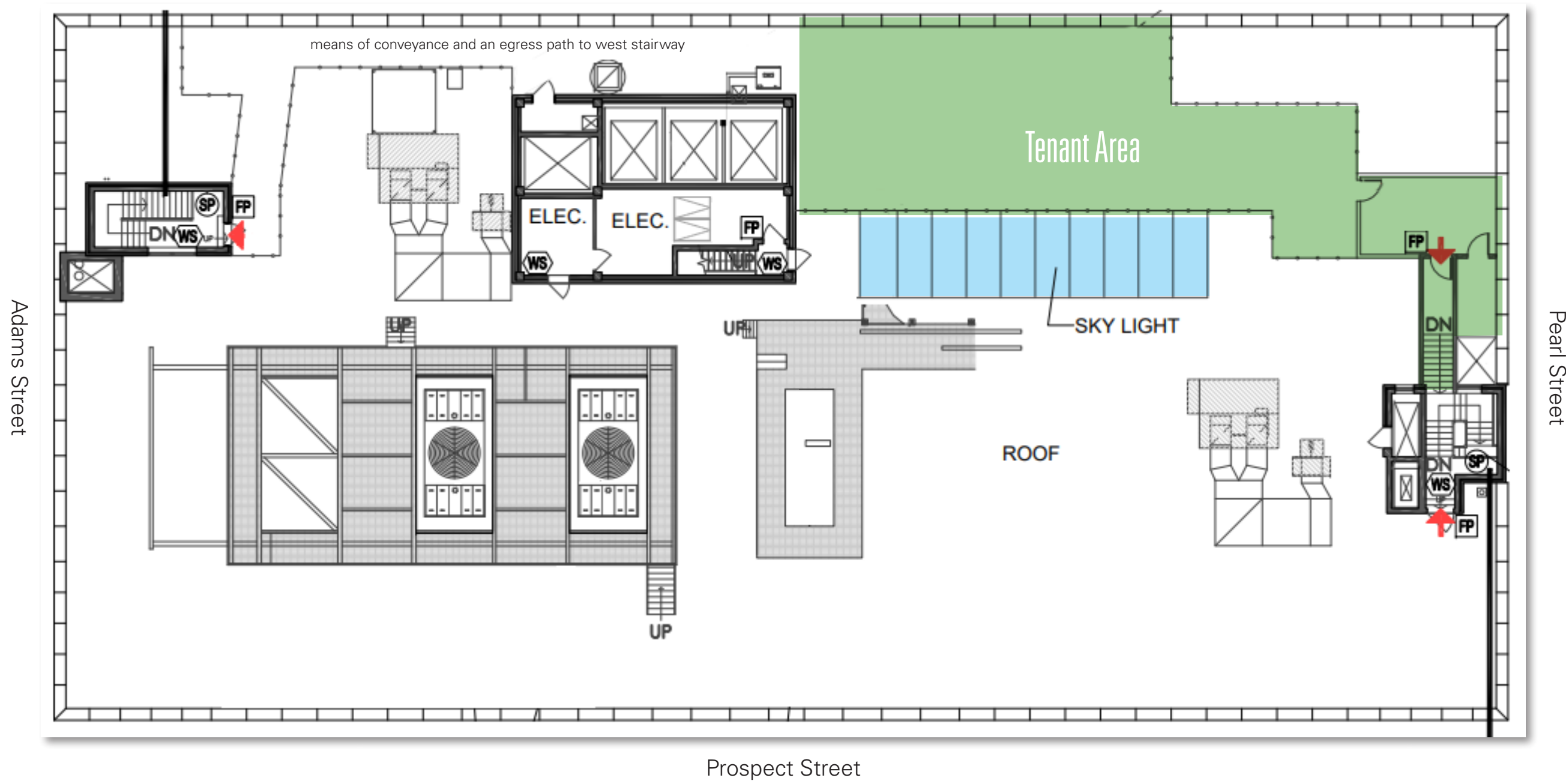
Floor Plan not to scale and may contain some variations from the current floor buildout — for display purposes only

[CLICK to View 10th Floor Virtual Tour](#)



Floor Plan not to scale and may contain some variations from the current floor buildout — for display purposes only

[CLICK to View Roof Deck Virtual Tour](#)



Floor Plan not to scale and may contain some variations from the current floor buildout — for display purposes only

Entire 9th Floor - 26,398 RSF



Open pantry with eating
and lounge seating areas

Large open area accommodates
128+ workstations



Entire 10th Floor - 26,398 SF



Large open area accommodates
176+ workstations

Multiple Glass-Front Private Workspaces
for Conference, Meeting, Office, and
Collaborating use



Private Roof Deck - 2,196 SF



Spectacular Panoramic
City Skyline Views

Exclusive Roof Deck Access
via stairway and ADA Lift



Tenants at DUMBO HEIGHTS enjoy the convenience of a diversified mix of retailers within the complex and great nearby transportation access

3-Minute walk to High Street  and York Street  subway stations; and steps from Sand St/Jay St  bus stop within the complex
10 Minute walk to the DUMBO/Fulton  providing an 8-minute ride to Lower Manhattan's Pier 11/Wall Street

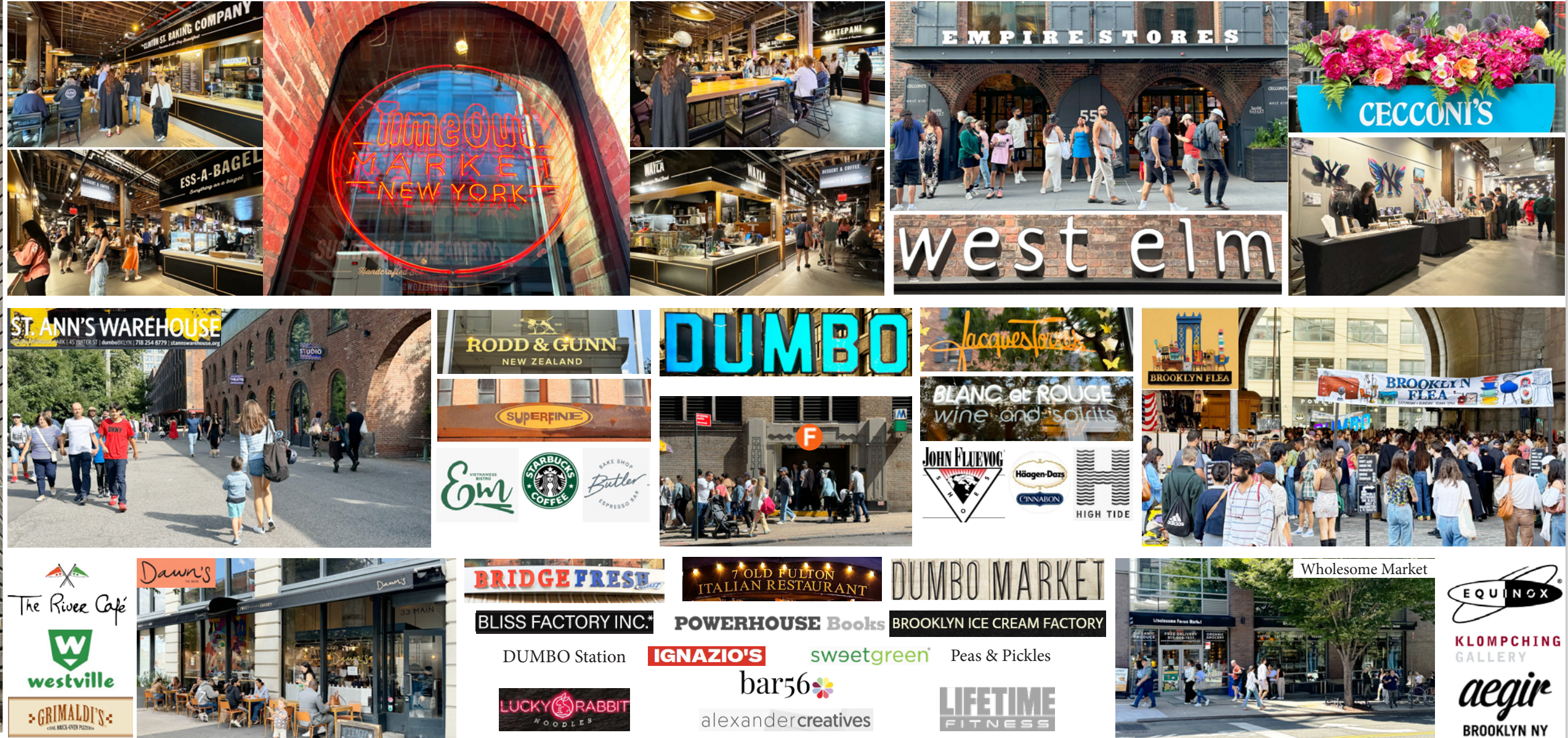




DUMBO HEIGHTS



DUMBO HEIGHTS' fantastic location puts at your doorstep all the retail, restaurants, art, cultural, and lifestyle options that the surrounding waterfront neighborhood offers



For further information and/or inspection contact:

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