

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



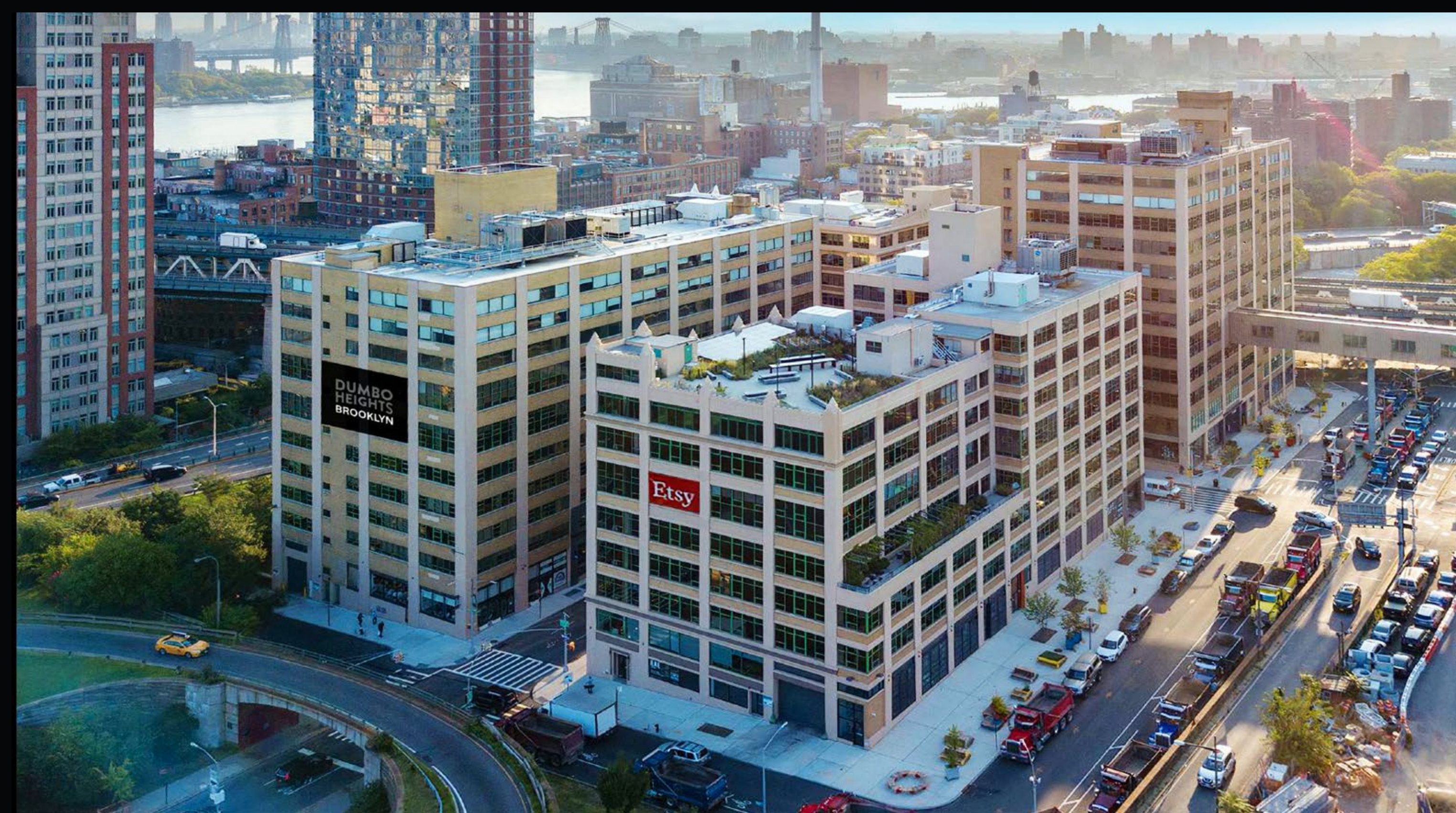
Pearl St

Prospect St

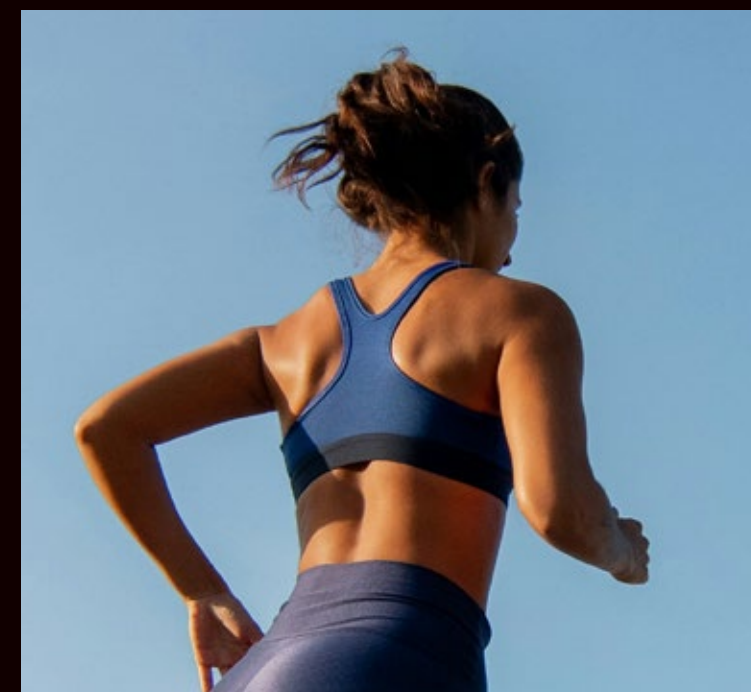
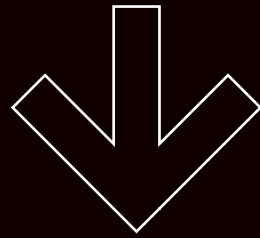


Adams St

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

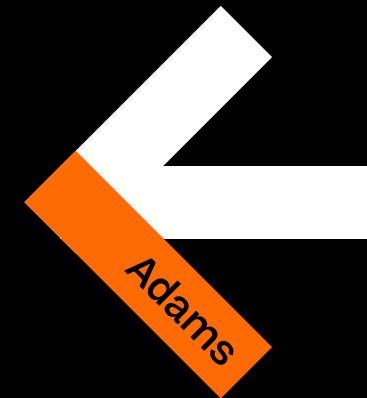
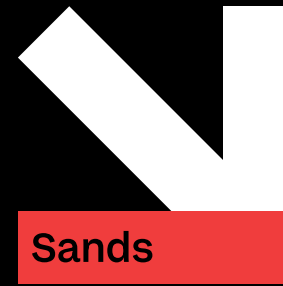
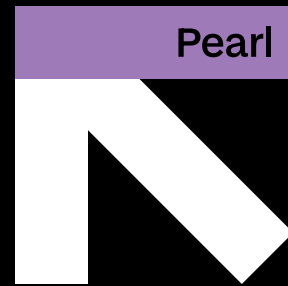
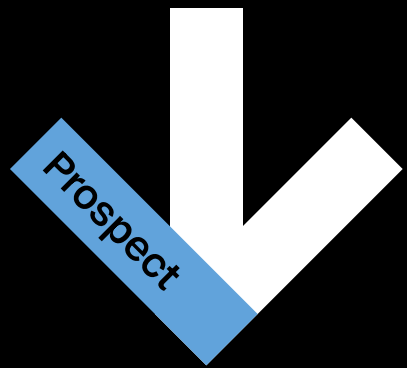
Z

● ● ●

Ferry



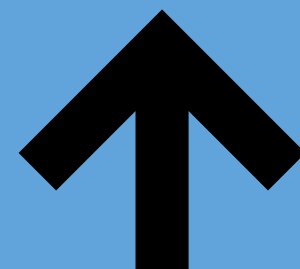
Design Your Day.





Train
Here.

Prospect St



Ease into every day.
Bluestone Lane | Solidcore | F45

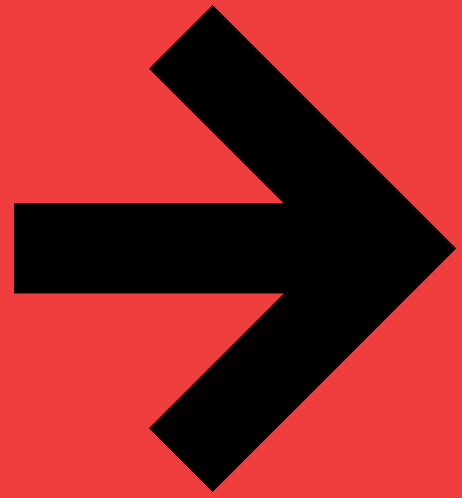
Pearl



St

Kids and core—covered.





Chill Here.



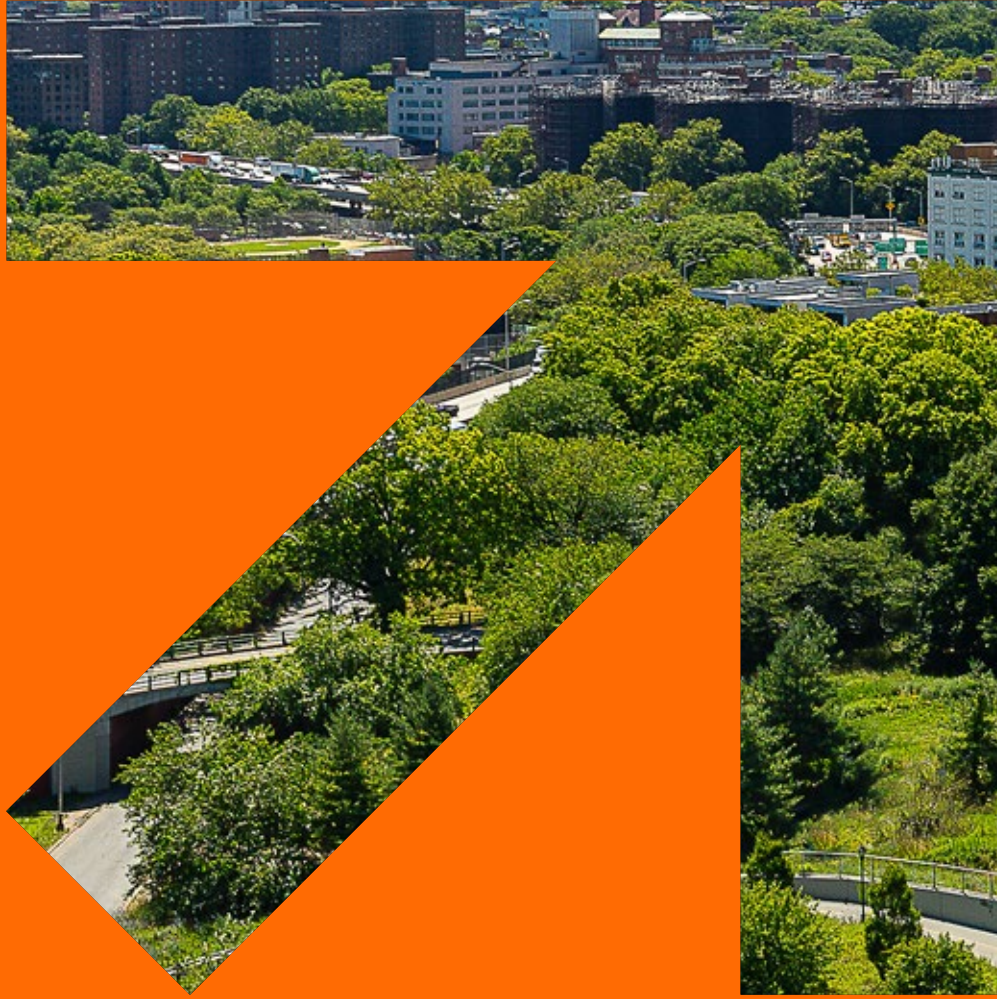
Randolph Beer
Ippudo V
MATTER



Sands St



Adams St



Unwind
Here.

Etsy Headquarters





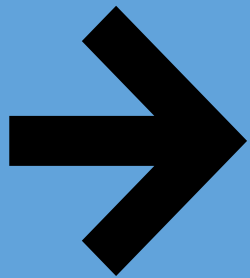
Randolph Beer Rooftop

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.

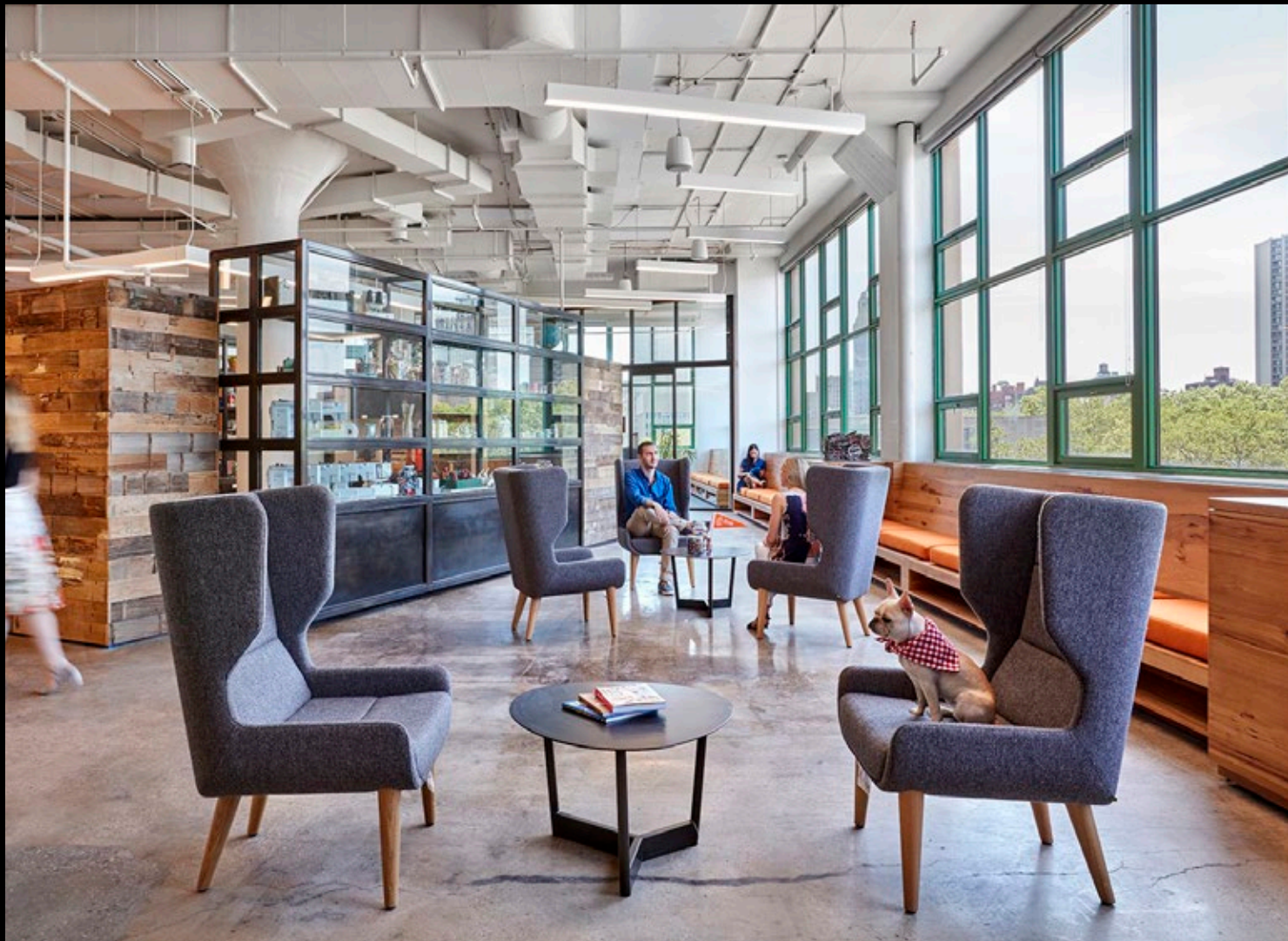


Dumbo Heights Campus

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.

77 Sands

Roof Deck Terrace
Event Space

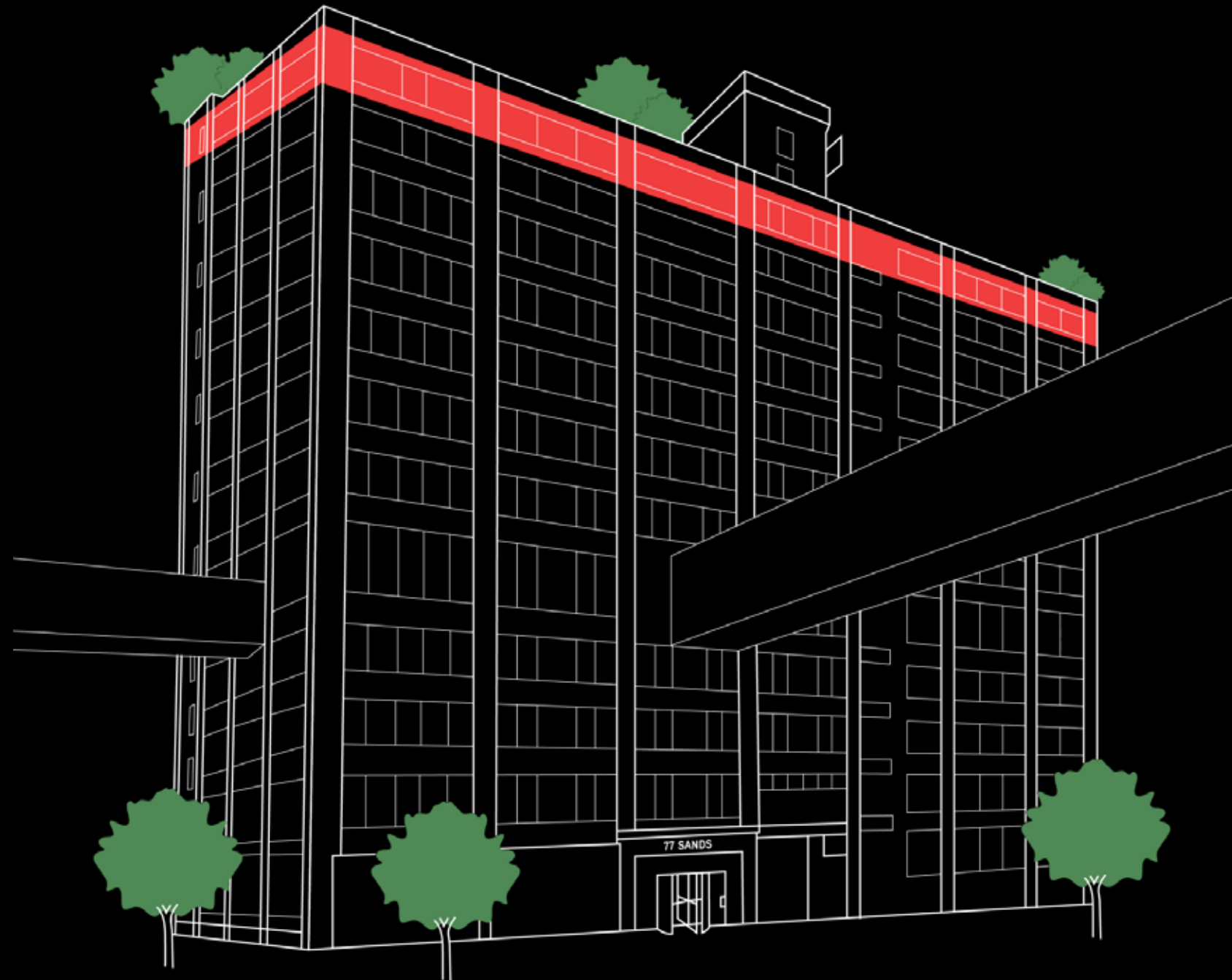
Floor 12

Suite 1200 | 2,249 SF

Suite 1203 | 11,479 SF



NORTH



Floor 12

Suite 1200 | 2,249 SF
Suite 1203 | 11,479 SF





















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

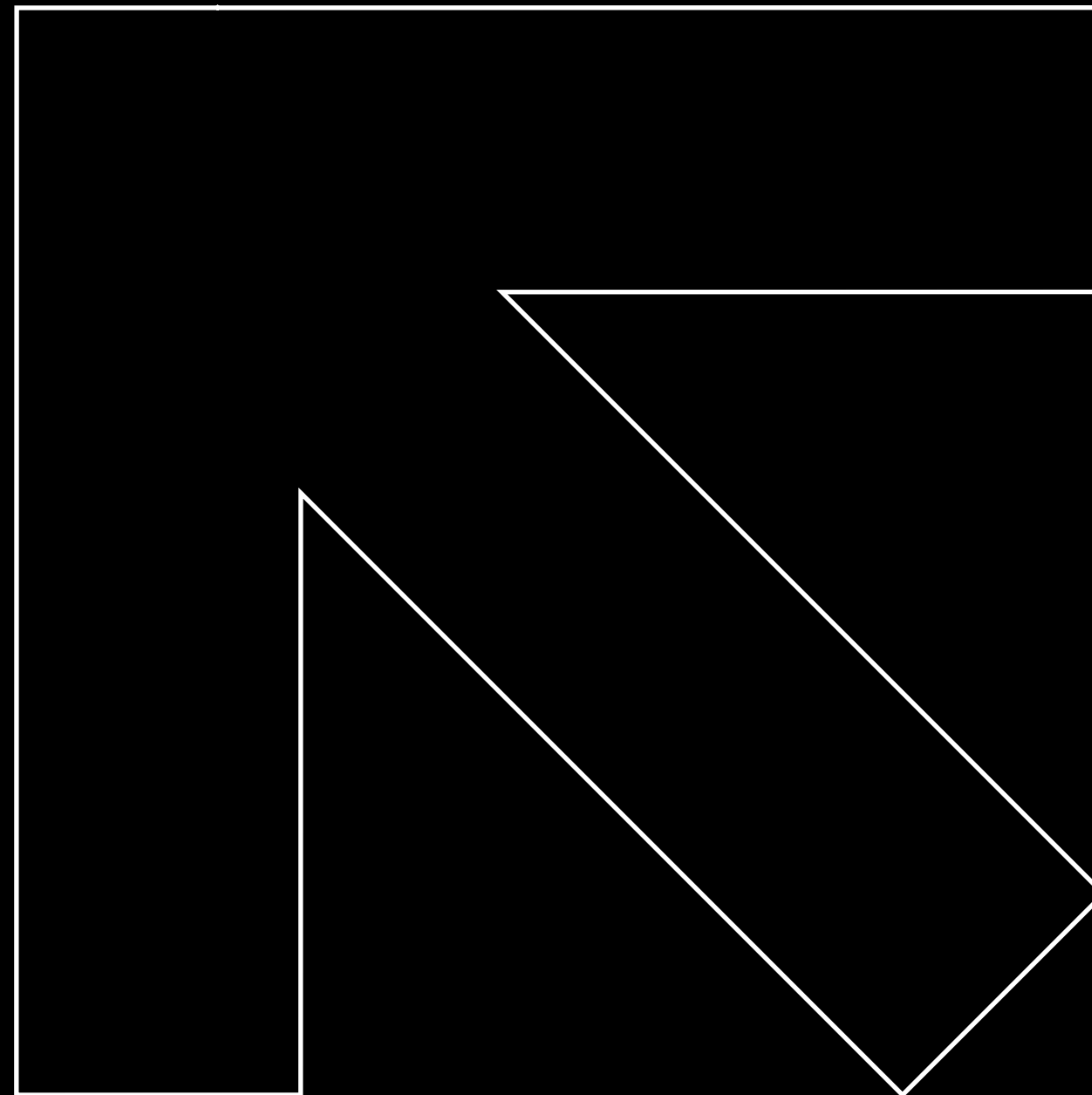
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RFR



KUSHNER

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