



**PINNACLE
REALTY**
OF NEW YORK, LLC

EXCLUSIVE LISTING

FOR SALE



31 WASHINGTON STREET

BROOKLYN, NY 11201

Two Commercial Condos for Sale in DUMBO

The Most Photographed Building
in Brooklyn.

Type

Office / Retail / Flex Space / Industrial

SQUARE FOOT



10,950^{SF TOTAL}

4,850^{SF UNIT 1}

6,100^{SF UNIT 2}

CLEAR HEIGHT



12' - 14'

DIMENSIONS



50' x 100'



ZONING

C6-2A

PARCEL ID



28

BLOCK



7501

LOT

PRICE

Upon Request

718-784-8282 / PINNACLERENY.COM

All information is from sources deemed reliable and is submitted subject to errors, omission, changes of price or other conditions, prior sale, rent and withdrawal without notice.

Property Overview

The Heart of New York City—DUMBO. This industrial space offers the perfect blend of exposure and functionality for businesses looking to make a statement. With its expansive open floor plan, inspiring architecture, and unmatched exposure—the space provides a dynamic environment that inspires innovation. Whether you're seeking a unique office for your creative team or a standout retail space to captivate customers, this location caters to both. Exposed brick, wooden beams, and natural light fill the space with character, offering endless possibilities for customization. Surrounded by an eclectic mix of galleries, tech startups, and trendy cafes, this space places your business at the center of Brooklyn's most sought-after neighborhood.

Available Commercial Condos

UNIT 1

- 4,850 Sq Ft.
- HVAC
- New Build Out
- 7 Year Lease
- Currently Rented to Strong Tenant
- Natural Light
- 12' Ceilings

UNIT 2

- 6,100 Sq. Ft.
- 14' Ceilings
- HVAC
- Natural Light
- Currently Vacant
- Freight Elevator to Service Both Levels



TRANSPORTATION

- F** YORK STREET
- 2 3** **4 5** BOROUGH HALL
- A C** HIGH STREET

-  MANHATTAN BRIDGE
- BROOKLYN BRIDGE
- BROOKLYN QUEENS EXPY

-  **B25: WATER ST/MAIN ST**

UNIT 1

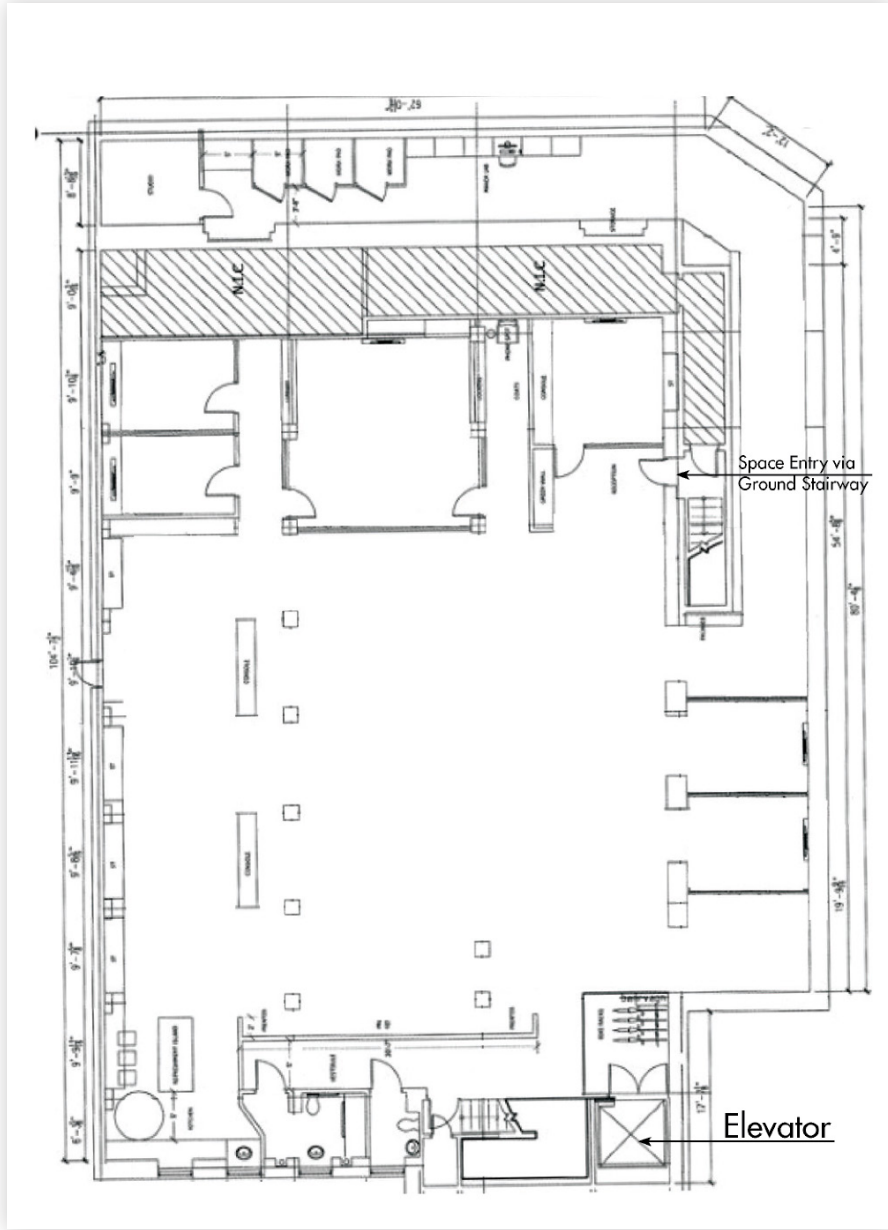


UNIT 2



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FLOOR PLAN - UNIT 2



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Long Island City, NY 11101
718-784-8282
pinnaclereny.com

**FOR MORE INFORMATION ABOUT THIS
PROPERTY CONTACT EXCLUSIVE AGENT:**



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