



Suite 800

MOVE-IN READY - FURNISHED OFFICES - 1,200 RSF TO 11,230 RSF



**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

Immediate
Occupancy



Convenient
to Transit



Move-In Ready
Fully Furnished Options



Shared
Conference Rooms & Kitchen



24/7/365
Attended Lobby

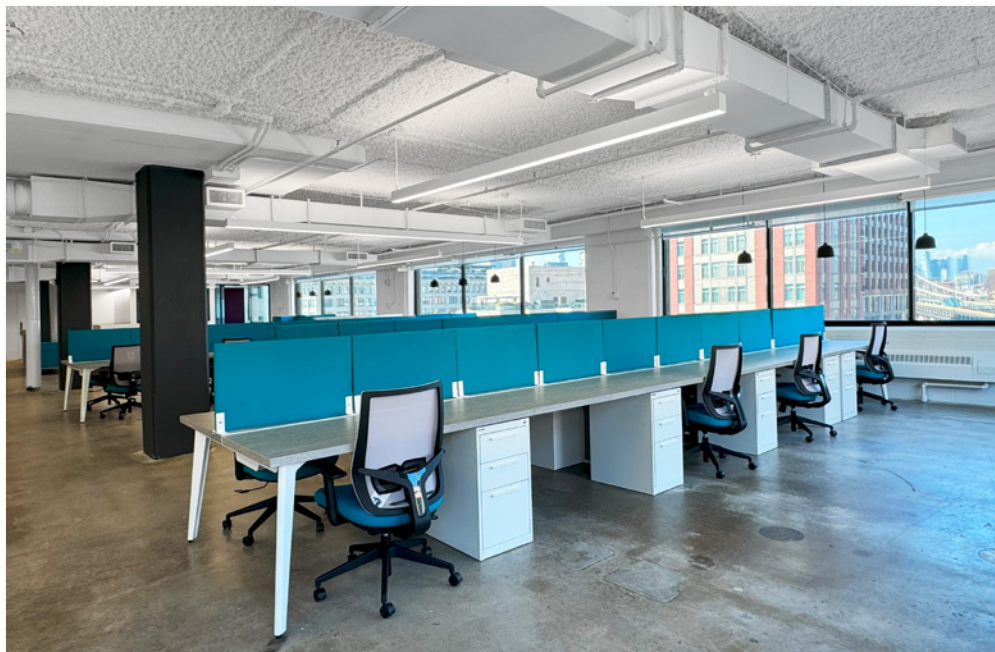


Excellent
Natural Light



Oversized
Windows





Suite 800



Suite 840

ABS Partners Real Estate, as the exclusive agent is pleased to offer the following opportunity for lease:

- Suite 800** 7,357 rsf
- Newly built and fully furnished turnkey space with high-end glass front finishes - (1) Conference room, (2) office/meeting rooms, open area accommodates up to 30 workstations, (2) breakout rooms, reception, lounge areas, full wet pantry with seating space plus a dry pantry with bar-height seating counter, north and east exposure provides good natural light and views of Midtown Manhattan.
- Suite 820** 5,717 rsf
- Newly built and fully furnished turnkey space high-end glass front finishes - (1) Conference room, (2) office/meeting rooms, open area accommodates 39+ workstations, and wet pantry with seating space. South and east exposure provides good natural light.
- Suite 840** 11,229 rsf
- Newly built and fully furnished turnkey space with high-end glass front finishes - (3) Conference rooms/offices, (2) office/meeting room, (5) breakout/phone rooms, open area accommodates 68+ workstations, wet pantry, and lounge areas. South and west exposure provides abundant natural light and views of Lower Manhattan.
- Suite 860** 2,197 rsf
- Newly built move-in ready space with high-end glass-front finishes - (2) windowed office/meeting rooms and open area. North and west exposure provides abundant natural light and Lower Manhattan views
- Suite 301** 1,209 rsf
- Open plan layout - (2) phone rooms, polished concrete floors and north exposure providing good natural light
- Suite 303** 2,337 rsf
- Furnished space - (2) glass-front windowed offices and conference/2-person workroom, reception area, open area accommodates 4 workstations and pantry.
 - North and east exposure provides good natural light
- Suite 309** 6,193 rsf
- Furnished space with glass-front finishes - (1) conference room, (4) office/meeting rooms, reception area, pantry, large open area.
 - South and west exposure provides good natural light

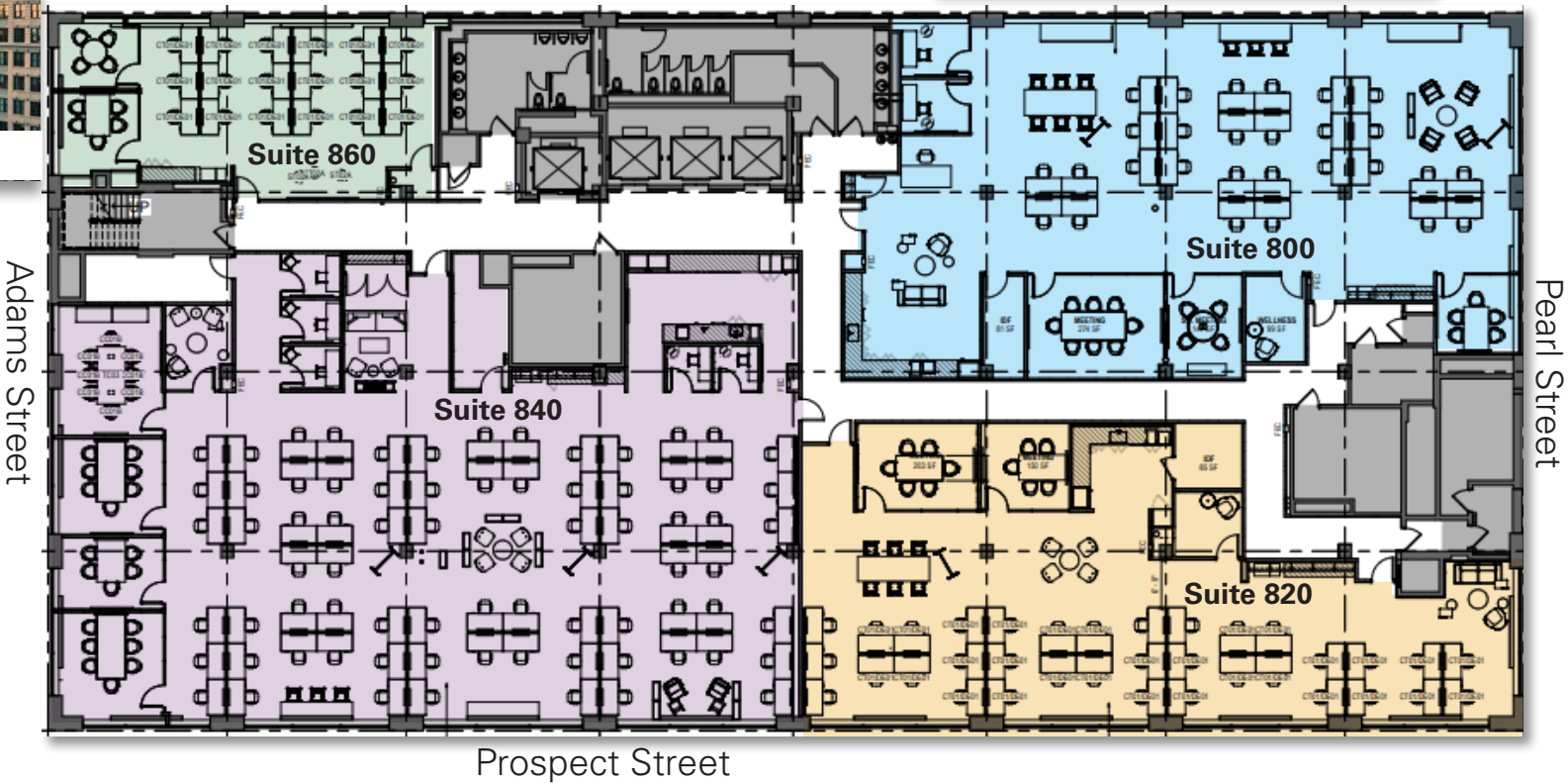
Floor Plan - 8th Floor



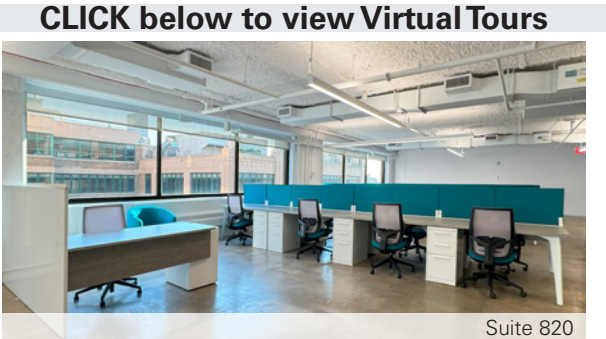
West exposure views of Lower Manhattan along Adams Street



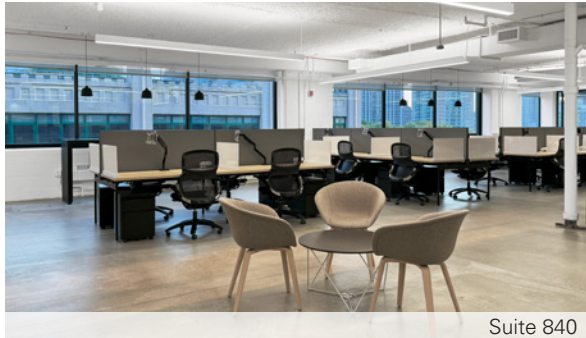
North exposure views of Midtown Manhattan



Suite 800



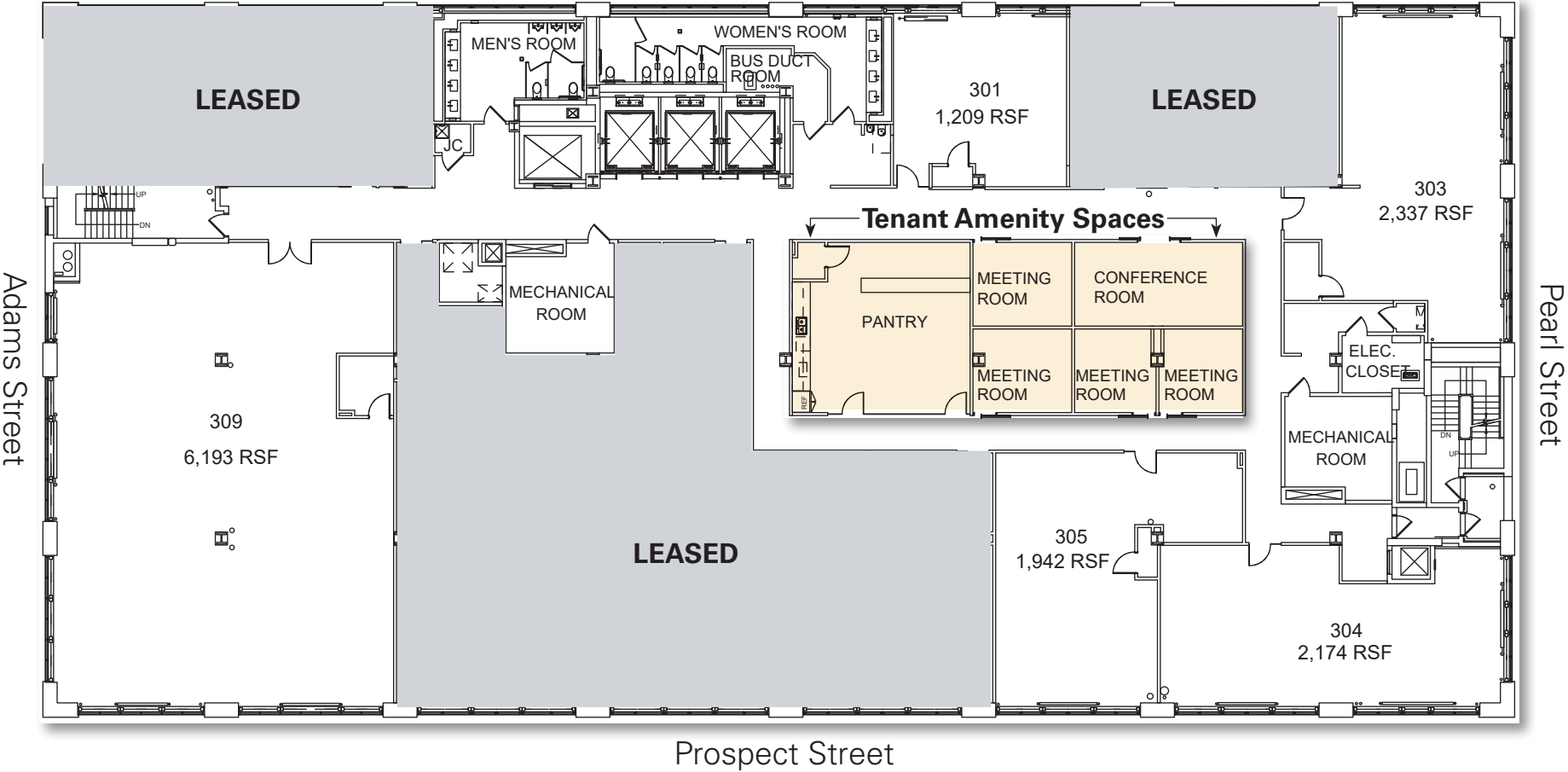
Suite 820



Suite 840

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

Floor Plan - 3rd Floor



Sample Interior Views - 3rd Floor



Bright spaces with oversized windows
that provide great natural light

Shared floor amenities include a pantry
and mix of meeting and conference rooms



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 **A** **C** and York Street **F** subway stations

steps from Sand St/Jay St **B67** **B69** 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



All tenants within the complex have key-card access to Randolph Beer's rooftop bar at the 77 Sands Street building



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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