

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

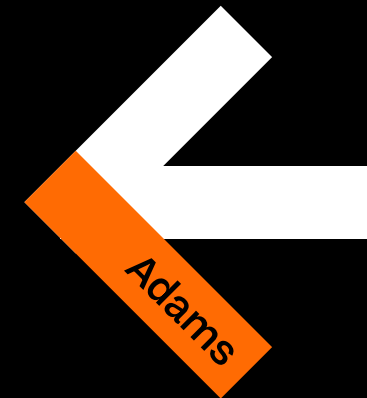
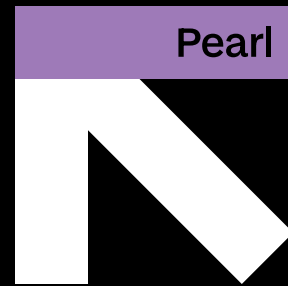
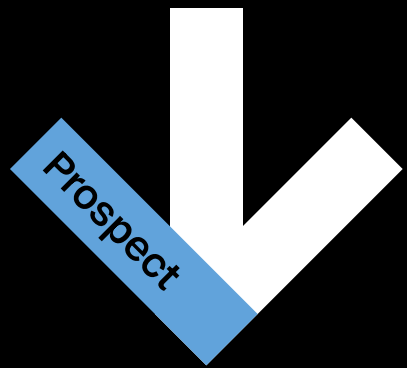
Prospect St



Adams St

Sands St

# Design Your Day.





Train  
Here.

Prospect St



Ease into every day.  
Bluestone Lane | Solidcore | F45



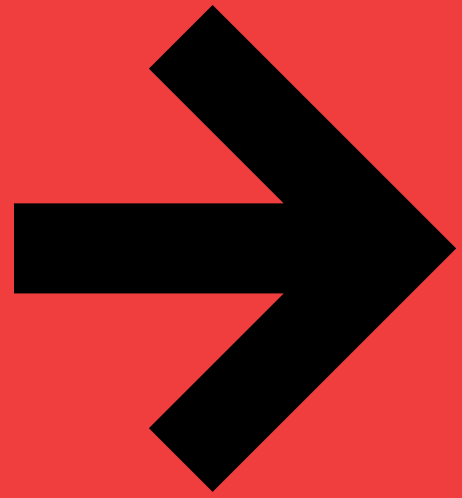
# Pearl



# St

Kids and core—covered.





# Chill Here.



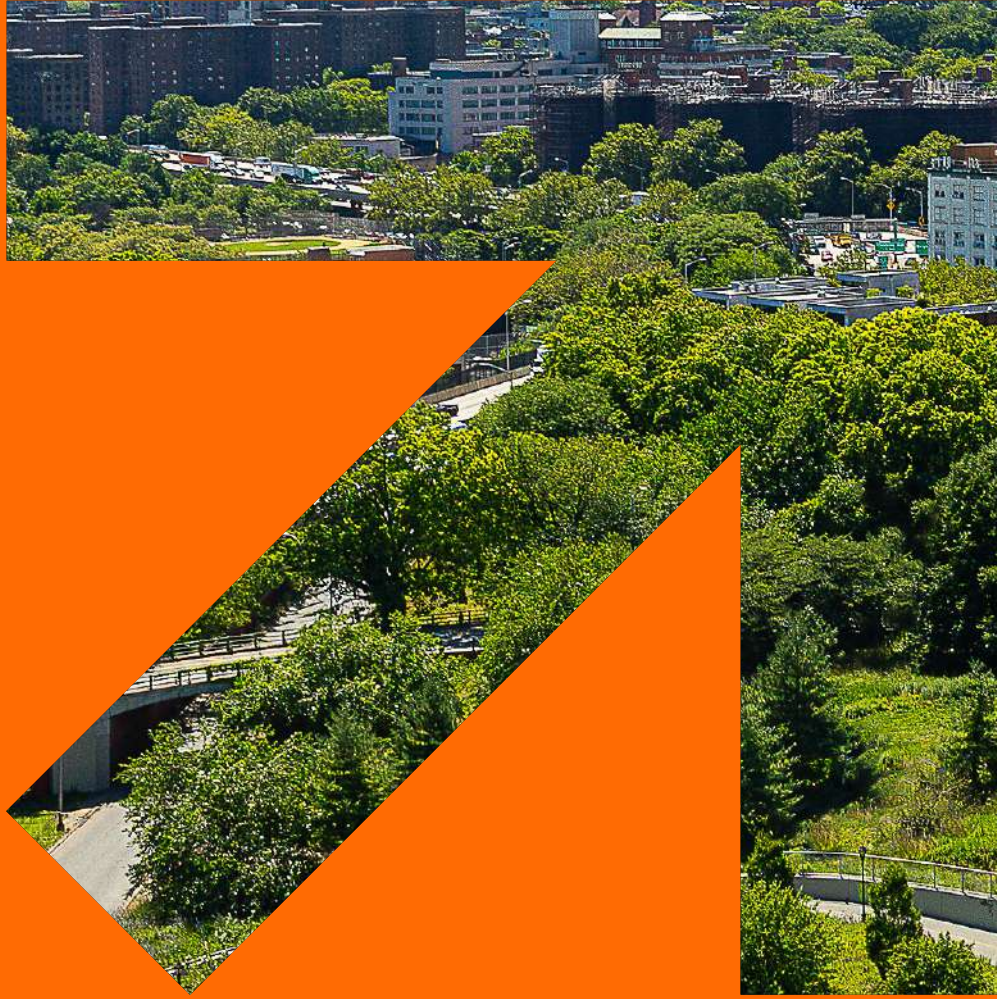
Randolph Beer  
Ippudo V  
Wonder Beach



## Sands St



Adams St

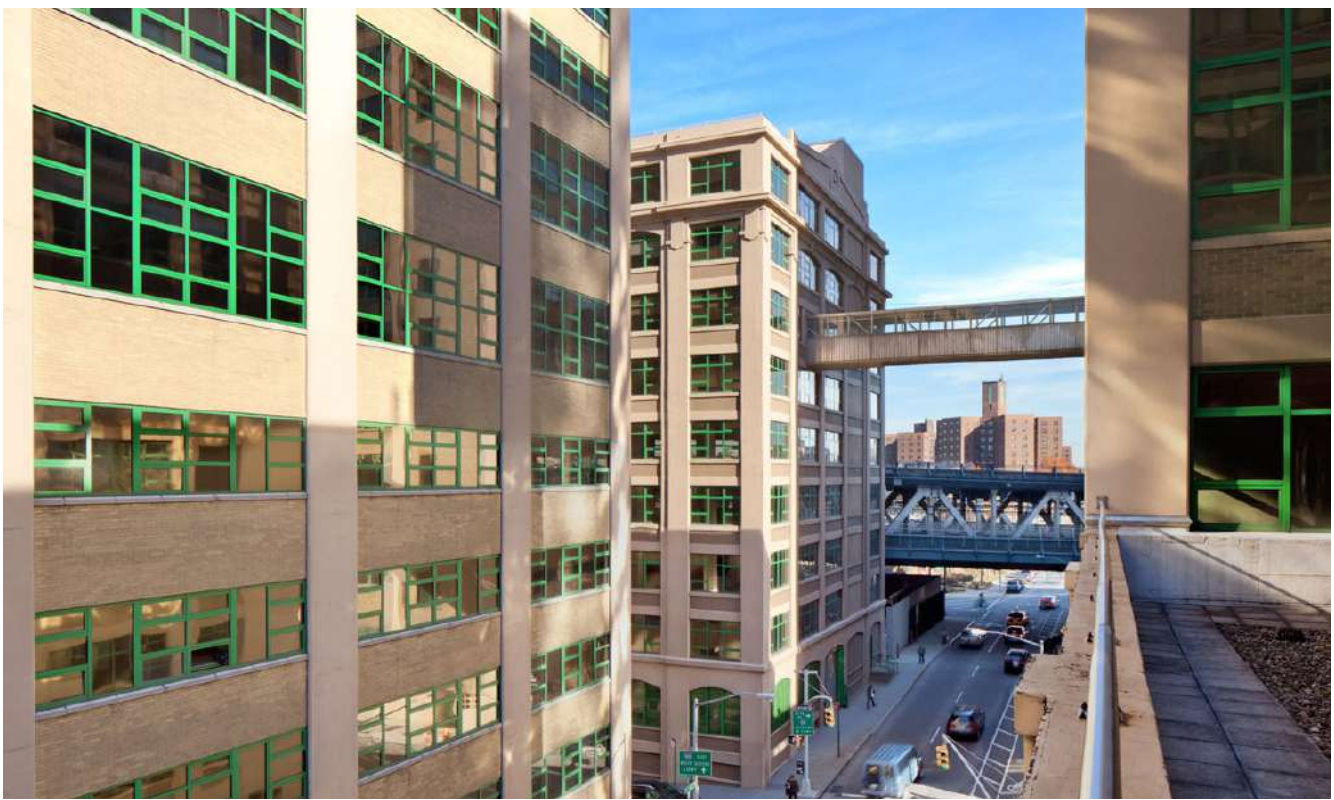


Unwind  
Here.

Etsy Headquarters

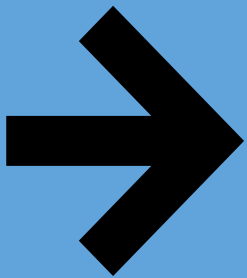






# Every Day Works.

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



# 55 Prospect



## Floor 10 + 9

52,795 SF Penthouse Duplex Opportunity

2,196 SF Private Rooftop Terrace

*Ability to combine with*

*Floor 8 for 80,000 SF Block*

## Floor 8

Suite 800: 7,357 SF

Suite 820: 5,717 SF

Suite 840: 11,229 SF

Suite 860: 2,197 SF

## Floor 3

Suite 301: 1,209 SF

Suite 303: 2,337 SF

Suite 304: 2,174 SF

Suite 305: 1,942 SF

Suite 309: 6,193 SF



55 Prospect

# Floor 10

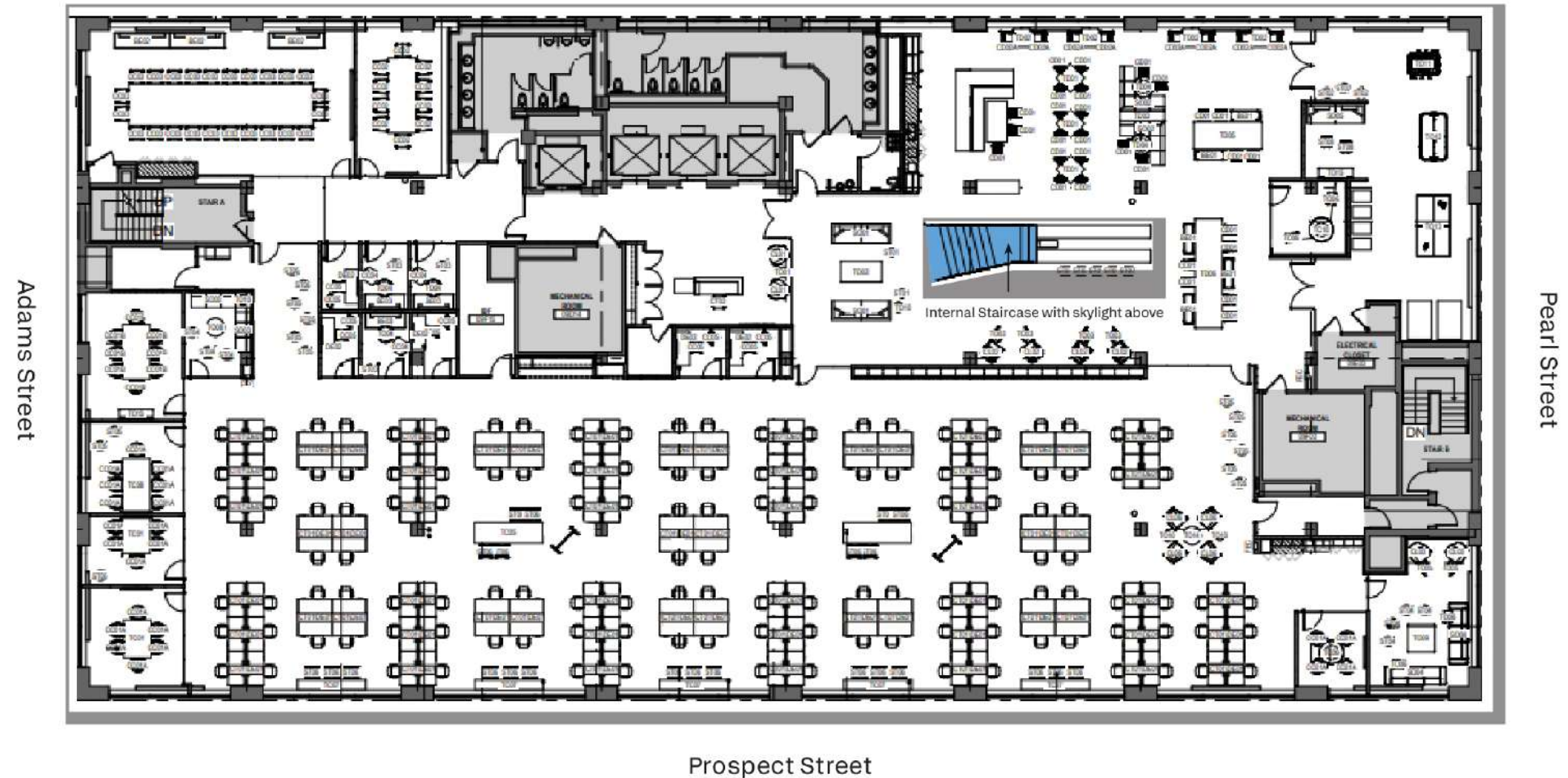
Entire Floor | 26,398 SF

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

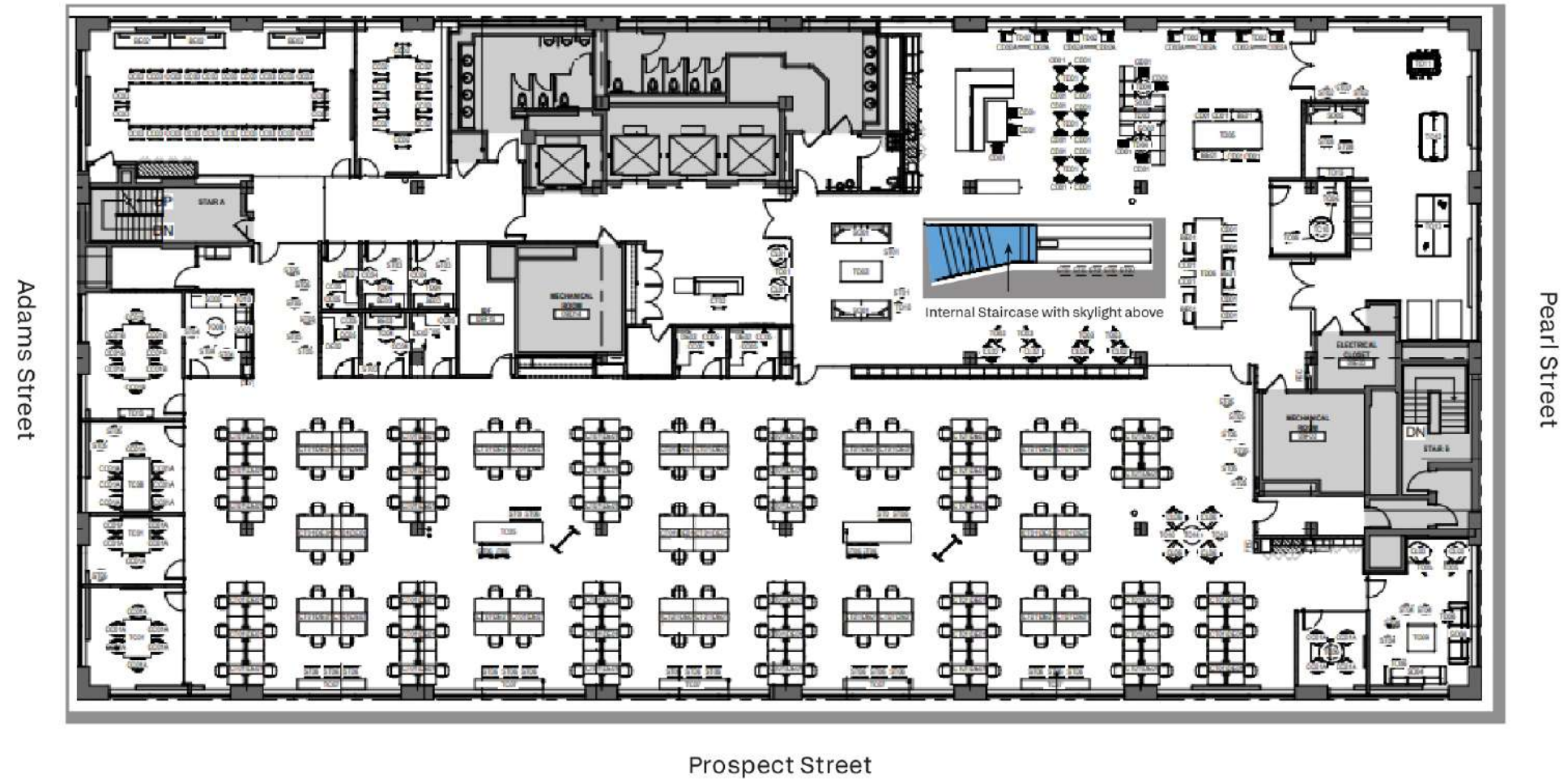
# Floor 9

Entire Floor | 26,398 SF

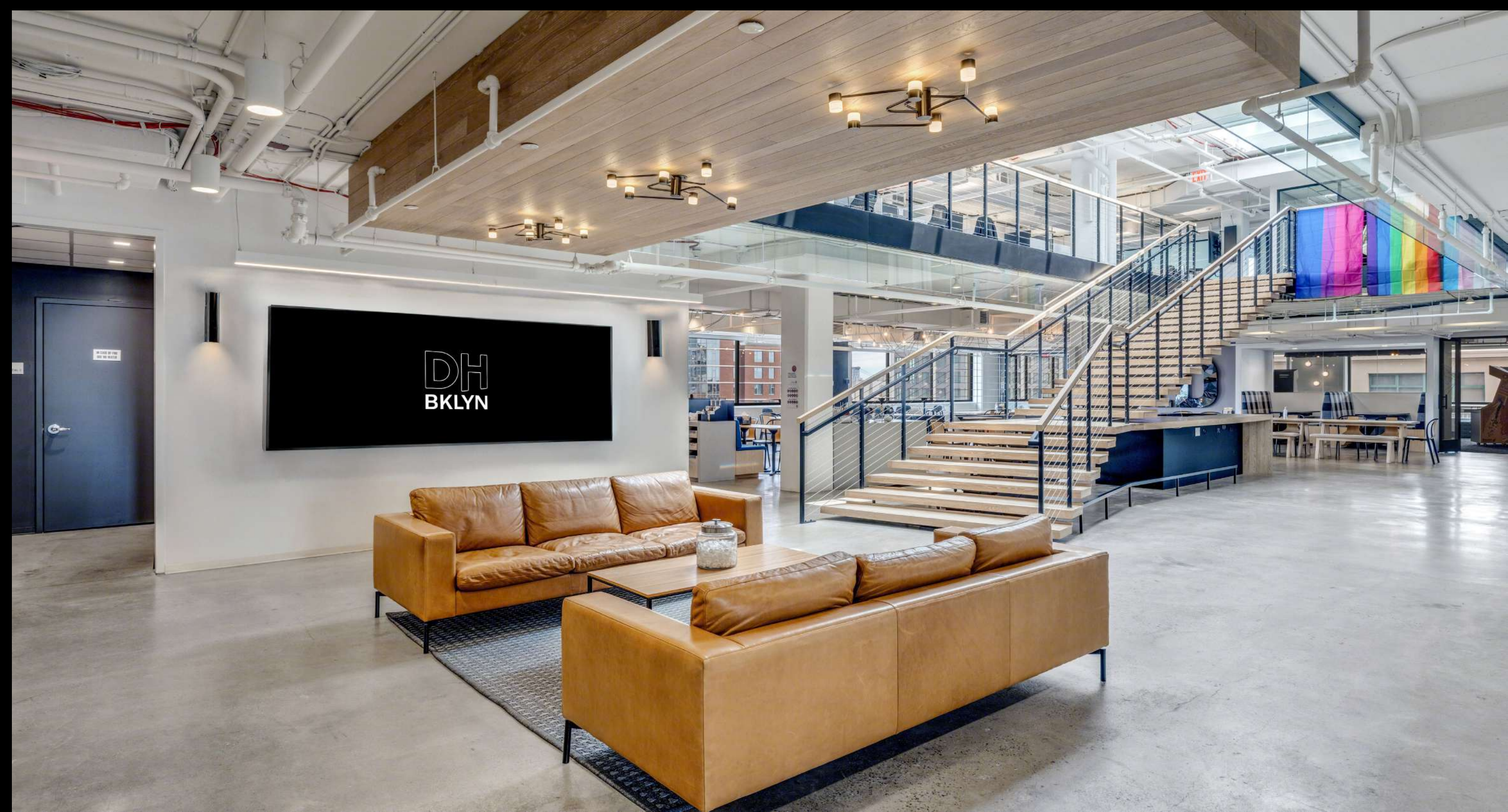
- (1) Large Private Board Room (seats 26)
- (1) Conference Room
- (7) Office/Meeting Rooms
- (8) Phone/Breakout Rooms
- (1) Open-Area Seating (128+ people)
- (1) Large Game/Lounge Room
- (1) Pantry with Eating /Lounge Seating Areas



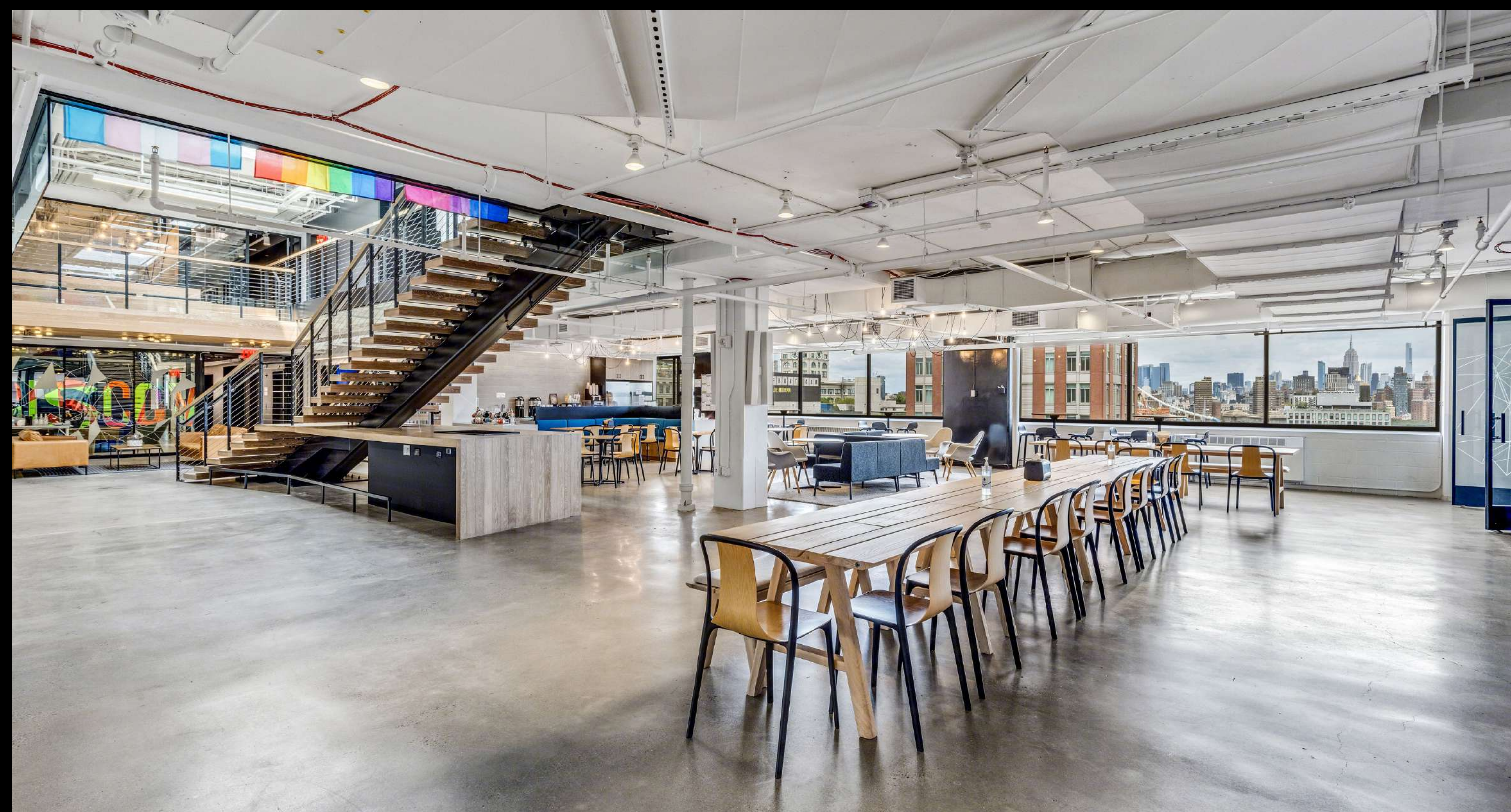
NORTH



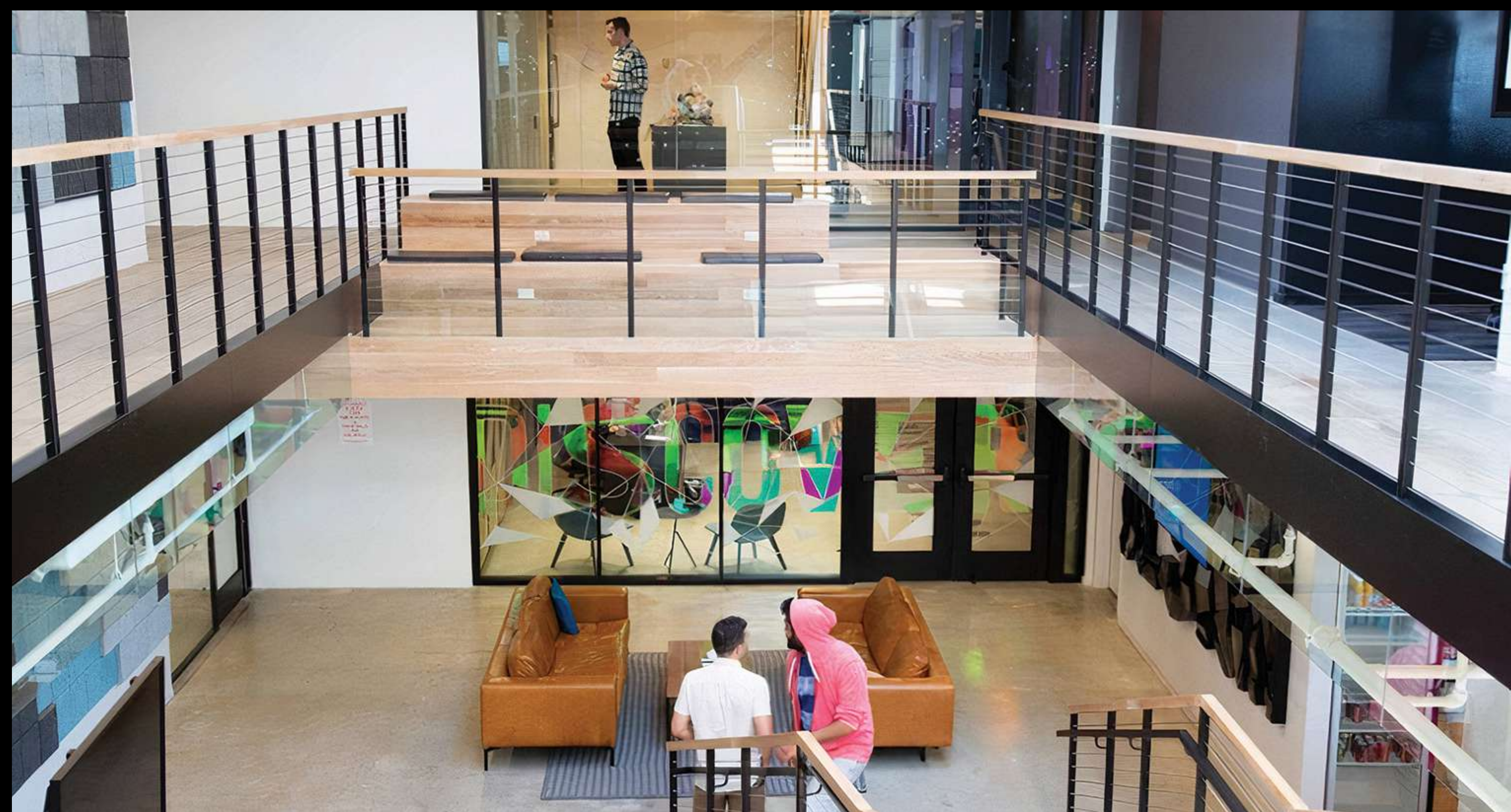






















55 Prospect

## Floor 8

Suites from 2,197 to 11,229 SF

*Ability to combine with Duplex  
for over 80,000 SF*

Suite 800: 7,357 SF

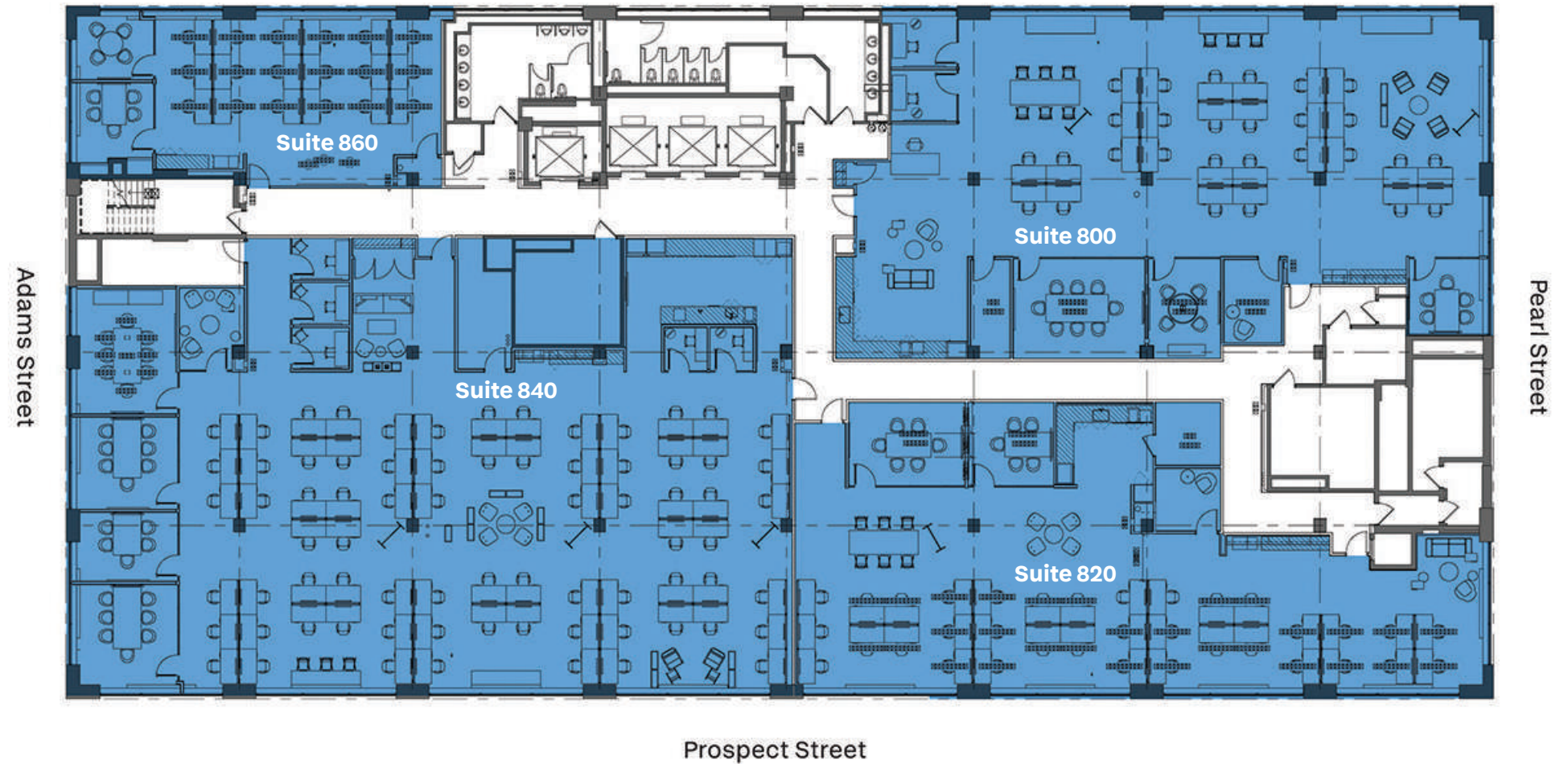
Suite 820: 5,717 SF

Suite 840: 11,229 SF

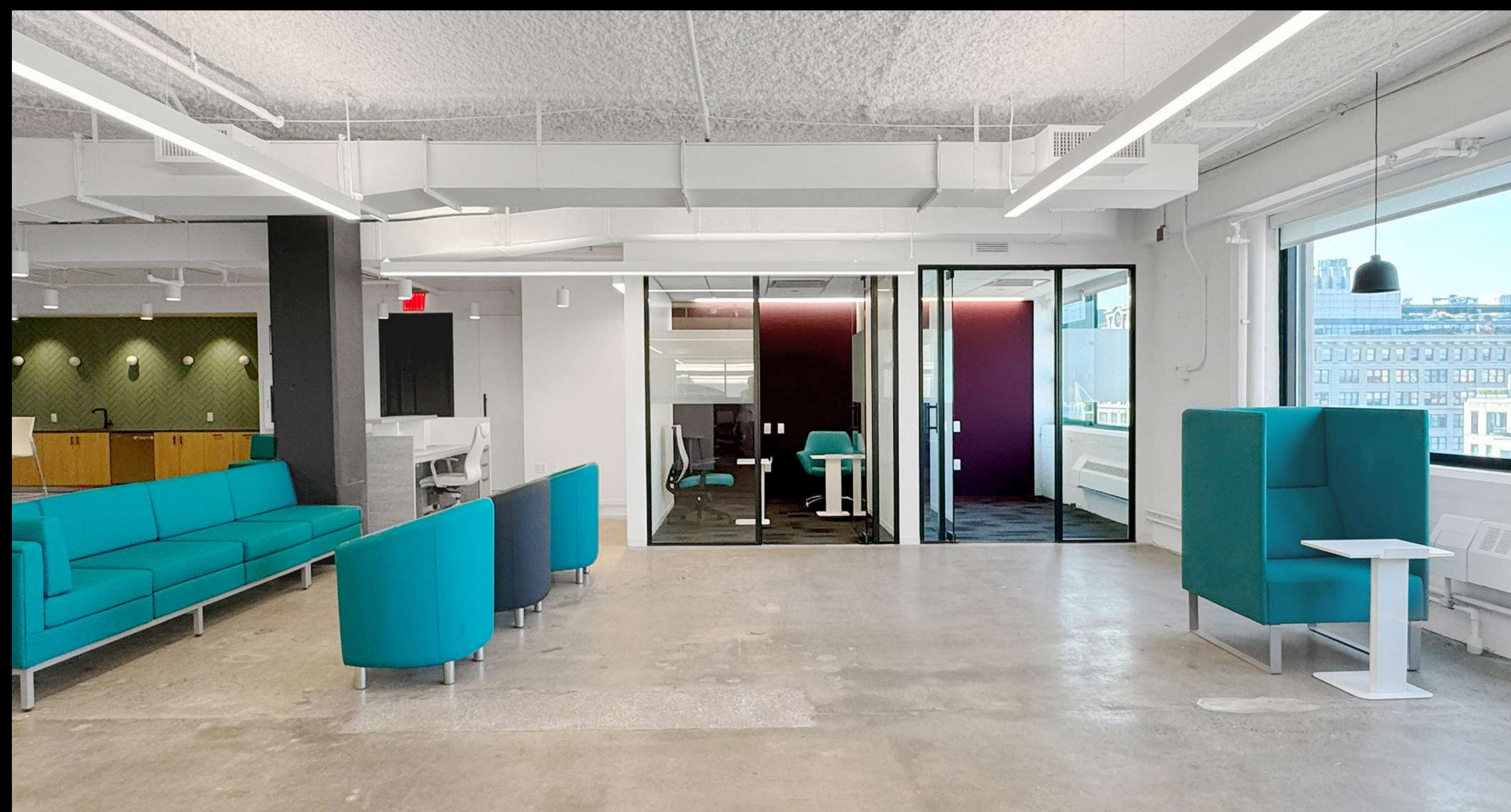
Suite 860: 2,197 SF



NORTH









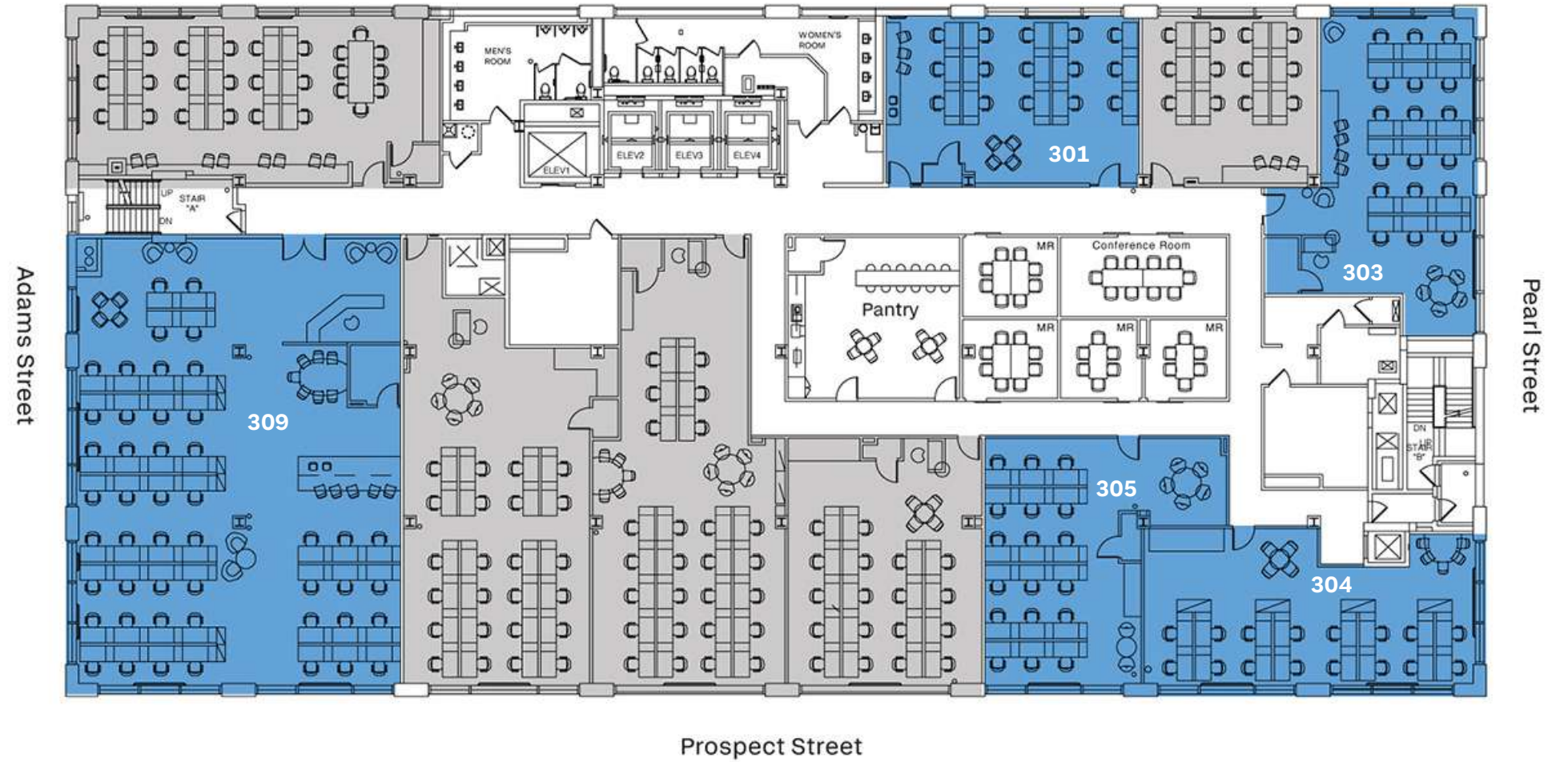
55 Prospect

# Floor 3

Suites from 1,209 to 6,193 SF

Suite 301: 1,209 SF  
Suite 303: 2,337 SF  
Suite 304: 2,174 SF  
Suite 305: 1,942 SF  
Suite 309: 6,193 SF

Leased  
Available





# 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.









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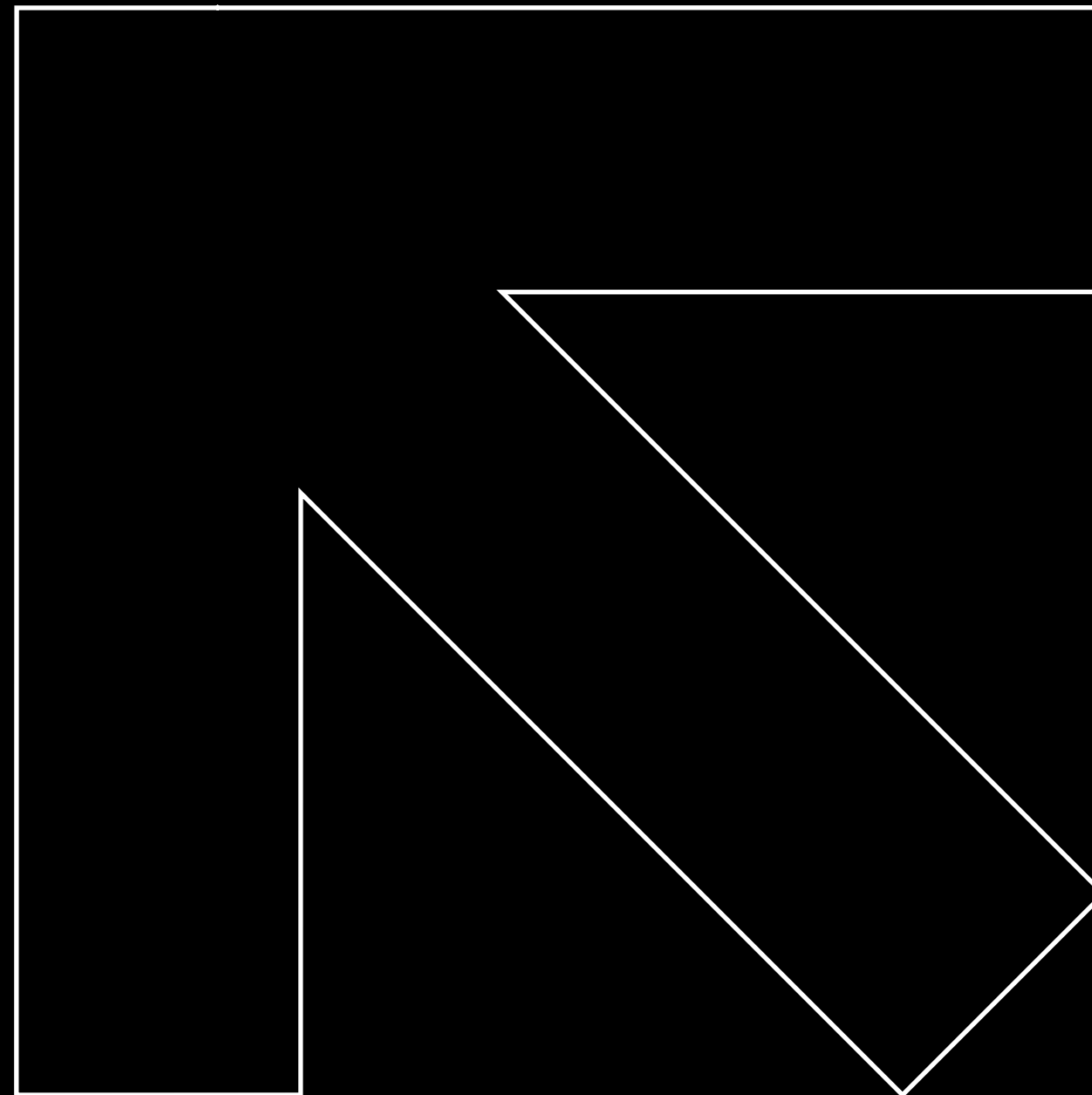
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**RFR**



**KUSHNER**

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