

# 53 Pearl Street

DUMBO · NYC



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OKADA & CO.



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## THE PROJECT

This brand-new boutique office redevelopment in a prime Dumbo location offers a unique opportunity for businesses seeking a creative and inspiring workspace.

With stunning views of the Brooklyn Bridge and Manhattan skyline, expansive windows, and private terrace options, these suites provide a modern and dynamic environment.

The full-floor creative prebuilts, ranging from approximately 5,000 square feet, can be leased individually or together, offering flexibility for various business needs.

Enjoy the convenience of nearby dining, shopping, and entertainment, while also benefiting from potential signage and branding opportunities.



# SPECIFICATIONS

## 2ND FLOOR SUITE E2 | 5,062 SF

- Private terrace

## 3RD FLOOR SUITE E3 | 4,823 SF

- Furnished on spec - plug & play opportunity

..... **PENTHOUSE** .....

## 4TH FLOOR SUITE E4 | 5,133 SF

- **MUST BE LEASED WITH 5TH FLOOR FOR TOTAL OF 7K+ RSF**

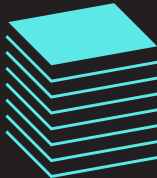
## 5TH FLOOR SUITE E5 | 1,960 SF

- **MUST BE LEASED WITH 4TH FLOOR FOR TOTAL OF 7K+ RSF**
- Expansive windows overlooking the Brooklyn Bridge and Manhattan skyline

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Brand new boutique office redevelopment



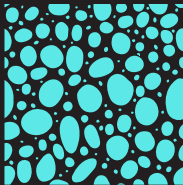
Full building availability (floors can be leased together or individually)



Full floor creative prebuilts underway (approx. 5K RSF each)



Potential for private entrance



Iconic cobblestone street



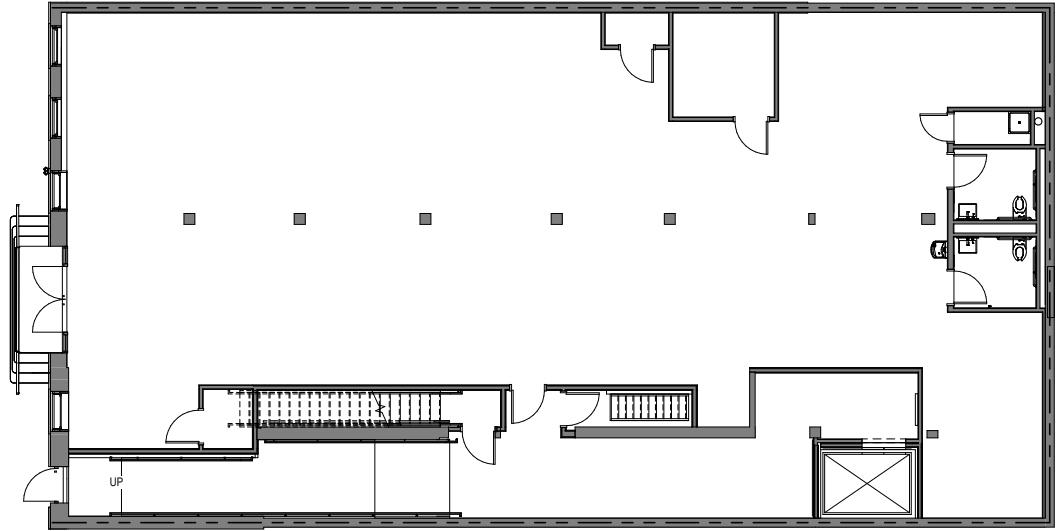
Potential for signage and branding opportunities

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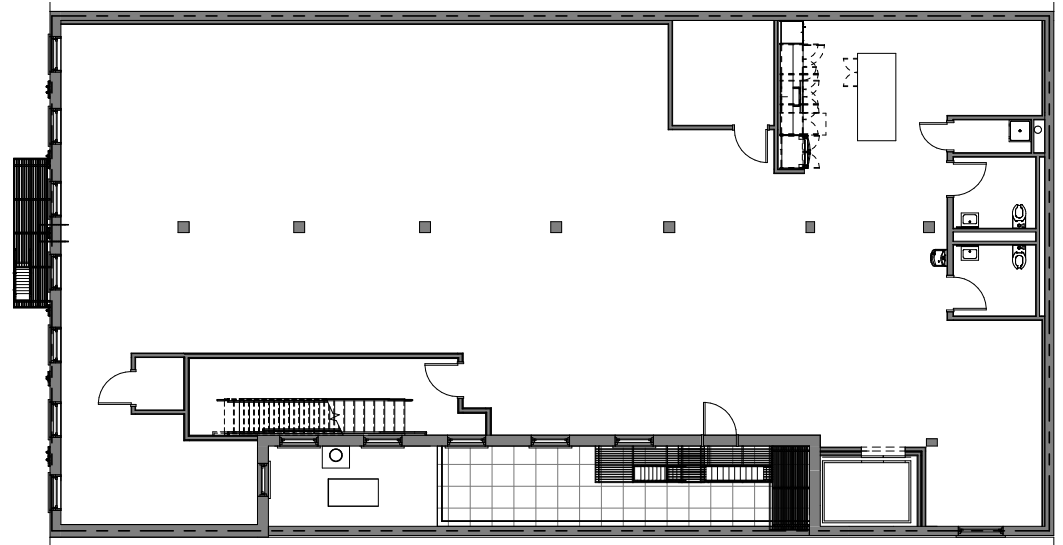


# FLOOR PLANS

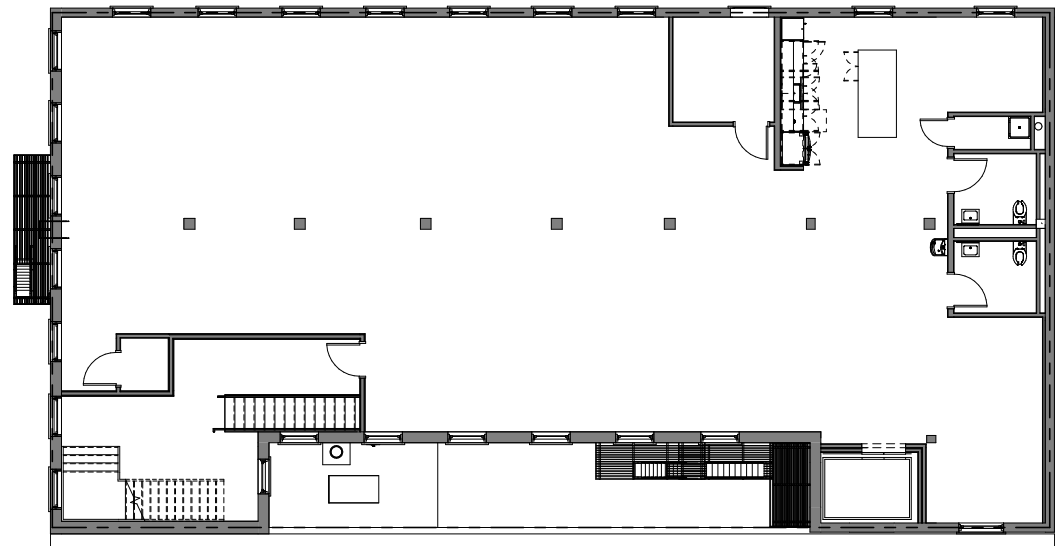
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FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

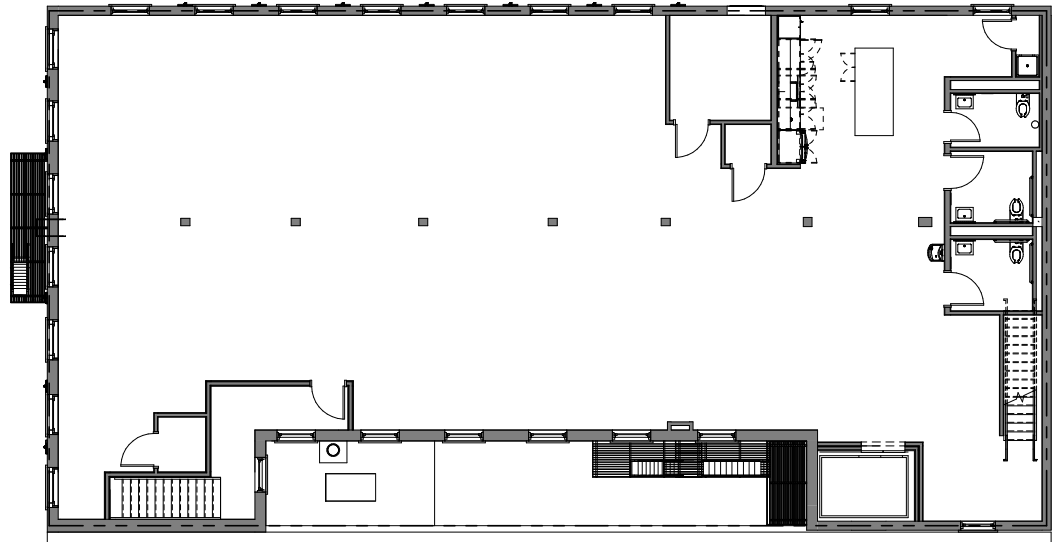
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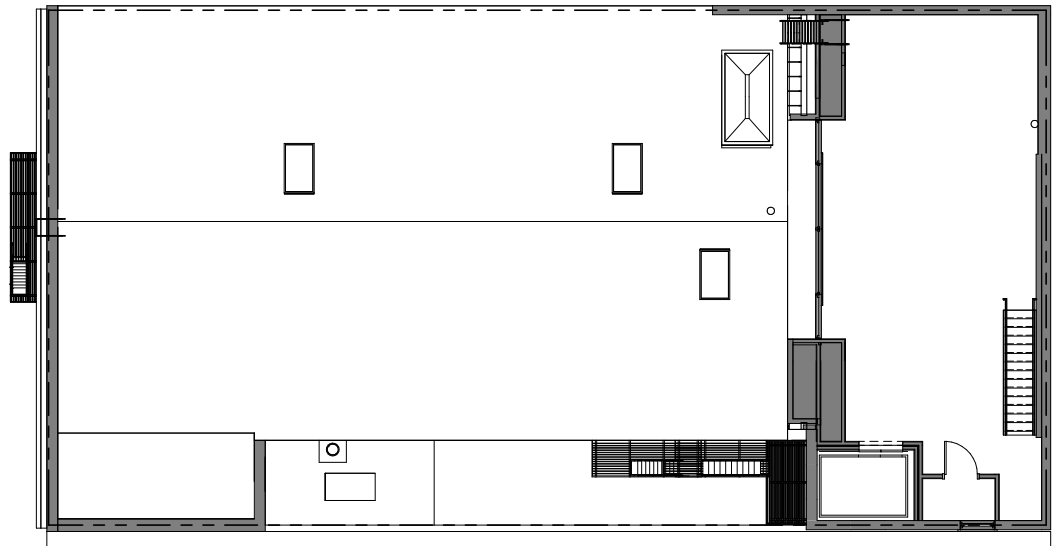
# FLOOR PLANS

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PENTHOUSE  
FOURTH FLOOR



PENTHOUSE  
FIFTH FLOOR



**NOTE: 4TH AND 5TH FLOORS ARE LEASED TOGETHER - 7,093 SF PENTHOUSE**

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# LOCATION

## DUMBO: A RISING STAR IN THE NEW YORK CITY SKYLINE

DUMBO, or Down Under the Manhattan Bridge Overpass, is a rapidly evolving neighborhood in Brooklyn, New York, renowned for its stunning waterfront views, historic architecture, and arts scene. Once a primarily industrial area, DUMBO has undergone a remarkable transformation, emerging as a vibrant and sought-after destination for residents, visitors and businesses.

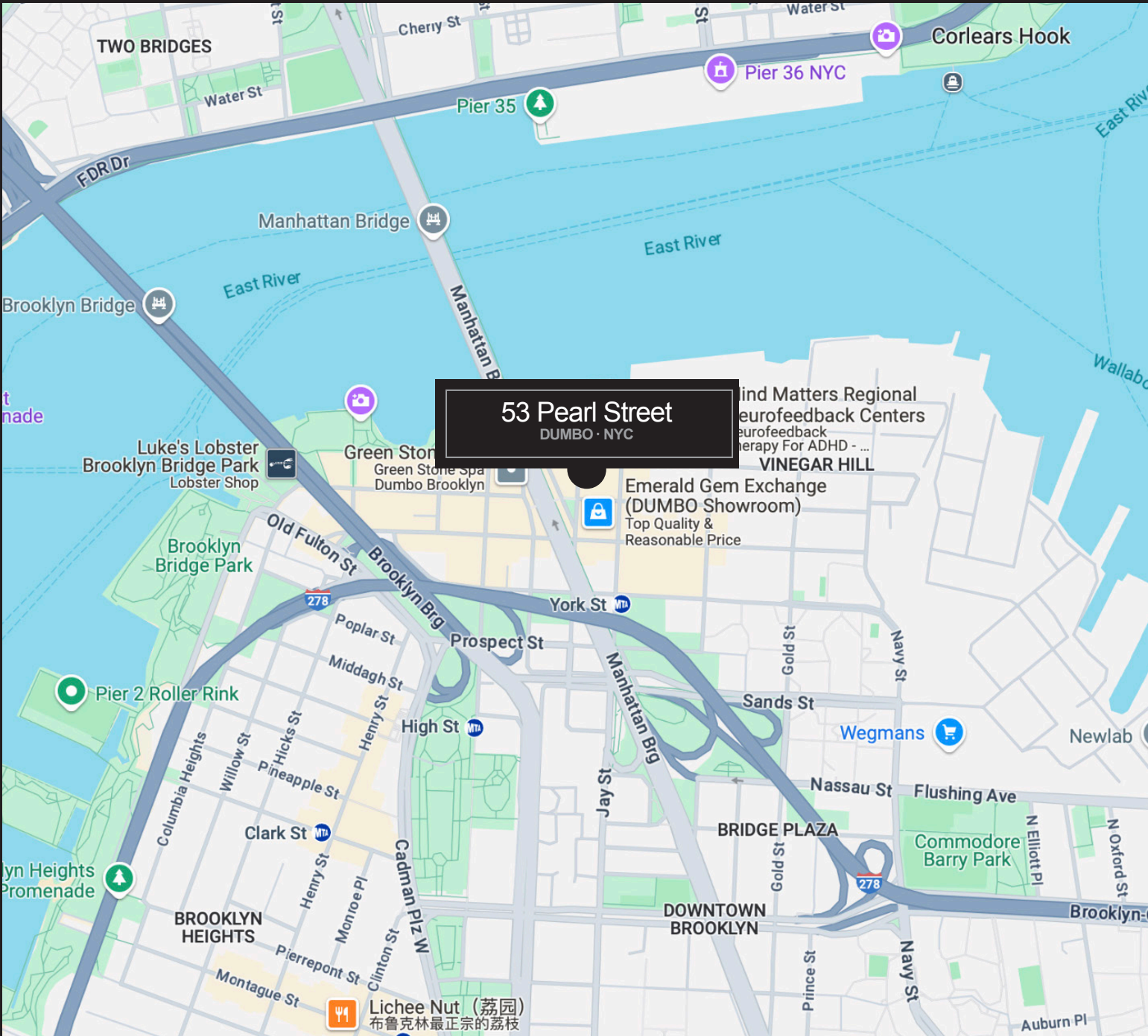
Both the Brooklyn and Manhattan Bridges frame its skyline and offer a unique backdrop for businesses and creative brands. The neighborhood's quick proximity to Manhattan and its transportation links make it an accessible location for commuting and doing business.

In recent years, DUMBO has witnessed a surge in development, attracting a diverse range of businesses, including tech startups, creative agencies, and cultural institutions. The neighborhood's industrial heritage has been preserved and repurposed into modern office spaces, co-working hubs, and artist studios - creating a distinctive and dynamic atmosphere.

Beyond its business opportunities, DUMBO is a cultural hotspot, offering a variety of attractions and events. From the Brooklyn Bridge Park, with its stunning waterfront views and recreational facilities, to the Jane's Carousel, a historic carousel housed in a beautifully restored building, there

is something for everyone to enjoy. The neighborhood's thriving arts scene is also evident in its numerous galleries, theaters, and performance venues, which showcase a diverse range of creative expressions.

DUMBO's combination of industrial charm, waterfront beauty, and cultural vibrancy has made it a highly desirable destination for businesses and brands seeking a unique and inspiring urban experience. As the neighborhood continues to evolve, it is poised to become one of Brooklyn's most sought-after destinations.



Founded by CEO Chris Okada in 2006, Okada & Co. is a privately held New York City-based commercial real estate development and advisory company offering a modern, tech-enabled approach to property development and management, landlord and tenant representation, and investment sales. With a portfolio of 4.2 million square

feet of Midtown property owned and represented and a history of more than \$1B in sales and leasing, Okada & Co. continually seeks opportunities to increase the value of the real estate experience for landlords, tenants, and investors.



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