

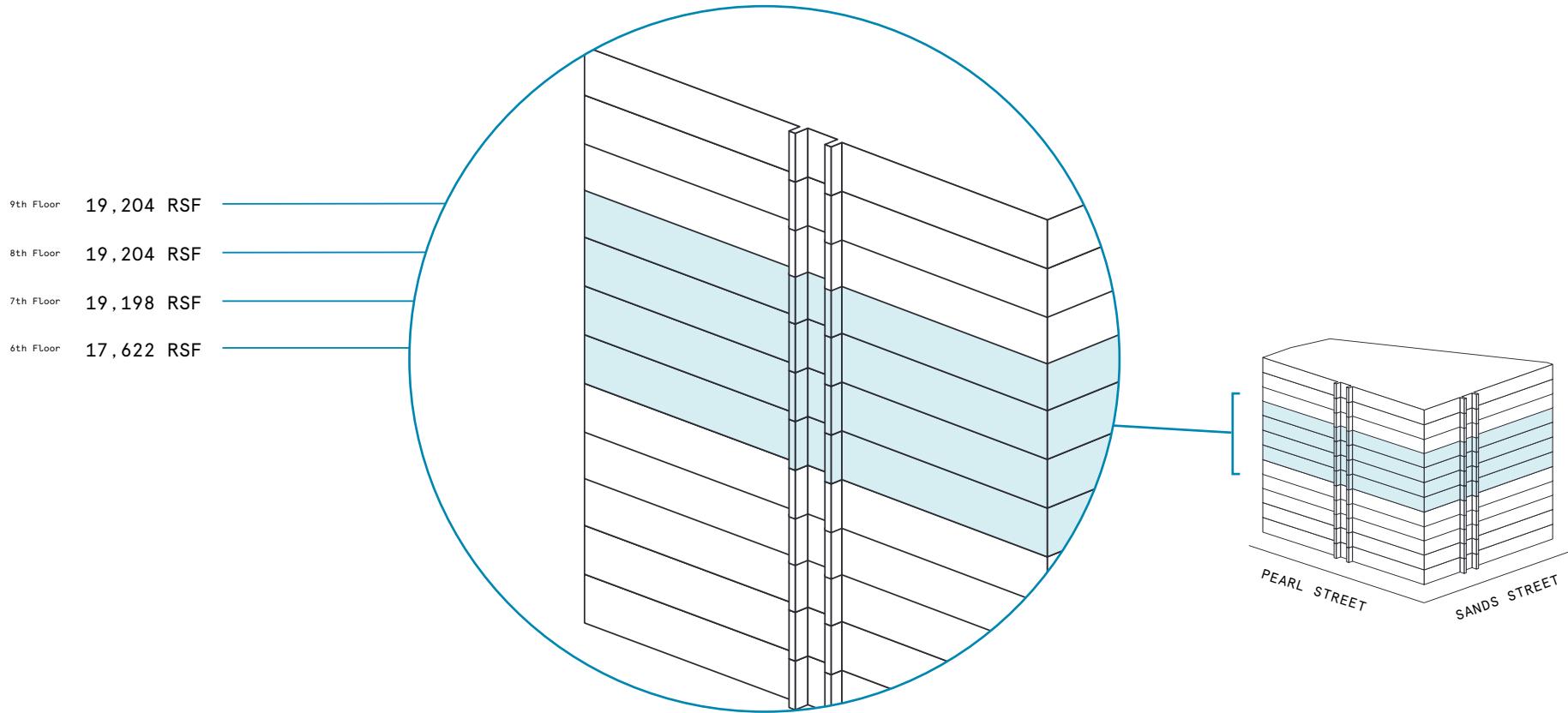
# Dumbo Heights

77 Sands Street

Space availability summary

WeWork @ 77 Sands Street  
Brooklyn, NY

**we**work



**75,228 RSF**

TOTAL WEWORK RSF

## Dumbo Heights

At a glance

Workspaces designed for productivity and creativity with flexible size & term

Dedicated, private suites available from 85 to 5,536 RSF

Move-in ready suites furnished & wired

**12**  
TOTAL BUILDING FLOORS

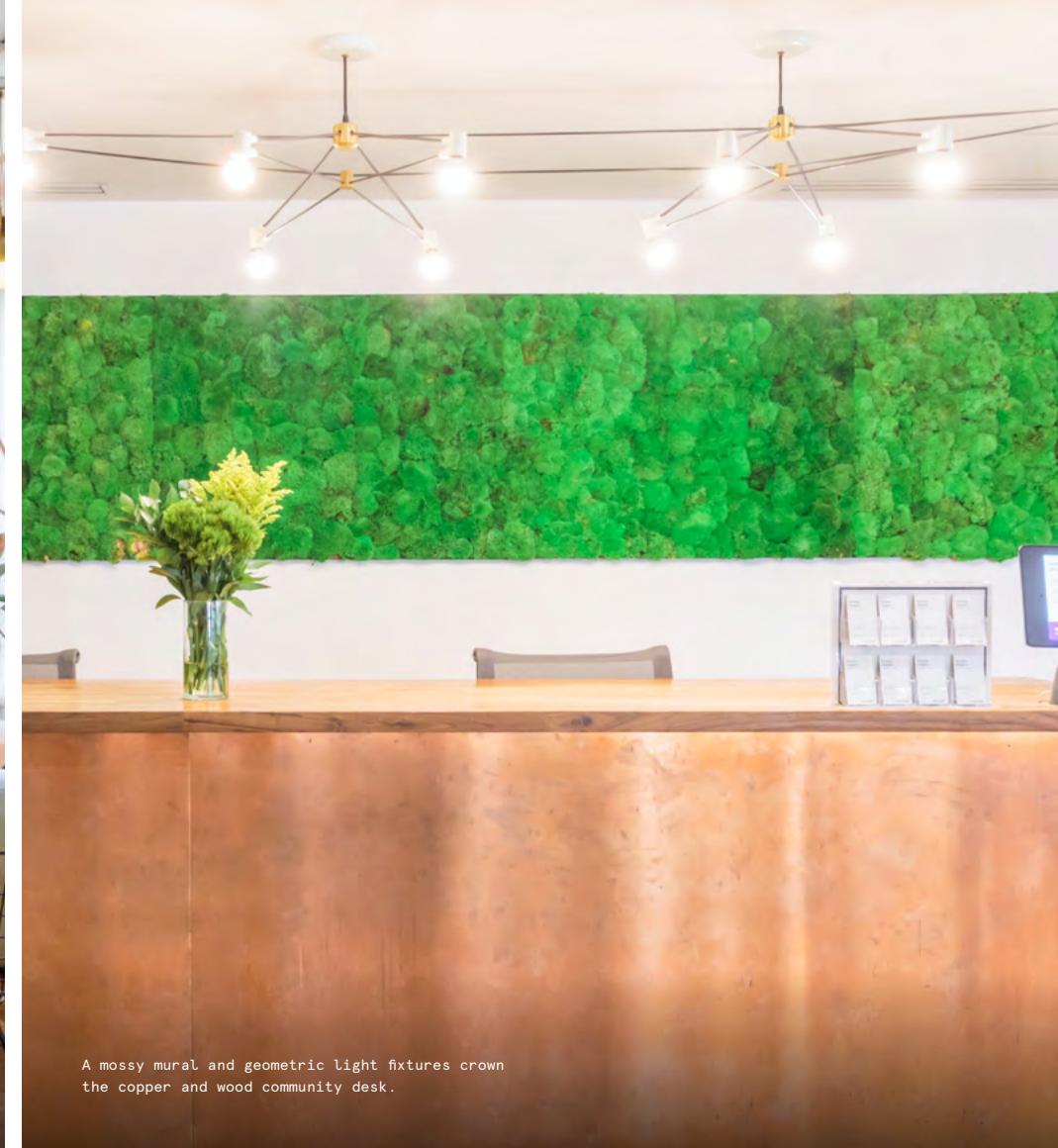
**225,684**  
TOTAL BUILDING SQ FT



Custom artworks and neons, live greenery, and a bold color palette feature in this vibrant workspace.

## An exciting workspace in the heart of DUMBO

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A mossy mural and geometric light fixtures crown the copper and wood community desk.

Dumbo Heights is a 1.2 million square foot office and retail complex located in the heart of Brooklyn's coveted DUMBO neighborhood. Built in 1962, this complex's unique design features four industrial-style buildings connected by a skybridge. WeWork's four floors at Dumbo Heights feature a mix of private offices, art-filled lounges, and vibrant meeting rooms, as well as an upper-level terrace that provides members with breathtaking views of the city below.



Sleek pendant lighting and trailing plants hang above this sunny workspace.

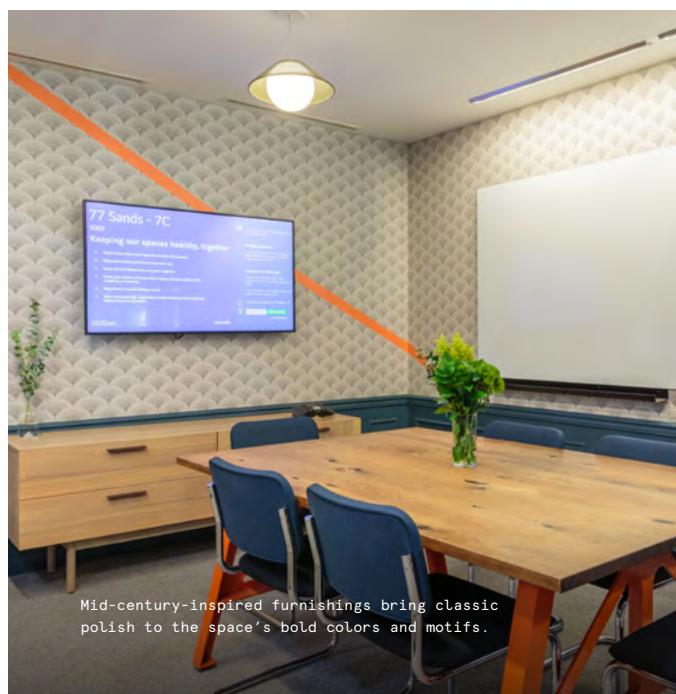


Custom wall coverings reflect the space's botanical-inspired design elements.

# Vibrant, inviting, and creative

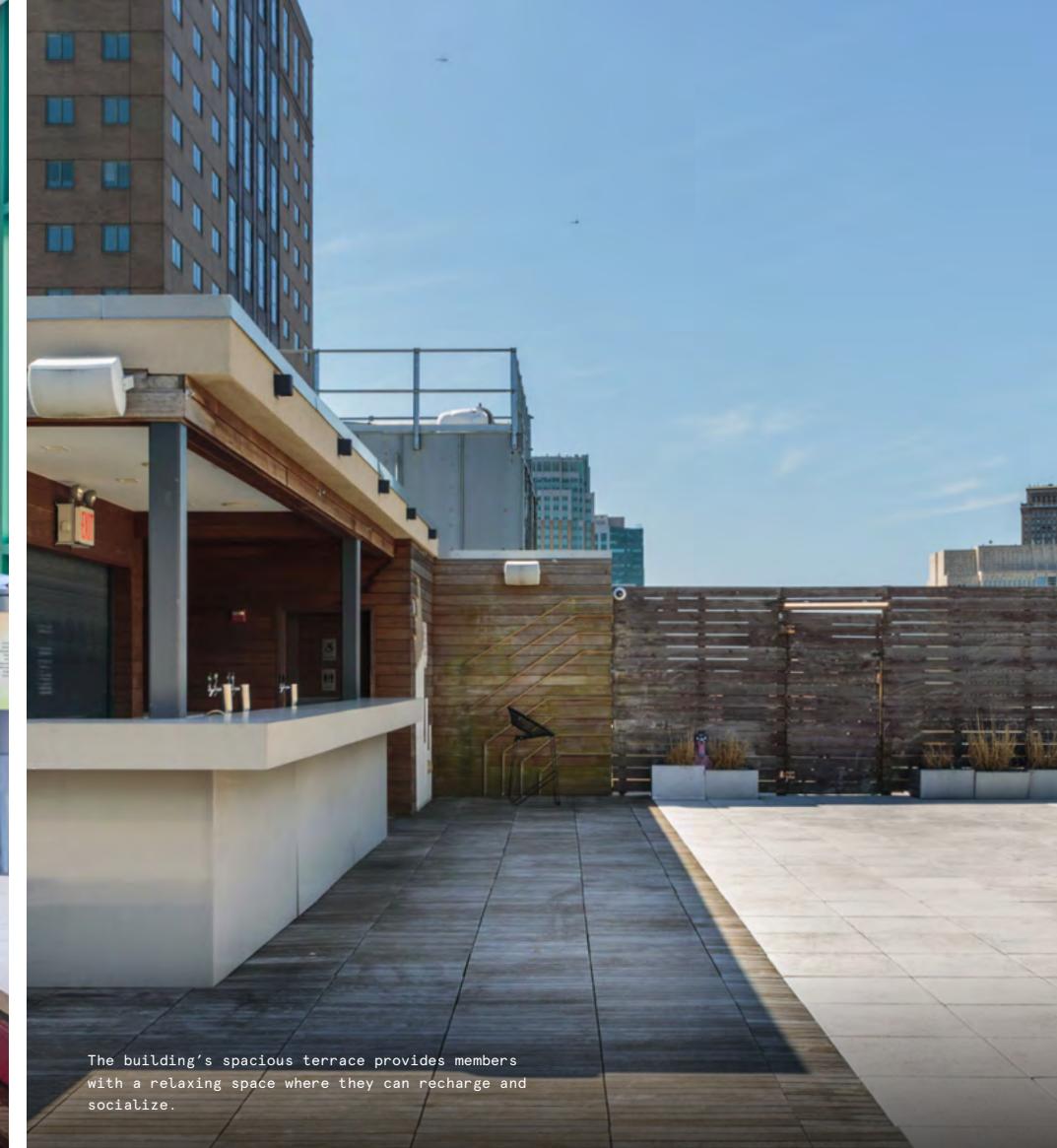
Inspired by the bold creativity of Brooklyn itself, Dumbo Heights combines a fresh, modern space with vibrant colors, rich materials, and custom artwork. It is an eclectic, exciting space that feels both playful and polished.

- Dark wood floors and white ceilings create a neutral backdrop for the space's bold décor, artworks, and neon installations
- Custom millwork, wainscoting, and mid-century-inspired furnishings add traditional charm and character
- Patterned accent walls and tile work throughout the space create an artistic, energetic atmosphere





Wooden features add an industrial feel to the fully stocked community pantry.



The building's spacious terrace provides members with a relaxing space where they can recharge and socialize.

## On-site amenities

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- 24/7 security
- Electronic keycard access
- Business-class printers
- Professional events and programming
- Stocked pantry
- US mail drop
- On-site staff
- Meeting rooms
- Mother's room
- Phone booths
- Wellness/meditation room
- Gender-neutral restrooms
- Outdoor space
- Dog-friendly spaces
- Bicycle storage

# Building specifications

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## Hours of operation

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Monday - Friday: 9am-6pm



## Security

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24/7 attended lobby  
24/7 CCTV monitoring



## Fire strategy

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Fully-sprinklered floors



## Building history

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Renovated in 2015  
Renovated by Spector Group



## Elevators

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3 passenger elevators  
1 freight elevator



## Building size

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12 stories  
225,684 SF



## HVAC

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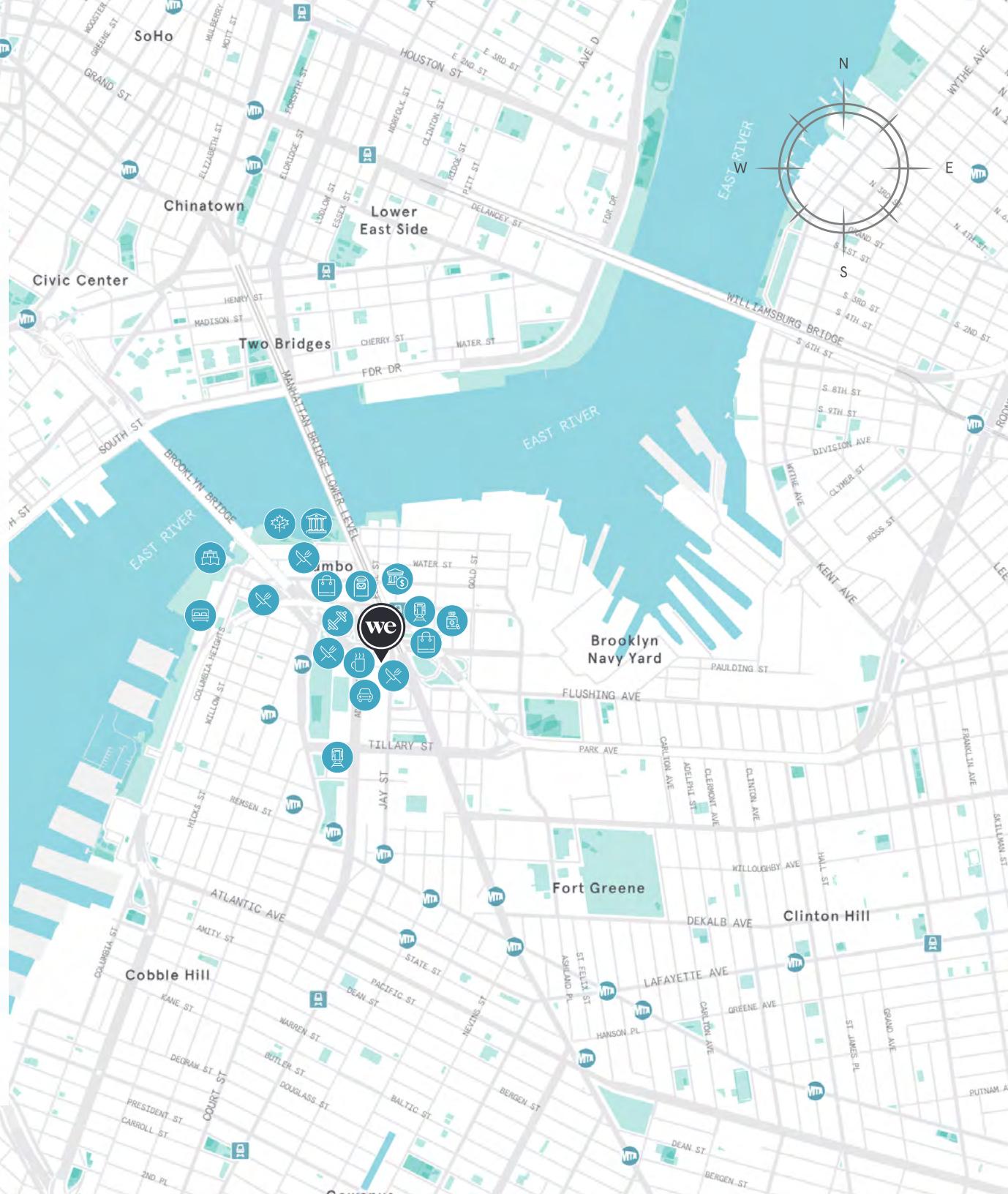
Monday - Friday: 8am-7pm  
Saturday: 8am-1pm

# Experience the heart of DUMBO

One of Brooklyn's most iconic neighborhoods, DUMBO is a thriving artistic community just beneath the Brooklyn-Queens Expressway. Thanks to its prime location, Dumbo Heights lets members take full advantage of DUMBO's best attractions, bars, and restaurants. Nearby favorite eateries include Westville DUMBO, Grimaldi's Pizzeria, and Randolph Beer, while Time Out Market provides ample dining options and events. Members can also stop by nearby landmarks like Jane's Carousel and a chapter of the Brooklyn Historical Society or stroll through Whitman Park, Main Street Park, or Bridge Park—all just a few blocks away. Plus, easy access to the A, C, and F lines makes for an easy commute.

## Distance to WeWork

|   |       |        |
|---|-------|--------|
| Citi Bike Station (Adams St. & Prospect Street) | Walk  | 2 min  |
| York Street Subway Station (F)                  | Walk  | 3 min  |
| High Street Subway Station (A, C)               | Walk  | 6 min  |
| East River Ferry                                | Walk  | 11 min |
| Atlantic Terminal/LIRR                          | Train | 20 min |
| Penn Station                                    | Train | 25 min |
| Grand Central Terminal                          | Train | 30 min |
| JFK Airport                                     | Drive | 50 min |



# 6th Floor



17,622 RSF

4

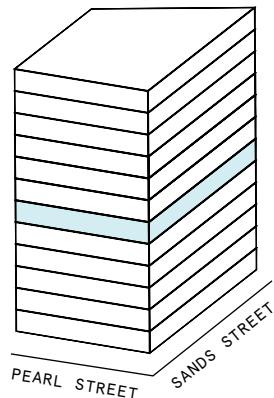
MEETING ROOM(S)

6

SHARED WORKSPACE(S)

## LEGEND

- MEETING ROOM
- SHARED WORKSPACE
- DEDICATED SPACE



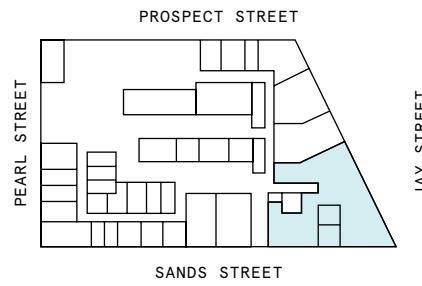
# 6th Floor



17,622 RSF

5,536 RSF Suite 6011

3  
PRIVATE OFFICE(S)



# Suite 6011

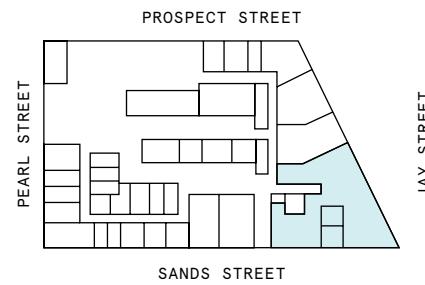
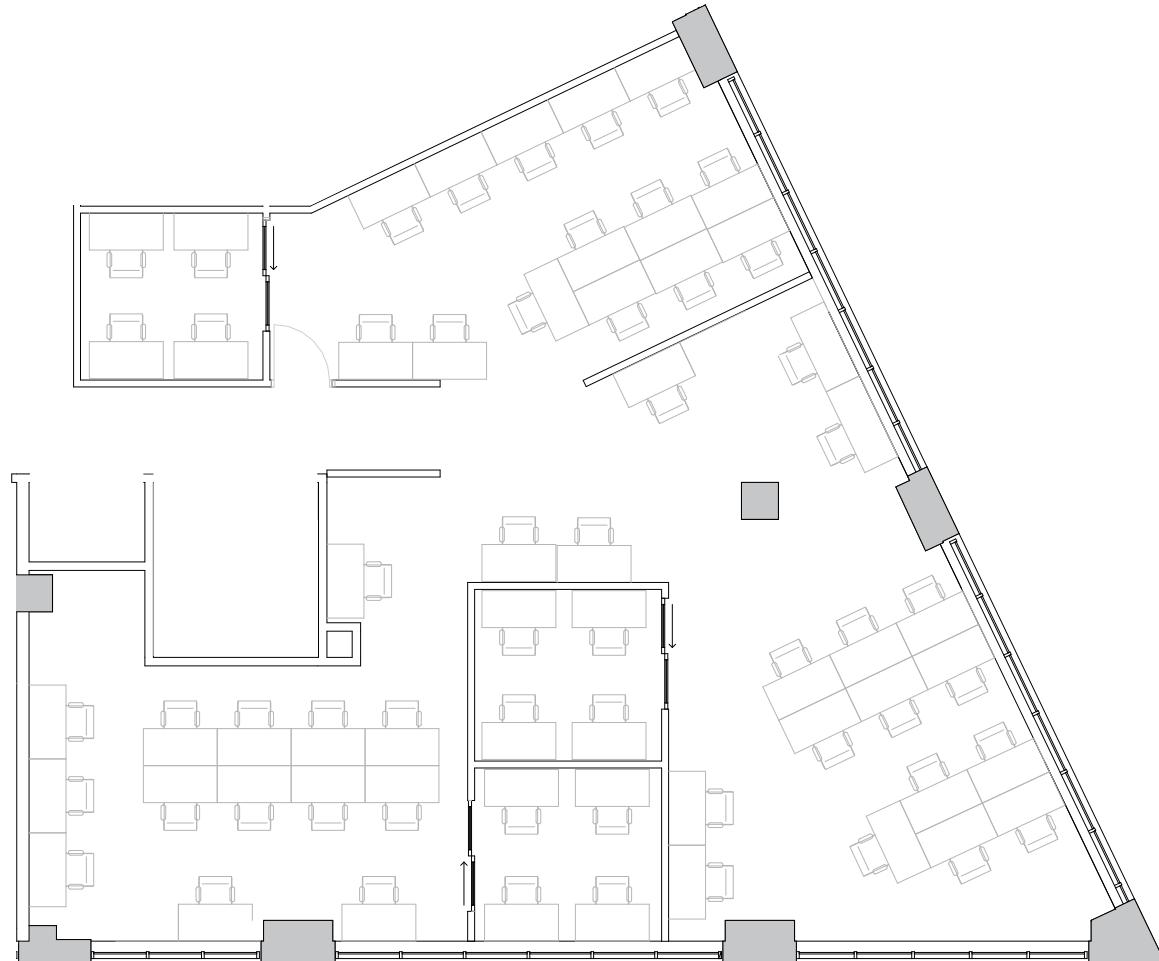
## 6th Floor

3

PRIVATE OFFICE(S)

5,536 RSF

RENTABLE AREA



# 7th Floor

19,198 RSF

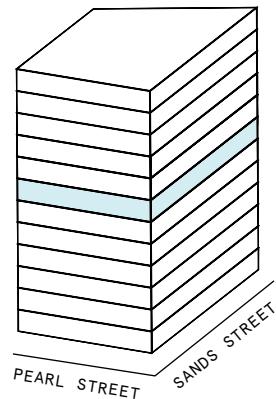


5  
MEETING ROOM(S)

4  
SHARED WORKSPACE(S)

## LEGEND

- MEETING ROOM
- SHARED WORKSPACE
- DEDICATED SPACE



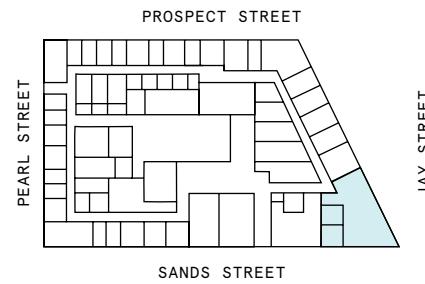
# 7th Floor



19,198 RSF

1,999 RSF Suite 7017

1  
PRIVATE OFFICE(S)

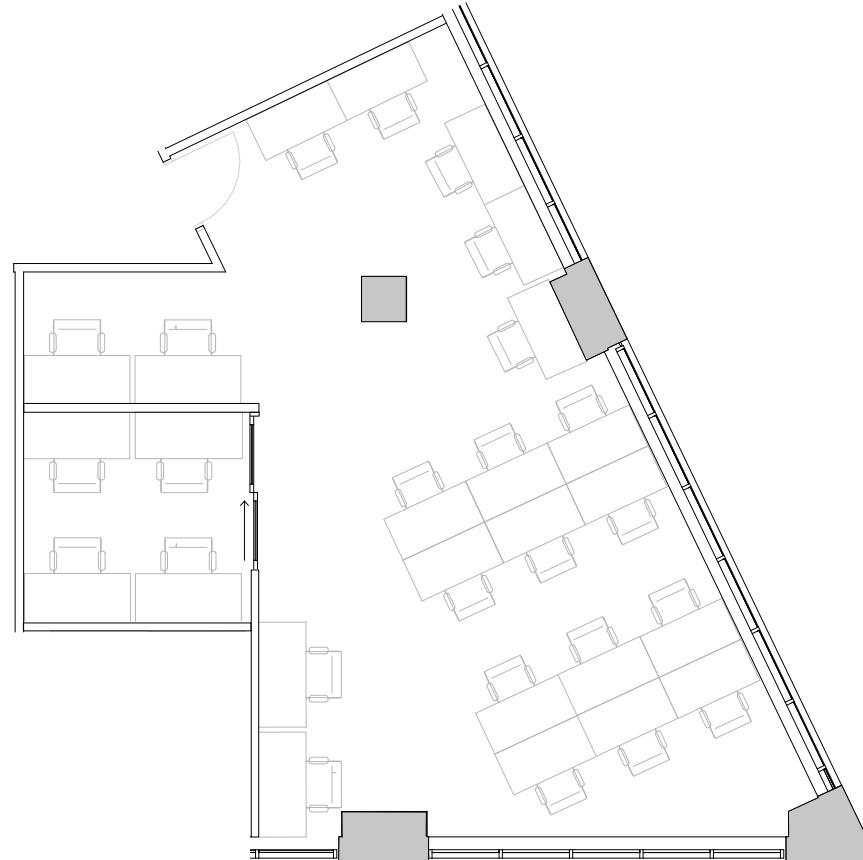


# Suite 7017

## 7th Floor

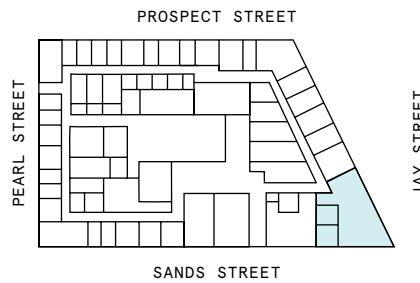
1

PRIVATE OFFICE(S)



**1,999 RSF**

RENTABLE AREA



# 8th Floor

19,204 RSF

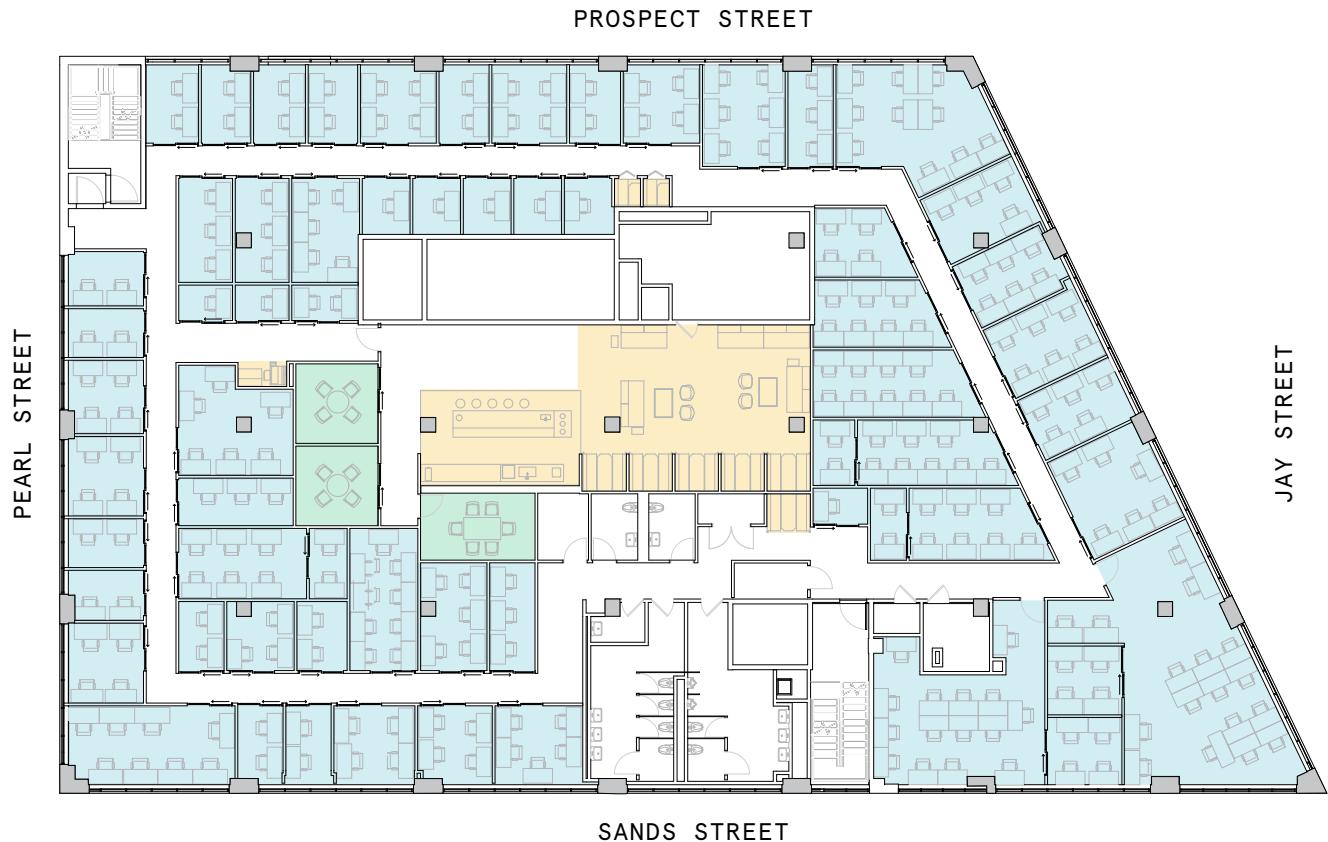
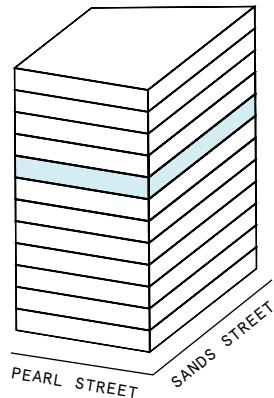


3  
MEETING ROOM(S)

4  
SHARED WORKSPACE(S)

## LEGEND

- MEETING ROOM
- SHARED WORKSPACE
- DEDICATED SPACE



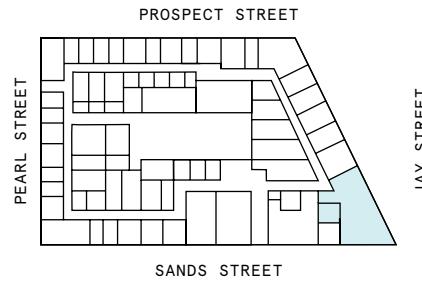
# 8th Floor



19,204 RSF

2,197 RSF Suite 8017

1  
PRIVATE OFFICE(S)

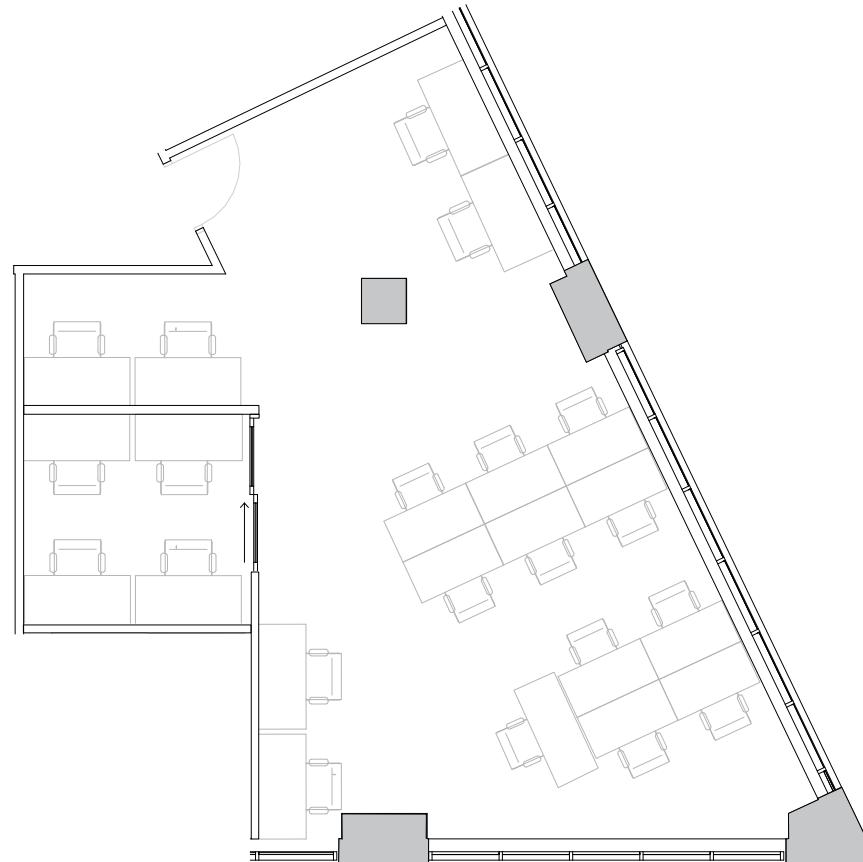


# Suite 8017

## 8th Floor

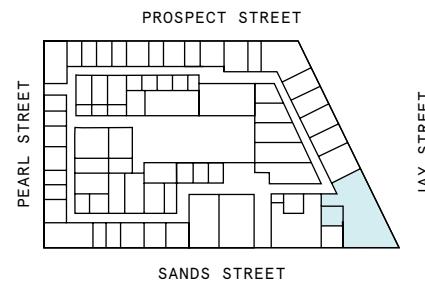
1

PRIVATE OFFICE(S)



**2,197 RSF**

RENTABLE AREA



# 9th Floor

19,204 RSF

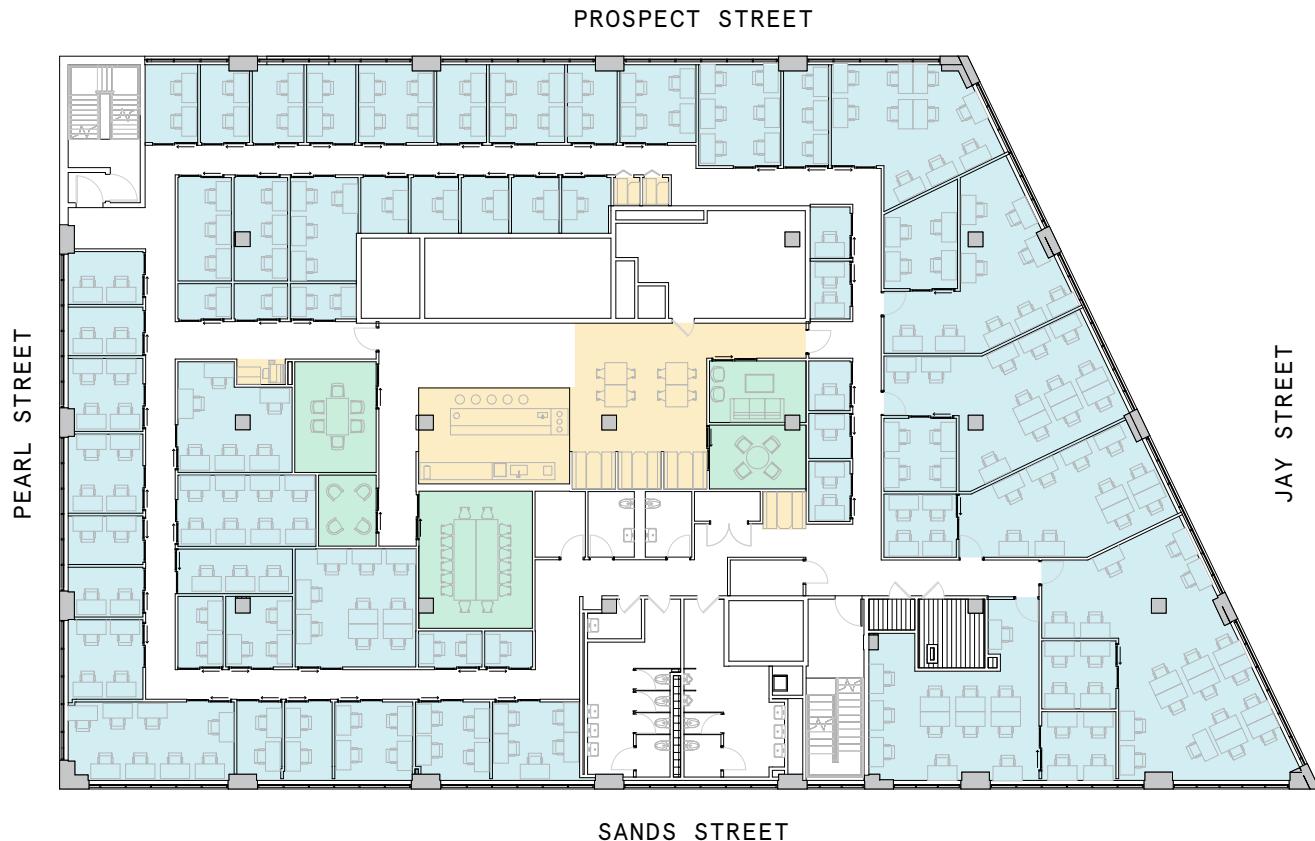
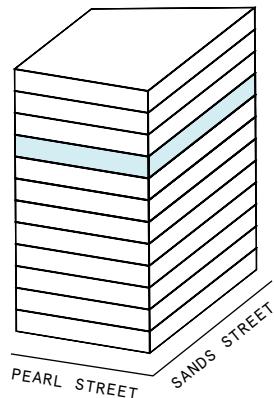


5  
MEETING ROOM(S)

4  
SHARED WORKSPACE(S)

## LEGEND

- MEETING ROOM
- SHARED WORKSPACE
- DEDICATED SPACE



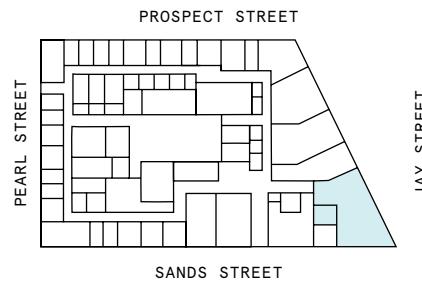
# 9th Floor



19,204 RSF

2,080 RSF Suite 9018

1  
PRIVATE OFFICE(S)



# Suite 9018

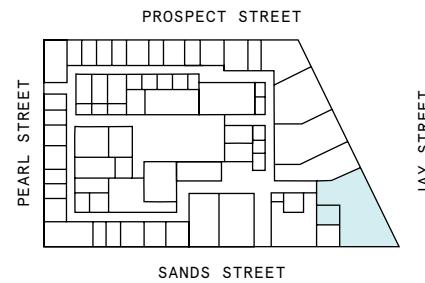
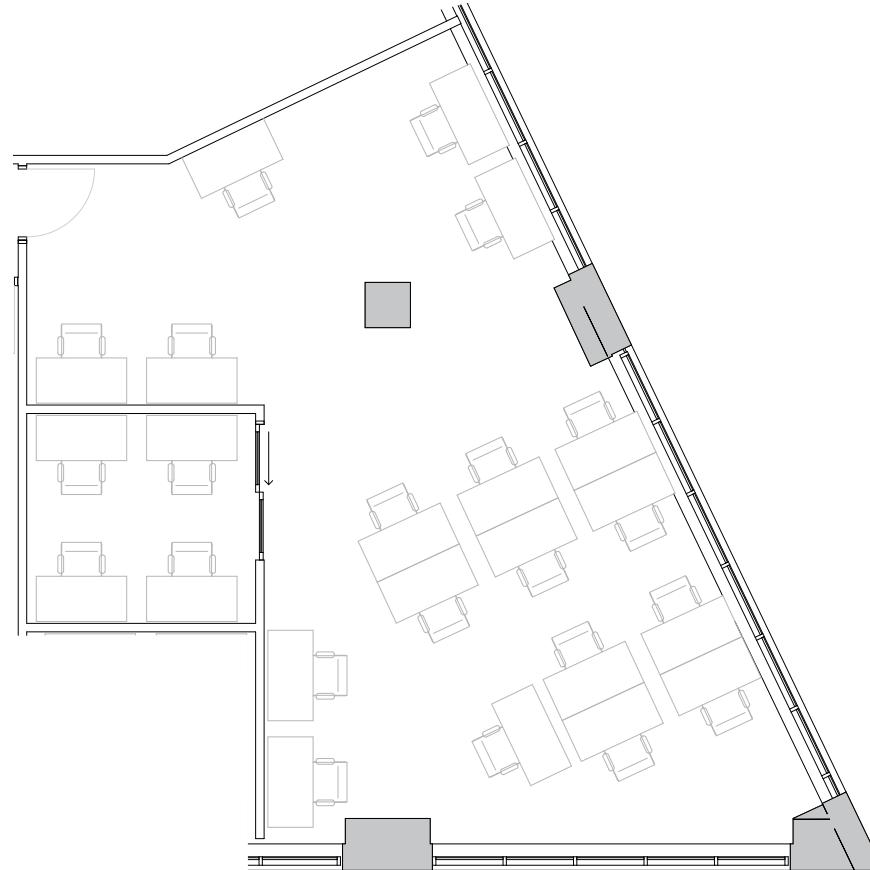
## 9th Floor

1

PRIVATE OFFICE(S)

2,080 RSF

RENTABLE AREA



# Contact

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For leasing inquiries please  
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