



Kalmon Dolgin
AFFILIATES INC.



261-265 WATER STREET

BROOKLYN, NY 11201

19,657 SQ. FT. RETAIL/INDUSTRIAL SPACE FOR LEASE

**FOR MORE INFORMATION CONTACT EXCLUSIVE BROKER
JAMES DARIO JR.**

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261-265 WATER STREET

Kalmon Dolgin Affiliates presents an exclusive leasing opportunity for a unique 19,657 square foot building situated in the heart of D.U.M.B.O. // Brooklyn Bridge Park.

This two-story building, featuring cellar and roof rights, boasts 74 feet of frontage on Water Street.

Characterized by brick and beam construction and enriched with numerous historical details, this strategically positioned property provides an exceptional opportunity for businesses in search of a versatile and robust adaptable space. Lease price upon request.

AVAILABLE SPACE	
GROUND FLOOR	6,362 SF
2ND FLOOR	6,379 SF
CELLAR	4,416 SF
ROOF TOP	2,500 SF
TOTAL	19,657 SF

FOR MORE INFORMATION CONTACT

JAMES DARIO JR.

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261-265 WATER STREET



LOCATED BETWEEN BRIDGE ST. AND GOLD STREET, DUMBO

SPACE HIGHLIGHTS

- This space boasts brick and beam construction along with many historical details, making it highly attractive to tenants looking to tap into the Dumbo market.
- Situated in a sought-after market where space for food and beverage tenants is scarce due to the absence of gas and venting infrastructure in competing properties.
- The loft-style spaces, offering vistas of the Manhattan Bridge and Lower Manhattan, are poised to draw in the creative individuals who make up the tenant community in Dumbo.
- There are various division options available for 261-265 Water Street, allowing for either a single tenant or multiple tenants to be accommodated.

261-265 WATER STREET

LOCAL TENANTS

AWE GALLERY
BACI/ AMICI
BARK BBQ
CECCONI'S
CREATIVE BLOCH STUDIO
DIGS CANINE
DUMBO HOUSE
EMPIRE STORES
EQUINOX
EVIL TWIN BREWING CO.
GALLERY GAIA
GRIMALDI PIZZERIA
JULIA SEABROOK GALLERY
KINGS COUNTY DISTILLERY
M COLLECTION HOME & DESIGN
MUSEUM OF FOOD & DRINK
PAT LAFRIEDA
SHAKE SHACK
STARBUCKS
TIME OUT MARKET NYC
WEST ELM

NEIGHBORS

AREA 53 NYC
BEAT THE BOMB
DIGS CANINE
LIFETIME BUILDING
PADEL HAUS
NOBODY TOLD ME | DUMBO
VALRHONA CHOCOLATE



TRANSPORTATION: YORK STREET
HIGH STREET



MAP & LOCAL TENANTS

261-265 WATER STREET



\$811M

TOTAL ANNUAL CONSUMER
SPENDING-RETAIL GOODS

2.3K

TOTAL BUSINESSES

38

MEDIAN AGE

71K

TOTAL DAYTIME POPULATION



\$179K

AVG. HOUSEHOLD INCOME



DEMOGRAPHICS

261-265 WATER STREET

CURRENT



POTENTIAL

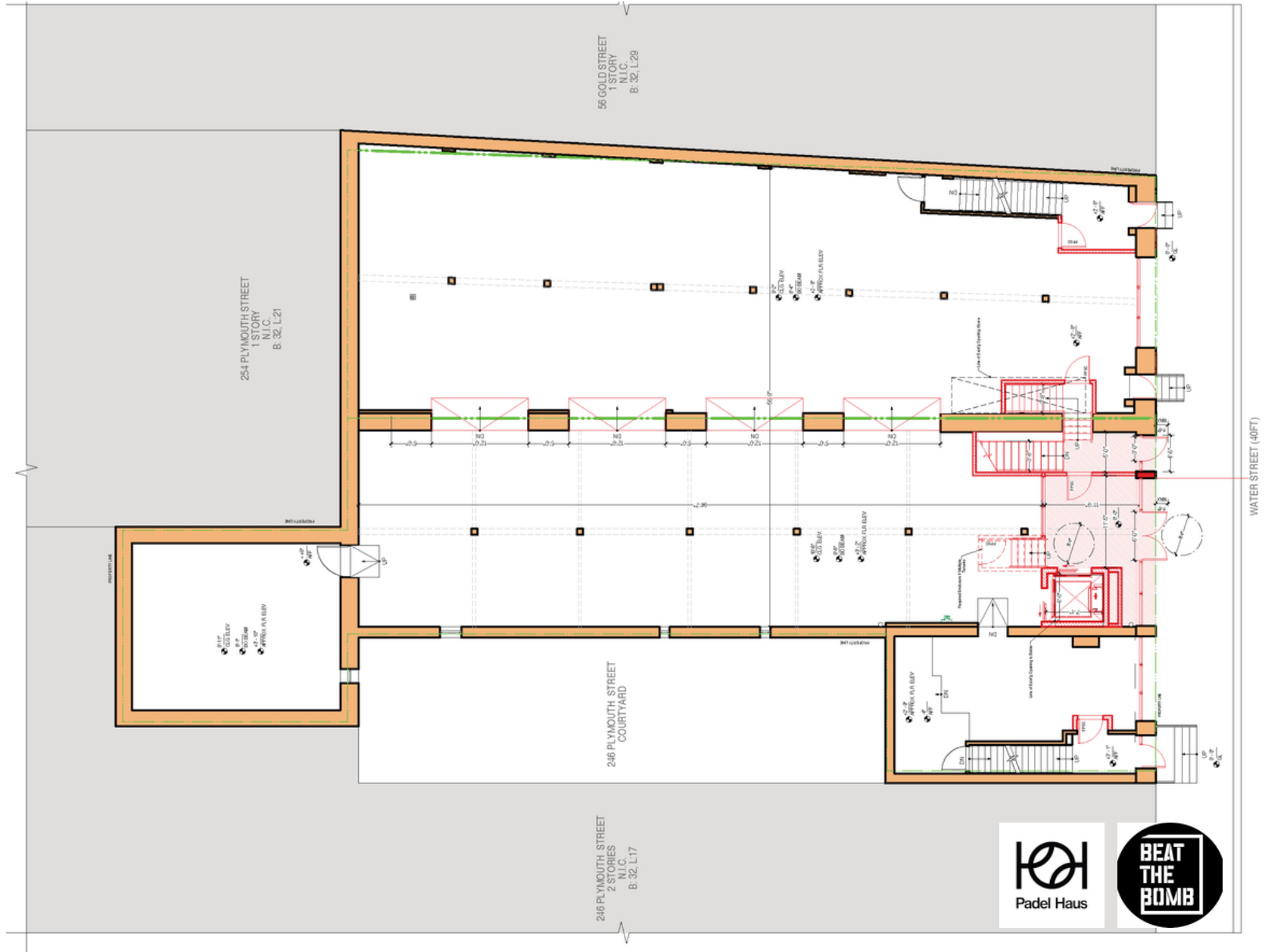
*INTERIOR WALL DIVIDING BUILDINGS HAVE BEEN REMOVED

1 Proposed Exterior Elevation
Scale: 1/4" = 1'-0"



1 Proposed Exterior Elevation
Scale: 1/4" = 1'-0"

261-265 WATER STREET



FIRST FL. FLOOR PLAN

261-265 WATER STREET



CELLAR FLOOR PLAN