



PANORAMA
BROOKLYN



CREATE GATHER EXPLORE

P A N O R A M A

WHERE STUNNING VIEWS INSPIRE CREATIVITY

Panorama is a dynamic retail, entertainment and creative campus located along the vibrant DUMBO Brooklyn waterfront. From production studios and flexible workspaces to boutique shops and restaurants, the campus offers an ideal alternative to the dense Manhattan market.



CAMPUS OVERVIEW

2 CITY BLOCKS
5 INTERCONNECTED
BUILDINGS

FILM & TV
PRODUCTION STUDIOS

RETAIL & ENTERTAINMENT

FOOD & BEVERAGE

CREATIVE WORKSPACES

WELLNESS

EVENT VENUES

25
COLUMBIA
HEIGHTS

30
COLUMBIA
HEIGHTS

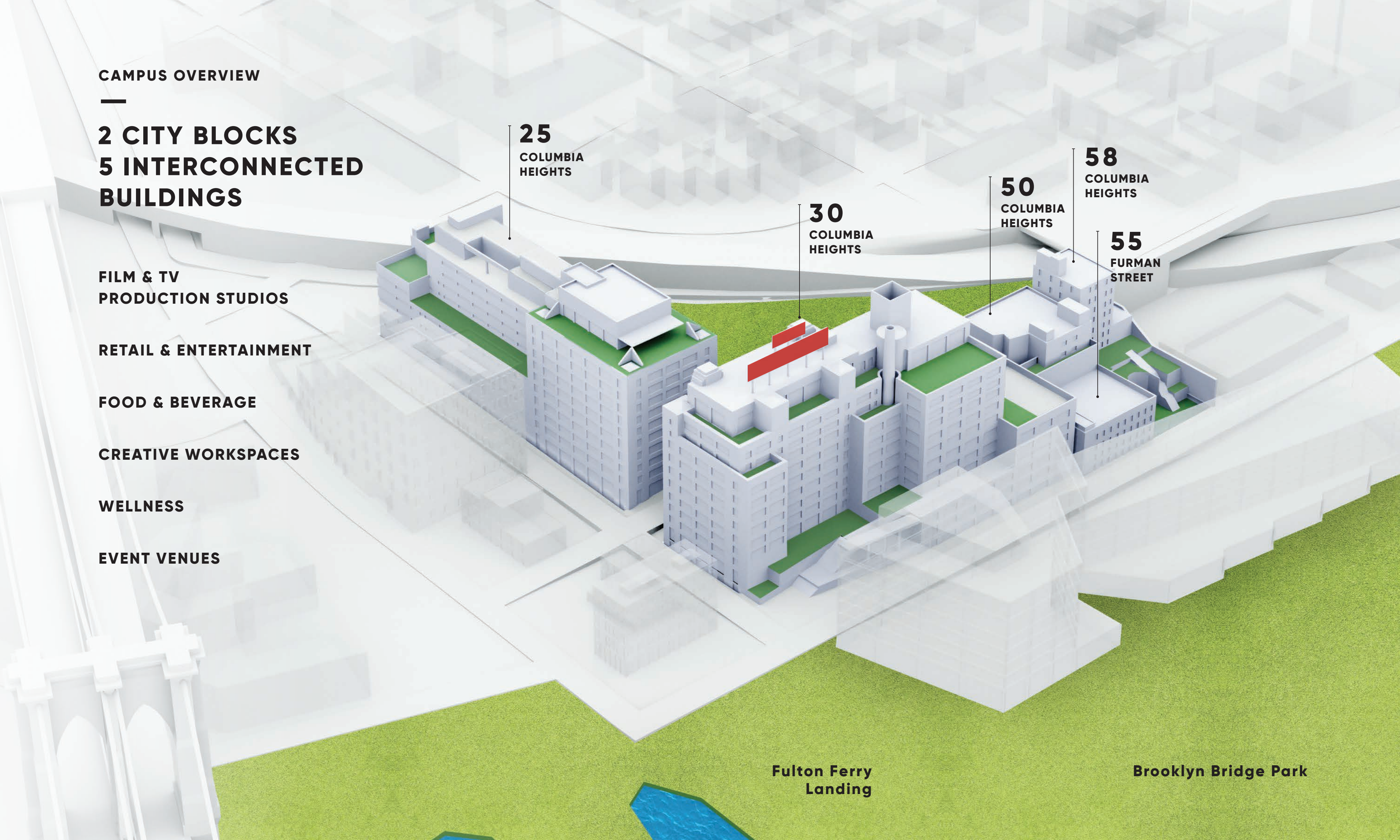
50
COLUMBIA
HEIGHTS

58
COLUMBIA
HEIGHTS

55
FURMAN
STREET

Fulton Ferry
Landing

Brooklyn Bridge Park



CAMPUS HIGHLIGHTS

OVER 680,000 SF 5 INTERCONNECTED BUILDINGS

Film and TV Production Studios
Retail and entertainment
Food and beverage
Creative workspaces
Wellness center
Event venues

CAMPUS ENVIRONMENT

Low-rise, horizontal layout
Skybridge connectivity
Contemporary industrial-style design by Gensler

ONSITE PARKING + BIKE STORAGE

130 spaces | EV charging

LEVEL 1 QUALIFIED PRODUCTION FACILITY (QPF)

Film and TV Production Studios
Production office and support spaces
NY State Film Tax Credit Program

PRIME RETAIL & ENTERTAINMENT

Large-scale industrial-style storefronts
High ceilings
Extensive linear frontage

HIGH-PROFILE BRANDING & SIGNAGE

Entrances, lobbies + storefronts
Multiple design options

CREATIVE WORKSPACES

Expansive, open floorplates
Partial and full-floors available
Contiguous floors

PRE-BUILT SUITES

5,000 – 18,000 RSF
Private offices, open workspaces, conference rooms and kitchenettes

EXCLUSIVE OUTDOOR SPACE

Over 40k of dedicated space
10+ floors of deep terraces
Indoor-outdoor work environments

MULTIPLE PRIVATE ENTRANCES

New entrances and two main lobbies

AS-OF-RIGHT FINANCIAL INCENTIVES

Average potential annual benefits
Up to \$25/SF, including REAP
12-year tax credit up to \$20/SF

LOADING DOCK AND FREIGHT ELEVATORS

Access along Furman Street

ICONIC GRAND STAIRCASE

Access to upper levels and terraces

NEIGHBORHOOD AMENITIES

Adjacent to Brooklyn Heights, Brooklyn Bridge Park, shopping & dining, and 1 Hotel Brooklyn Bridge

PANORAMIC VIEWS

Brooklyn Bridge, Manhattan skyline, waterfront and harbor




**OPEN AIR RETAIL, LOUNGE AND AMENITY SPACES
SET AGAINST NEW YORK CITY'S SKYLINE**





CENTRALLY LOCATED FOR AN EASY COMMUTE

Panorama is in a prime DUMBO, Brooklyn waterfront location with convenient access to variety of alternative transportation options. Nearby ferry, biking, walking, and driving routes offer opportunities for ample space and air on your way into work.

 **10-MINUTE WALK FROM 5 SUBWAY LINES**
direct access to 25, 67, and 69 bus routes – 25 minutes to Grand Central, Midtown South, or Williamsburg

A C 2 3 F

 **3-MINUTE WALK FROM DUMBO PIER 1 FERRY**
5 minutes to South Williamsburg and the Financial District and 15 minutes to Greenpoint

 **ONSITE & NEARBY PARKING**
EV Charging and bike storage

 **EASY ACCESS FROM MAJOR THROUGHWAYS**
minutes from the Brooklyn Queens Expressway/278, Hugh Carey Tunnel/478, and Brooklyn and Manhattan Bridges

 **30-MINUTE WALK FROM LOWER MANHATTAN**
and surrounding residential neighborhoods including Brooklyn Heights, Cobble Hill, Boerum Hill, and Carroll Gardens

 **SEVERAL NEARBY CITI BIKE LOCATIONS AND PATHS**
15 minutes to Lower Manhattan, Park Slope, or Williamsburg – plus on-site bike and scooter storage

PANORAMA

NEIGHBORHOOD AMENITIES

BROOKLYN BRIDGE PARK

FULTON FERRY LANDING

The River Café

BROOKLYN ICE CREAM FACTORY

lizzmonade

NEIGHBORS CAFE

THE OSPREY

1 HOTELS

BROOKLYN HEIGHTS

JANE'S CAROUSEL

SUGARCANE

SMILE TO GO

FELLOW BARBER

SHINOLA DETROIT

IGNAZIO'S



SHAKE SHACK

7 OLD FULTON

Juliana's PIZZA

GRAN/ELECTRICA

GRIMALDI'S

COAL BRICK-OVEN PIZZERIA

BROOKLYN HEIGHTS WINE BAR & KITCHEN

TUTT CAFE

Jack the Horse Tavern

NOODLE PUDDING

CRANBERRY'S

HENRY ST ALE HOUSE

SOCIALE Brooklyn

KOGANE RAMEN

GRISTEDE'S FOODS

vineapple

TAZZA

Park Plaza DINER & BAKERY

SOHO HOUSE

CECCONI'S

J.CREW

FEED

SEAMORE'S

VINEGAR HILL HOUSE

west elm

Jacqueline



swetgreen

SCOTCH&SODA AMSTERDAM COUTURE

BoConcept

THE WING

ALMAR

FORAGERS



LOS TACOS

CHASE

DUMBO



westville

ENTRANCE/EXIT BROOKLYN BRIDGE PEDESTRIAN PATH

BLUESTONE LANE

Taco Dumbo

DUMBO KITCHEN



F

DUMBO HEIGHTS

Etsy

untamed SANDWICHES

Celestine

BROOKLYN ROASTING COMPANY

2

3

A

C



Brooklyn Flea | The Archway under Manhattan Bridge



Empire Stores



Luke's Lobster at Brooklyn Bridge Park



Brooklyn Ice Cream Factory



Shake Shack



Grimaldi's



Brooklyn Bridge Park



Cecconi's at Empire Stores



Sweetgreen

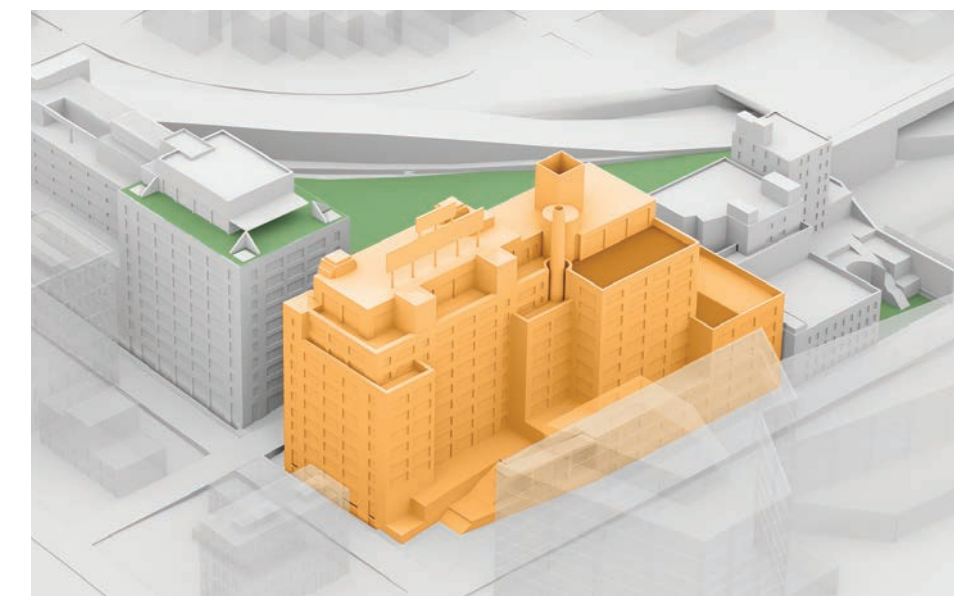


PANORAMA

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BUILDING 01

30 COLUMBIA HEIGHTS

- Retail & Entertainment
- Cafe
- Dedicated Outdoor Spaces
- Creative Workspace
- Pre-Built Suites
- Marquee Rooftop Signage







30 COLUMBIA HEIGHTS TYPICAL WORKSPACE

ARTISTIC RENDERING



30 COLUMBIA HEIGHTS PENTHOUSE EVENT VENUE

ARTISTIC RENDERING

P A N O R A M A

MARQUEE ROOFTOP SIGNAGE

One of the most visible signage opportunities presently available in NYC with unparalleled visibility across the East River from Lower Manhattan and the bridges. Panorama's illuminated rooftop sign spans over 80 feet with an estimated 30 million impressions of vehicular and pedestrian traffic per month.



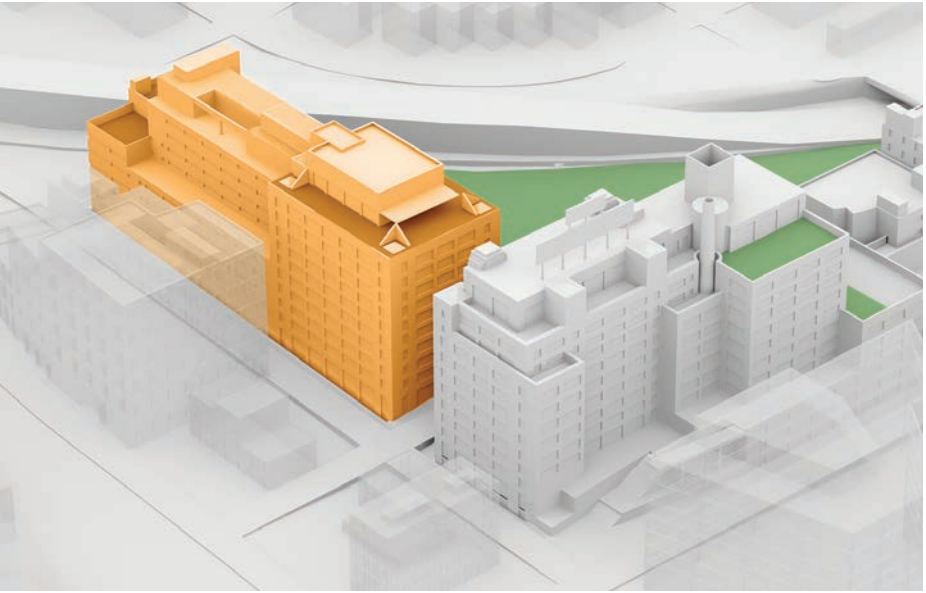


P A N O R A M A

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BUILDING 02

25 COLUMBIA HEIGHTS

- Film and Television Production Studios
- Creative Workspace
- Event Venue
- Pet-Focused Amenities
- Dedicated Outdoor Spaces
- 130-Car Parking Garage and Bike Storage





FILM & TELEVISION PRODUCTION STUDIOS

Need a convenient and inspiring campus for your next production? Panorama Brooklyn Studios' creative campus features flexible and modern facilities with a sound stage, support space, and production and post-production offices.





25 COLUMBIA HEIGHTS TYPICAL WORKSPACE



PANORAMA

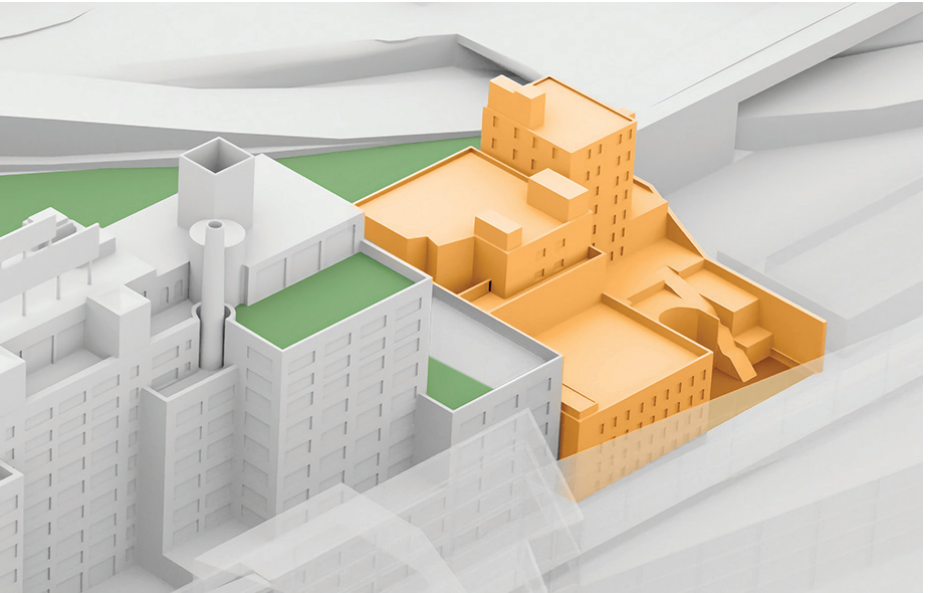
BUILDINGS 03, 04 & 05

50
COLUMBIA
HEIGHTS

58
COLUMBIA
HEIGHTS

55
FURMAN
STREET

Hospitality opportunity in historic brick and timber building
Landscaped Courtyard
Creative Workspace





CIM GROUP

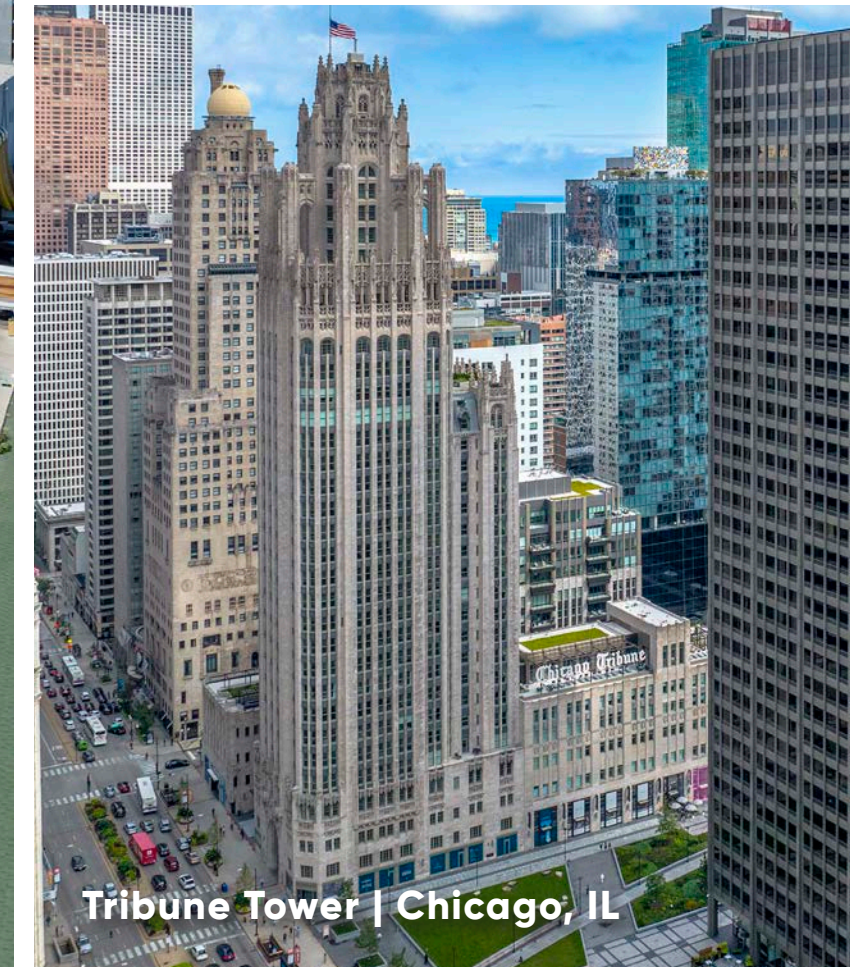
CREATING VALUE. ENHANCING COMMUNITIES.

CIM is a community-focused real estate and infrastructure owner, operator, lender and developer. Our in-house team of experts works together to identify and create value in real assets, benefiting the communities in which we invest.

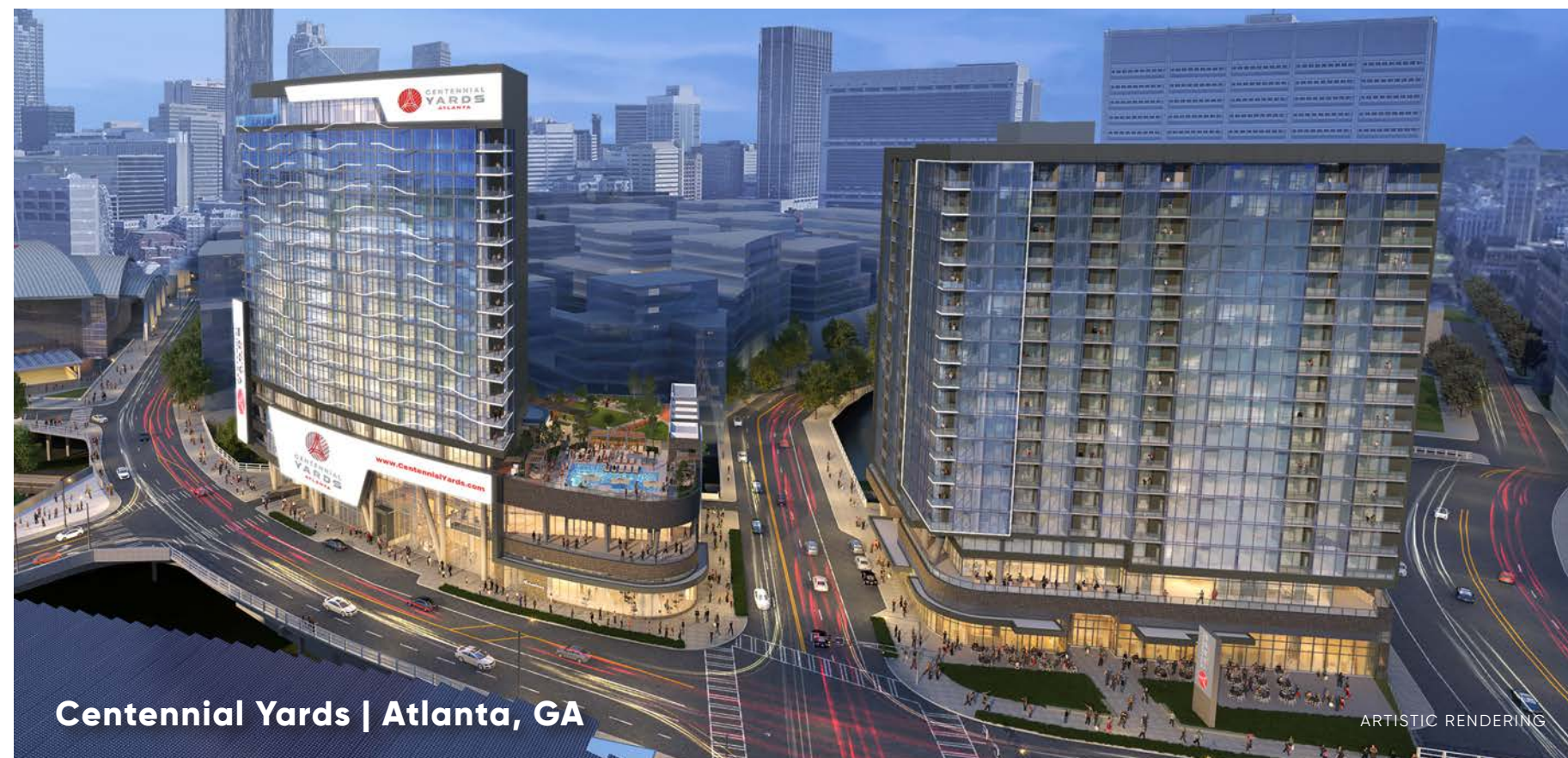
Back in 1994, our three founders focused on projects in Southern California neighborhoods. Today, we're a diverse team of more than 1,000 employees with projects across the Americas and in Western Europe. Our projects have delivered jobs; created comfortable places to live, work and relax; and provided necessary and sustainable infrastructure.



The Lot at Formosa | Hollywood, CA



Tribune Tower | Chicago, IL



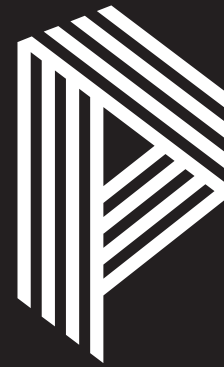
Centennial Yards | Atlanta, GA

ARTISTIC RENDERING



Miami Worldcenter | Miami, FL

ARTISTIC RENDERING



PANORAMA
BROOKLYN

—
CREATE GATHER EXPLORE

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NEWMARK