

TEN GRAND STREET



TEN GRAND STREET

ENDLESS VIEWS
UNLIMITED POSSIBILITIES

Two Trees presents an entirely unique perspective on the modern office – 6,000 RSF single-occupant office floors on Williamsburg's waterfront overlooking Domino Park. Ten Grand Street features floor-to-ceiling windows, sweeping 360-degree panoramic views and exceptional amenities.

Completed in 2020, Ten Grand Street represents the most exciting boutique office space available anywhere in New York City. Designed by world-renowned architecture firm COOKFOX, the interlocking tower adds a completely new dimension to the Brooklyn skyline – seamlessly integrating office, retail and residential spaces.



OFFICES

Ten Grand Street features 18 stunning single occupant floors not to be found anywhere else in New York City. Surrounded on all sides by floor-to-ceiling windows, the offices have some of the most exceptional views in New York City. Whether for a remote-first company, a regional hub or new headquarters, the mostly column-free space can be built out to any desired configuration.

Individual 6,000 RSF floor plates

Floor-to-ceiling windows

360-degree panoramic views

11'-5" ceiling height

Fully-finished private bathrooms on each floor

Four elevators with destination dispatch system

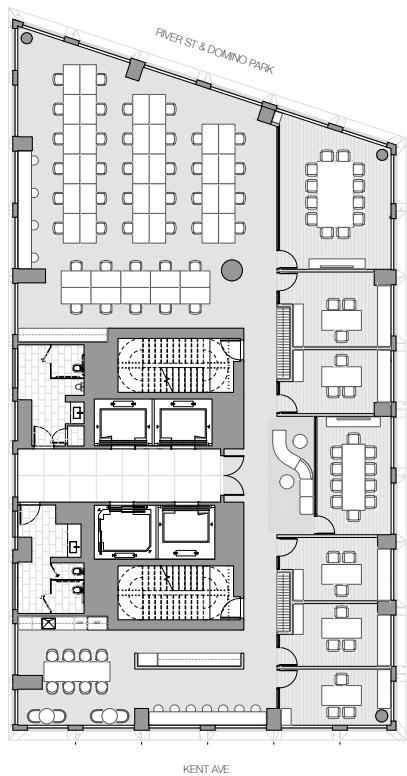
Options for pre-built spaces and flexible layouts

Ability to connect adjacent floors

Immediate occupancy available

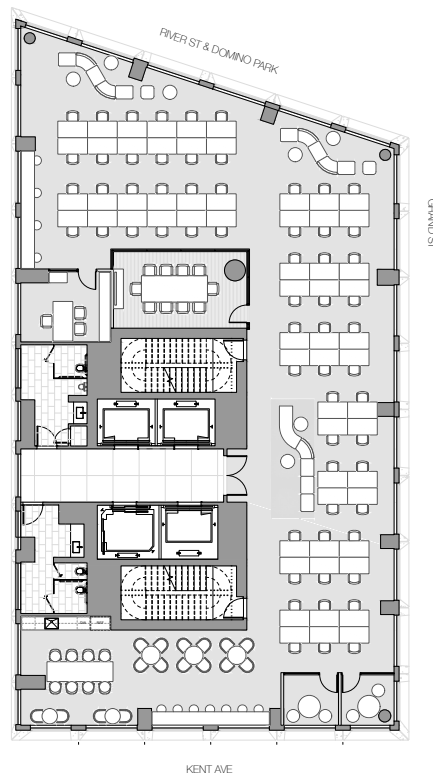


PRE-BUILTS



7TH FLOOR

6,083 RSF
44 Seats
Hardwood Floors
5 Private Offices
2 Conference Rooms
Pantry
Private Restrooms



11TH FLOOR

6,083 RSF
62 Seats
Polished Concrete Floors
1 Private Office
1 Conference Room
2 Phone Booths
Pantry
Private Restrooms

TYPICAL FLOOR PLAN

FLOORS 7 - 21

5,168 - 6,083 RSF

Ten Grand Street offers move-in ready pre-builts or the flexibility to customize your office to suit your business needs. Design features include:

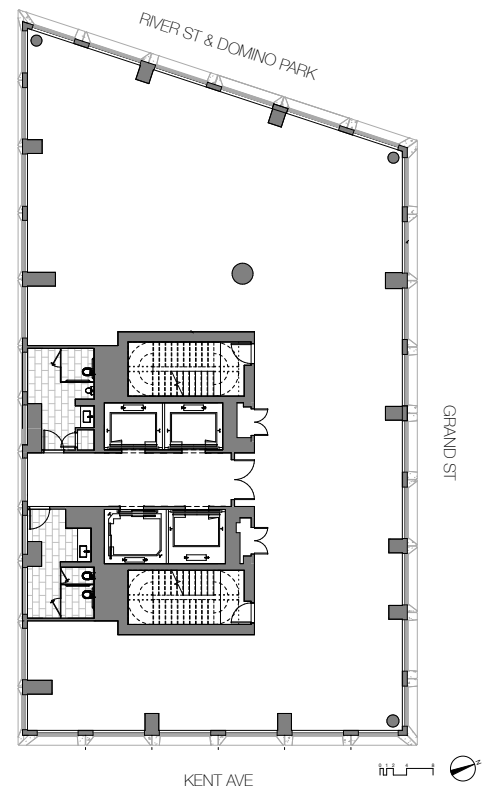
Full floor identity with private restrooms

Choice of hardwood or polished concrete floors

Glass conference rooms, offices and phone booths

High-end pantry complete with residential grade finishes

Custom window shades





ATRIUM WITH TERRACE ACCESS

PHOTO: DAN LEVIN

AMENITIES

The two amenity floors at Ten Grand Street are the hub of the building and reflect everything one could hope for at the modern office. Designed by world-renowned architecture firm Bonetti/Kozerski, the 17,000 square feet of gracious sun-lit space with custom terrazzo floors, Italian tile and lush plantings is surrounded by floor-to-ceiling windows overlooking Domino Park and the River. With special details large and small, every consideration has been taken to create a productive and enjoyable work environment.

Sky-lit meeting atrium with cafe seating

Spacious work lounge with library tables and casual seating

Multiple private conference rooms with state-of-the-art connectivity and video capability

Private 48-seat screening theater and presentation auditorium

Access to open air terraces

Exceptional fitness center complete with locker rooms and showers

Dedicated bicycle lobby with separate entrance ramp and bike storage

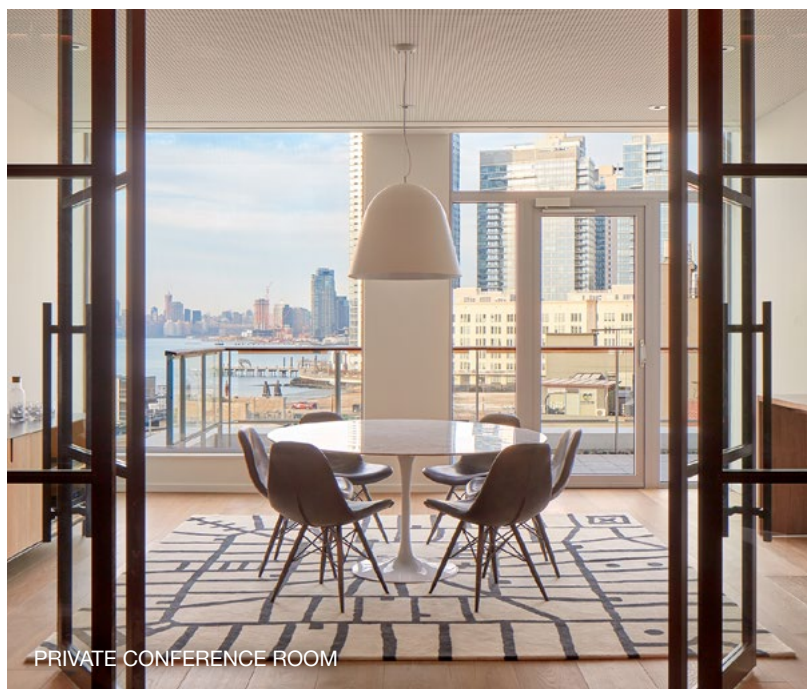
Cabana available for entertaining and events



WORK LOUNGE



PRIVATE CONFERENCE ROOM



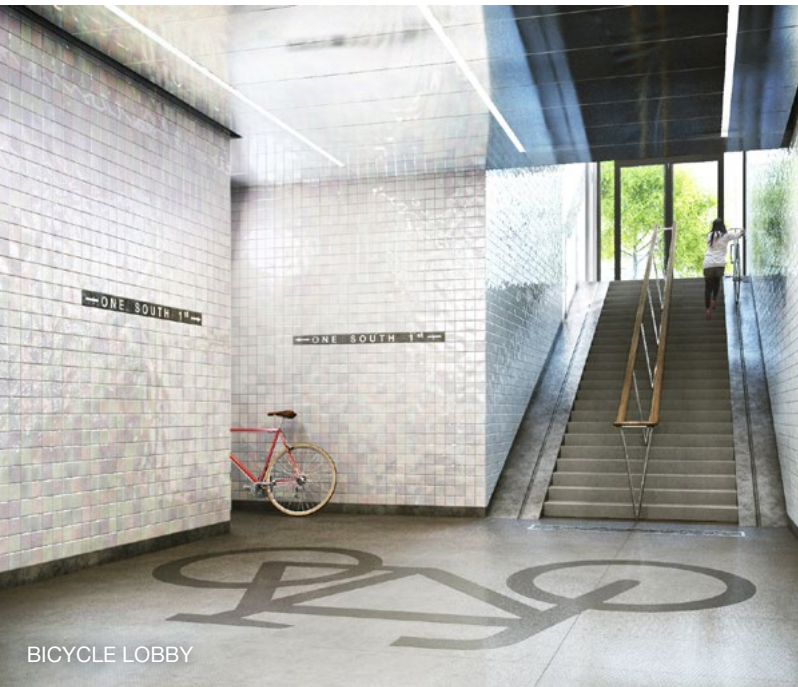
PRIVATE CONFERENCE ROOM



WORK AREA



24-HOUR FITNESS CLUB



BICYCLE LOBBY



PRIVATE SCREENING THEATER



ROOFTOP CABANA



INCENTIVES

Having an office in Brooklyn qualifies companies of any size for numerous financial benefits. City incentives allow eligible businesses to lease space in Brooklyn at significantly lower rates than Manhattan. Please contact our Two Trees leasing team to learn more about how a business qualifies and how to calculate savings.

Relocation Employment Assistance Program (REAP)

REAP benefits companies relocating to Brooklyn from Manhattan (below 96th St) or outside of NYC, by providing \$3,000 annually for each full-time employee.

Commercial Rent Tax (CRT)

Brooklyn office tenants are exempted from the NYC Commercial Rent Tax.

Industrial & Commercial Abatement Program (ICAP)

This city program reduces property tax obligations for up to 25 years.



DOMINO PARK

Domino Park is Williamsburg's newest award-winning attraction – a six-acre multi-purpose green space that connects the neighborhood's industrial past with the present and opens the Brooklyn waterfront to the public for the first time in over a century. Designed by James Corner Field Operations and built by Two Trees, Domino Park features a scenic elevated walkway, picnic area, dog run, playground, beach volleyball and bocce courts – as well as Danny Meyer's delicious taqueria, Tacocina. As Ten Grand Street is the first building directly on the park, tenants are only steps away from the perfect place to relax, take a break or socialize after work.

Recognized by ASLA-NY Award of Excellence; Regional Plan Association Transformative Project of the Year; MASTerworks Award for Best New Urban Amenity; Brooklyn Chamber of Commerce Building Brooklyn Open Space Award.





NEIGHBORHOOD

FOOD + DRINKS

- 2. Smorgasburg
- 13. Cafe Mogador
- 14. Cafe Colette
- 18. Lilia
- 21. Partners Coffee
- 23. Joe's Pizza
- 28. Mast Brothers
- 29. Radegast Hall & Biergarten
- 35. Roberta's
- Two Hands
- Oddfellows
- Other Half
- 37. Devocion
- 42. Maison Premiere
- 45. The Four Horsemen
- 46. Fette Sau
- 49. Sunday in Brooklyn
- 50. Freehold Coffee
- 51. Mekelburgs
- 52. Misi

- 54. Jane Motorcycles + Cafe
- 55. La Superior
- 57. Butler
- 58. Randolph Beer
- 59. Traif
- 60. Peter Luger Steakhouse

WELLNESS

- 9. Brooklyn Athletic Club
- 16. Chalk Gyms
- 24. Orangetheory Fitness
- 27. MODO Yoga
- 31. Equinox
- 36. True North Training
- 44. F45 Training
- 53. Sky Ting Yoga
- 56. Session
- 62. Soma
- 63. Crossfit Outbreak

LANDMARKS + ATTRACTIONS

- 1. Bushwick Inlet Park
- 5. Wythe Hotel
- 7. Brooklyn Brewery
- 8. The William Vale
- 10. McCarren Park
- 11. Brooklyn Flea
- 34. Grand Ferry Park
- 40. William Sheridan Playground
- 48. Domino Park

ENTERTAINMENT

- 4. Kinfolk
- 6. Brooklyn Bowl
- 19. Music Hall of Williamsburg
- 30. Nighthawk Cinema
- 43. Williamsburg Cinema
- 47. Knitting Factory
- 61. Baby's All Right

SHOPPING

- 3. Rough Trade
- 12. Artists & Fleas
- 15. Brooklyn Industries
- 17. Concrete + Water
- 20. Muji
- 22. North Face Prototype Store
- 25. J. Crew
- 26. Pilgrim Surf
- 32. Whole Foods Market
- 33. Apple
- 38. Beam
- 39. Main Drag Music
- 41. Supreme

TRANSPORTATION

- L G M J Z
- Q59 & B32 Bus
- Multiple Citibike stations nearby



TWO TREES

Two Trees is a family-owned Brooklyn-based real estate developer best known for its singular role in transforming the Brooklyn neighborhood of DUMBO from a neglected industrial waterfront to a thriving mixed-use community. Our fundamental belief is that successful neighborhoods offer a wide variety of uses and attract diverse groups of people. Developers must play a fundamental role in cultivating livable streetscapes because people prosper when neighborhoods bloom. In addition to residential and office buildings in DUMBO, Williamsburg, Fort Greene, Brooklyn Heights and Manhattan's Hell's Kitchen and Flatiron neighborhoods, Two Trees' other notable projects include Domino Park, Wythe Hotel and Jane's Carousel.



CONTACT

10 GRAND STREET, BROOKLYN, NY 11249

ALYSSA ZAHLER

DIRECTOR
AZAHLER@TWOTREESNY.COM
516-236-9906

ELIZABETH BUENO

DIRECTOR
EBUENO@TWOTREESNY.COM
718-222-2506

MICHELLE TREVIÑO

ASSOCIATE DIRECTOR
MTREVINO@TWOTREESNY.COM
718-407-5114