



**PINNACLE
REALTY**
OF NEW YORK, LLC

EXCLUSIVE LISTING

FOR LEASE



31 WASHINGTON STREET

BROOKLYN NY 11201

Rare Flagship Opportunity in the Heart of DUMBO

Build your Brand on New York City's
Most Photographed Block.

Type
Office / Retail / Flex Space



SQUARE FOOT

6,100_{RSF}



ZONING

C6-2A



CLEAR HEIGHT

14'



PARCEL ID

28

BLOCK



DIMENSIONS

60' x 100'



7501

LOT

PRICE

Upon Request

718-784-8282 / PINNACLERENY.COM

All information is from sources deemed reliable and is submitted subject to errors, omission, changes of price or other conditions, prior sale, rent and withdrawal without notice.

Property Overview

The Heart of New York City—DUMBO. This industrial space offers the perfect blend of exposure and functionality for businesses looking to make a statement. With its expansive open floor plan, inspiring architecture, and unmatched exposure—the space provides a dynamic environment that inspires innovation. Whether you're seeking a unique office for your creative team or a standout retail space to captivate customers, this location caters to both. Exposed brick, wooden beams, and natural light fill the space with character, offering endless possibilities for customization. Surrounded by an eclectic mix of galleries, tech startups, and trendy cafes, this space places your business at the center of Brooklyn's most sought-after neighborhood.

Features



- 6,100 Sq. Ft. of Commercial Space
- Fully Sprinklered
- Unmatched Exposure
- Vibrant Neighborhood
- Historic Architecture

Ideal for

- Office Space
- Flagship Retail Space
- Art Gallery
- Creative Studio



TRANSPORTATION

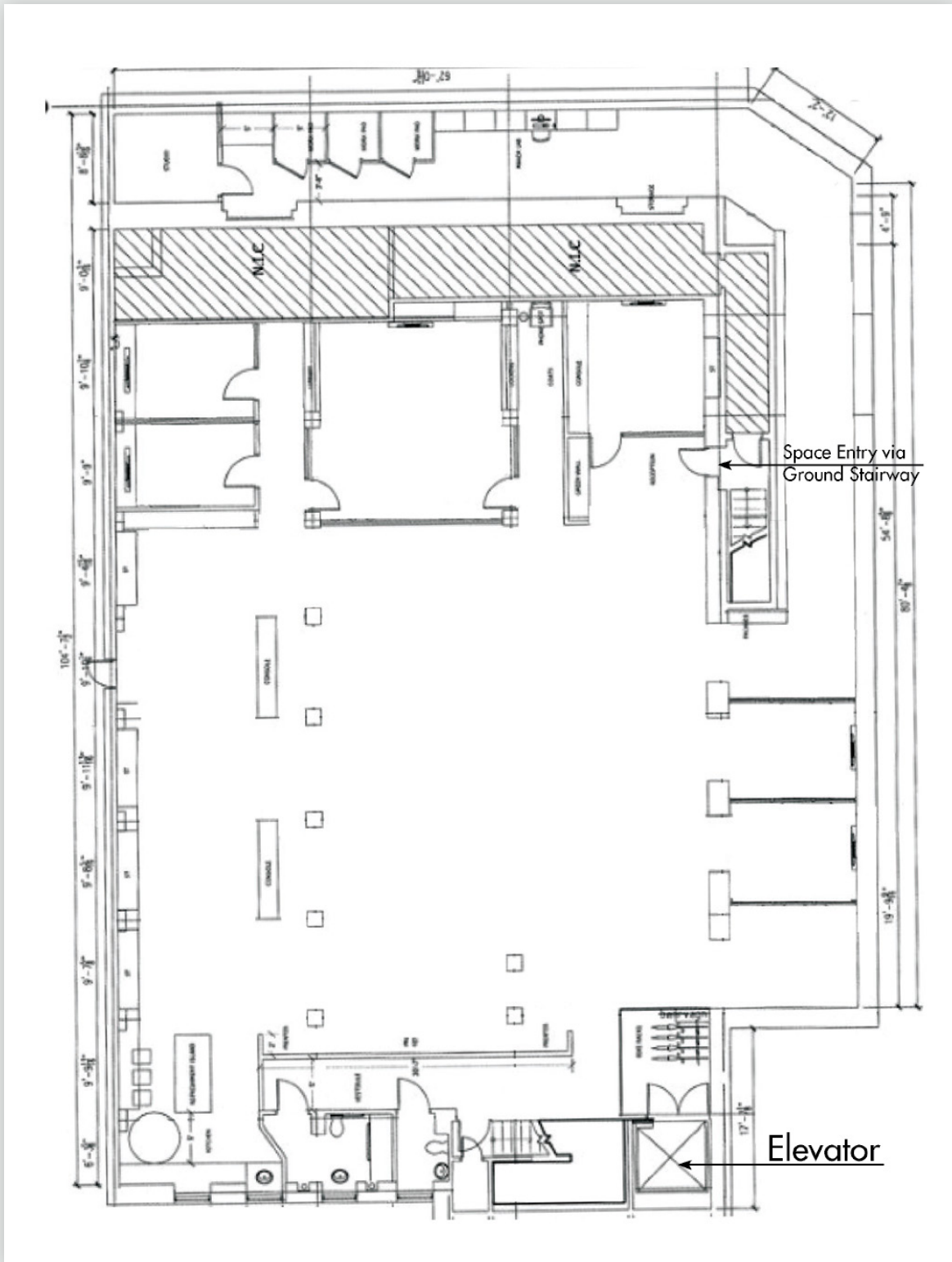
- F** YORK STREET
- 2 3** BOROUGH HALL
-  MANHATTAN BRIDGE
- BROOKLYN BRIDGE
- BROOKLYN QUEENS EXPY
-  **B25: WATER ST/MAIN ST**



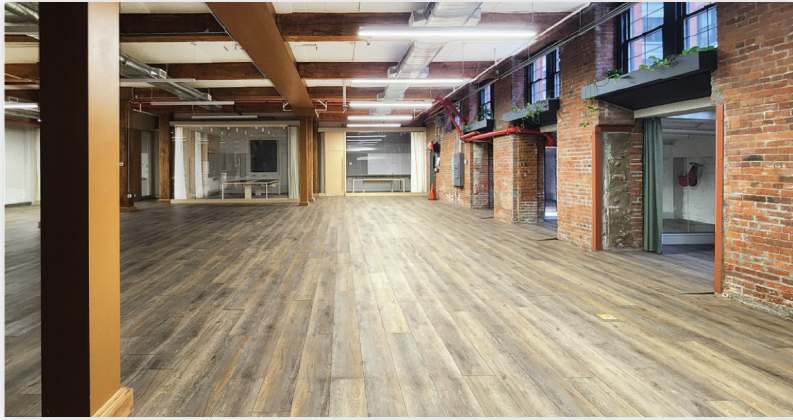
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FLOOR PLAN



PICTURES



**PINNACLE
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FOR MORE INFORMATION ABOUT THIS
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