



Large Office Spaces

Space That Works For You

Based in DUMBO, our family-run business provides attentive personal service to help every company thrive. With a portfolio of office spaces ranging from 500 to 50,000 square feet, we work with tenants to fully customize floorplans to suit their needs and also offer move-in ready pre-builts. The Two Trees portfolio can accommodate companies through any stage of growth and evolution and we are happy to offer flexible leasing arrangements and penalty-free expansions.

Commercial Portfolio

DUMBO, Brooklyn

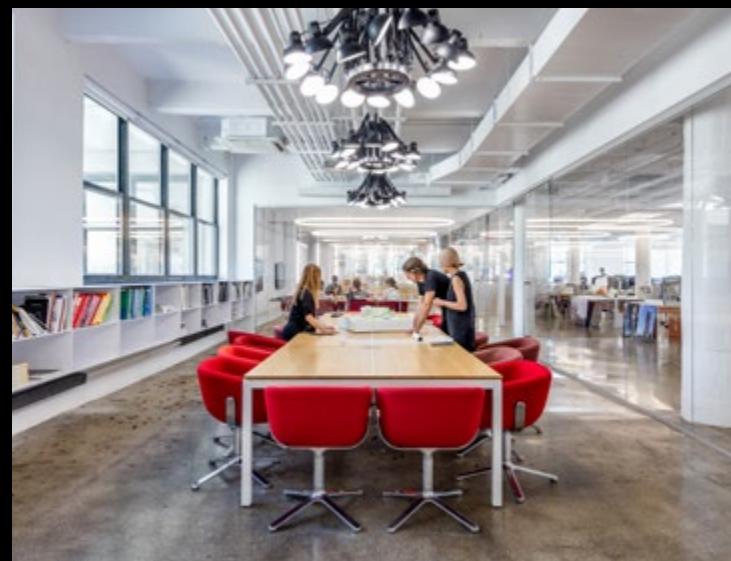
- 20 Jay Street
- 45 Main Street
- 55 Washington Street

Flatiron, Manhattan

- 50 West 23rd Street

Williamsburg, Brooklyn

- Ten Grand Street



DUMBO Availabilities

DUMBO is known as a hub for enterprising and creative thinkers. Our DUMBO office buildings have been fully renovated and feature high ceilings, spectacular light and unparalleled views. Details include oversized operable windows, polished concrete or hardwood floors and exposed columns that make the spaces as unique as the companies that occupy them.

DUMBO Amenities:

- Large landscaped roof decks
- Conference rooms on every floor
- Mother's rooms
- Parking garages
- Bicycle entries and bike parking
- 24/7 access
- Storage available



TWO TREES

55 Washington Street

9th Floor – 43,700 RSF

Existing buildout includes four large bullpens, conference rooms and breakout rooms.

Features:

Large open layout to accommodate 300 workstations

Four private terraces with sweeping river, Manhattan and Brooklyn views

Glass conference rooms and private offices

Stadium style seating area

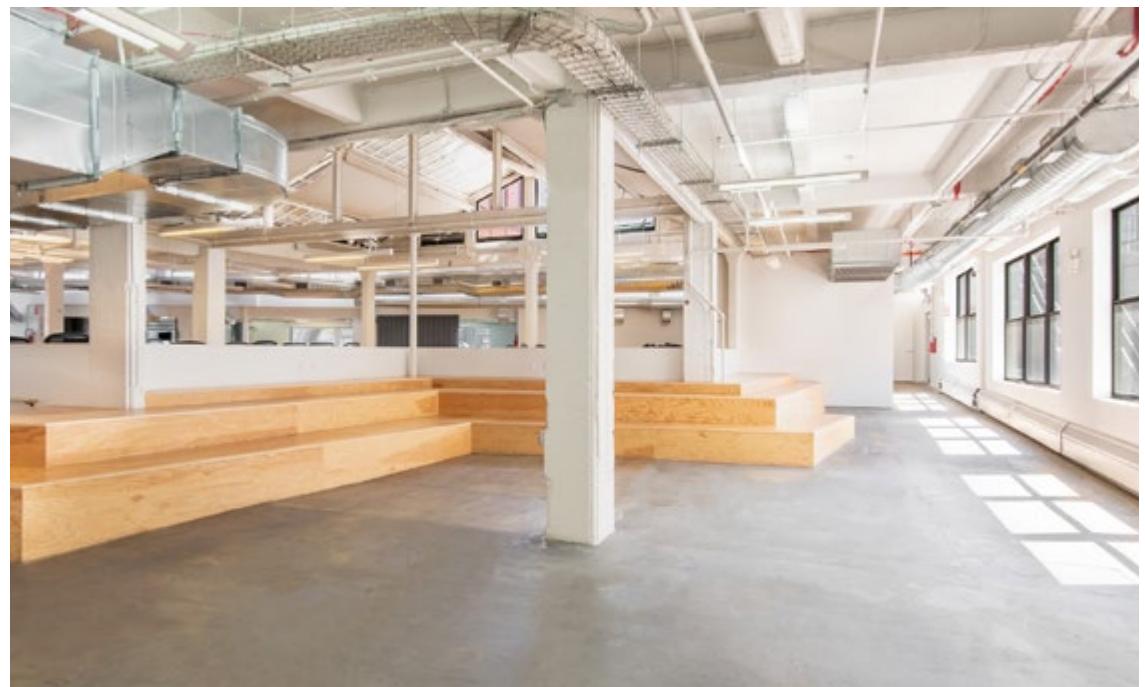
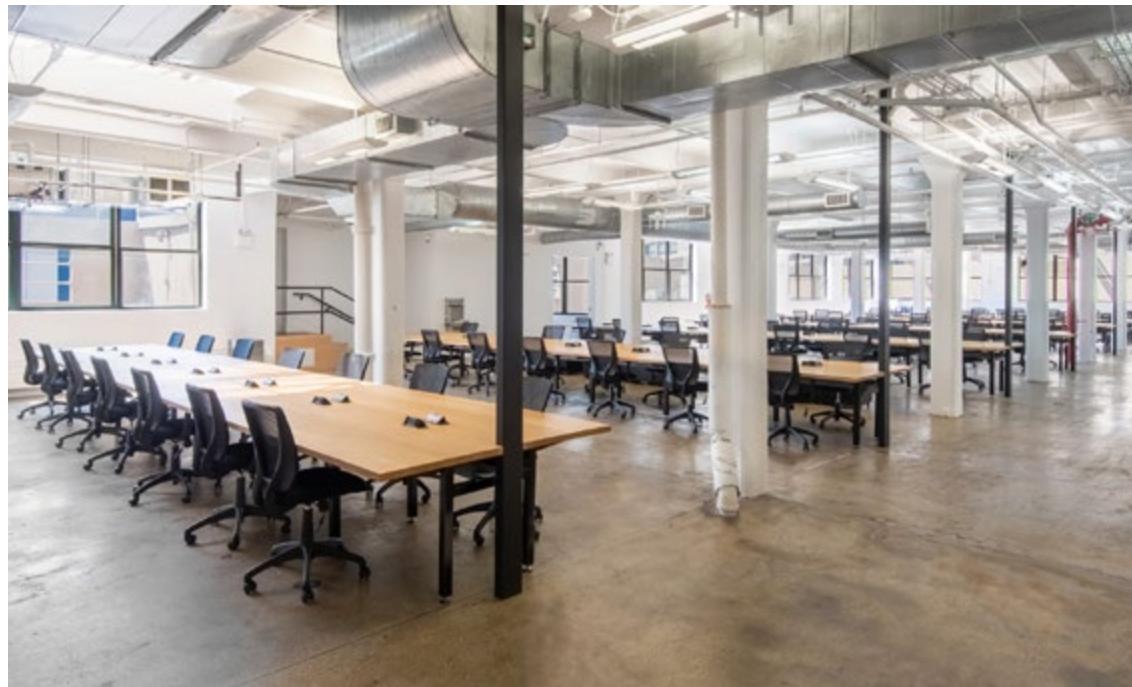
Two pantries

Private bathrooms

Multiple skylights and high exposed ceilings

Polished concrete floors





55 Washington Street

9th Floor – 43,700 RSF

Test Fit

Private Terraces

Water Street

Desk & Room Count

18 person conference room: 1

8 person conference rooms: 4

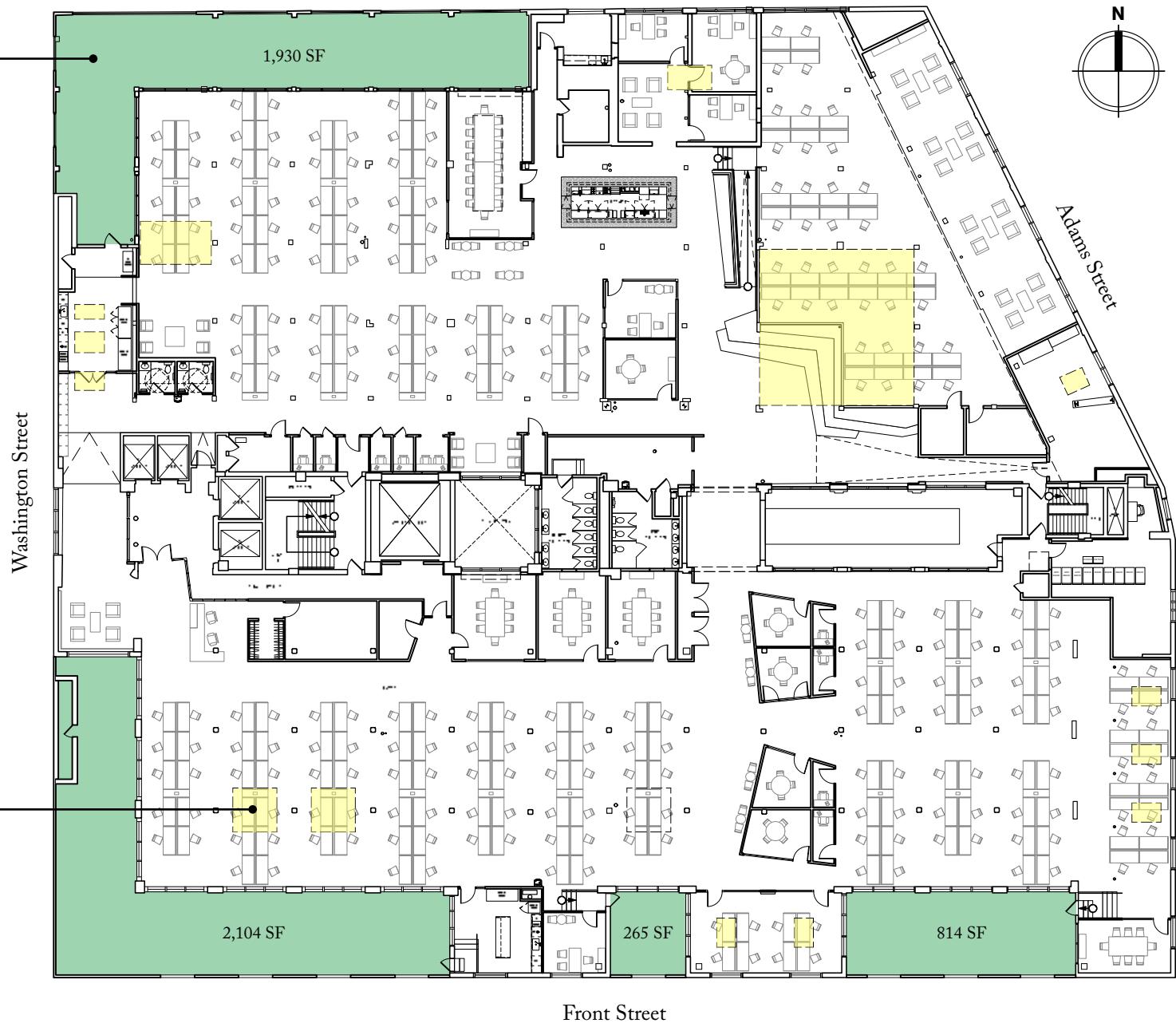
4 person conference rooms: 5

Private offices: 5

Phone booths: 9

Desks: 258

Skylights



30 John Street

Ground Floor – 17,006 SF

Located at the base of 20 Jay Street, steps from the waterfront and Brooklyn Bridge Park.

Features:

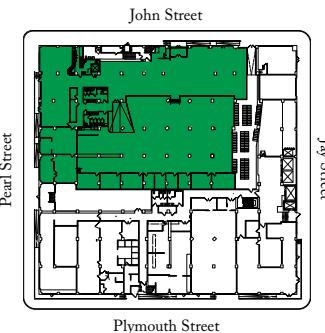
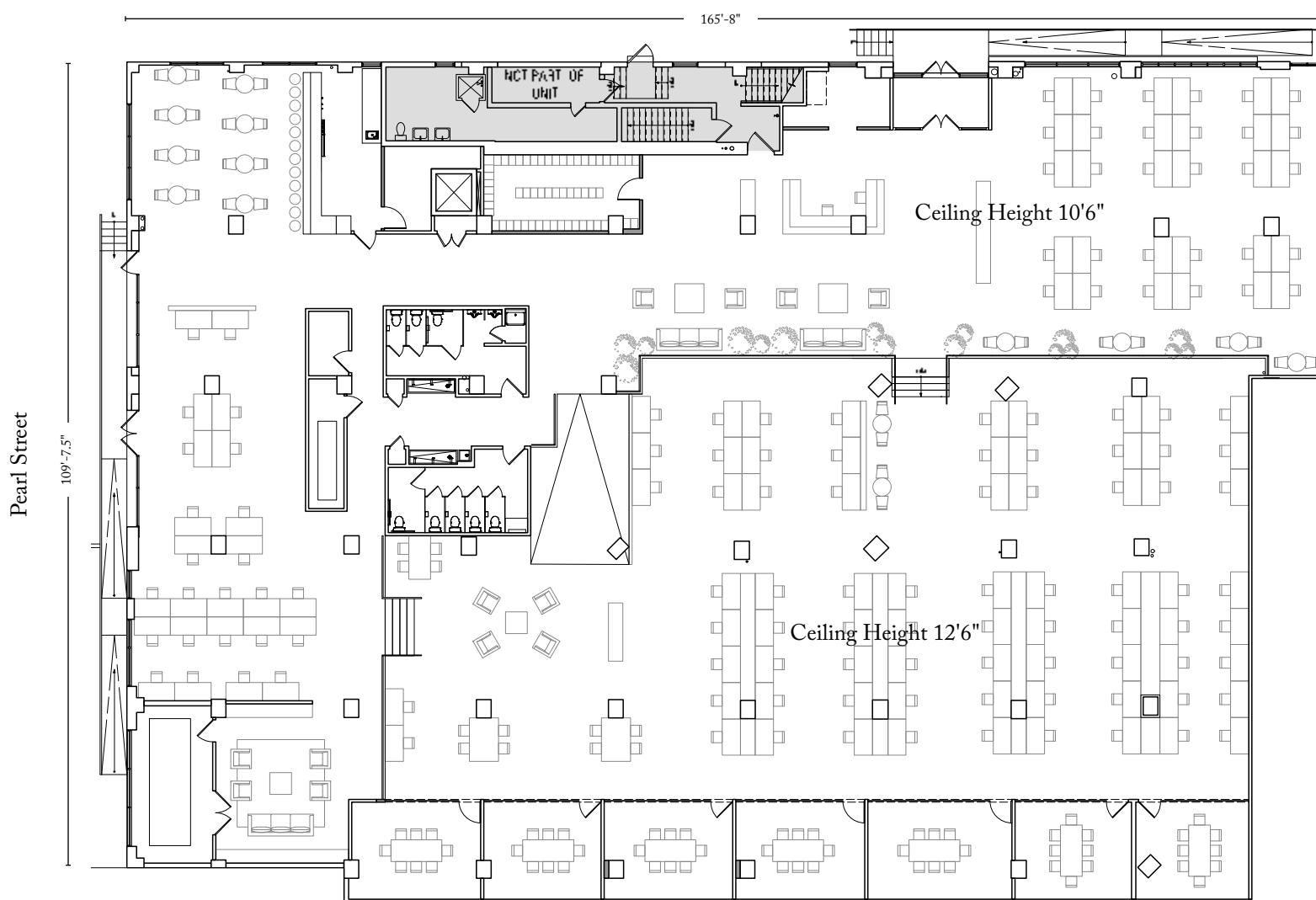
- Ground floor corner location
- Prominent street presence and signage opportunities
- Oversized floor-to-ceiling windows
- Three private entrances
- Private bathrooms
- Ceiling heights up to 12'6"



30 John Street

Ground Floor – 17,006 SF
Test Fit

John Street



TWO TREES

Manhattan Availabilities

50 West 23rd Street

In the center of Manhattan's Flatiron district is Two Trees' Beaux-Arts cast-iron building at 50 West 23rd Street. It offers the best of the modern office; with numerous transportation options, access to nearby Madison Square Park and some of the city's most popular retail destinations and restaurants.

The landmark building has been fully modernized with new heating and cooling systems, a renovated lobby, new elevators and a rooftop garden with work and event areas.

Building Amenities:

- Large landscaped roof deck
- Bicycle parking
- 24/7 access and lobby attendant
- Storage available



TWO TREES

50 West 23rd Street

Availabilities

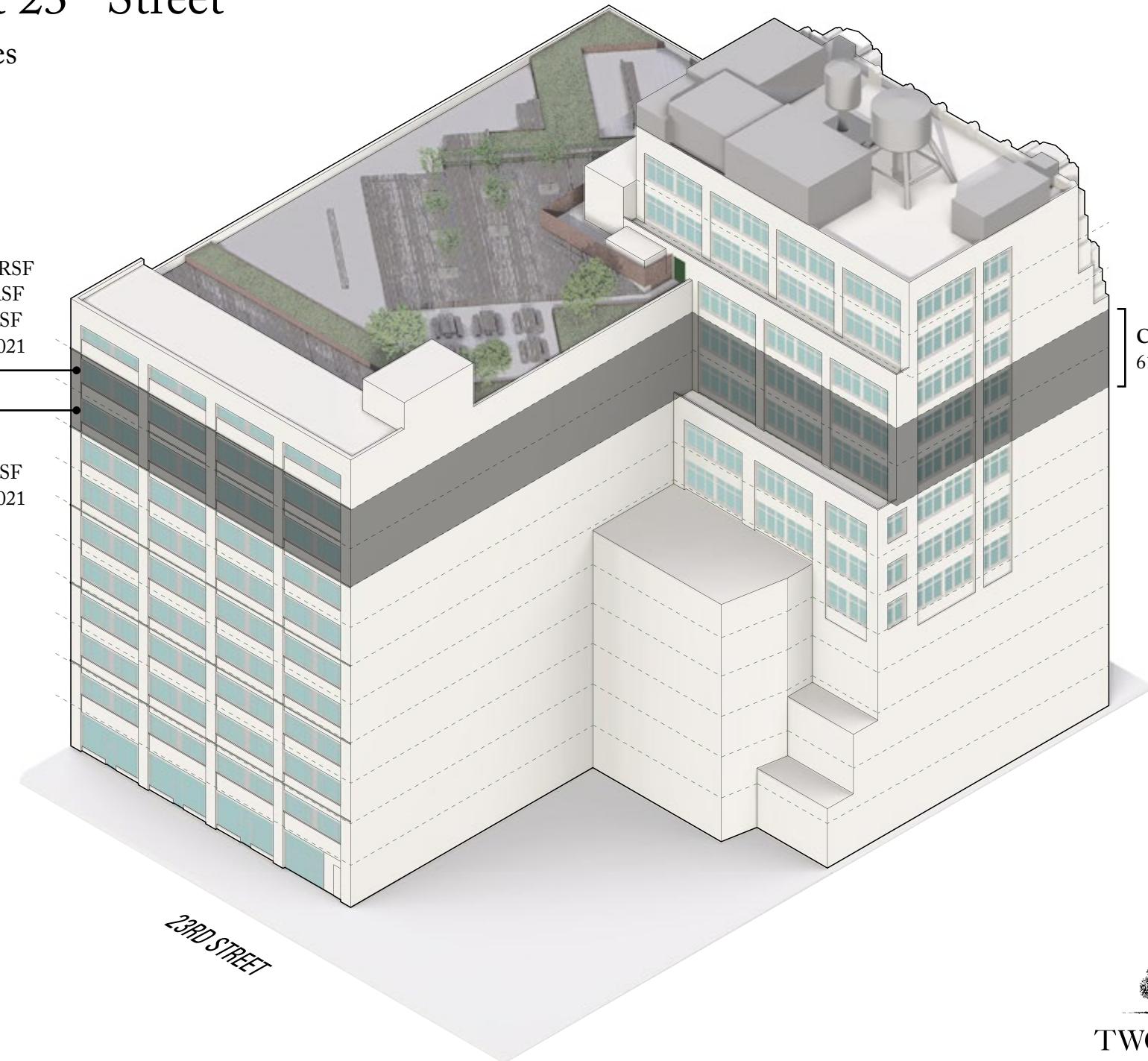
10th Floor

Suite 1000: 21,657 RSF
Suite 1001: 9,080 RSF
Full floor: 30,737 RSF
Available January 2021

9th Floor

Full floor: 30,471 RSF
Available January 2021

Combined floors
61,208 RSF



TWO TREES

50 West 23rd Street

9th Floor – 30,471 RSF

10th floor – 30,737 RSF

Features:

Oversized windows

Multiple exposures

Exceptional light

12'6" ceiling height

Exposed ceilings

Private pantry

Private bathrooms

Polished concrete floors



50 West 23rd Street

9th floor – 30,471 RSF

10th floor – 30,737 RSF

Test Fit

Desk & room count:

20 person conference room: 1

10 person conference rooms: 3

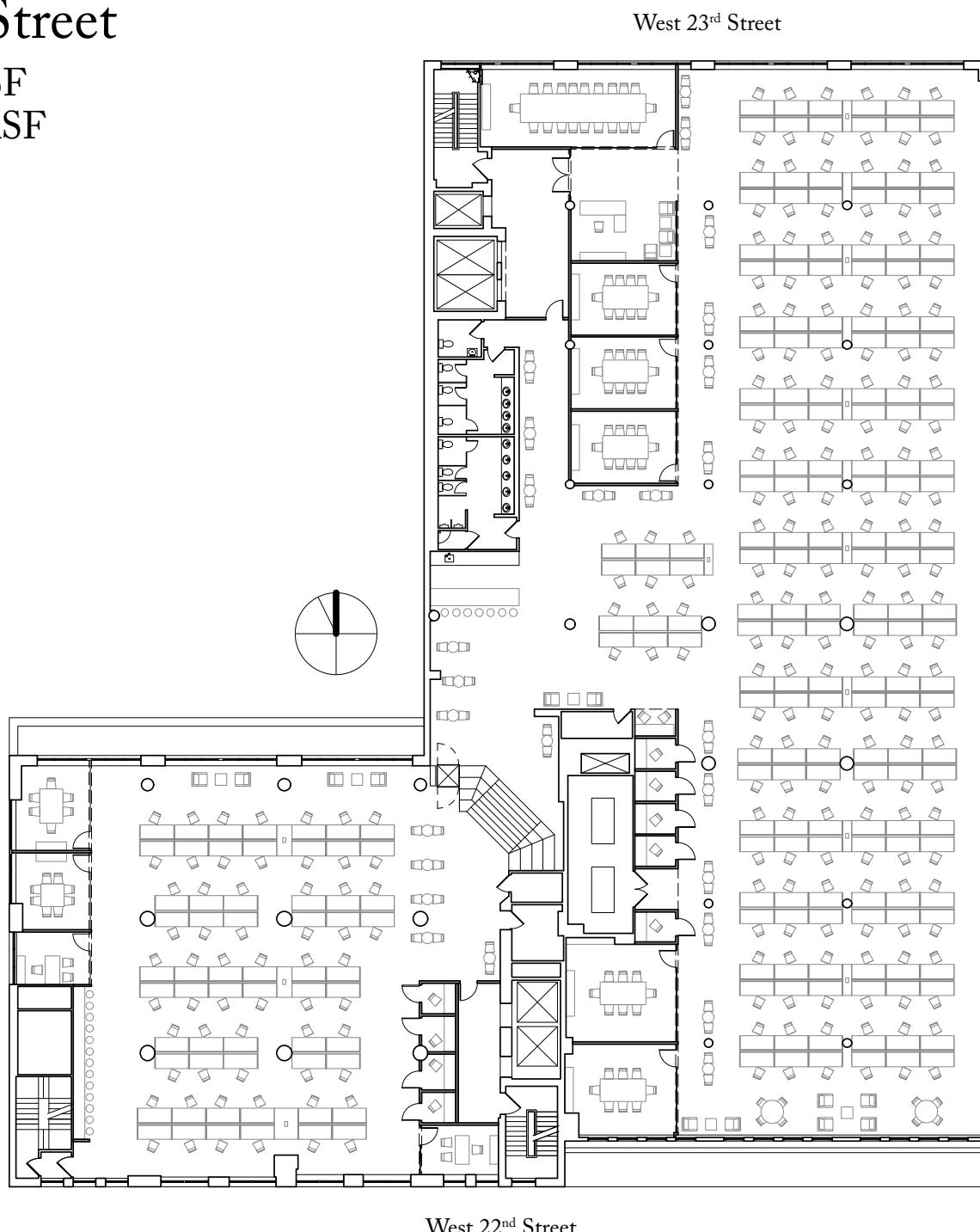
8 person conference rooms: 3

6 person conference room: 1

Private offices: 2

Phone booths: 10

Desks: 249



West 22nd Street



TWO TREES

Williamsburg Availabilities

Ten Grand Street

Two Trees presents an entirely unique perspective on the modern office – 6,000 RSF office floors and two spectacular 13,000+ RSF base floors on Williamsburg's waterfront overlooking Domino Park. Ten Grand Street features floor-to-ceiling windows, sweeping 360-degree panoramic views and exceptional amenities.

Building Amenities:

- 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
- Outdoor terraces
- Rooftop cabanas
- Exceptional fitness center with locker rooms and showers
- Dedicated bicycle lobby with separate entrance ramp and bike storage



TWO TREES



Ten Grand Street

2nd Floor – 16,175 RSF

3rd Floor – 13,290 RSF

Features:

29,465 RSF available on two contiguous base floors

Opportunity for private entrance

Floors to be leased together or separately

Floor-to-ceiling windows with views of the East River, Domino Park, Manhattan and Brooklyn

Ceilings heights up to 15'

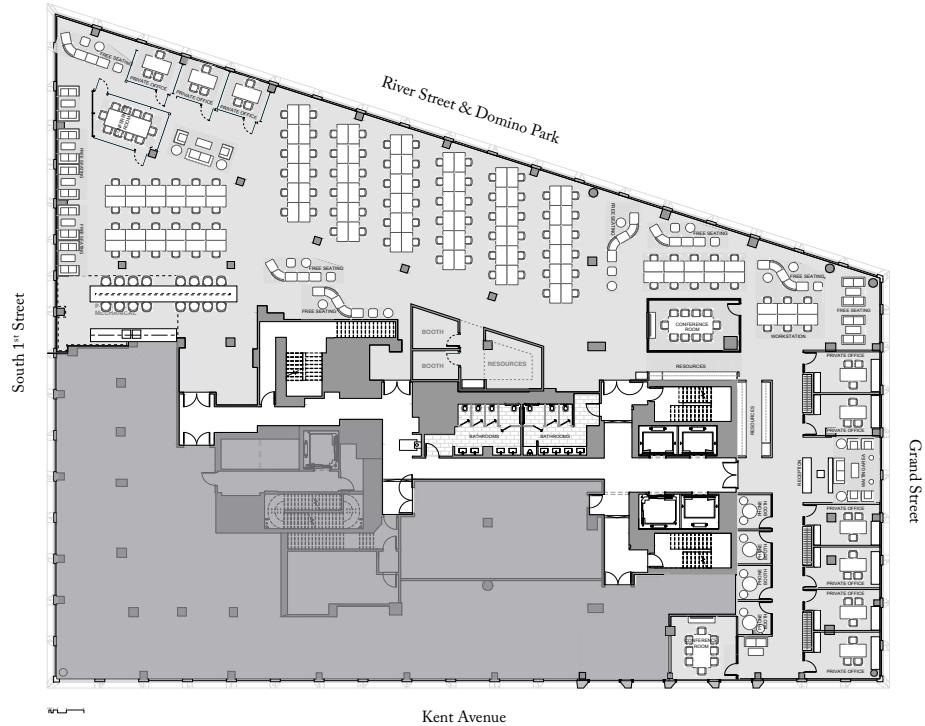
Two private outdoor terraces on the 3rd floor



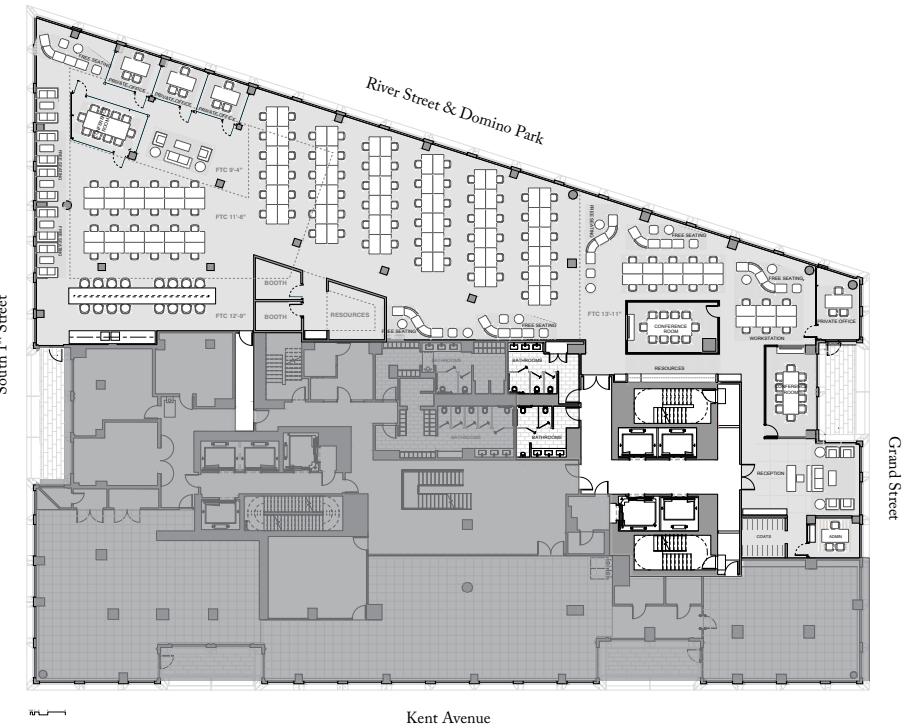
Ten Grand Street

2nd + 3rd Floors – Test Fits

2nd Floor – 16,175 RSF



3rd Floor – 13,290 RSF



Desk & Room Count

- 10 person conference room: 1
- 8 person conference room: 1
- 6 person conference room: 2
- Private offices: 9
- Workbenches: 112 seats
- Meeting booths: 4
- Free seating: 65

Desk & Room Count

- 10 person conference room: 2
- 8 person conference room: 1
- 6 person conference room: 1
- Private offices: 5
- Workbenches: 112 seats
- Meeting booths: 1
- Free seating: 45



TWO TREES



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 commercial buildings in DUMBO, Williamsburg, Fort Greene, Brooklyn Heights, Hell's Kitchen and the Flatiron neighborhoods, Two Trees' other notable projects include Domino Park, The Wythe Hotel and Jane's Carousel.

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