

# DUMBO HEIGHTS



## 77 SANDS

77 SANDS STREET, BROOKLYN, NY

For further information and/or inspection contact:

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Tenants at DUMBO HEIGHTS enjoy the convenience of a diversified mix of retailers within the complex and great nearby transportation access



ABS Partners Real Estate, as the exclusive agent is pleased to offer the following opportunity for lease:

## Suite 1203 - 11,479 RSF - Immediate Occupancy


Corner open-plan space with polished concrete floors and exposed ceiling  
Oversized operable windows on two sides offer east and north exposure  
and views of Midtown Manhattan, and great natural light

Call or email for details

All tenants within the complex have key-card access to Randolph Beer's rooftop bar at the 77 Sands Street building

3-Minute walk to High Street **A** **C** and York Street **F** subway stations

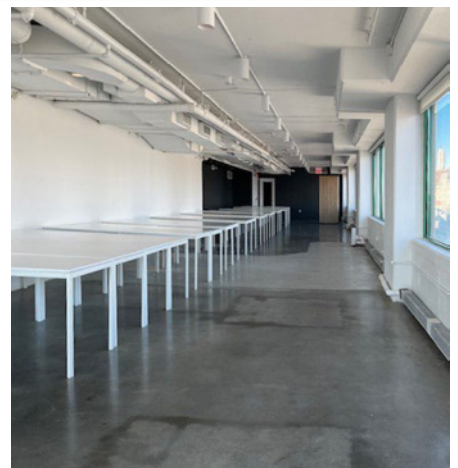
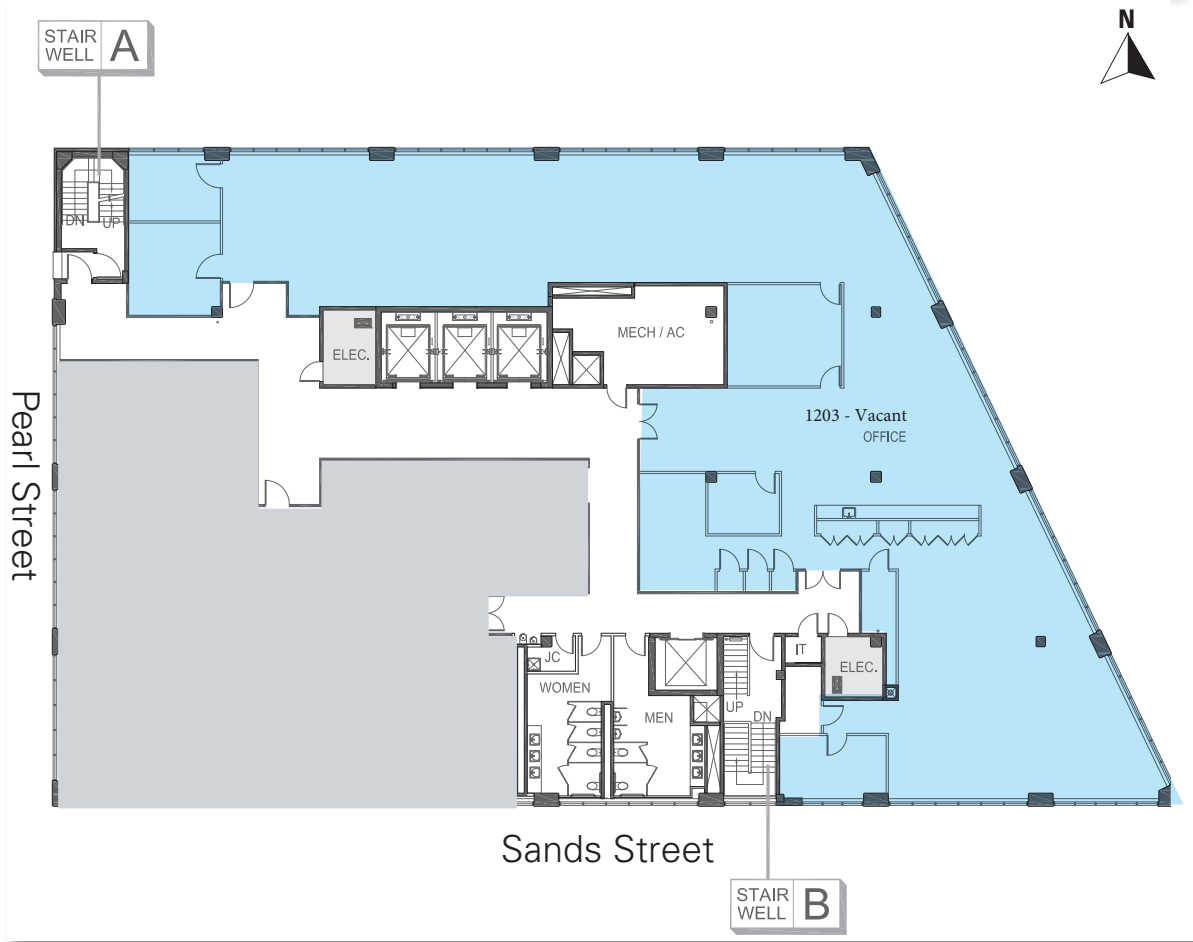
Sand St/Jay St **B67** **B69** bus stop is located directly in front of the building

10 Minute walk to the DUMBO/Fulton  providing an 8-minute ride to Lower Manhattan's Pier 11/Wall Street

# Suite 1203 - 11,479 RSF



North exposure views of Midtown Manhattan



Floor Plan not to scale for display purposes only