



**WORK
IS HARD.**

**DUMBO
IS EASY.**



DUMBO





The Two Trees Way

Over the past four decades, Two Trees has played a singular role in transforming DUMBO into one of New York's most sought-after neighborhoods. Based here in DUMBO, our family-run business provides attentive personal service to help every company thrive.

Located along the Brooklyn waterfront, DUMBO is an easy commute to a uniquely vibrant neighborhood – a dynamic hub that combines big city benefits with the intimacy of a small community.

Our dramatic commercial lofts offer oversized operable windows, spectacular light and unparalleled views. All of our buildings have extraordinary outdoor green spaces to work, refresh and recharge. Dedicated bike entrances and bike parking, as well as in-building garages, provide alternatives to public transportation.

Brooklyn Bridge Park is the centerpiece of the neighborhood, with 85 acres of waterfront park, recreation areas, restaurants, cultural programming and Jane's Carousel – all with the river and skyline as the stunning backdrop.



Where Flexibility Matters



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We know that being flexible is key. With a portfolio of office spaces ranging from 500 to 50,000 square feet, we work with tenants to customize floorplans that meet their needs and offer pre-builts as move-in ready options. The 1.2 million square foot DUMBO portfolio accommodates companies through any stage of growth and evolution, and we are happy to offer expansions and flexible leasing arrangements.



The Modern Office

Our signature roof gardens are another unique and invaluable benefit of working in a Two Trees office. Designed by Field Operations, the same landscape architects as the High Line and Domino Park, these lush oases feature trees and seasonal plantings and multiple seating areas – all with some of the best views in the city. Fully outfitted with WiFi, power outlets and AV capabilities, they function as the new “outside office” and are the perfect setting for meetings, presentations, events or just a quiet lunch.

Other building amenities include conference rooms on every floor, mothers’ rooms, bike entrances and bike parking, on-site garage parking and newly renovated lobbies with 24/7 digital access control. Plus, all of our buildings are pet friendly.

“The rooftop has been our respite from the daily chaos. Two Trees has done a great job creating a space that is relaxing and thoughtful. Whether it’s to eat lunch or host a meeting, our team loves the environment the outdoor rooftop space provides.”

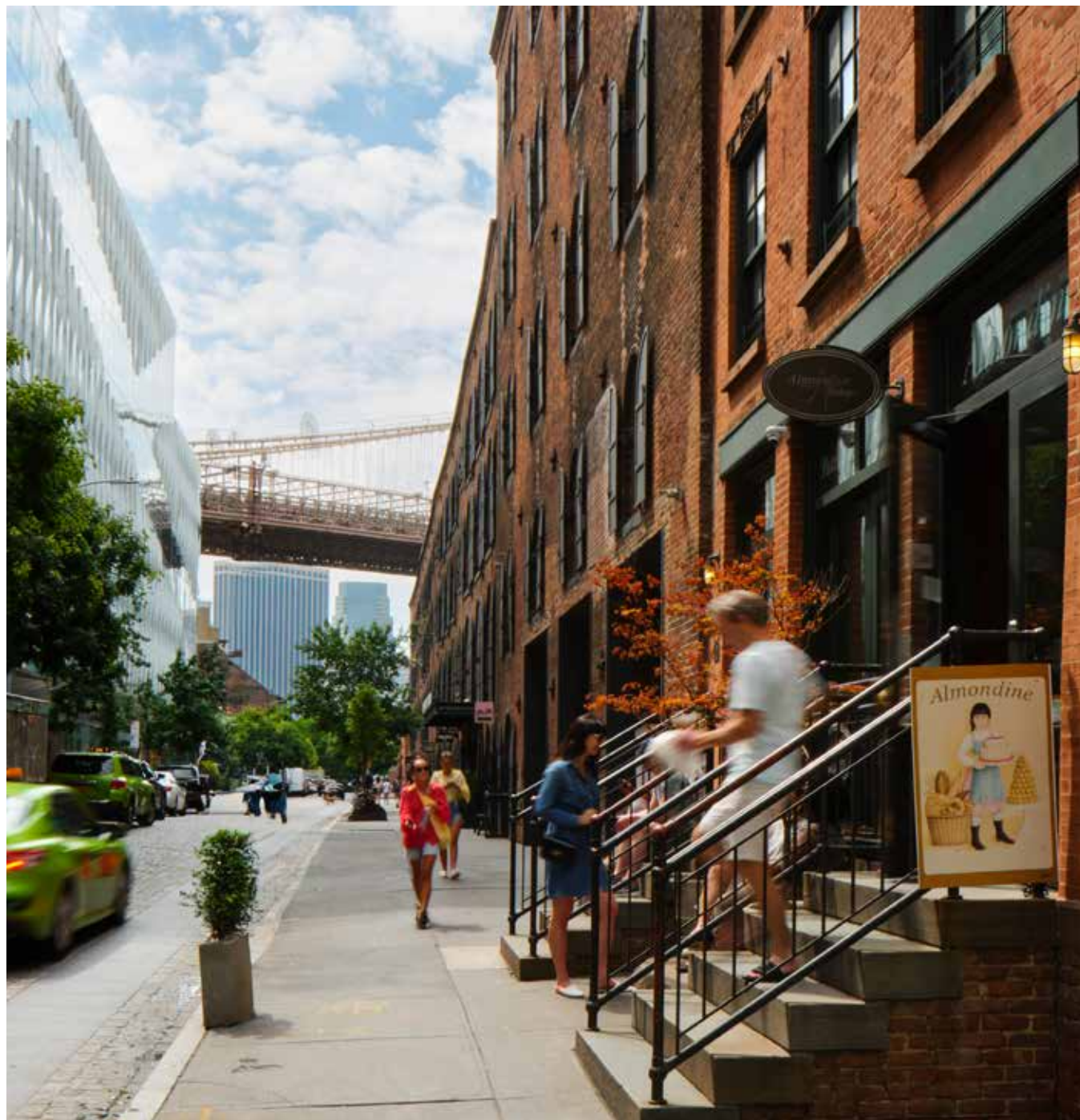
–Samantha Choi, CEO, Manual Labor Studio Corp



In Good Company

The world's most creative minds and cutting-edge companies have decided to build their businesses in DUMBO, establishing it as New York's innovation capital. Some notable Two Trees tenants include Bjarke Ingels Group (BIG), Quip, Violette_FR, Overtime, Mindbodygreen, Obé, Mischief, Exposure Maisonette and BPCM.

The neighborhood offers a mix of retail, commercial and cultural options including St. Ann's Warehouse, the neighborhood supports life outside the office. Alo Yoga, Henrybuilt, Sweetgreen, Jacques Torres Chocolate, Joe's Coffee, Evil Twin Brewery, Shake Shack, Time Out Market, Cecconi's, DUMBO House and Equinox are just some of DUMBO's most popular destinations.



The Value of Moving to Brooklyn

Having an office in Brooklyn qualifies companies for numerous financial benefits and incentives, allowing businesses to save up to hundreds of thousands of dollars. Our experienced and dedicated team is involved throughout the process and has helped hundreds of businesses apply and get approved for the programs below.

Relocation Employment Assistance Program (REAP)

REAP benefits companies relocating to Brooklyn from Manhattan (south of 96th St), or outside of NYC, by providing up to \$3,000 annually for each full-time employee, for up to 12 years.

For example, a Manhattan-based company relocates its office with 30 full-time employees from Manhattan to DUMBO. The asking price for the 5,000 SF office is \$52 PRSF, which is \$260,000 in rent a year. After submitting an annual NYC tax filing, the company receives a check from the city for \$90,000 ($\$3,000 \times 30$), thus reducing the rent from \$52 PRSF to \$34 PRSF and the annual rent total from \$260,000 to \$170,000. Assuming the company is in the space for five years, the total savings is up to \$450,000.

Commercial Rent Tax (CRT)

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

Industrial & Commercial Abatement Program (ICAP)

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



Our Buildings in DUMBO

Our dramatic and landmarked loft buildings have been thoughtfully renovated to create spaces as unique as the companies that occupy them.

45 Main Street

475,000 SF / 12 Stories

55 Washington Street

337,000 SF / 9 Stories

20 Jay Street

443,000 SF / 11 Stories

Features include:

Renovated lobbies 24/7 digital access control

Oversized operable windows

Stunning views

Generous natural light

High ceilings

Exposed columns

Individually tenant-controlled HVAC

Shared conference rooms

Mothers' rooms

Dedicated bike entrances

Pet friendly

Original hardwood or polished concrete floors

On-site parking garages

On-site bike parking available

Landscaped roof gardens with seating, WIFI, power outlets and AV capabilities



Getting Here

DUMBO is ideally situated, making for a seamless commute from anywhere in and around New York City.

Subway

A C F 2 3

Bus

B25

Ferry

The East River Ferry stop in DUMBO provides access to multiple locations in Manhattan, Brooklyn and Queens. The Financial District and Williamsburg are both roughly a five minute ride away.

Bike

More than 5,000 cyclists ride to and from DUMBO every day. The Brooklyn Waterfront Greenway's 14-mile route connects Brooklyn's waterfront communities and both the Manhattan and Brooklyn bridges have dedicated bicycle lanes. We have fully-equipped bike rooms. There are multiple Citi Bike stations in DUMBO for an easy commuting option.

Parking

We offer garage parking in all of our buildings.

By Foot

DUMBO is a short walk from Manhattan, Brooklyn Heights, Vinegar Hill and Downtown Brooklyn.



TWO TREES

Two Trees Management Company is a family-owned, Brooklyn-based real estate development firm best known for its singular role in transforming DUMBO from a neglected, industrial waterfront into a vibrant, mixed-use community, as well as the on-going creation of the Domino campus on the Williamsburg waterfront.

Two Trees owns and manages a real estate portfolio worth more than \$4 billion, including more than 4,000 market and affordable-rate apartments and over 3 million square feet of office and retail space in New York City. Since its founding in 1968, Two Trees has operated under the fundamental belief that successful neighborhoods offer a wide variety of uses and attract diverse groups of people, and that developers must play a fundamental role in cultivating livable streetscapes - because people prosper when neighborhoods bloom.

In addition to the residential and commercial buildings across DUMBO, Williamsburg, Fort Greene, Brooklyn Heights, Hell's Kitchen and Flatiron neighborhoods, other notable projects include Domino Park, The Plaza at 300 Ashland, The Refinery at Domino, The Wythe Hotel and Jane's Carousel.

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