

DUMBO
HEIGHTS
BROOKLYN

Work Here.



Work Here.

Dumbo Heights is more than a workplace;
it's where everything comes together.

Meet over coffee, brainstorm during lunch, unwind
after hours—all in one vibrant, connected space.

Where ideas flow, collaborations spark, and routines
become effortless—from day to night. From desks to drinks,
moments to views, this is the place to work, create, and thrive.

Work Together. Work Inspired.
Dumbo Heights. Work Here.

York St



Pearl St

Prospect St



Adams St

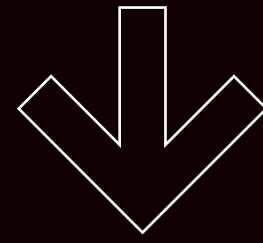
Sands St



DUMBO HEIGHTS
BROOKLYN

Etsy

Lifestyle Here.



Welcome to Dumbo, Brooklyn

Dining

Waterfront Parks

Community

Nightlife

THIS IS DUMBO.

Soho House. Butler.
The River Café. Equinox.
AlMar. Cecconi's. West Elm.
Devoción. Time Out Market.
Luke's Lobster. OddFellows.
Empire Stores. Grimaldi's.
Rodd & Gunn. Sweetgreen.
St. Ann's Warehouse.
Pebble Beach. Bar 56.
Jacques Torres. Westville.
Brooklyn Flea. CoCo Boys.



Arrive Here.

By Subway

Subway stations at
F train at York Street
A/C trains at High Street
2/3 trains at Clark Street

By Bike

Citi Bike stations at
Adams and Prospect Street
Sands and Jay Street
Pearl and York Street

By Bus

Steps from Sands and Jay Street
B67 and B69 bus stop

By Car

Easy access from the BQE
Brooklyn Bridge and
Manhattan Bridge

By Foot

Walk across the Brooklyn Bridge via
the pedestrian path. The first stop
off the bridge is Dumbo Heights.

By Ferry

DUMBO/Fulton Ferry to
Lower Manhattan Pier 11/Wall Street



Transportation

B D F M

N Q R W

1 2 3

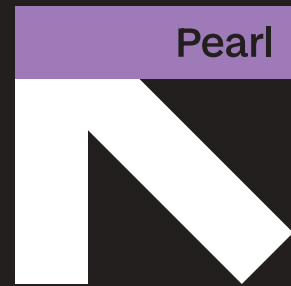
G 4 5

A C J Z

● ● ● Ferry



Design Your Day.





Train
Here.

Prospect St



Ease into every day.
Bluestone Lane | Solidcore | F45

Pearl



St

Kids and core—covered.





Chill
Here.



Randolph Beer
Ippudo V
Wonder Beach



Sands St



Randolph Beer Eat Drink Play Socialize

Adams St



Unwind
Here.

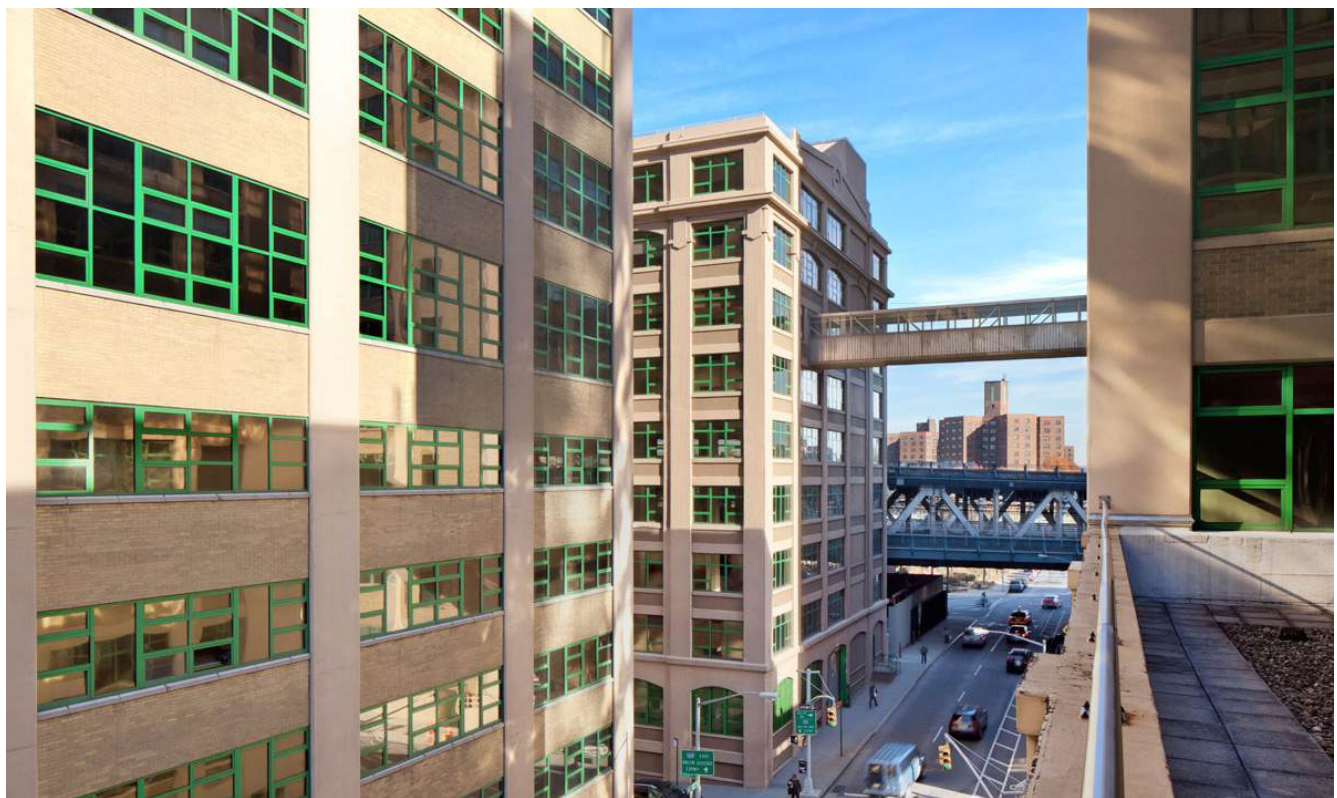
Etsy Headquarters





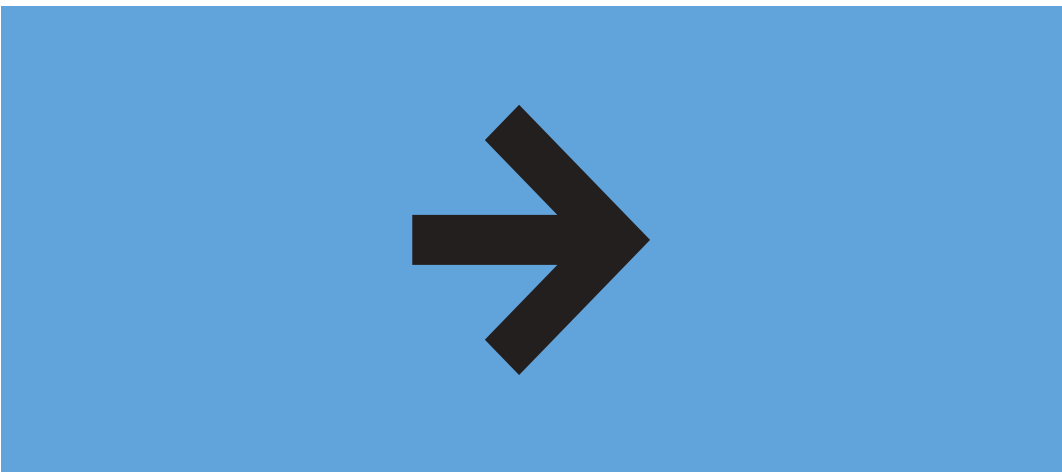
Randolph Beer Rooftop

Come Together Here.



Every Day Works.

Join a campus of creative minds. Have a more social work environment with shared spaces and chances to connect with like-minded coworkers and companies.



Connect

Create

Express

Dumbo Heights Campus



Find

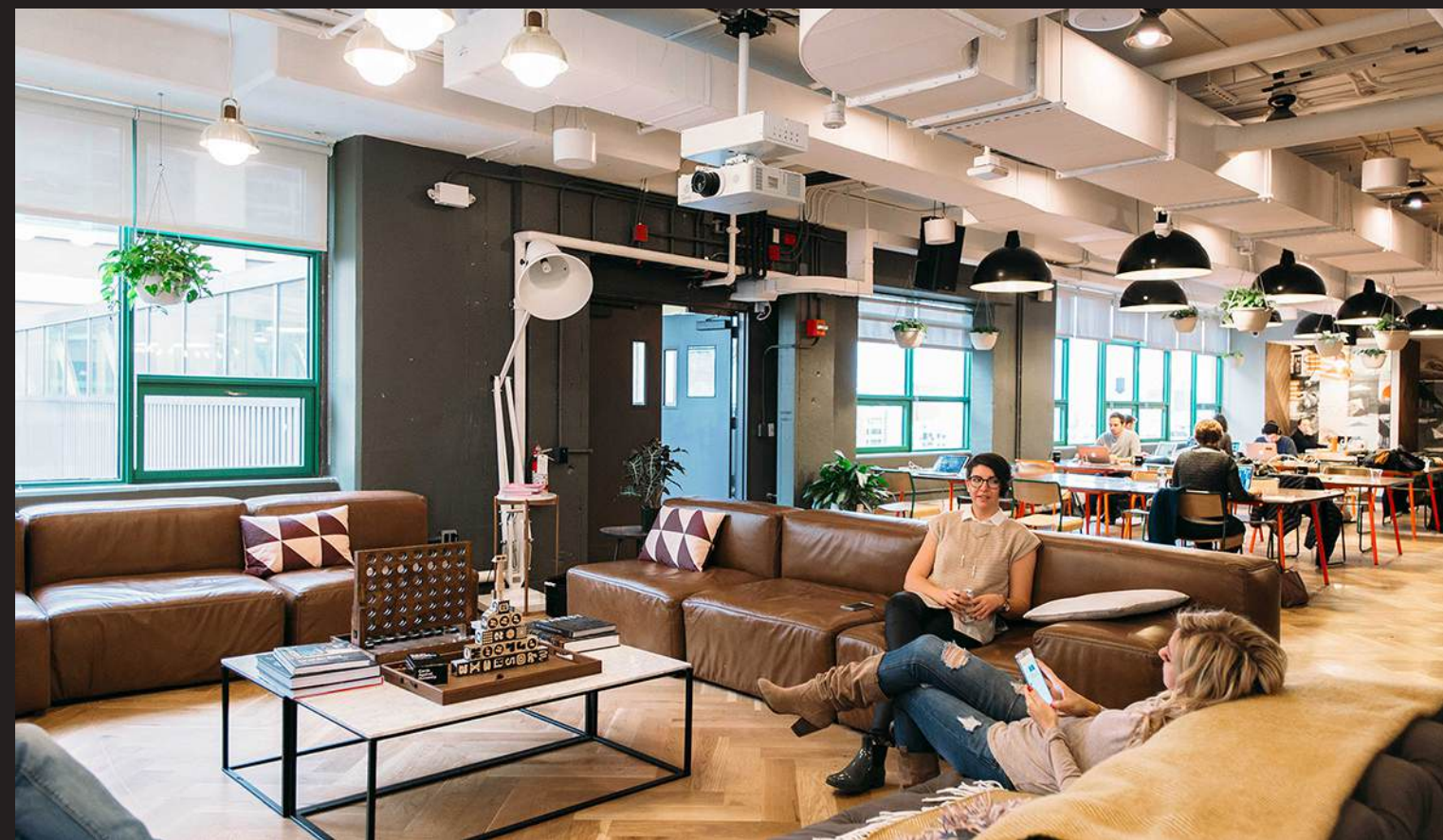


Flow

Your

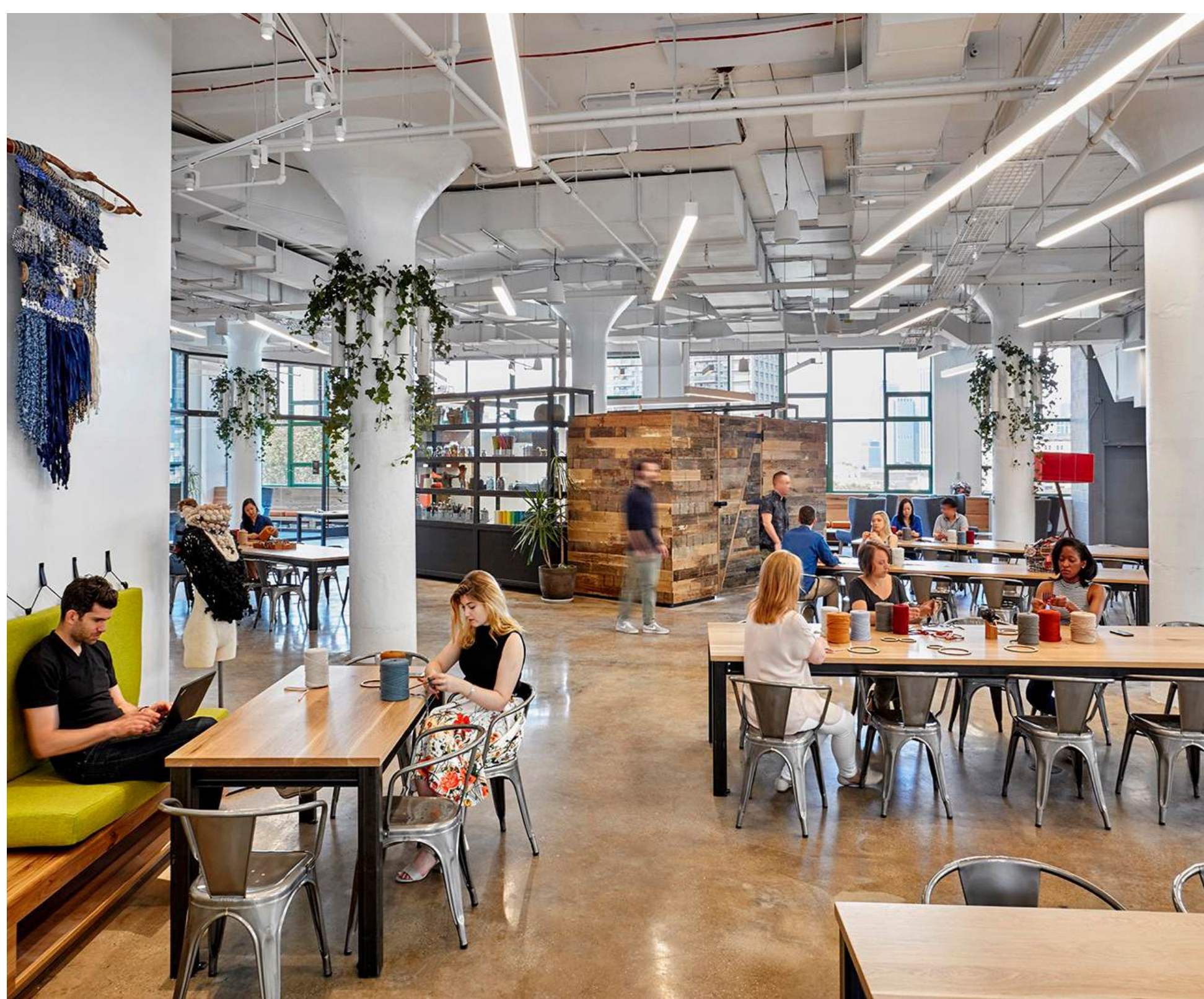
Ready When
You Are.

Make move-in simple
with fully furnished suites.





Community
Here.





Shared Kitchen and Conference Rooms



York St

↑ DUMBO Waterfront

55 Prospect

Springbone KITCHEN

F45

BLUESTONE LANE

vivvi

ABHAYAYOGA

Pearl St

DH
BKLYN

Prospect St

Adams St

[solidcore]

Etsy

117 Adams

TANNING WONDER BEACH
NYC/DUMBO

ippudo V

Randolph BEER

77 Sands

Sands St

↓ Brooklyn Bridge

Work

Here.

55 Prospect



NORTH

Floor 10 + 9

52,795 SF Penthouse Duplex Opportunity
2,196 SF Private Rooftop Terrace

*Ability to combine with
Floor 7 and 8 for 95,000 SF Block*

Floor 8

Suite 820: 5,717 SF
Suite 840: 11,229 SF
Suite 860: 2,197 SF

Floor 7

Full Floor 700: 26,399 SF

Floor 4

Suite 405: 968 SF
Suite 407: 1,861 SF
Suite 408-409: 8,688 SF
Suite 410: 6,193 SF

Floor 3

Suite 303: 2,337 SF
Suite 304: 2,174 SF
Suite 305: 1,942 SF
Suite 306: 2,025 SF
Suite 307: 3,087 SF
Suite 308: 2,997 SF
Suite 309: 6,193 SF

Floor 2

Suite 201: 3,051 SF
Suite 203: 2,291 SF
Suite 205: 3,141 SF
Suite 206: 944 SF
Suite 207: 2,452 SF
Suite 208: 2,482 SF
Suite 210: 2,575 SF



55 Prospect

Floor 10

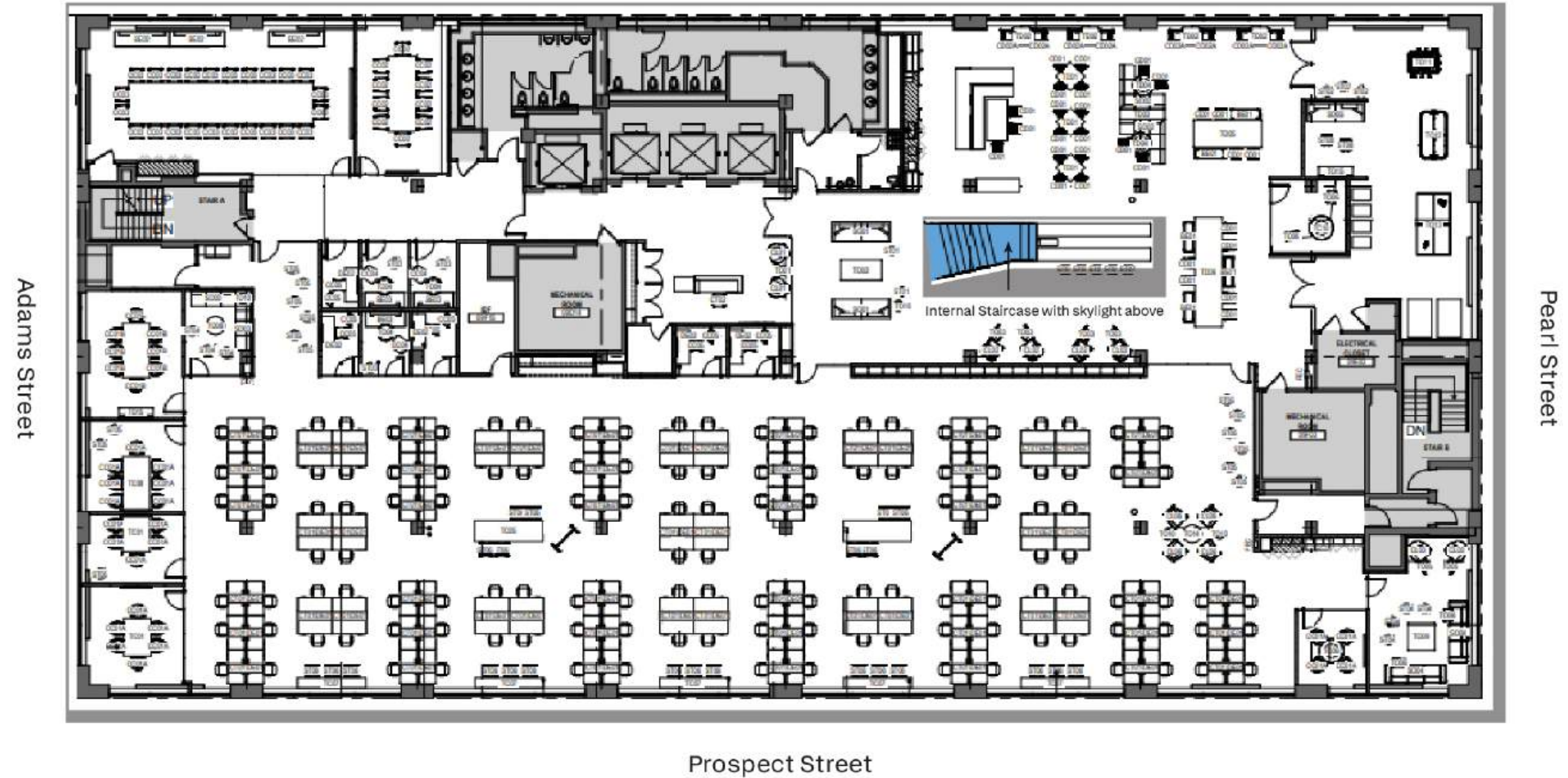
Entire Floor | 26,398 SF

Penthouse Duplex Opportunity
of 52,795 SF with 2,196 SF
Private Rooftop Terrace

- (1) Conference Room
- (7) Office/Meeting Rooms
- (3) Breakout Rooms
- (4) Phone Rooms, Mother's Room
- (1) Open-Area Seating (176+ people)
- (1) High-End Pantry/Large Lounge Room



NORTH



55 Prospect

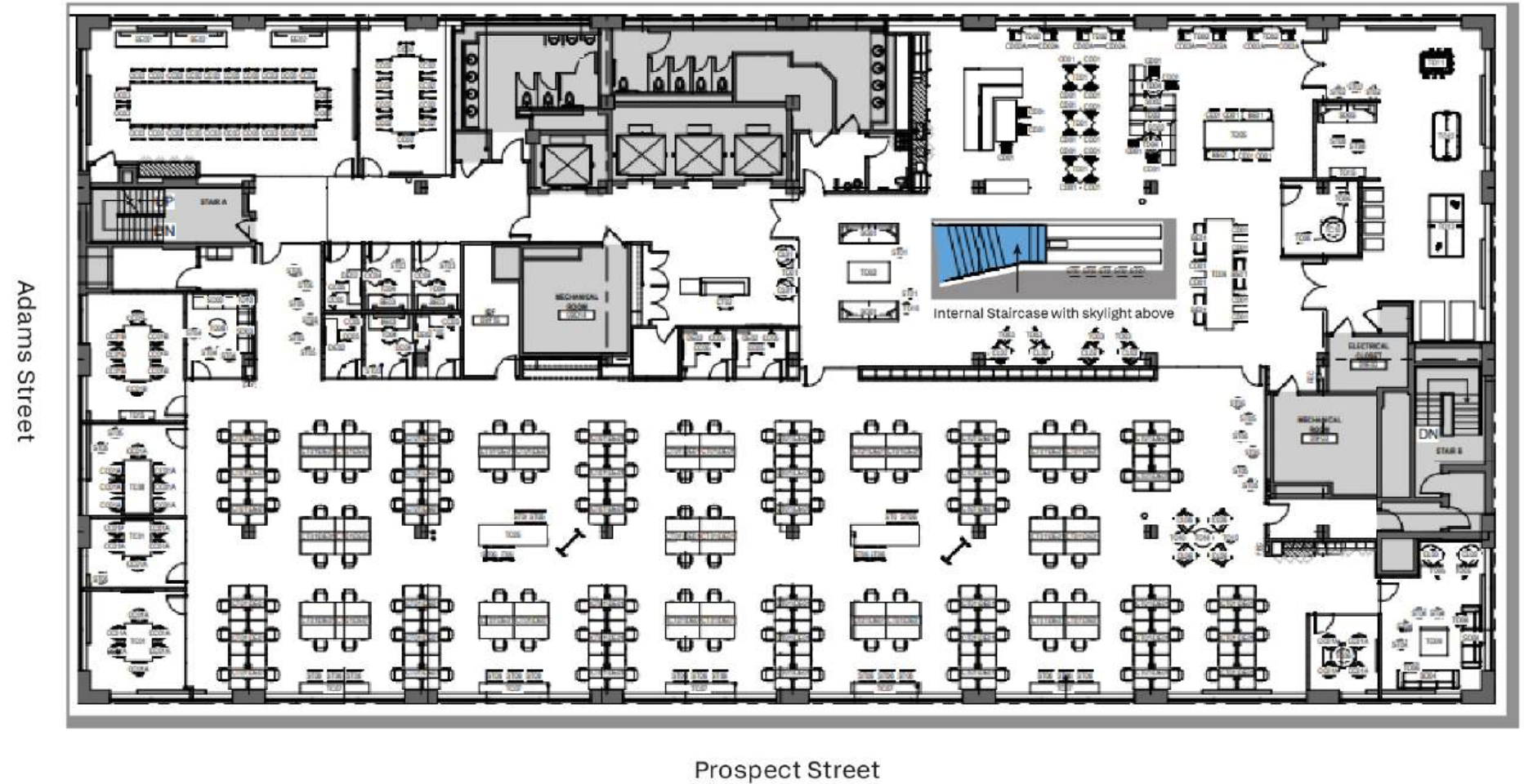
Floor 9

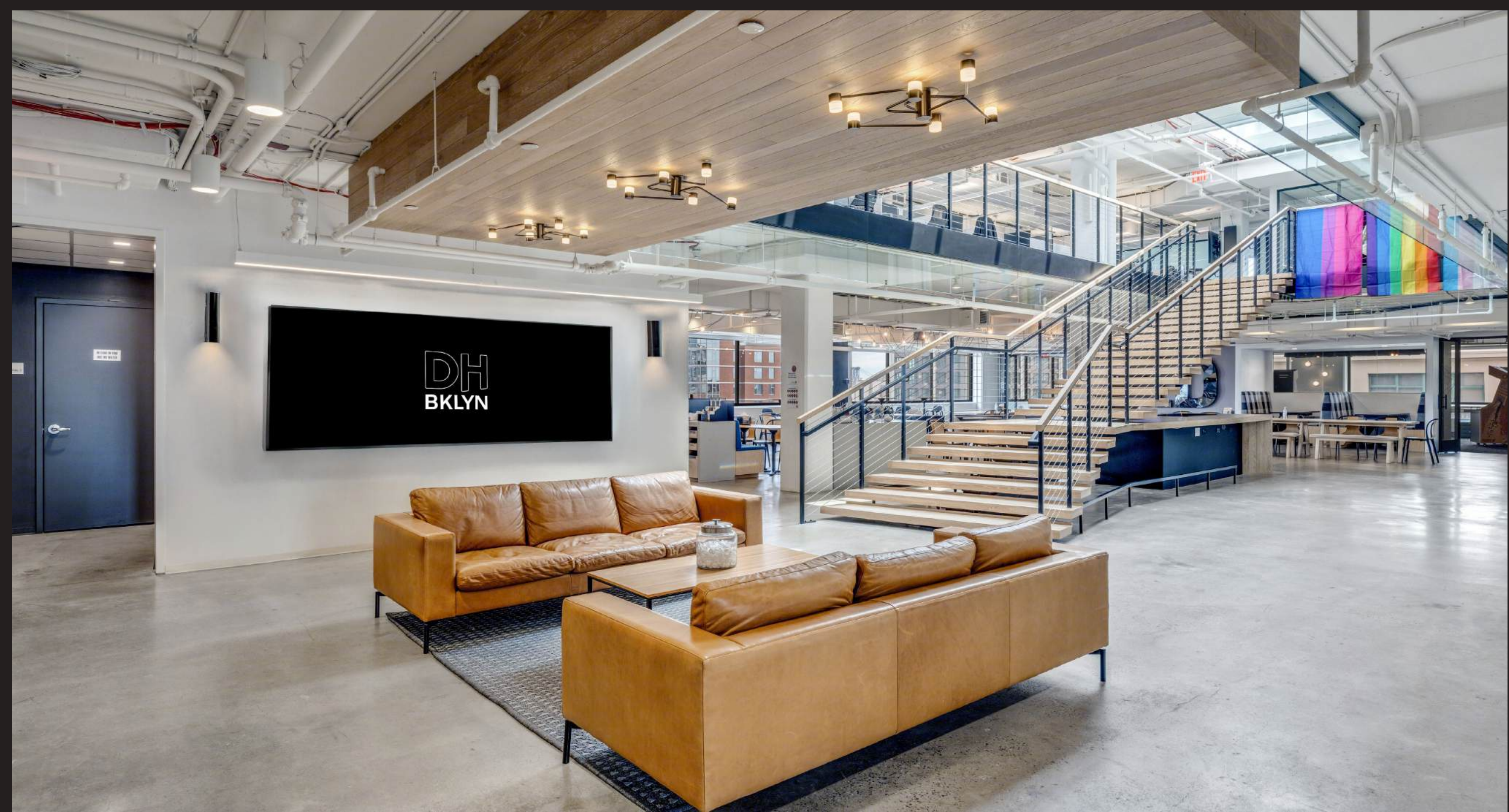
Entire Floor | 26,398 SF

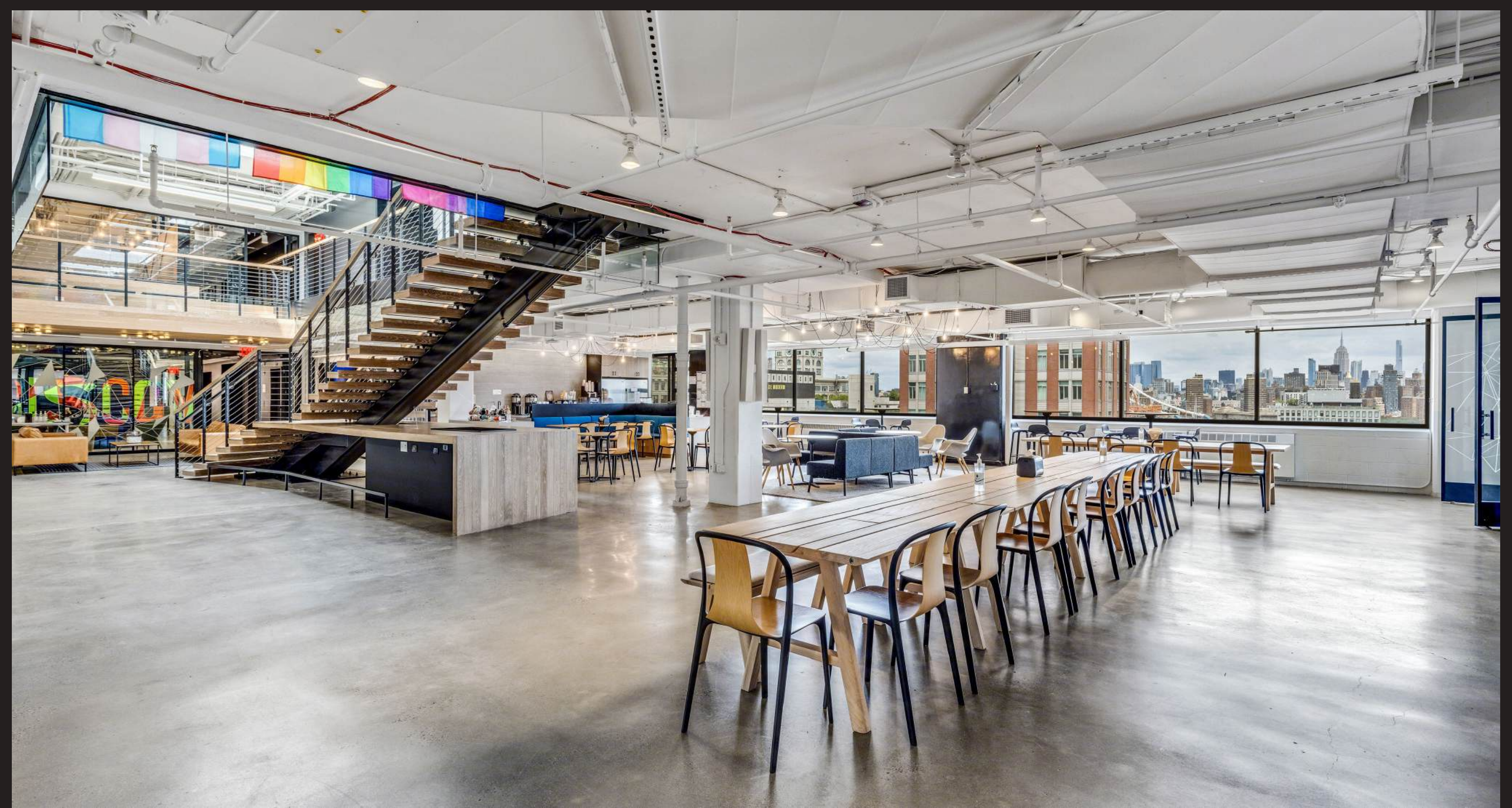
- (1) Large Private Board Room (seats 26)
- (1) Conference Room
- (7) Office/Meeting Rooms
- (8) Phone/Breakout Rooms
- (1) Open-Area Seating (128+ people)
- (1) Large Game/Lounge Room
- (1) Pantry with Eating /Lounge Seating Areas



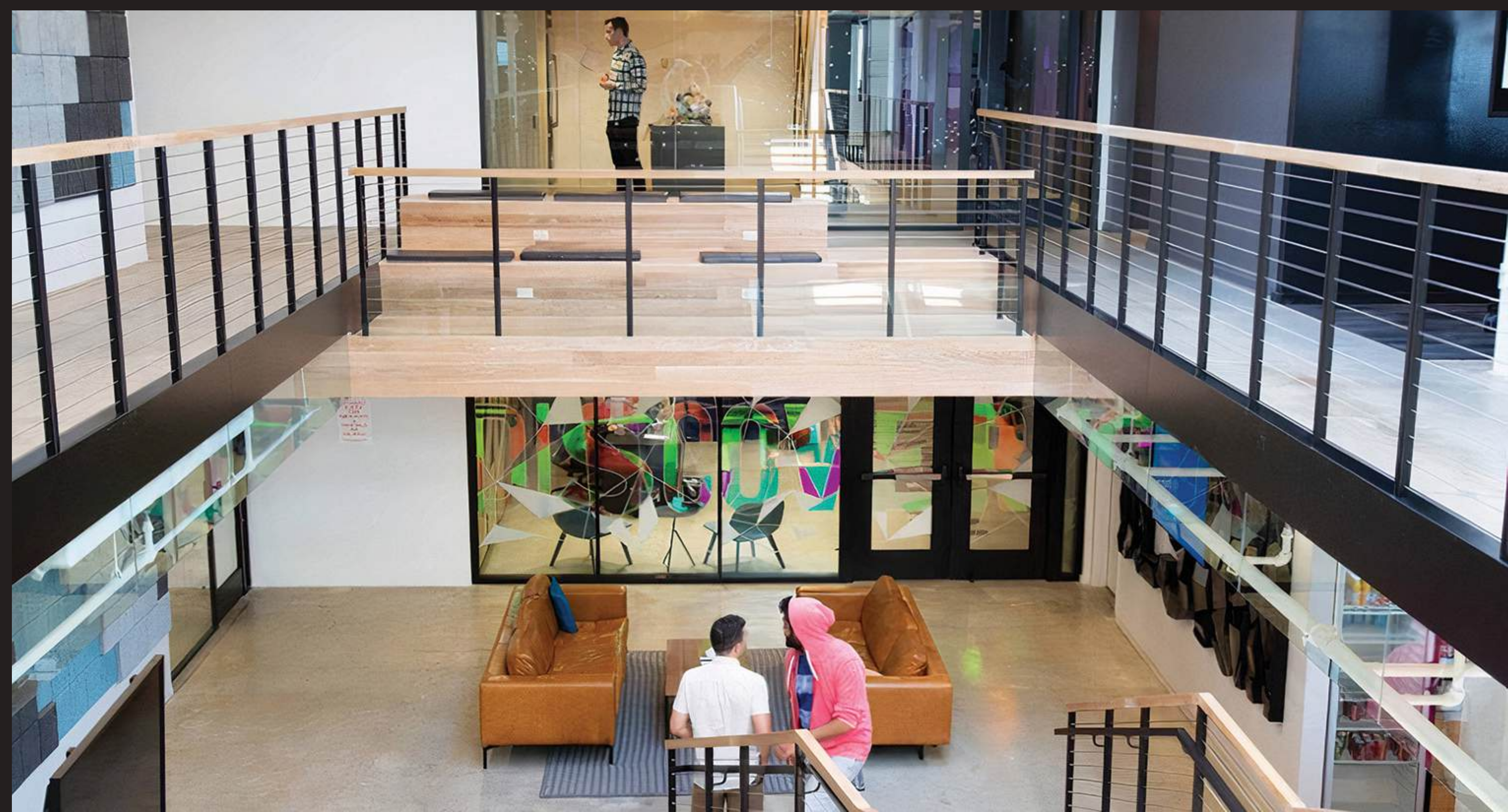
NORTH

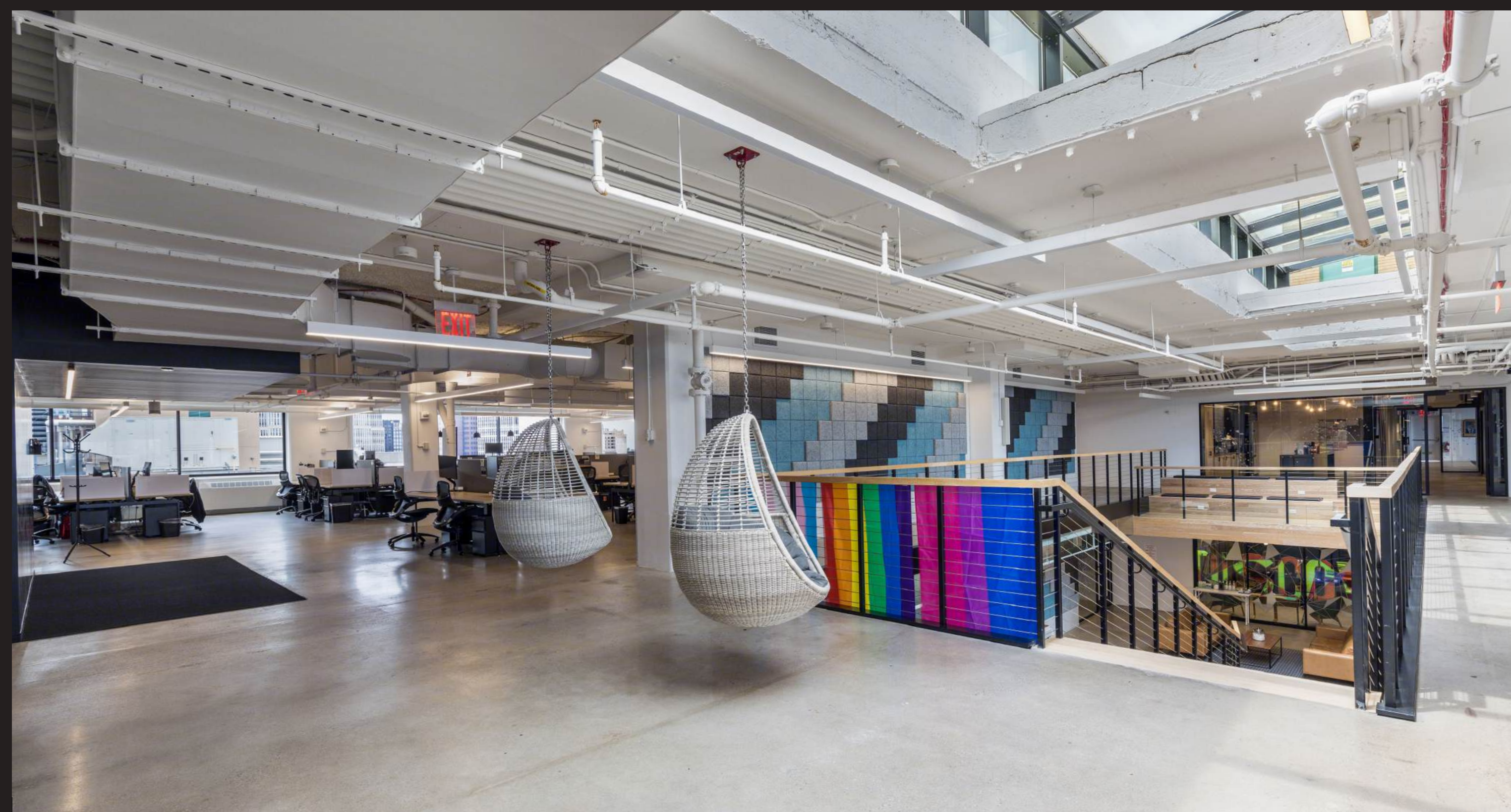






55 Prospect **Floor 9** **Collaborative Kitchen and Lounge**







55 Prospect Private Rooftop Terrace

55 Prospect

Floor 8

Suites from 2,197 to 11,229 SF

*Ability to combine with Duplex
for over 95,000 SF*

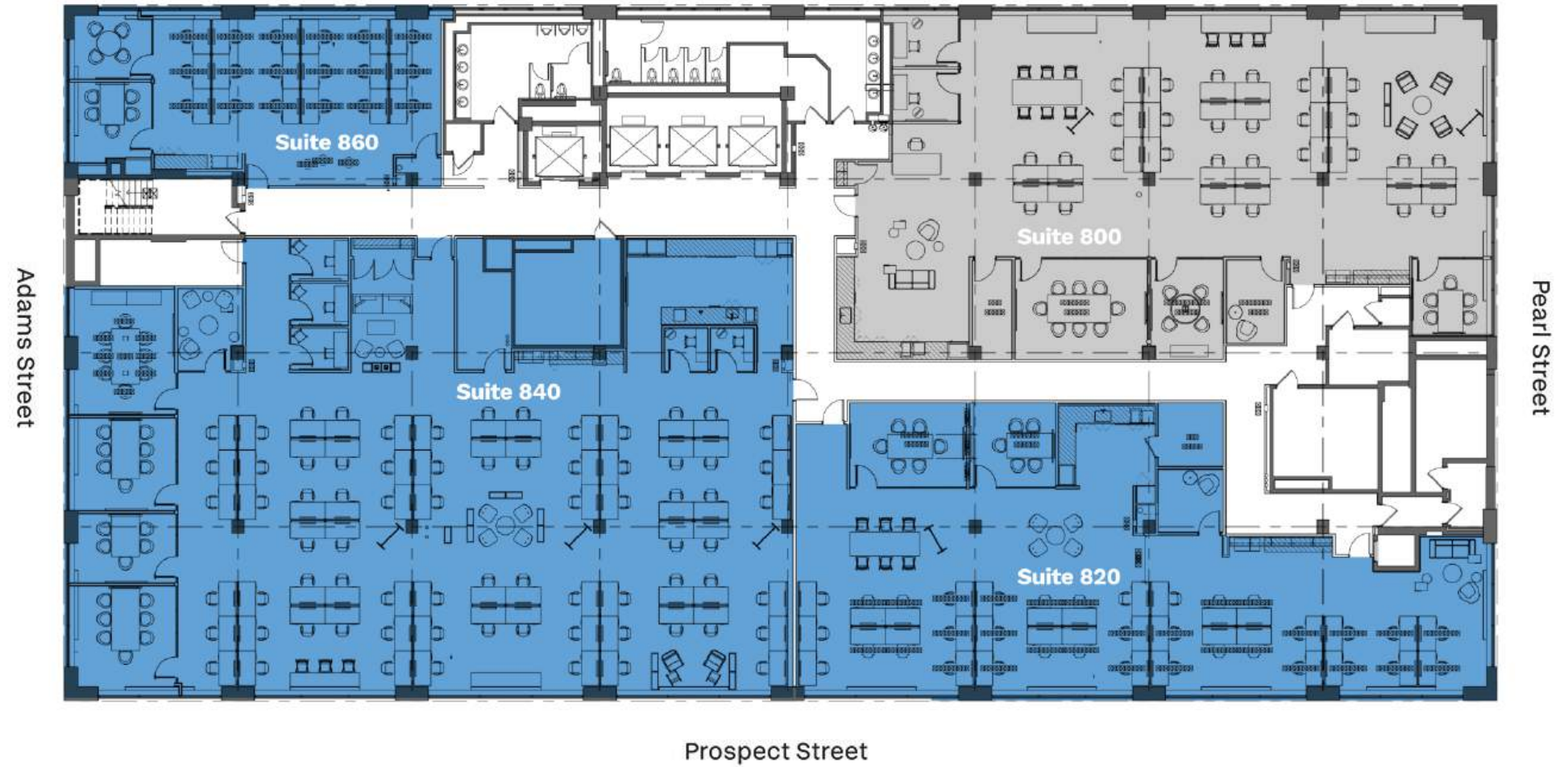
Suite 820: 5,717 SF

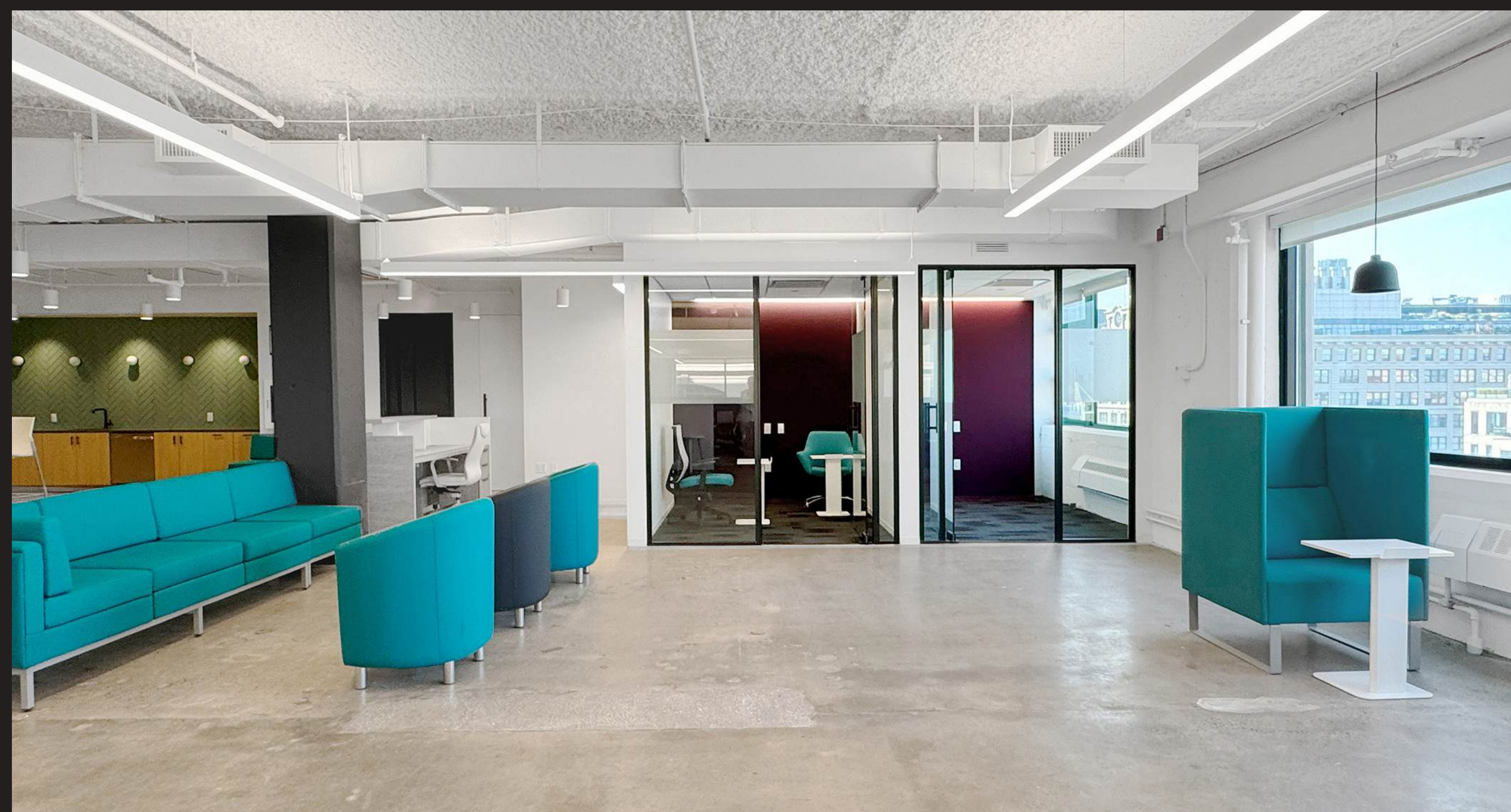
Suite 840: 11,229 SF

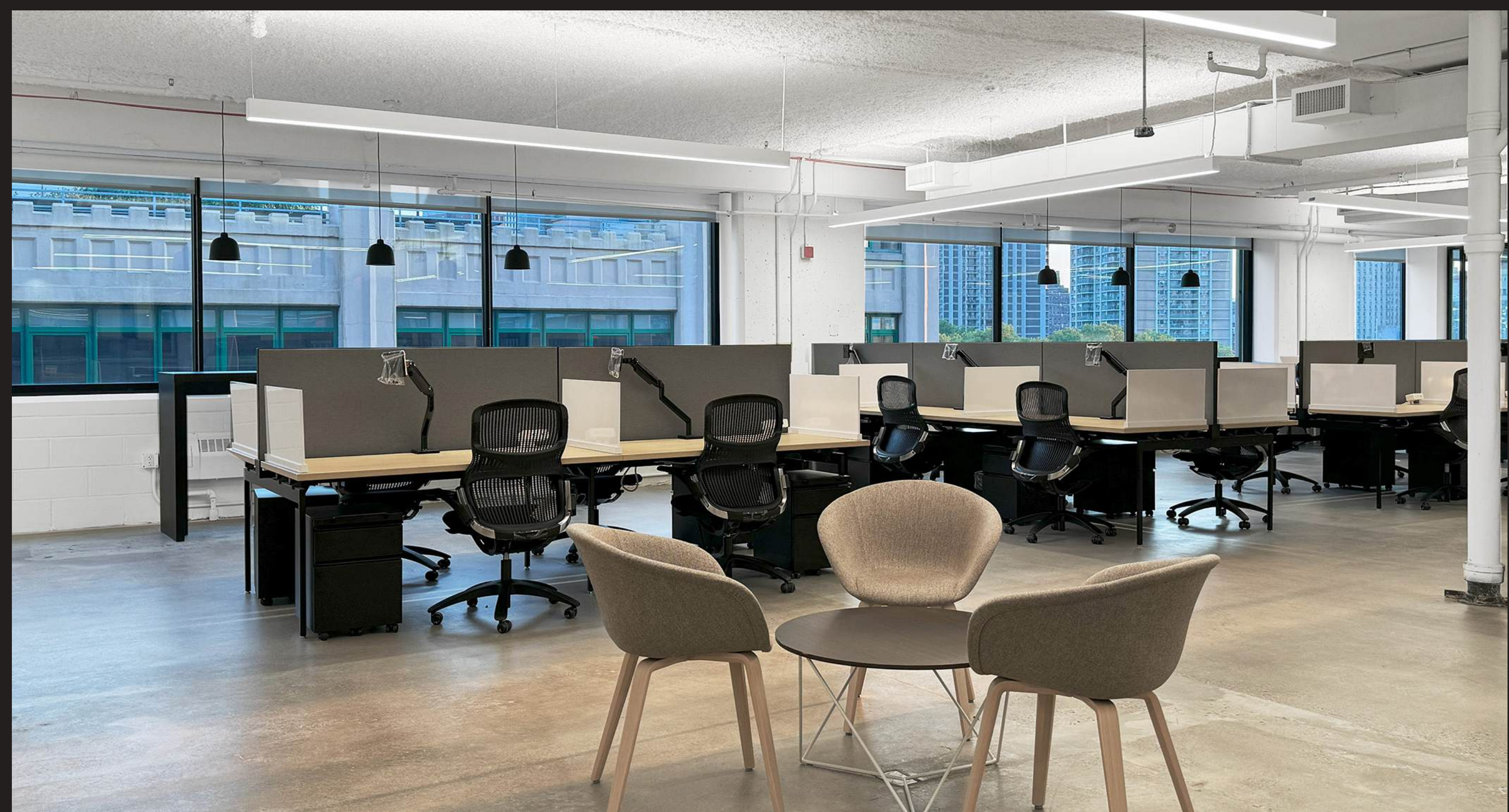
Suite 860: 2,197 SF



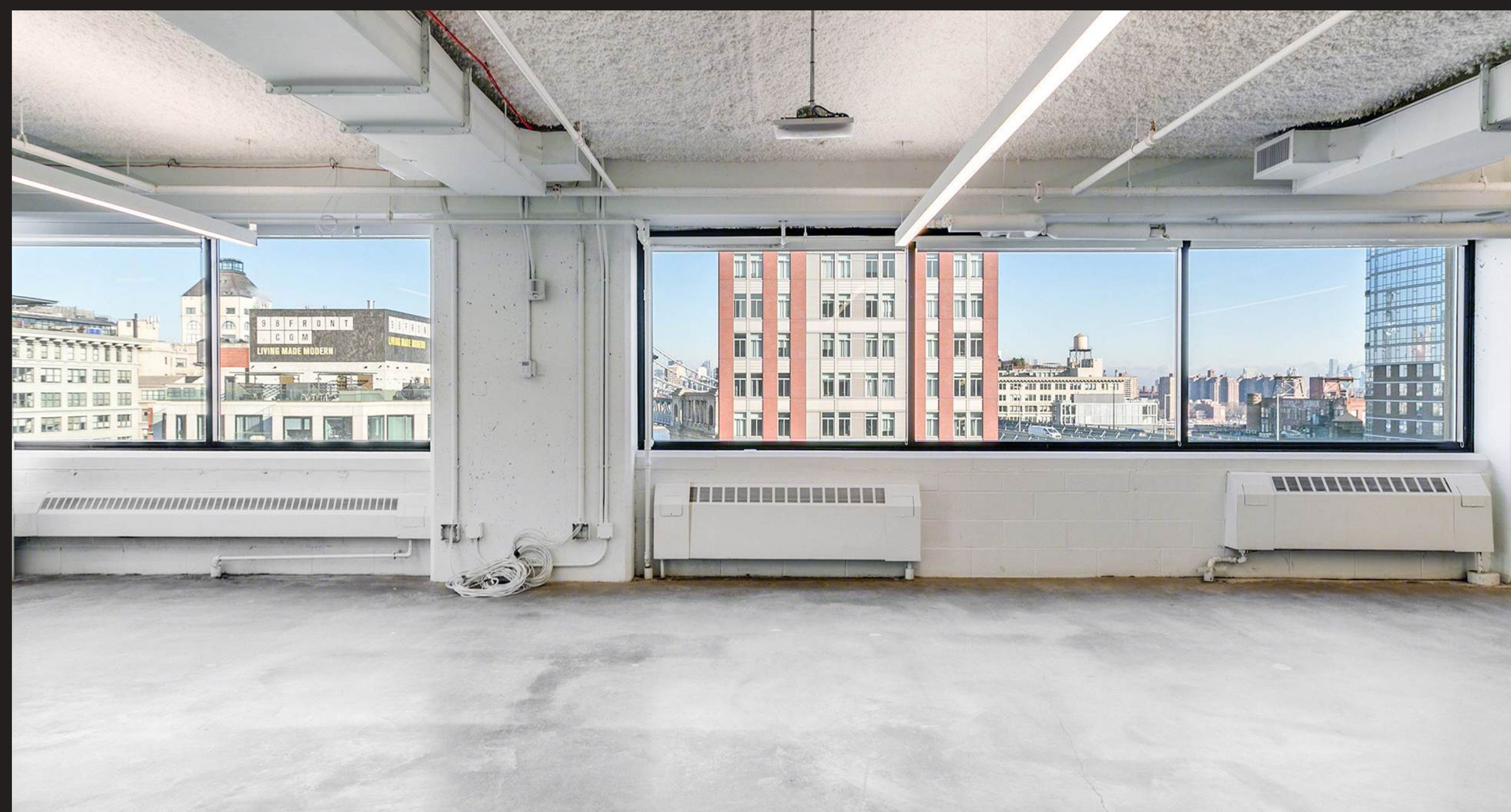
NORTH

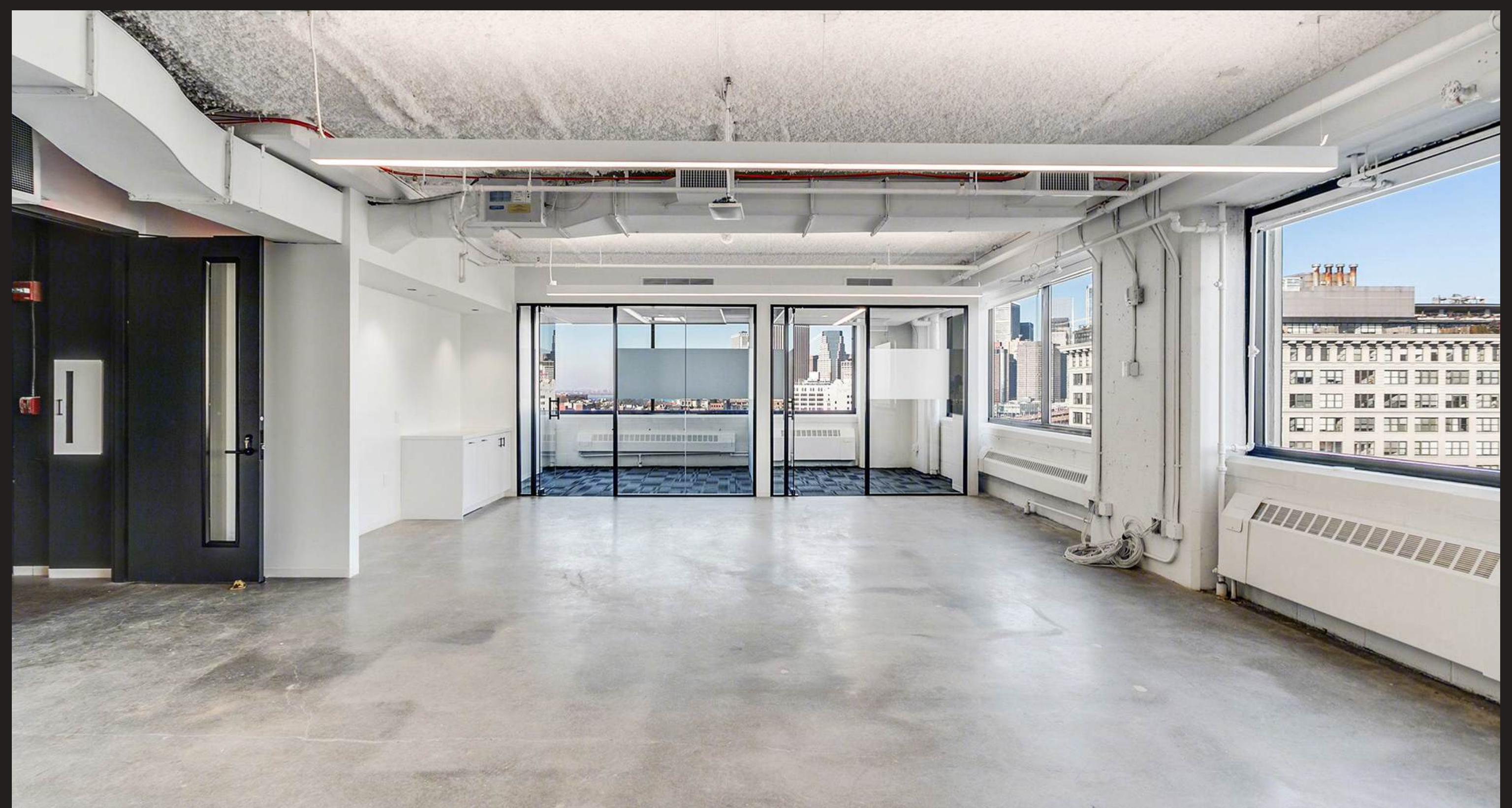












55 Prospect

Floor 7

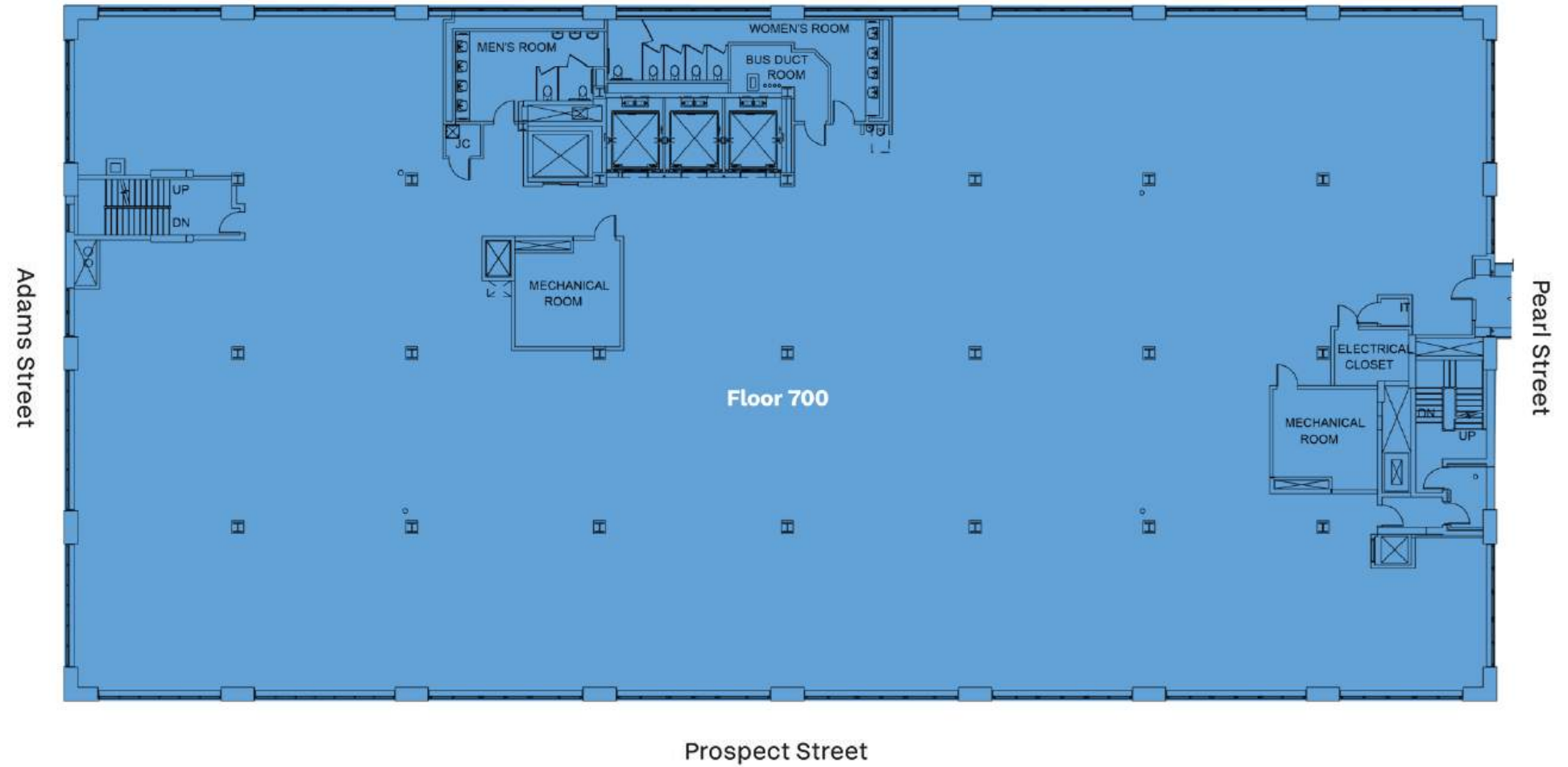
Entire Floor | 26,399 SF

*Ability to combine with Duplex
for over 95,000 SF*

Full Floor 700: 26,399 SF

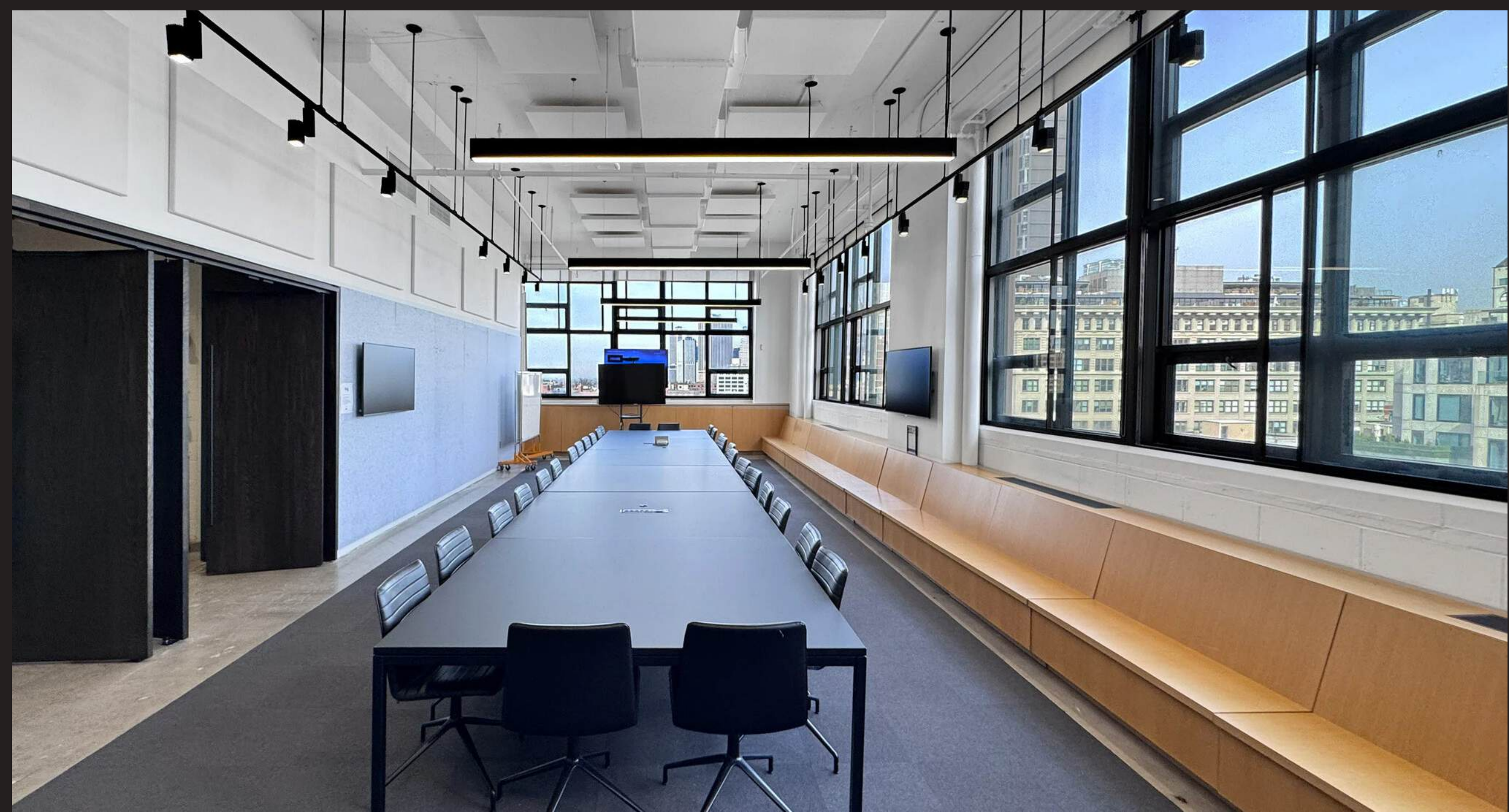


NORTH

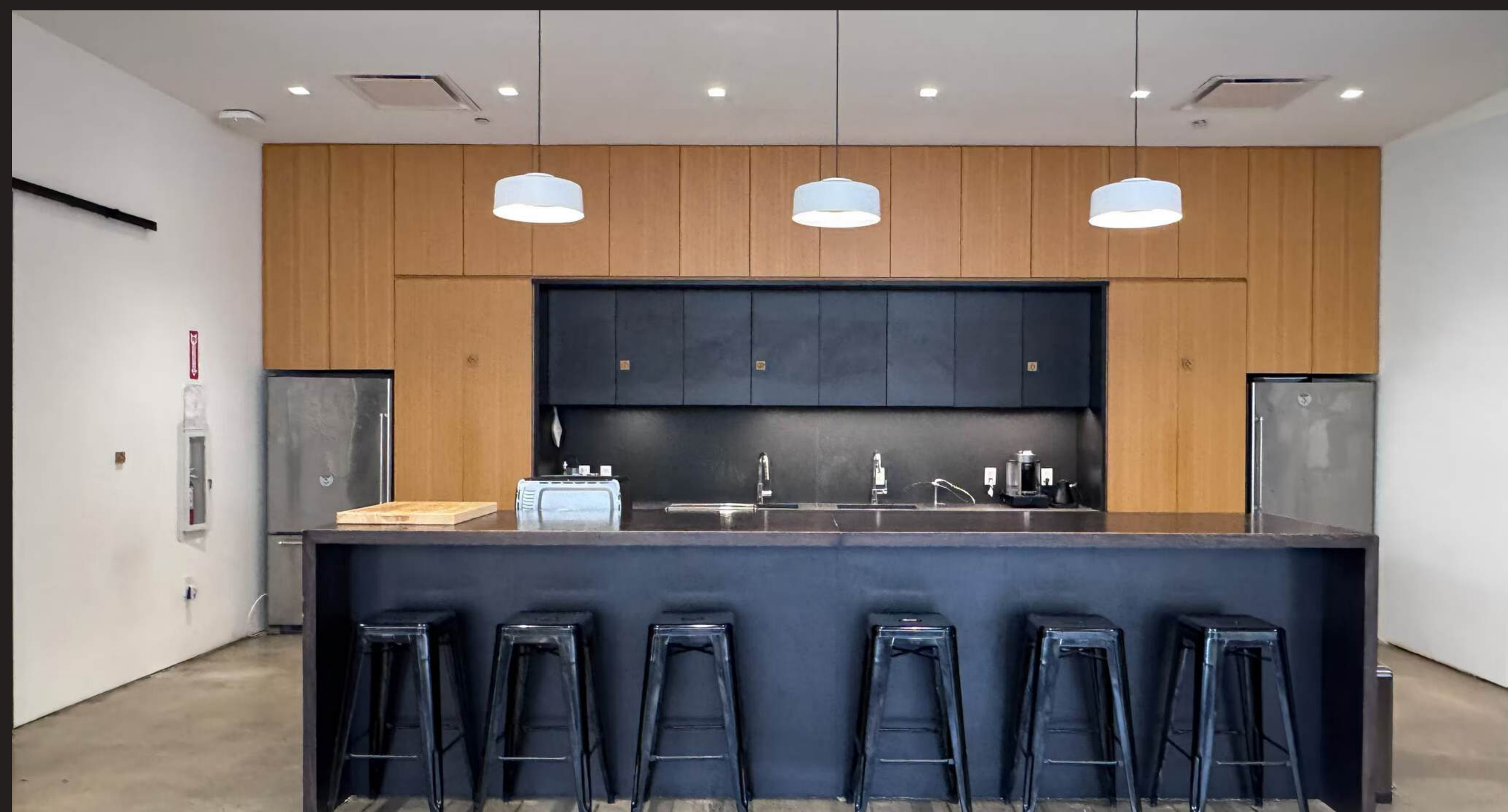














55 Prospect

Floor 4

Suites from 968 to 8,688 SF

Suite 405: 968 SF

Suite 407: 1,861 SF

Suite 408-409: 8,688 SF

Suite 410: 6,193 SF

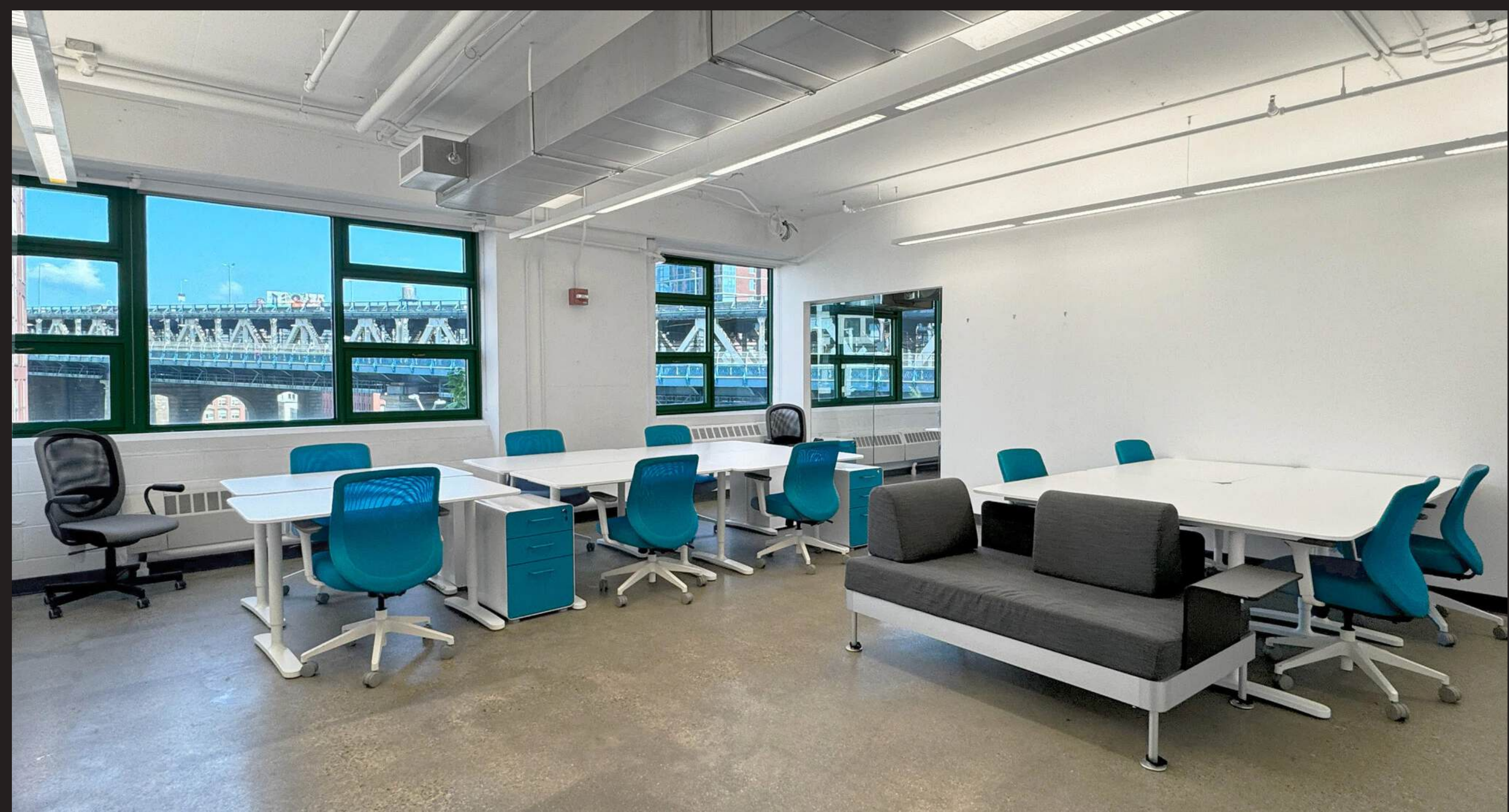
Leased

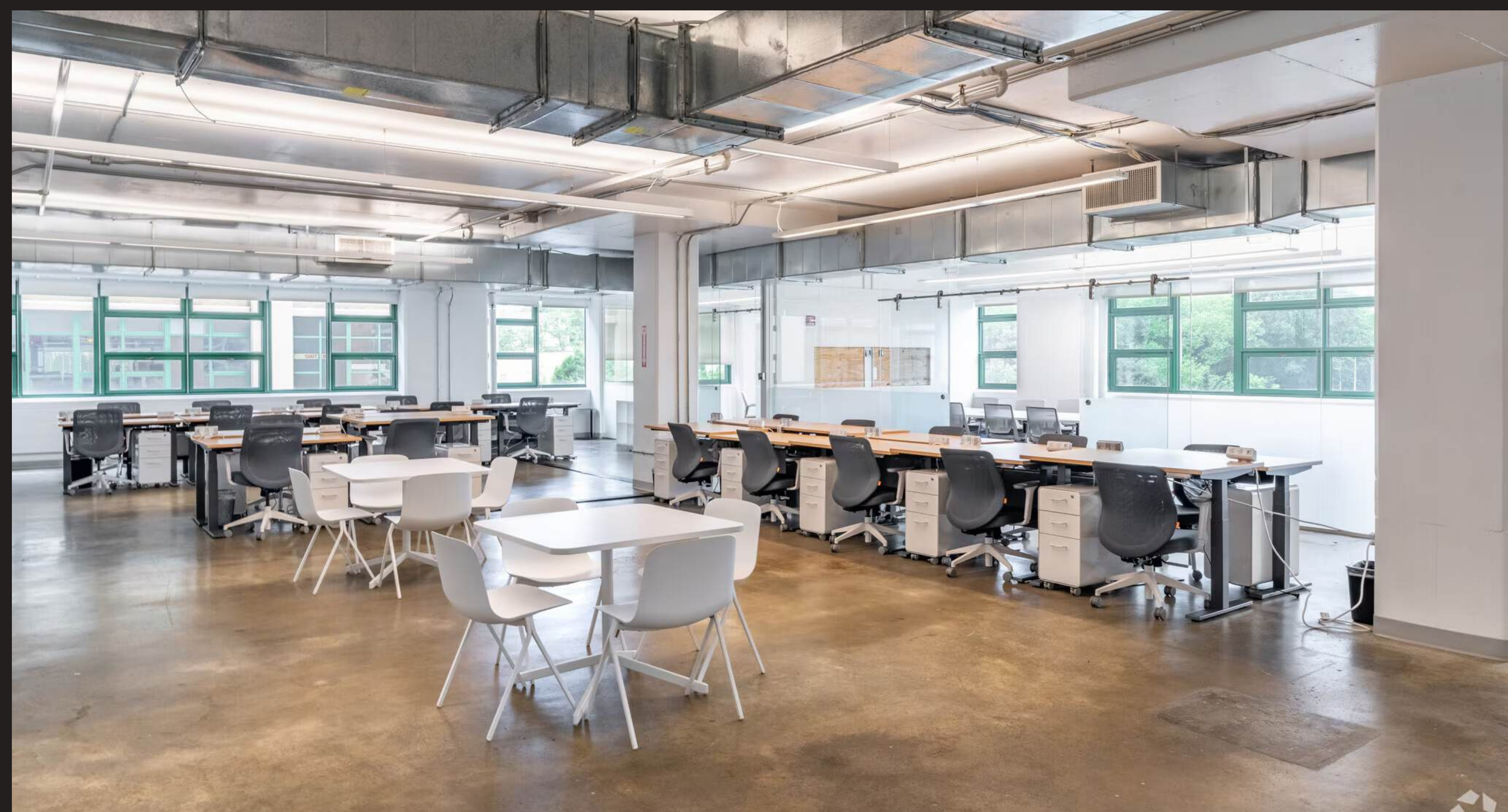
Available



NORTH







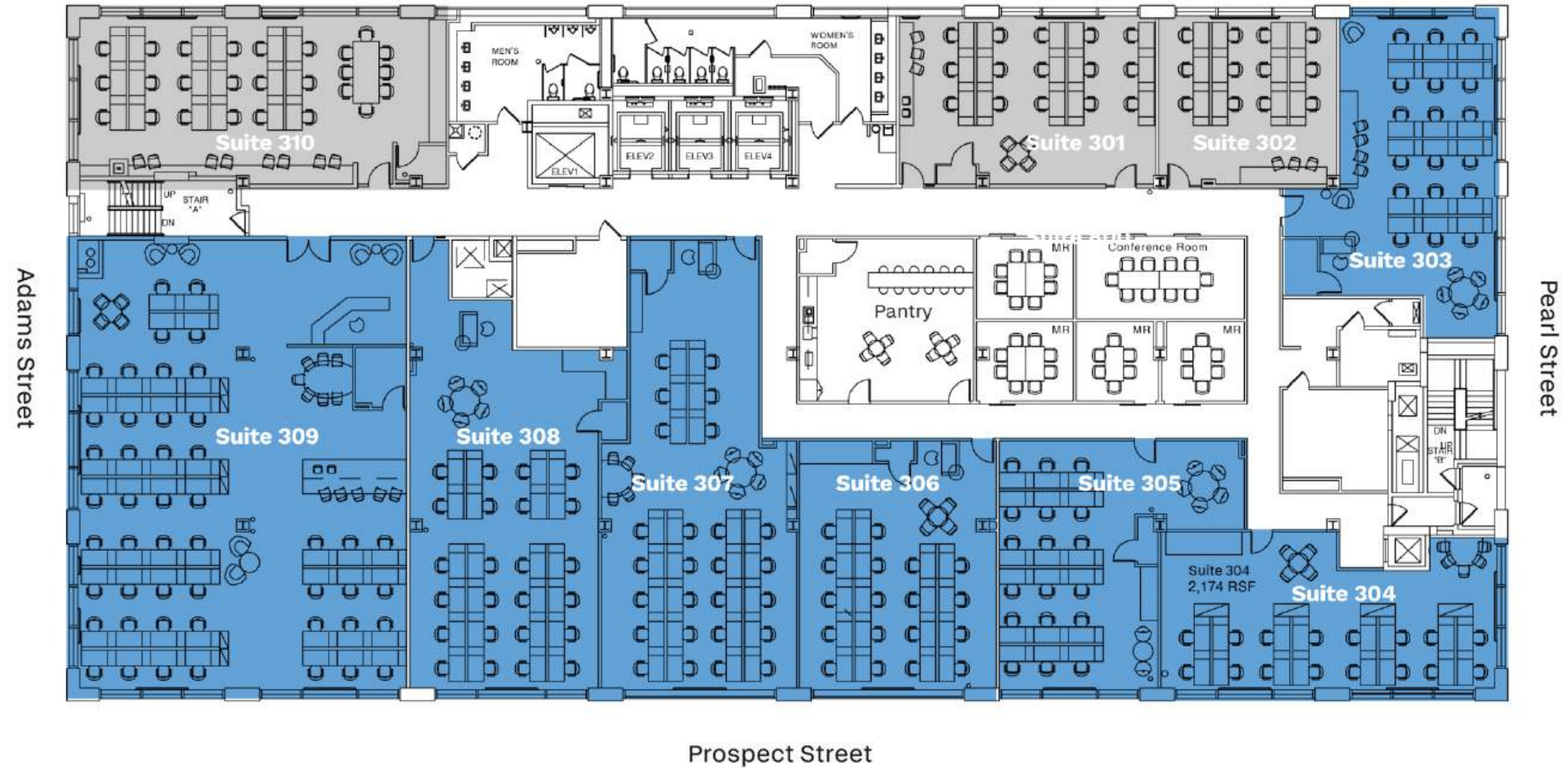
55 Prospect

Floor 3

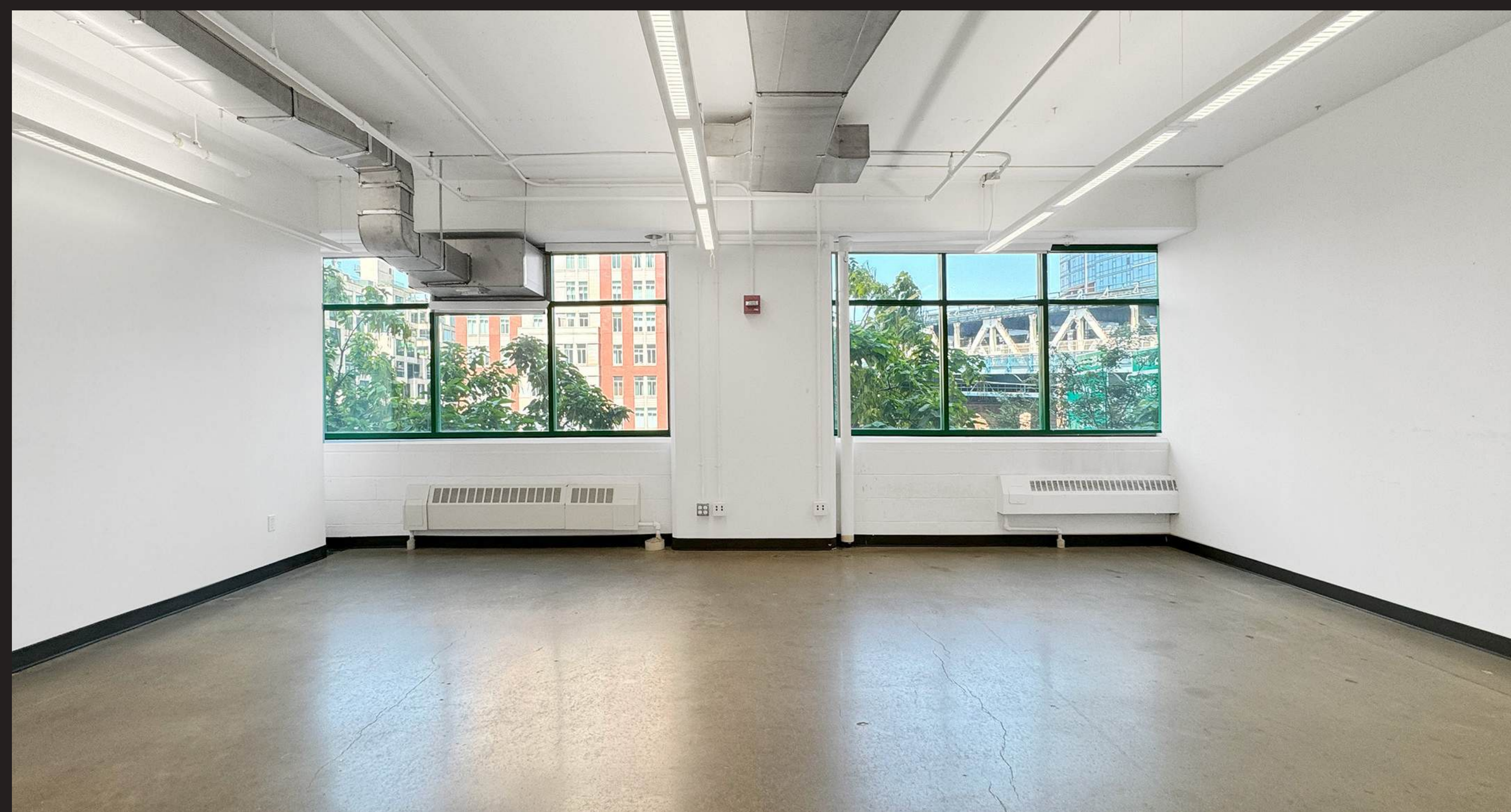
Suites from 1,942 to 6,193 SF

- Suite 303: 2,337 SF
- Suite 304: 2,174 SF
- Suite 305: 1,942 SF
- Suite 306: 2,025 SF
- Suite 307: 3,087 SF
- Suite 308: 2,997 SF
- Suite 309: 6,193 SF

- Leased
- Available







55 Prospect

Floor 2

Suites from 944 to 3,141 SF

- Suite 201: 3,051 SF
- Suite 203: 2,291 SF
- Suite 205: 3,141 SF
- Suite 206: 944 SF
- Suite 207: 2,452 SF
- Suite 208: 2,482 SF
- Suite 210: 2,575 SF

- Leased
- Available









DUMBO
HEIGHTS
BROOKLYN

Etsy

Specs

MANAGEMENT

On-Site Owner/Management

Dumbo Heights Campus

55 Prospect Street
117 Adams Street
77 Sands Street

SECURITY AND TENANT ACCESS

Full-time attended lobby with access 24 hours a day, 7 days a week. Card access readers in the lobby and elevators, CCTV security monitoring.

ELEVATORS

Modernized vertical transportations systems, including new elevator cab designs traveling at 350 feet/minute with a capacity up to 4,000 lbs.

LIFE SAFETY

Independent Class “E” fire alarm system with a Fire Command Station located at the concierge desk in each lobby. Complete sprinkler infrastructure in accordance with the NYC building code.

CEILING HEIGHT

Slab to slab 10’0”–15’8”

BUILDING MANAGEMENT SYSTEMS

BMS utilizes direct digital control technology for monitoring and control of building systems.

FLOOR LOADS

Live loads—100 lbs. per SF

ELECTRICAL

Six watts per RSF exclusive of base building air conditioning.

SUSTAINABILITY

Cutting-edge sustainability initiatives. Pursuing LEED certification.

HVAC

Heating—Hot Water Boiler System will provide perimeter heating on all floors. 55 Prospect Street is equipped with steam boilers that provide perimeter heating at all floors. Cooling—independent cooling towers that provide condenser water to DX-type units on each floor.





Ben Waller

212.400.9515 | bwaller@absre.com

Brazos Ebner

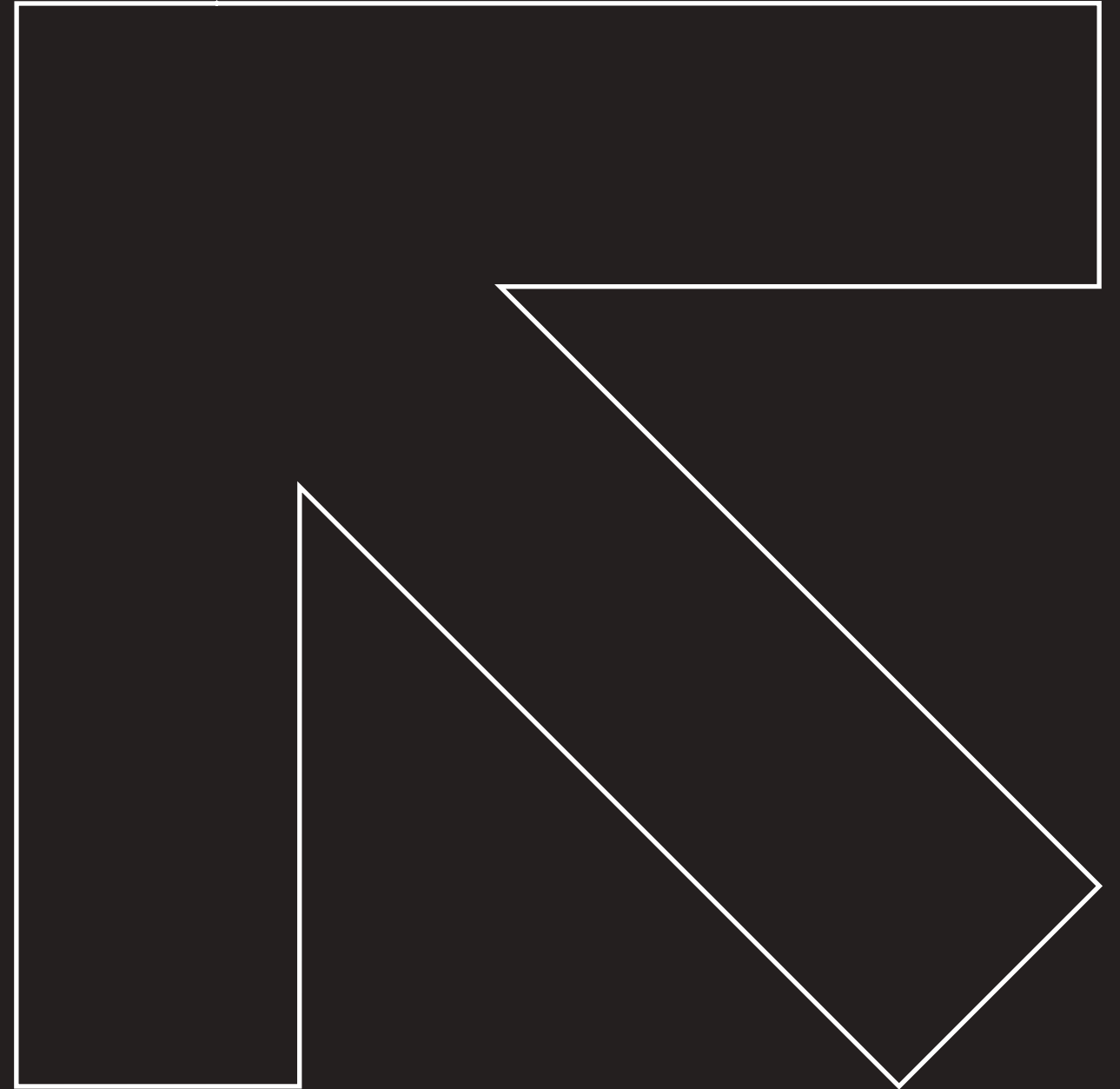
860.997.8719 | bebner@absre.com

Zoe Snow

303.877.4693 | zsnow@absre.com

Daria Ghasemi

816.654.2212 | dghasemi@absre.com



RFR



KUSHNER

dumboheights.com