

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

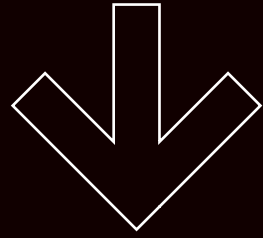
Sands St



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

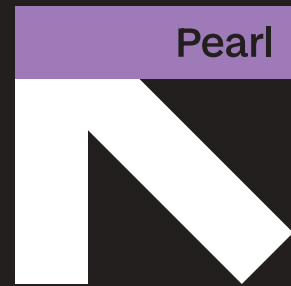
G 4 5

A C J Z

● ● ● Ferry



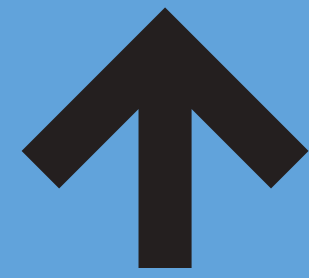
# Design Your Day.





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

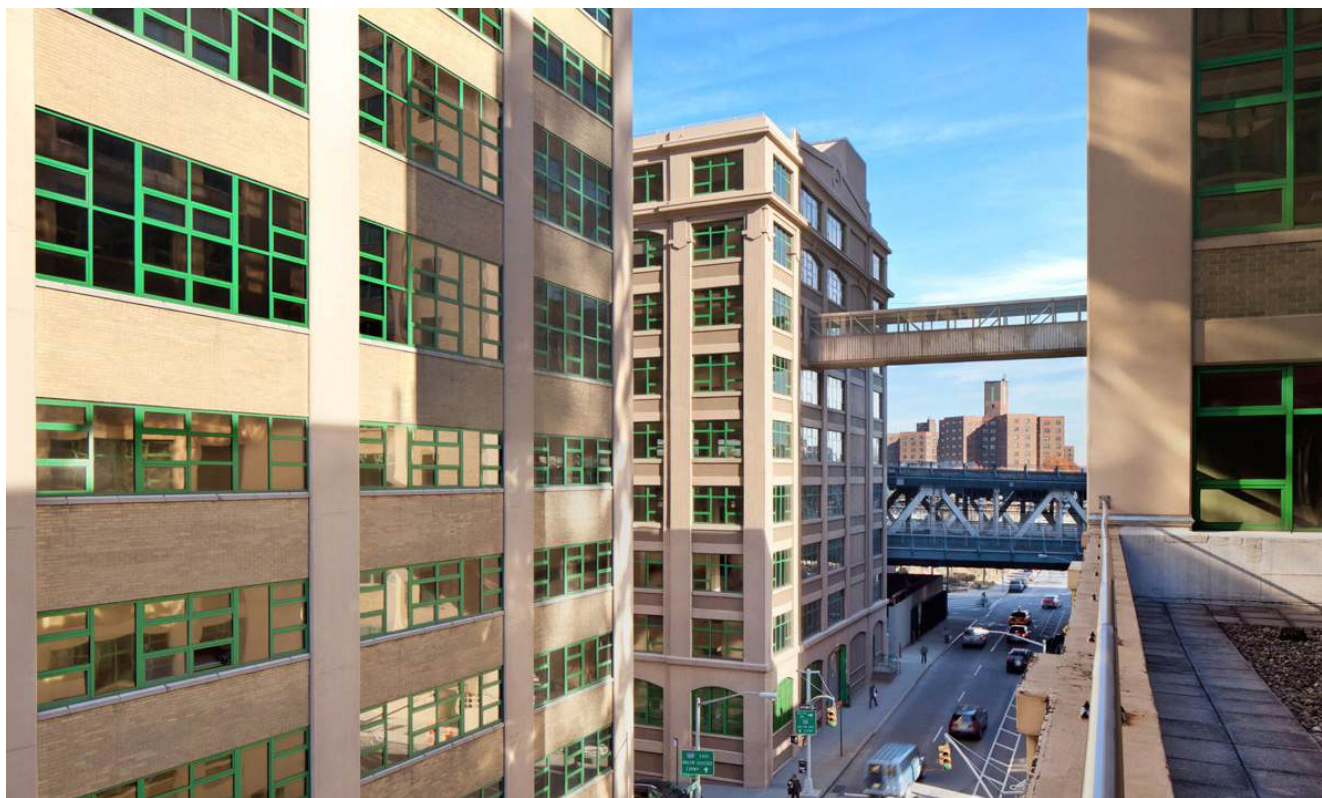




DUMBO  
HEIGHTS  
BROOKLYN

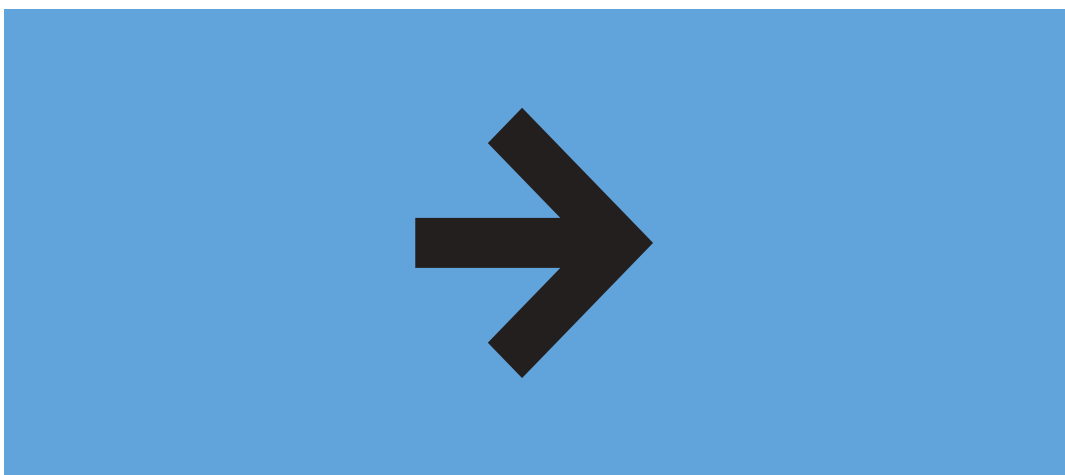
**Randolph Beer Rooftop**

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.



Dumbo Heights Campus

Connect

Create

Express



Find

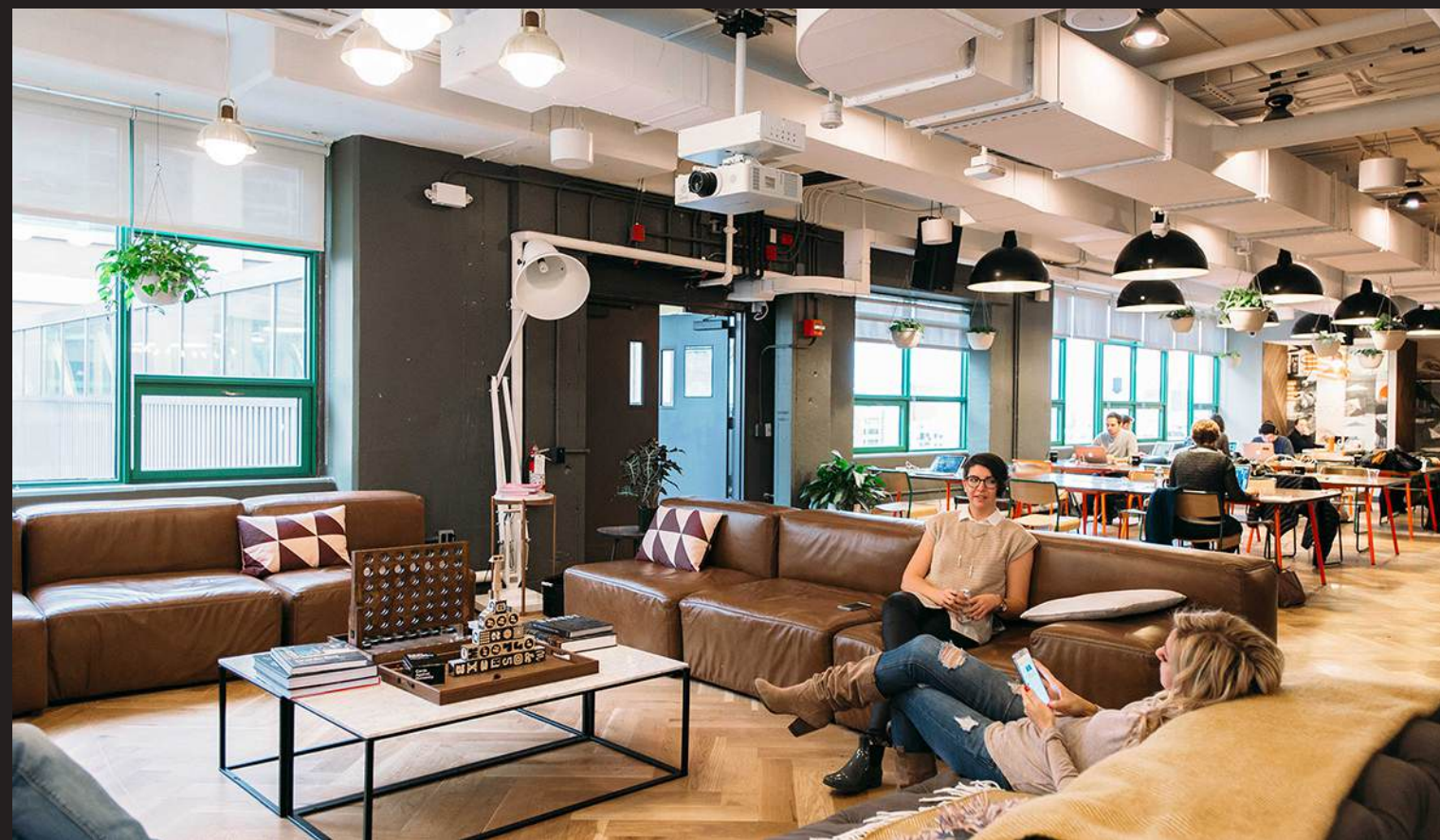


Flow

Your

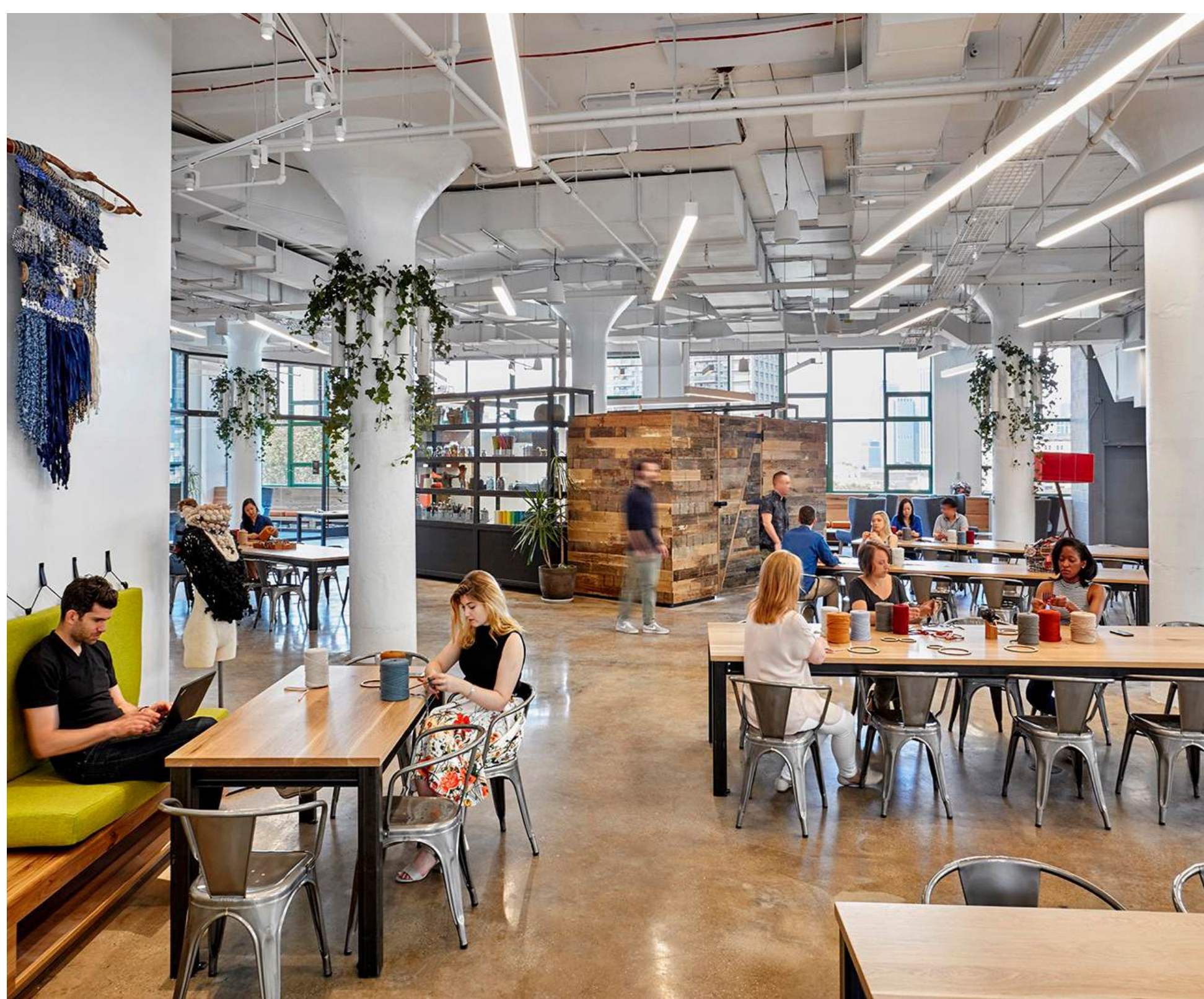
Ready When  
You Are.

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

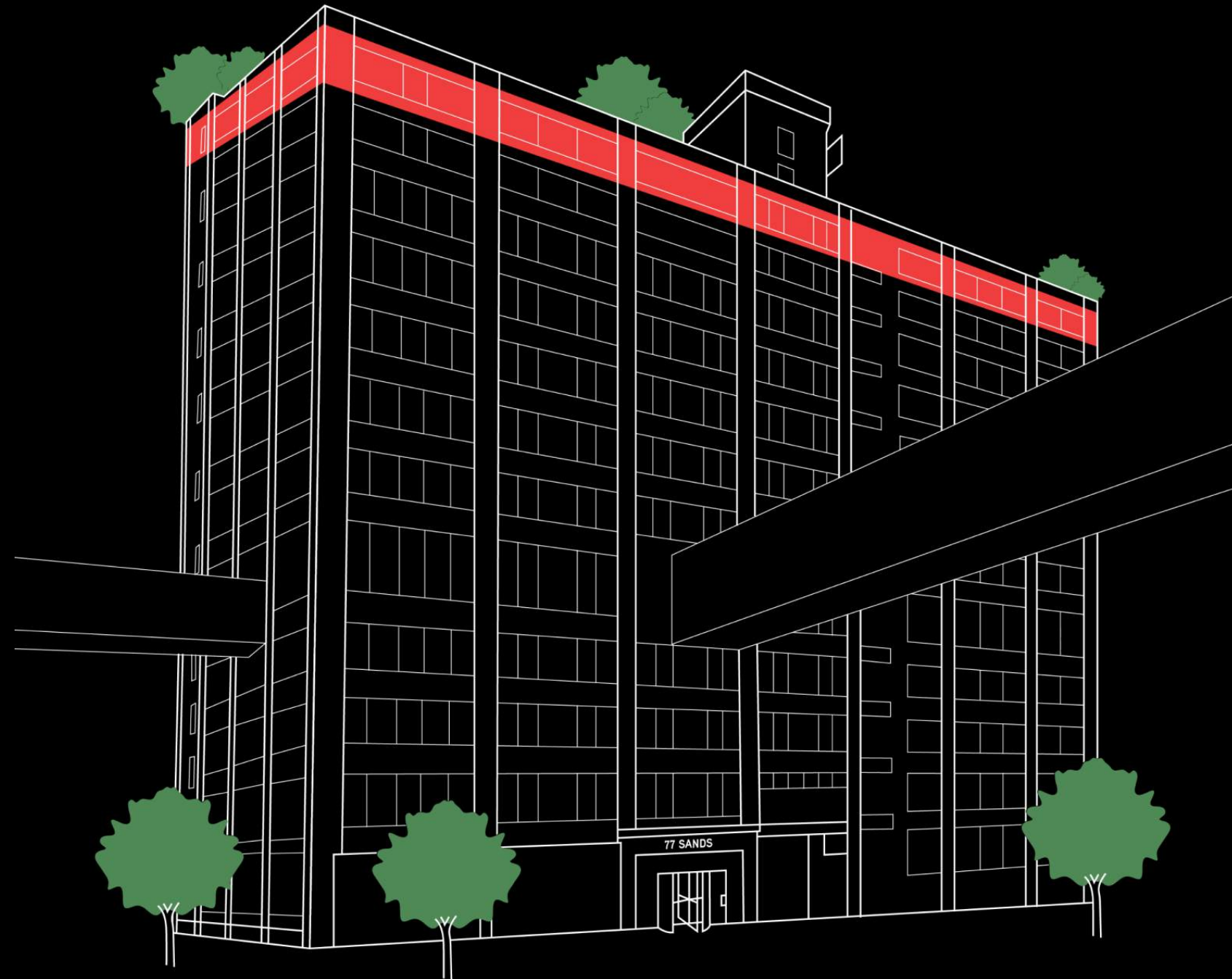
# 77 Sands

Roof Deck Terrace  
Event Space

## Floor 12

Suite 1200 | 2,249 SF

Suite 1203 | 11,479 SF



NORTH

# Floor 12

Suite 1200 | 2,249 SF

Suite 1203 | 11,479 SF

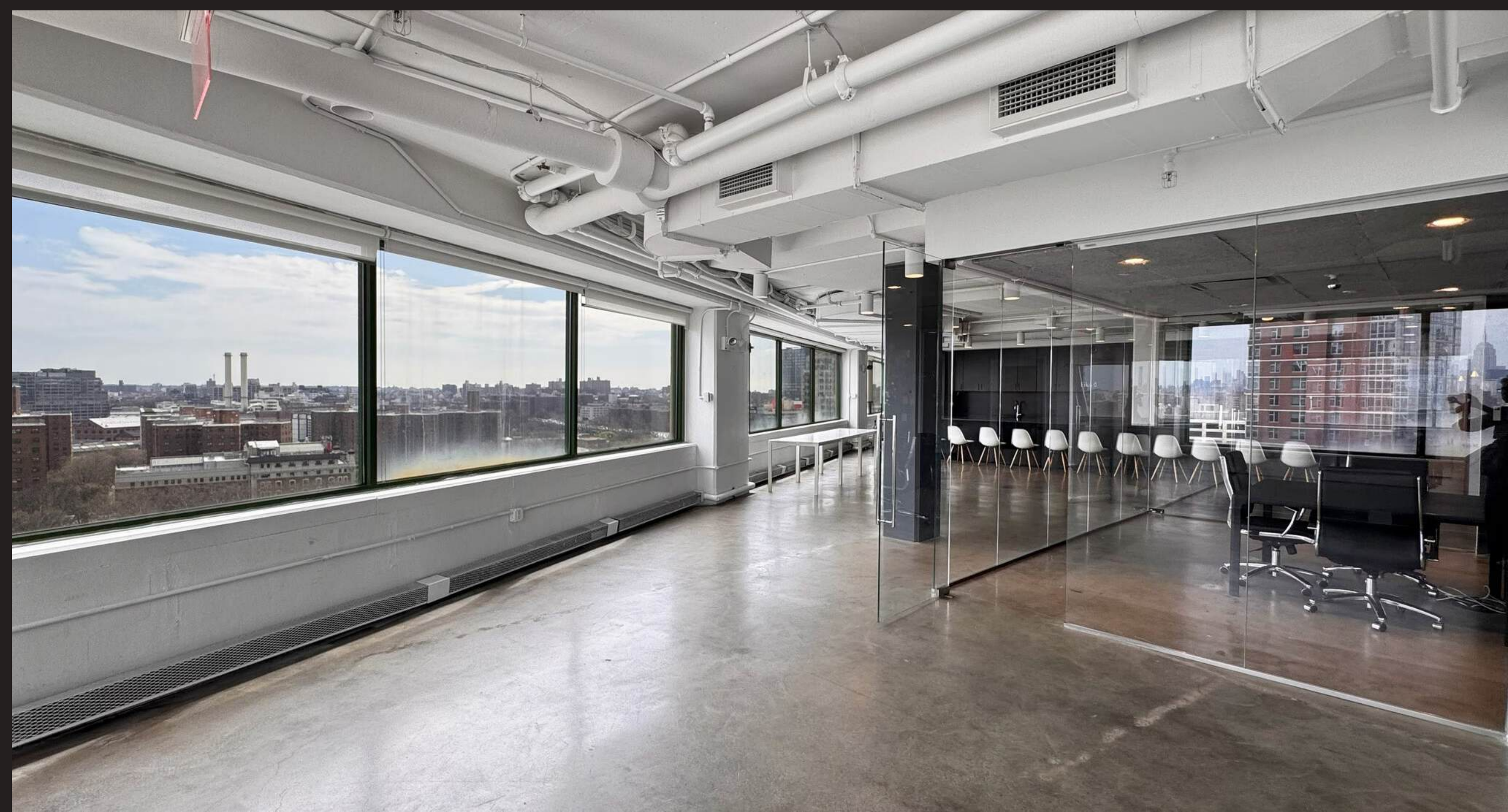


NORTH





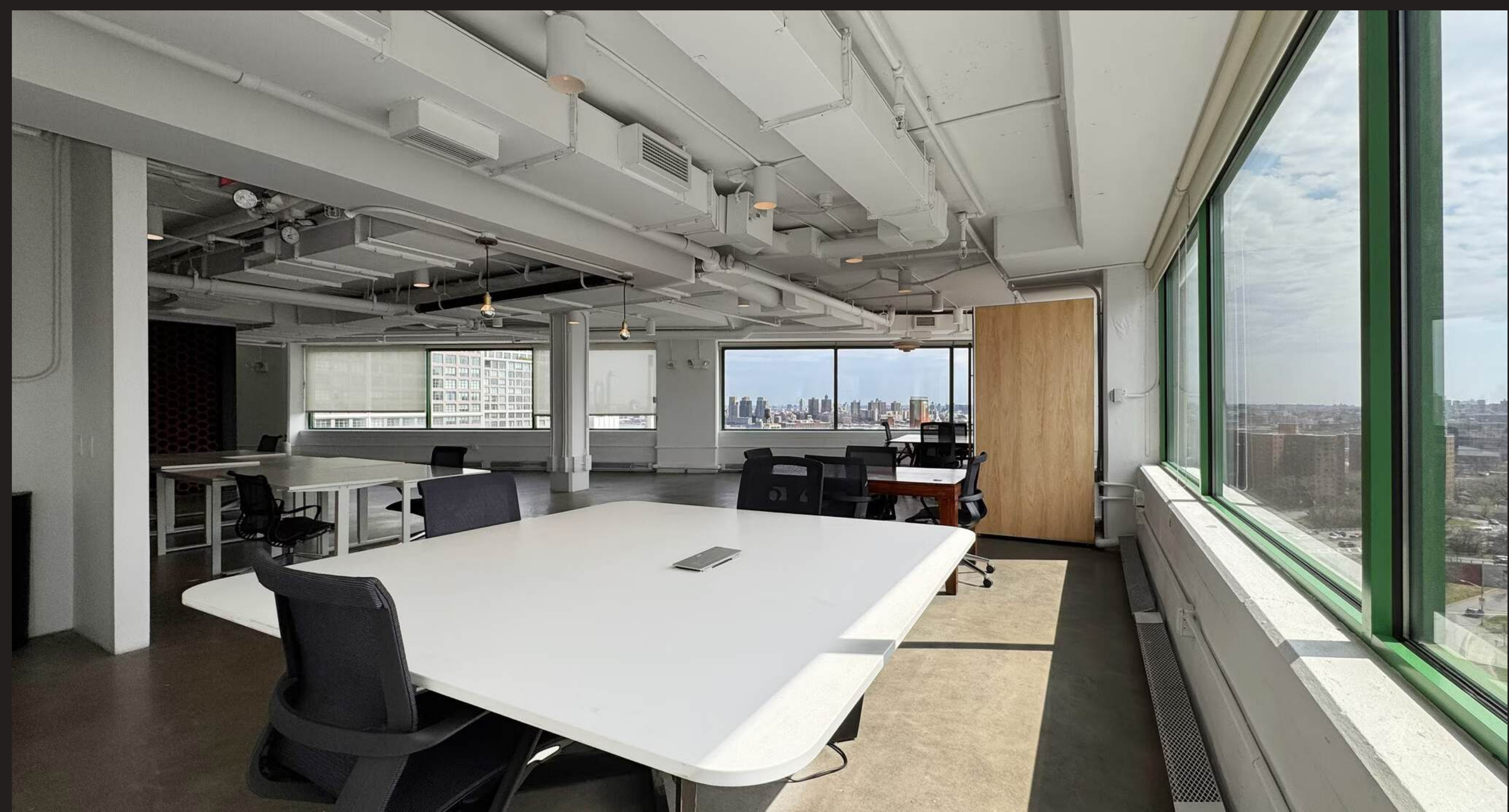


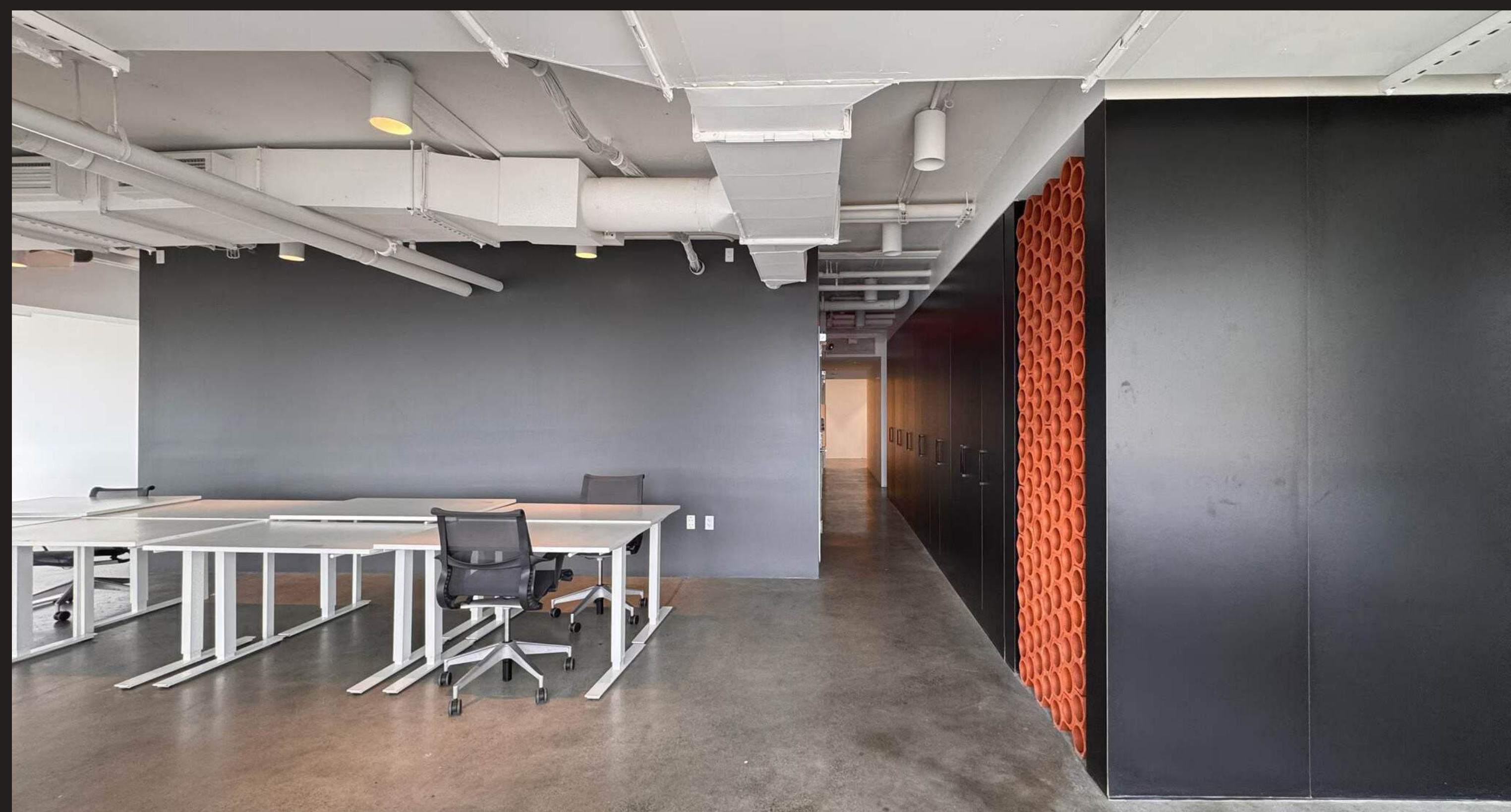


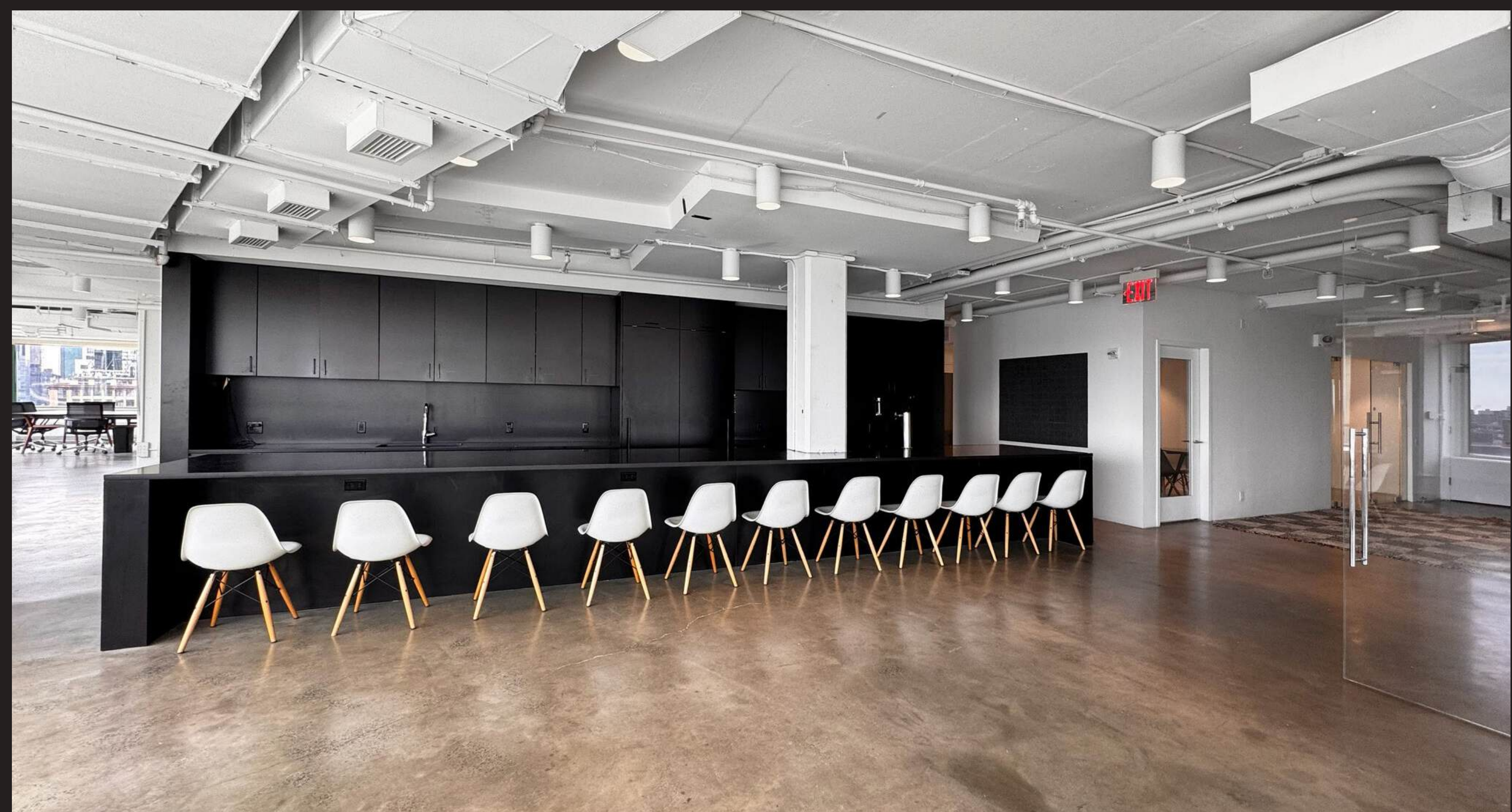


77 Sands

Floor 12









77 Sands

Floor 12



DUMBO  
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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**

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**Brazos Ebner**

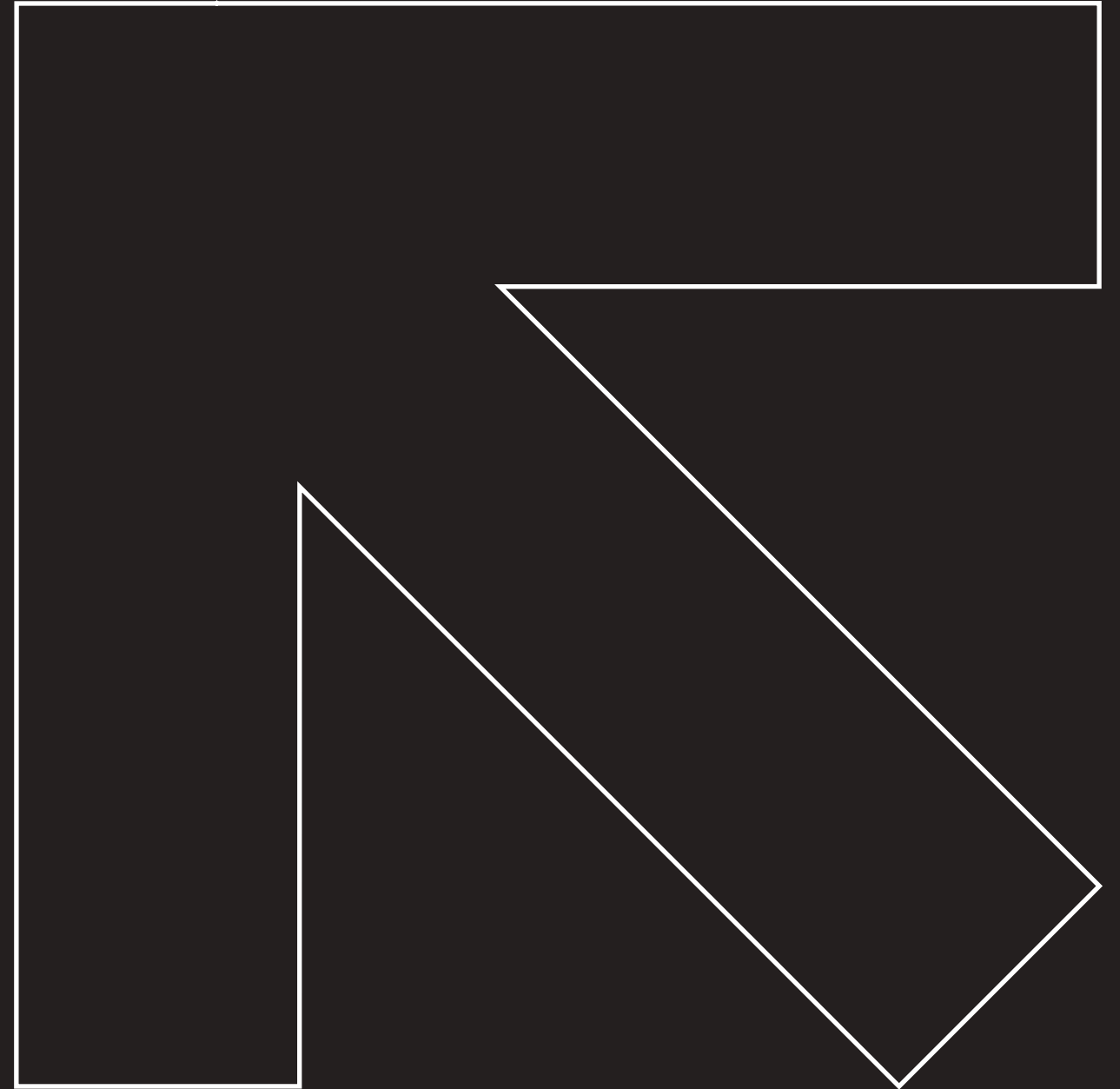
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**RFR**



**KUSHNER**

[dumboheights.com](http://dumboheights.com)