

265 Water Street

Commercial Space Available
For Lease | DUMBO



17,000 SF
BUILDING

11-15 FT
CEILINGS

3
LEVELS

74 FT
FRONTAGE

Transportation



This rare leasing opportunity features a flexible two-building assemblage with ground and second-floor space, a large lower level, roof deck potential, multiple access points, and Manhattan and bridge views.

The site is located on a prime cobblestone block between Bridge and Gold Streets, next to Padel Haus and near luxury residences, offices, galleries, boutiques, restaurants, cafes, and John Street Waterfront Park.

Property Features

- High-amperage electrical capacity
- Up to four potential entrances
- ADA-compliant renderings available
- Updated CAD drawings
- Potential private roof deck

For more information, contact exclusive agents:

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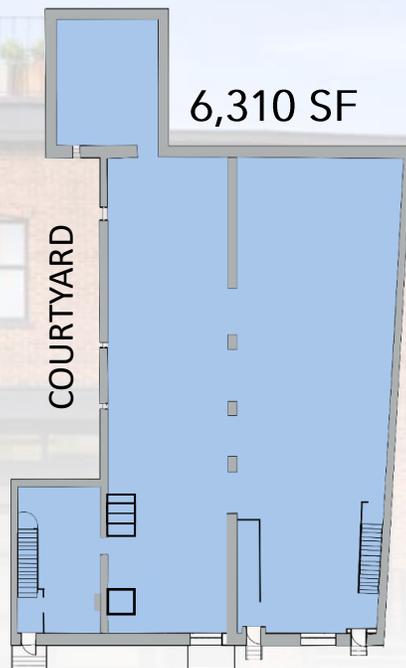
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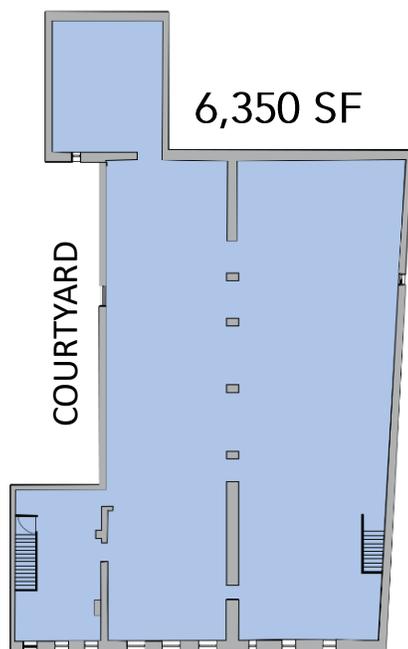
First Floor

Courtyard exposure with strong natural light and privacy.



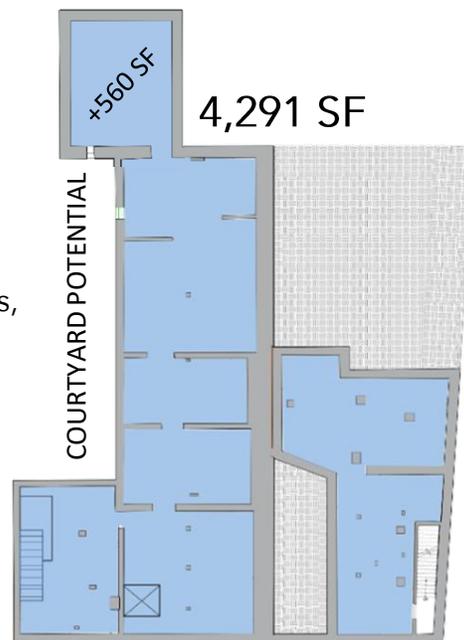
Second Floor

Courtyard exposure plus unobstructed Bridge and Manhattan skyline views.



Lower Level

High ceilings, courtyard exposure possible.



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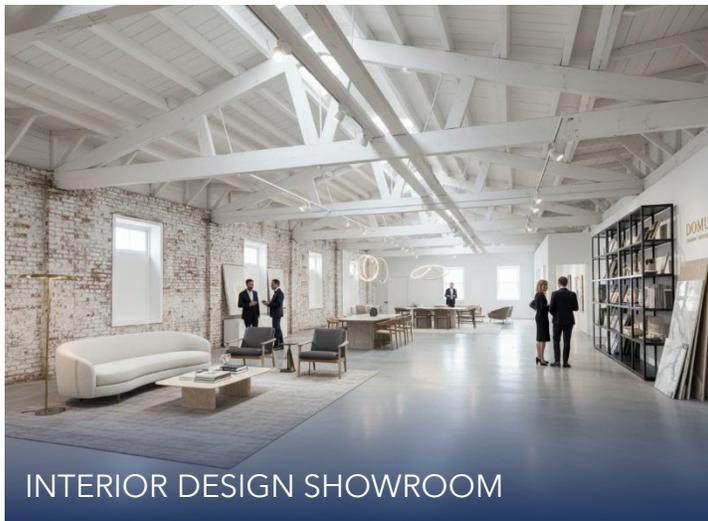
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ART GALLERY/SHOWROOM



KITCHEN SHOWROOM



INTERIOR DESIGN SHOWROOM



CREATIVE OFFICE OR HYBRID CONCEPTS

Select images have been *virtually staged or digitally enhanced* for marketing purposes and may not reflect the property's current condition. Information provided is from sources deemed reliable but not guaranteed. All details, including zoning, square footage, and permitted uses, should be independently verified. Prospective buyers and tenants are encouraged to consult their own legal and financial advisors before making decisions.

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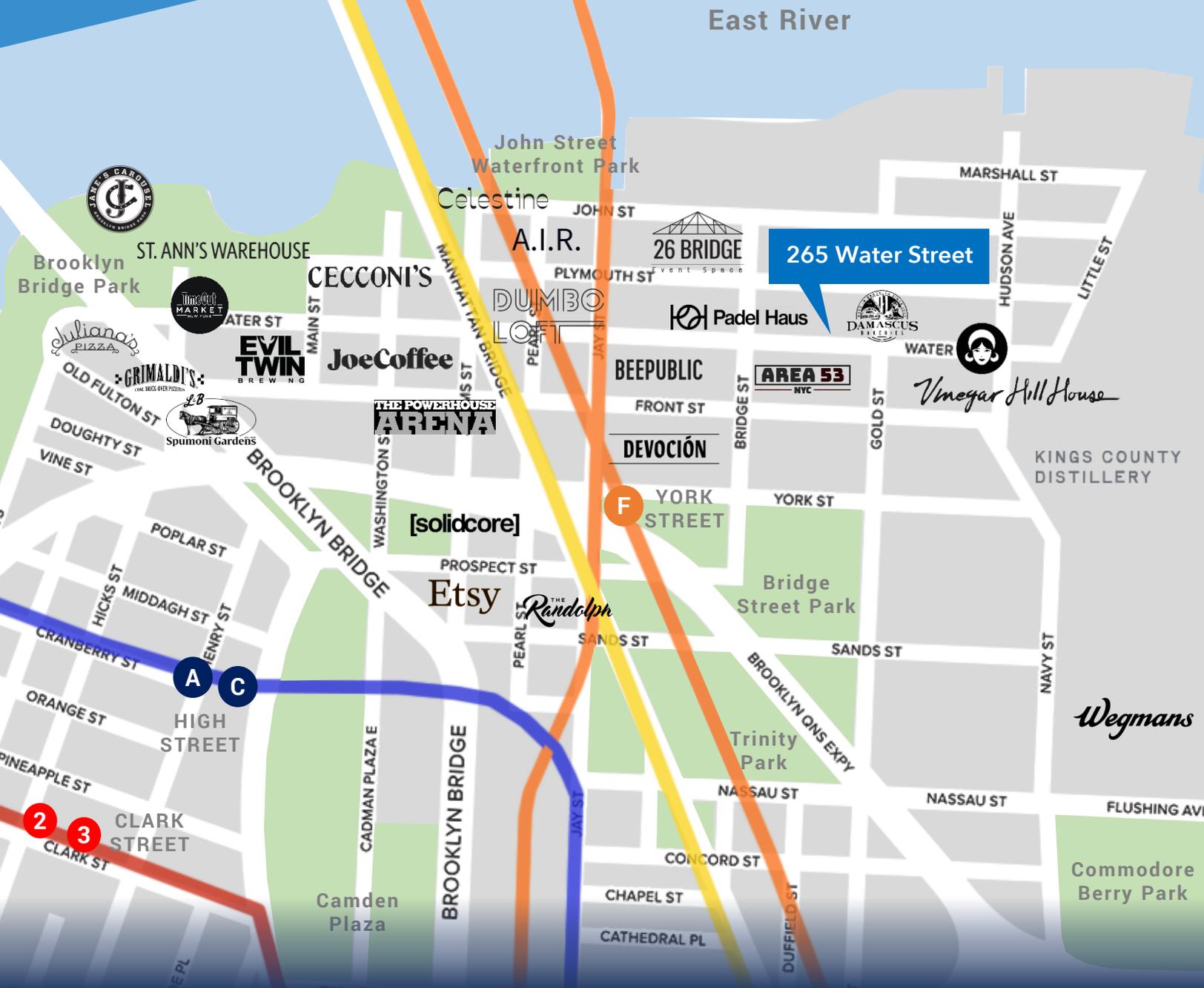
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