

DUMBO

265 Water Street

Commercial
Available For Lease



74 FT
FRONTAGE

17,000 SF
BUILDING

THREE
LEVELS

11-15 FT
CEILINGS

All approximate measurements and
should be independently verified

Extremely unique Dumbo/Vinegar Hill two-building assemblage with ground, lower-level, and 2nd floor plus roof-deck potential with wide unobstructed Manhattan views. Last used for custom woodworking, the buildings have been cleared out and combined for a large floorplate concept that may include showroom retail, light manufacturing, food beverage with event space, or another unique Brooklyn concept. Renderings are provided for a clean new ADA-compliant entrance. New CADs are available for reference.

The new building currently offers high amperage for electric power and four possible entrances, with a potential of a private roof deck. The property sits on the extraordinary cobblestone block between Bridge and Gold Streets and is adjacent to the new Padel Haus club and significant luxury residential and office density. Nearby are art galleries, boutiques, restaurants and cafes, and the magnificent new John Street Waterfront Park. It is situated three blocks from the F train and near the A/C trains as well as the NYC Ferry, taking you to Wall Street and 34th Street. One stop to Manhattan by subway and ferry.



For more information, contact exclusive agents:

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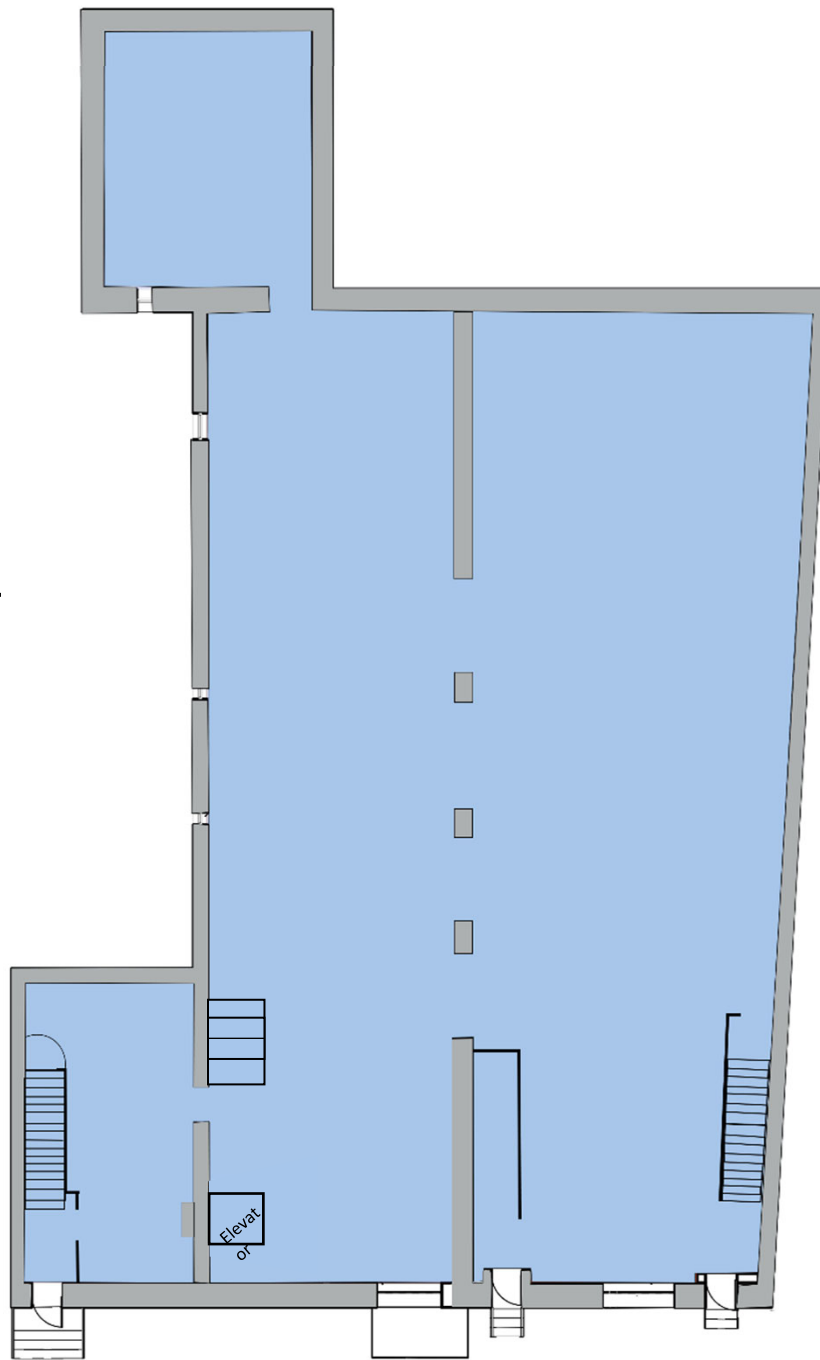
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Floor Plan

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Typical
Floorplate
~6,300 SF



Water Street



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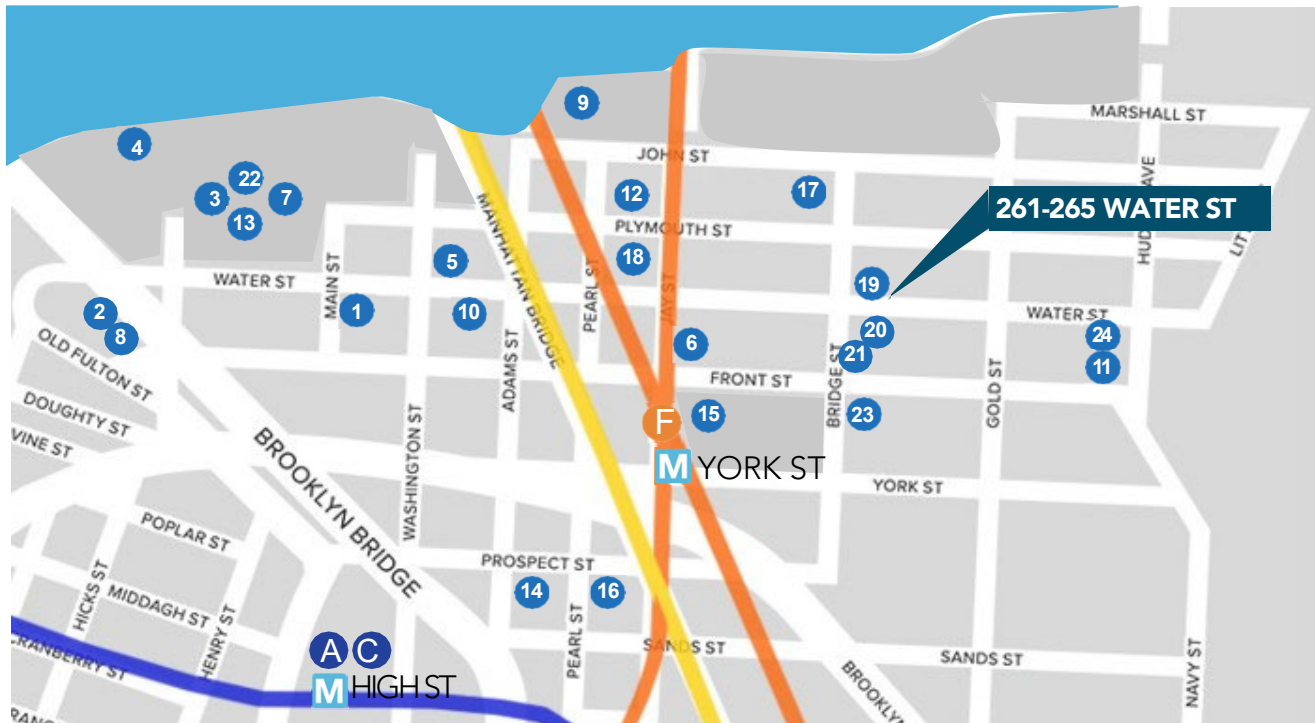
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DUMBO

265 Water Street

Retail Map

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- | | | |
|--------------------------|------------------------------|---------------------------|
| 1. Evil Twin Brewing NYC | 9. Celestine | 17. 26 Bridge BK Venues |
| 2. Juliana's | 10. Powerhouse Arena | 18. The Dumbo Loft |
| 3. St. Ann's Warehouse | 11. Vinegar Hill House | 19. Padel Haus |
| 4. Jane's Carousel | 12. A.I.R. Gallery | 20. Honeydew Holistics |
| 5. Joe Coffee Company | 13. Time Out Market New York | 21. Area 53 |
| 6. Pedro's Mexican Bar | 14. Etsy Corporate Office | 22. Cecconi's Dumbo |
| 7. Klompching Gallery | 15. Devoción | 23. Bridge Coffee Shop |
| 8. Grimaldi's Pizzeria | 16. Randolph Beer Dumbo | 24. Café Gitane |

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DUMBO

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Transportation

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PROXIMITY TO TRANSIT

F**YORK ST**

0.3 Mile Distance

A C**HIGH ST**

0.6 Mile Distance

2 3**CLARK ST**

0.3 Mile Distance

PROXIMITY TO PARKS

JOHN STREET**WATERFRONT PARK**

0.6 Mile Distance

COMMODORE**BERRY PARK**

0.6 Mile Distance

BROOKLYN**BRIDGE PARK**

0.9 Mile Distance



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