

# Space to Work



TWO TREES

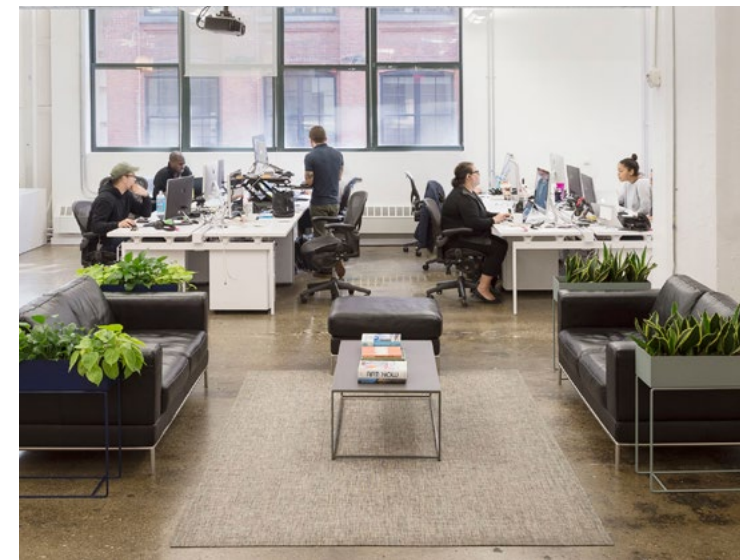


# Where You Want to Be

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.







## The Two Trees Way

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

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 penalty-free expansions and flexible leasing arrangements.





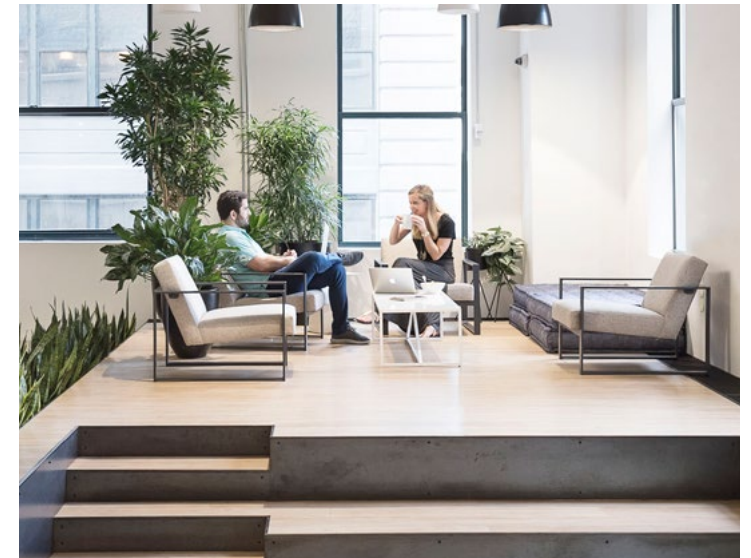
“The rooftop has been our respite from the daily chaos. Two Trees has done a great job creating a space that is relaxing and thoughtful. Whether it’s to eat lunch or host a meeting, our team loves the environment the outdoor rooftop space provides.”  
–Samantha Choi, CEO, Manual Labor Studio Corp



## 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 and on-site garage parking. All of our buildings are pet friendly and provide 24/7 access.







# 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, Red Antler, HUGE, Overtime, Mind Body Green, Obé, Maisonette and BPCM.

With an eclectic mix of boutiques, eateries, art galleries and renowned cultural institutions including St. Ann's Warehouse, the neighborhood supports life outside the office. 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 various programs below.

## Relocation Employment Assistance Program (REAP)

REAP benefits companies relocating to Brooklyn from Manhattan (below 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 \$400,000.

## 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.

“The quality of life in the neighborhood, the business sense of benefiting from the REAP program and the adjacency to one of the greatest parks and views in the city make DUMBO a great place to raise a family and make a home for your professional passions.”

–Kai-Uwe Bergmann, Partner, Bjarke Ingels Group (BIG)





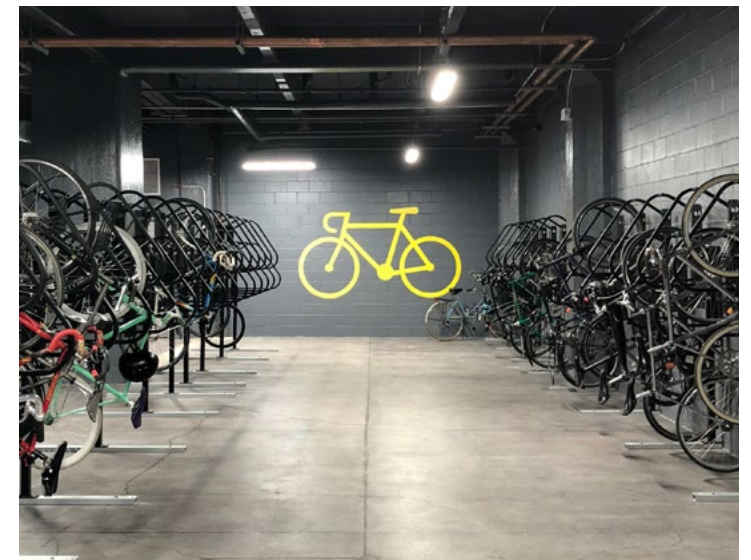
# Our Buildings in DUMBO

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

45 Main Street	55 Washington Street	20 Jay Street
475,000 SF	337,000 SF	43,000 SF
12 Stories	9 Stories	11 Stories

## Features include:

- Oversized operable windows
- Stunning views
- Generous natural light
- High ceilings
- Original hardwood or polished concrete floors
- Exposed columns
- Individually controlled HVAC
- Conference rooms on every floor
- Mother's rooms
- Dedicated bike entrances
- On-site bike parking
- Landscaped roof gardens with seating, WIFI, power outlets and AV capabilities
- On-site parking garages
- Pet friendly
- 24/7 access





# Getting Here

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

## Subway



## 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. Multiple Citi Bike stations in DUMBO for an easy commuting option.

## Parking

We offer garage parking in all of our buildings and DUMBO has over 2,300 public parking spaces.

## By Foot

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





## TWO TREES

Two Trees is a family-owned, Brooklyn-based real estate developer best known for its singular role in transforming the Brooklyn neighborhood of DUMBO from a neglected industrial waterfront to a thriving mixed-use community. Our fundamental belief is that successful neighborhoods offer a wide variety of uses and attract diverse groups of people. Developers must play a fundamental role in cultivating livable streetscapes because people prosper when neighborhoods bloom. In addition to residential and commercial buildings in DUMBO, Williamsburg, Fort Greene, Brooklyn Heights, Hell's Kitchen and the Flatiron neighborhoods, Two Trees' other notable projects include Domino Park, The Wythe Hotel and Jane's Carousel.

## Contact us

**Sunny Choi**  
Managing Director  
schoi@twotreesny.com  
718-407-5123

**Michelle Treviño**  
Associate Director  
mtrevino@twotreesny.com  
718-407-5114

**Elizabeth Bueno**  
Director  
ebueno@twotreesny.com  
718-222-2506

**Alyssa Zahler**  
Director  
alyssa@twotreesny.com  
516-236-9906

Website: [twotreesny.com](http://twotreesny.com) • Email: [office@twotreesny.com](mailto:office@twotreesny.com)