

Space to Work



TWO TREES

Where You Want to Work

The Two Trees DUMBO portfolio offers the single best value of any office space in New York City. Conveniently located a short subway, bike or ferry ride away, DUMBO is an easy commute to a uniquely vibrant neighborhood – a dynamic hub that combines big city benefits with the intimacy and quirkiness of a small neighborhood with a pioneering spirit.

The world's most creative minds and cutting-edge companies are drawn to DUMBO, establishing it as New York's innovation capital. From technology to media, architecture to design – DUMBO is where companies and their employees are supported, connections are made and ideas become realities. Bjarke Ingels Group, HUGE, VICE, Virtue, United Technologies, Mustache and Red Antler are just a few of the 700 leading companies that have called DUMBO home.



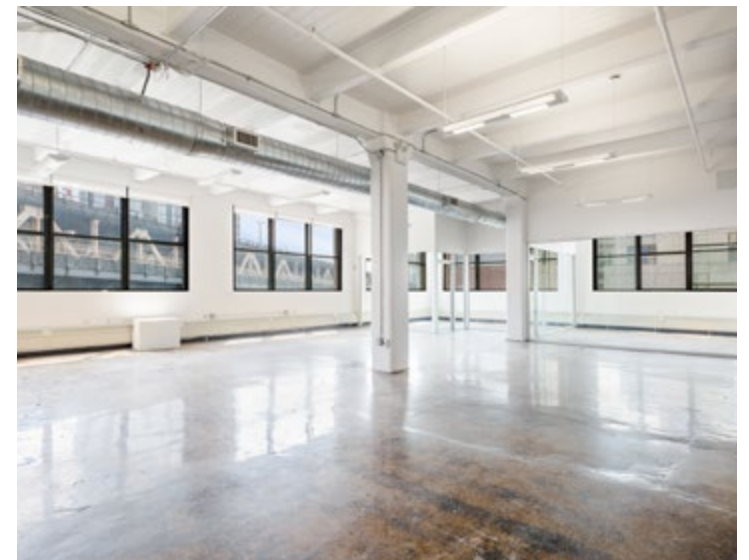


Space That Works For You

Our dramatic loft buildings feature high ceilings, spectacular light and unparalleled views. Details include oversized operable windows, original hardwood and polished concrete floors and exposed columns that make the spaces as unique as the companies that occupy them.

Based in DUMBO, our family run business provides attentive personal service to help any company thrive. With a portfolio of office spaces ranging from 500 to 50,000 square feet, we work with tenants to fully customize floorplans to suit their needs.

The 1.2 million square foot DUMBO portfolio can accommodate companies through any stage of growth and evolution and we are happy to offer flexible leasing arrangements and penalty-free expansions.





Better Office, Big Savings

“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)

Having an office in Brooklyn qualifies companies of any size for numerous financial benefits. City incentives allow eligible businesses to save thousands of dollars a year by moving their offices to Brooklyn.

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 their office with 30 full-time employees from Manhattan to DUMBO. The asking price for the 5,000 SF office is \$52.00 PRSF, which is \$260,000 in rent a year. After submitting an annual NYC tax filing, they receive a REAP benefit check from the city for \$90,000 (\$3,000 x 30); thus reducing the rent from \$52.00 PRSF to \$34.00 PRSF and their annual total from \$260,000 to \$170,000.

Commercial Rent Tax (CRT)

Brooklyn office tenants are exempted from the NYC Commercial Rent Tax.

Industrial & Commercial Abatement Program (ICAP)

This city program reduces property tax obligations for up to 25 years.

Outside Inspiration

Access to our signature roof gardens is another unique benefit of working in a Two Trees office. All of our buildings in DUMBO have extraordinary outdoor spaces where employees and visitors can work, refresh and recharge.

Designed by James Corner Field Operations, the same landscape architects as the High Line and Domino Park, these lush oases feature trees and seasonal plantings, options for sun and shade and multiple seating areas – all with some of the best views in the city. Fully outfitted with WiFi, power outlets and AV capabilities, they are the new definition of “outside office.”

Beyond the office, Brooklyn Bridge Park offers 85 acres of East River waterfront park with unparalleled views. Bike and running paths connect the DUMBO waterfront with surrounding Brooklyn neighborhoods and bridges to Manhattan.





Our Buildings

45 Main Street



475,000 SF
12 Stories
4 Passenger Elevators
Large Landscaped Roof Deck
Parking Garage
Bicycle Entry and Bike Parking
Conference Rooms on Every Floor
Controllable HVAC in all Suites
24/7 Access

55 Washington Street



337,000 SF
9 Stories
4 Passenger Elevators
Large Landscaped Roof Deck
Parking Garage
Bicycle Entry and Bike Parking
Conference Rooms on Every Floor
Controllable HVAC in Most Suites
24/7 Access

20 Jay Street



443,000 SF
11 Stories
4 Passenger Elevators
Large Landscaped Roof Deck
Parking Garage
Bicycle Entry and Bike Parking
Coming Soon
Conference Rooms on Every Floor
24/7 Access

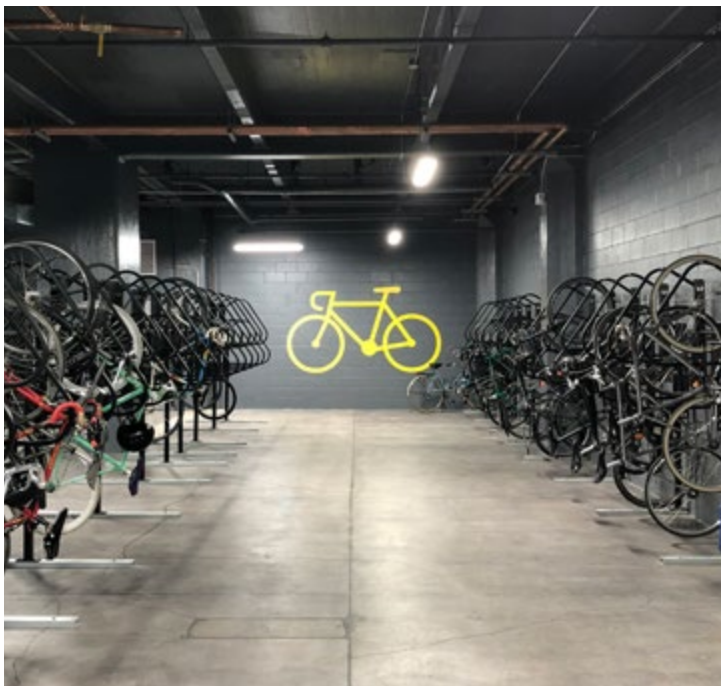


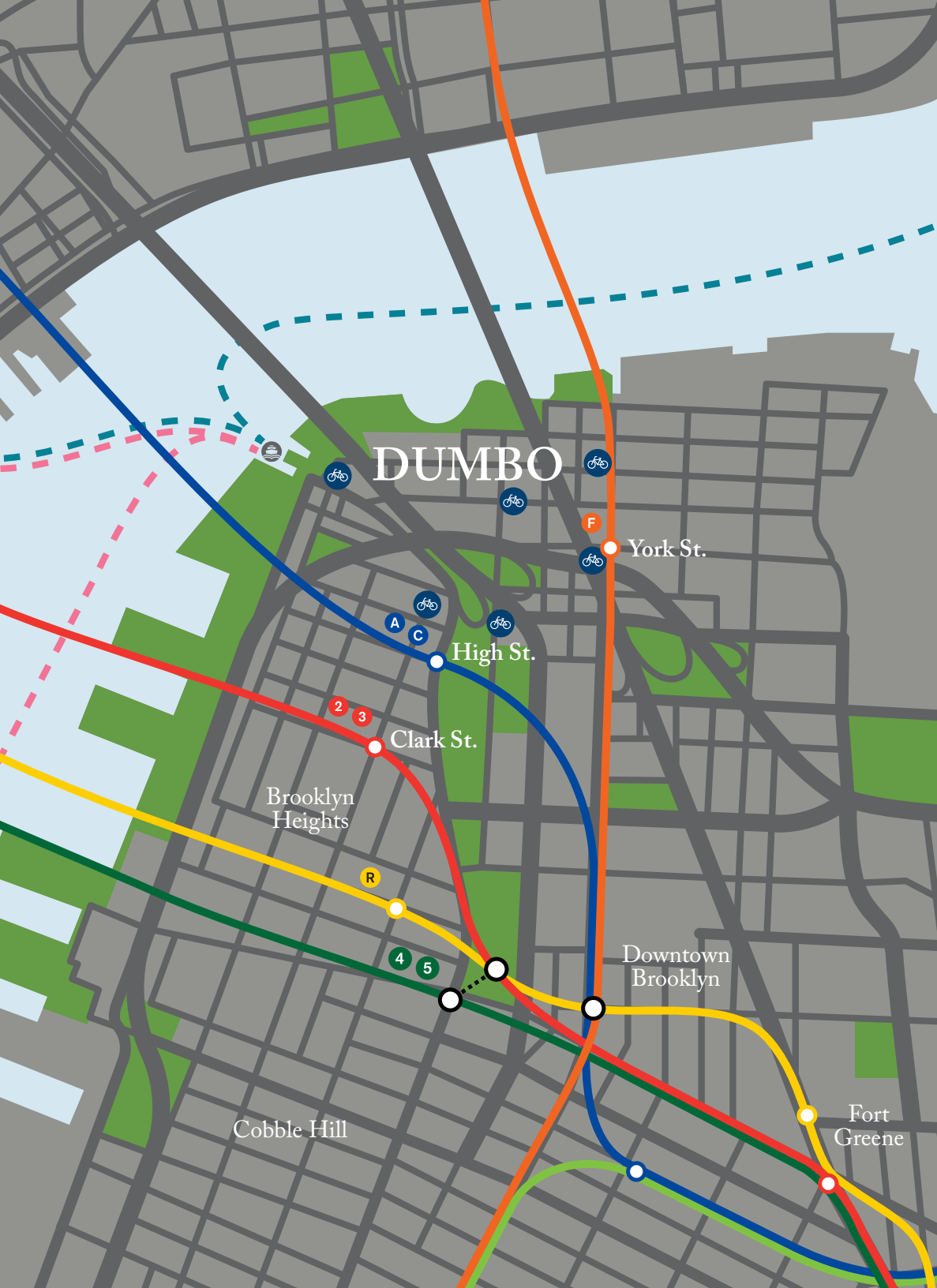
The Neighborhood

Over the past three decades, Two Trees has played a singular role in building DUMBO into one of New York City's most sought-after neighborhoods. With an eclectic mix of independent boutiques, restaurants, bars, bakeries, art galleries and renowned cultural institutions including St. Ann's Warehouse, the neighborhood defies convention. It also offers city staples from eateries like SweetGreen to an Equinox health club.

The centerpiece of DUMBO remains Brooklyn Bridge Park with its world class views, waterfront areas and varied activities that include Jane's Carousel. A point of inspiration for both visitors and locals alike, you will be immersed in your own cultural experience every day along the cobblestone streets and within the broader DUMBO environs.







Getting Here

DUMBO is conveniently situated for a seamless commute from most 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 5 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 bike lanes. We have fully-equipped bike rooms at all of our buildings and there are 6 Citi Bike stations in DUMBO for an easy commuting option.

Parking

We offer garage parking in all of our buildings and DUMBO has 2,000 public parking spaces.

By Foot

DUMBO is 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 their residential and commercial buildings in DUMBO, Williamsburg, Fort Greene, Brooklyn Heights and Manhattan's Hell's Kitchen and Flatiron neighborhoods, Two Trees' other notable projects include Domino Park, The Wythe Hotel and Jane's Carousel.



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