



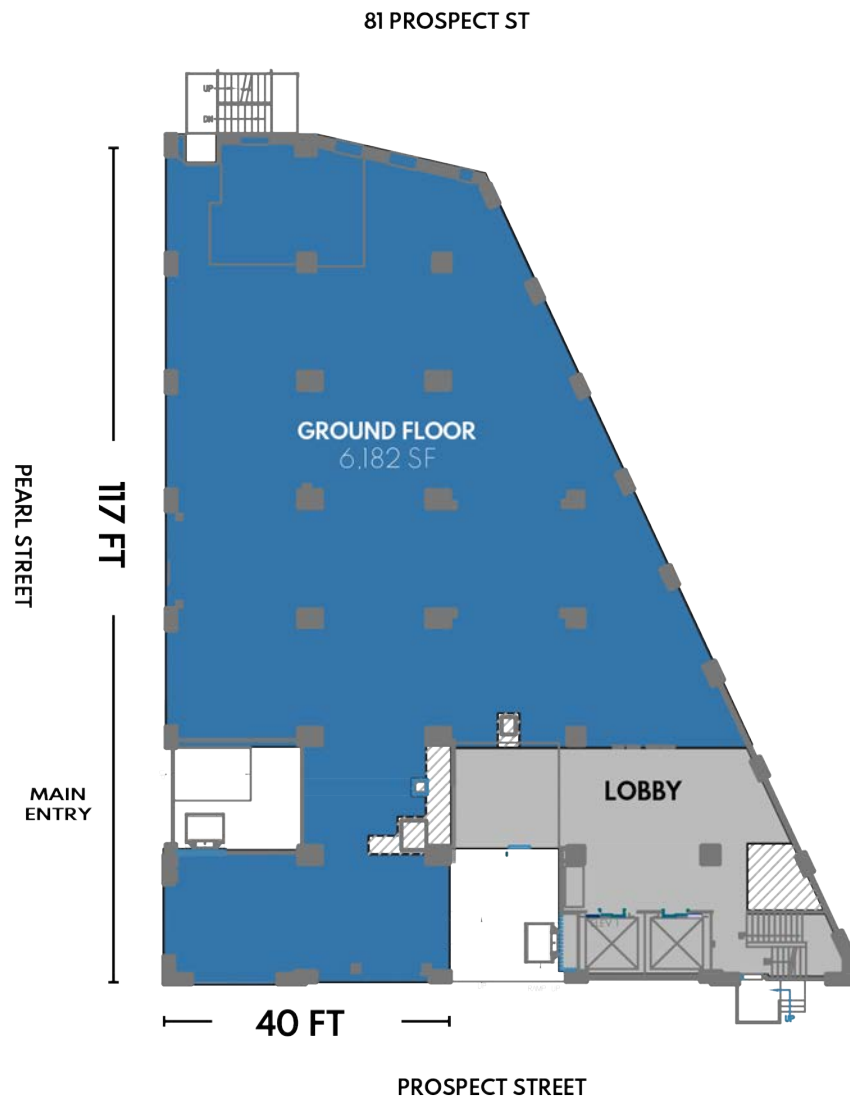
「AM  
PS」

DUMBO  
HEIGHTS

「81 PROSPECT STREET」  
CORNER OF PEARL STREET」

# 81 PROSPECT STREET

CORNER OF PEARL STREET



## LOCATION

Dumbo, Brooklyn

## SIZE

Ground Floor 6,182 SF

## FRONTAGE

157' Wraparound

## POSSESSION

Immediate

## HIGHLIGHTS

- Over 750,000 SF of office space within campus
- 85% Occupied
- TI Available
- All uses considered
- Steps from public transportation



# 81 PROSPECT STREET

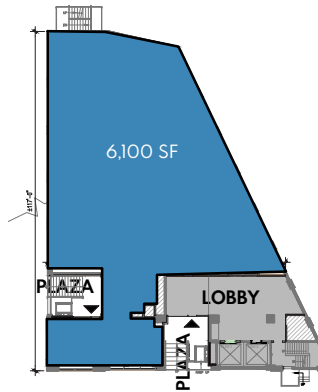
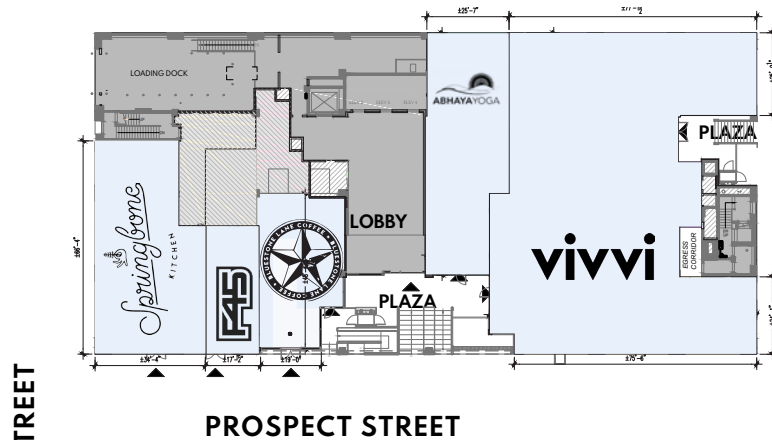
CORNER OF PEARL STREET



# 81 PROSPECT STREET

CORNER OF PEARL STREET

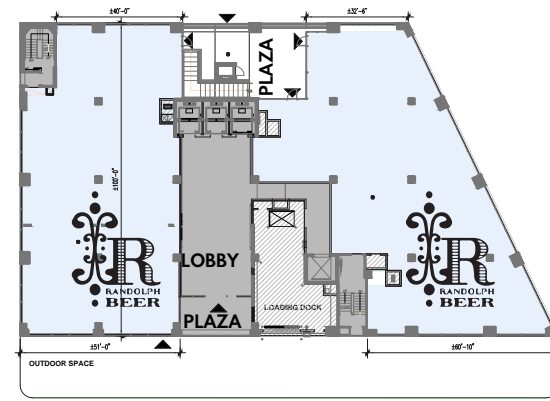
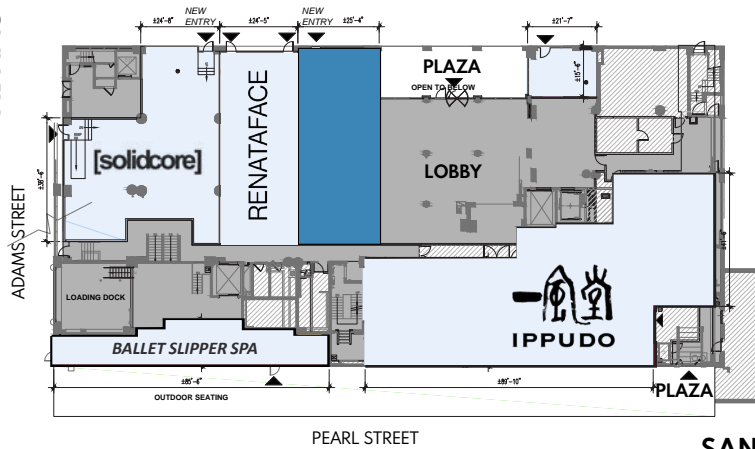
VACANT RETAIL SPACE



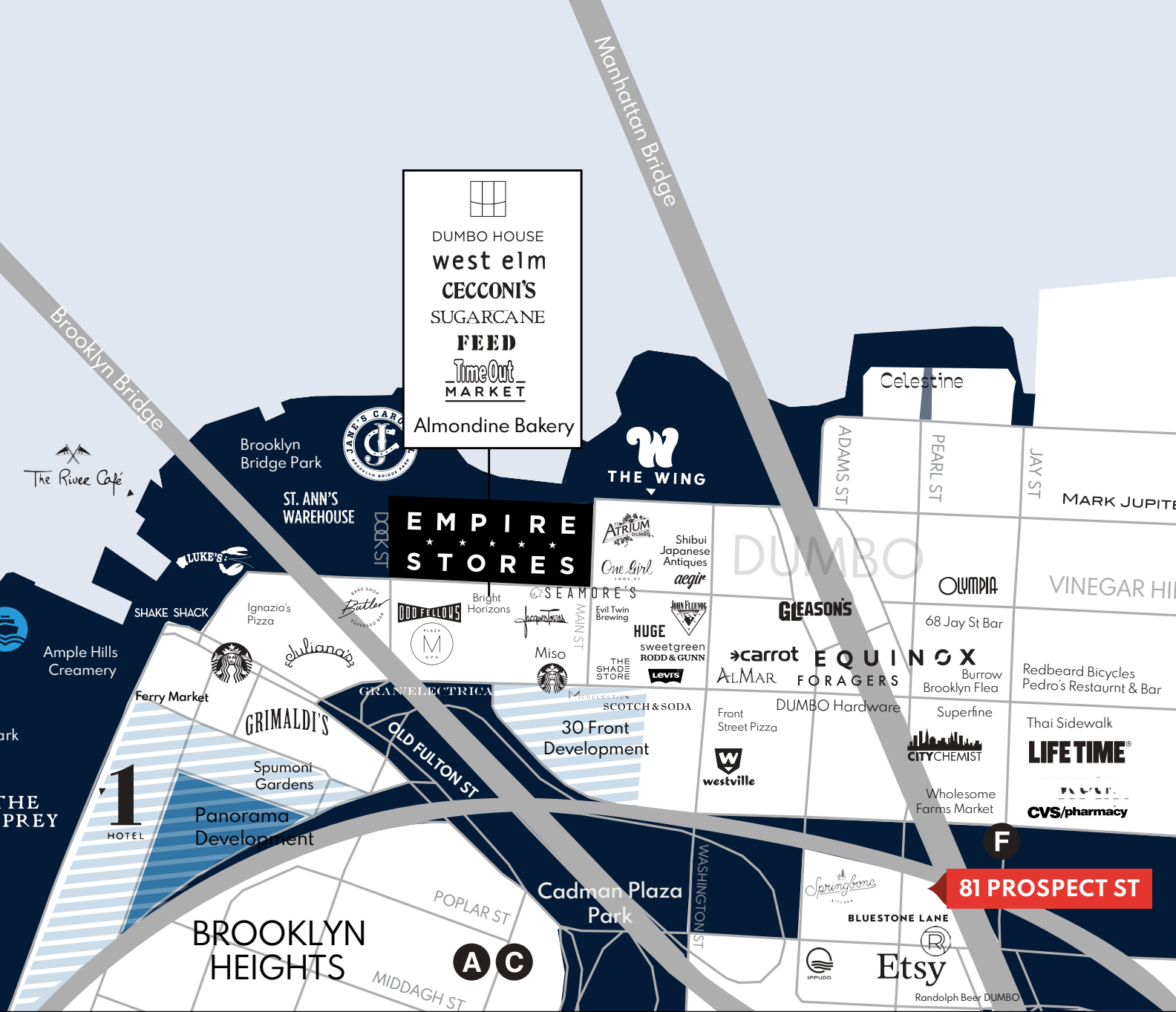
ADAMS STREET

PEARL STREET

JAY STREET



SANDS STREET



**\$ 203,427**  
AVERAGE HOUSEHOLD INCOME

**\$ 3,332**  
MEDIAN RENT

**40,620**  
PEOPLE PER SQUARE MILE

**BICYCLE**  
22 MIN TO GRAND CENTRAL  
23 MIN TO W'BURG

**SUBWAY**  
22 MIN TO GRAND CENTRAL  
14 MIN TO W'BURG

**BUS**  
14 MIN TO FULTON STREET  
8 MIN TO CADMAN

**FERRY**  
25 MIN TO 34TH STREET  
10 MIN TO W'BURG