



EJME



2|9|J|A|Y

D U M B O

Up to 10,000sf of retail at the base of DUMBO's only ground-up new construction Class-A office building



THE OPPORTUNITY

Location
Northeast corner of Jay & Plymouth Streets, DUMBO

Availability	Size	Ceiling Heights
Ground Floor:	9,927 sf	16'
Lower Level:	1,590 sf	9'8"-11'

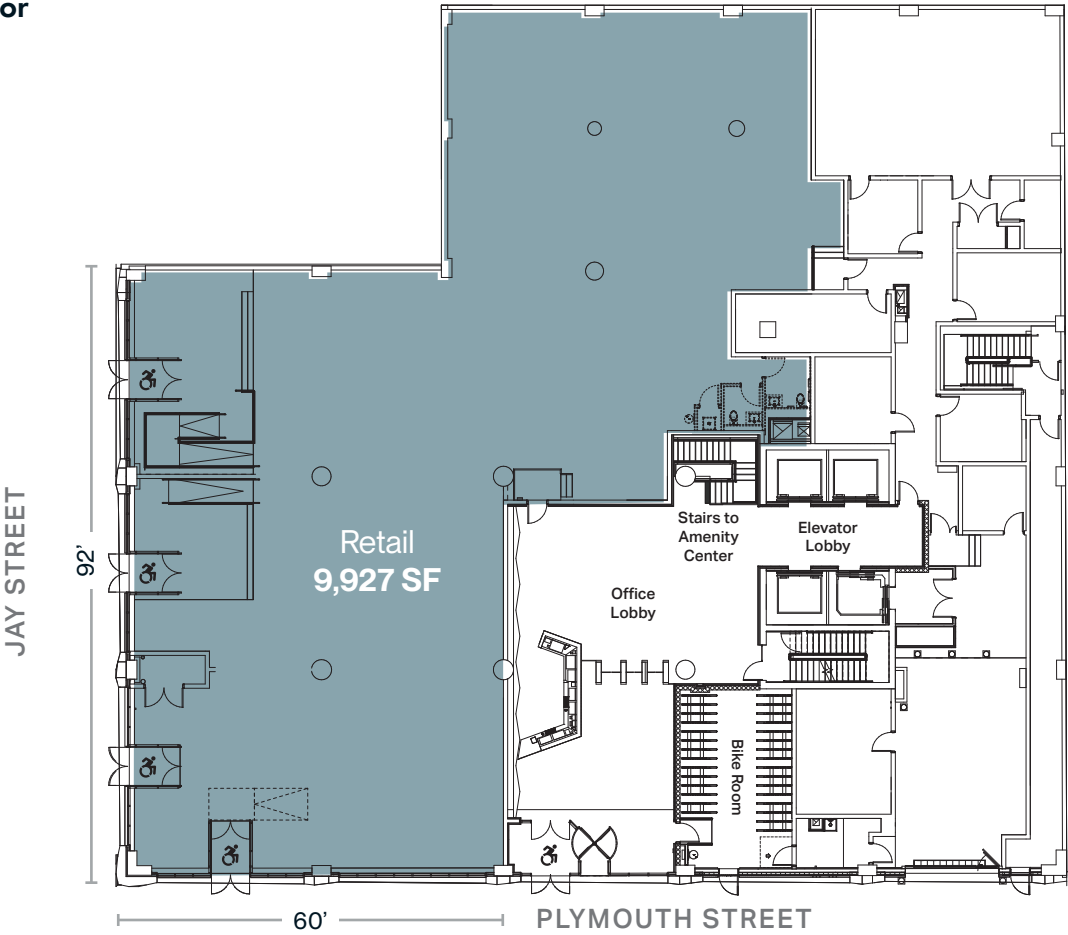
Note: Logical divisions will be considered

Possession
2Q 2024

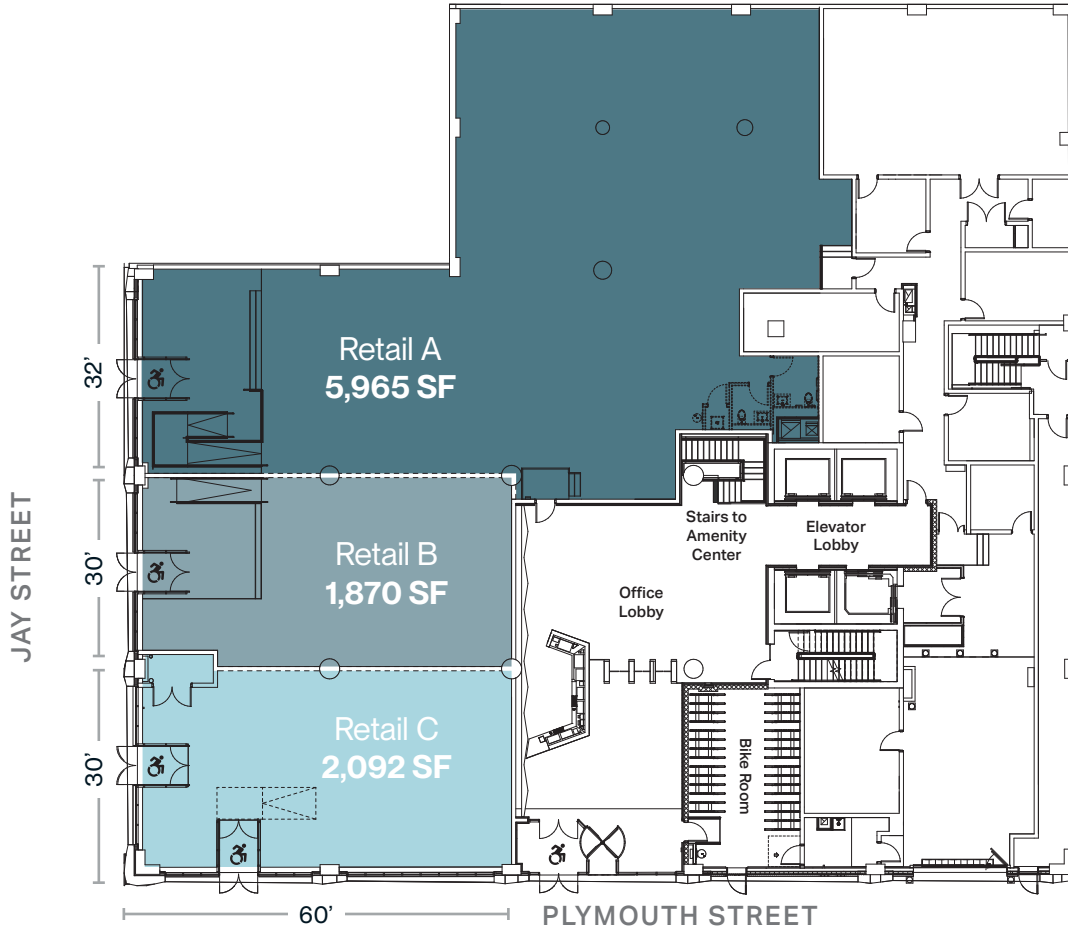
- Features**
- The Marvel designed project perfectly blends the neighborhood’s character into the aesthetic of the building, providing tenants the sought-after aspects of new construction design, including high ceiling heights and oversized windows for maximum exposure.
 - DUMBO is one of New York’s most sought-after retail destinations, and 29 Jay Street is poised to deliver a high-caliber retail space offering that matches this vibrant neighborhood.



Ground Floor



Ground Floor
Proposed division





DUMBO NEIGHBORHOOD



Employee
Population:
65K



Adjacent Office
Development:
512K

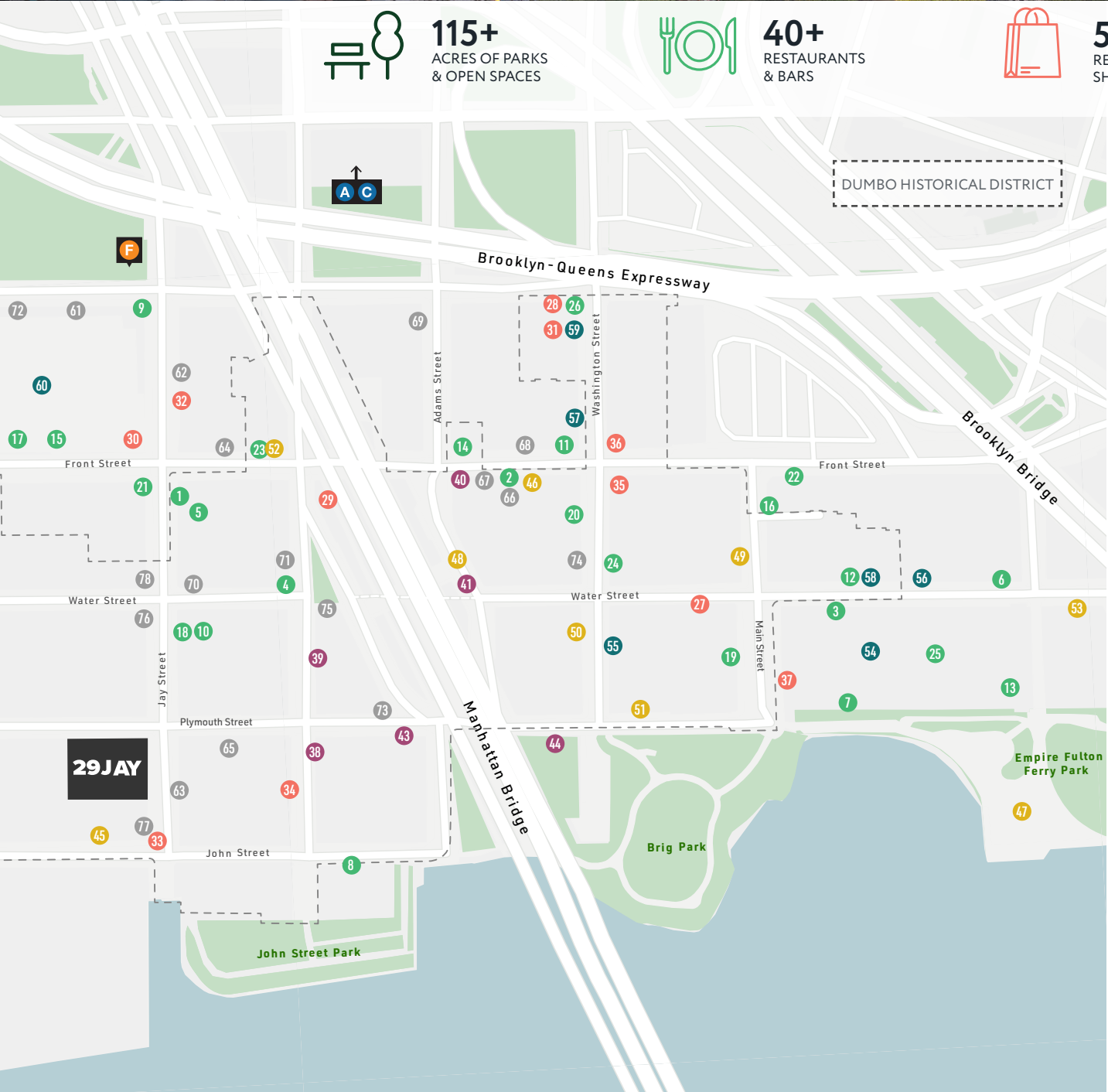


Home Value*:
\$1.8M
*DUMBO's median sale price
for condos. Source: StreetEasy

Residential
Population:
15K

New Residential Units
in the Pipeline:
1.2K+

Area Subway
Ridership:
\$3M
A C F



115+
ACRES OF PARKS
& OPEN SPACES



40+
RESTAURANTS
& BARS



50+
RETAIL
SHOPS



10+
CULTURAL SITES/
ACTIVITIES

EATING & DRINKING

1. 68 Jay Street Bar
2. AlMar
3. Almondine Bakery
4. Archway Café
5. Bridge Fresh Market
6. Butler
7. Cecconi's
8. Celestine
9. Devoción
10. dumboLuv
11. Front Street Pizza
12. Jacques Torres Chocolate
13. Juliana's Pizza
14. La Bagel Delight
15. Lazy Sundaes
16. Miso Restaurant
17. Nobody Told Me
18. Olympia Wine Bar
19. Dawn's 'Til Dusk
20. Peas & Pickles
21. Pedro's Bar & Restaurant
22. Starbucks
23. Superfine
24. Sweetgreen
25. Time Out Market
26. Westville

RETAIL

27. Aegir Boardworks
28. Blanc & Rouge
29. Brooklyn Flea
30. CVS
31. Frameworks New York
32. J's Wine & Spirits
33. Melville House Publishing
34. Recycle-a-Bicycle
35. Rodd & Gunn
36. Scotch & Soda
37. West Elm

GYMS & FITNESS

38. Abhaya Yoga
39. Crossfit Dumbo
40. Equinox
41. Gleason's Gym & Q's Quality Fitness
42. Life Time Fitness
43. Rhythm Ryde
44. The Cliffs at Dumbo

CULTURAL

45. 111 Front Street Galleries
46. Bose Pacia Gallery
47. Jane's Carousel
48. PowerHouse Arena
49. Rabbithole Studio
50. Smack Mellon Gallery
51. Spring Design & Art
52. St. Ann's Warehouse
53. White Wave Dance Company

RESIDENTIAL/HOTEL

54. DUMBO House
55. 30 Washington Street
56. 60 Water Street
57. 65 Washington
58. 66 Water Street
59. 81 Washington Street
60. Front & York

SERVICES

61. The Animal Cardiology Center
62. Bridge Apothecary
63. Brooklyn Arts Council
64. Chase
65. Cheeky Dog
66. Dumbo Arts Center
67. DUMBO Hardware
68. Eyedrop Optique
69. Imagine Early Learning Center
70. Jay & J Nail
71. M&A Design
72. Petits Poussins Preschool
73. Rapid Realty
74. Salon de Quartier
75. The DUMBO Loft
76. Bank of America
77. Heal Veterinary Hospital
78. Hounds Town



Brooklyn Bridge Park **5M+** annual visitors (2022)



Jane's Carousel
1M+ annual visitors



Pier 1 Ferry Landing ridership:
1.8K weekday; **3.4K** weekend

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