

175 Pearl Street

The Hi-Point of Dumbo Heights

CBRE



Say Hi to DUMBO

Overlooking the Brooklyn Bridge, 175 Pearl Street greets you with stunning views and great access to all modes of transportation.



Hi-Lights

While DUMBO attracts a young crowd working in the area, the building offers great access to transportation and many opportunities for customization – from individual floor plates to lobby branding.

– Brooklyn Based

Perfectly situated in the heart of Dumbo, 175 Pearl Street offers tenants access to artisanal restaurants, curated retail and all major train lines.

– Flexible Floor Plates

Floor plates of 27, 000 RSF offer a spacious layout with stunning views of the Brooklyn Bridge and Lower Manhattan.

– Well connected

Ideally connected to both Manhattan and Brooklyn, 175 Pearl Street offers a short work commute and quick access to major hubs like Downtown Brooklyn and Lower Manhattan.

– Lobby Branding Opportunities

Customizable signage, a branded wall mural and the opportunity to style a portion of the lobby ensures a great first impression and a stunning welcome.

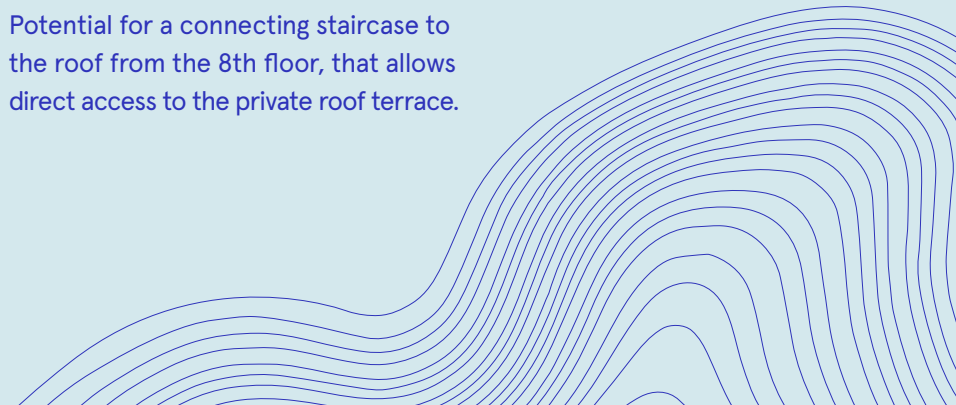
– Roof Terrace

GENERAL

The building is crowned by a landscaped roof terrace, accessible to all tenants, offering interior lounge and outdoor space with great views of the Brooklyn Bridge.

PRIVATE

Potential for a connecting staircase to the roof from the 8th floor, that allows direct access to the private roof terrace.



Arrival

Designed by award winning architect studio A+I, the state-of-the-art lobby welcomes you with its warm palette of nordic oak finishes, paired with black marble accents and a fully customizable wall mural.



On Top

A boutique office building, unmatched in its class, offers light-filled interiors with stunning views of Manhattan and the Brooklyn Bridge.





8th floor office space with potential direct access to the roof.

Its elevated position at Dumbo Heights guarantees unmatched views of the Brooklyn Bridge and lower Manhattan.

175 Pearl Street



Roof Terrace

Taking it to the top –
Landscaped roof terrace with stunning views.

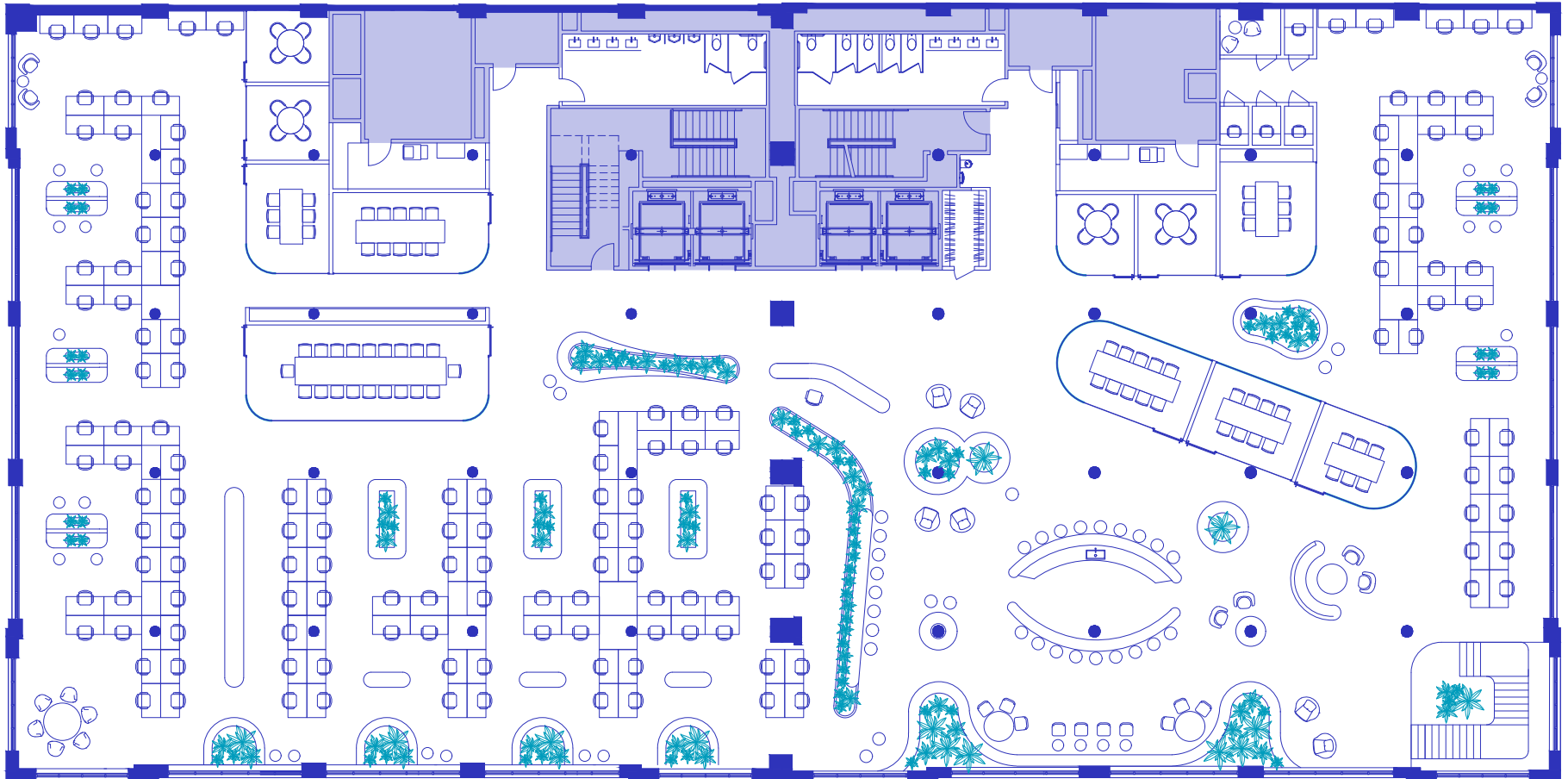




Easy access to outdoor space ensures a healthy work environment and a stunning setting for entertainment.

Typical Full Floor

Test Fit

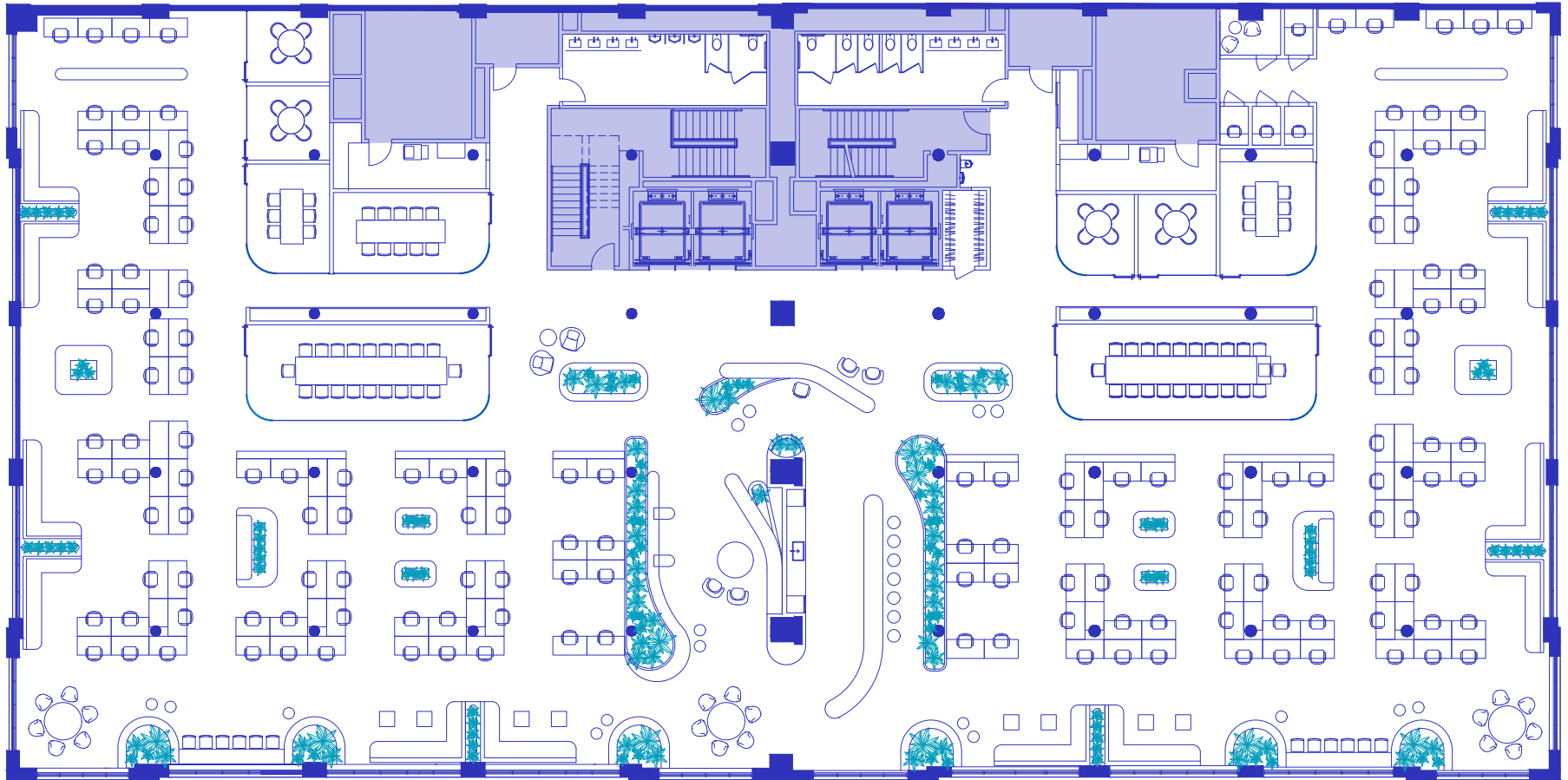


27,197 RSF
146 SEATS

Connecting staircase
to roof

Typical Full Floor

Test Fit

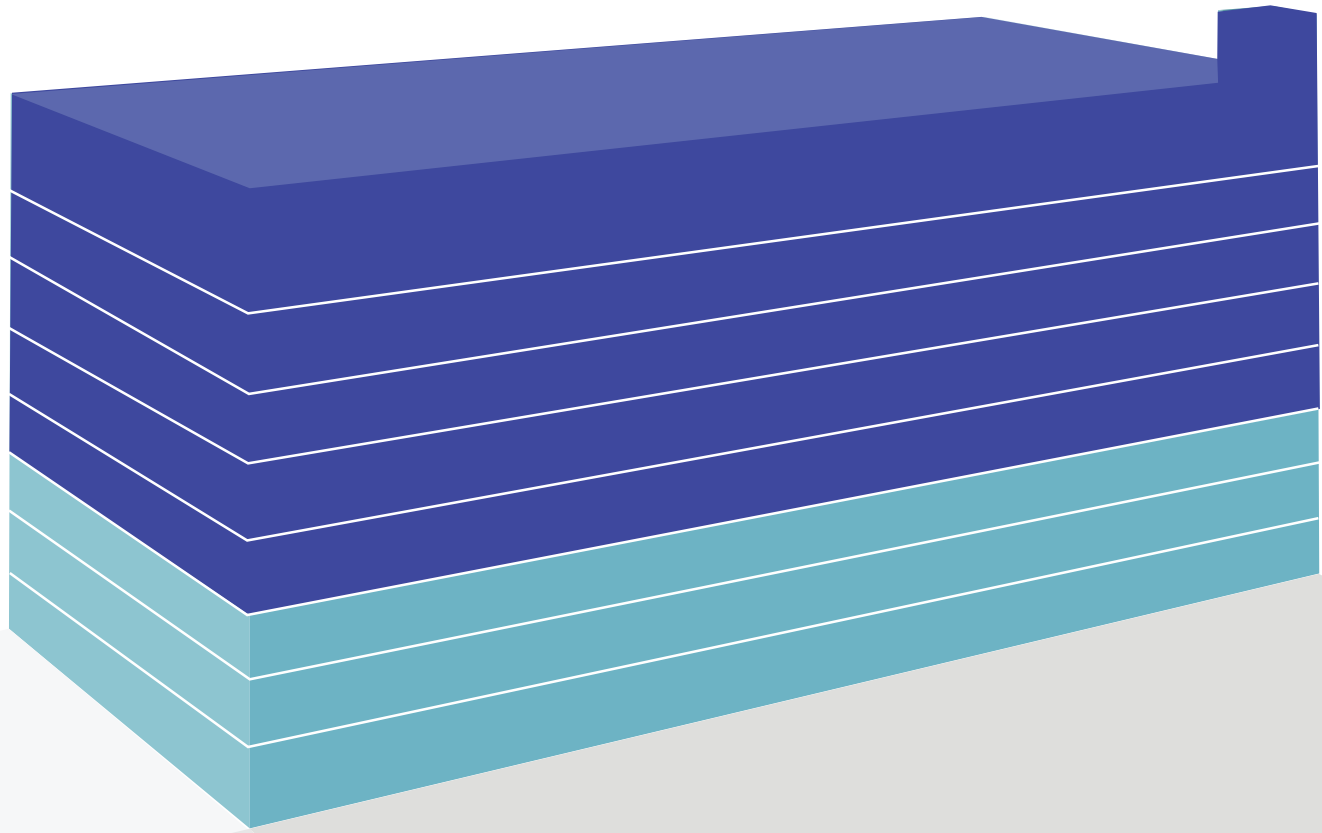


27,197 RSF
145 SEATS

Connecting staircase
to roof

Room at the Top

Availabilities



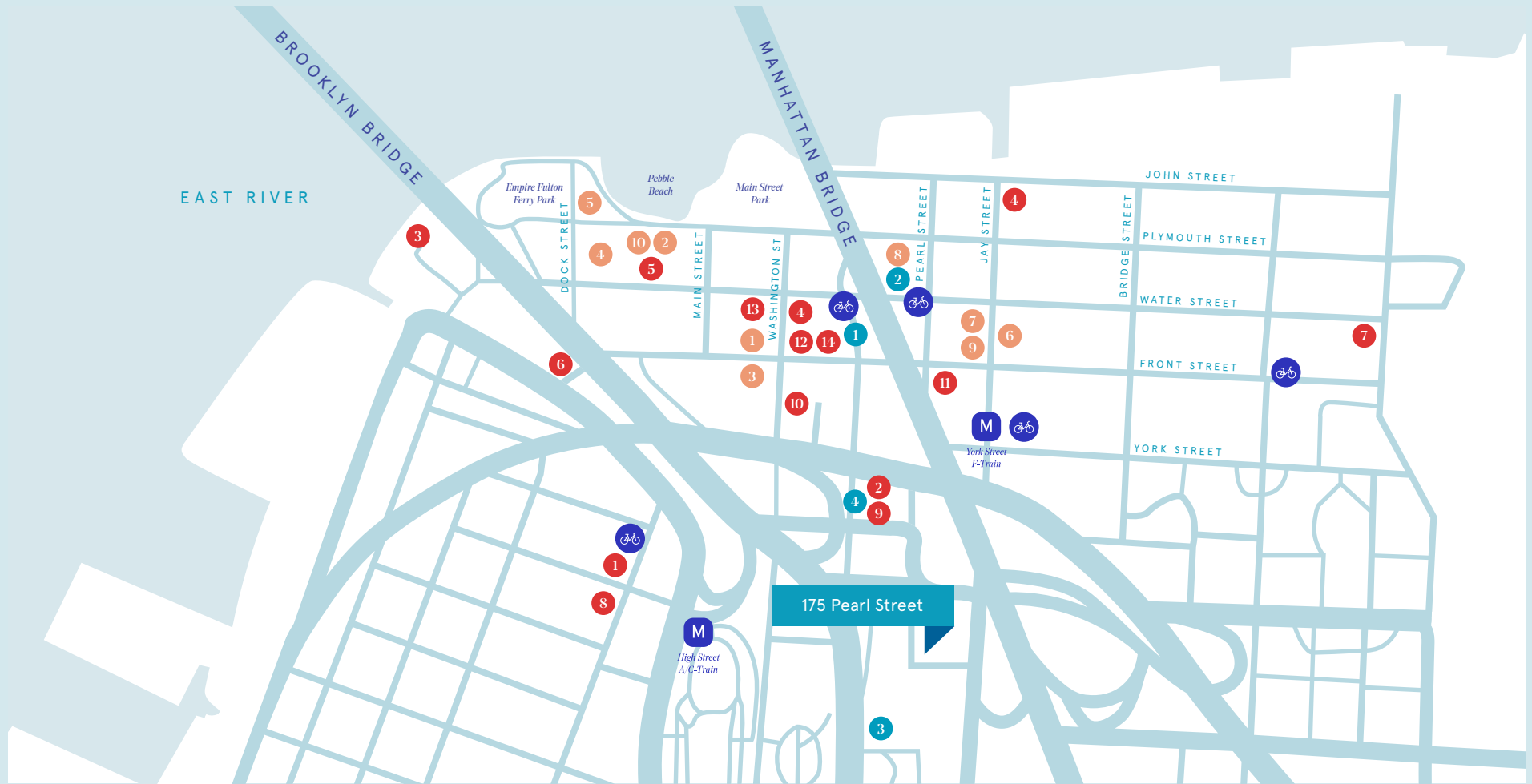
- FLOOR 8: 27,197 RSF
- FLOOR 7: 27,197 RSF
- FLOOR 6: 27,197 RSF
- FLOOR 5: 27,199 RSF
- FLOOR 4: 27,192 RSF

Hi Accessibility

175 Pearl Street is exceptionally well connected via the F line to Manhattan and Park Slope and the A/C line to Downtown Brooklyn, Fort Greene, Clinton Hill and Bedford-Stuyvesant.



DUMBO



● RESTAURANTS & ENTERTAINMENT

- | | |
|-------------------------|--------------------|
| 1 Noodle Pudding | 8 Henry's End |
| 2 Bluestone Lane | 9 Taco Dumbo |
| 3 The River Café | 10 Westville Dumbo |
| 4 Brooklyn Roasting Co. | 11 Superfine |
| 5 Almondine Bakery | 12 AlMar |
| 6 Girmaldi's Pizza | 13 Sweetgreen |
| 7 Vinegar Hill House | 14 Melt Bakery |

● RETAIL

- | | |
|-----------------------|-----------------------|
| 1 Rodd & Gunn | 8 Baci |
| 2 West Elm | 9 By Reveal |
| 3 Brooklyn Industries | 10 Feed Shop and Cafe |
| 4 Empire Stores | |
| 5 Shinola | |
| 6 Redbeard Bikes | |
| 7 Trunk | |

● FITNESS

- | |
|--------------|
| 1 Equinox |
| 2 Crossfit |
| 3 Movewithmo |
| 4 Yoga Vida |

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The CBRE logo is displayed in a bold, white, sans-serif font. The letters 'C', 'B', and 'R' are connected, and the 'E' is separate. The logo is positioned in the lower-left area of the page.

CBRE

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