

# 203 Jay Street

THE INTERSECTION OF  
DUMBO, BROOKLYN HEIGHTS,  
AND DOWNTOWN BROOKLYN



# The Opportunity

AVAILABLE RETAIL

## 3,380 SF

WRAPAROUND FRONTAGE

## 129 FT

CO-TENANCY



HOUSING IN A .25 MILE RADIUS

## 3,000 Units

ACROSS FROM

NYU, City Tech CUNY, US District Court,  
New York Supreme Court

THE INTERSECTION OF

Dumbo, Brooklyn Heights,  
and Downtown Brooklyn

203 Jay presents a tenant with an opportunity to take space in a newly developed mixed-use building featuring 270 fully-leased luxury residential units and 65,000 SF of Class A office space.

The building is near the **2345RFA** Subway Lines, NYU and City Tech CUNY, and surrounded by retailers such as Wegman's and Lifetime Fitness.



# Space Details

## Location

The nexus of Downtown Brooklyn, Dumbo, and Brooklyn Heights. Corner of Jay Street and Nassau Street.

At the base of a 100% leased 270-unit luxury Residential Building with 65,000 SF of Office Space.

Parking garage on-site.

## Ceiling Heights

Space A: ~13.5'

## Approximate Size

Space A: 3,380 SF

## Site Status

White Box

## Term

Long Term

## Possession

Arranged

## Frontage

Space A:

129' of wraparound frontage

81' fronting Jay St

39' fronting Nassau St

## Neighbors

The Amberly Luxury Apartments, Wegmans, Randolph Beer, Spaces Dumbo, The Tillary Hotel Brooklyn, Whitman Park, Cadman Plaza Park, US District Court, Daily News Brooklyn Bureau, Brooklyn Bridge Promenade, City Tech CUNY, Bluestone Lane, Westville, Life Time Fitness, NYU Tandon School of Engineering

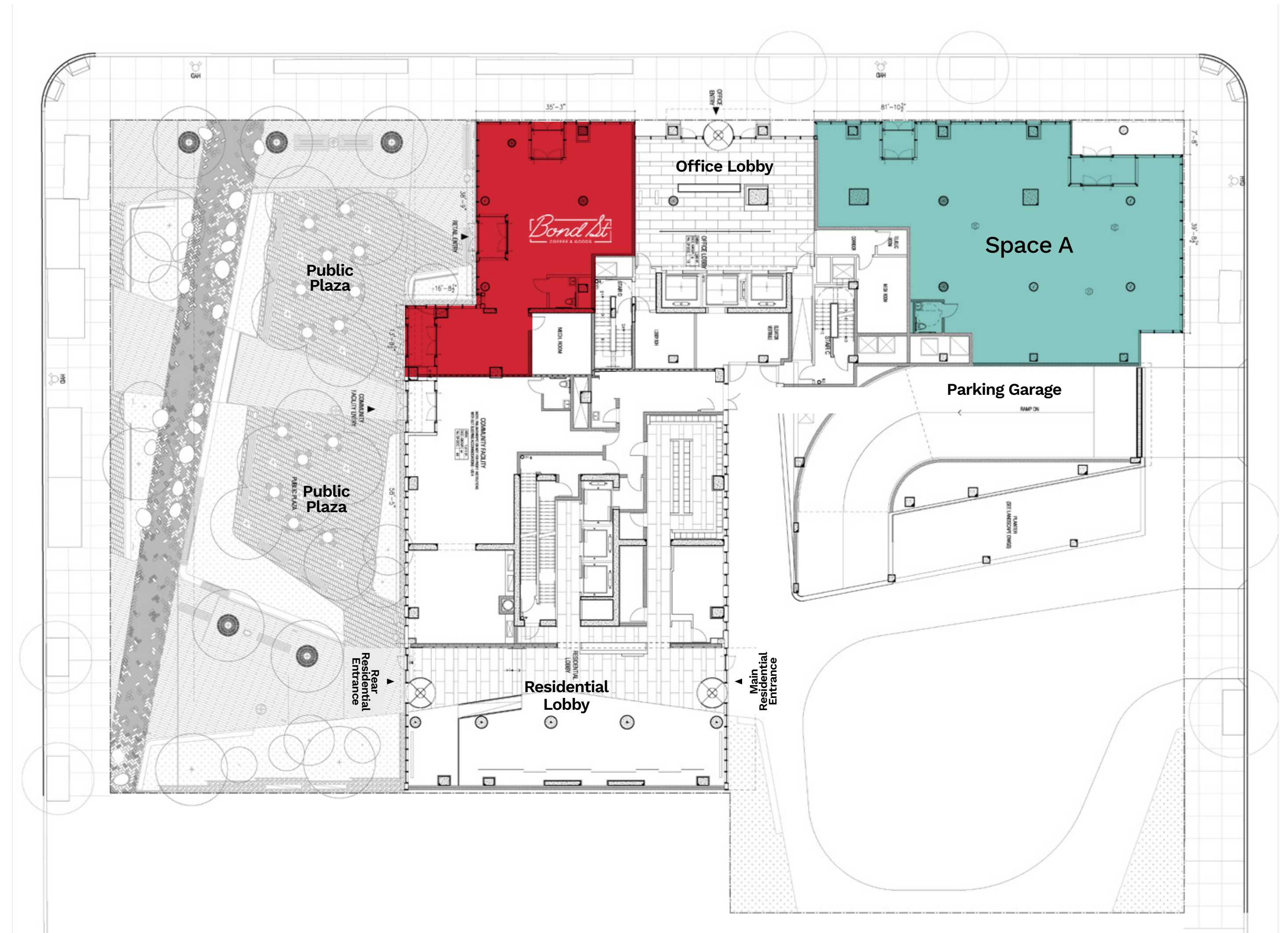
## Comments

Retail A: All Uses Considered

## Co-Tenancy



JAY STREET



NASSAU STREET



Bond St. Coffee and Goods emerges to serve the local people their daily drip with love and passion. We strive daily to serve quality good and coffee powered by Damico coffee locally roasted right here in Red Hook; We at home baby! Our offerings include tasty pastries alongside signature menu items for breakfast, lunch, and dinner.





# The Intersection of Dumbo, Brooklyn Heights, & Downtown Brooklyn.

## Residential Density

3,000 Housing Units in a .25 mile radius

## Highlighted Residential

- The Amberly: 270 Units
- The Amnia: 73 Units
- The Brooklyn: 490 Units
- Clover House: 158 Units
- Concord Village: 1022 Units
- Dumbo Lofts: 54 Units
- 219 Jay Street: 27 Units
- 180 Montague: 186 Units
- Olympia Dumbo: 76 Units
- The Pierrepont: 90 Units
- 100 Jay Street: 267 Units
- 160 Front Street: 320 Units
- 1 Boerum Place: 96 Units
- 22 Chappel Street: 180 units

## Schools

- NYU School of Engineering
- City Tech CUNY

## Hotels

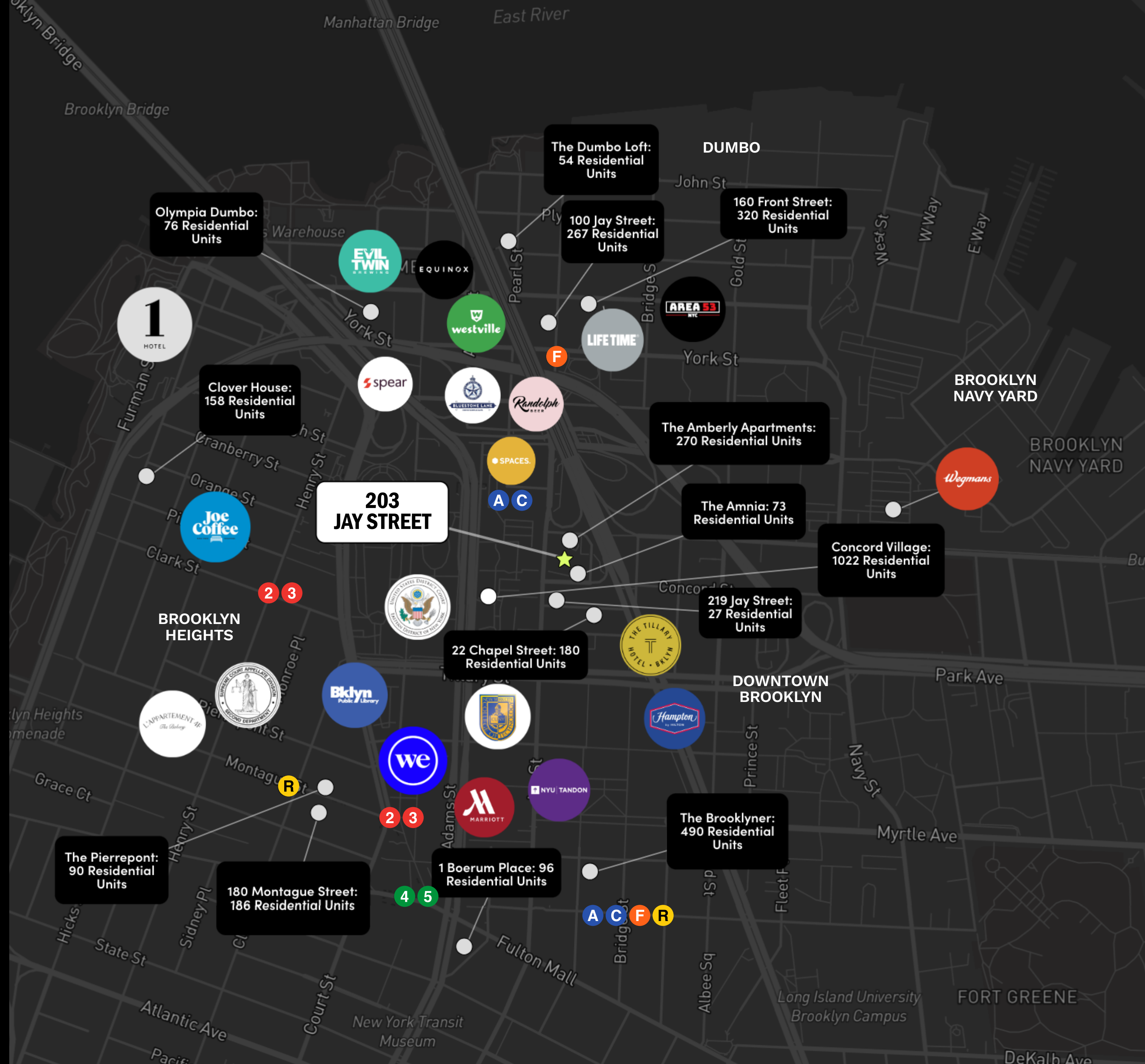
- The Tillary Hotel
- Hampton Inn
- Marriot
- The 1 Hotel

## Office Building/Tenants

- Randolph Beer
- Lifetime Fitness
- L'Appartement 4F
- Area 53 Laser Tag
- Equinox Dumbo
- WeWork
- Spaces
- Bluestone Lane
- Westville
- Evil Twin Brewing
- Spear PT
- Joe Coffee
- Wegmans

## Landmarks

- Brooklyn Public Library
- US District Court
- New York Supreme Court



# Area Neighbors



# Contact Exclusive Agents

## masonre

masonre is a real estate brokerage and advisory firm with a strong history of leading the growth of trophy retail assets and brands in New York City, Miami, and Los Angeles.

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