



「AM
PS」

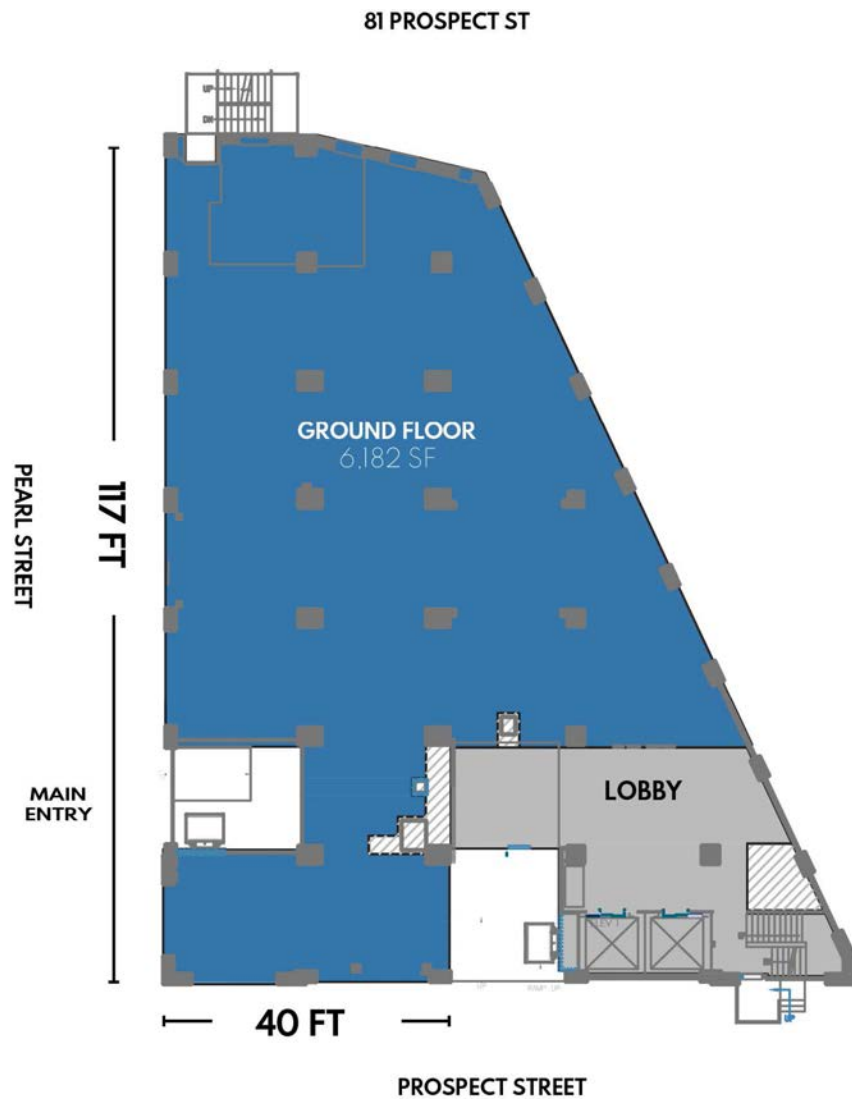
DUMBO
HEIGHTS

「81 PROSPECT STREET
CORNER OF PEARL STREET」

 **ALVAREZ & MARSAL**
PROPERTY SOLUTIONS

81 PROSPECT STREET

CORNER OF PEARL STREET



LOCATION

Dumbo, Brooklyn

SIZE

Ground Floor 6,182 SF

FRONTAGE

157' Wraparound

POSSESSION

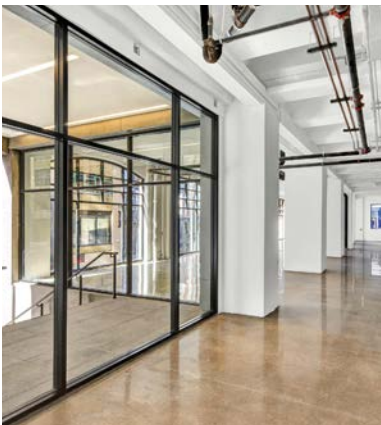
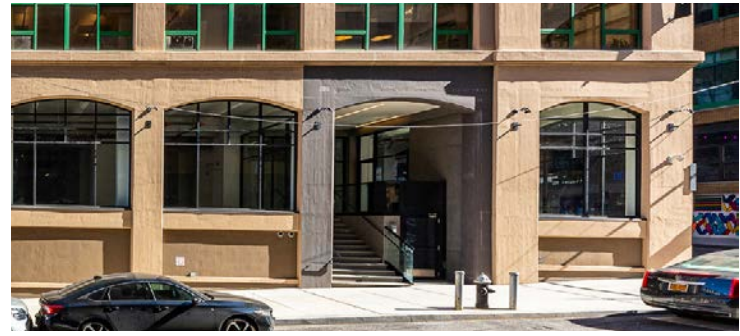
Immediate

HIGHLIGHTS

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

81 PROSPECT STREET

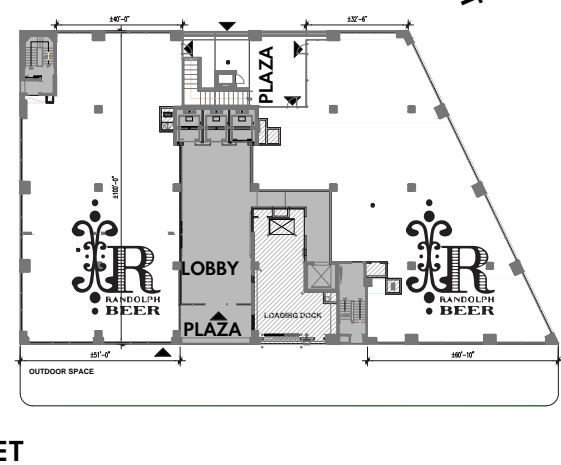
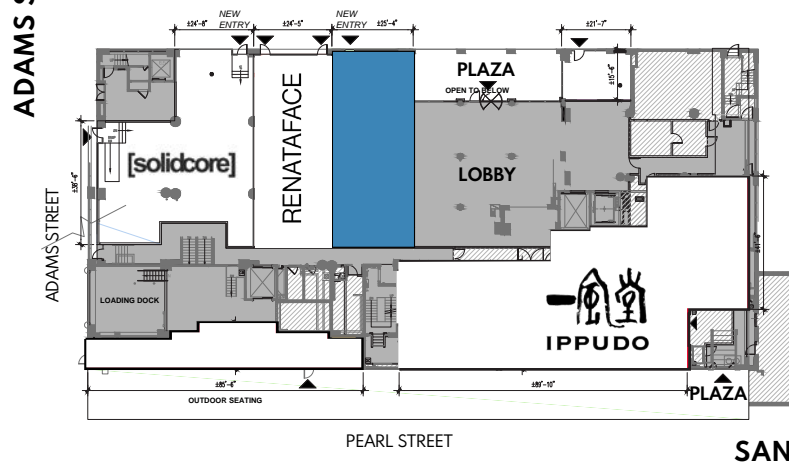
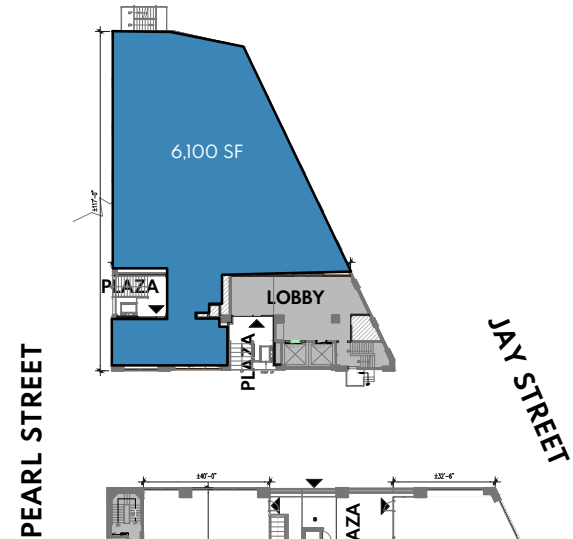
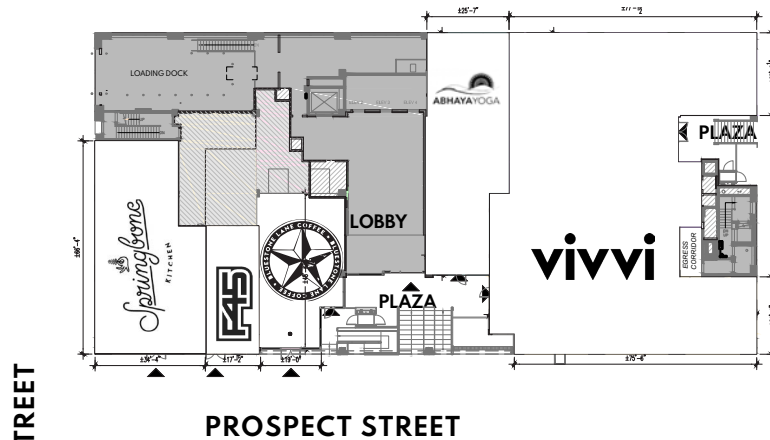
CORNER OF PEARL STREET

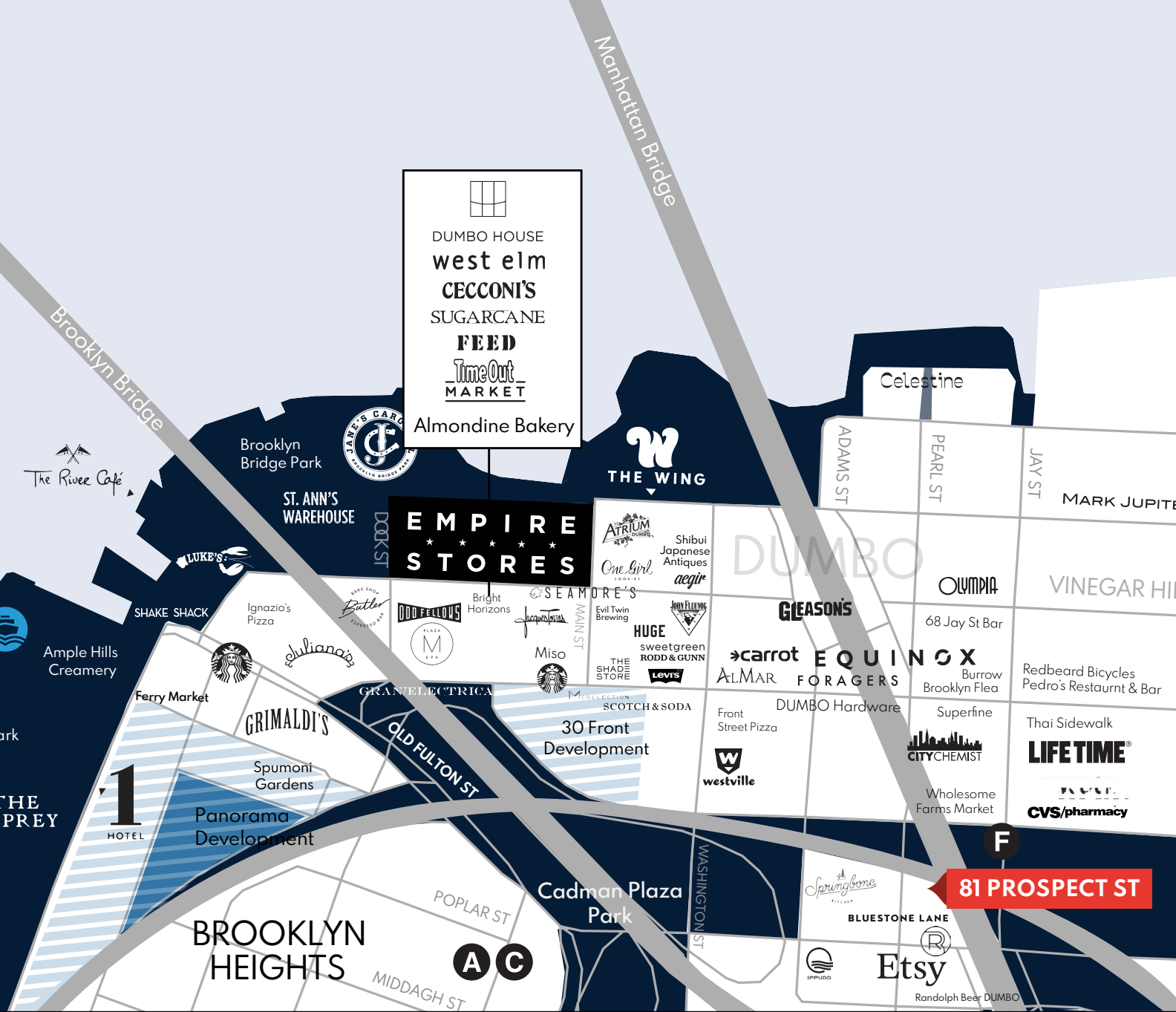


81 PROSPECT STREET

CORNER OF PEARL STREET

VACANT RETAIL SPACE





\$ 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