

Introducing 29 Jay,
DUMBO's first and only
new construction
office opportunity ever...

2|9|J|A|Y

29Jay.com



Availabilities

Delivering 2024

Total Office Space Available: **236,812 RSF**

THE ROOFTOP

FLOOR 11	23,766 RSF
FLOOR 10	23,766 RSF
FLOOR 9	23,766 RSF
FLOOR 8	23,766 RSF
FLOOR 7	23,766 RSF
FLOOR 6	23,766 RSF
FLOOR 5	23,554 RSF
FLOOR 4	23,544 RSF
FLOOR 3	23,544 RSF
FLOOR 2	23,544 RSF

GROUND FLOOR / RETAIL

THE JAY LOUNGE

[VIEW ALL FLOOR PLANS](#)



Where the future works. With state-of-the-art building systems, best-in-class amenities, and efficient floor plates to maximize the natural light and mesmerizing water and skyline views.

Detailed to be Different

BOUTIQUE

24,000-square-foot floor plates with 13' slab heights

BRIGHT

extra-large operable windows on core floorplates maximizes light

PERFORMANCE

smart HVAC systems provide flexibility and maximize unobstructed ceiling heights

FRESH

HVAC systems deliver 30% more fresh air than required by code

COMFORT

above-standard restroom counts

IMPRESSIVE

premium finished concrete floors, ceilings, and rounded columns



Neighborhood views



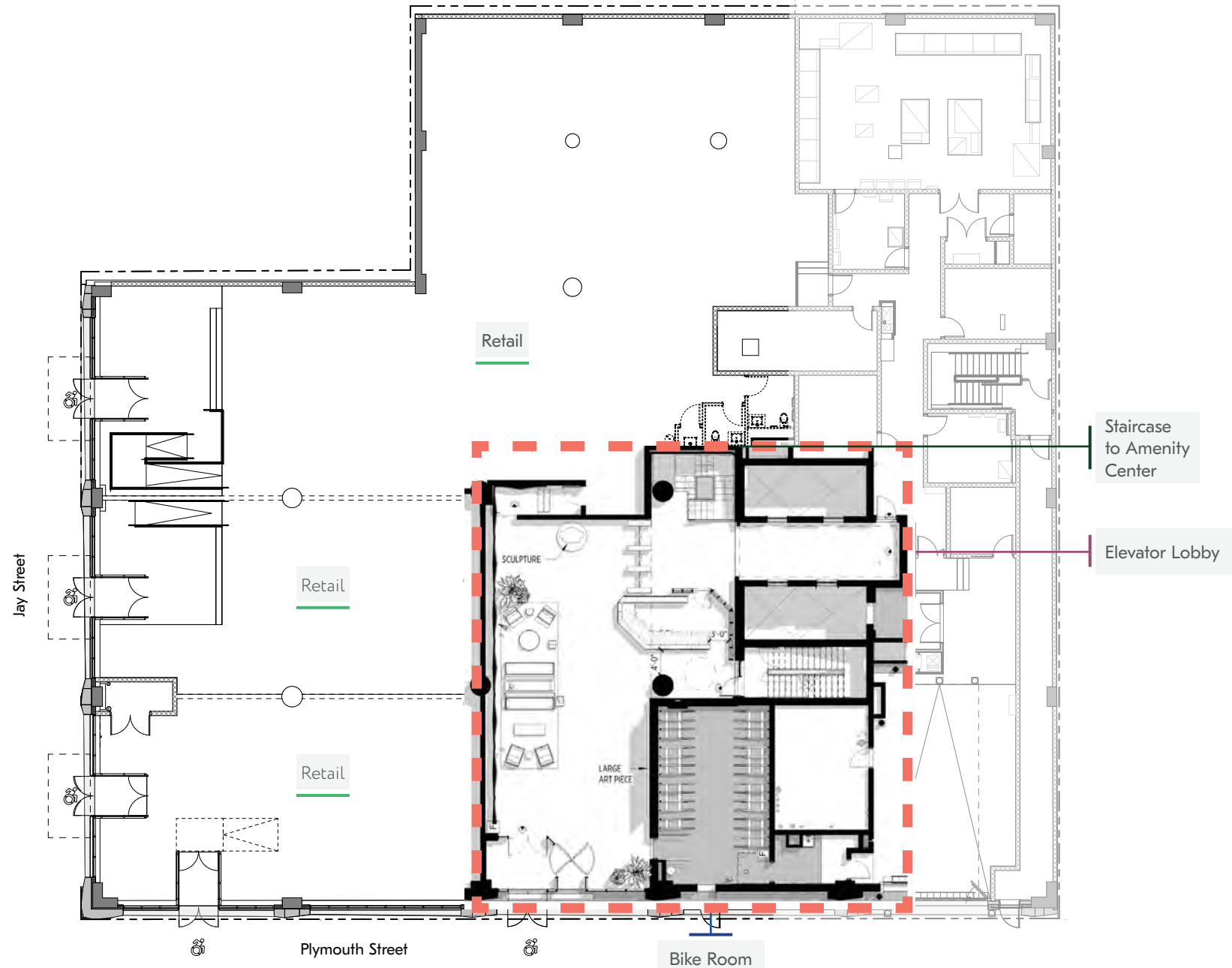
Building Entrance - Retail

29JAY

Building Entrance

Ground Floor

The spacious lobby welcomes tenants to the building with an ideal combination of natural materials including white oak, blackened steel, polished concrete, and ample greenery. Feature staircase provides access to the amenity center. Tenants benefit from ground level bike storage with direct access to lobby.







The Jay

LOUNGE

programmed for productive work or relaxation

CULINARY

staging area for catering

LOCKER ROOMS

dedicated men's and women's, each with showers

BAR

offering juice, coffee, and grab & go snacks

CONFERENCE ROOMS

divisible and A/V equipped

- Fitness
- Meeting Rooms
- Lounge





Amenity Center — Lounge



Amenity Center — Lounge / Event Space



Amenity Center — Lounge / Bar



Amenity Center — Gym



Amenity Center — Gym



Amenity Center — Yoga



The Rooftop

Crowning 29 Jay is a 10,000+ SF outdoor eden designed for intimate or corporate gatherings where covered cabanas, group seating, and dining areas reveal epic views of the waterways, bridges, and majestic Manhattan and Brooklyn skylines.



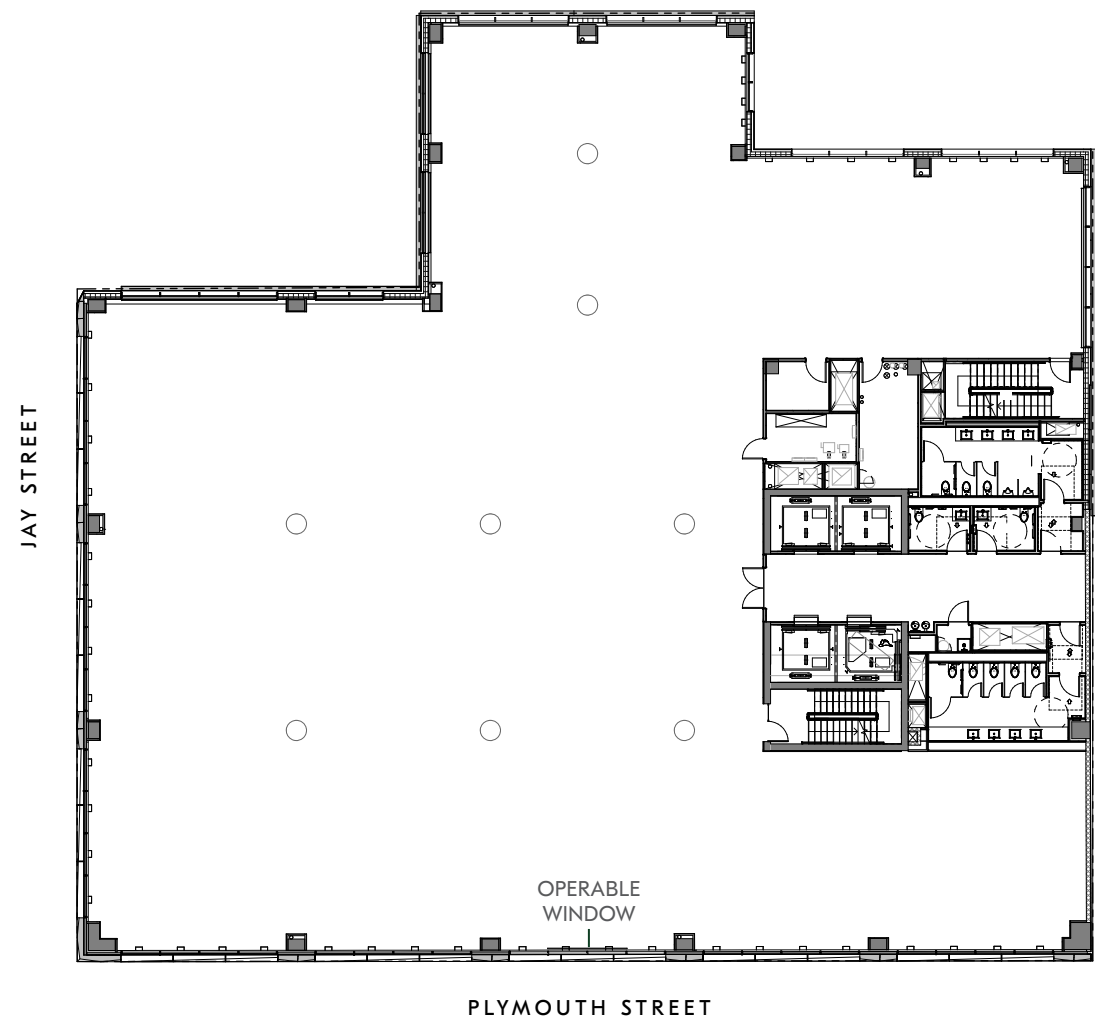
Rooftop Terrace



Rooftop

Typical Floor

23,500 RSF



Core & Shell



[VIEW ALL FLOOR PLANS](#)



Open Plan Test Fit



Office Space



Office Space



Office Space

2nd Floor

23,554 RSF with Private Terrace Opportunity



*Square footage measurements are approximate. Exact square footage to be finalized.





Panoramic Views of NYC



Neighborhood views



DUMBO House



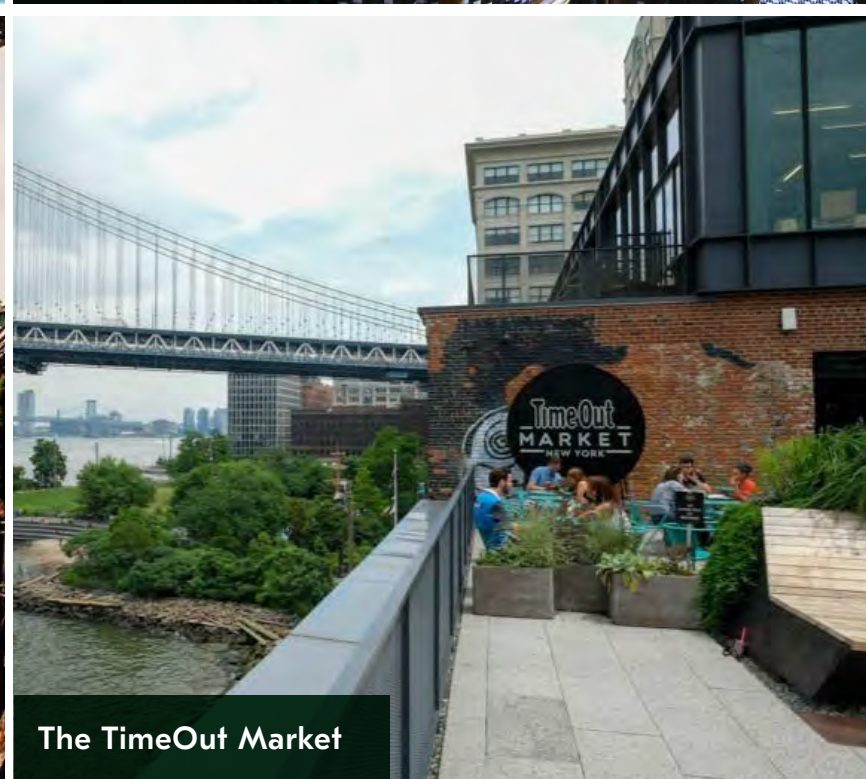
Cecconi's Dumbo



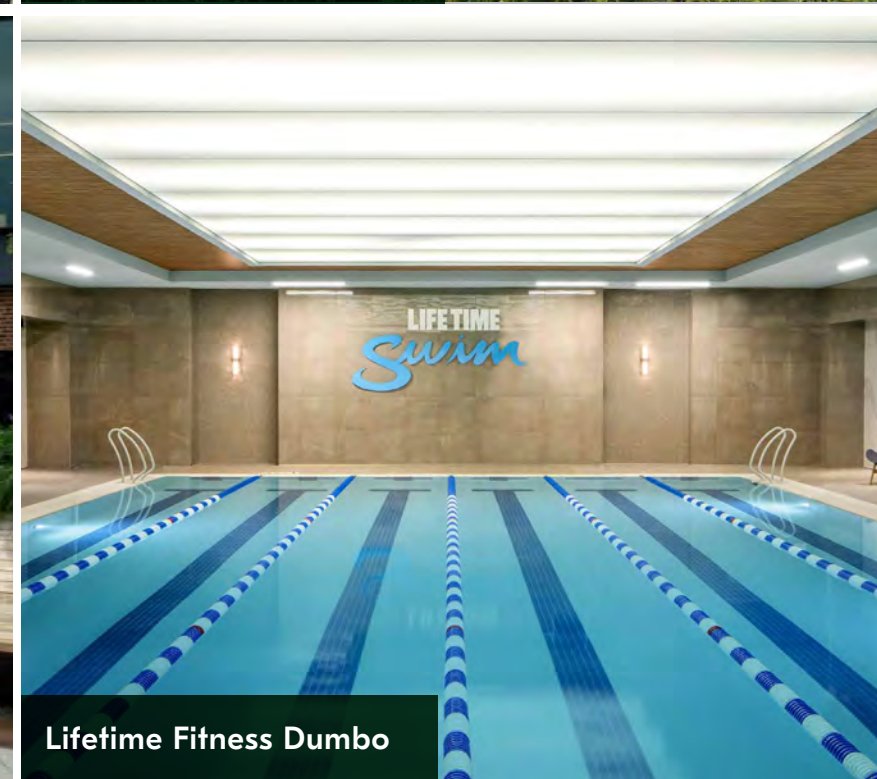
1 Hotel Brooklyn Bridge



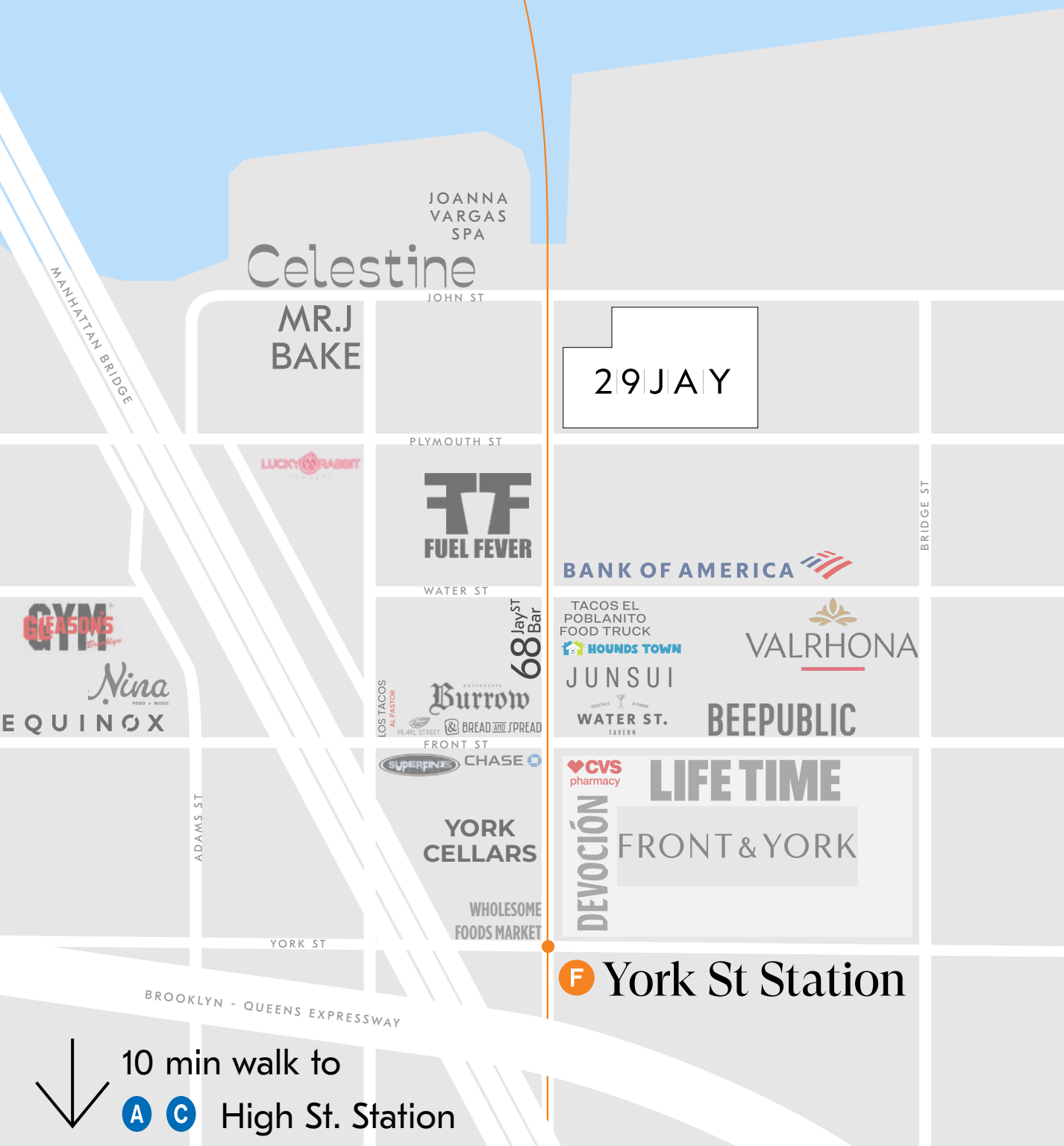
The Riverhouse Cafe



The TimeOut Market



Lifetime Fitness Dumbo



DUMBO.

Where People Want to Be.

Location is everything. This authentic, vibrant, and welcoming waterfront enclave—where culture, design, creativity, and innovation converge—is New York’s most desirable destination to live and work.

Unique As-of-Right Incentives Could Save You \$4.7 Million/Floor



Program	Per RSF per Year
REAP Relocation Employment and Assistance Program Provides for a \$3,000 tax credit per employee per year (capped at 12 years) for eligible companies	\$15.00
CRT Commercial Rent Tax Abatement Tenants are exempt from Commercial Rent Tax for the entire term of the lease. Commercial office tenants in NYC pay a Commercial Rent Tax equal to 3.9% of gross rent. The benefit has no term limits.	\$3.71
ECSP The Energy Cost Savings Program Provides for a 35-45% reduction off of standard rates in the cost of electric and natural gas rates and the Business Incentive Rate (BIR) provides for a 30-35% reduction in the cost of electric delivery.	\$0.88
Total Savings	\$19.58

NUMBERS ASSUMES A 23,766 RSF TRANSACTION FOR A 10-YEAR TERM WITH A DENSITY OF 200 RSF PER PERSON WITH A STARTING BASE RENT OF \$95.00 PER RSF

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Jeffrey Sussman 212 554 0555 jsussman@ejmequities.com

Matt Pynn 212 554 0589 mpynn@ejmequities.com

Peter Turchin 212 984 8364 peter.turchin@cbre.com

Evan Haskell 212 984 8049 evan.haskell@cbre.com

Ross Zimbalist 212 984 8162 ross.zimbalist@cbre.com

Hayden Pascal 212 895 0930 hayden.pascal@cbre.com

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