



STABLE BUILDING

STABLE BUILDING



KLEMPERER
GALLERY

Nº 89

Nº 91

JANET BOBBS



Historic Building, Unparalleled Location

Introducing a two story, 7,898 SF, full-building opportunity in the heart of DUMBO, Brooklyn. Built in 1906, the Stable Building was originally constructed for the Robert Gair Company as a stable and storage space for carts and carriages. Renovated in 2015, this rare property allows a discerning retailer to plant their flag in this vibrant, cultural hub.

The world's most creative minds and cutting-edge companies have decided to build their businesses in DUMBO, establishing it as New York's innovation capital. With an eclectic mix of offices, boutiques, eateries, art galleries, and renowned cultural institutions, including St. Ann's Warehouse, the DUMBO neighborhood is a popular destination for New Yorkers and visitors alike.

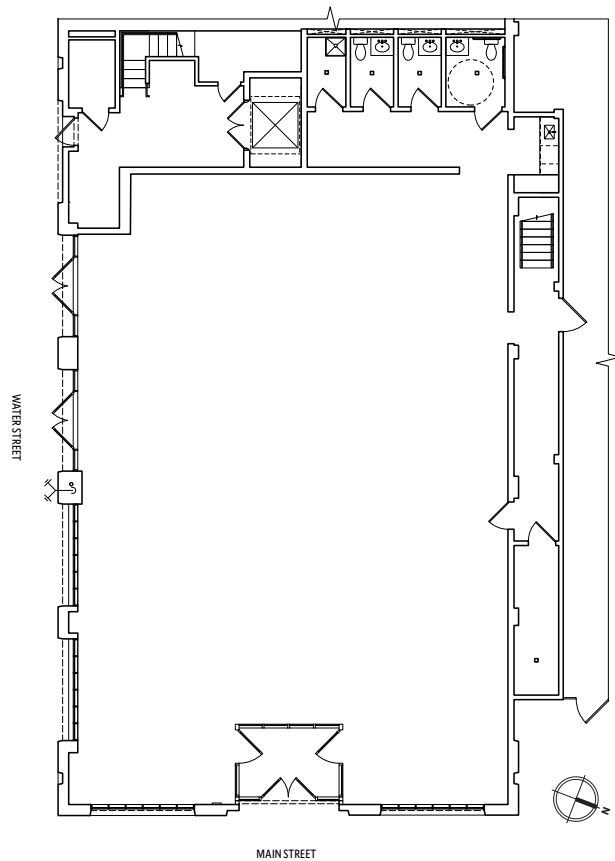
- Centrally located in the heart of DUMBO
- Corner location at the intersection of Water Street and Main Street
- One block away from Brooklyn Bridge Park and the East River waterfront
- Standalone, column-free, two-story building
- Marquee signage opportunity
- Floors can be leased together or separately
- Outside of landmark designation



Floor Plans: 7,898 SF Total

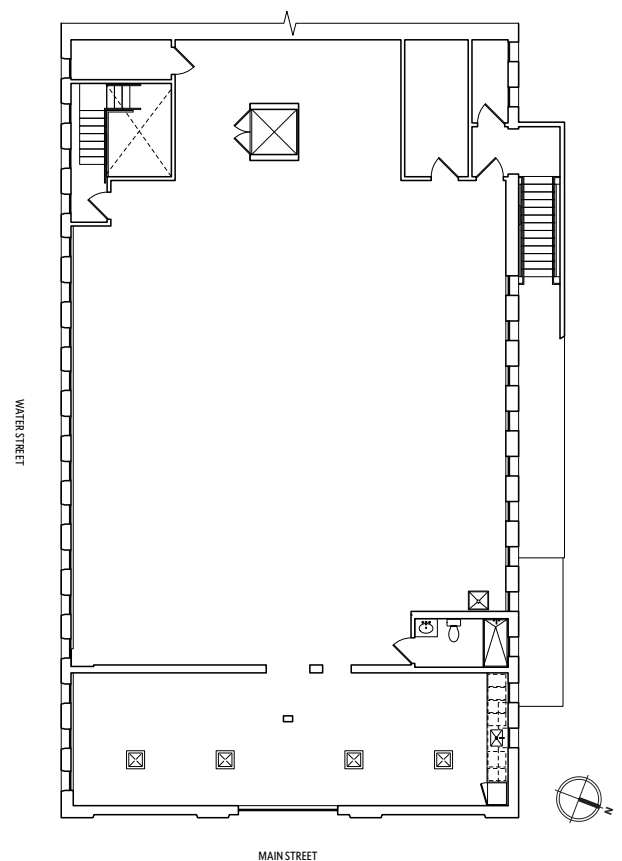
Ground Floor: 4,073 SF

- 16' 8" ceiling height
- Oversized storefront windows
- Built restrooms
- Column-free



2nd Floor: 3,825 SF

- Up to 27' ceiling height
- Large skylights
- Column-free





DUMBO Highlights

● Hospitality

- 1 Hotel
2. DUMBO House

● Residential Buildings

1. 60 Water Street
2. 25 Washington Street
3. 30 Washington Street
4. 81 Washington Street
5. Front & York
6. 98 Front Street
7. 69 Adams Street
8. Olympia DUMBO
9. The Clock Tower

● Food

1. Evil Twin Brewing
2. Sweetgreen
3. Starbucks
4. Seamore's
5. Westville
6. Almondine
7. Ceconni's
8. Jacques Torres
9. Dawn's Til Dusk
10. Chacha Matcha
11. Time Out Market
12. Jacob's Pickles
13. River Café

● Food Cont.

14. Luke's Lobster
15. Gair
16. Main Street Landing
17. Joe Coffee
18. Superfine
19. Devoción Coffee
20. Bread & Spread
21. Butler
22. Gran Electrica
23. Grimaldi's
24. Juliana's
25. Nina
26. Ignazo's

● Retailers

1. Ted Baker
2. Rodd & Gunn
3. John Fluevog Shoes
4. 2nd Street Vintage
5. West Elm
6. Front Street General Store
7. Thea Grant
8. Equinox
9. Circa Lighting
10. Ornare DUMBO
11. Reform Kitchen

☆ = Stable Building

twotreesny.com • 516.667.1341 • office@twotreesny.com
 Elizabeth Bueno – ebueno@twotreesny.com | Alyssa Zahler – alyssa@twotreesny.com
 Jarad Winter – jwinter@twotreesny.com | Nicole Serras – nserras@twotreesny.com

