

10 JAY STREET

**WATERFRONT RETAIL/RESTAURANT
SPACE WITH ROOFTOP DECK FOR LEASE
ON THE CORNER OF JOHN ST AND JAY ST
BROOKLYN, NY - DUMBO**



10 JAY

EXECUTIVE SUMMARY

Cushman & Wakefield is pleased to present a premier retail opportunity at 10 Jay Street, located in the heart of DUMBO, Brooklyn's most dynamic creative and lifestyle district. This 8,033 SF ground-floor retail space offers unmatched visibility and character, framed by panoramic views of the Manhattan Bridge and East River. The space benefits from high ceilings, expansive glass frontage, and a flexible open layout ideal for flagship retail, showroom, or experiential food & beverage concepts.

An additional outdoor terrace at the rear provides a rare opportunity for waterfront dining or lounge seating with direct bridge and river views, while sidewalk seating along Jay Street enhances street-level activation and brand exposure. Tenants also have the option to lease the 4,500 SF rooftop deck, offering breathtaking views of the Manhattan skyline, DUMBO waterfront, and Brooklyn Bridge Park — perfect for private events or an elevated customer experience.

Positioned among some of Brooklyn's most notable creative offices, luxury residences, and destination retail, 10 Jay Street represents a truly unique opportunity to establish a flagship presence in one of New York's most iconic waterfront neighborhoods.



10 JAY

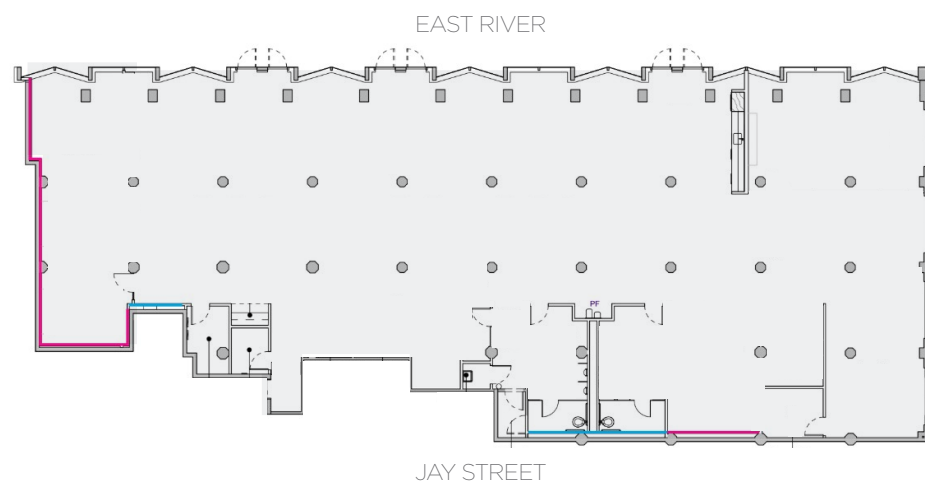
SPACE DETAILS

Ground Floor	8,033 SF
Rooftop Deck	4,500 SF
Asking Rent	Upon Request
Possession	Immediately
Term	Long Term

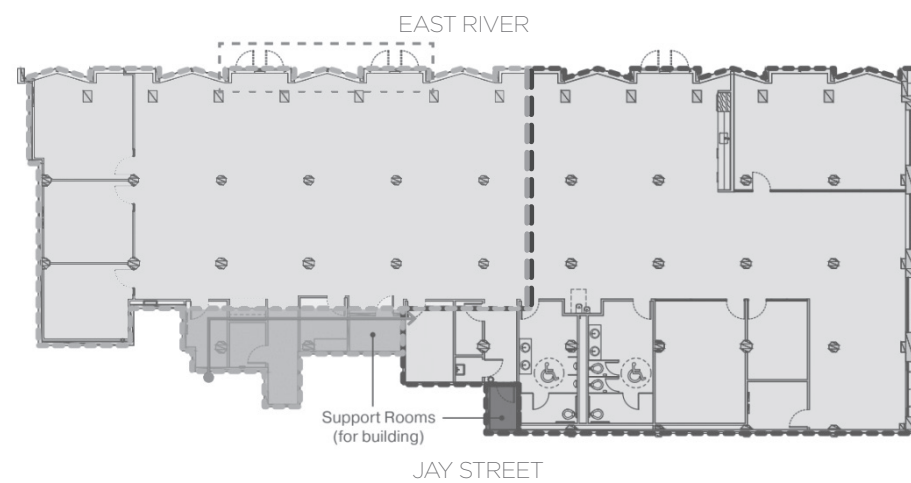
FEATURES

- Expansive retail space with views of the Manhattan Bridge
- Exhaust venting and gas in-place
- Ability to activate the rooftop deck
- Storage space can be made available
- Located at the base of Dumbo's premier waterfront office building

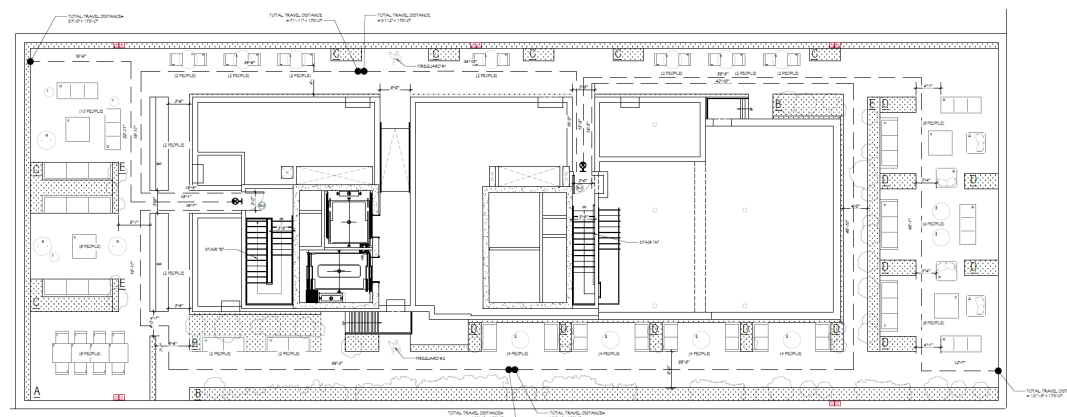
GROUND FLOOR - 8,033 SF



GROUND FLOOR DIVISION SCENARIO



ROOFTOP DECK - 4,500 SF



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LOCATION OVERVIEW

Located along Brooklyn's iconic waterfront, DUMBO (Down Under the Manhattan Bridge Overpass) has evolved into one of New York City's most desirable mixed-use neighborhoods — a dynamic blend of historic charm, creative energy, and global appeal. Once an industrial hub, DUMBO now thrives as a destination for innovative retail, acclaimed dining, luxury living, and cutting-edge tech and media offices. The cobblestone streets, converted warehouses, and waterfront parks create a uniquely authentic environment that attracts locals, professionals, and millions of visitors each year.

10 Jay Street is ideally positioned at the center of this energy, surrounded by landmarks such as the Manhattan Bridge, Brooklyn Bridge Park, and Empire Stores, as well as leading brands including Soho House's Dumbo House, Time Out Market, Cecconi's, and Equinox. The area benefits from strong pedestrian traffic, exceptional waterfront views, and convenient access to the F, A/C, and 2/3 subway lines, as well as ferry service connecting DUMBO to Manhattan and other Brooklyn neighborhoods.

As one of New York's most photographed and visited waterfront districts, DUMBO continues to attract a high-income, design-conscious audience, making it a premier location for flagship retail, experiential concepts, and elevated food & beverage operators seeking to align with Brooklyn's most influential creative community.



10
JAY
ROOFTOP DECK





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