



PANORAMA
DUMBO



THE HEALTHY WORK ENVIRONMENT OF THE FUTURE

Panorama is a unique office and retail campus located along the DUMBO Brooklyn waterfront. Bolstered by the low-rise horizontal configuration and contemporary industrial-style design features by Gensler, Panorama offers tenants an ideal alternative to the dense Manhattan office market.



CAMPUS OVERVIEW

2 CITY BLOCKS 5 INTERCONNECTED BUILDINGS



Full Gym & Locker Rooms



Bike Storage



Electric Car Charging Stations

640,000±
SF Workspace

130
Private On-Site
Parking Spaces

40,000±
SF Retail

17
Terraces

Designed to offer a more intimate outdoor gathering space, the terraces spread throughout the Panorama Complex are perfect fresh air retreats. Add some plants and comfortable seating to create a welcome break area or meditation garden. Employees appreciate the availability of a quiet retreat without having to leave the office.

25
COLUMBIA
HEIGHTS

30
COLUMBIA
HEIGHTS

50
COLUMBIA
HEIGHTS

58
COLUMBIA
HEIGHTS

55
FURMAN
STREET

SIGNAGE
OPPORTUNITY

Pier 1 DUMBO
Ferry Landing

Brooklyn Bridge Park

25 COLUMBIA HEIGHTS

	6,397	RSF	** 12
	12,877	RSF	11
	23,453	RSF	10
	27,567	RSF	9
	27,551	RSF	8
	32,456	RSF	7
	36,826	RSF	6
	31,930	RSF	5
	33,337	RSF	4
	25,264	RSF	LOBBY 3
	12,499	RSF	2
		PARKING GARAGE	1

*Total RSF: **270,157**

30 COLUMBIA HEIGHTS

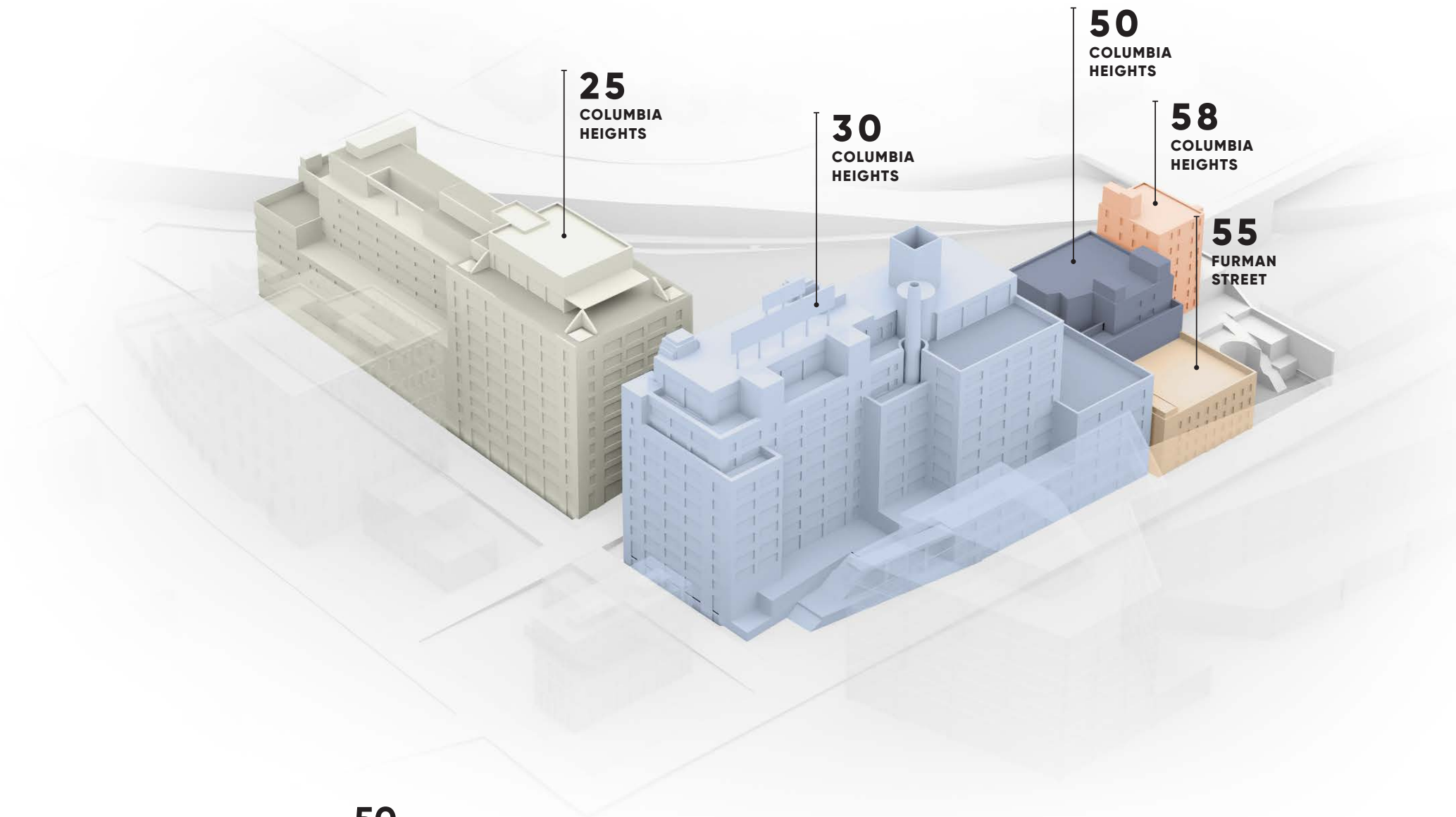
	17,530	RSF	**12
	27,295	RSF	11
	26,973	RSF	10
	29,996	RSF	9
	29,935	RSF	8
	30,064	RSF	7
	37,455	RSF	6
	37,521	RSF	5
	36,104	RSF	4
	28,200	RSF	LOBBY 3
			RETAIL, GYM 2
			RETAIL 1
			CELLAR

*Total RSF: **301,073**

* Office Floors Total RSF ** Specialty Floor

PANORAMA

CAMPUS SUMMARY



50 COLUMBIA HEIGHTS

6,410	RSF	7
6,407	RSF	6
7,653	RSF	5
7,705	RSF	4
6,335	RSF	3
6,314	RSF	2
		1

*Total RSF: **40,824**

58 COLUMBIA HEIGHTS

2,796	RSF	6
2,796	RSF	5
2,796	RSF	4
2,796	RSF	3
2,065	RSF	2
		1

*Total RSF: **13,249**

55 FURMAN STREET

7,301	RSF	3
7,245	RSF	2
		1
		CELLAR

*Total RSF: **14,546**

FACT SHEET



TENANT ACCESS

Renovated lobbies, attended 24 hours a day, 7 days per week



DATA / IT

Pre-wired with high speed internet capability



ELEVATORS

Modernized vertical transportation systems including destination dispatch system and 10 new elevator cabs traveling at 350 feet/minute with a capacity up to 3,500 lbs.



FLOOR LOADS

Live load - 150 lbs per sf



ELECTRICAL

6 watts per rsf exclusive of base building air conditioning



ACCESSIBILITY

The buildings will be fully ADA compliant



HVAC

Heating – Campus boiler plant located in 30 Columbia Heights provides steam distribution to mechanical rooms located on each floor.

Cooling – New cooling towers and chillers provide condenser water tie-in points to mechanical rooms located on each floor



LIFE SAFETY

Independent Class “E” fire alarm system with a Fire Command Station located at the concierge desk in each lobby. Complete sprinkler infrastructure in accordance with the NYC building code.



SECURITY

Card access readers in lobby
CCTV security monitoring and access control
New lobby turnstiles



CEILING HEIGHT

Typical slab-to-slab 11’ 0” +/-
Double-height slab-to-slab of up to 18’ 0” +/- on certain floors



BUILDING MANAGEMENT SYSTEMS

BMS utilizes direct digital control technology for monitoring and control of building systems



SUSTAINABILITY

Pursuing LEED certification

AS-OF-RIGHT INCENTIVES

INCENTIVES & RELATED BENEFITS

AVERAGE ANNUAL VALUE

TOTAL VALUE

\$/SF

Per Floor*

Per Floor over 12 years*

Relocation & Employment Assistance Program (REAP)

12-year Tax Credit (\$3K/employee per year)

\$15.00 - \$20.00**

\$540,000 - \$720,000

\$6,480,000 - \$8,640,000

Commercial Expansion Program (CEP)

5-year Real Estate Tax Abatement

\$1.00

\$36,000

\$360,000

Exemption from Commercial Occupancy Tax

NYC CRT Exemption for Lease Term

\$3.00

\$108,000

\$1,296,000

Energy Cost Savings Program (ECSP)

12-year Reduction (15-20%) to Energy Costs

\$0.50

\$18,000

\$180,000

Total Incentives / Benefit Value

\$20.00 - \$25.00**

\$700K - \$880K

\$8.3M - \$10.5M

Enrolled in ICAP, limiting RE taxes over their base year.

* Based on 36,000 RSF base floor.

** Per SF incentive metrics will be driven by tenant's density metrics.



CENTRALLY LOCATED FOR A HEALTHIER COMMUTE

Panorama is in a prime DUMBO, Brooklyn waterfront location with convenient access to variety of alternative transportation options. Nearby ferry, biking, walking, and driving routes offer opportunities for ample space and air on your way into work.

30-MINUTE WALK FROM LOWER MANHATTAN
and surrounding residential neighborhoods including Brooklyn Heights, Cobble Hill, Boerum Hill, and Carroll Gardens

3-MINUTE WALK FROM DUMBO PIER 1 FERRY
5 minutes to South Williamsburg and the Financial District and 15 minutes to Greenpoint

SEVERAL NEARBY CITI BIKE LOCATIONS AND BIKE PATHS
15 minutes to Lower Manhattan, Park Slope, or Williamsburg – plus on-site bike and scooter storage

10-MINUTE WALK FROM 5 SUBWAY LINES
and direct access to 25, 67, and 69 bus routes – 25 minutes to Grand Central, Midtown South, or Williamsburg



ON-SITE PARKING GARAGE
with 130 spaces and electric charging stations

EASY ACCESS FROM MAJOR THROUGHWAYS
minutes from the Brooklyn Queens Expressway/278, Hugh Carey Tunnel/478, and Brooklyn and Manhattan Bridges

FOOD, BEVERAGE & LIFESTYLE

BROOKLYN BRIDGE PARK

FULTON FERRY LANDING

The River Café



BROOKLYN ICE CREAM FACTORY

lizzmonade

NEIGHBORS CAFE

THE OSPREY

1 HOTELS

JANE'S CAROUSEL

SUGARCANE

SMILE TO GO

FELLOW BARBER

SHINOLA DETROIT

LUKE'S

IGNAZIO'S



SHAKE SHACK

7 OLD FULTON

Juliana's PIZZA

GRAN/ELÉCTRICA

GRIMALDI'S

SOHO HOUSE

CECCONI'S

J.CREW

FEED

SEAMORE'S

VINEGAR HILL HOUSE

west elm

Jacques Torres CHOCOLATE

swêetgreen



BoConcept

SCOTCH & SODA AMSTERDAM COUTURE

ALMAR

FORAGERS

BROOKLYN FLEA



Celestine

BROOKLYN ROASTING COMPANY

CHASE

LOS TACOS

DUMBO



westville

DUMBO KITCHEN



F

ENTRANCE/EXIT BROOKLYN BRIDGE PEDESTRIAN PATH

BLUESTONE LANE

Taco Dumbo

DUMBO HEIGHTS

Etsy

untamed SANDWICHES

PANORAMA

BROOKLYN HEIGHTS WINE BAR & KITCHEN

TUTT CAFE

Jack the Horse Tavern

NOODLE PUDDING

CRANBERRY'S

HENRY ST. ALE HOUSE

SOCIALE Brooklyn

KOGANE RAMEN

GRISTEDE'S FOODS

vineapple

TAZZA

Park Plaza DINER & BAKERY

BROOKLYN HEIGHTS

JOE COFFEE COMPANY

2

3

A

C



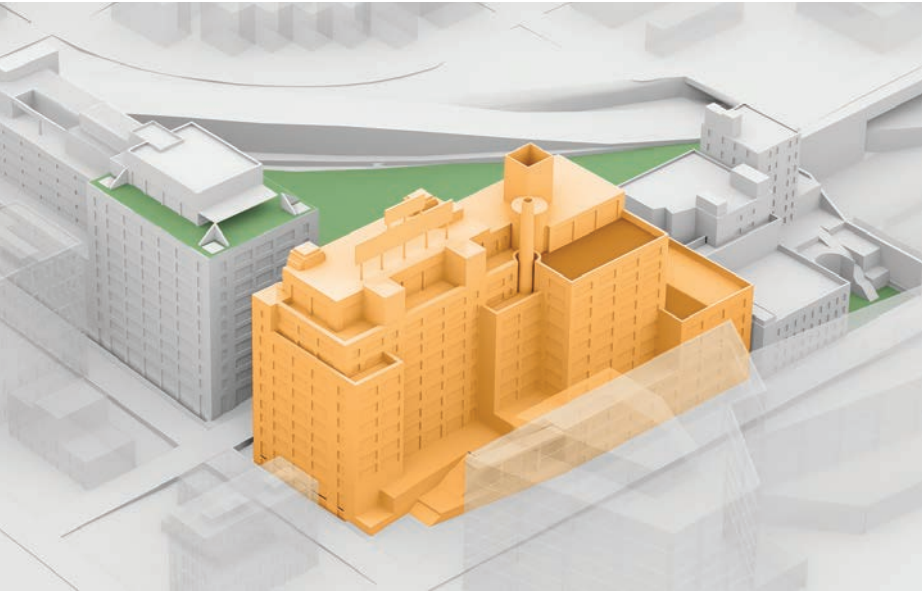
ARTISTIC RENDERING

PANORAMA



30 COLUMBIA HEIGHTS

- 300,000 +/- SF Office
- 26,000 +/- SF Retail
- 10 Terraces
- Iconic Signage Opportunity
- On-Site Gym & Wellness Center

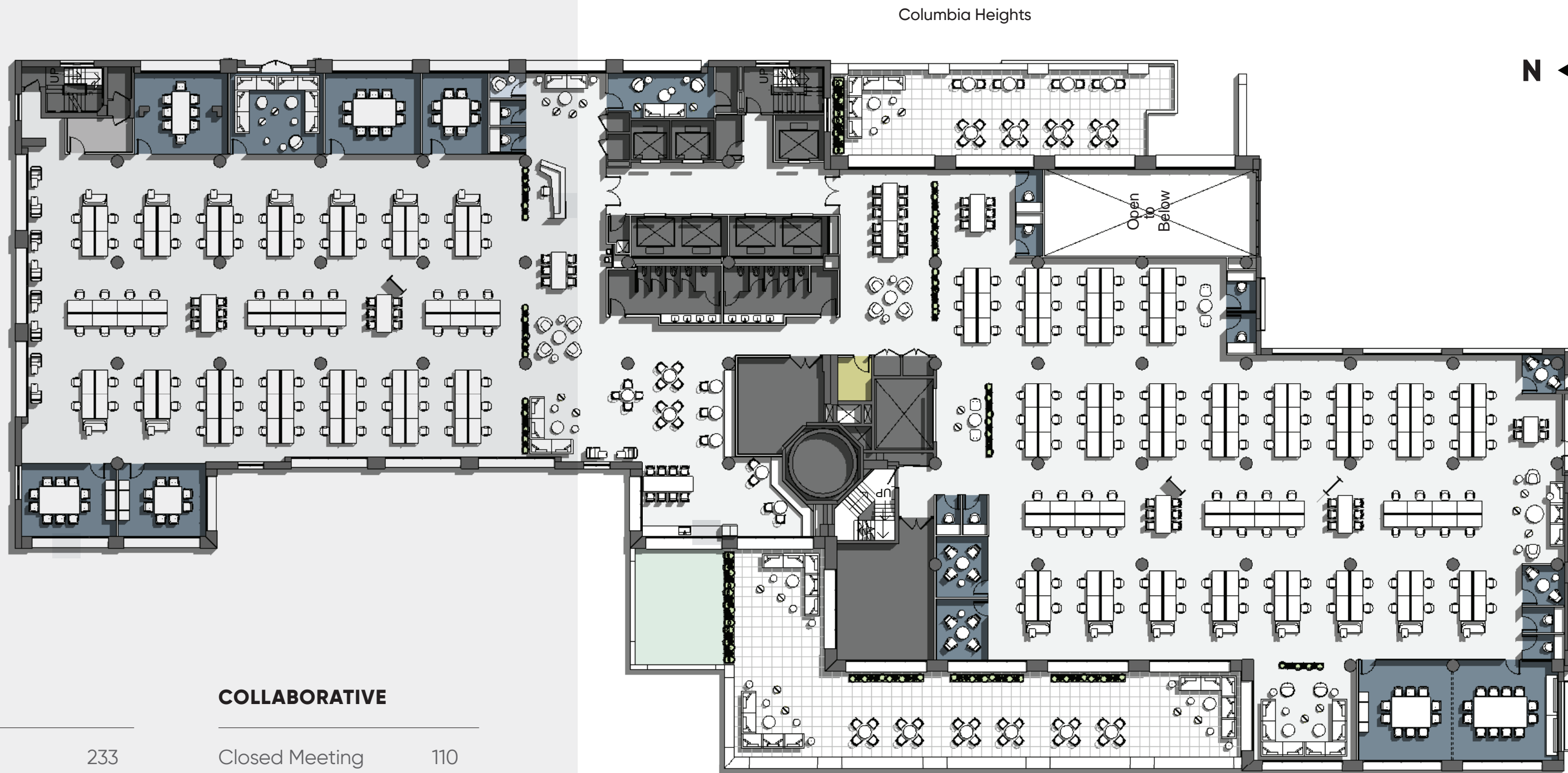


PANORAMA

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30
COLUMBIA
HEIGHTS



30 COLUMBIA HEIGHTS



4TH FLOOR TEST FIT

SEATING

Workstations	233
Offices	0
Reception	1
Total Occupancy	234

RATIOS

COLLABORATIVE

Closed Meeting	110
Open Collaboration	108
Total Collaboration	218

Collab: Work Seat 1:1

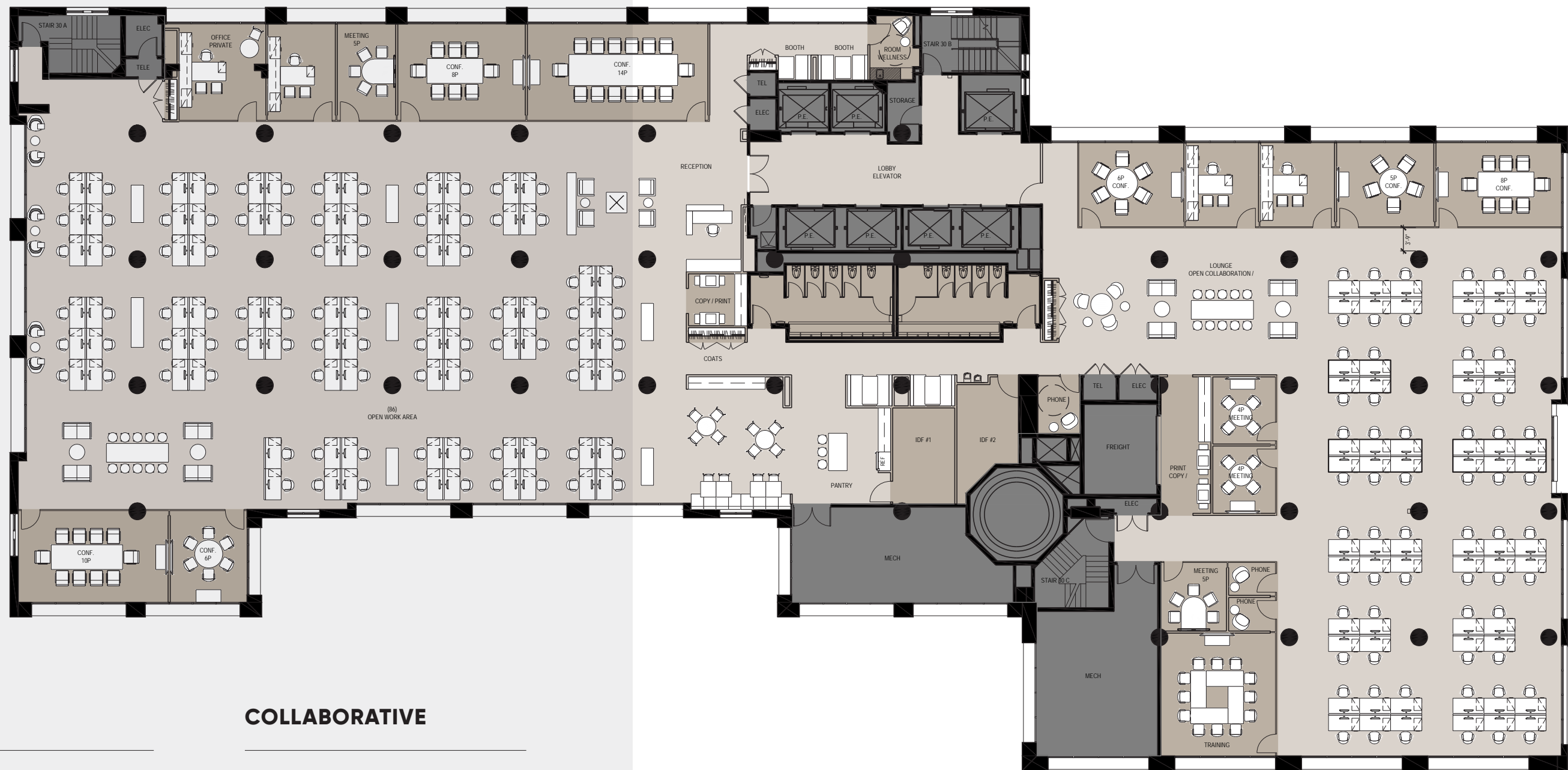
Furman St.

36,104 RSF

RSF/Pers : **156**

30 COLUMBIA HEIGHTS

Columbia Heights



8TH FLOOR TEST FIT

SEATING

Workstations	154
Offices	4
Reception	1
Total Occupancy	159

COLLABORATIVE

Closed Meeting	14
Open Collaboration	5
Total Collaboration	19

RATIOS

Collab: Work Seat 1.39:1

Furman St.

29,935 RSF

RSF/Pers : **156**

30 COLUMBIA HEIGHTS

Columbia Heights



8TH FLOOR SOCIAL DISTANCE TEST FIT

SEATING	
Workstations	94
Offices	4
Reception	1
Total Occupancy	99

COLLABORATIVE	
Closed Meeting	14
Open Collaboration	5
Total Collaboration	19

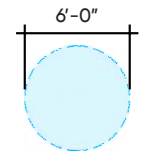
RATIOS

Collab: Work Seat 1:09.1

Furman St.

29,935 RSF

RSF/Pers : **156**



Socially Distanced Occupied seat

Protective Panel

Hand Sanitizer Stations

PPE Station

* Plan recommendations are in accordance with the New York State Department of Health "Interim Guidance for Office-Based Work During the COVID-19 Public Health Emergency" published May 28th, 2020.



30 COLUMBIA HEIGHTS TYPICAL OFFICE FLOOR

ARTISTIC RENDERING



30 COLUMBIA HEIGHTS PENTHOUSE FLOOR

ARTISTIC RENDERING



ON-SITE GYM & WELLNESS CENTER

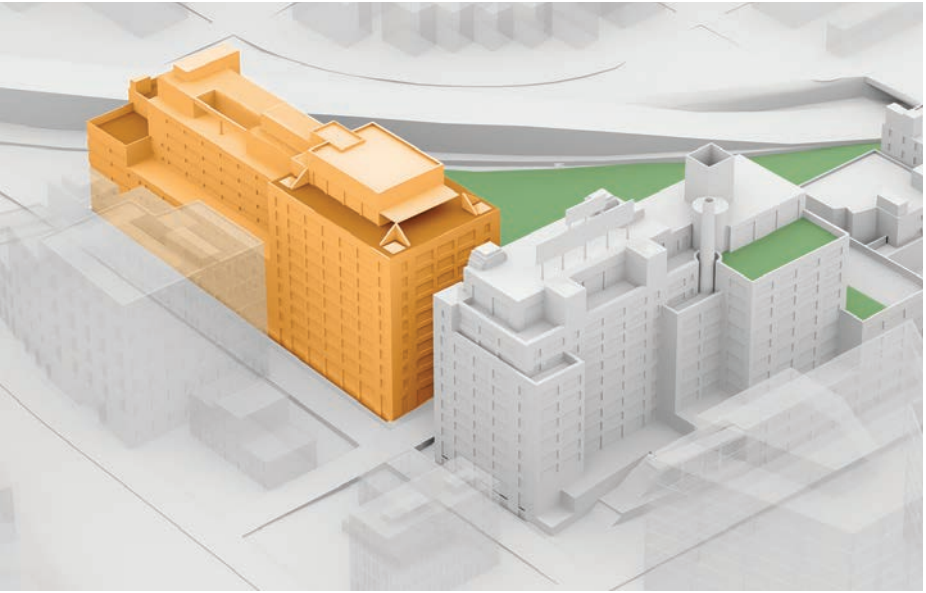
ARTISTIC RENDERING



P A N O R A M A

25
COLUMBIA
HEIGHTS

270,000+/- SF Office
7 Terraces
130-Car Private Garage



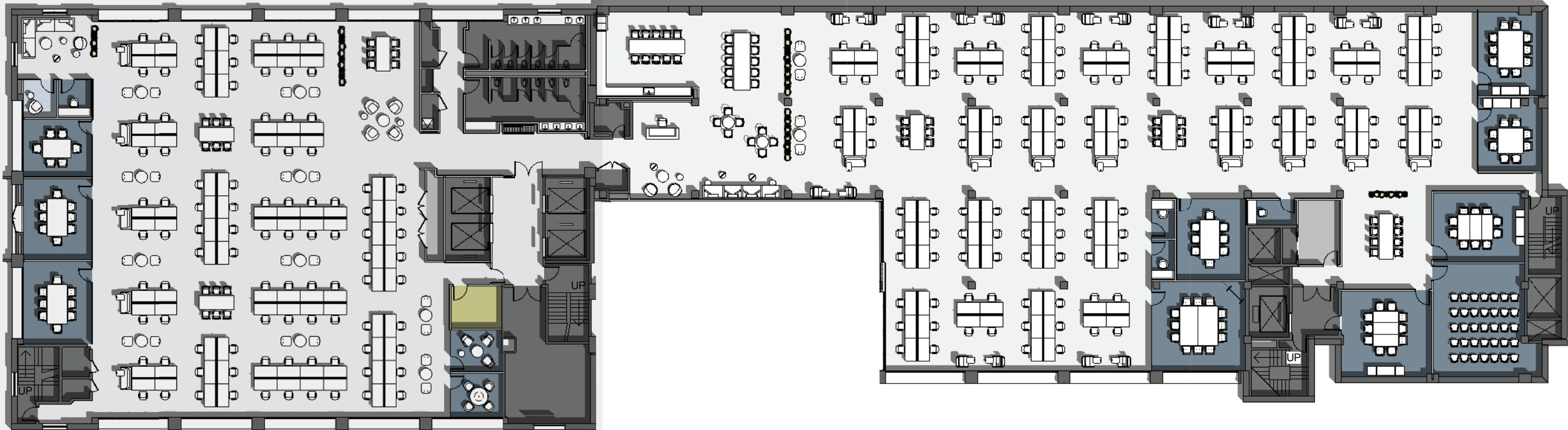


PANORAMA
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25
COLUMBIA
HEIGHTS

25 COLUMBIA HEIGHTS

Doughty St.



33,337 RSF

RSF/Pers : **140**

Vine St.

4TH FLOOR TEST FIT

SEATING

Workstations	233
Offices	0
Reception	1
Total Occupancy	234

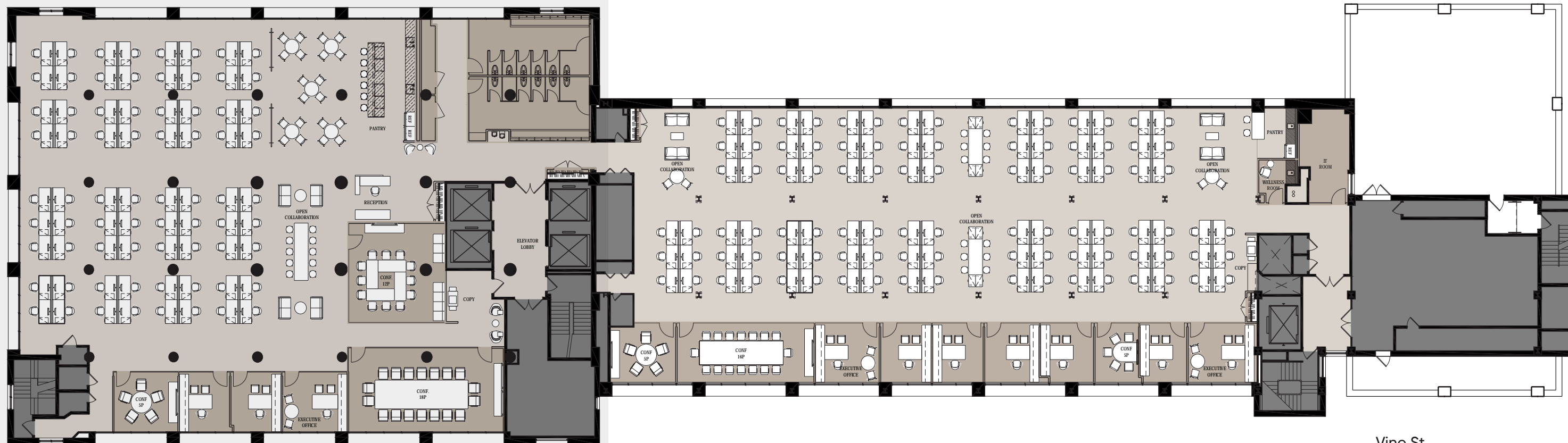
COLLABORATIVE

Closed Meeting	127
Open Collaboration	88
Total Collaboration	215

RATIOS

Collab: Work Seat 1:1.1

25 COLUMBIA HEIGHTS



27,551 RSF RSF/Pers : **140**

8TH FLOOR TEST FIT

SEATING

Workstations	168
Offices	10
Reception	1
Total Occupancy	179

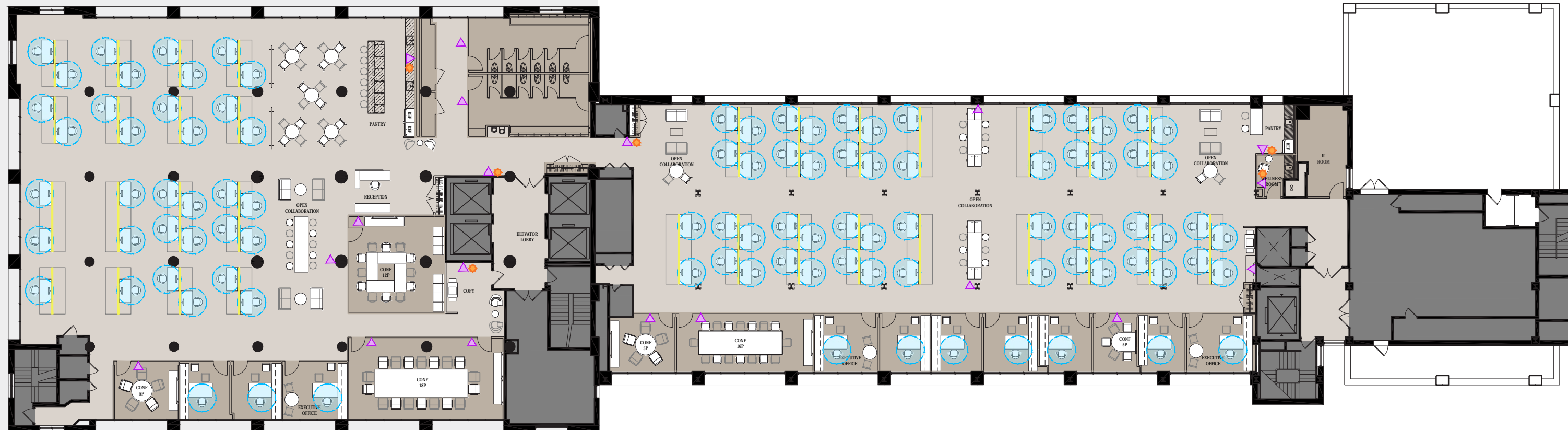
COLLABORATIVE

Closed Meeting	6
Open Collaboration	5
Total Collaboration	9

RATIOS

Collab: Work Seat 1.39:1

25 COLUMBIA HEIGHTS



8TH FLOOR SOCIAL DISTANCE TEST FIT

SEATING

Workstations	88
Offices	10
Reception	1
Total Occupancy	99

RATIOS

COLLABORATIVE

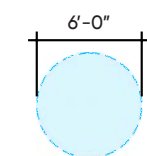
Closed Meeting	6
Open Collaboration	5
Total Collaboration	11

Collab: Work Seat 1.09:1



27,551 RSF

RSF/Pers : 140



Socially Distanced Occupied seat

Protective Panel

Hand Sanitizer Stations

PPE Station

* Plan recommendations are in accordance with the New York State Department of Health "Interim Guidance for Office-Based Work During the COVID-19 Public Health Emergency" published May 28th, 2020.



25 COLUMBIA HEIGHTS TYPICAL OFFICE FLOOR

ARTISTIC RENDERING



25 COLUMBIA HEIGHTS TYPICAL OFFICE FLOOR

ARTISTIC RENDERING



25 COLUMBIA HEIGHTS PENTHOUSE FLOOR

ARTISTIC RENDERING



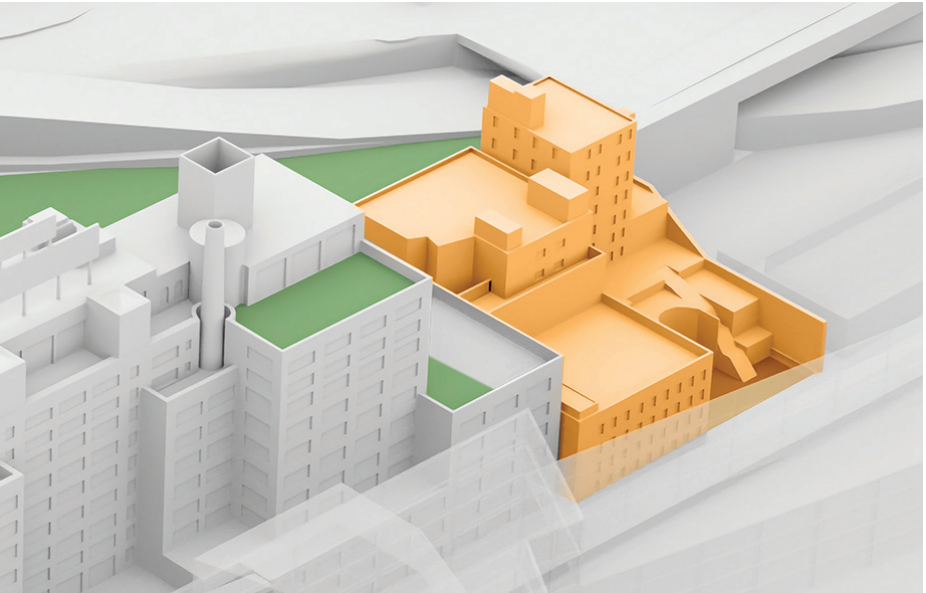
P A N O R A M A

50
COLUMBIA
HEIGHTS

58
COLUMBIA
HEIGHTS

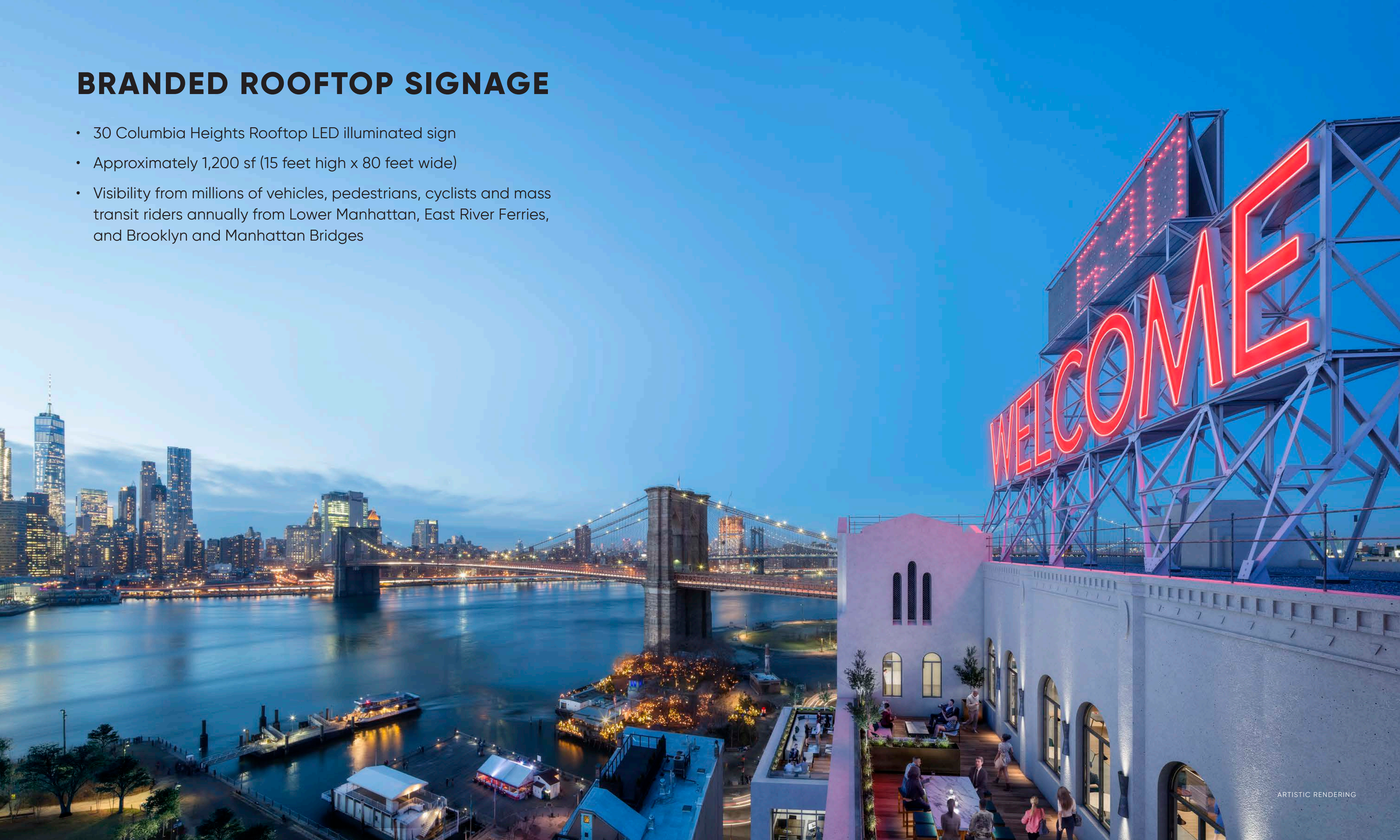
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FURMAN
STREET

65,000+/- SF Office
Landscaped Furman Courtyard
7,500+/- SF Restaurant Opportunity



BRANDED ROOFTOP SIGNAGE

- 30 Columbia Heights Rooftop LED illuminated sign
- Approximately 1,200 sf (15 feet high x 80 feet wide)
- Visibility from millions of vehicles, pedestrians, cyclists and mass transit riders annually from Lower Manhattan, East River Ferries, and Brooklyn and Manhattan Bridges



THE PARTNERSHIP

CIM GROUP DEVELOPER

CIM is a community-focused real estate and infrastructure owner, operator, lender and developer. Since 1994, CIM has led more than \$60 billion of projects in metropolitan communities across the Americas on behalf of its own account and for its partners and co-investors. CIM's broad in-house expertise includes decades of research, acquisition, credit analysis, development, finance, leasing and property management experience in real assets located in and serving densely-populated communities, net-lease assets and other associated credit strategies. Using its disciplined approach and extensive in-house expertise, CIM seeks to create value in projects, which ultimately enhances communities.

LIVWRK DEVELOPER

Founded in 2013, LIVWRK is a principal based real estate company concentrated on mixed use urban development. We practice handcrafted development, meticulously planning every element of the design & engineering process from the inception of a project to its completion.

GENSLER ARCHITECT

Gensler is a global design firm grounded in the belief that great design optimizes business performance and human potential. Our 4,800 practitioners networked across 46 offices use global perspective and local presence to innovate at every scale. Whether we are refreshing a retailer's brand or planning a new urban district or designing a super tall building, we strive to make the everyday places people occupy more inspiring, more resilient, and more impactful. Gensler's recent projects of note in New York include Condé Nast's Headquarters at One World Trade, One Soho Square and Etsy's Headquarters in DUMBO Heights.





P A N O R A M A
D U M B O

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