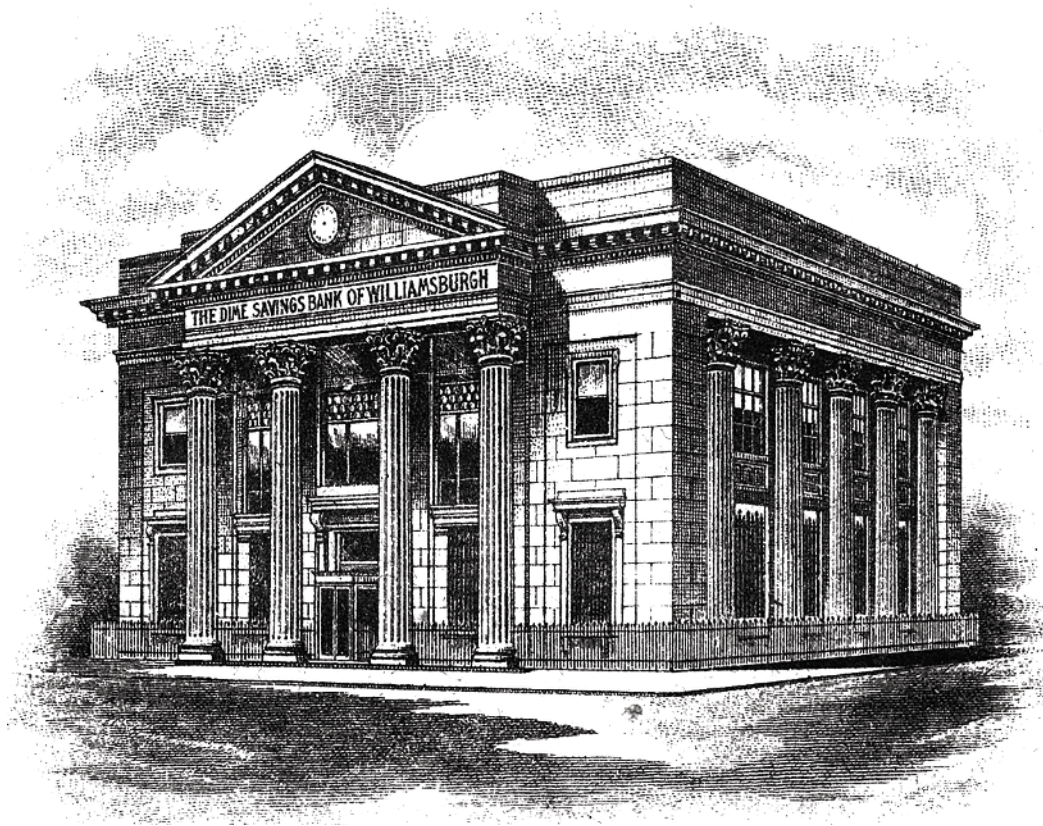


THE DIME.COM

The
DIME
OFFICES

209 HAVEMEYER • WILLIAMSBURG

The
DIME
OFFICES



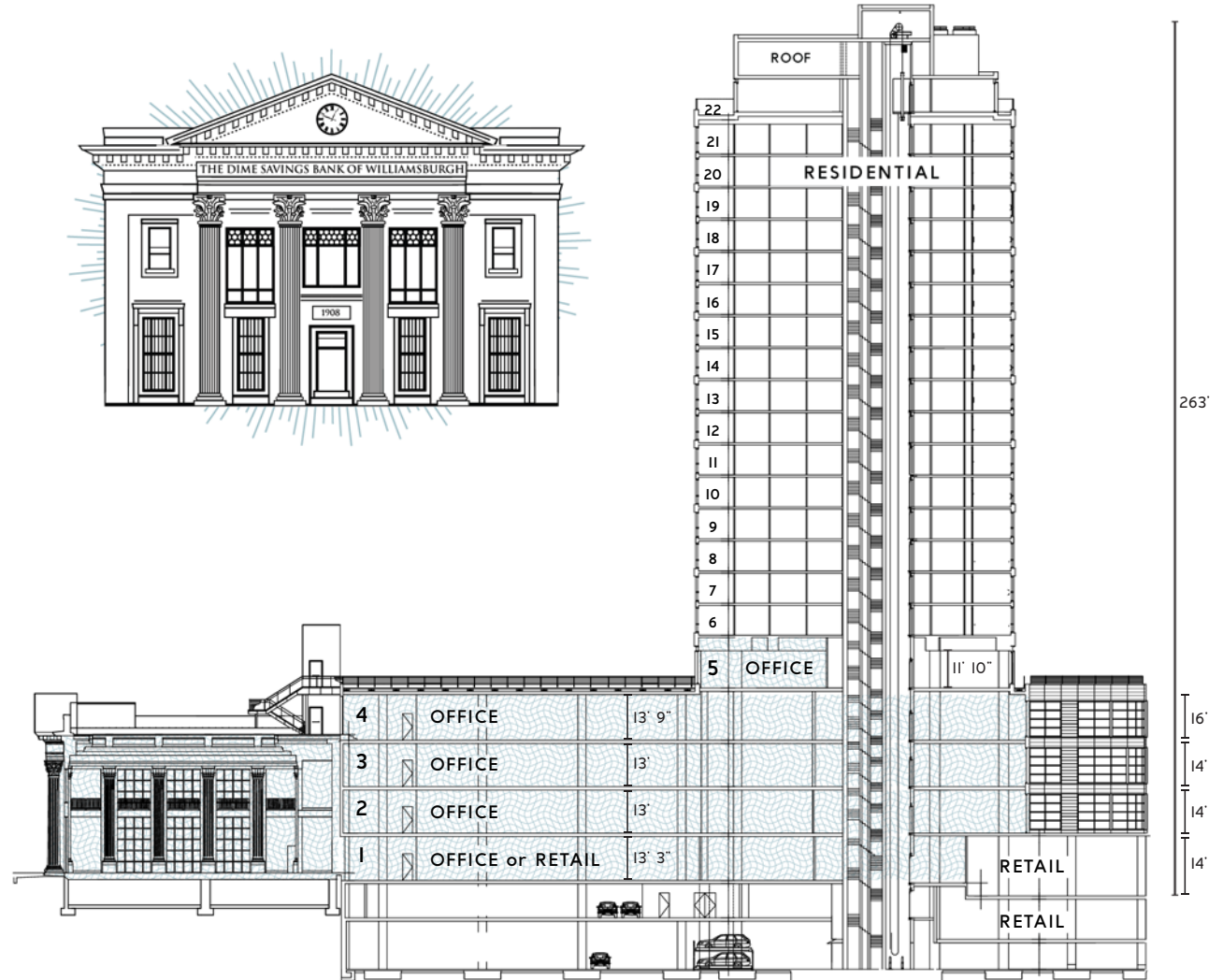


THE DIME

Positioned in the Heart of Southside Williamsburg

DESCRIPTION

The Dime is located at the base of a 23 story, state of the art mixed use tower with approx. 177 residential units and 105,000 sq. feet of office space.



FLOOR 2	34,350 RSF
FLOOR 3	33,500 RSF
FLOOR 4	33,500 RSF
FLOOR 5	3,350 RSF

CURATED
STYLE

UNRIVALED OFFICES

HIGHLY
EFFICIENT

A Neoclassical Icon. Erected in 1908. Ready to Lease in 2019.



PREMIUM OFFICE
AVAILABILITY

105,000
RSF

AVERAGE
FLOOR PLATE

34,000
RSF

CEILING
HEIGHTS

13-15
FEET

MULTI-TENANT TEST-FIT

SUITE A

PRIVATE OFFICE	5	CONFERENCE ROOM	2
WORKSTATIONS	108	MEETING ROOM	3
RECEPTION	1	PHONE ROOM	2
		IT/COPY ROOM	1
		PANTRY	1
		COAT CLOSET	1
TOTAL HEADCOUNT	114		

TOTAL RSF 15,400

SUITE B

PRIVATE OFFICE	5	CONFERENCE ROOM	2
WORKSTATIONS	100	MEETING ROOM	1
RECEPTION	1	PHONE ROOM	2
		IT/COPY ROOM	1
		PANTRY	1
		COAT CLOSET	1
TOTAL HEADCOUNT	106		

TOTAL RSF 12,000

SUITE C

PRIVATE OFFICE	3	CONFERENCE ROOM	1
WORKSTATIONS	48	MEETING ROOM	1
RECEPTION	1	PHONE ROOM	2
		IT/COPY ROOM	1
		PANTRY	1
		COAT CLOSET	1
TOTAL HEADCOUNT	52		

TOTAL RSF 7,000



SINGLE TENANT TEST-FIT

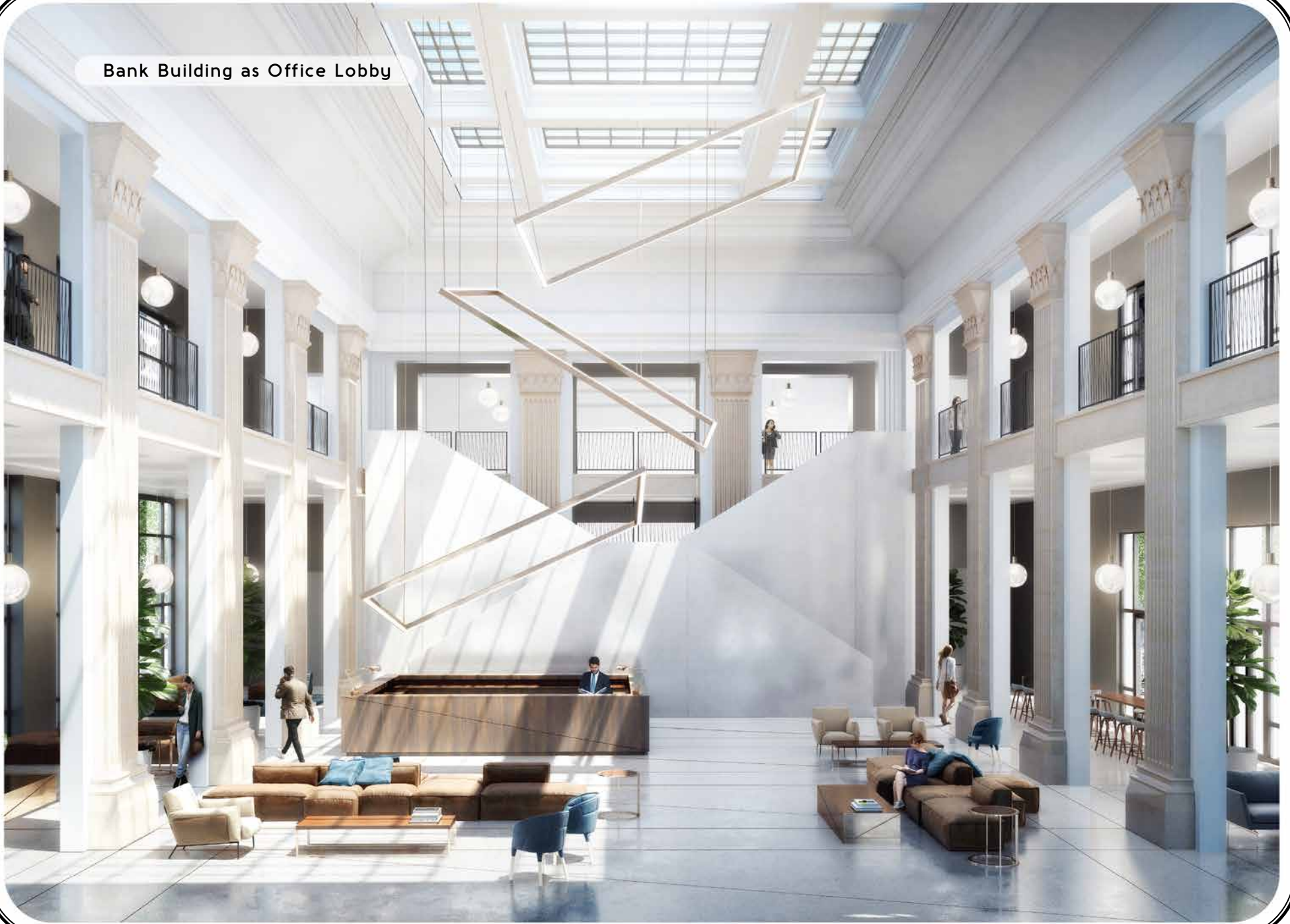
SUITE A

PRIVATE OFFICE	11	CONFERENCE ROOM	4
WORKSTATIONS	314	MEETING ROOM	5
RECEPTION	1	PHONE ROOM	8
		IT/COPY ROOM	1
		PANTRY	1
		COAT CLOSET	1
TOTAL HEADCOUNT	326		

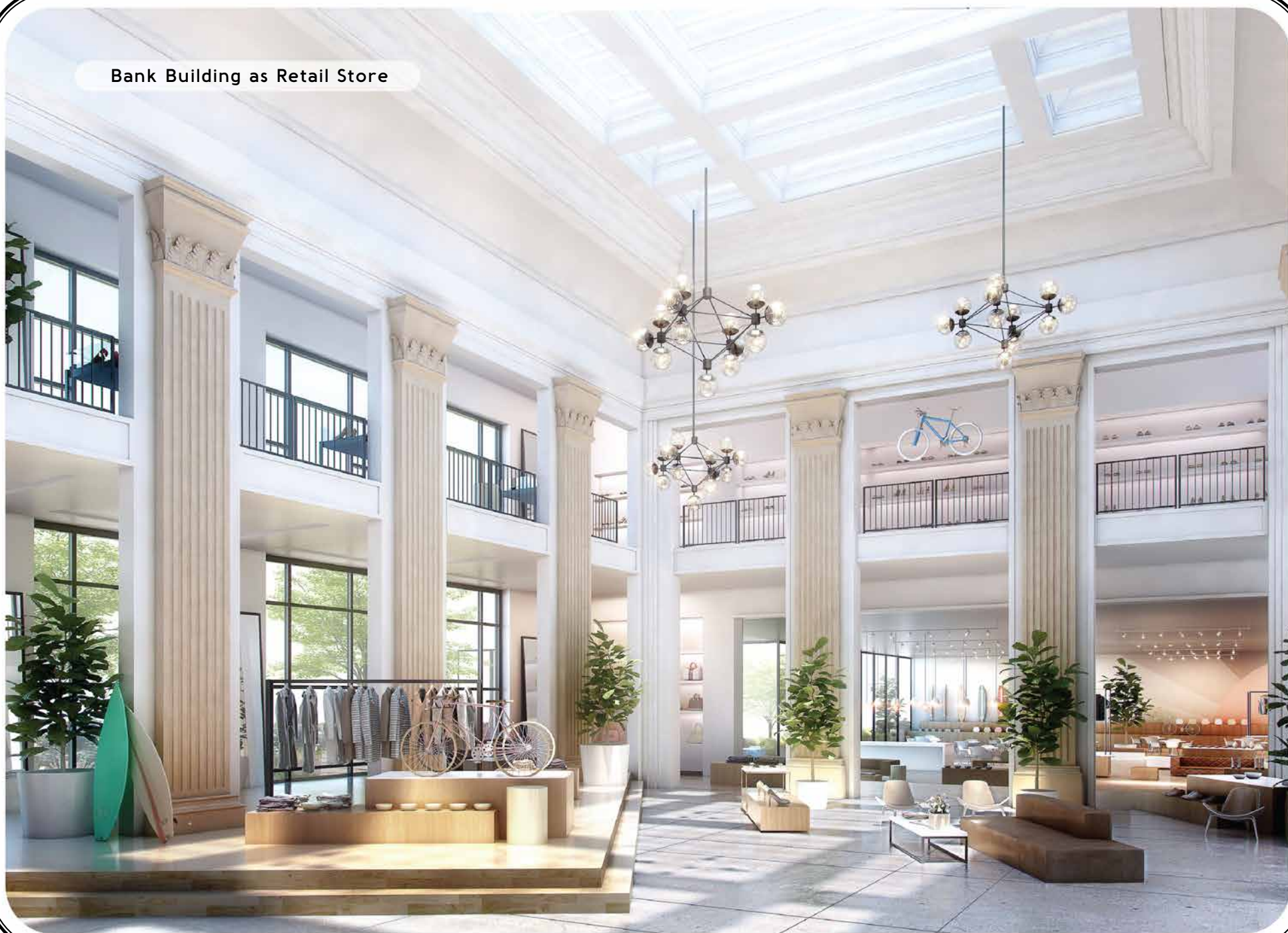
TOTAL RSF 34,350



Bank Building as Office Lobby

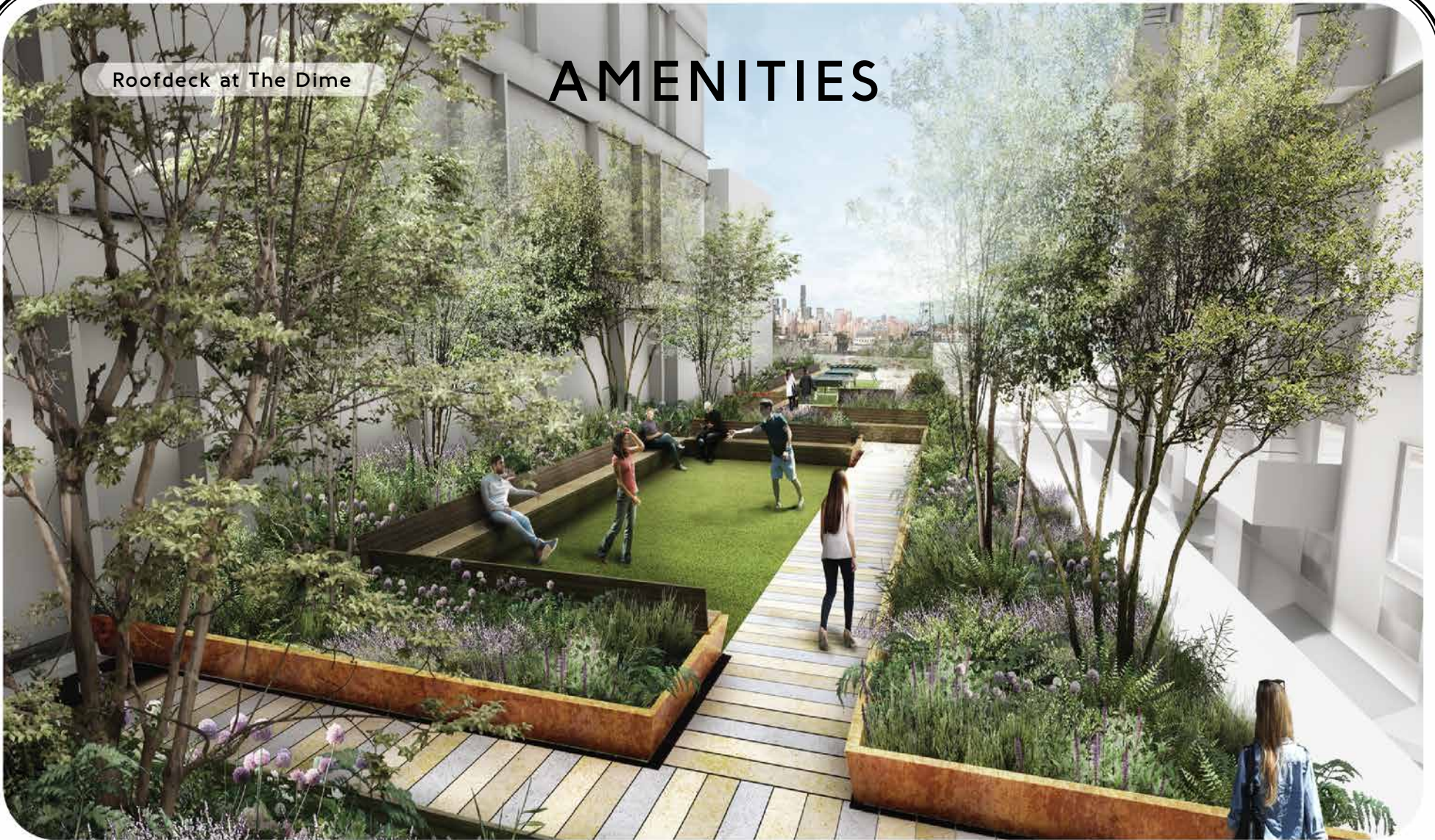


Bank Building as Retail Store



Roofdeck at The Dime

AMENITIES



OUTDOOR SPACES



RETAIL



TRANSPORTATION



PARKING



FOOD & BEVERAGE



GREAT VIEWS



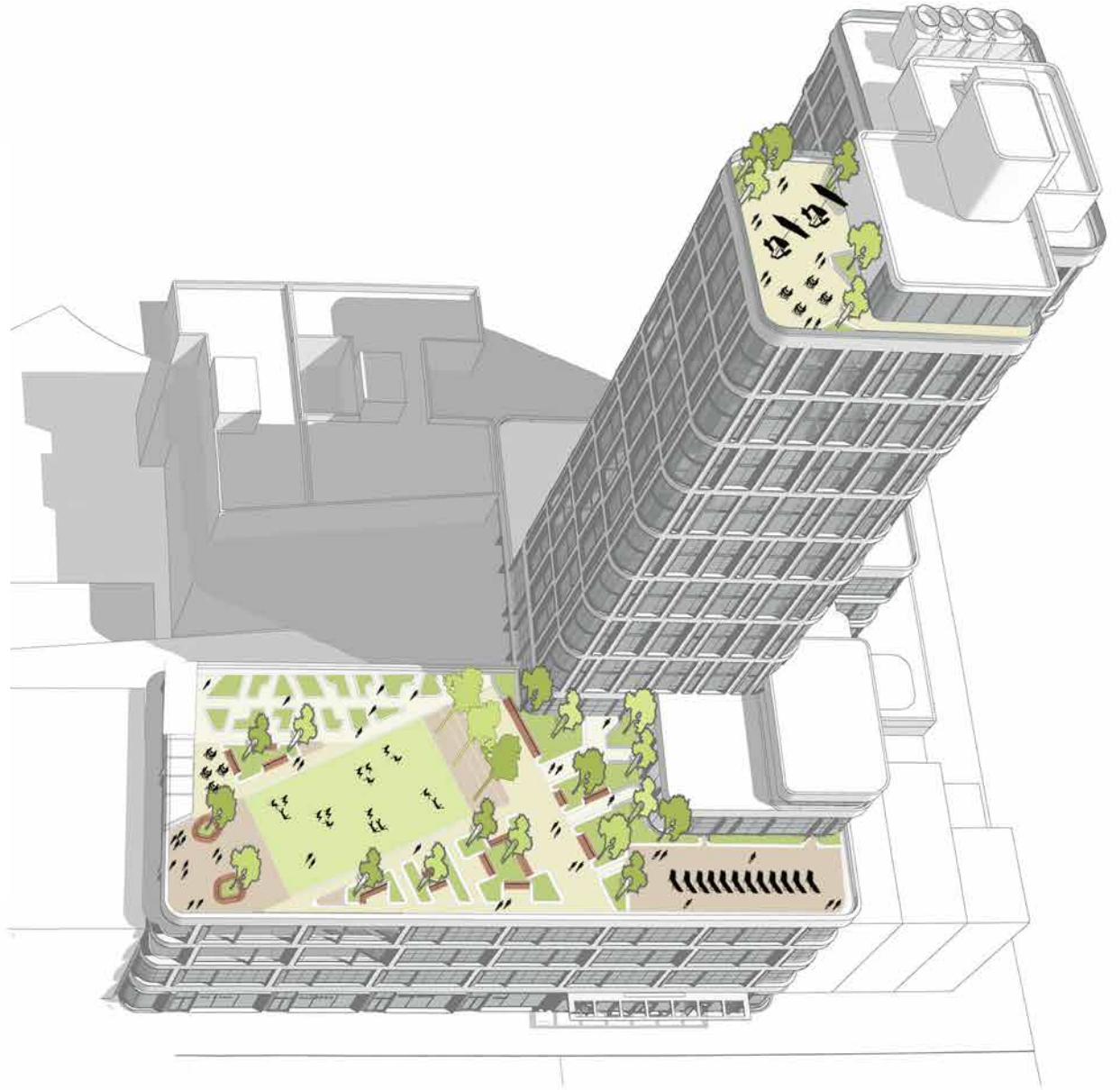
OUTDOOR SPACE ON EVERY FLOOR

2ND FLOOR 11,430_{SF}

3RD FLOOR 840_{SF}

4TH FLOOR 6,290_{SF}

5TH FLOOR 16,800_{SF}



TRANSPORTATION CONNECTIVITY

SUBWAY J,M,Z,L,G ONE STOP TO MANHATTAN
BIKE IN-BUILDING BIKE STORAGE
CITIBIKE MULTIPLE STATIONS IN CLOSE PROXIMITY

BUS B24 B44 B32 B62 Q54 Q59
FERRY EAST RIVER FERRY
WALK WALK ACROSS THE WILLIAMSBURG BRIDGE

5 BLOCKS TO EAST RIVER
 FERRY STATION LAUNCHING 2018
 ADJACENT CITIBIKE STATION/
 MULTIPLE BUS LINES



NEXT DOOR TO J,M,Z MARCY STATION
 ONE STOP FROM MANHATTAN
 TENANT PARKING IN SUB LEVEL

TRAVEL TIME TO MANHATTAN

	TRAIN	CAR
SOHO	24	15
UNION SQUARE	23	24
GRAND CENTRAL	28	24
WEST VILLAGE	23	25
PENN STATION	30	28

MINUTES

TRAVEL TIME TO BROOKLYN

	TRAIN	CAR
GREENPOINT	25	13
DUMBO	21	13
BUSHWICK	21	21
PARK SLOPE	36	30
BARCLAYS CENTER	35	22

MINUTES

EAST RIVER FERRY

J M Z L G

WILLIAMSBURG BRIDGE PLAZA BUS TERMINAL
 Q54 B24 B44 Q59 B32 B62

Proximity to Marcy Ave, JMZ Subway • One stop into Manhattan



WILLIAMSBURG BROOKLYN

LOCAL MAP

¼ MILE = 
40.7147°N, 73.9754°W

SELECTED BUSINESSES

- | | |
|-----------------------|-------------------------|
| 1 THE DIME | 25 LEVIS |
| 2 PETER LUGER | 26 JULIETTE |
| 3 DINER | 27 BAKERI |
| 4 MARLOW & SONS | 28 TOBY'S ESTATE COFFEE |
| 5 MARLOW & DAUGHTERS | 29 SMORGASBURG |
| 6 CITY ACRES MARKET | 30 FETTE SAU |
| 7 DOMINO DEVELOPMENT | 31 MILK BAR |
| 8 VICE MEDIA | 32 SWEET CHICK |
| 9 LOOSIE ROUGE | 33 MEATBALL SHOP |
| 10 PIES & THIGHS | 34 PETE'S CANDY STORE |
| 11 BAR BEAU | 35 WYTHE HOTEL |
| 12 TRAF | 36 REYNARD |
| 13 REBEN LUNCHEONETTE | 37 BK BREWERY |
| 14 MAIN DRAG MUSIC | 38 TORST |
| 15 4 HORSEMEN | 39 LLAMA INN |
| 16 WB CINEMAS | 40 KINGS CTY. IMPERIAL |
| 17 SWEATSHOP | 41 UNION POOL |
| 18 MAISON PREMIERE | 42 FORTUNATO BROTHERS |
| 19 APPLE | 43 SUZUME |
| 20 CATBIRD | 44 WIN SON |
| 21 MAST BROS | 45 BEAM |
| 22 J.CREW | 46 DEVOCIÓN |
| 23 MUSIC HALL | 47 FEATHERWEIGHT |
| 24 WHOLE FOODS | 48 BKLYN BALL FACTORY |

The
DIME
OFFICES

UNIQUE SIGNAGE OPPORTUNITY



BUILDING INFORMATION

LOCATION

209 Havemeyer Street Brooklyn, NY 11211

CERTIFICATION

LEED Silver
Green Globes

PARKING

207 Parking Spaces

FLOOR SIZES

FLOOR 2: 34,350 RSF (11,430 SF Terrace)
FLOOR 3: 33,500 RSF (840 SF Terrace)
FLOOR 4: 33,500 RSF (6,300 SF Terrace)
FLOOR 5: 3,350 RSF (16,800 SF Terrace)

AMENITIES

Bicycle Storage
Showers
Green Roof

VENTILATION

Mechanically supplied fresh air

HEATING SOURCE

High-Efficiency Gas-Fired Hot Water Boilers
Local Floor-by-Floor Air Handling Units

ELEVATORS

1 core with [3] 4,500 lbs. passenger elevators
at 200 fpm serving all commercial floors

OCCUPANCY

2019

SIZE

23 Stories Above Grade
2 Stories Below Grade

COLUMN SPACING

Varies 30x30, 20x20

CEILING HEIGHT

FLOOR 2: 13'-0"
FLOOR 3: 13'-0"
FLOOR 4: 13'-9"
FLOOR 5: 15'-3"

SECURITY

Attended Security Desk
Card Access Control System
Closed Circuit Security Monitor
Smart Video Intercom System

LIVE LOAD CAPACITY

100 PSF

COOLING SOURCE

Cooling Tower Plant Air Side
Oversize-Cpty. Cooling Towers (APPROX. 690 Tons)
Local Floor-by-Floor Air Handling Units

ELECTRICAL CAPACITY

Office Tenant Electrical Load Cpty. 25 W/ft²
Flexible Power Infrastructure Available

The **DIME** OFFICES

OUR TEAM

TAVROS

DEVELOPMENT PARTNERS

Founded in 2009, TAVROS is a privately owned real estate investment management and development firm, through its affiliates Tavros Capital Partners and Tavros Development Partners, with offices in New York City. Tavros targets a range of NYC real estate investments across various local markets and product types, with a primary focus on ground-up development and repositioning of income-producing properties in Manhattan, Brooklyn, and Queens. Tavros invests on a discretionary basis, with a global investor base of family offices, trusts, high net worth individuals, and institutions. Core to the Tavros discipline is the quality of its partnerships with tenants, investors, and lenders. As an owner and property manager, Tavros aims to ensure a positive experience for its tenants through attention to detail and a focus on quality of life. The cornerstones of Tavros' philosophy are research, due diligence, and creative investment strategy. This combined with the in-depth experience and expertise of Tavros' team provides a competitive advantage in the marketplace.

CHARNEY

CONSTRUCTION & DEVELOPMENT

Charney Construction and Development is a fully integrated real estate development, construction and management firm with a focus on developing, owning and operating first-class residential and commercial real estate in the New York City Metro area. From ground-up construction to adaptive reuse and value-add repositioning, Charney plays an integral role in all aspects of the development process, and leverages the expertise and experience of their principals to deliver superior product to the marketplace and best-in-class returns for their investors. Charney owns, operates and is under construction on over half-million square feet throughout Brooklyn and Queens, and has won awards and accommodations from municipal organizations and media outlets for their work over the last 5 years. Charney is currently building, delivering and designing low- and mixed-income housing under the "affordable NYC program," and has recently shepherded and completed projects through the NYC environmental voluntary cleanup program. Their multidiscipline approach to real estate development, and expertise in navigating the multitude of city agencies and city, state and federal programs makes Charney unique in their ability to execute sophisticated projects typically undertaken by only the largest of national development firms.

FOGARTY FINGER

ARCHITECTURE



1OAK

GENERAL CONTRACTOR

OFFICE LEASING

330 MADISON AVE.



NEW YORK, NY 10017

SAMANTHA MELLIGON

(212) 812-5996

Sam.Melligon@am.jll.com

SAM SEILER

(212) 812-5753

Sam.Seiler@am.jll.com

HOWARD S. HERSCH

(212) 812-6020

Howard.Hersch@am.jll.com

MICHAEL BERG

(212) 812-5923

Michael.Berg@am.jll.com

CLARK FINNEY

(212) 812-6505

Clark.Finney@am.jll.com

209 HAVEMEYER

The
DIME
OFFICES

WILLIAMSBURG

