



Two Trees launches leasing at Ten Grand; design by COOKFOX

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Brooklyn, NY According to Two Trees Management, Ten Grand, the first commercial building at the Domino Sugar Factory site, has started leasing. The 24-story building designed by COOKFOX Architects includes floor plates with 360° views of local and Manhattan skylines and Domino Park. An homage to the site's long history as a sugar manufacturing plant, Ten Grand's façade invokes the structure of sugar crystals. Bordering Domino Park on the corner of Kent Ave. and Grand St., Ten Grand interlocks with One South First, Two Trees' second residential property on the Domino site which opened in September. Additionally, Two Trees Management is offering flexible lease lengths for tenants, similar to the company's Dumbo office portfolio.

Ten Grand offers commercial tenants amenities including a 45-seat theater, lounges and conference rooms, rooftop cabanas, fitness facilities, and a large bike lobby. The building's biophilic design by COOKFOX Architects focuses on bringing natural light and fresh air, and a relationship to the outdoors with floor-to-ceiling windows and roof gardens.

"Ten Grand brings a singular elevated office experience to Brooklyn, adding to the borough's growing global destination for creative businesses," said Jed Walentas, principal of Two Trees Management. "Ten Grand tenants will have access to an unparalleled suite of amenities to serve the modern professional - a substantial bike lobby, a one-of-a-kind sustainable building, access to the waterfront and Domino Park and popular local food purveyors."

At Ten Grand's doorstep is Domino Park, Two Trees' privately-funded public park that spans six-acres along the borough's waterfront. Running parallel along the Domino Sugar Factory site, the park unlocks waterfront space previously inaccessible to the Williamsburg community for over a century. Designed by James Corner Field Operations, and built and operated by Two Trees Management, Domino Park integrates historic industrial artifacts from the landmarked Domino Refinery across the site, uncovering the story of New York's history in the sugar trade. Shaped by extensive neighborhood input, Domino Park features volleyball and bocce courts, a dog run, children's play fountain, and a playground that mimics the sugar refining process. Since opening in June 2018, Domino Park has welcomed over 1.5 million visitors.

Ten Grand implements sustainable technology that maximizes energy efficiency. Traditionally expelled from the top of a building, excess heat produced from Ten Grand will instead be captured and reused for the interlocking residential property One South First. The design also prioritizes energy efficiency whereby each elevation responds to a specific solar orientation - reducing demand

on heating and cooling systems. Ten Grand deployed innovative sustainable construction methods as well, including fabricating the building's facade using 3D-print molds which significantly lowered waste, energy and resources while also reducing construction time. Additionally, the 9,000 s/f roof reduces stormwater runoff and cooling load.

Ten Grand will be home to several locally-based retailers including Roberta's pizza, Other Half Brewing Co., Oddfellows Ice Cream and Two Hands Café. These stores will join the retailers at Domino's 325 Kent including Sky Ting Yoga, Mekelburg's food shop, Misi - a restaurant chef Missy Robbins, independent pharmacy Modern Chemist and Dandy Wine & Spirits. Additionally, restaurateur Danny Meyer opened his new taco stand concept, Tacocina, in Domino Park last summer. With 29,000 s/f of ground-level retail at Ten Grand, the building features storefronts designed to allow for variation and unique identities among retailers, echoing the traditional 19th and early 20th-century streetscape found throughout Williamsburg.

One South First is a mixed-use, 45-story building designed by COOKFOX Architects including 330 rental apartments, boutique office space and independent retailers. The building includes a slate of top-tier amenities including an outdoor granite pool overlooking the East River and city skyline, an 8,000 s/f fitness center, rooftop cabanas, a 2,800 s/f coworking space, and 4,200 s/f residential lounge. The apartments feature conveniences such as floor-to-ceiling windows maximizing natural light and panoramic views, central air conditioning, solar and blackout shades, Bosch washer/dryers and keyless electronic apartment access. Additionally, the open-layout kitchens include stainless steel appliances, in-sink garbage disposals and custom Italian cabinetry. 66 apartments are available to low-income residents. <https://www.tengrandstreet.com/>

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