



Two Trees Management unveils three new office lobbies

July 11, 2023 - Owners Developers & Managers

Brooklyn, NY Two Trees Management Co. unveiled three lobby renovations at its office buildings in DUMBO – 45 Main St., 55 Washington St., and 20 Jay St. Designed by Bonetti/Kozerski Architecture, the 45 Main St. and 55 Washington St. lobbies feature lit interiors and new technology-enabled access control powered by a Two Trees branded app. The new capital improvements provide tenants, safe building entry while maintaining the character of these classic landmarked buildings.

DUMBO has proven to be a top destination for companies looking for a vibrant, bustling neighborhood for their employees. A recent DUMBO Business Improvement District survey revealed that neighborhood workforce visits rebounded much more quickly than other business districts in the city, reaching 68% of 2019 levels, compared to 49% citywide.

The new upgrades to each lobby, which celebrate DUMBO's rich built environment, are now available to the hundreds of companies that occupy Two Trees' DUMBO office properties. In addition to providing access control to the buildings, the Two Trees app will connect tenants to hospitality-forward amenities such as shared conference rooms unparalleled roof deck spaces, bike rooms and provide special incentives to local acclaimed retailers. For more details on the commercial office lobby renovations:

Paying homage to the landmarked building that is 45 Main Street, the lobby renovation is a careful and thoughtful representation of the historic DUMBO environment. Columns were sand-blasted to their original concrete patina and interpreted as sculptures in the space. Whilst celebrating the architecture of the neighborhood's industrial roots, Bonetti/Kozerski softened the concrete and brick materials with rounded corners in the main space including a curved terrazzo reception desk. 45 Main St. is a 475,000 s/f building featuring a 9,520 s/f rooftop designed by James Corner Field Operations, complete with multi-purpose alcoves, incredible green space, and Manhattan Bridge views. Current tenants include creative companies such as Bjarke Ingels Group (BIG), Fortis Group, and ground floor retailers Sweetgreen, Refrom and Evil Twin Brewery.

Located on the waterfront between the Brooklyn Bridge and the Manhattan Bridge, Bonetti/Kozerski designed the 55 Washington St. lobby to reflect the historic brick facades that dominate that street. The lobby's handmade concrete bricks create a warm enveloping texture. 55 Washington is a 337,000 s/f building featuring a 11,135 s/f furnished rooftop designed by James Corner Field Operations, boasting an incredible wooden promenade with additional outdoor lounges lined with lush woodland plantings and shade trees. Notable tenants include Amplify, Violette and Story

Syndicate.

Steps away from Brooklyn Bridge Park and the iconic archways that gave DUMBO its name, 20 Jay St. is marked by its neoclassical architecture and preserves the historic elements that make the building unique. In addition to a recently renovated 8,175 s/f landscaped rooftop designed by James Corner Field Operations, the 443,000 s/f building also received new access control for seamless, safe building entry through the Two Trees app. Notable tenants at 20 Jay include BPCM, Overtime, Woven Planet and Red Antler.

“For the past 40 years, Two Trees has remained committed to delivering a best-in-class experience to tenants across our portfolio. We are proud to reinvest in our buildings, and our tenant experience, by modernizing our facilities to create an elevated standard,” said Alyssa Zahler, managing director of commercial leasing at Two Trees Management. “We are excited to partner with Bonetti/Kozerski to bring a new, thoughtful design program that completes the lobby experience today’s top companies are seeking.”

“We are deeply committed to leveraging design to enrich the user experience of a space and greatly admire Two Trees’ investment in elevating the tenant experience,” said Dominic Kozerski, Co-Founder of Bonetti/Kozerski Architecture, “Drawing inspiration from the materials and unique architecture of DUMBO, we sought to incorporate the rich history of the neighborhood into our design, using the textures of brick and concrete with additions of leather and wood to create an inviting yet classic and timeless feel to the spaces.”

A long-term design partner of Two Trees Management, Bonetti/Kozerski designed the amenities at Ten Grand S., the first commercial building at the award-winning Domino Sugar Factory site on the Williamsburg waterfront. The firm has also been selected to design the lobby of the historic Refinery at Domino, the crown jewel of the Domino site being transformed into 460,000 s/f of class A office space.

New York Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540