

Welcome to the Brooklyn Navy Yard!

Whether you have just signed your first lease or license with BNYDC or you have been at the Yard for years, we're glad that you're a part of our community. This manual contains important information you will need to conduct your business here. Please be advised that the contents of this Tenant Manual do not supersede any provisions in leases/licenses, and in the event of any conflict, the provisions of leases/licenses will control. It is organized into four specific sections:

- **Part A: Overview**
This section provides a summary of Navy Yard history and the mission of the Brooklyn Navy Yard Development Corporation (BNYDC). It also includes essentials such as a campus map and the hours of operation of various entry points, followed by contact information for the Property Management, Security, and Leasing departments.
- **Part B: Administration & Operations**
This section provides instructions on basic processes such as paying rent, setting up an internet connection, or receiving mail. There is also a detailed subsection on transportation options.
- **Part C: Guidelines, Policies, and Regulations**
This section contains policy and regulatory information regarding construction, insurance requirements, vehicle parking, and subleasing space. Tenants and licensees must review and comply with the terms and provisions of their respective leases/licenses.
- **Part D: Amenities and Services**
This section highlights some of the many resources and amenities that reinforce BNYDC's mission and make the Yard business ecosystem unique, including information on our Programs & Exhibitions, Business Development, our Employment Center, and more.

Please note that this manual is periodically updated and distributed as the information contained within it is subject to change. Thank you for reading this manual. We look forward to having you join the Brooklyn Navy Yard business community.

- The BNYDC team

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Part A – Overview

About the Brooklyn Navy Yard & Map

Established in 1801, the Brooklyn Navy Yard (“the Yard”) served as America's premier naval shipbuilding facility for 165 years, and launched America’s mightiest warships, including the USS Maine, the USS Arizona, and the USS Missouri. Peak activity occurred during World War II, when over 70,000 people worked at the Yard. The Yard was in continuous operation until 1966, when it was decommissioned as a Naval site and purchased by the City of New York.

Today, the Yard continues to be a mission-driven urban manufacturing, tech, and creative hub located on 300-acres in Northwest Brooklyn, along three miles of the East River. Building on its rich history, the Yard’s vibrant and diverse campus offers New Yorkers a critical pathway to economic mobility and stability for small-to-medium-sized businesses.

Home to a nationally acclaimed model of workforce innovation and urban manufacturing, the Brooklyn Navy Yard Development Corporation (BNYDC) fosters a strong sense of community among its tenants and licensees through its deep commitment to promoting innovation, diversity, and collaboration. The result is a one-of-a-kind business ecosystem in which tenants and licensees are supported, encouraged to collaborate, and provided a platform to grow and thrive.

The Yard is made up of 6.3 million square feet of real estate, which is characterized by a mixture of 19th century historic brick warehouses, an active waterfront, and modern state-of-the-art office and light industrial properties, providing a wide range of commercial real estate opportunities that give tenants and licensees flexibility to scale and effectively respond to their business needs. Yard tenants are also further supported through a robust program of networking events, business services, B2B communications and amenities that include a conference center, a food hall and rotating public art installations and exhibitions.

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Brooklyn Navy Yard Campus Map



Yard Access & Hours of Operation

Campus access is available to tenants and licensees, their employees, and registered visitors. Hours for vehicular, bicycle, and pedestrian access at each point of entry are detailed below. Please note that gate access and hours are subject to change pending construction, events, and other operational needs. In the event of those changes, a campus-wide notice will be sent to all tenants and licensees in advance.

Location	Access Hours & Entry Type	Entry Type
Building 77 (Flushing Avenue entrance)	24/7 Access (Swipe card required for lobby entry between 10 PM and 6 AM)	Pedestrians, bicycles
Building 3 (Flushing Avenue entrance)	24/7 Access	Pedestrians only
Clinton Avenue Gate	Closed May 2026	Closed for critical repairs
Sands Street Gate	24/7 Access	Cars, bicycles, and pedestrians
Cumberland Street Gate	Varied hours	Cars, bicycles, and pedestrians
Clymer Street Gate	Varied hours	Pedestrian, car and bicycle hours are: <i>Monday – Friday: 5am-9pm Saturdays & Sundays: 5am-1pm</i>

Contacts

General Administrative Offices

BNYDC is headquartered at 141 Flushing Avenue in Building 77, Suite 801. Our office hours are Monday through Friday, from 9 a.m. to 5 p.m., excluding major holidays.

Please note **that all visitors are required to have an appointment with a member of BNYDC personnel**, and for expediency, strongly urge the use of email and telecommunication to initiate and follow up on matters of concern. **For after-hours or weekend emergencies, contact BNYDC Security at 718-907-5944.**

Tenant Services

Tenant Services, previously known as the Operations Hotline, is your first point of contact when you are unsure which department handles a particular matter or when you have a service request that requires attention to a specific issue.

Phone: 718-907-5995

Email: ServiceRequest@bnydc.org

Property Management

When it comes to the day-to-day operation of your building, your Property Manager is your primary point-of-contact. The Yard is divided into three Zones, each with its own Property Manager.

Zone	Zone Buildings	Property Manager	Contact Information
Zone 1	2, 4, 6, 7, 8, 51, 52, 77, 120, 249, 270, 292, 293, 300, 594, 664, 700, GMD shipyard	Irina Abramovich	Email: iabramovich@bnydc.org Phone: 929-337-1215
Zone 2	3, 5, 27, 28, 30, 41, 42, 46, 50, 50A, 58, 62, 74, 92, 123, 128, 132, 152, 275, 280	Daniel Gonzalez	Email: dgonzalez@bnydc.org Phone: 929-337-1207
Zone 3	10, 11, 12, 12B, 20, 22, 25, 121, 127, 131, 212, 234, 268, 269, 313, 314, 303, 500	Adrian Hester	Email: ahester@bnydc.org Phone: 718-907-5951

Security

In addition to overseeing the general safety of the Yard and its tenants and licensees, our Security Department manages the administration of tenant and licensee ID cards, parking permits, and our Visitor Management System, Proxyclick. Please review Section B of this manual prior to contacting the Security team.

Phone: 718-907-5944

Email: SecurityID@bnydc.org

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Transportation

The Yard is accessible by a variety of transportation options outlined in detail in Section B, including a free BNYDC-operated shuttle system that services the Yard campus and provides a last mile connection to Atlantic Terminal (Downtown Brooklyn), as well as High and York Streets (DUMBO). All transportation-related questions should be directed to Transportation@bnydc.org.

Leasing

For any questions regarding your lease, your upcoming renewal or to inquire about the possibility of subletting a portion of your space, please contact the Leasing Department. You can also share this information if someone you know is interested in leasing space at the Yard.

Phone: 718-907-5911

Email: Leasing@bnydc.org

Impact and Partnerships

The Yard welcomes tenants and licensees, small businesses and community members by offering elevated programming that supports business growth and public engagement. Several times throughout the year you will be notified of opportunities about business development services, special events, public art installations, and public programs to further engage your business. For more information, please send inquiries to ImpactandPartnerships@bnydc.org or Events@bnydc.org.

Part B – Administration & Operations

Rent Payment

Rent is due the first business day of every month. Please refer to your lease for more information regarding the parameters and penalties for late payments. Rent can be paid via our online payment portal ClickPay or by paper check. If you must pay by check, please place it in the BNYDC drop box located behind the Security kiosk in the Building 77 lobby. However, whenever possible, we strongly encourage you to make payments via ClickPay.

Through ClickPay, you can make one-time or automatic recurring payments online by all major credit and debit cards for a fee or by electronic check (ACH) for free. To get started making payments via ClickPay, just follow these simple instructions.

www.ClickPay.com/BNYDC

- 1 Click **Register** and then create your online profile with **ClickPay**
- 2 **Connect Your Unit** using the account number found on your monthly statement
- 3 Set up **Automatic Payments** or click **Pay Now** to make one-time payments



FEATURES & BENEFITS

- ✓ Set Up Automatic Payments
- ✓ Avoid Late Fees & Save Paper
- ✓ Pay by Credit/Debit Card or e-Check
- ✓ View Your Payment History

ONLINE PAYMENT SUPPORT

For help with your account, visit **ClickPay's** support center at www.ClickPay.com/Help for access to FAQ's, step-by-step walkthroughs, email and phone support, and live chat.

Thank you for your attention to this matter,
Brooklyn Navy Yard Development Corporation

For billing questions please contact:

Email: AccountsReceivable@bnydc.org

Phone: **718-907-5970**

Notification and Self-Service Options

In the interest in streamlined credentialing service, improved safety, security and communications, we would like to introduce the BNYDC ID Portal (IDP).

If your organization does not currently have a designated IDP administrator, reach out to your Property Manager to assist in getting stated.

This BNYDC hosted application allows designated representatives from your organization to manage shared information on all your employees. For each organization, ideally there should be one or two people to serve as IDP administrators. The IDP administrator will have the ability to:

- Request/schedule the issuance of ID cards for new employees
- Request parking permits for employees (coming soon)
- Review contact information for all active employees
- Request each individual employee to verify their own contact info and select preference for SMS communications.
- Designate contact type for all active employees
- Deactivate terminated employees. (If an IDP admin terminates, it is important to designate a replacement IDP admin)

If you are already a user of the system, we ask the following:

- Please review all your employees and revoke access for terminated employees. (This change is instantaneous and ideally should be done immediately for safety and security of the Yard).
- Review/set roles for each of your employees. Setting proper roles will assist BNYDC to target appropriate communications to the proper individuals. Note for roles in red, we require at least one person in your company in that role. (Individuals can also be placed in more than one role where appropriate. It is also possible that individuals are not in any role.)

Role Name	Anticipated Usage
Billing	Will have the ability to view/pay invoices online via ClickPay
Emergency	Weather/facility related Emergency contact(s). <i>(For Yard-wide concerns, communications will NOT be limited to just this role)</i>
Facility Manager	Can oversee work order requests upon rollout of Commercial Cafe
Fire Safety & Security	Local Fire Alarm contact for FDNY response/emergency contact
IT Staff	Contacts related to system/infrastructure outages
Legal	Contacts for legal communications
Marketing	Contacts for use with BNYDC I&P and External Affairs teams

Principal	Company owner/CEO
IDP Admin	<ul style="list-style-type: none"> - Responsible for ensuring all IDP information for the company is correct - Add new employees and inactivate ID cards for terminated employees. - Manages employee roles
Office Manager/Receiving	Verify visitors/deliveries at gates arriving without ProxyClick passes

- Review contact information for each of your employees. We ask for a good email and mobile phone contact. The system is mainly used for emergency communications. Please note that text messaging is strictly opt-in only. Unless the individual opts in and confirms, messages will NOT be sent via text.

BNYDC is looking to enhance our online presence by rolling out a Commercial Café suite that will make it even easier to communicate with one another. It will ensure that vital communications go to the appropriate people within your organization. Before we can do this, it is imperative that we have accurate contact information for your company.

Finally, please note that BNYDC does not sell any contact information provided.

Space and Bathroom Keys

Tenants and licensees are responsible for installing their own door locks upon taking possession of their leased space. BNYDC does not maintain or duplicate keys to tenant leased and licensed spaces.

Tenant Services will provide each tenant and licensee with a single copy of the Men’s Restroom key and a single copy of the Women’s Restroom key. Additional restroom keys can be purchased for \$20 per key and require company signoff from the Tenant or Licensee of Record. Charges for additional keys will be reflected on the tenant’s or licensee’s invoice, as may be applicable.

Employee IDs

All tenant and licensee employees must have a BNYDC-issued identification card to enter the Yard.

ID cards are issued **by appointment** only by the Security Department at BNYDC’s headquarters in Building 77, Suite 801. **Please email SecurityID@bnydc.org to schedule an appointment.**

You must present a valid government-issued photo ID during your appointment in order to obtain your BNYDC ID card. Appointment hours are Monday to Friday from 9 a.m. to 1 p.m. and 2 p.m. to 4 p.m. Our office is closed on weekends and major holidays.

Every individual's first ID card is issued free of charge. Replacement ID cards can be obtained for a fee of \$25.00 and require company sign-off from the tenant or Licensee of Record. Charges for additional IDs will be reflected on the tenant's or licensee's invoice, as may be applicable. We have the ability to charge the employee directly. Only credit cards are accepted – no cash.

BNYDC also maintains an ID Portal website. From this website you have the ability to:

- Invite new employees to your company
- Schedule appointments for new employees to obtain their physical ID card
- Revoke access for terminated employees
- Request employees be granted access to the visitor management system
- Request parking for your employees

Please reach out to your property management representative to gain access to this site.

To maintain security, it is important that upon departure of any individual with an active ID card, you immediately either:

- Utilize the ID portal website to revoke access
- Notify SecurityID@bnydc.org to revoke the ID

Visitor Access

BNYDC uses a Visitor Management System called Eptura Visitor (formerly known as Proxyclick) to register all guests and scheduled deliveries to the Yard.

The use of Eptura Visitor (Proxyclick) helps streamline the visitor experience at our security gates and allows for single- day entry into the Yard. Visitors registered through Eptura Visitor (Proxyclick) will be **emailed a QR code** that can be scanned at any one of the Yard's gates. The code may be scanned directly from a smartphone or from a printout of the email. Tenants and licensees can register multiple visitors for a single meeting by uploading a spreadsheet to Eptura Visitor (Proxyclick).

Recurring visitors or consultants working on long-term projects should NOT be registered via Eptura Visitor (Proxyclick). They should be given temporary ID cards, which are issued by BNYDC Security.

Note: Brooklyn Navy Yard Tenants and hosts are responsible for ensuring their visitors are familiar with the Yard's parking regulations. Tenants or hosts abusing the Proxyclick visitor daily parking pass, will lose their parking privileges for 2 weeks after 1 citation.

Please email SecurityID@bnydc.org to sign up for a Eptura Visitor (Proxyclick) account. Once your account is created, you can log into app.proxyclick.com to issue. For user guidance and video instruction, please visit: https://knowledge.eptura.com/Proxyclick/Quick_Start .

Utilities

Please refer to your lease or license for details regarding as well as your obligations concerning utilities. General information on utilities is provided below, however if your lease or license provides different information, then the requirements and obligations under the lease or license govern.

Electricity

Unless otherwise provided in your lease or license, BNYDC generally distributes electricity to all leased and licensed spaces and electric consumption is metered and billed directly to tenants and licensees by BNYDC. BNYDC is typically responsible for electric service up to a tenant's/licensee's point-of-entry (POE).

Tenants are responsible for maintenance of all electric equipment within their leased space.

In all instances, before any work is done on a tenant's or licensee's electrical equipment, plans for the work must be submitted to BNYDC for its review and approval and electrical work cannot be performed until approved by BNYDC. Any and all electrical work must be performed by a licensed electrician. Please refer to the separate document, Tenant Alteration Guidelines.

Please note that electrical load capacity varies from space to space. Please consult with your Property Manager regarding the capacity in your space.

Heating

Multi-Tenant Buildings:

BNYDC generally distributes, controls, and maintains steam heat to tenant and licensee spaces. Most leased and licensed spaces do not have individual thermostats, and temperatures are controlled by zones.

Single-Tenant Buildings:

BNYDC generally distributes steam heat up to a tenant's or licensee's point-of-entry (POE). Steam consumption is typically metered and billed directly to the tenant or licensee by BNYDC. Where this is the case, the tenant or licensee is generally responsible for control and maintenance of the steam/heat distribution system within their space.

Water / Sewer

Unless otherwise provided in your lease or license, BNYDC is responsible for water and sewage distribution lines up to the tenant's or licensee's point-of-entry (POE). All water and sewer lines within a leased space are the sole responsibility of the tenant or licensee.

In all instances, work on a tenant's or licensee's water/sewer lines and/or equipment must be permitted and completed by a licensed plumber. All plumbing work must be submitted for review and approved by BNYDC before any such work commences (please refer to the separate document Tenant Alteration Guidelines for details).

Gas

BNYDC does not provide gas service for tenants or licensees. Tenants and licensees that require gas service or have service issues should contact National Grid directly at (718) 643-4050 or email their customer service team. Any gas-related work must be submitted for review and approved by BNYDC (please refer to the separate document Tenant Alteration Guidelines).

Internet/Telecom

The Yard is currently serviced by four internet/telecom providers.

- Brooklyn Fiber (718) BKFIBER
- Crown Castle (212) 631-8986
- Spectrum (212) 379-5947
- Verizon (800) VER-IZON

BNYDC works with the above providers to grant access to the Yard and facilitate a route into tenant and licensee spaces. Please coordinate with your Property Manager to review the installation scope and discuss access to your building's telecom closets.

Tenants and licensees may opt to use other telecom providers. However, those listed above already have infrastructure in the Yard which will simplify timely installation. Please note that one or more of the listed providers may not already be operating in your building, so we encourage tenants and licensees to contact the providers to confirm service availability.

Waste Management

BNYDC strives to employ a waste and recycling program that meets and exceeds NYC regulations while supporting a safe, clean, and sustainable environment. We have partnered with waste management consultancy **Great Forest** to coordinate the trash and recycling programs for most multi-tenanted buildings, including **Buildings 3, 5, 77, 131, 152, 212, 275, 280, 292, and 303**. Tenants and licensees in these buildings can obtain detailed information on waste protocol and procedure by emailing your property manager.

In **multi-tenant buildings** where BNYDC has implemented a central collection program, tenants and licensees are required to participate in the program and pay a monthly waste removal fee that will appear on their rent bill.

For **single-tenant occupied buildings**, tenants are required to hire their own waste hauler and provide proof of a waste contract. Tenants are required to meet all laws related to waste, including appropriate disposal of hazmat and recycling waste.

If a tenant or licensee hires a contractor to perform work in their space, the tenant/licensee or their contractor is responsible for disposing of the resulting waste in accordance with the Tenant Alteration Guidelines. If waste is left behind, the tenant or licensee will incur penalties.

Mail Service

The Millennium Group manages all U.S. Postal Service mail deliveries on the Yard. New tenants and licensees must register with the Millennium Group as described below. Mail is either hand delivered to tenant and licensee spaces or placed in lockers for retrieval. Deliveries by all other couriers such as FedEx, UPS and Amazon are managed directly by the tenant or licensee.

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Please note that packages must be delivered to designated tenant or licensee spaces or appropriate mailboxes. They are not allowed to be left in hallways or other shared public spaces.

Registration for Mail Service

New tenants and licensees should register with the Millennium Group by sending the following information to mail@bnydc.org:

Company Name(s) (Please include DBA as well)

Building and Suite

Notification Contact Name

Email and Contact Number

Mail Room Location and Hours

The Yard mailroom is located at Building 6 near the Clinton Gate (see below map), and is in operation between 8 a.m. to 5 p.m., Monday through Friday. Questions regarding the distribution of mail should be directed to mail@bnydc.org, or you can call the mailroom at **347-294-4624**. Tenant and licensee drop-ins are also welcomed during operating hours.



Mail Delivery

Tenants and licensees located in buildings without lockers will have their mail hand delivered once per day. Tenants and licensees located in buildings with a locker will receive an email notification with a code when mail is ready for pick up. **Packages/mail left in lockers over five (5) business days will be returned to sender.**

Mail Locker Locations

The following buildings have lockers:

Building 3	(2nd Fl, near e-cycle room)	Building 131	(1st Fl Lobby)
Building 5	(1st Fl Lobby)	Building 212	(2nd Fl Lobby)
Building 30	(1st Fl Lobby)	Building 275	(1st Fl, by freight elevator)
Building 62	(2nd Fl)	Building 280	(1st Fl, Main entrance)
Building 77	(2nd Fl, by freight #56)	Building 292	(1st Fl, Main lobby)
Building 120	(2nd Fl)	Building 303	(1st Fl Lobby)
Building 128	(Mail center)		

Mailing Address Format

Below are USPS approved formats for Brooklyn Navy Yard mailing addresses.

For tenants and licensees in all buildings other than Building 77:

Recipient's Business Name / Tenant or Licensee Name
1 Brooklyn Navy Yard,
Building #, Suite #
Brooklyn, NY 11205

For tenants in Building 77:

Recipient's Business Name / Tenant or Licensee Name Building 77, Suite #
141 Flushing Avenue
Brooklyn, NY 11205

Deliveries: Loading Docks & Freight Elevators

The Yard is an active industrial facility with hundreds of tenants and licensees who require loading dock and elevator use to conduct their businesses. BNYDC expects tenants and licensees to work cooperatively to accommodate each other's needs and to communicate issues or concerns in a timely manner as they arise. If there are issues with freight elevators, please contact **Tenant Services** immediately at **718-907-5995** or ServiceRequest@bnydc.org.

- Loading docks must always be kept clear of freight, other than during loading and unloading.
- Freight elevators are not for passenger use and passenger elevators are not for freight use.
- Do not overload the freight elevators.
- Do not hold freight elevators in between deliveries.
- Ensure freight elevator doors are closed after use.
- Allow others a chance to bring their freight up or down.

Violations of the above may result in fees and/or costs and damages being billed back to violators.

If you get stuck in an elevator, please call for help by pressing the "Push Emergency Phone" button and wait for assistance and/or call BNYDC Security at 718-907-5944.

After-Hours Freight

In buildings with dedicated freight elevators, freight cars are shut down between 8 p.m. and 5 a.m., Monday through Friday. There is no freight elevator service on Saturday and Sunday, nor on federal holidays.

If your operations require the use of the freight elevators on weekdays between 8 p.m. and 5 a.m. or on weekends, you can request after-hours/weekend freight service for a fee. There is a \$50 per hour per freight car charge on weeknights from 8 p.m. to 11 p.m. There is a four-hour minimum charge (i.e., \$200) on weeknights between 11 p.m. and 5 a.m. and at any time on weekends.

To request after-hours freight:

- Email FreightRequest@bnydc.org two business days in advance.
- Your email request must include:
 - Building #
 - Date
 - Time frame
 - Freight Car #

We will confirm receipt of your email and then review your request. Once your request is approved, we will coordinate access and elevator operator staffing to ensure your needs are met as efficiently as possible.

For ongoing, after-hours freight needs, please reach out to your Property Manager or Tenant Services (ServiceRequest@bnydc.org) to discuss long-term options.

Transportation Options

The Yard is accessible by a variety of transportation options:

- Brooklyn Navy Yard Shuttle (to nearest subways)
- MTA Buses
- NYC Ferry
- Bicycle
- Citi Bike
- Personal Vehicles

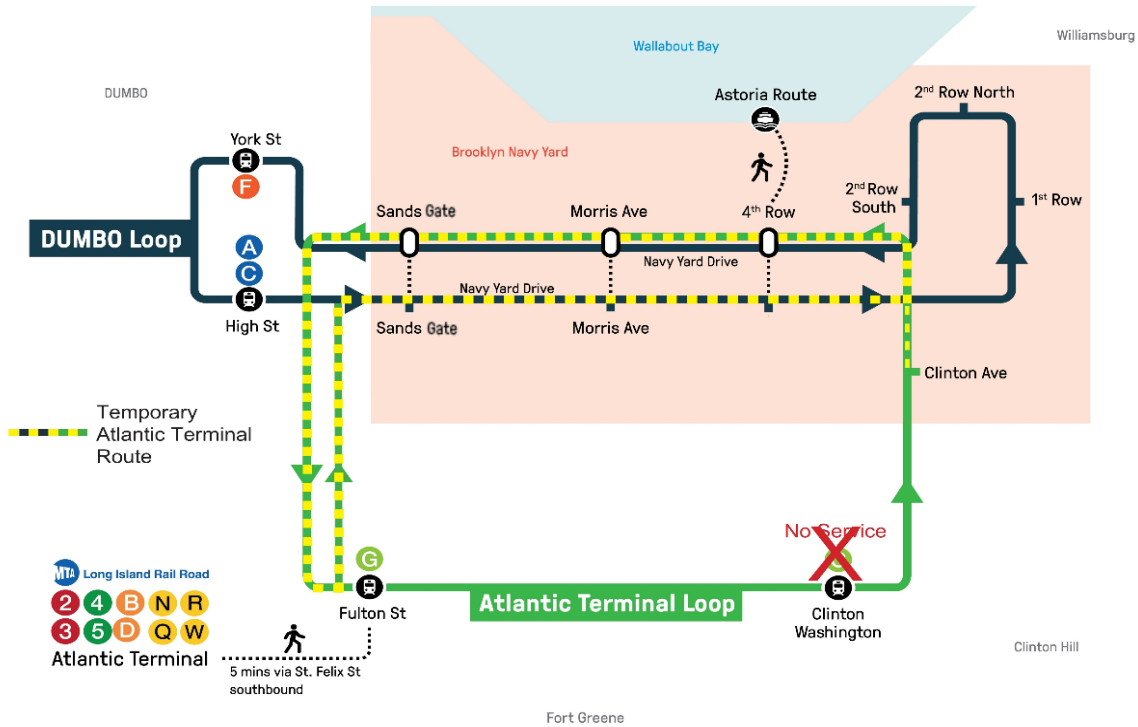
Brooklyn Navy Yard Shuttle

- BNYDC operates a free last-mile shuttle service that connects the Yard to nearby subway stations along two routes (route info below). All Yard employees can ride the shuttle using their Employee ID. Visitors that are registered through the Visitor Management System (Proxyclick) will receive a barcode permitting them to ride the shuttle. Riders should download the BNY Shuttle Rider app for real-time shuttle tracking information on the Apple App Store or Google Play Store.
- The **DUMBO loop** has six stops inside the Yard and **two** stops outside the Yard, linking riders to the A, C, and F subway lines.

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- The **Atlantic Terminal loop** will run a new route starting on 5/11 through the completion of the Clinton Gate construction. This loop has **three** stops inside the Yard and one stop outside the Yard, linking riders to the B, D, N, Q, R, 2, 3, 4, 5 and G subway lines and the Long Island Railroad.

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MTA Bus

MTA Bus Lines B67, B48, B57, B62, B69 all stop within or near the Yard, as described below:

- The **B67** stops inside the Yard at the Sands Street gate (near Wegmans), on Market Street (across from Building 77) and at the Clymer Street/Kent Avenue gate.
- The **B57** and **B69** stop outside the Yard at Cumberland Street and Flushing Avenue.
- The **B62** stops outside the Yard at Vanderbilt and Park Avenues and is a one-block walk to Flushing Avenue.
- The **B48** stops outside the Yard at Flushing and Classon Avenues.

Visit <https://new.mta.info/schedules/bus/Brooklyn> for schedules.

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Ferry

The Yard has a NYC Ferry passenger stop on the north side of Dock 72 via the Astoria Route (route map below). The ferry schedule can be found here: [Astoria Ferry Route & Schedule | NYC Ferry Service](#).



Bicycle

- The Brooklyn Waterfront Greenway extends along the perimeter of the entire Navy Yard, making biking to the Yard easy.
- Bicyclists can enter through any of the Yard's entry gates by swiping their Employee ID at the security pad along the curb.
- Once in the Yard, bicyclists must comply with the bicycle laws of the City of New York, including obeying traffic signs and signals. A complete list of NYC rules can be accessed via the following link: nyc.gov/bikesmart.
- Bicyclists should use available bike lanes and bike routes. There are striped bike lanes where possible, and shared road symbols to indicate optimal bike routes. However, please be aware that the Yard is an active industrial campus with heavy vehicle traffic and intersections requiring extra caution.
- It is recommended that bikes are equipped with lights and/or spoke reflectors and other reflective devices.

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Bike Parking & Storage

- Below is a map of areas where bicycles can be parked on campus. Bicyclists are responsible for securing their bikes and are encouraged to use the bicycle racks installed throughout the Yard. Please see the map below for bike rack locations. **Locked bicycles found secured to anything that is not a bike rack will be clipped, and the bike will be removed.**
- **Bicycle storage** is not permitted in hallways or stairwells. Bicycles can be stored within a tenant's or licensee's space, provided that no exits are blocked.



Citi Bike – BNY Discount Memberships

- There are multiple Citi Bike stations in and around the Yard, which are operated and maintained by Citi Bike.
- BNYDC has partnered with Citi Bike to offer subsidized memberships to employees of participating Yard businesses via the **Bike for Business Program**. Employers fully subsidizing their employees' memberships receive a 20% discount off the standard annual rate.

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- Alternatively, employers may partially subsidize their employees through a 50/50 cost share of Citi Bike’s standard membership rate. Please see the Bike for Business 2025 flyer below for details and instructions on how to get started.



Bike for Business Program

Bikeshare is a convenient, affordable, and fun way to get around New York. Subsidize annual memberships for your employees and offer a sustainable and dependable mode of transportation - whether they are commuting to the office or running errands. Biking is good for the environment and also for the health and wellness of riders. Hundreds of organizations provide bikeshare benefits through Citi Bike - join us in the bike lane!

Sustainability

- Zero emissions into the environment
- Replaces car trips less than 3 miles
- Reduces road congestion
- Minimizes noise pollution

Health and Wellness

- 3 hrs of biking reduces health risks by 50%
- Increases productivity and focus at work
- Burn calories while you ride
- Spend less time in traffic, more time having fun

Pricing Increase

Citi Bike annual memberships include:

- 24/7 access to 25,000+ bikes and 1,500+ stations across NYC and Jersey City.
- Unlimited number of 45-minute rides on a classic bike.
- Discounted per minute fees if rider upgrades to an e-bike.

Subsidy Type	Org Pays	Employee Pays
Full	\$219.99/ sign up	\$0
Partial	\$110/ sign up	\$110

Get Started

- Enroll**
Enroll online by emailing us at citibikeforbusiness@lyft.com.
- Promote**
We'll provide you with sign-up instructions to share with employees.
- Manage**
We have options for employee verification and payment.
- Ride**
Members can ride immediately after signing up by using the Lyft or Citi Bike apps.



Get in touch: citibikeforbusiness@lyft.com



Personal Vehicles

Tenants, licensees, and their employees who choose to drive their personal vehicles to work must have a valid parking pass to enter and park within the Yard. Vehicle parking passes are issued for a monthly fee, with the fee dependent on the size of the vehicle. As of May 1, 2026, monthly parking rates per vehicle are listed below. Please note these parking rates may be updated periodically.

- Car \$150.00

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- Motorcycle \$150.00
- Van \$175.00
- Truck \$225.00
- Trailer \$355.00 - \$425.00

A parking pass consists of two parts: 1) a unique sticker, which must be clearly displayed on the back of the vehicle's rearview mirror, and 2) an update to the individual's existing BNYDC ID card, which will allow the card to "scan" open any one of the Yard's vehicle security gates.

- **Parking passes do not entitle vehicle owners to park at the Yard overnight.** Overnight parking privileges are limited exclusively to Commercial Vehicles pursuant to Section 4-01(b) of the New York City Traffic Rules. Please consult BNYDC Parking Policies & Procedures for more information.
- **Any vehicle found to be parked illegally or violating parking rules and regulations will be Barnacled or towed at the owner's expense.** The cost to remove a Barnacle is \$125.00 and we've made the process as convenient as possible. BNYDC Security can remove Barnacles at any time by calling 718-907- 5944. Please note that cash will not be accepted; only credit or debit card payments will be processed.
- Obtaining a Yard parking pass requires an in-person appointment at the BNYDC Security office, located in Building 77, Suite 801. **You must email SecurityID@bnydc.org to make an appointment to secure your parking pass.** Please note the tenant or licensee of record (i.e., the individual employee's employer), or their representative, must also submit a formal written request to grant an employee a parking pass.
- **You are required to bring the following items to your appointment:**
 - A valid driver's license
 - Current copy of vehicle registration
 - Proof of insurance

Annual Permit Renewal Policy - Effective Period: April-May (annually)

All tenants and their employees are required to renew their parking permits during the designated renewal period of April through May each year. To remain in good standing and maintain active parking privileges within the Navy Yard, all permit holders must submit the following documentation:

- Current vehicle registration
- Valid vehicle insurance

Documentation must be up to date and on file with the Navy Yard administration. Failure to comply with this policy or submit required documentation within the renewal period may result in suspension or revocation of parking privileges.

Traffic & Parking Regulations

Driving Rules

Rules for driving within the Brooklyn Navy Yard are the same as on City streets. Motor vehicles admitted to the Yard must display current license plates, inspection stickers and have automobile insurance and registration. Drivers must obey all traffic laws and signage, including stopping at stop signs, using directional signals, and abiding by posted speed limits.

Unless otherwise marked, the speed limit is 25 MPH on Brooklyn Navy Yard streets and 5 MPH in Yard parking areas. Drivers observed speeding, ignoring traffic signals, or behaving irresponsibly behind the wheel may receive a citation or have their access to Yard roadways and parking lots revoked.

Note: The citation record is wiped clean 12 months after the last citation. The barnacle is a highly effective immobilization device that will be applied to vehicles found in violation of our parking policies. Please note that tenants will be solely responsible for any fees associated with the removal of the Barnacle.

Parking Rules

Access to reasonably priced secure parking for employees and free hourly parking for guests is a unique privilege of being a Brooklyn Navy Yard tenant or licensee.

Please refer to the separate document ***BNYDC Parking Policies & Procedures*** for a comprehensive explanation of parking within the Yard. If you do not already have the most recent copy of this document (**last updated 5/1/26**), please request it from your Property Manager or email ServiceRequest@bnydc.org. [BNYDC Parking Procedures.pdf](#)

Electric Vehicle Charging

Electric vehicle charging stations are open for use by Yard tenants, licensees, and their employees. Given the limited charging resources at the Yard, BNYDC has implemented the policies below to ensure fair access to all tenants and licensees. Service is provided by [EV Passport](#), and requires users to download a mobile application in order to charge electric vehicles.

BNYDC electric vehicle parking spots and chargers are only available to Yard tenants and licensees with a properly displayed and affixed **GREEN** parking permit. Permit applications are issued by BNYDC Security. To apply for a permit, please make an appointment via email:

EV Charging Station Usage Rules:

- Non-electric or non-permitted vehicles that park at any EV station may be Barnacled or towed at the owner's expense.
- EV vehicles are defined as BEV or PHEV vehicles that have the capability of connecting to a public charging station. This definition does not apply to traditional hybrid vehicles.
- Parking in an EV charging spot is reserved for vehicles actively charging (or in rare cases vehicles waiting to charge if the charger is being utilized by a vehicle in the adjacent space).
- Charging speed must not be delayed or throttled by the vehicle to extend charge time.
- Monitor your charge. Vehicles must be moved to another legal parking spot upon completion of charge.

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- Don't unplug charging vehicles (unless a note is left saying it's fine to do so).
- Overnight parking is not permitted at the Yard. This applies to charging as well.
- BNYDC at its sole discretion reserves the right to:
 - Impose time limits on charging sessions
 - Adjust session fees
 - Impose idle fees
 - Suspend or revoke either EV permit or parking privileges for policy violations
 - Disable or tow vehicles for repeated policy violations

Part C - Guidelines, Policies, and Regulations

Every tenant and/or licensee is responsible for reviewing and understanding the terms of their lease or license. Your lease or license contains some of the most important rules and regulations that you are required to follow. The information below is intended to provide clarifying guidance to tenants and licensees on other resources and potential areas of confusion that a tenant or licensee might encounter.

Please note that no information contained in this Tenant Manual supersedes any portion of any tenant's lease or licensee's license.

Tenant & Licensee Insurance

Every tenant and licensee must have current and adequate insurance coverage as identified in their lease/license agreement. The policies required by your lease/license may vary depending upon the size and nature of your business or when you entered your lease/license. Please refer to your lease (Article 15 and Exhibit F or E) or license (Section 11 and Exhibit B) for your insurance obligations.

Pursuant to the terms of your lease/license, BNYDC must have up to date Certificates of Insurance (COI) on file for each tenancy. **BNYDC has partnered with Jones, an insurance compliance company, to collect and track COIs on its behalf.**

If the certificates we have on file for you are not current or do not reflect adequate levels of coverage, you should anticipate receiving follow up communication/correspondence from Jones (bnydcCOI@getjones.com) requesting updated COIs. This is not spam. To submit updated COIs, please promptly follow the simple instructions that Jones has included in its email(s) to you.

After submitting COIs, you may receive comments back from Jones to ensure that your COIs comply with the requirements under your lease/license. To minimize additional comments from Jones, we strongly recommend familiarizing yourself with the insurance requirements outlined in your lease/license before submitting COIs. Please email representatives at Jones at bnydcCOI@getjones.com with any questions or concerns about COI requirements and they will be happy to assist you. You may also reach out to Leasing@bnydc.org to request a sample COI.

Subletting Space

Unless otherwise expressly stated in your lease or license, all subleases at the Navy Yard require the written approval of BNYDC. If you have a lease, please see Article 10 for details on subleasing at the Yard. All Yard tenants and licensees who wish to sublet or sub-license a portion of their space must first contact the BNYDC Leasing department to request a subtenant application form. This includes instances when a new subtenant is replacing an existing or former subtenant. Failure to provide the BNYDC Leasing Department with notice or seek approval of a subtenant or sublicensee may be a material violation of your lease or license; please see your lease or license for further information regarding subleases.

Once a subtenant application has been submitted and approved, subtenants and their employees can enjoy the privileges available to Yard tenants. **Please note that approved subtenants may not sublet any portion of the space that they occupy.**

Please email Leasing@bnydc.org for additional information regarding the subtenant application process and requirements.

Tenant & Licensee Construction

Any tenant or licensee contemplating improvements to their space should closely review relevant language contained in their lease or license as well as BNYDC's **Tenant Alterations Guidelines**, which can be provided to you by your Leasing Agent or Property Manager.

Generally, prior to making any alterations to leased or licensed space, plans of the proposed work must be submitted to and approved by BNYDC. Licensees may not make any alterations without submitting plans for the proposed work and receiving BNYDC approval. Tenants are also required to submit and obtain approval of plans prior to performing most work – please see Article 12 of your lease for additional information. While there are limited instances in which tenants may be able to make certain minor, non-structural alterations not requiring permitting or affecting utilities (referred to in leases as “Non-Material Alterations”; an example is painting interior walls) without obtaining Landlord approval, tenants and licensees should reach out to BNYDC's Property Management Department to confirm whether documentation should be submitted to BNYDC prior to commencing any such minor work. **Please see your lease or license and the Tenant Alterations Guidelines for further detail.**

All construction at the Brooklyn Navy Yard must be performed in strict compliance with all applicable city, state, and federal laws, rules, codes, and regulations. Tenants and licensees are therefore required to obtain all the necessary permits required for any construction they do in their premises, and to close out all permits that they open. If you have questions, please refer to the **Tenant Alterations Guidelines** or reach out to the Property Management Department.

Unapproved construction performed in violation of your lease or license, and performing work without obtaining or closing applicable permits, are each default under licenses and leases at the Brooklyn Navy Yard. Unsanctioned construction should be reported to Property Management.

Signage

All signage requests must be submitted to BNYDC for review and approval. Please contact your Property Manager for further details.

Common Area Policies

Cleaning

Tenants and licensees are responsible for cleaning their own premises, and for ensuring that any areas outside their leased spaces are kept clear of rubbish and personal property at all times. To report concerns

about the cleanliness of common areas please contact ServiceRequest@bnydc.org. For multi-tenant buildings, BNYDC is responsible for cleaning common areas inside and outside a building.

Hallways

Tenants are prohibited from storing materials, equipment, personal items, or rubbish in common hallways or outside of leased or licensed spaces. Doing so presents a safety hazard and is a violation of the NYS Fire Code, a violation of the Brooklyn Navy Yard Development Corporation Rules & Regulations, and a violation of lease and license terms.

Flyers & Notices

Tenants are prohibited from posting flyers in the buildings or in the Yard.

- Notices cannot be posted outside of a tenant (or subtenant's) premises or the building without Landlord's prior written consent and violation may result in the Landlord removing the notices and charging back the tenant.
- Tenants (and subtenants) cannot use any area in the Navy Yard, and outside of the rented premises, for any activities without Landlord's prior consent—specifically including demonstrations, solicitations, or any other activity.

Roof Access

Roof usage is prohibited except for emergencies. The only exception to this policy is if your lease or license for the roof of a building and that agreement grants you access rights.

Smoking Policy

Smoking is prohibited in the following locations:

- Within tenants' demised space
- Within buildings or on roofs and fire escapes anywhere in the Yard
- In the courtyard of BLDG 92 and the front plaza
- Within 100 feet of all Building 77 entrances
- Within 25 feet of the main entrances and loading docks of all buildings

Tenant & Licensee Event Guidelines

BNYDC tenants and licensees can host events in their leased space, provided they comply with notice and consent requirements in their leases, the Brooklyn Navy Yard Rules & Regulations, and the information below. Please see your lease or license and the Brooklyn Navy Yard Rules & Regulations for more information. BNYDC classifies small events as activities with 74 or fewer attendees, and large events as activities with more than 75 attendees. Please see specific rules and regulations as they relate to each category. **Any tenant or licensee who hosts an event that causes a nuisance to other tenants, licensees, guests, or the external community, or that damages the reputation of the Brooklyn Navy Yard, may be barred from having future events.**

BNYDC does not automatically provide security assistance for tenant and licensee events. Tenants and licensees are responsible for the security within their leased space. To request BNYDC security presence, on your event form (see next paragraph), please note the number of guards required. In the event additional security assistance is required by BNYDC, in its sole judgment, or is requested by a tenant or licensee,

BNYDC will charge for direct staff time associated with security and/or maintenance staff. This rate will consist of an overtime rate plus benefits. When deemed necessary by BNYDC, tenants and licensees shall post their event staff at BNYDC's gate(s) to check in visitors and provide directions.

All events, regardless of size, must be communicated to BNYDC's Security and Special Events and Partnerships teams. To do so, please complete the tenant event form, and e-mail the completed copy to events@bnydc.org and security@bnydc.org. Need an event form template? Email events@bnydc.org.

Small Events (<74 attendees)

Small events are considered events with 74 or less attendees. Small events do not require that a tenant or licensee obtain prior written approval from BNYDC. However, BNYDC must be notified (directions on how to do so can be found below). Small events must:

- Not exceed 74 attendees per event;
- Be consistent with the tenant's or licensee's use clause and all other applicable provisions (including exclusives) as defined in their respective lease(s) or licenses;
- Occur on an ancillary basis compared to ongoing and primary use of the tenant's or licensee's space(s);
- Not materially impacting any of the common areas outside of the tenant's leased / licensee's licensed space(s);
- Occur solely within the tenant's or licensee's premises and may not materially impact on any of the common areas (internal or exterior) of the Yard; and
- Allow for a conducive environment which allows all other tenants and licensees to operate their businesses as usual.

Prior to each small event, tenants and licensees must:

- Inform BNYDC's Security Department (Security@bnydc.org) and Events team (Events@bnydc.org) **at least 14 days in advance of the event**;
- Complete an Event Form, which can be retrieved by emailing events@bnydc.org.
- Ensure every event attendee receives a visitor's pass (unless instructed otherwise by BNYDC);
- Ensure all areas outside of the leased spaces that may be affected by the event have adequate clearance for safety/fire hazards and access to emergency exits;
- Ensure all vendors hired for the event are licensed;
- If serving liquor, ensure that the event acquires the appropriate license and/or permit to serve alcohol;
- Ensure all paperwork and necessary permits are completed and filed with correct entities; and
- Ensure all common area (s) and/or areas surrounding the building are clean and free of debris.

Large Events (>75 attendees)

Large events are considered events with 75 or more guests. Events of this size must be approved in advance by BNYDC and will include additional fees. In such instances, tenants and licensees must request BNYDC consent **at least 45 days in advance** of large events by written application to BNYDC. All large events require coordination with BNYDC's Special Events & Partnerships team (Events@bnydc.org), in addition to adhering to the requirements for small events described above.

Additional considerations associated with large events may include the following items; if any of these items are involved in a large event, the tenant or licensee must work closely with BNYDC for approvals and event coordination:

- Guests arriving at the Yard by boat;
- The event space includes common areas of the Yard (i.e., parking lots, hallway/lobby areas, streets, gates, or staging areas);
- Space utilized for the event is outside of the tenant's or licensee's premises;
- Events of 75 people or over generally require a Temporary Place of Assembly (a "TPA"). The TPA process requires tenants/licensees to create drawings and submit them to BNYDC before submitting such drawings to the NYC Department of Buildings.

If a TPA is required for an event (i.e., due to >75 attendees or other local regulatory requirements), you may need an architect to prepare the necessary documentation. Please reach out to the Events team to coordinate.

Film and Photo Shoots

Any tenants or licensees seeking to do a film or a photo shoot at the Brooklyn Navy Yard, outside of their premises, are required to seek and obtain BNYDC approval prior to any such shoot. Please reach out to events@bnydc.org to request BNYDC consent **at least 14 days in advance of the shoot.**

Whistleblower Policy

BNYDC is committed to ensuring that each of its employees and anyone acting on its behalf, including its agents and contractors, act with the utmost honesty and integrity in all dealings with tenants and licensees.

If you or any of your employees have information that anyone associated with BNYDC is engaging in illegal, unethical, or otherwise inappropriate conduct, you should report such information to BNYDC. Reports of misconduct about a BNYDC employee, agent or contractor should be made via email to the following email address: whistleblower@bnydc.org. **This report will go directly to BNYDC's Legal Counsel.** Tenants and licensees who make any such reports of misconduct in good faith will not be subject to any retaliatory action of any kind from BNYDC.

Reports of misconduct should include as much detail as possible, including the name of the person (if known) and a detailed account of the alleged misconduct. Although tenants and licensees may make reports anonymously, anonymous reports are discouraged as they hinder BNYDC's ability to investigate the allegations.

The information provided by tenants and licensees may be the basis of an internal and/or external investigation into the issue being reported and the identity of the person making the report will be protected to the extent possible by law.

Part D - Resources & Amenities

The Brooklyn Navy Yard is proud to provide its workplace community with a wide range of resources and amenities to help our tenants and licensees connect and prosper. The following is an overview of our offerings designed to engage, support, and connect our tenants and licensees.

The Market @ 77 Food Hall

Located in the heart of the Brooklyn Navy Yard, The Market @ 77 food hall, located on the ground floor of Building 77, is both a passageway, linking the Yard's primary pedestrian entrance to the rest of the 300-acre campus, and a destination for tenants, licensees, and visitors. Running the entire length of Building 77's ground floor, The Market @ 77 is characterized by its dramatic ceiling height, varied indoor/outdoor seating, public art programs, and unique food and drink options.

With an expanding roster of vendors that already includes the iconic Russ & Daughters, as well as Transmitter Brewing, Sabor Latino, Pizza Yard, Jalapa Jar, and Rustik Tavern, The Market @ 77 is also home to year-round rotating art installations, a variety of special events, and live musical performances.

Business Development

Business Development partners with Yard tenant businesses, offering industry development, B2B connections, and other growth opportunities.

Connect with the team at businessdevelopment@bnydc.org to learn more about:

- **The Yard Navigator**, a monthly newsletter for all tenants that includes a roundup of procurement, grants, and open calls for small businesses, Yard company spotlights, and a B2B marketplace.
- **YARDWARE**: "Yard Yellow Pages" of shared services and equipment available to Yard businesses (January & July Yard Navigator editions).
- **Annual Yard x Yard Tenant Mixer**: Holiday kickoff & networking event for all tenants, held the week before Thanksgiving in Building 92 in collaboration with Workforce Development.
- **Industry-specific B2B Networking and Growth Programs**, including 1:1 introductions and gatherings.
- **Company Event Collaborations** to activate the Yard's unique setting for your product launches, investor visits, board meetings, and more.
- **Industry Event Partnerships**: co-hosted conferences and special events that leverage Yard industry pipelines, networks, visibility, and venues.

Yard Labs

Yard Labs is BNYDC's in-house pilot program, designed to support the development and commercialization of emerging technologies that improve the lives of New Yorkers. Yard Labs leverages the Yard's 300-acre industrial campus, 6.5 million square feet under roof, and tenant community to provide a real-world piloting testbed. We support companies developing novel hardware, software, and infrastructure solutions that advance sustainability, climate action, and urban innovation.

As a mission-aligned initiative, Yard Labs is deeply collaborative, value-driven, and designed to create opportunities for companies to develop their products and streamline their operations. Given the diverse technologies being tested, pilots vary in size and scope, but last for a maximum of one year. Tenants may see new technologies being temporarily installed or tested throughout the Yard and may be invited to engage with pilot participants directly. Yard Labs aims to bring value not just to innovators, but to the broader Yard ecosystem by positioning the campus at the forefront of sustainable urban development.

If you are interested in piloting an emerging technology or acting as a host site for pilots, find our landing page here (application/initial questionnaire at the bottom of the page) or reach out to us at YardLabs@bnydc.org.

Workforce Development

The Albert C. Wiltshire Employment Center (EC)

BNYDC's Albert C. Wiltshire Employment Center (EC) provides no-cost candidate recruitment and hiring services to BNYDC tenant and licensee businesses looking for entry-level and mid-career talent. These services include:

- Pre-posting consultation/advisement including job description development and review;
- Multi-channel job posting;
- Community recruitment & outreach;
- Candidate screening;
- Up-to-date labor market information on wages, compensation, and talent demand; and
- Workforce planning support for companies experiencing or anticipating growth in their labor force.

Our EC team is equipped to identify entry to mid-level candidates in all fields and roles, including manufacturing, construction, engineering, technology, administrative/office, sales/marketing, hospitality, warehouse, and transportation.

Our Workforce Talent Managers will meet with you to understand your hiring needs, design a recruitment plan, pre-screen applicants, and refer qualified candidates to you for interviews. We can also provide guidance on understanding the dynamics of the local labor market, prevailing wages, and industry standards for roles.

Since its inception, nearly 3,000 jobseekers have been successfully hired by BNY companies via the Employment Center and through its partnerships with local community organizations, universities,

professional associations, and other talent networks. The EC supports recruiting for part-time, full-time, temporary, and permanent positions.

The EC is located on the 3rd floor of Building 92. For more information, you can reach them by email at WorkforceDevelopment@bnydc.org or by phone at 718-907-5996.

BNYDC Internship Program

The BNYDC Internship Program connects tenant businesses and departments to qualified undergraduate interns in areas such as engineering, design, business operations, marketing, and communication.

In partnership with local colleges and universities, BNYDC operates three intern cohorts per year: Fall, Spring, and Summer. This competitive program includes a structured two-part interview process involving both the internships team and participating host companies.

Any BNY business can submit an internship posting. Intern candidates are matched to potential opportunities based on the needs of the host businesses outlined in their internship job description, as well as their interests, knowledge, and skills. Final selection for an intern is made by the host company, however they are hired and paid by BNYDC (if participating in our program). Intern availability is limited and not guaranteed, and placements typically made on a first-come, first-served basis based on student interest and submitted job descriptions. All host organizations also must complete the required internship orientation session to participate.

For more information, please contact Internships@bnydc.org.

Adult Training and Upskilling Programs

BNYDC's mission is to help create quality economic opportunities for entrepreneurs and jobseekers alike through business and job growth. To help facilitate Yard businesses' access to skilled talent and to help jobseekers (existing Yard workers and potential new hires) acquire the skills needed for employment on Yard, the Workforce Development Department operates skill training and certification programs that are open to the community and to existing Yard employees.

These training programs are developed and offered based on identified needs and trends of Yard business. Generally, they are at no cost to participants and businesses. Currently, we offer recurring training cohorts for CNC (Computer Numerical Controls) Operators with NIM certifications and CAD/CAM with Mastercam certifications, as well as EV Charging Technician training (launching in 2027). Additional training programs may be added based on recognized Yard needs.

For more information or to suggest a future training offering, please contact Recruit@bnydc.org or visit our website [here](#).

Brooklyn STEAM Center

The Brooklyn STEAM Center is a NYCPS career and technical education (CTE) high school located in Building 77 that prepares 11th and 12th grade students for careers in film, engineering, construction, computer science, and the culinary arts through hands-on instruction and work-based learning

experiences. During their time with the STEAM Center, students gain valuable real-world skills, work experience, and certifications that allow them to pursue industry employment after graduation. Yard tenants are invited to volunteer their time and expertise for projects, guest speaking, tours, internships, curriculum development, and as members of our Advisory Council.

For more information on volunteer and partnership opportunities, please email WorkforceDevelopment@bnydc.org.

The Research Yard

The Research Yard is an academic innovation space created via a public-private partnership with the Brooklyn Navy Yard, Pratt, and the City University of New York. Focused on applied research and innovation, the Research Yard space includes fabrication labs as well as research areas in robotics, information visualization, sustainability, community development, design incubation, and digital archaeology. In addition to lab and research space, the Research Yard also creates an environment for university students and faculty to collaborate and innovate with Yard businesses operating within their research areas. The Research Yard actively encourages Yard tenants to share research ideas, industry challenges, and partnership opportunities.

For more information, please email WorkforceDevelopment@bnydc.org.

Public Programs & Exhibitions

Across the campus, exhibitions, installations, programs, and partnerships are hosted throughout the year. BNYDC also hosts professional development opportunities for the creative community such as presentations, panels, and workshops. Seasonal pop-up markets and open house events also occur throughout the year. To stay informed about all BNYDC and other public programs, please sign up for the monthly newsletter here and follow us on social media for program announcements and other news.

BNYDC also oversees a variety of public programs, education programs, and private events such as film shoots and photo shoots. If you are working on anything that connects with the public, or are interested in attending public events, please email events@bnydc.org.

How to partner with us

- Feature your work in an exhibition or program.
- Inquire about public art opportunities around the site.
- Participate in a workshop, panel, or other public program.
- Let us know if you're hosting a public program or event on-site and we'll help promote/share the information.
- Host a private event, product launch, or staff meeting on-site.

Special Deals & Discounts

- Turnstile Tours is a tenant and the Yard's official public tour provider.
- All tenants receive "partner rates" (reduced rates) for private rentals.

Building 92 – Welcome Center:

Workforce Development Center, Exhibition Spaces, Yard Opportunity Shop, Event Space



BNYDC celebrates the past, present, and future of the Yard through programs, partnerships and exhibitions across the site. These initiatives are managed by the Public Engagement team.

Yard Opportunity Shop

Open Hours Vary based on business. Check schedule here
<https://www.brooklynnavyyard.org/yard-opportunity-shop/>

The Yard Opportunity Shop (YOS) is a rotating retail incubator supporting minority- and women-owned businesses by providing turnkey space, professional development, promotional support, and direct-to-consumer access for emerging entrepreneurs. Rotating seasonally, visitors can expect a range of retail from fashion to food and beverage. Learn more about the businesses, and how to apply for the space, by following the link above.

Yard Work Gallery (Contemporary, rotating)

Open Hours Vary based on Yard Opportunity Shop Schedule. Check schedule here:
<https://www.brooklynnavyyard.org/yard-opportunity-shop/>

The Yard Work Gallery is an interdisciplinary exhibition space that highlights the Brooklyn Navy Yard as a center of innovation, creativity, and industry. The gallery brings visibility to the people, processes, and collaborations that power this dynamic “city within a city.” Yard Work celebrates the Yard’s ongoing evolution as a place for experimentation, growth, and community, where a diverse workforce is shaping the future of urban industry. Showcasing work by creatives, technologists, and entrepreneurs, the gallery focuses on both the ideas driving change and the individuals behind them.

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Permanent Exhibition (Historical)

Open Tuesday – Sunday, 11:00 a.m. - 5:00 p.m. (free)

The permanent, historical exhibition, [“Brooklyn Navy Yard: Past, Present & Future,”](#) is on view at Building 92, which also includes a rotating ground-floor gallery. The exhibition explores the 200+ year history of the Yard and is a frequent meeting point for tenants and visitors.

Using Our Facilities

Meet a client in the forecourt or take advantage of tenant discounts on space rental of the 4th floor terrace space (accommodates up to 90 people seated; equipped with A/V).



Building 92 is located at the intersection of Flushing and Carlton Avenues. Exhibits are free and are open Tuesday through Sunday, 11 a.m. to 5 p.m. The building is open seven days a week with specific hours for exhibitions and the Employment Center. Please visit our website for the most up-to-date information.