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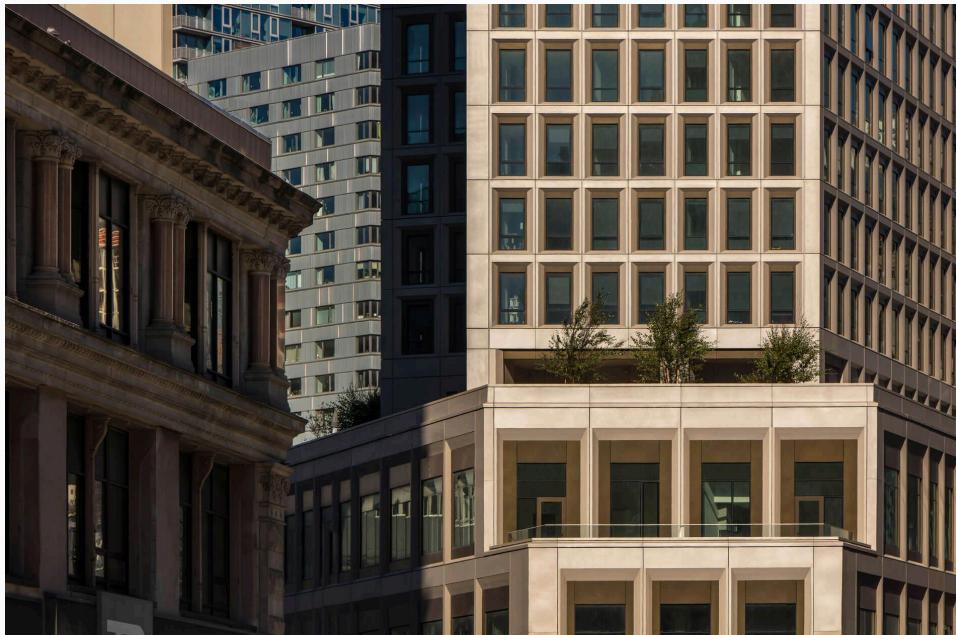
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The Brook

A new high-rise by Beyer Blinder Belle, with an interior lobby by Bonetti/Kozerski, opens its doors in downtown Brooklyn

By Daniel Jonas Roche • January 12, 2026 • [Architecture](#), [East](#), [News](#)



The tower is clad in aluminum-composite metal panels with shades of champagne and bronze. (Jeff Goldberg/ESTO)

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After downtown Brooklyn was rezoned in 2004, new towers sprouted in a development deluge. 11 Hoyt, designed by Studio Gang, opened in 2022. The Brooklyn Tower by SHoP Architects topped out the next year, however its owners are struggling to lease units. A passive house school by ARO at Alloy Block, another downtown Brooklyn high-rise, debuted in 2024. Soon, a late modernist office building at 395 Flatbush Avenue will come down for a new 72-story tower by TenBerke.

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Beyer Blinder Belle (BBB) has added to this growing list with the Brook, a 600-foot tower near Albee Square at the nexus of Flatbush Avenue, Fulton Street, and DeKalb Avenue. Witkoff Group, the eponymous real estate office founded by Steve Witkoff, and Apollo Global Management were the developers. Bonetti/Kozerski designed the Brook's interior lobby in tandem with BBB, and DeSimone, a past winner in AN's Best of Practice Awards, was the project's structural engineer and facade/envelope consultant.

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The Brook is sited above Albee Square. (Jeff Goldberg/ESTO)

The Brook has 591 units, 30 percent of which are designated affordable. A 25,000-square-foot retail space is located at grade; Taiwanese restaurant Din Tai Fung is among the anchor tenants. Ample retail space is coupled with 30,000 square feet of residential amenities spread throughout the tower. These residential amenities include a library, outdoor pool, basketball court, landscaped terraces by [MPFP](#), and more.

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The main entry is on Fulton Street. (Jeff Goldberg/ESTO)

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A double-height, ovoidal atrium is connected to the Fulton Street entryway. (Jeff Goldberg/ESTO)

Users enter the Brook from an entryway on Fulton Street into a double-height, oval atrium designed by Bonetti/Kozerski. The residential elevator core, as well as the package and mail room, branch off the lobby, connecting residents to their homes.

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Architects described the Brook in a statement as a gateway to downtown Brooklyn's central business district. Setbacks on the north facade are in response to the bustling intersection of the surrounding streets down below. The massing is broken into three distinct tiers, so as to reduce the scale. This configuration also creates more desirable corner units, BBB said.

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Residential amenities include an elevated terrace. (Jeff Goldberg/ESTO)



A library is also included in the amenities. (Jeff Goldberg/ESTO)

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Units offer elevated views of downtown Brooklyn. (Jeff Goldberg/ESTO)

The curtainwall facade is inspired by historic Brooklyn architecture, BBB elaborated, which is meant to distinguish it from other towers in the neighborhood. Punched windows create depth and shadow lines typical in older residential buildings. The tower is clad in aluminum-composite metal panels with shades of champagne and bronze, meant to emulate nearby masonry structures.

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