

VERADA

1 Wythe Ave

Williamsburg

Prime Office
Opportunity



1 Wythe Avenue is a seven-story office building on the Williamsburg waterfront, anchored by Brooklyn Brewery and Acme Smoked Fish.

Office space is available across floors 2, 5, 6, and 7, with suites starting at 1,000 SF and full floors up to 15,077 SF.

Most floors are divisible.

Ceilings range from 13 to 16 ft with floor-to-ceiling windows and 360-degree views of the Manhattan skyline and East River.

The 6th floor includes a 2,600 SF private outdoor terrace. Building amenities include an 8,000 SF rooftop deck programmed by Brooklyn Brewery with pizza ovens, lounge seating, open-air workspace, and panoramic views. Bike storage on site.

One block to McCarren Park. Nassau Avenue subway is a 5-minute walk.

Ownership is open to build out.

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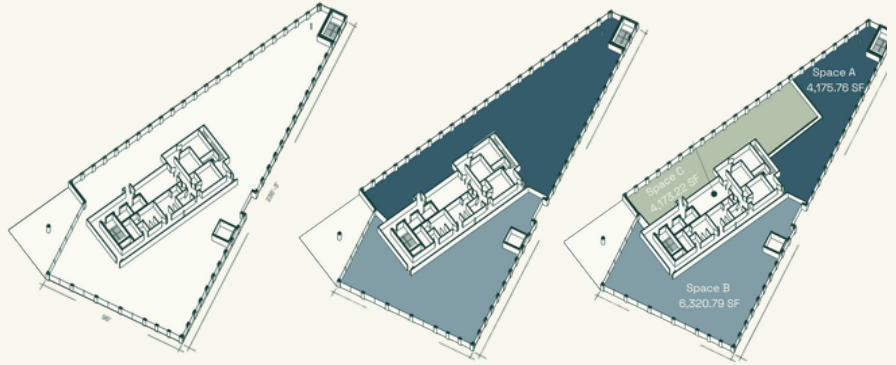
Total Square Footage	39,283 SF
Second Floor	1,926 SF - 15,077 SF
Fifth Floor	1,052 SF - 4,691 SF
Sixth Floor	10,406 SF Private outdoor terrace: 2,600 SF
Seventh Floor	1,000 SF - 9,109 SF
Ceiling Height	13 FT - 16 FT
Frontage	140 FT Wythe Ave 250 FT North 15th 270 FT Banker Street
Features	Expansive 360-degree views, including the Manhattan skyline and river, with large windows for abundant natural light
Market Concessions	Ownership open to build out
Divisible	Yes
Asking Price 2 nd + 5 th floor	\$70 PSF
Asking Price 6 th + 7 th floor	\$75 PSF

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Available Floors

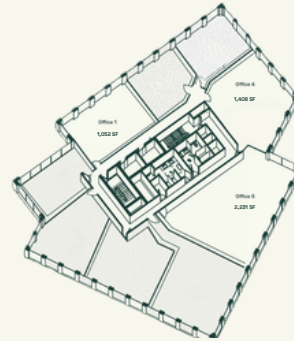
Second Floor

1,926 SF - 15,077 SF
Ceiling Height: 16 FT



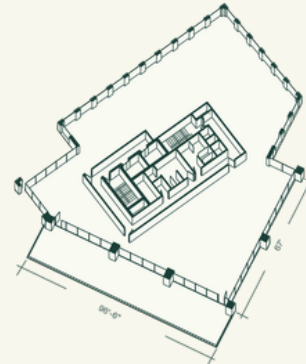
Fifth Floor

1,052 SF - 4,691 SF



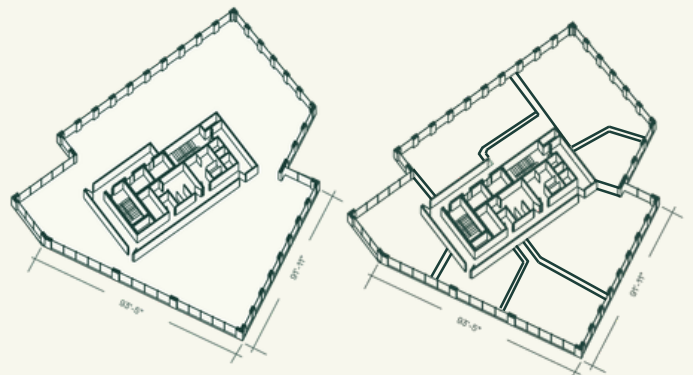
Sixth Floor

10,406 SF
2,600 SF private terrace



Seventh Floor

1,000 SF - 9,109 SF



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Neighborhood Description:

- Anchored by Brooklyn Brewery and Acme Smoked Fish
- Expansive 360-degree views, including the Manhattan skyline and river, with large windows for abundant natural light
- Popular area co-tenancy includes The William Vale Hotel and Vital Climbing Gym, with easy access to transportation—the Nassau Ave subway stop is just a 5-minute walk away.
- The building is located between Bushwick Inlet Park and McCarren Park, with frontage of 140 feet on Wythe Ave, 250 feet on North 15th, and 270 feet on Banker St.



V 1 Wythe Ave

Food & Beverage

Tranportation

Grocery

Entertainment

Health & Wellness

Education

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