

2,000 SF TO 5,000 SF

BUILT

"PLUG-AND-PLAY"

OFFICE SUITES

1WSQ

1 WILLOUGHBY SQUARE

JEMB
REALTY

BROOKLYN'S TALLEST OFFICE BUILDING

THE BUILDING

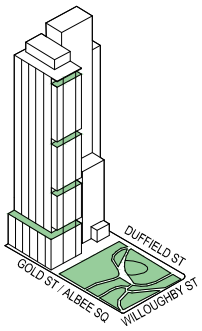
1 Willoughby Square rises 35 stories above Brooklyn, offering unobstructed skyline views, private terraces on multiple floors, and modern, flexible spaces designed for today's workforce.





SMALL, FLEXIBLE SUITES

- Built suites on high floors
- Suite ranges from 2,000 SF to 5,000 SF
- Move-in-ready, prebuilt layouts
- Plug-and-play options



1WSQ

12TH FLOOR

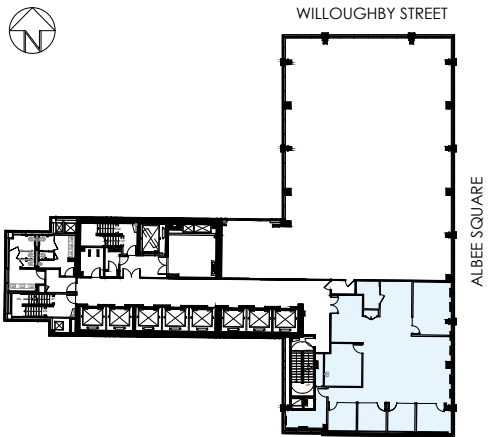
4,788 RSF
342 RSF / PERSON

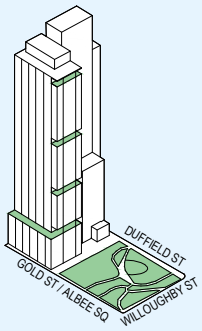
WILLOUGHBY STREET

	QUANTITY
WORK AREAS	
WORKSTATION	9
OFFICE	4
RECEPTION	1
UTILITY SPACE	
COPY / PRINT	1
IT ROOM	1
COAT CLOSET	1
COLLABORATION SPACE	
CONFERENCE (10 PEOPLE)	1
LOUNGE	1
WELLNESS ROOM	1
PANTRY	1



ALBEE SQUARE



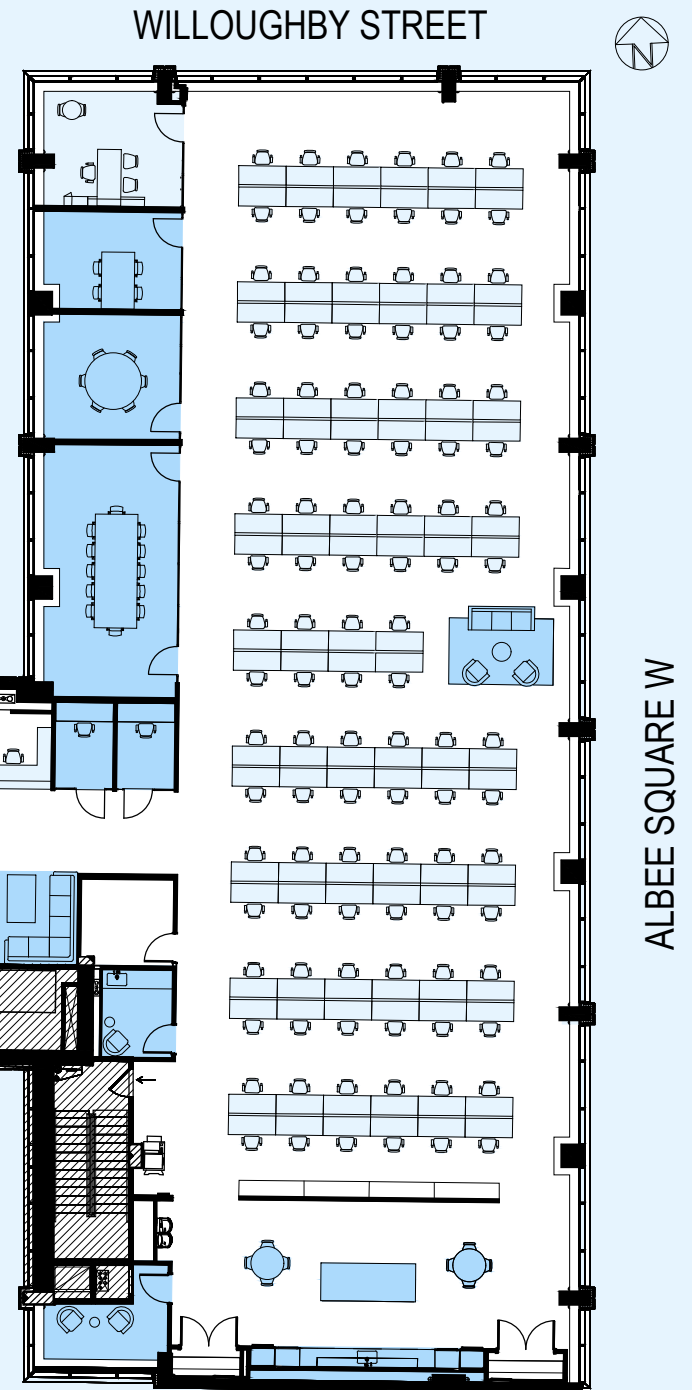
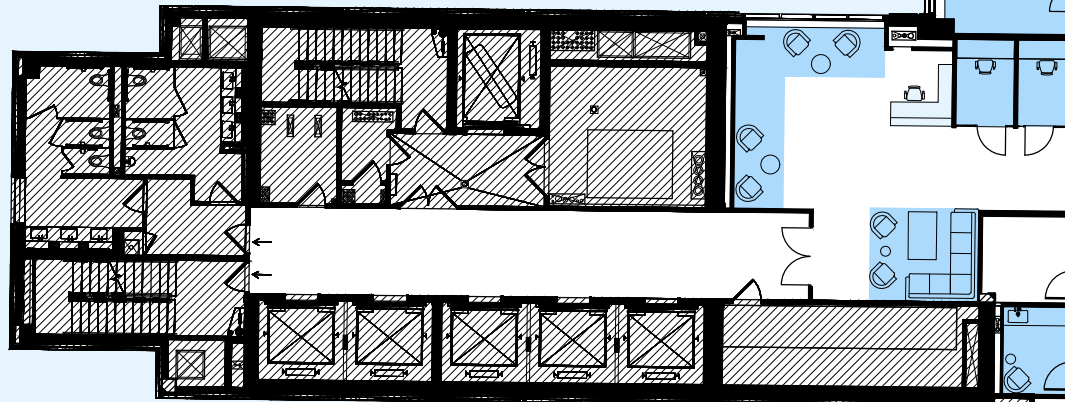


1WSQ

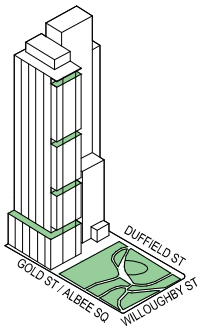


PRE-BUILD
19TH
FLOOR

	QUANTITY
WORK AREAS	
WORKSTATION	104
EXECUTIVE OFFICE	1
RECEPTION	1
UTILITY SPACE	
PANTRY	1
COPY / PRINT	1
IT ROOM	1
COAT CLOSET	1
COLLABORATION SPACE	
CONFERENCE (12 PEOPLE)	1
LOUNGE	3
MEETING ROOM	1
BREAKOUT ROOM	2
PHONE ROOM	3
WELLNESS ROOM	1
PANTRY	1



15,463 RSF
146 RSF / PERSON



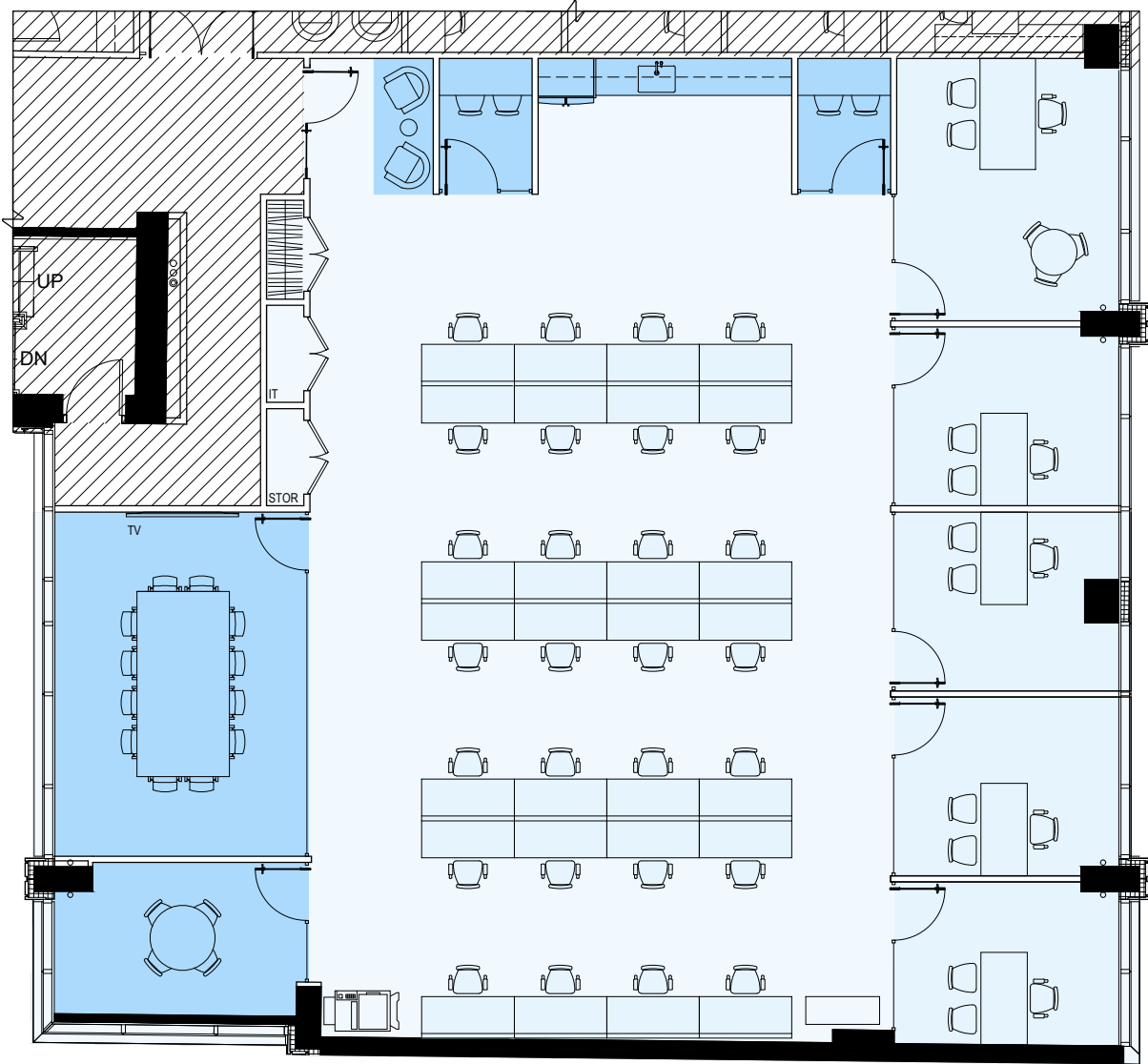
1WSQ

21ST FLOOR

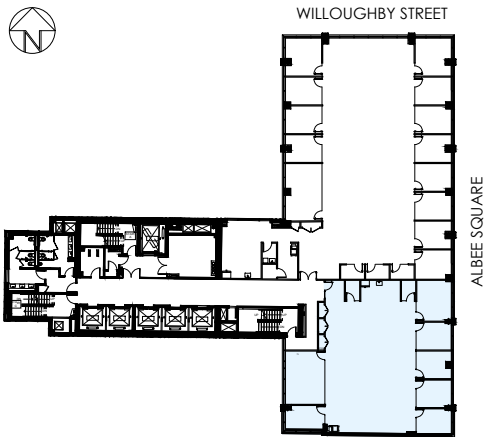
5,664 RSF
172 RSF / PERSON

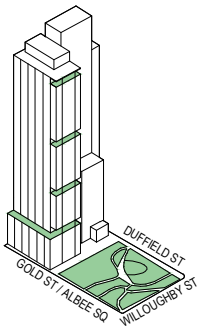
WILLOUGHBY STREET

	QUANTITY
WORK AREAS	
WORKSTATION	28
OFFICE	5
UTILITY SPACE	
COPY / PRINT	1
IT ROOM	1
STORAGE	1
COLLABORATION SPACE	
CONFERENCE (12 PEOPLE)	1
HUDDLE ROOM	1
PHONE ROOM	2
PANTRY	1



ALBEE SQUARE



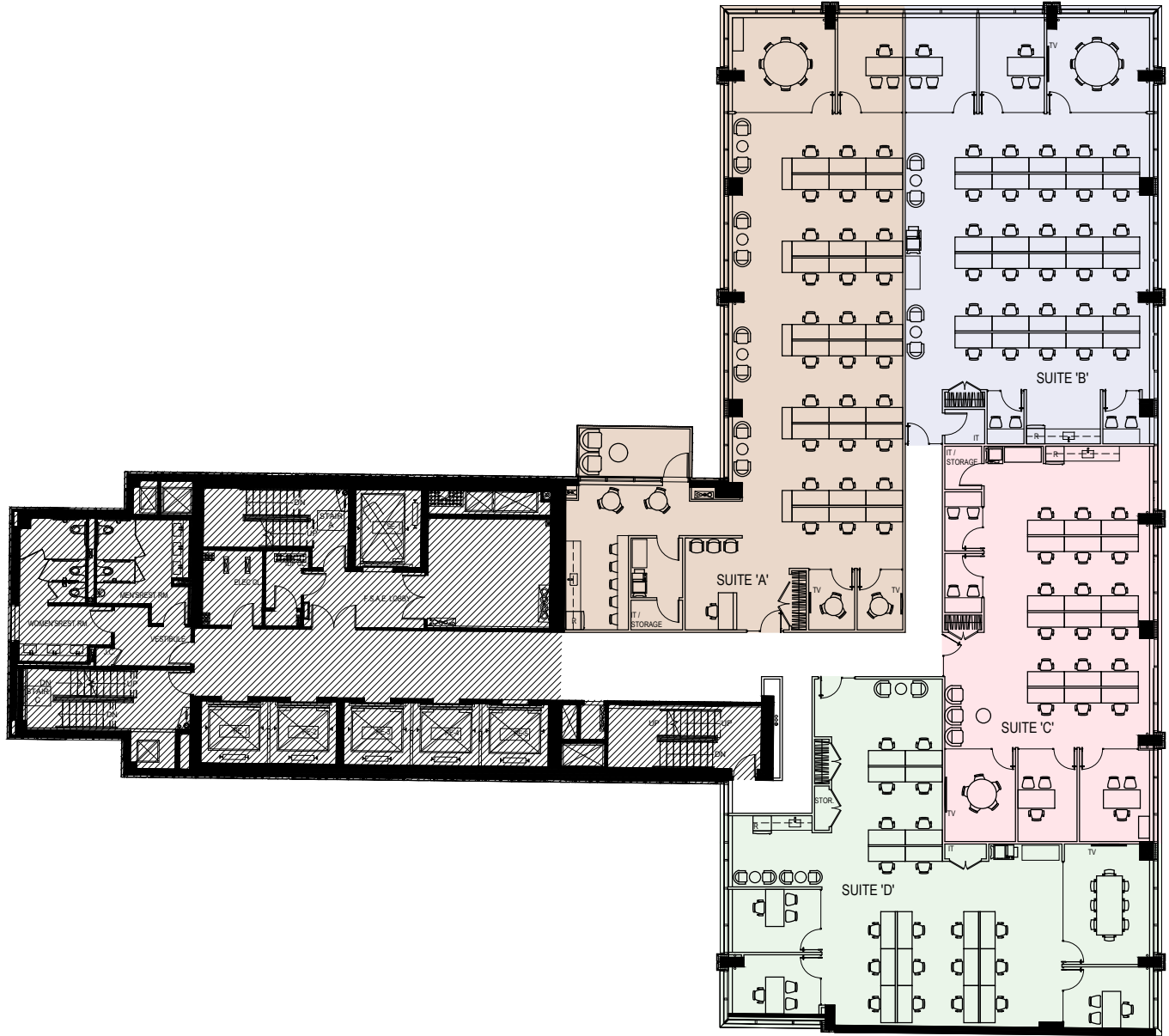


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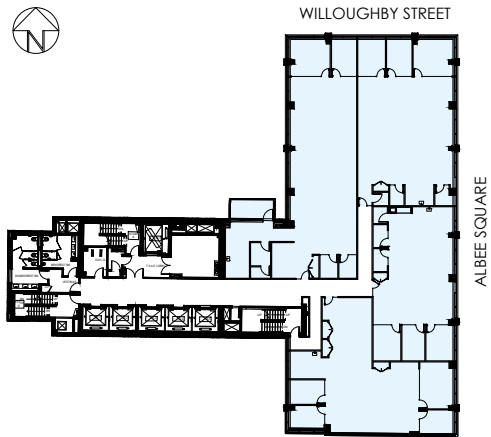
22ND FLOOR

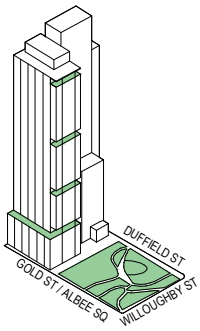
WILLOUGHBY STREET TBD RSF
TBD RSF / PERSON

	QUANTITY
SUITE A	
WORKSTATION	30
OFFICE	1
CONFERENCE ROOM	3
SUITE B	
WORKSTATION	30
OFFICES	2
CONFERENCE ROOM	1
SUITE C	
WORKSTATION	18
OFFICES	2
CONFERENCE ROOM	1
SUITE D	
WORKSTATION	21
OFFICES	3
CONFERENCE ROOM	1



ALBEE SQUARE





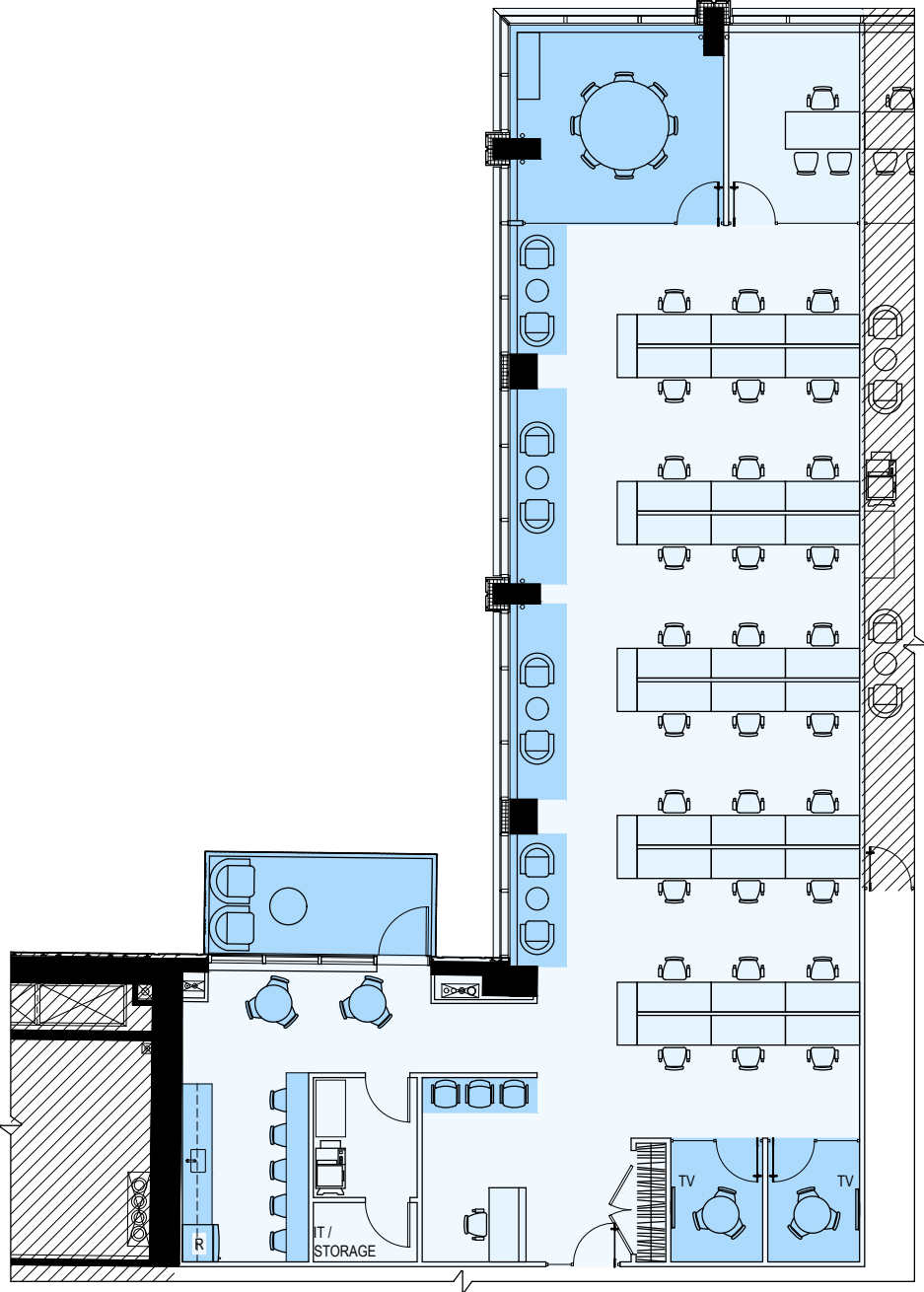
1WSQ

22ND FLOOR SUITE A

4,899 RSF
153 / PERSON

	QUANTITY
WORK AREAS	
WORKSTATION	30
OFFICE	1
RECEPTION	1
UTILITY SPACE	
COPY / PRINT	1
IT ROOM	1
COAT CLOSET	1
COLLABORATION SPACE	
CONFERENCE (8 PEOPLE)	1
LOUNGE	5
HUDDLE ROOM	2
PANTRY	1

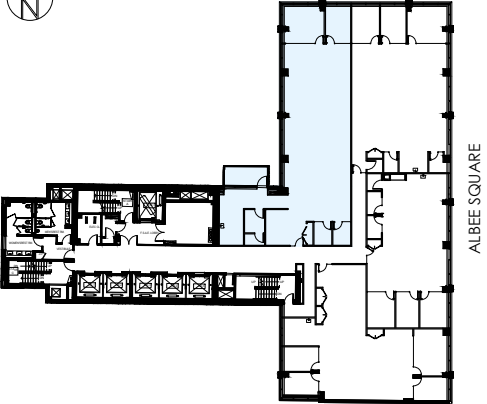
WILLOUGHBY STREET



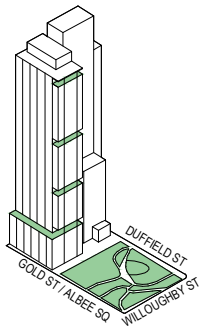
ALBEE SQUARE



WILLOUGHBY STREET

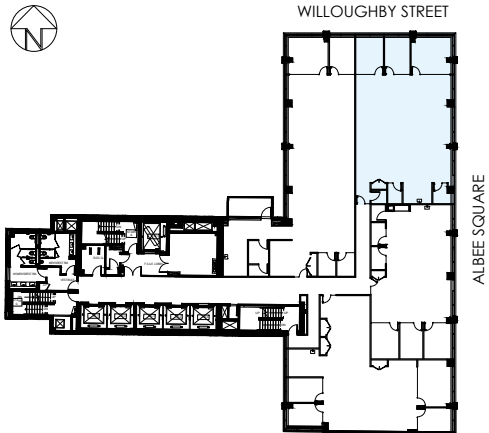


ALBEE SQUARE

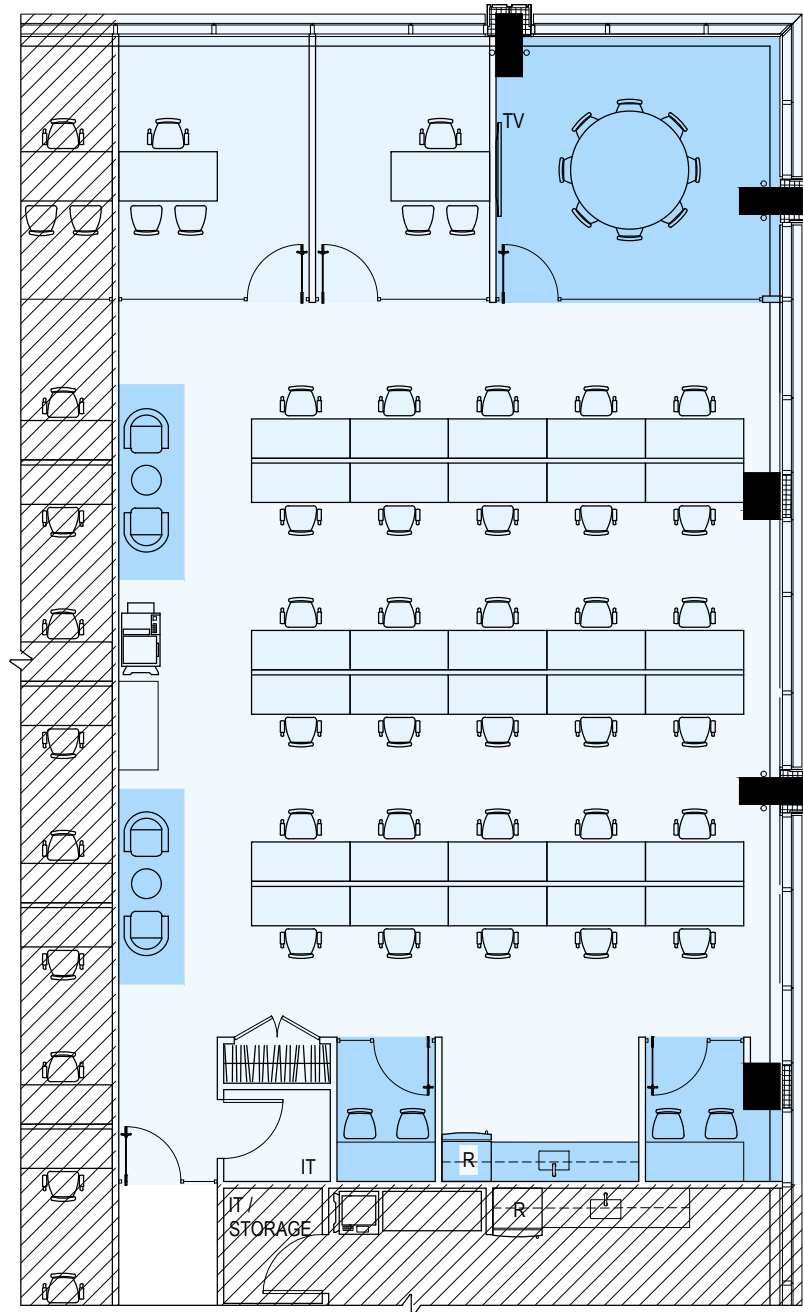


1WSQ

	QUANTITY
WORK AREAS	
WORKSTATION	30
OFFICE	2
UTILITY SPACE	
COPY / PRINT	1
IT ROOM	1
COAT CLOSET	1
COLLABORATION SPACE	
CONFERENCE (8 PEOPLE)	1
LOUNGE	2
PHONE ROOM	2
PANTRY	1



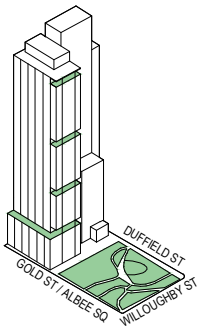
WILLOUGHBY STREET



22ND FLOOR SUITE B

3,974 RSF
124 / PERSON

ALBEE SQUARE

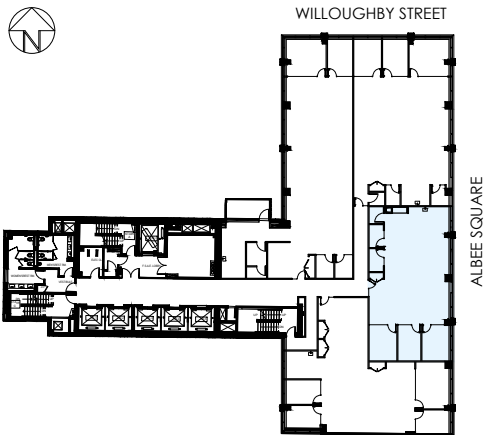
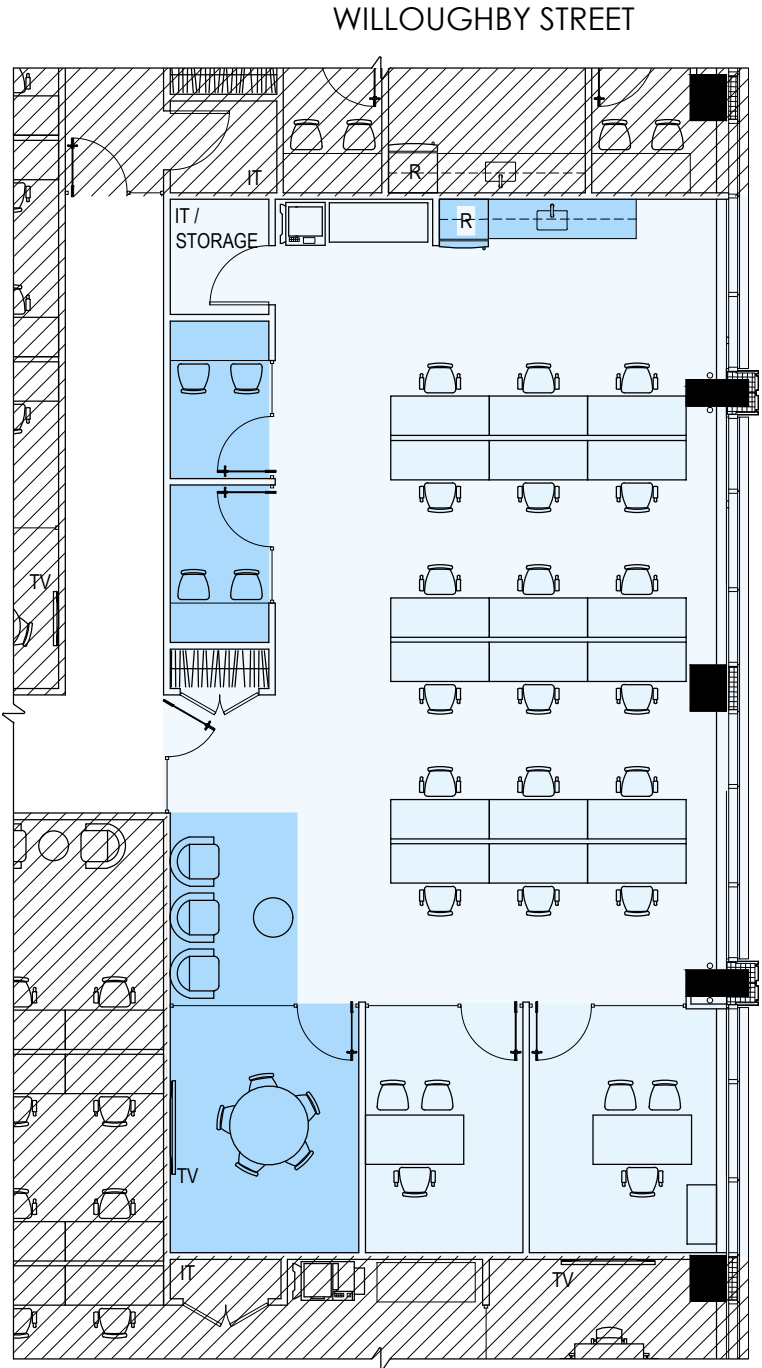


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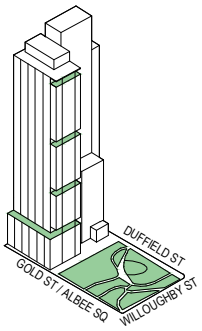
22ND
FLOOR
SUITE C

3,058 RSF
153 / PERSON

	QUANTITY
WORK AREAS	
WORKSTATION	18
OFFICE	2
UTILITY SPACE	
COPY / PRINT	1
IT ROOM	1
COAT CLOSET	1
COLLABORATION SPACE	
LOUNGE	1
HUDDLE ROOM	1
PHONE ROOM	2
PANTRY	1



ALBEE SQUARE



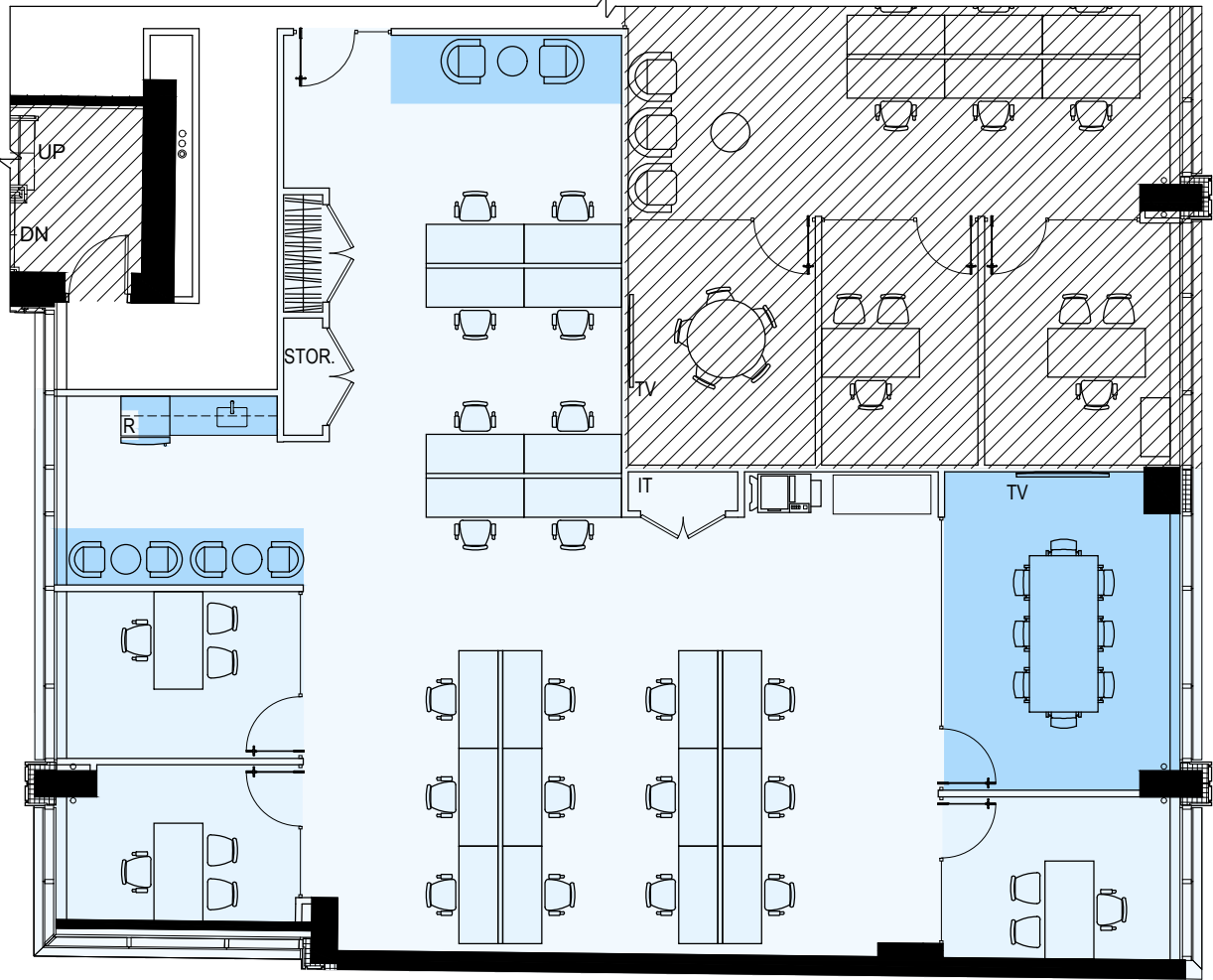
1WSQ

22ND FLOOR SUITE D

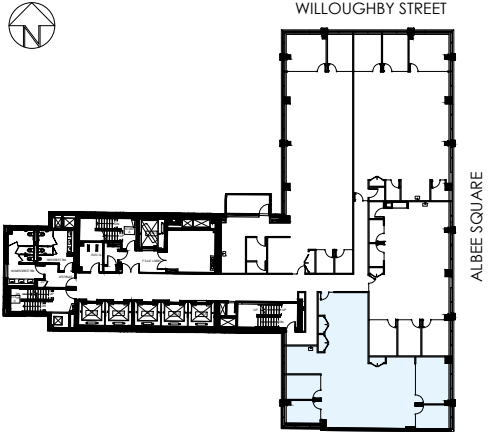
WILLOUGHBY STREET

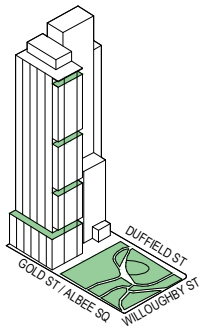
3,768 RSF
164 / PERSON

	QUANTITY
WORK AREAS	
WORKSTATION	21
OFFICE	3
UTILITY SPACE	
COPY / PRINT	1
IT ROOM	1
COAT CLOSET	1
COLLABORATION SPACE	
CONFERENCE (8 PEOPLE)	1
LOUNGE	2
PANTRY	1



ALBEE SQUARE





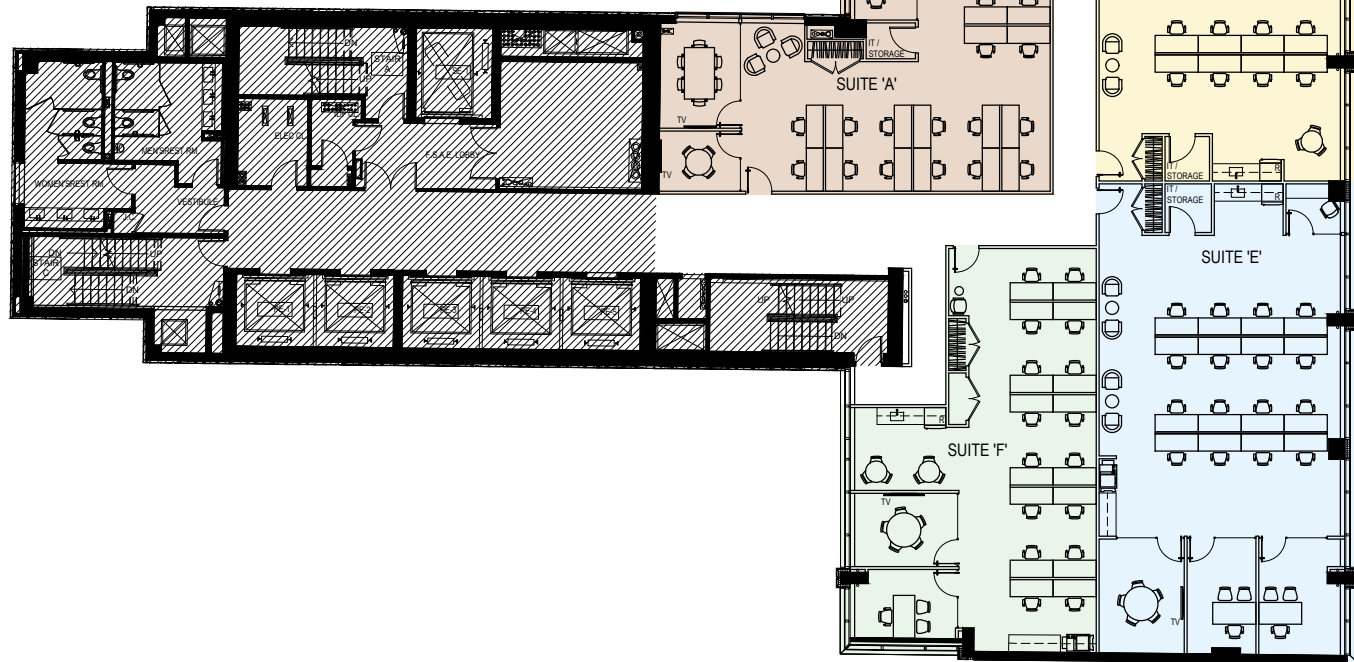
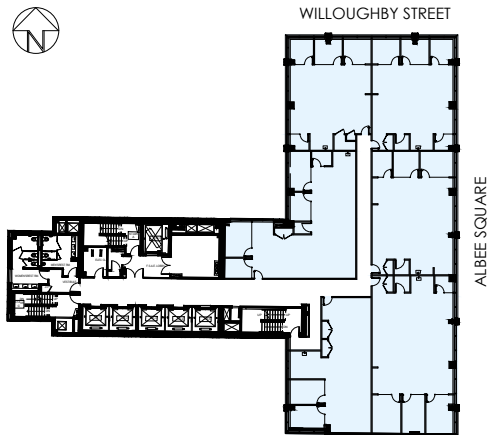
1WSQ

23RD FLOOR

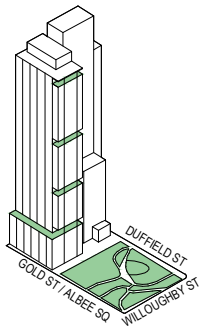
WILLOUGHBY STREET TBD RSF
TBD RSF / PERSON

	QUANTITY
SUITE A	
WORKSTATION	20
OFFICE	2
CONFERENCE ROOM	2
SUITE B	
WORKSTATION	12
OFFICES	2
CONFERENCE ROOM	1
SUITE C	
WORKSTATION	12
OFFICES	2
CONFERENCE ROOM	1

	QUANTITY
SUITE D	
WORKSTATION	16
OFFICE	2
CONFERENCE ROOM	1
SUITE E	
WORKSTATION	20
OFFICES	2
CONFERENCE ROOM	1
SUITE F	
WORKSTATION	16
OFFICES	1
CONFERENCE ROOM	1



ALBEE SQUARE

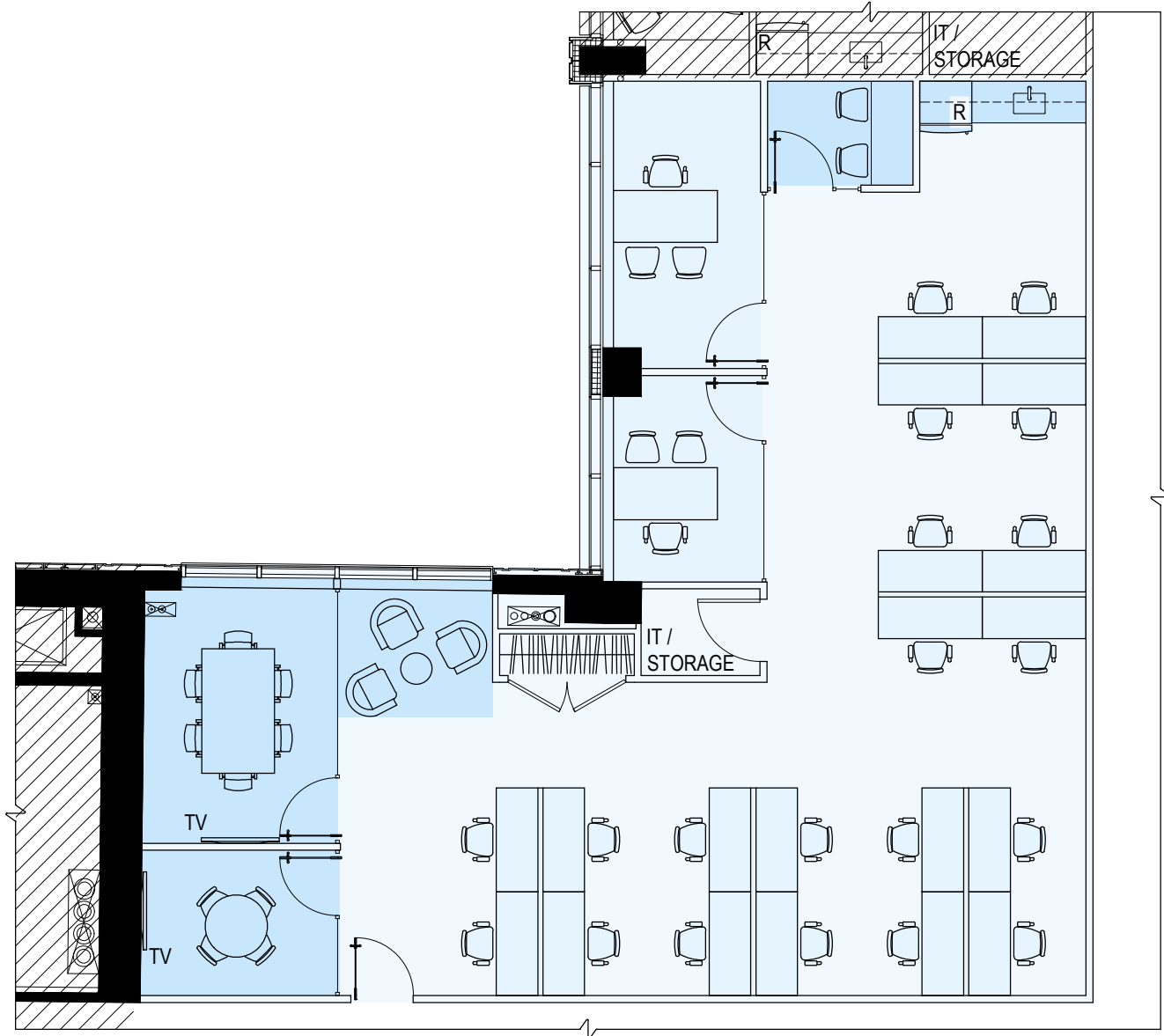


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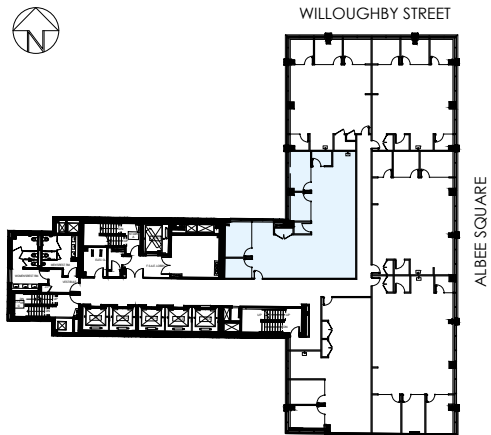
23RD FLOOR SUITE A

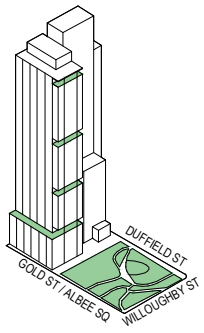
WILLOUGHBY STREET 3,013 RSF
137 / PERSON

	QUANTITY
WORK AREAS	
WORKSTATION	20
OFFICE	2
UTILITY SPACE	
COPY / PRINT	1
IT ROOM	1
COAT CLOSET	1
COLLABORATION SPACE	
CONFERENCE (6 PEOPLE)	1
HUDDLE ROOM	1
PHONE ROOM	1
LOUNGE	1
PANTRY	1



ALBEE SQUARE





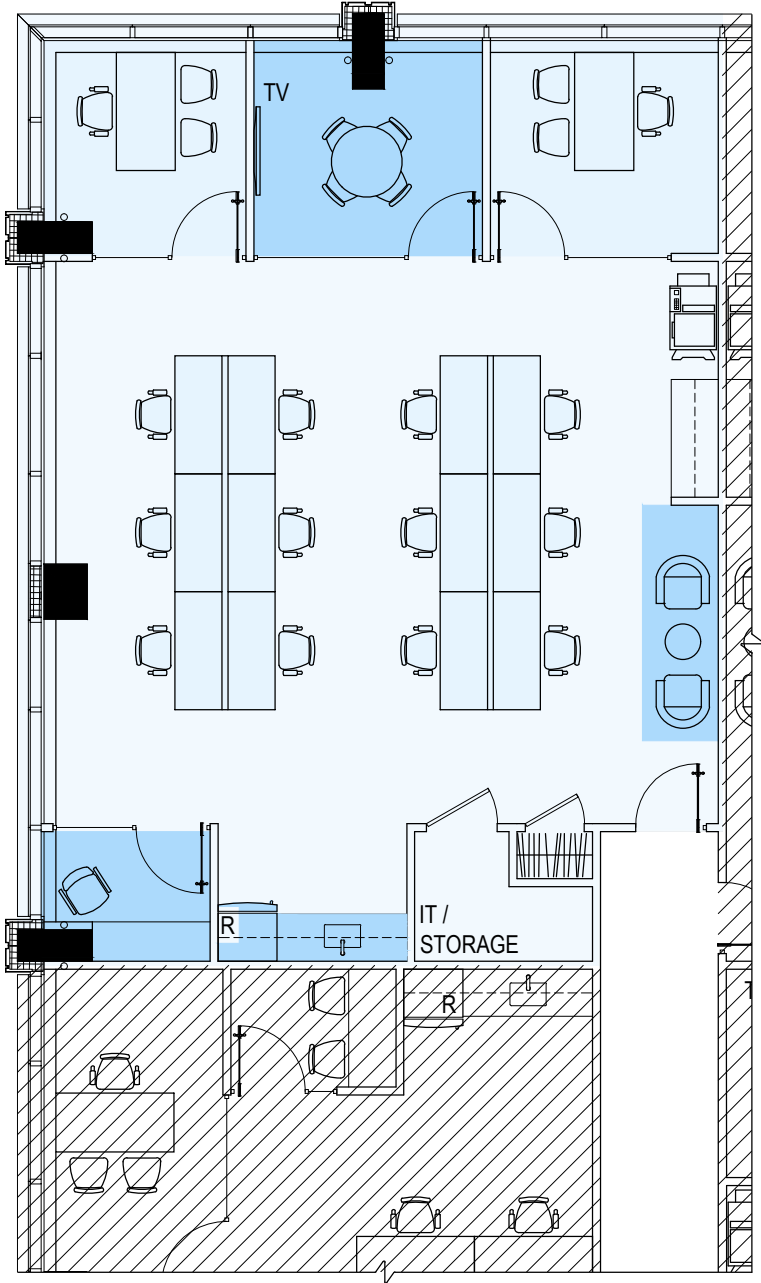
1WSQ

23RD FLOOR SUITE B

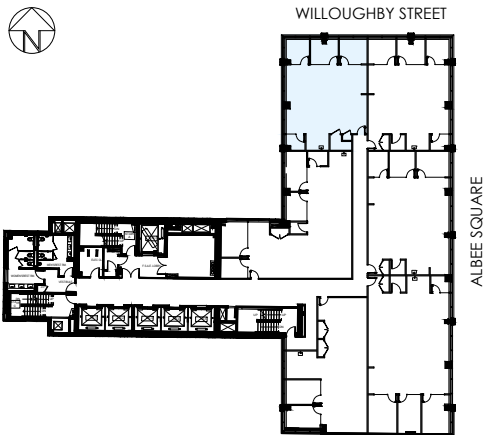
WILLOUGHBY STREET

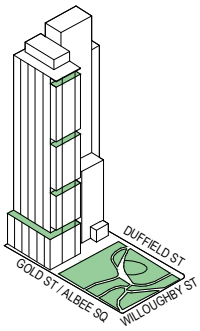
2,297 RSF
164 / PERSON

	QUANTITY
WORK AREAS	
WORKSTATION	12
OFFICE	2
UTILITY SPACE	
COPY / PRINT	1
IT ROOM	1
COAT CLOSET	1
COLLABORATION SPACE	
CONFERENCE (4 PEOPLE)	1
PHONE ROOM	1
LOUNGE	1
PANTRY	1



ALBEE SQUARE



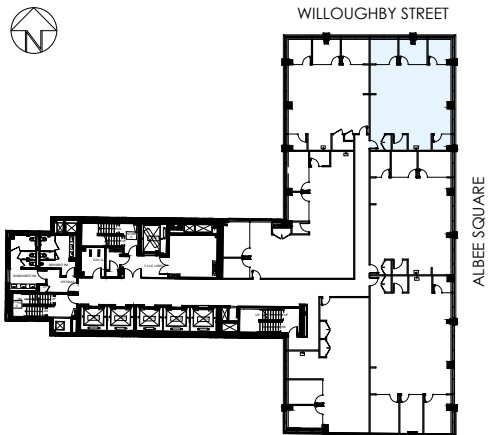
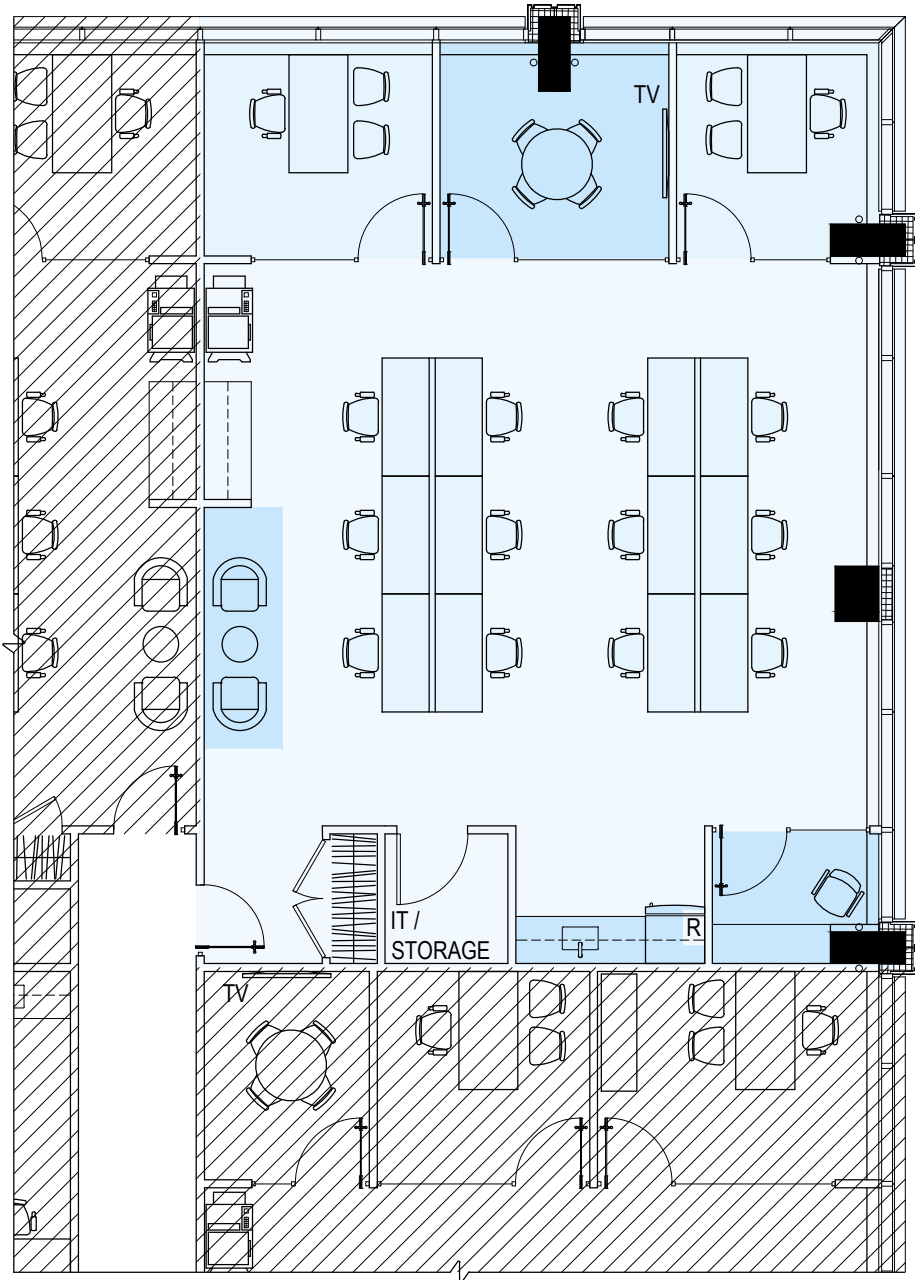


1WSQ

23RD FLOOR SUITE C

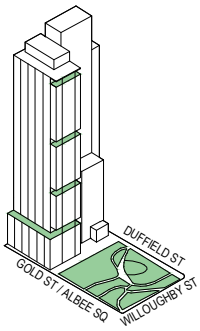
2,356 RSF
168 / PERSON

	QUANTITY
WORK AREAS	
WORKSTATION	12
OFFICE	2
UTILITY SPACE	
COPY / PRINT	1
IT ROOM	1
COAT CLOSET	1
COLLABORATION SPACE	
CONFERENCE (4 PEOPLE)	1
PHONE ROOM	1
LOUNGE	1
PANTRY	1



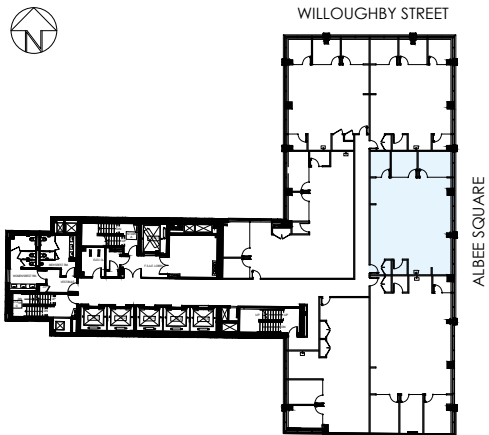
WILLOUGHBY STREET

ALBEE SQUARE

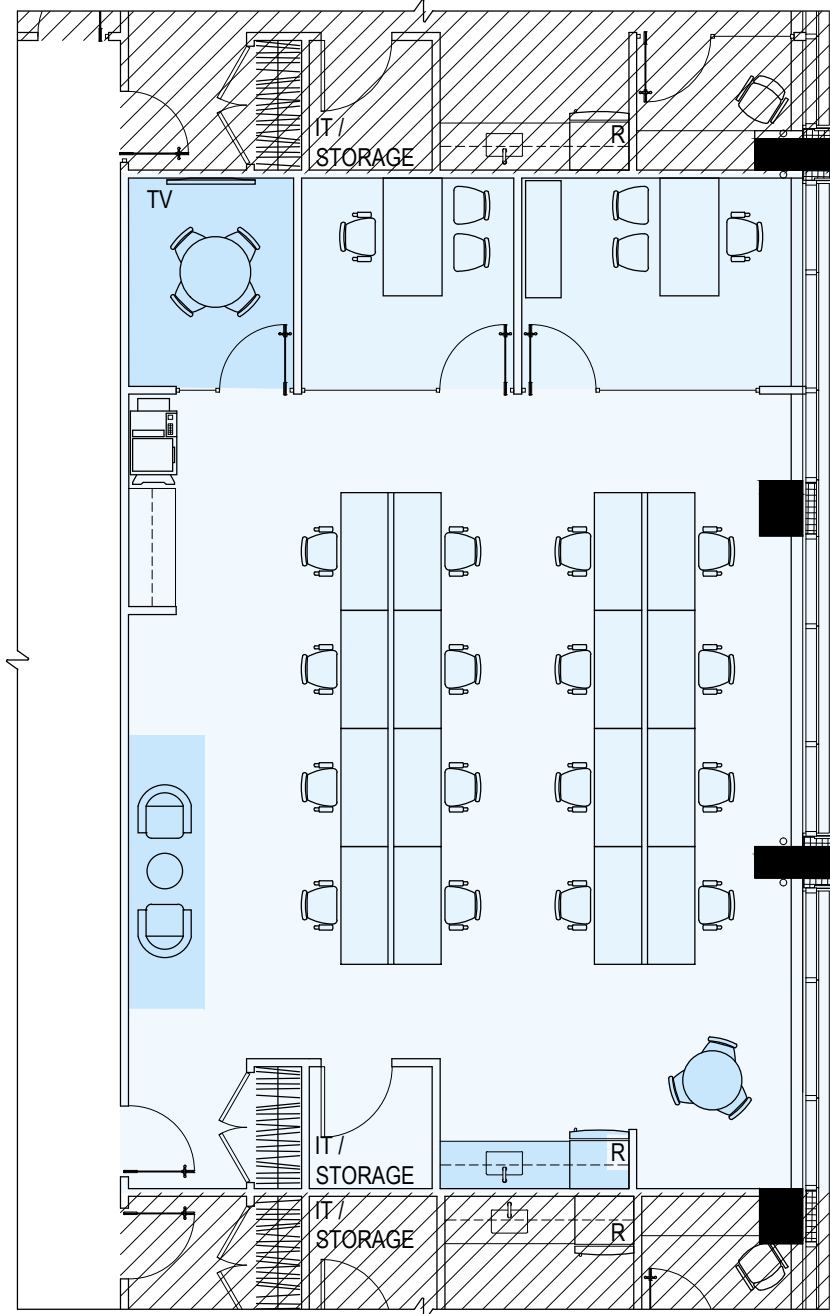


1WSQ

	QUANTITY
WORK AREAS	
WORKSTATION	16
OFFICE	2
UTILITY SPACE	
COPY / PRINT	1
IT ROOM	1
COAT CLOSET	1
COLLABORATION SPACE	
CONFERENCE (4 PEOPLE)	1
LOUNGE	1
PANTRY	1



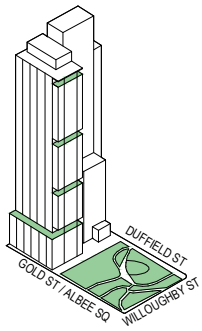
WILLOUGHBY STREET



23RD FLOOR SUITE D

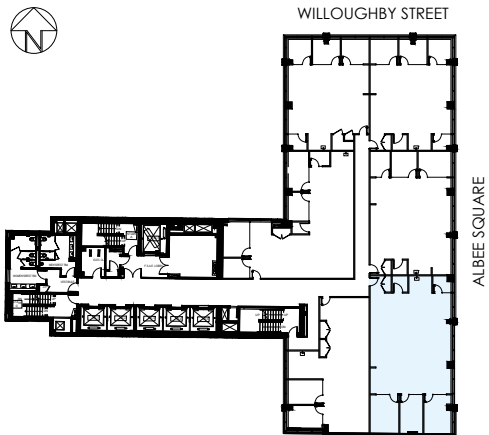
2,536 RSF
181 RSF / PERSON

ALBEE SQUARE

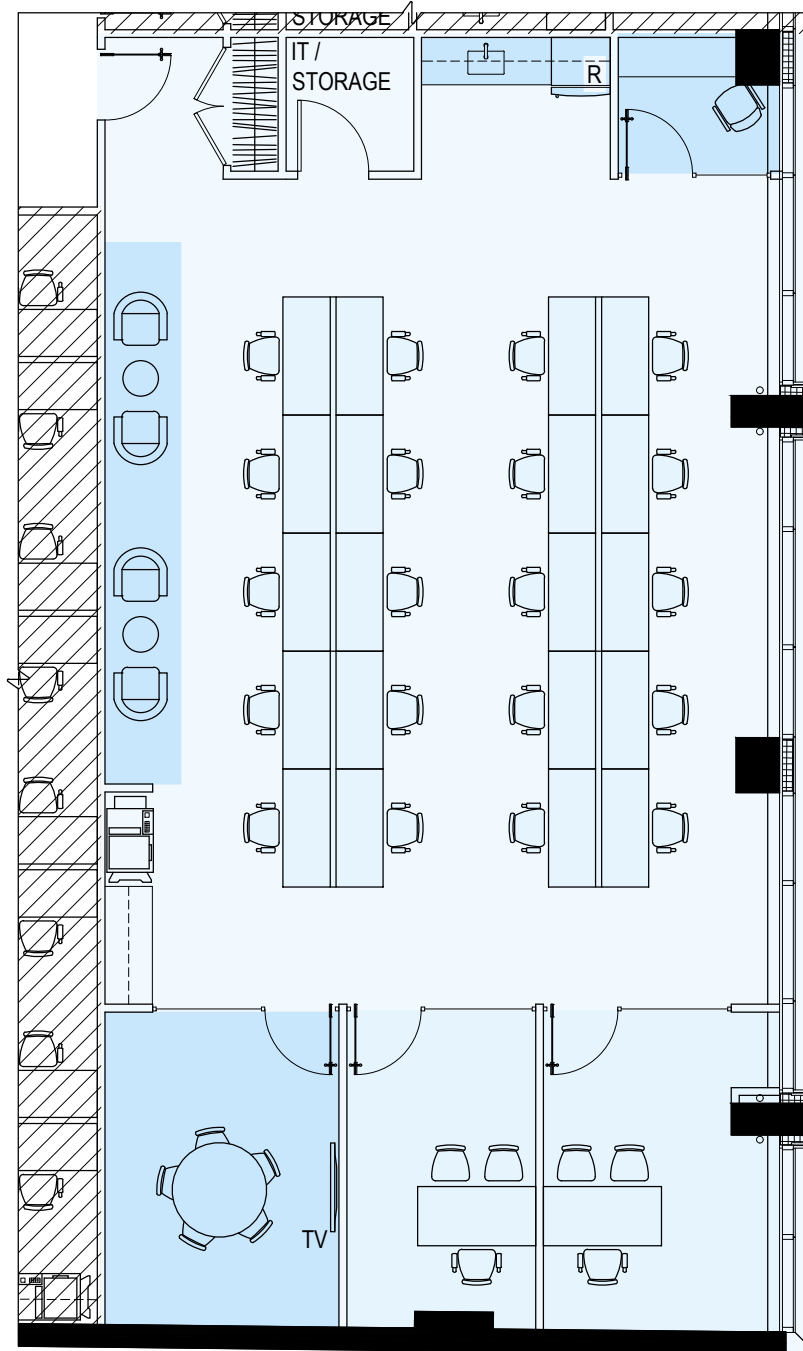


1WSQ

	QUANTITY
WORK AREAS	
WORKSTATION	20
OFFICE	2
UTILITY SPACE	
COPY / PRINT	1
IT ROOM	1
COAT CLOSET	1
COLLABORATION SPACE	
CONFERENCE (5 PEOPLE)	1
LOUNGE	2
HUDDLE ROOM	1
PANTRY	1



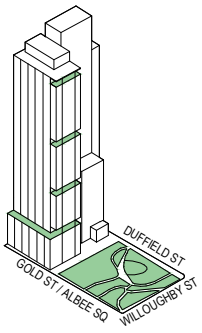
WILLOUGHBY STREET



**23RD
FLOOR
SUITE E**

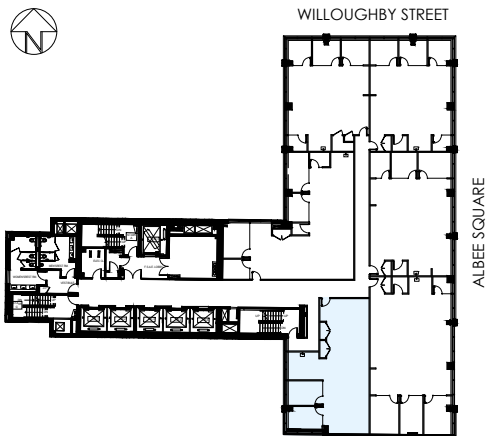
3,263 RSF
148 RSF / PERSON

ALBEE SQUARE

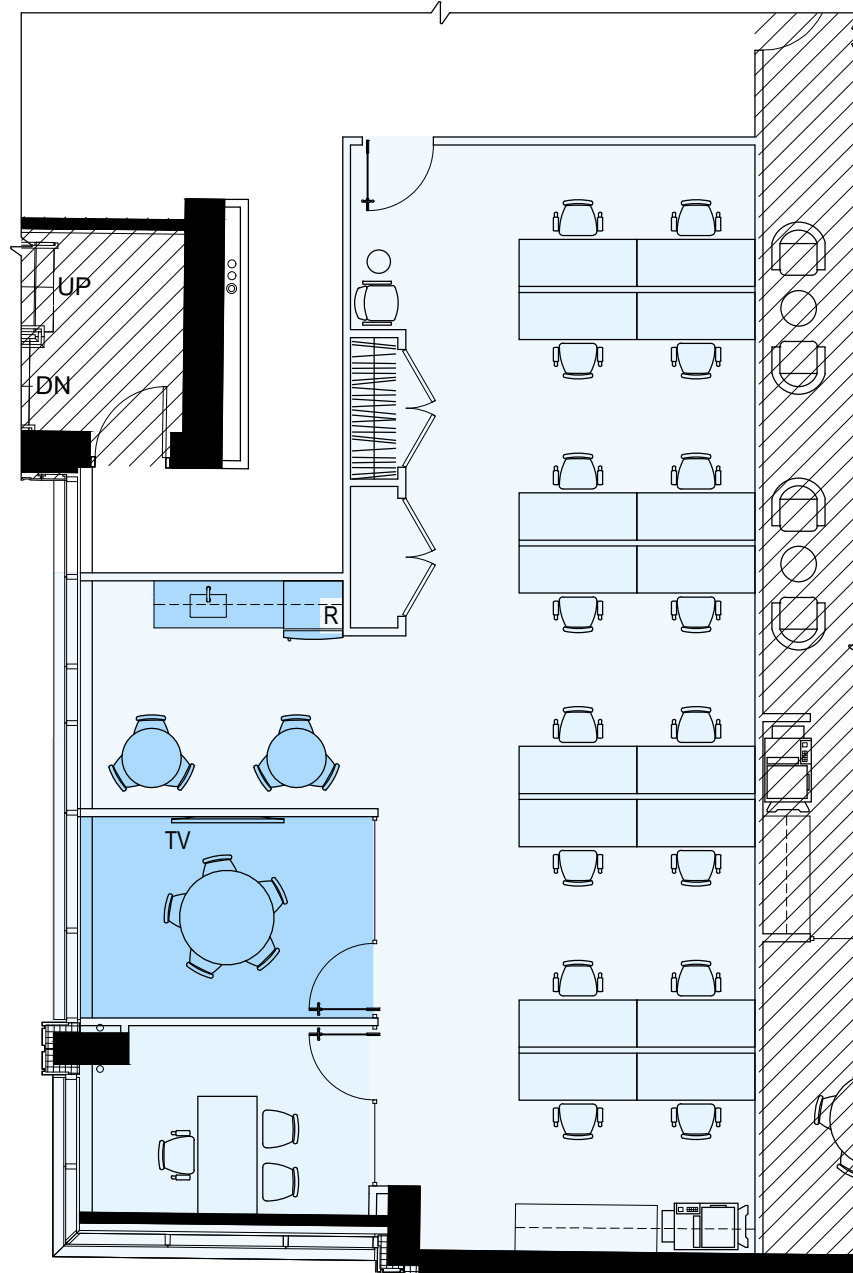


1WSQ

	QUANTITY
WORK AREAS	
WORKSTATION	16
OFFICE	1
UTILITY SPACE	
COPY / PRINT	1
IT ROOM	1
COAT CLOSET	1
COLLABORATION SPACE	
CONFERENCE (5 PEOPLE)	1
PANTRY	1



WILLOUGHBY STREET



23RD
FLOOR
SUITE F

2,357 RSF
139 RSF / PERSON

ALBEE SQUARE

BUILDING EXCLUSIVE AMENITIES



GARDEN AMENITY SPACE



LARGE CONFERENCE/FLEX SPACE



TENANT LOUNGE AREA



COMMUNAL OUTDOOR TERRACE

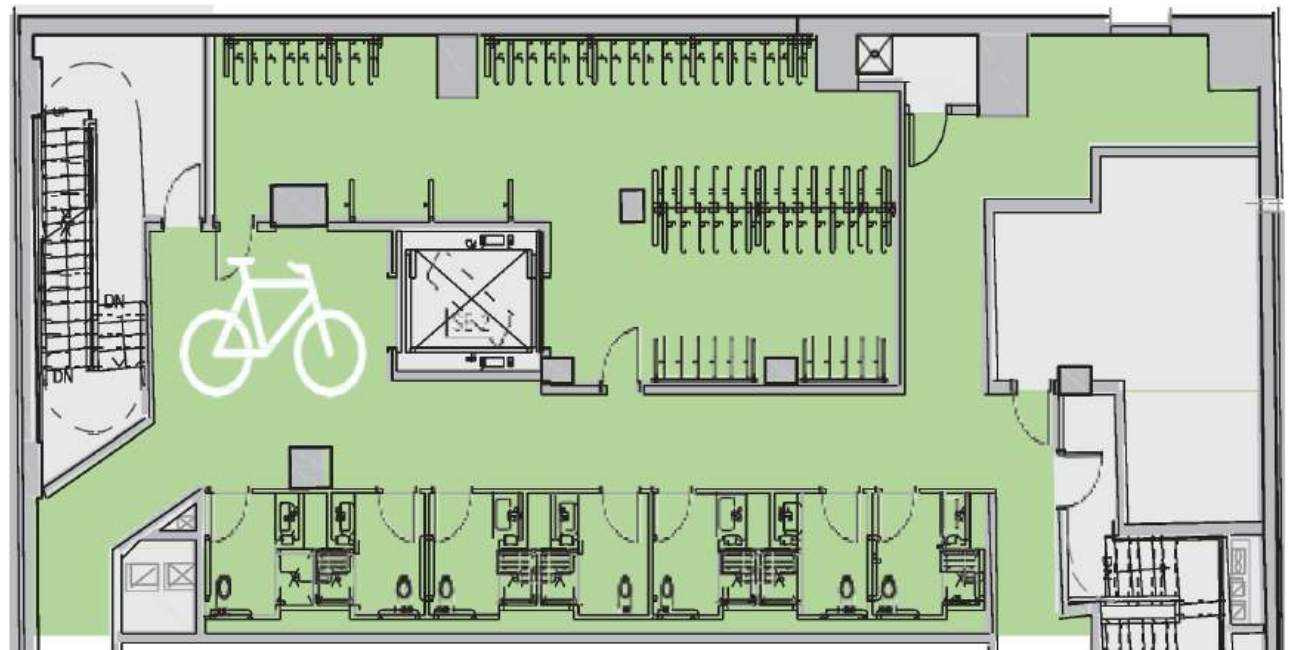


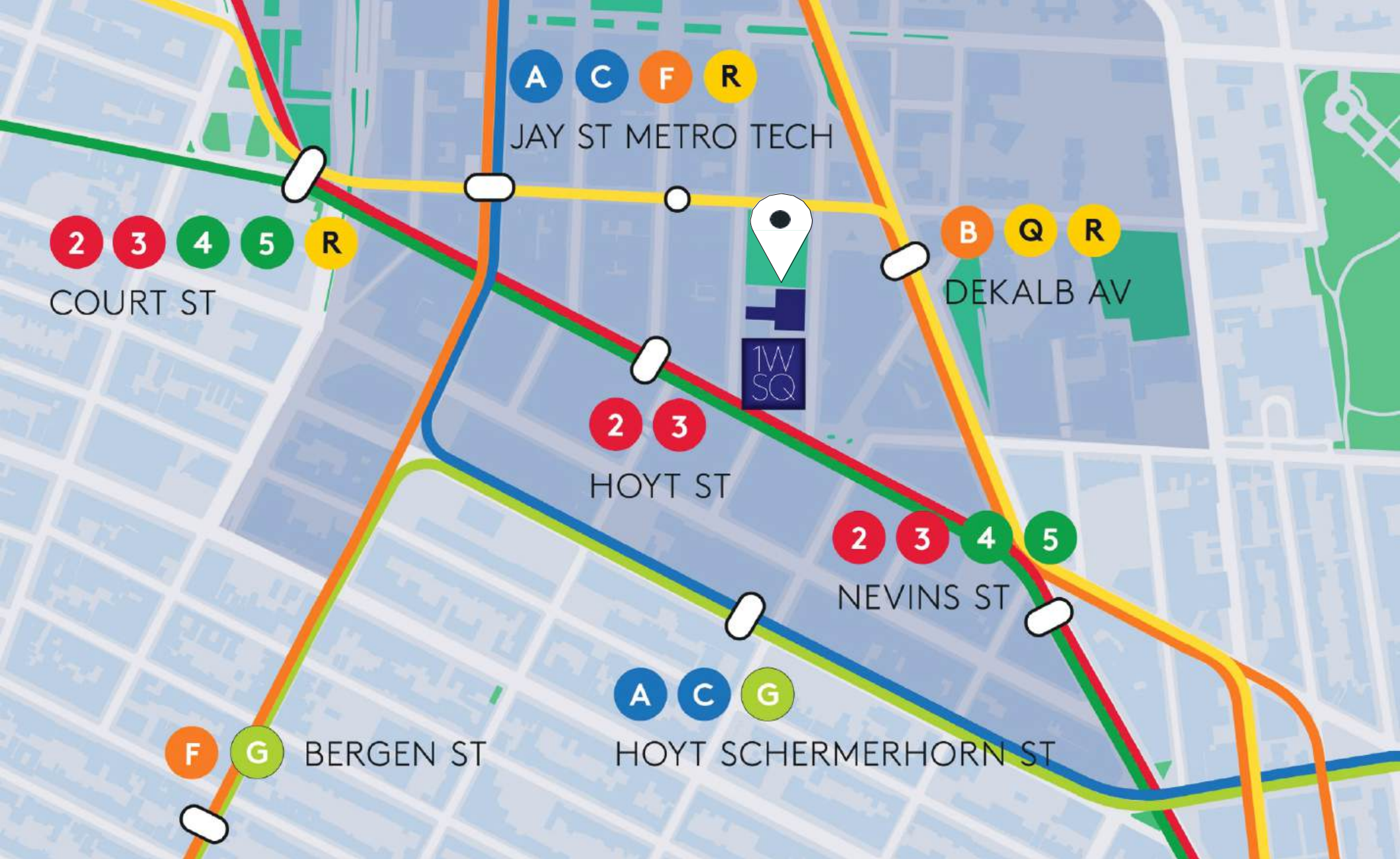
BUILDING EXCLUSIVE AMENITIES

BICYCLE PARKING & FACILITIES



250 BICYCLE RACKS

7 EXCLUSIVE LOCKER ROOMS & SHOWERS





TO BROOKLYN

 5 MIN. to Boerum Hill	10 MIN. to Brooklyn Hts.	10 MIN. to Cobble Hill	10 MIN. to Fort Greene	15 MIN. to Park Slope
 15 MIN. to Williamsburgh	15 MIN. to Sunset Park	20 MIN. to Bay Ridge	20 MIN. to Flatbush	20 MIN. to Crown Heights

TO MANHATTAN

 10 MIN. to Wall Street	16 MIN. to Union Square	17 MIN. to Penn Station	20 MIN. to Rockefeller Ctr.	25 MIN. to Crown Heights
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NEIGHBORHOOD

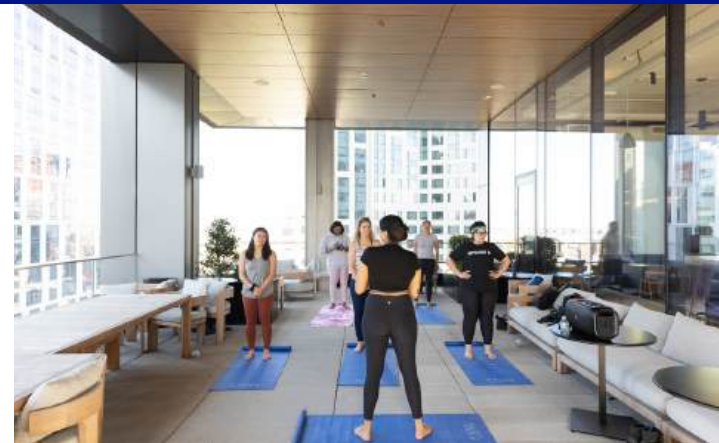
Located in Downtown Brooklyn's thriving business district, 1WSQ sits next to the 1-acre Abolitionist Place Park and is steps from major subway lines, restaurants, cafés, and local amenities.



JOIN OUR 1WSQ COMMUNITY



OUTDOOR YOGA SOUL SESSIONS



fxcollaborative

ARCHITECTURE
RESEARCH
OFFICE

cityblock

GEMIC

W
Ms. FOUNDATION
FOR WOMEN

philo

Propel

SPCSHP

WALNUT RIDGE



ECLIPSE ROOFTOP EVENT



FARMER'S MARKET



HOT CHOCOLATE DISTRIBUTION



EZRA FALACK

Efalack@ksrny.com
917-518-3568

SOLOMON SHARABY

Ssharaby@ksrny.com
718-986-7149

TRISTAN BENZAQUEN

Tbenzaquen@ksrny.com
347-610-1015

STEPHAN FISHER

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DVIR LATI

Dlati@ksrny.com
347-891-7629



GENERAL INQUIRIES:

1WSQ.COM

JEMBREALTY.COM



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