

315

MESEROLE ST
EAST WILLIAMSBURG // BROOKLYN



Scale your business and attract a cutting-edge workforce.

NEWMARK

315

MESEROLE ST
EAST WILLIAMSBURG // BROOKLYN

Building features

- **Prime Williamsburg Location** – Situated in East Williamsburg, adjacent to Williamsburg, Greenpoint, and Bushwick.
- **Excellent Transit Access** – Steps from the L train, providing quick connections to the best parts of Williamsburg and beyond.
- **Rooftop Destination** – Features a rooftop bar, restaurant, and event space with stunning views.
- **Public Transit Convenience** – Easy access to multiple subway lines and transit options.
- **Tax Incentives** – Eligible for valuable tax incentives.
- **Home to The Wandering Barman** – A unique ground-floor bar serving craft cocktails and coffee.
- **Flexible Office Space** – Prebuilt office suites ranging from 1,100 SF to 7,500 SF on the 2nd floor.
- **Expansive Leasing Opportunities**
 - Ground Floor – 16,964 SF available, with prebuilt office spaces from 4,800 SF to 7,276 SF.
 - 2nd Floor – 7,378 SF available, with prebuilt office spaces from 904 SF to 2,174 SF.
 - 3rd Floor – 5,414 SF available in white-boxed condition.
- **Vibrant Tenant Community** – Already home to a dynamic mix of creative and maker-focused businesses.



Building Features & Amenities

315 Meserole offers a blend of dynamic outdoor spaces and cutting-edge building systems, providing the perfect foundation for your business and a vibrant, motivating environment for your team.



Ceiling Height:
11' to 12'



New Elevators



ADA Accessibility



New Windows



Outdoor Event Space:
6,000 sq ft lushly
landscaped courtyard



Retail Arcade:
Featuring shops
& dining options



**Pet-Friendly
Common Areas**



Upgraded Electrical Systems:
Ample power capacity



Rooftop Bar & Restaurant:
Work and leisure in one space



Bike Room:
Secure, enclosed
bike storage



Fully Networked:
Redundant fiber-optic
internet service available



New Storefronts



Security:
24/7 access &
security surveillance



Ground Floor - 16,964 SF

Suite B2: 4,888 SF

Meeting Rooms, Exposed Ceilings, Abundant Natural Light, Open Workspaces, Separated Offices

Suite B3: 4,800 SF

Conference Rooms, Ample Natural Light, Open Workspaces, Separated Offices

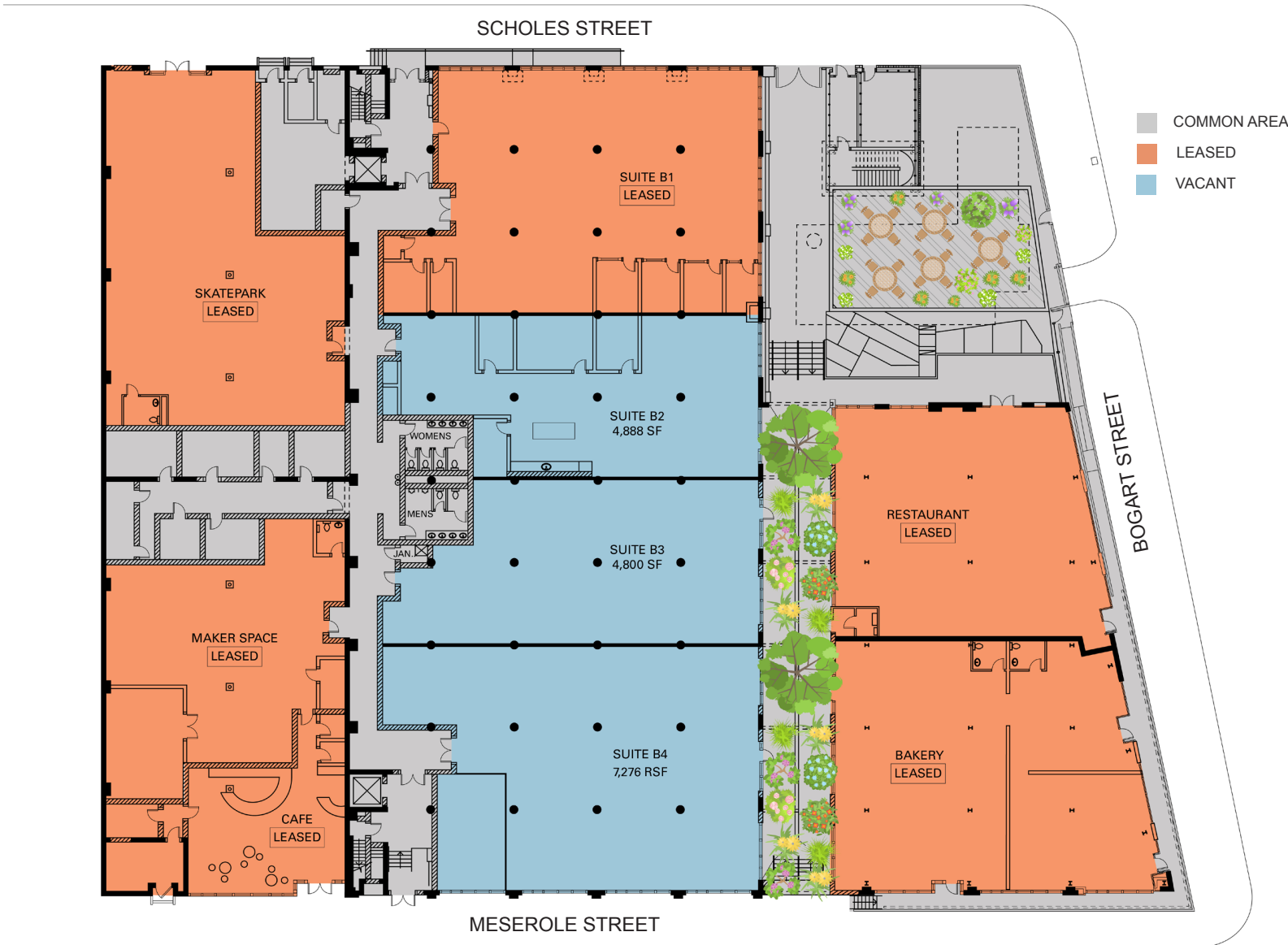
Suite B4: 7,276 SF

Conference room, Ample Natural Light, Open Workspaces, Separated Offices

*All spaces have direct access to the breezeway



Ground Floor - Floor Plan



2nd Floor - 7,378 SF

Suite 200B: 914 SF

Suite 201: 2,174 SF

Suite 204: 1,357 SF

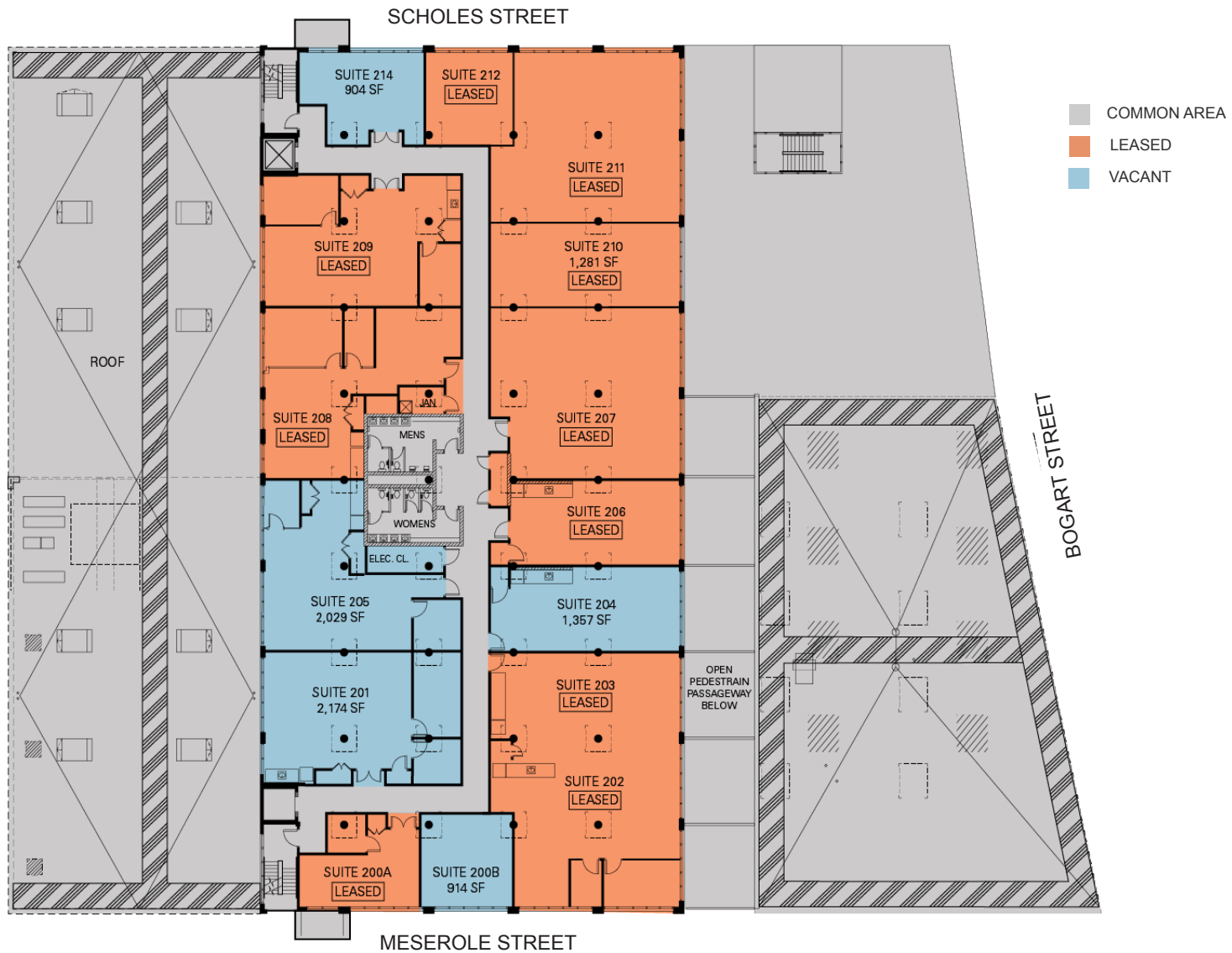
Suite 205: 2,029 SF

Suite 214: 904 SF

Kitchen, Natural Light, Open Layout, Air Conditioning



2nd Floor - Floor Plan



3rd Floor - 5,414 SF

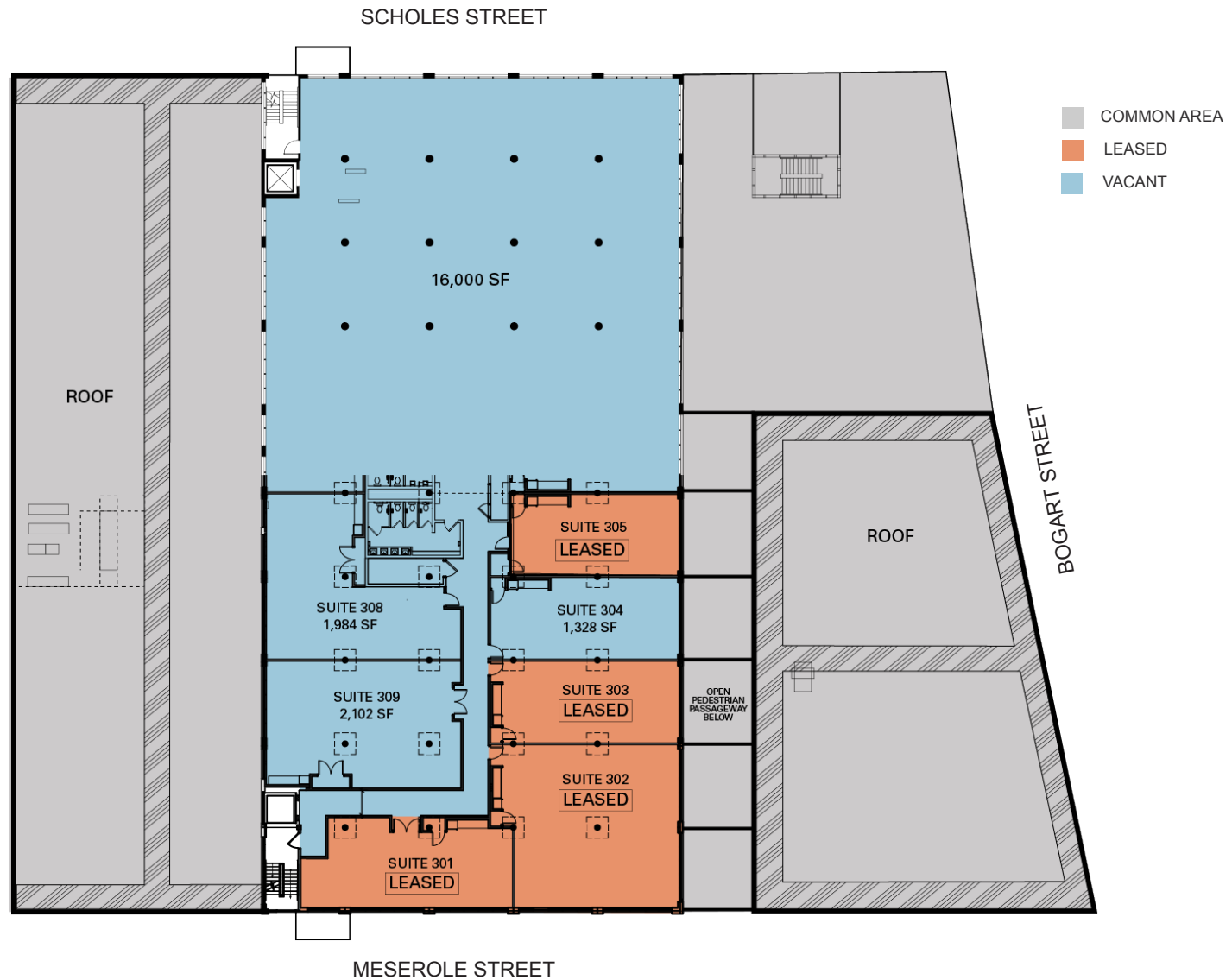
Suite 304: 1,328 SF

Suite 308: 1,984 SF

Suite 309: 2,102 SF



Entire 3rd - Floor Plan



315

MESEROLE ST
EAST WILLIAMSBURG // BROOKLYN

Ultimate retail and co-tenant experience & Amenties

Landscaped Courtyard

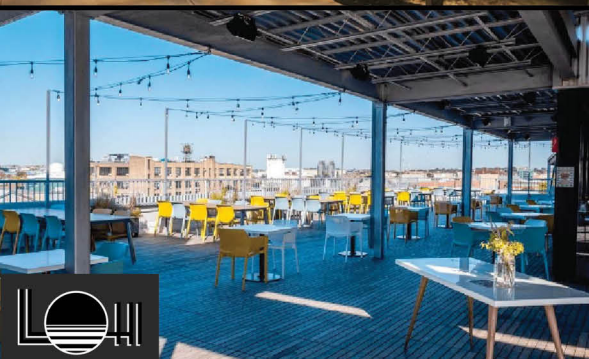
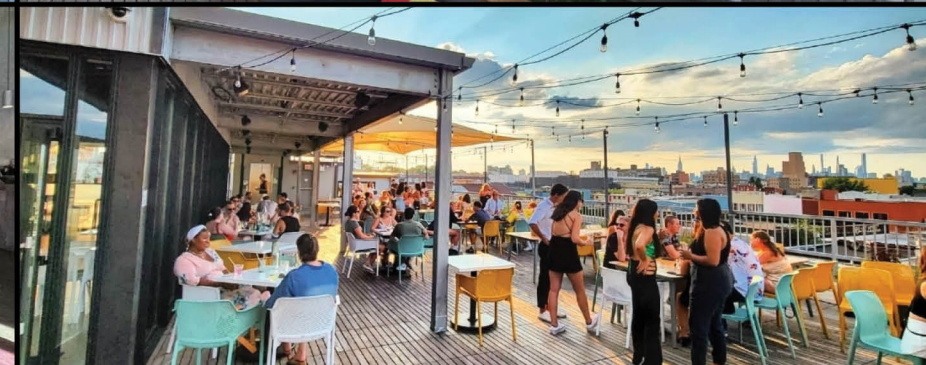
The Breezeway - Retail Area



WANDERING
BARMAN



WANDERING
BARMAN



Many Ways to Reach

CYCLING TO THE BREEZE

East/west bike lanes along both Meserole and Scholes streets provide direct access to the Williamsburg Bridge. Citibike docking stations are conveniently nearby, and the building offers a secure bike room with 24/7 access for tenants.

Bedford Avenue/N7th

- 11 minutes by train
- 10 minutes by bike

Greenpoint/Manhattan Ave

- 25 minutes by Bus (B43)
- 15 minutes by bike

Bed-Stuy/Tompkins Ave

- 30 minutes by Bus (B43)
- 15 minutes by bike

Union Square

- 17 minutes by L train

Meatpacking

- 21 minutes by L train

Lower East Side

- 33 minutes by J/M trains
- 21 minutes by bike



315

MESEROLE ST
EAST WILLIAMSBURG // BROOKLYN

Team Contacts

Ryan Gessin

Managing Director

646-441-3725

ryan.gessin@nmrk.com

Rohan Kapoor

Associate

212-372-2399

rohan.kapoor@nmrk.com

Drew Wiley

Associate

212-372-0787

drew.wiley@nmrk.com

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

© Newmark. All Rights Reserved.

NEWMARK

