



1WSQ

1 WILLOUGHBY SQUARE

BROOKLYN'S

BEST CLASS A

OFFICE BUILDING

JEMB
REALTY

THE BUILDING

1 Willoughby Square rises 35 stories above Brooklyn, offering unobstructed views of New York City's skyline and waterways, making it the borough's tallest office tower. Designed for modern businesses, the building features thoughtfully planned workspaces, premium amenities, and flexible conference and event areas—combining functionality, comfort, and style for tenants who expect the best.





BUILDING EXCLUSIVE AMENITIES

Flexible spaces ideal for tenant gatherings or private functions.

Garden Café

Convenient lounge for tenants to enjoy refreshments.



EVENT SPACE FOR 85 PEOPLE

BUILDING EXCLUSIVE AMENITIES

Flexible spaces ideal for tenant gatherings or private functions.

Large conference/flex space

Modern, tech-ready room designed for meetings, collaboration, and events for up to 20 people.



Tenant lounge area

Elegant, welcoming space crafted for comfort and informal gatherings.



BUILDING EXCLUSIVE AMENITIES

Flexible spaces ideal for tenant gatherings or private functions.

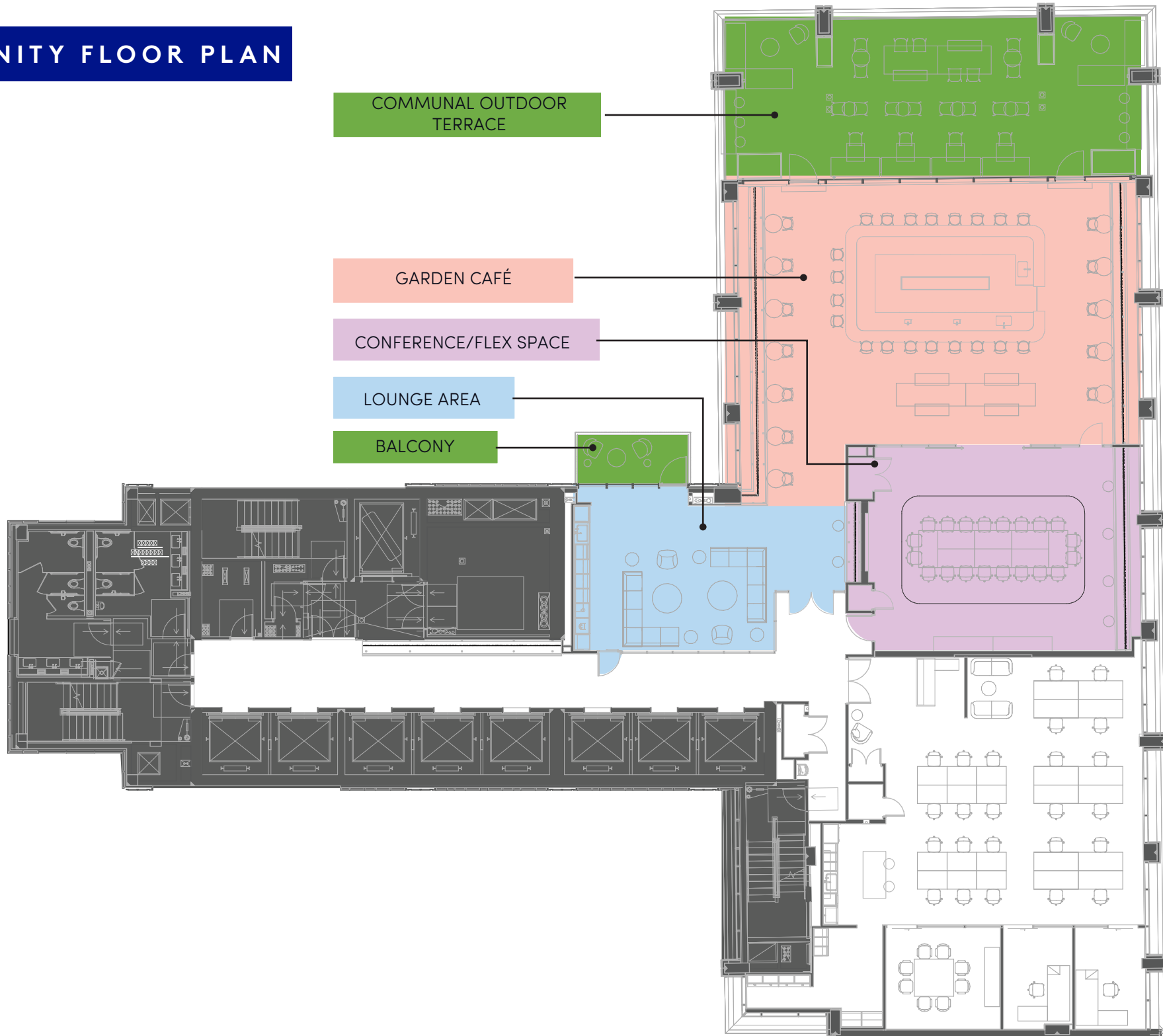


Communal outdoor terrace

Open-air terrace for breaks, informal gatherings, or fresh-air moments.



AMENITY FLOOR PLAN

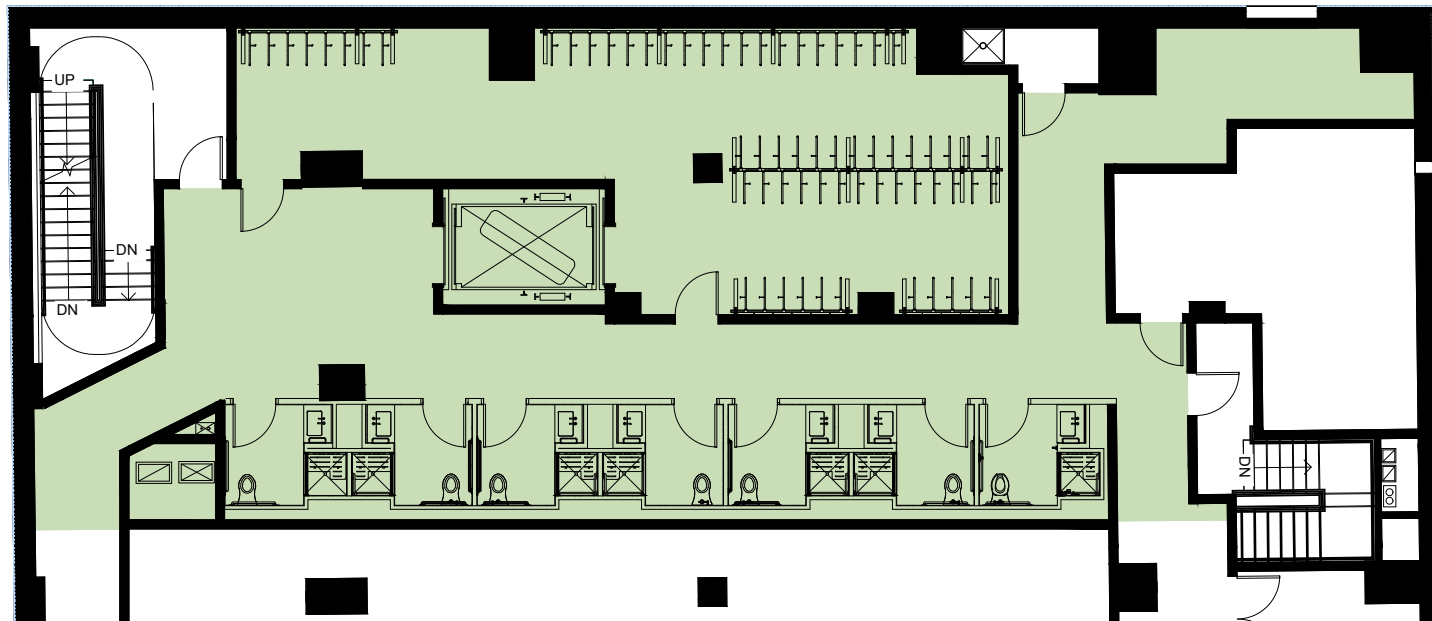


BUILDING EXCLUSIVE AMENITIES

BICYCLE PARKING & FACILITIES

250 BICYCLE RACKS

7 EXCLUSIVE LOCKER ROOMS & SHOWERS



















THE OFFICES



The 15,000-square-foot floorplates at 1WSQ feature impressive column-free lease spans and 14-16 foot slab heights. Interiors and landscaped terraces overlook the new Abolitionist Place Park and reveal 360-degree vistas from New York Harbor to Prospect Park. Multilevel occupants will experience connected floors with 28-foot clearances.

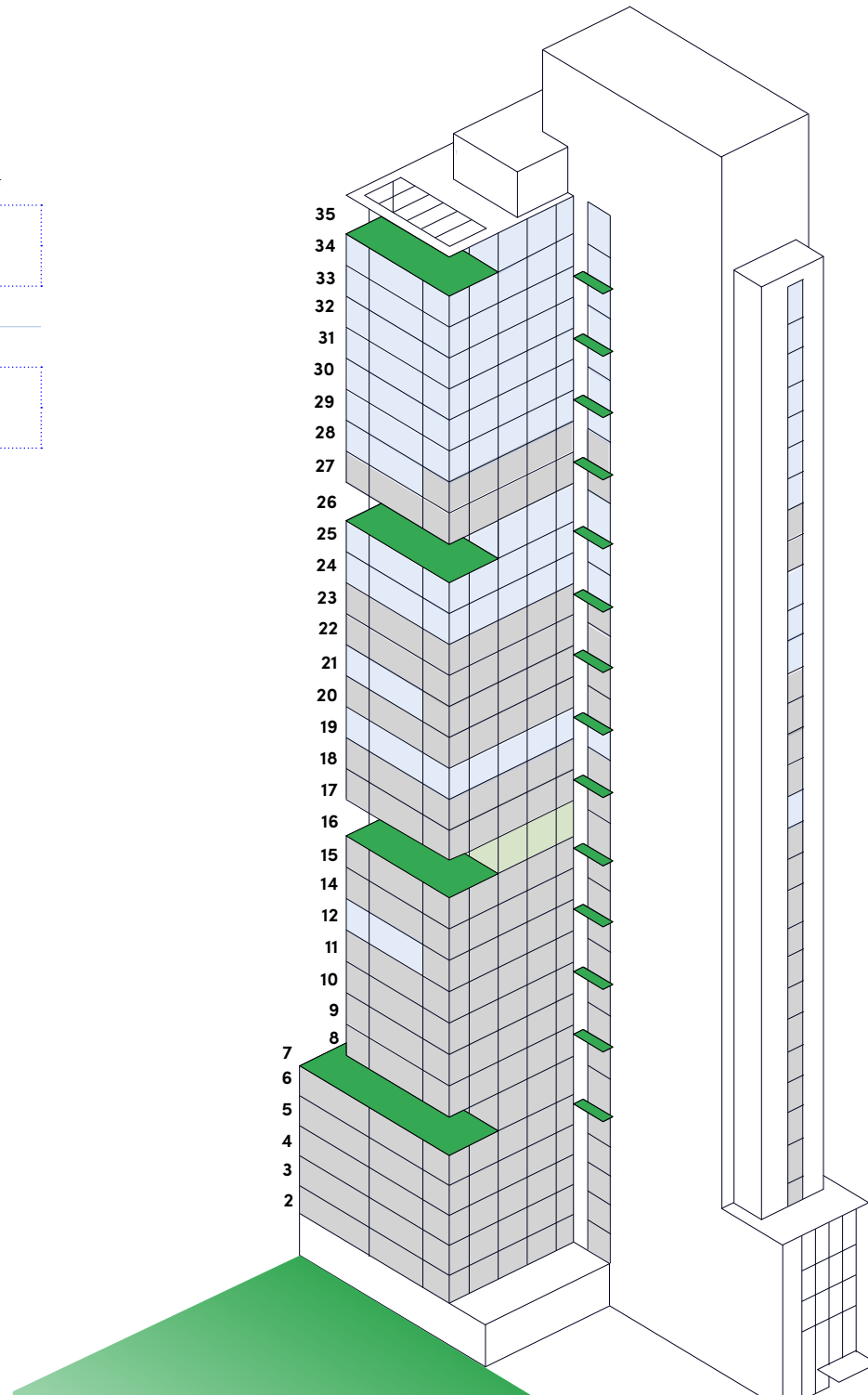
Pre-built office suites are available at 1WSQ. These turnkey spaces are fully finished and move-in ready, offering modern design, built-in infrastructure, and flexible layouts to accommodate teams of varying sizes.

AVAILABLE SPACES

FL	RSF	SLAB HT	AVAIL	TOTAL RSF
 35	14,783	16' 0"	Immediate	30,606
 34	15,823	15' 6"	Immediate	
33	15,670	14' 0"	Immediate	30,819
32	15,824	14' 0"	Immediate	
 31	14,996	14' 0"	Immediate	30,819
 30	15,823	14' 0"	Immediate	
29	15,670	14' 0"	Immediate	30,819
 28	9,655	14' 0"	Immediate	
26	13,485	16" 0"	Immediate	30,819
25	15,669	15' 6"	Immediate	
24	15,822	14' 0"	Immediate	30,819
 21	5,664	14' 0"	Immediate	
 19	15,359	14' 0"	Immediate	30,819
 12	4,788	14' 0"	Immediate	

-  Features 1,500 SF Private Outdoor Terrace
-  Features 109 SF Private Terrace off reception
-  Available
-  Amenity Floor
-  Leased
-  Prebuilt Unit

 **Duplex:** Floors must be leased together.
 Inter-connecting stairs between floors



PARTIAL 12TH (PRE-BUILT)

WORKSPACE SUMMARY

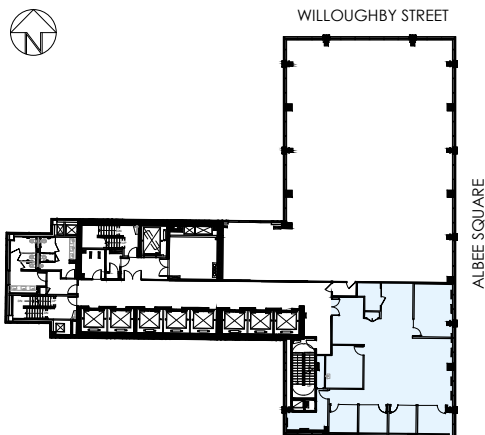
	QUANTITY
WORK AREAS	
WORKSTATION	9
OFFICE	4
RECEPTION	1
UTILITY SPACE	
COPY / PRINT	1
IT ROOM	1
COAT CLOSET	1
COLLABORATION SPACE	
CONFERENCE (10 PEOPLE)	1
LOUNGE	1
WELLNESS ROOM	1
PANTRY	1

4,788 RSF (342 / PERSON)

WILLOUGHBY STREET



ALBEE SQUARE W



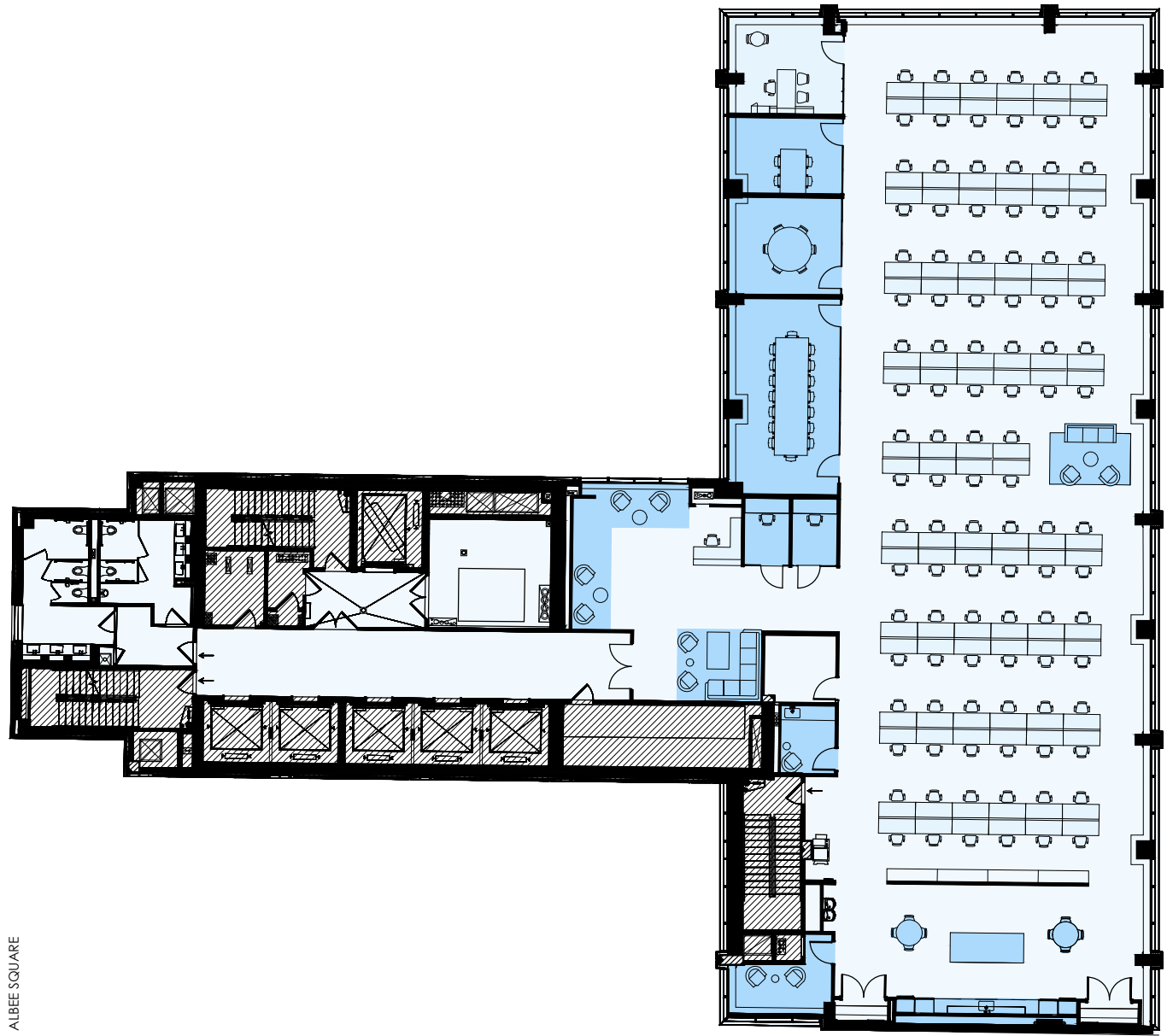
ENTIRE 19 (PRE-BUILT)

WILLOUGHBY STREET

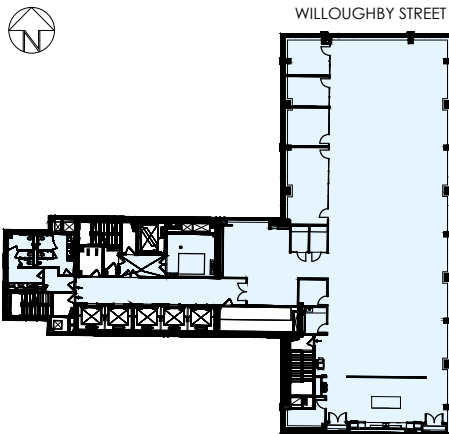
WORKSPACE SUMMARY

	QUANTITY
WORK AREAS	
WORKSTATION	104
EXECUTIVE OFFICE	1
RECEPTION	1
UTILITY SPACE	
COPY / PRINT	1
IT ROOM	1
COAT CLOSET	1
COLLABORATION SPACE	
CONFERENCE (16 PEOPLE)	1
LOUNGE	3
MEETING ROOM	1
BREAKOUT ROOM	2
PHONE ROOM	3
WELLNESS ROOM	1
PANTRY	1

15,359 RSF (145 / PERSON)



ALBEE SQUARE W



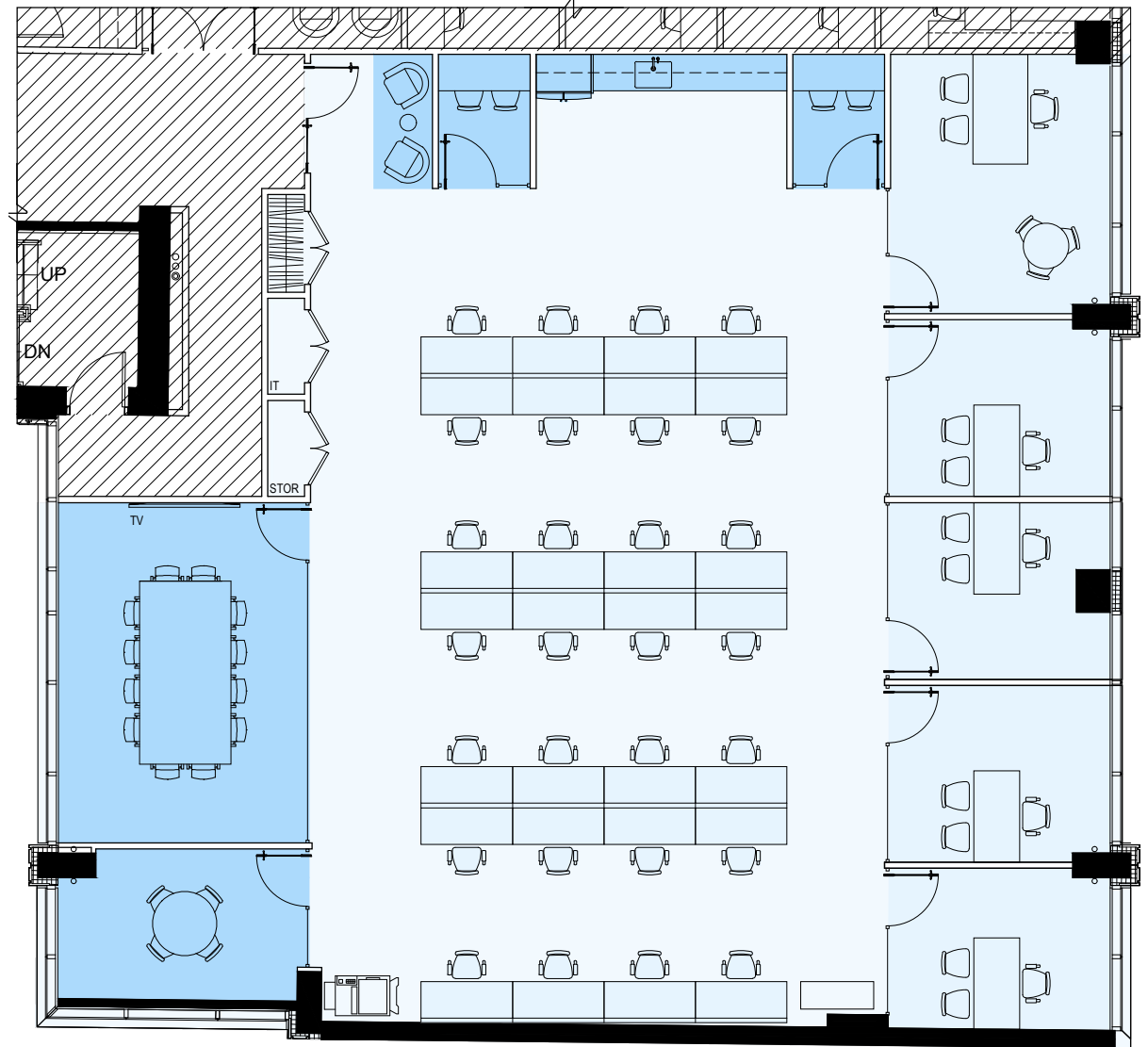
PARTIAL 21 (PRE-BUILT)

WILLOUGHBY STREET

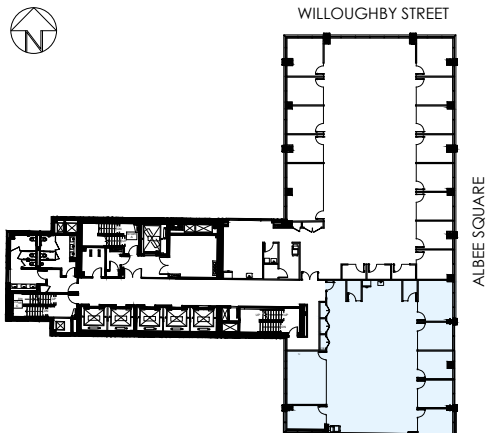
WORKSPACE SUMMARY

	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

5,664 RSF (172/ PERSON)



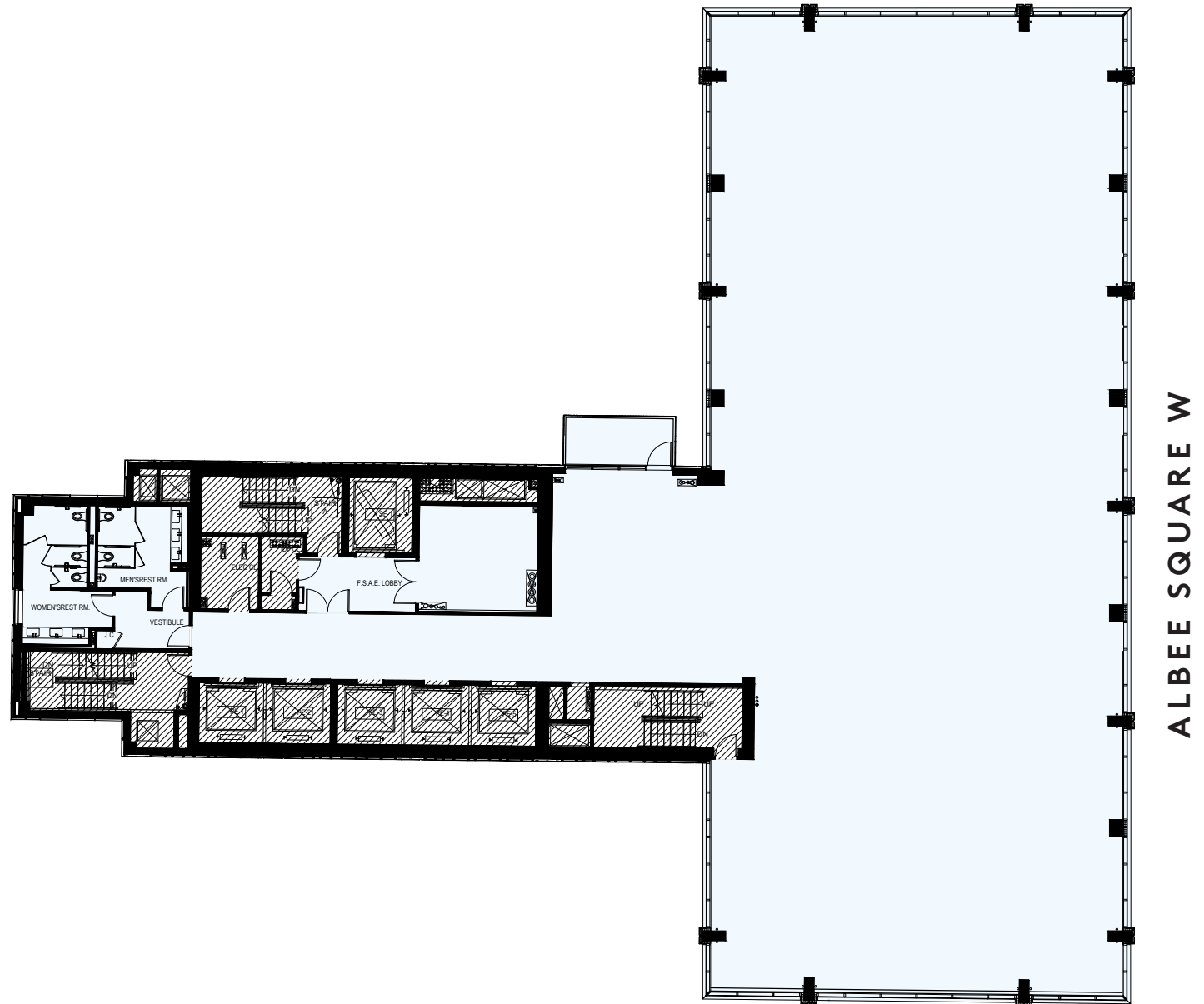
ALBEE SQUARE W



TYPICAL MID-RISE

FLOORS 24 - 26
13,485 - 15,822 RSF

WILLOUGHBY STREET



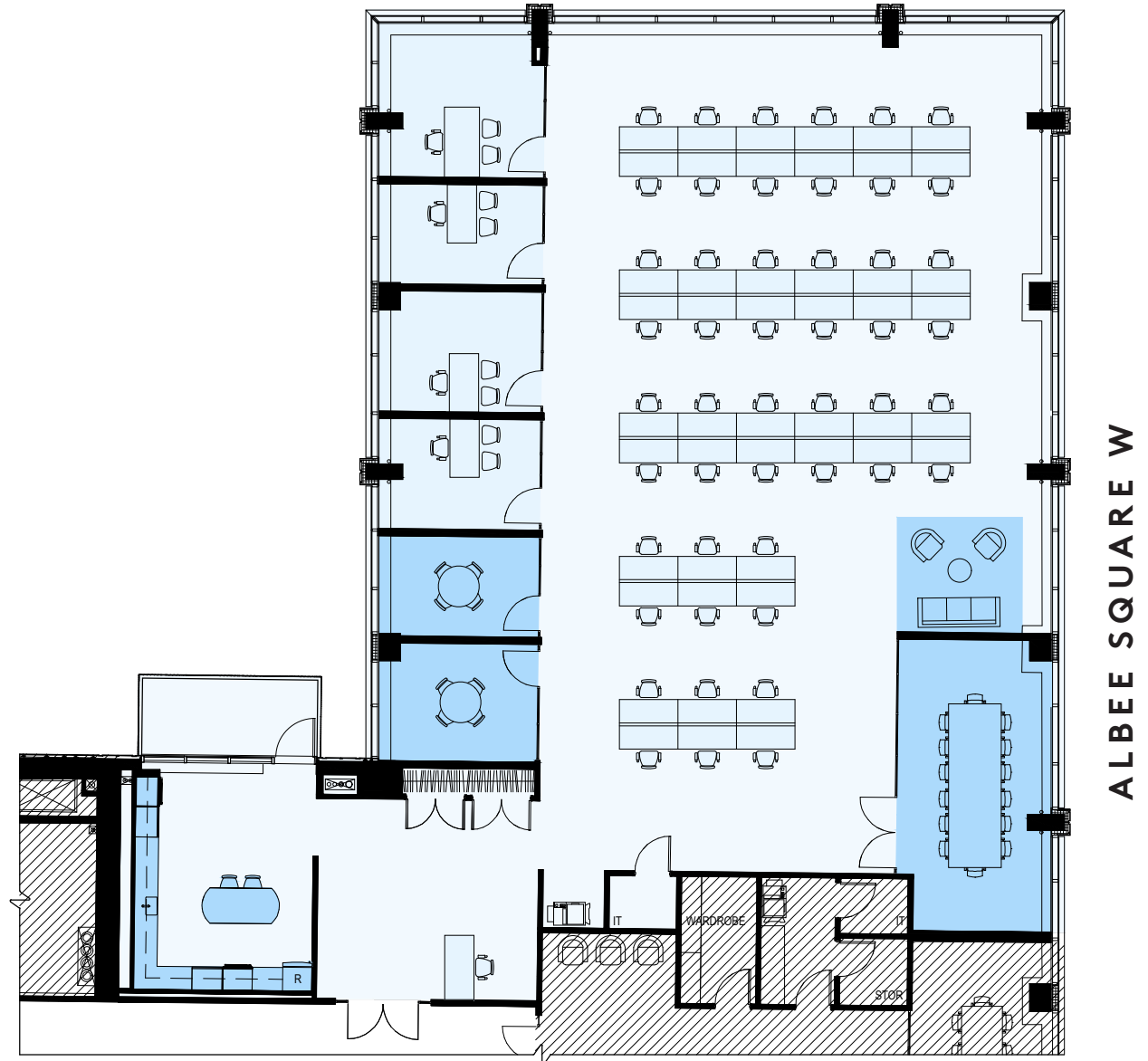
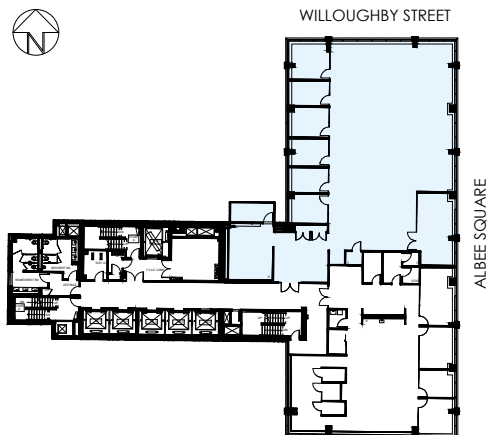
PARTIAL 28 (PRE-BUILT)

WILLOUGHBY STREET

WORKSPACE SUMMARY

	QUANTITY
WORK AREAS	
WORKSTATION	48
OFFICE	4
RECEPTION	1
UTILITY SPACE	
COPY / PRINT	1
IT ROOM	1
COAT CLOSET	1
COLLABORATION SPACE	
CONFERENCE (14 PEOPLE)	1
LOUNGE	1
HUDDLE ROOM	2
PANTRY	1

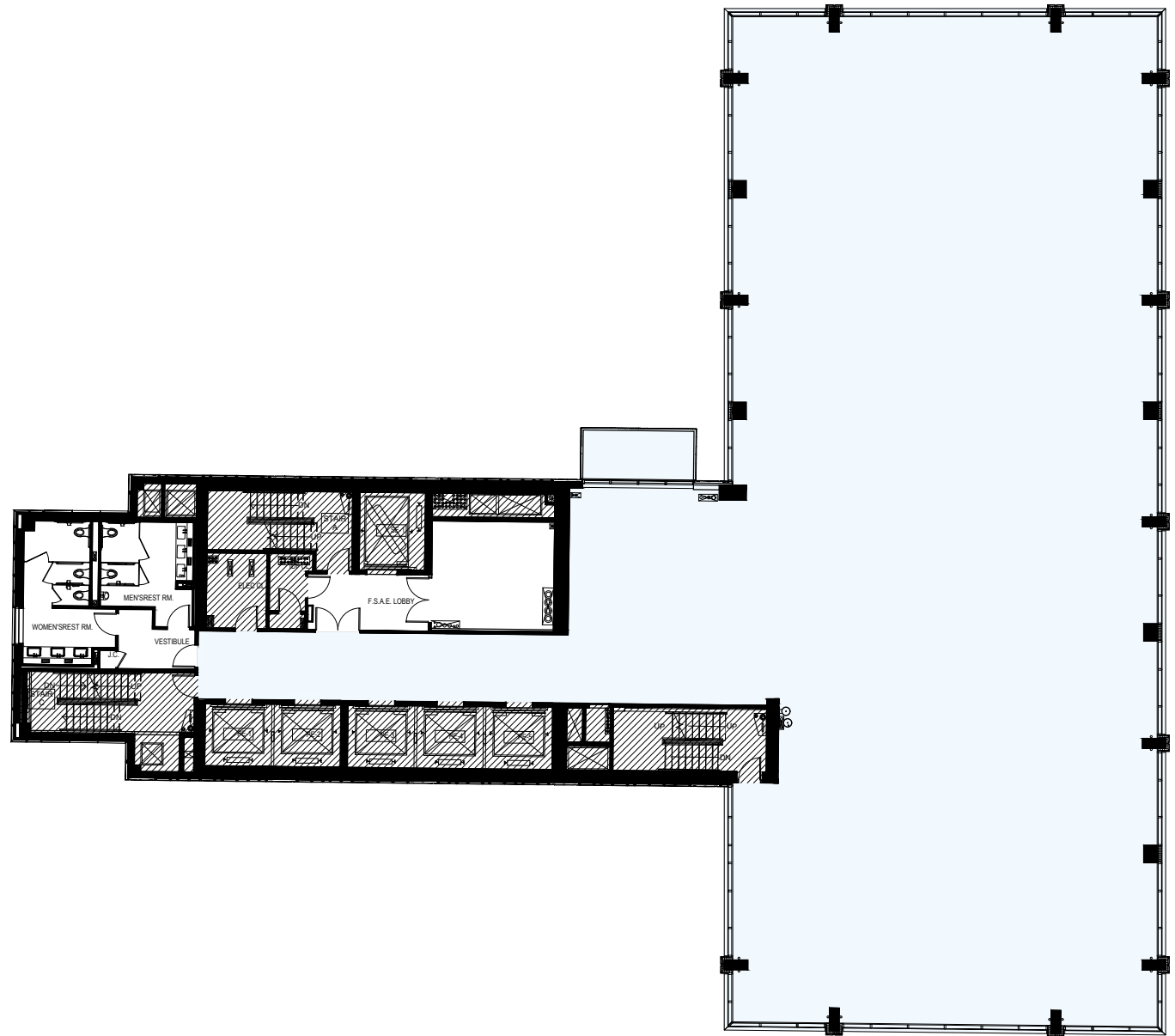
9,655 RSF (182/ PERSON)



TYPICAL HIGH-RISE

FLOORS 29 - 35
14,783 - 15,670 RSF

WILLOUGHBY STREET



ALBEE SQUARE W

INCENTIVES

REAP

Relocation Employment
& Assistance Program

\$3K

TAX CREDIT PER EMPLOYEE
PER YEAR

ICAP

Industrial & Commercial
Abatement Program

FOR NEWLY BUILD OR
RENOVATED CONSTRUCTION
RENOVATED INDUSTRIAL

ECSP

Energy Cost Savings Program

45%

REDUCTION OF ELECTRIC
& NATURAL GAS COST

NO COMMERCIAL RENT TAX

LOCATED IN AN OPPORTUNITY ZONE

BIR

Business Incentive Rate

35%

REDUCTION ON
ELECTRIC DELIVERY

CASE STUDY

Totaling 29,000 RSF and 200 jobs

REAP

\$20

ICAP

\$6

COMMERCIAL RENT TAX EXEMPTION

\$3

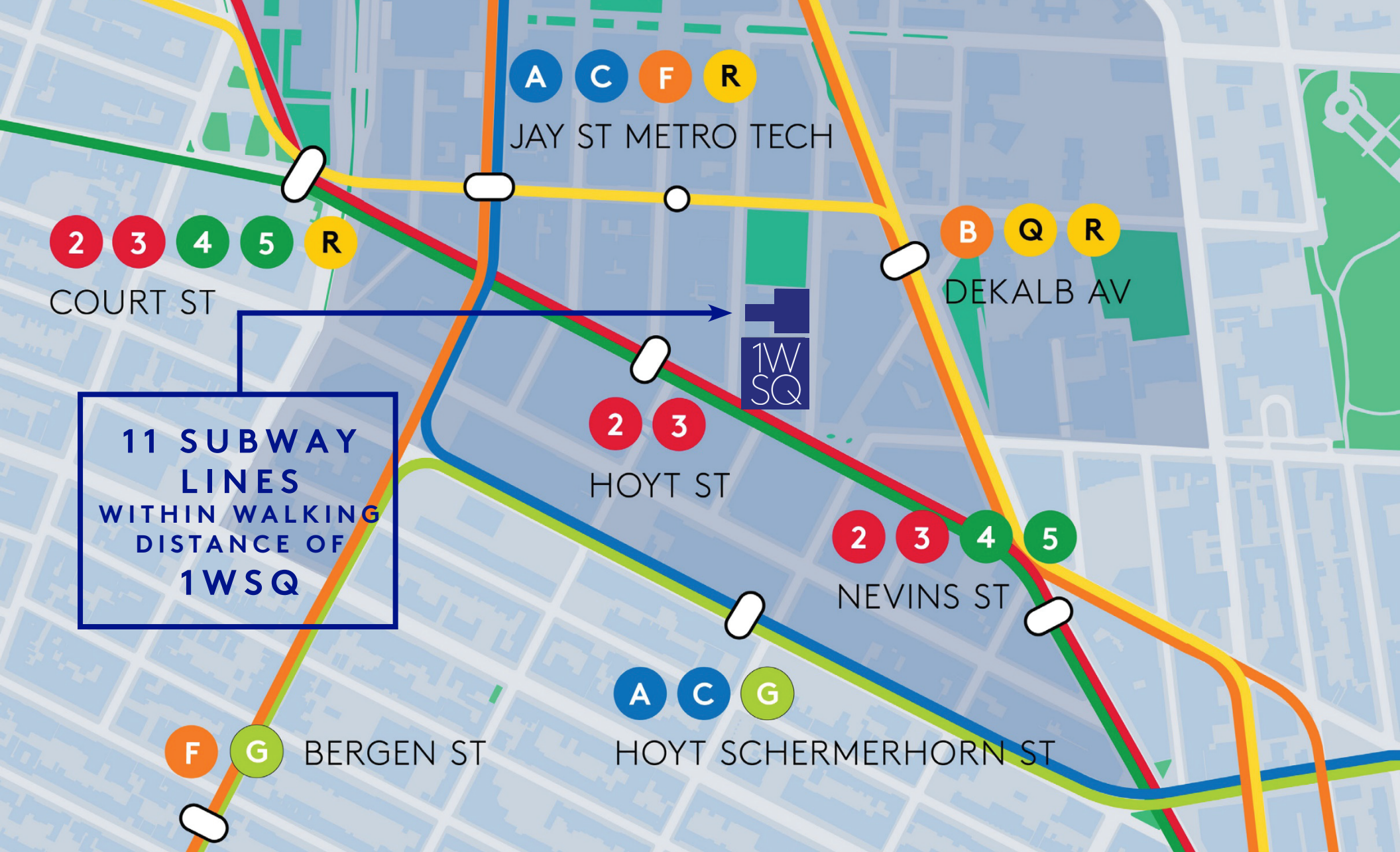
ECSP

\$1



TOTAL SAVINGS PER SF

Results will vary case by case

\$30



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



DOWNTOWN BROOKLYN STATISTICS

Residential Statistics

23,000+

New housing units constructed since 2004 (78% are rentals)

8,600+

New housing units under construction + planned

4,800+

New affordable housing units constructed since 2004 (20% of total units built)

35%

35% of Downtown Brooklyn's housing units were completed in the past five years (2020-2024)

81%

Of all new housing units since 2004 are rentals

65,000+

Total Population

16.5%

Population Growth Since 2018 (more than 3x the rate of NYC)

2.0

Average household size

77%

of residents have a Bachelor's, Graduate or Professional Degree

\$156,977

Median household income

23%

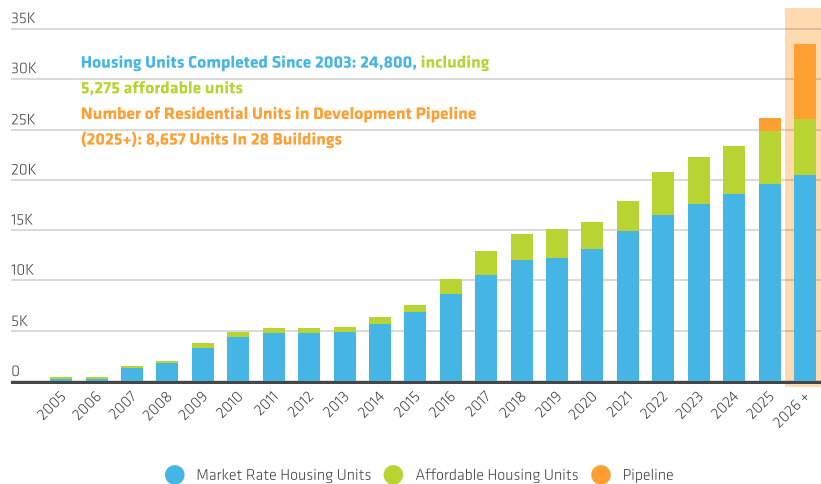
Residents are foreign born

35,000

Total university students enrolled in Downtown Brooklyn (full and part time)



Residential Development by Year



Source: Downtown Brooklyn Partnership Development Matrix since the 2004 rezoning



Retail Statistics

245+

Restaurants +Bars, including over 30 vendors located in food halls

200+

Storefront services

140+

Retail shops

60%

Of all retail businesses are locally-owned (rather than national chains)

2,300+

Hotel rooms across 10 hotels

\$1.7 Billion

Estimated Downtown Brooklyn sales volume, 2022

\$4.4 Billion

Estimated disposable income of residents living in Downtown Brooklyn, 2021

JOIN OUR 1WSQ COMMUNITY



fxcollaborative

ARCHITECTURE
RESEARCH
OFFICE

GEMIC

W
Ms. FOUNDATION
FOR WOMEN

Propel

SPCSHP

cityblock

philo

WALNUT RIDGE





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