

2,000 SF TO 5,000 SF

BUILT

“PLUG-AND-PLAY”

OFFICE SUITES

↑ W S Q

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.





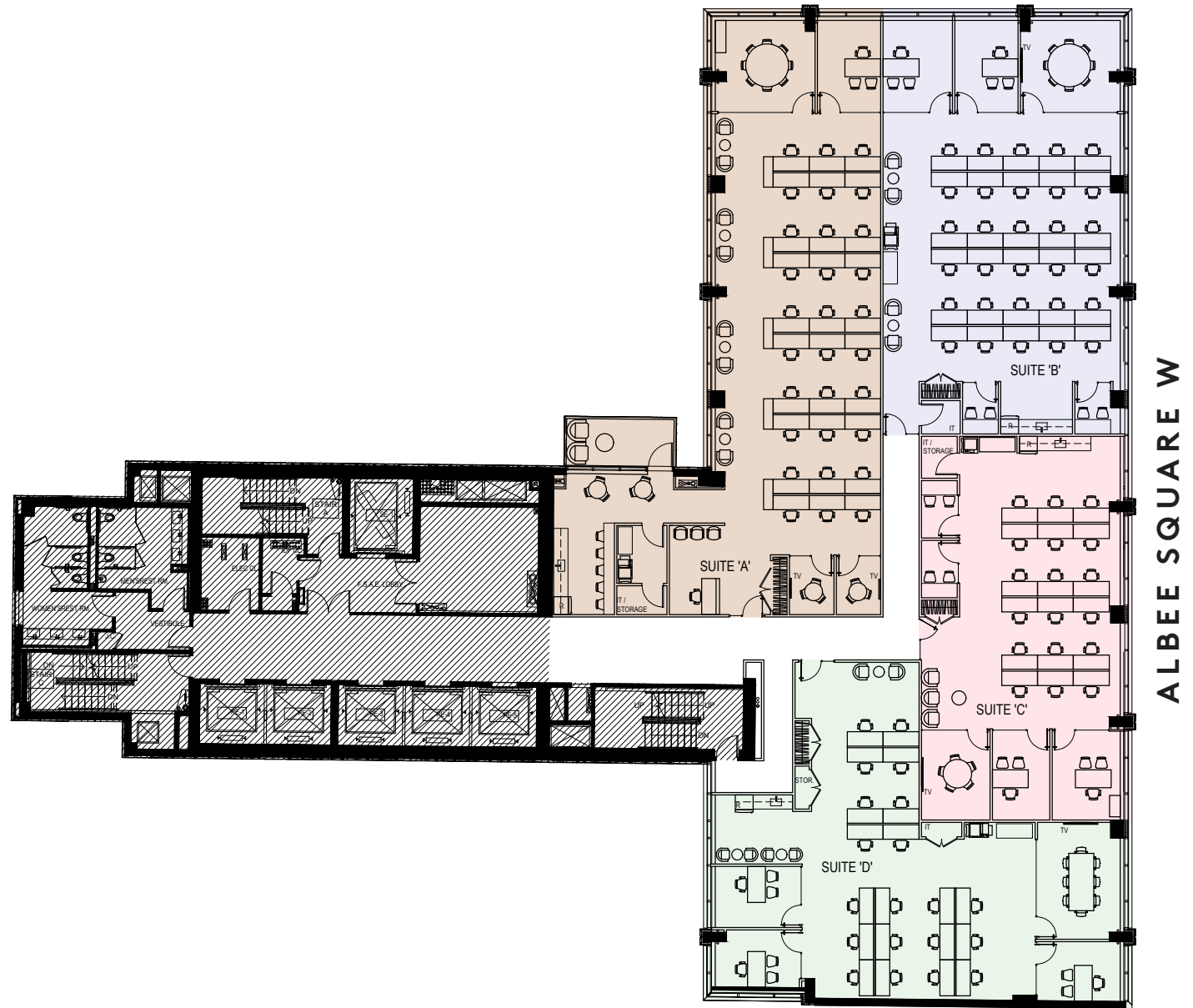
SMALL, FLEXIBLE SUITES

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

22ND FLOOR

WILLOUGHBY STREET

	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



ABOLITIONIST PLACE

DUFFIELD ST

GOLD ST / ALBEE SQ

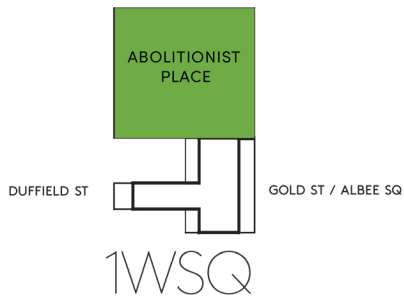
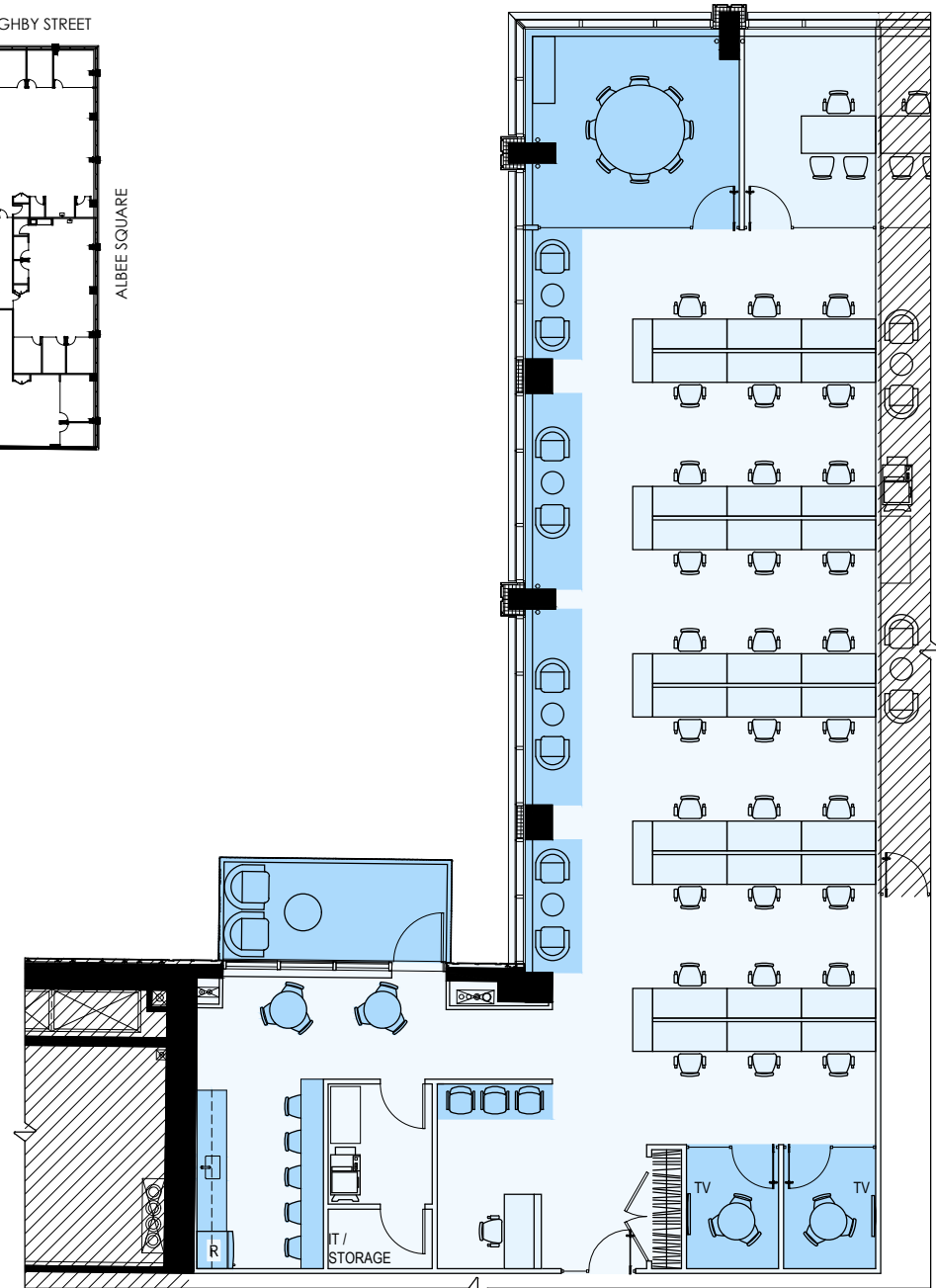
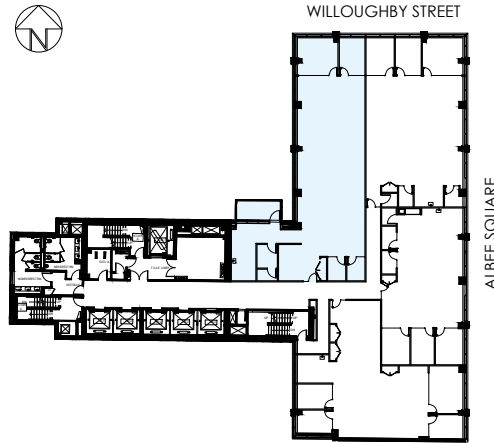
1WSQ

22ND FLOOR - SUITE A

WILLOUGHBY STREET

	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

4,899 RSF (153 RSF / PERSON)

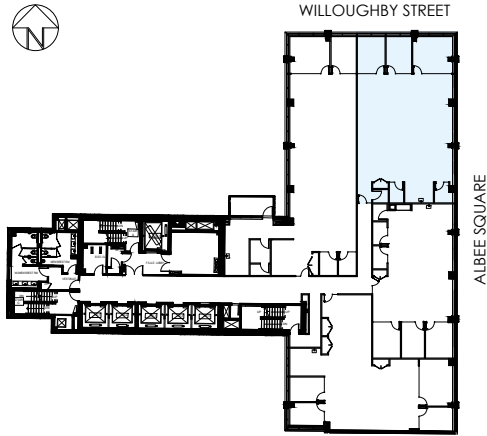


ALBEE SQUARE W

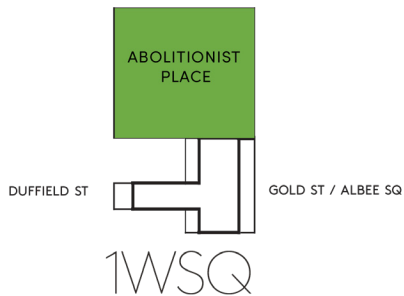
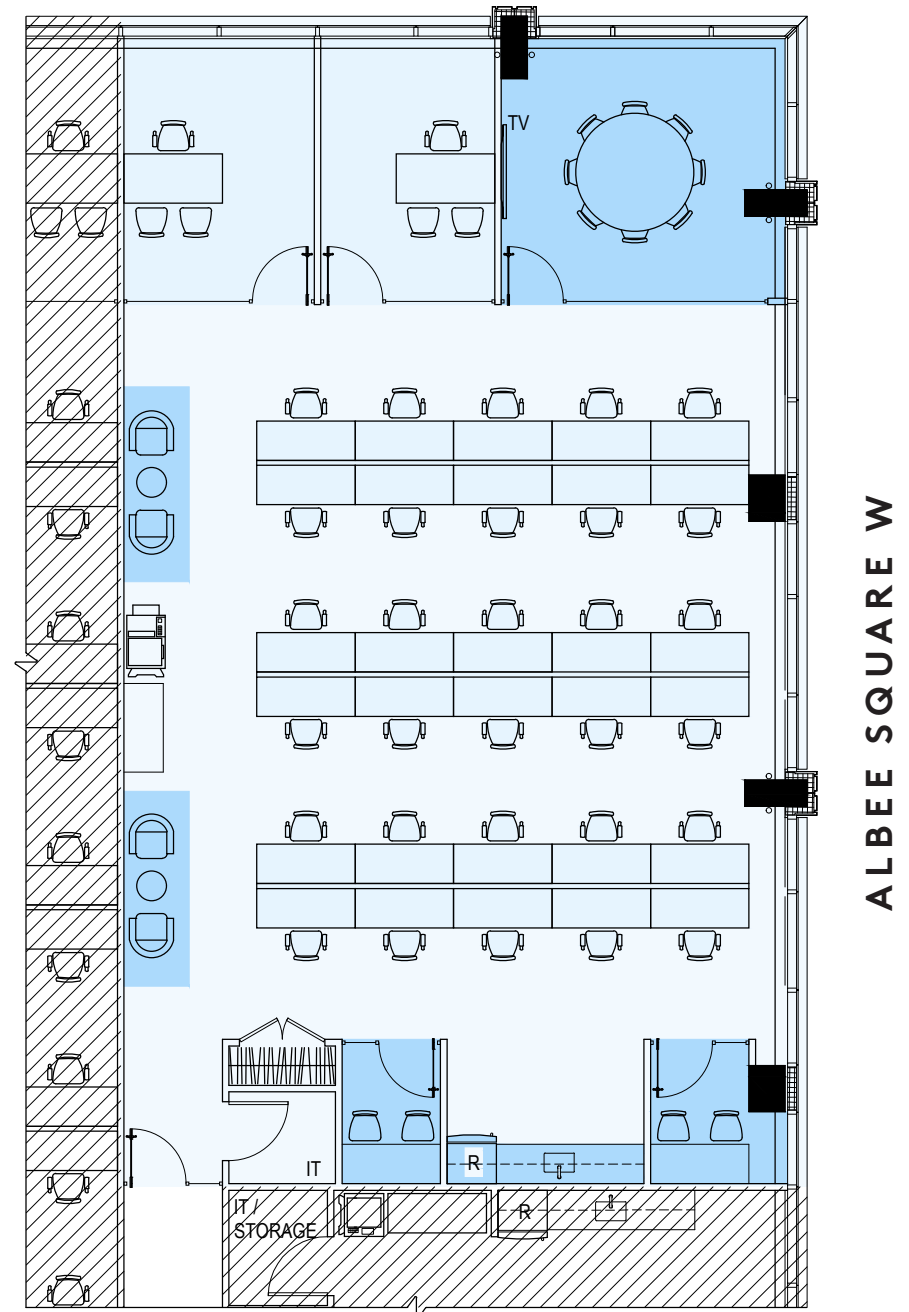
22ND FLOOR - SUITE B

	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

3,974 RSF (124 RSF / PERSON)



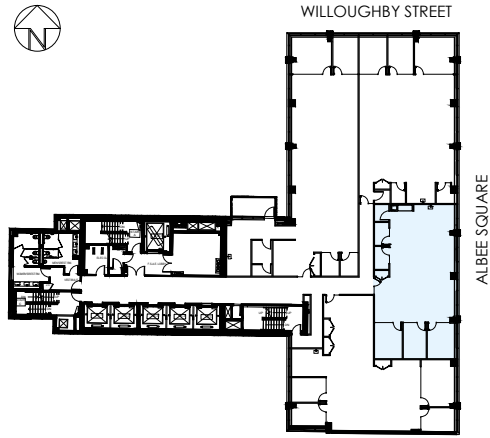
WILLOUGHBY STREET



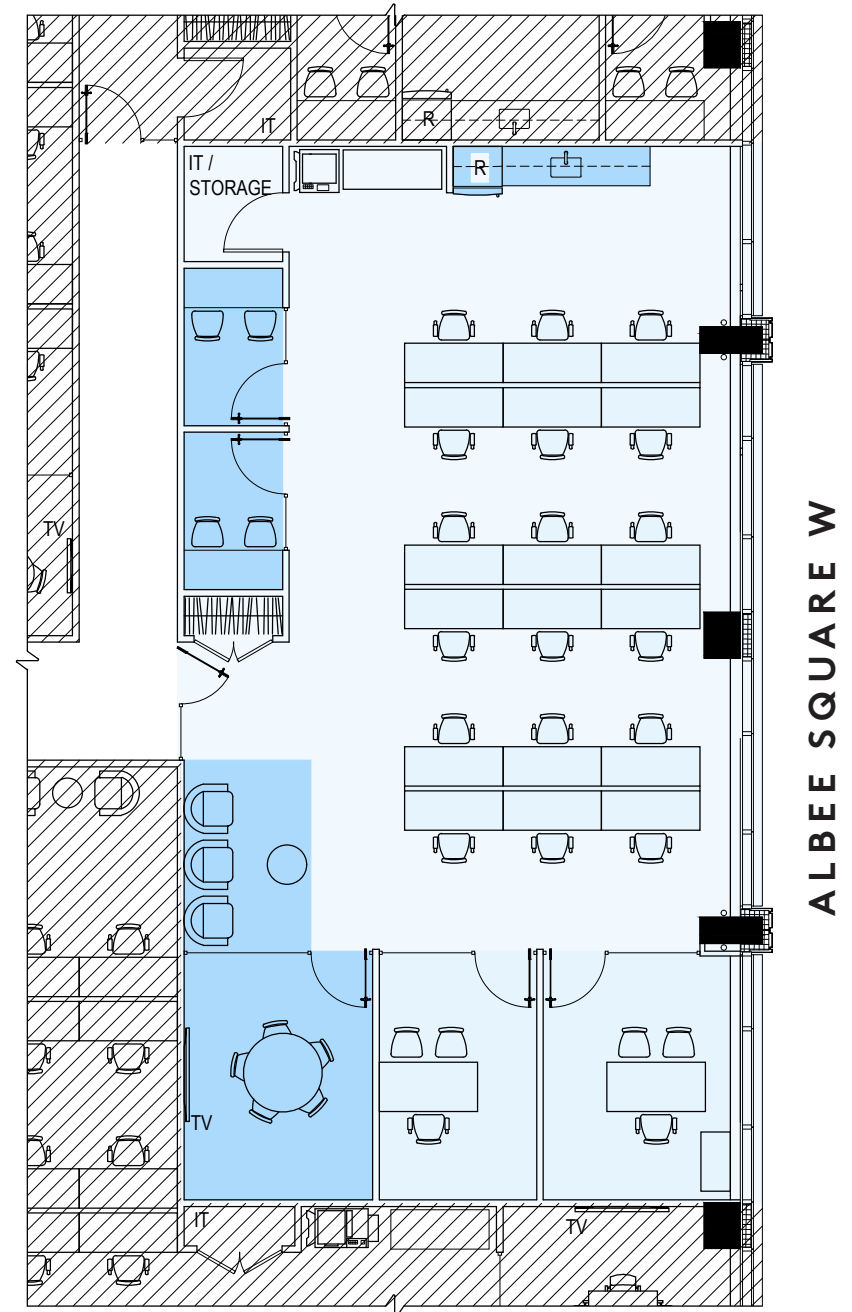
22ND FLOOR - SUITE C

	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

3,058 RSF (153 RSF / PERSON)



WILLOUGHBY STREET



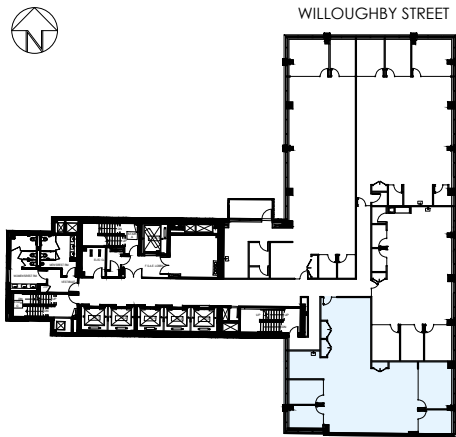
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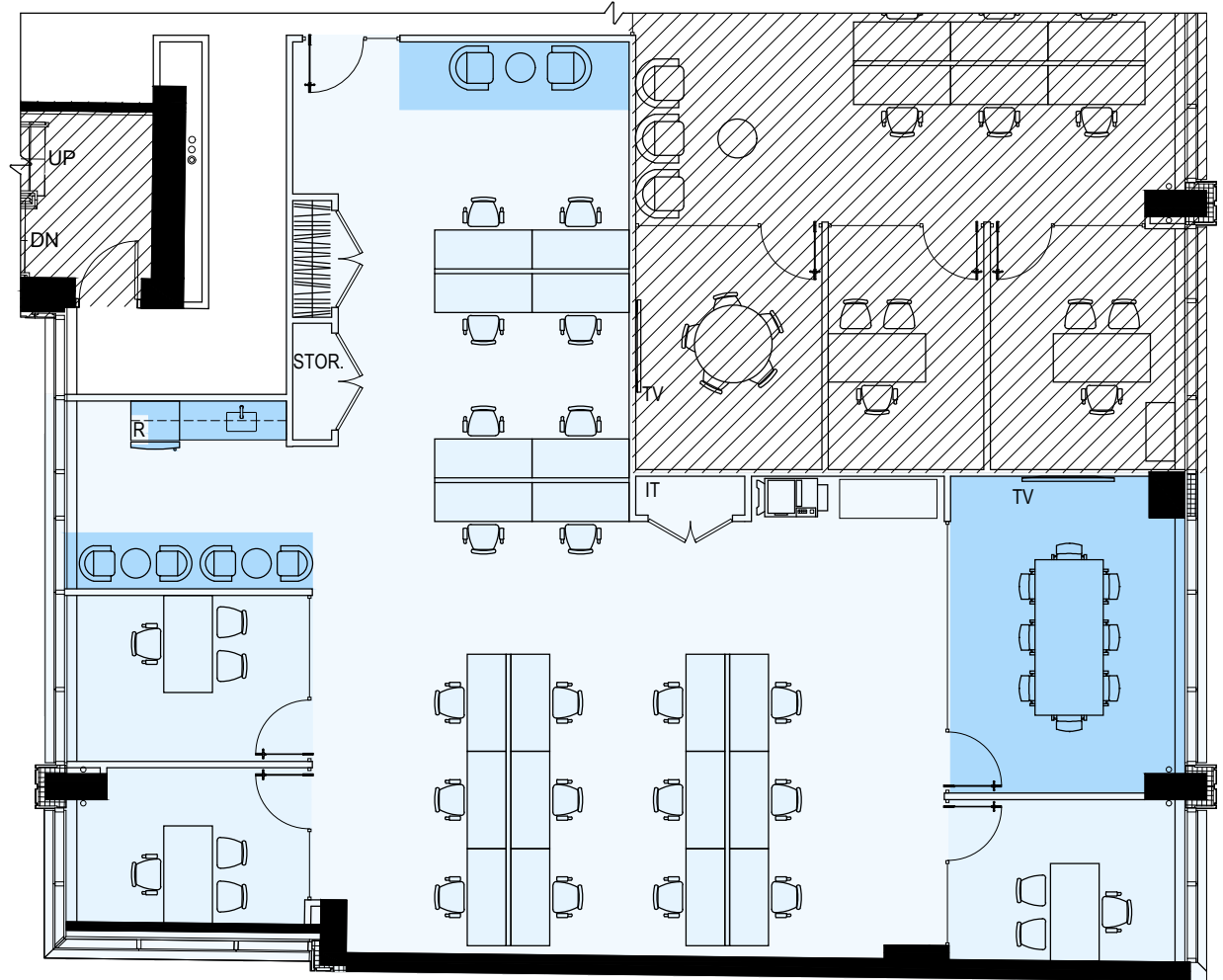
22ND FLOOR - SUITE D

	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

3,768 RSF (164 RSF / PERSON)



WILLOUGHBY STREET



ALBEE SQUARE W

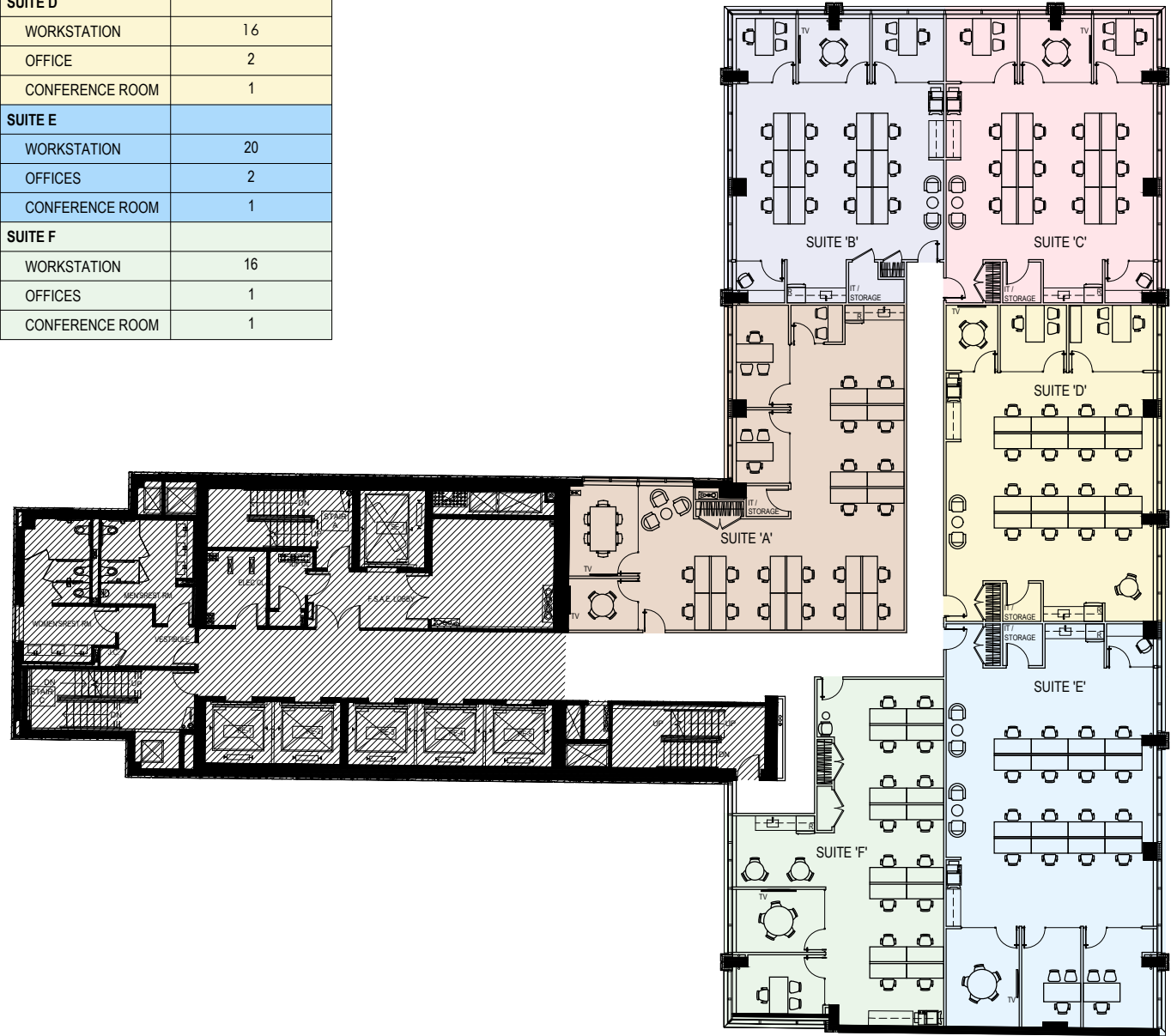
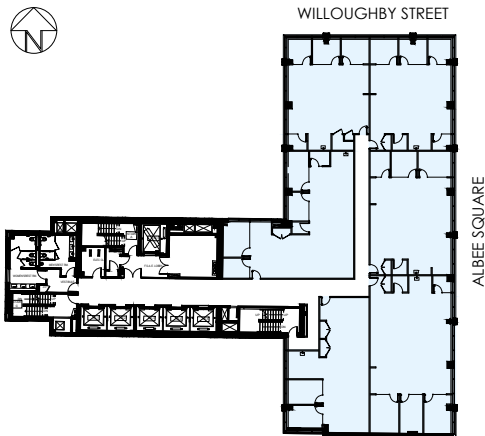


23RD FLOOR

WILLOUGHBY STREET

	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 W

ABOLITIONIST PLACE

DUFFIELD ST

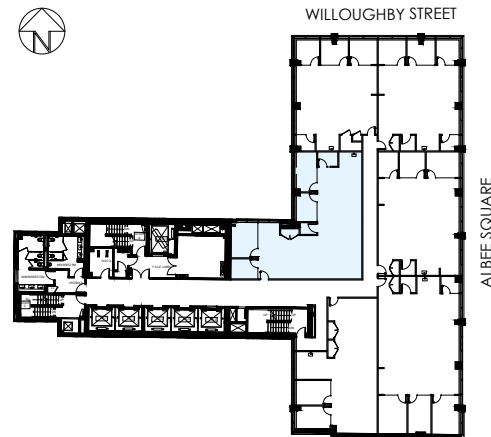
GOLD ST / ALBEE SQ

1WSQ

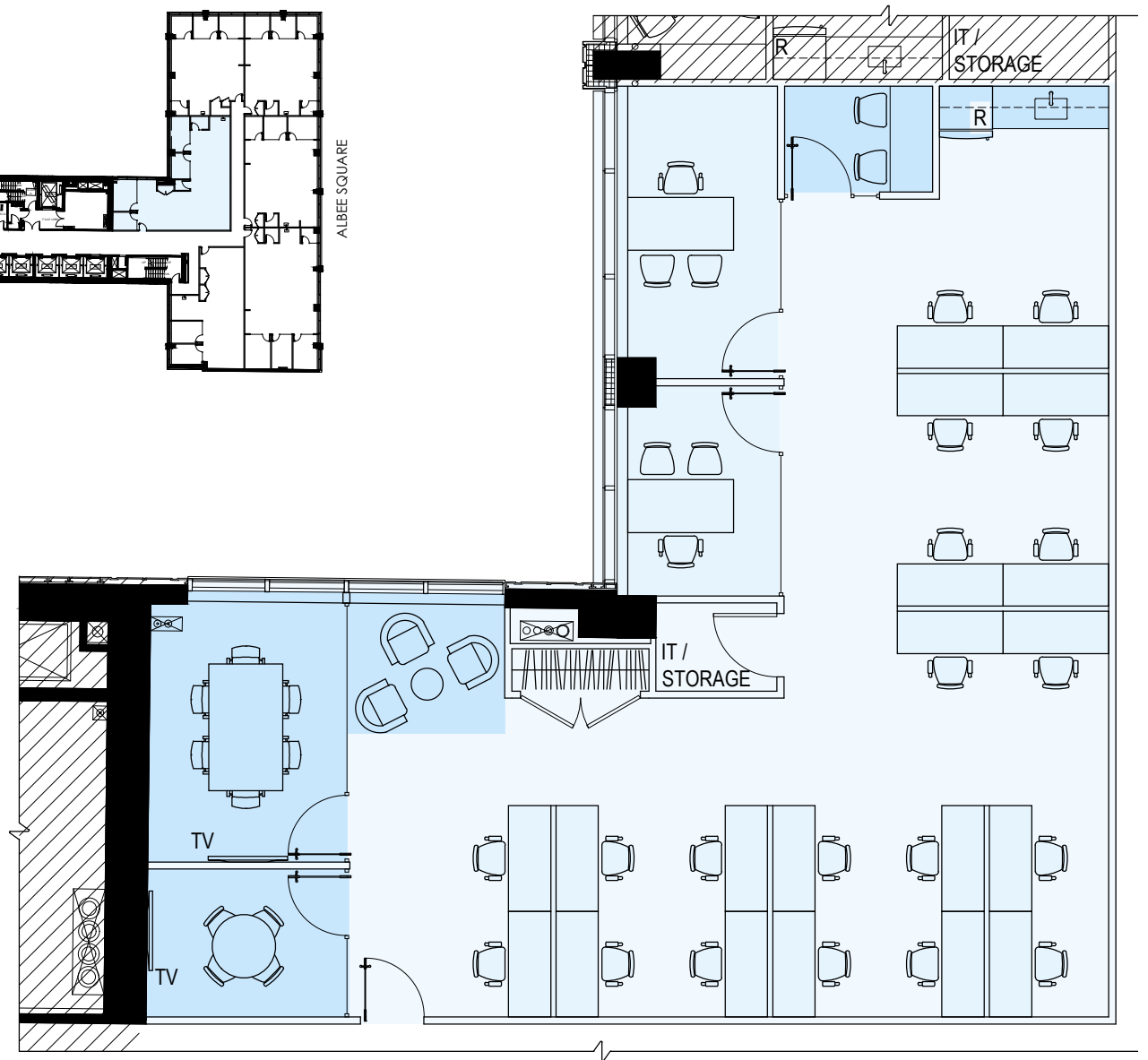
23RD FLOOR - SUITE A

WILLOUGHBY STREET

	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



3,013 RSF (137 RSF / PERSON)



ALBEE SQUARE W



DUFFIELD ST

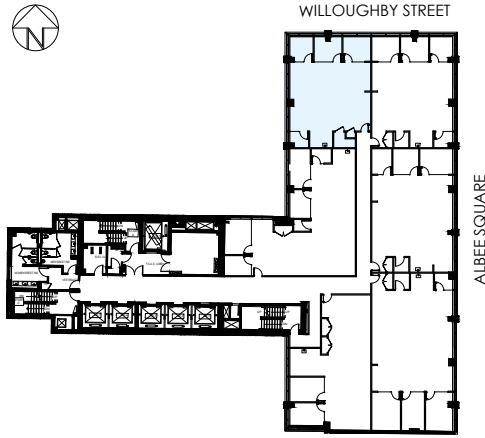
GOLD ST / ALBEE SQ

1WSQ

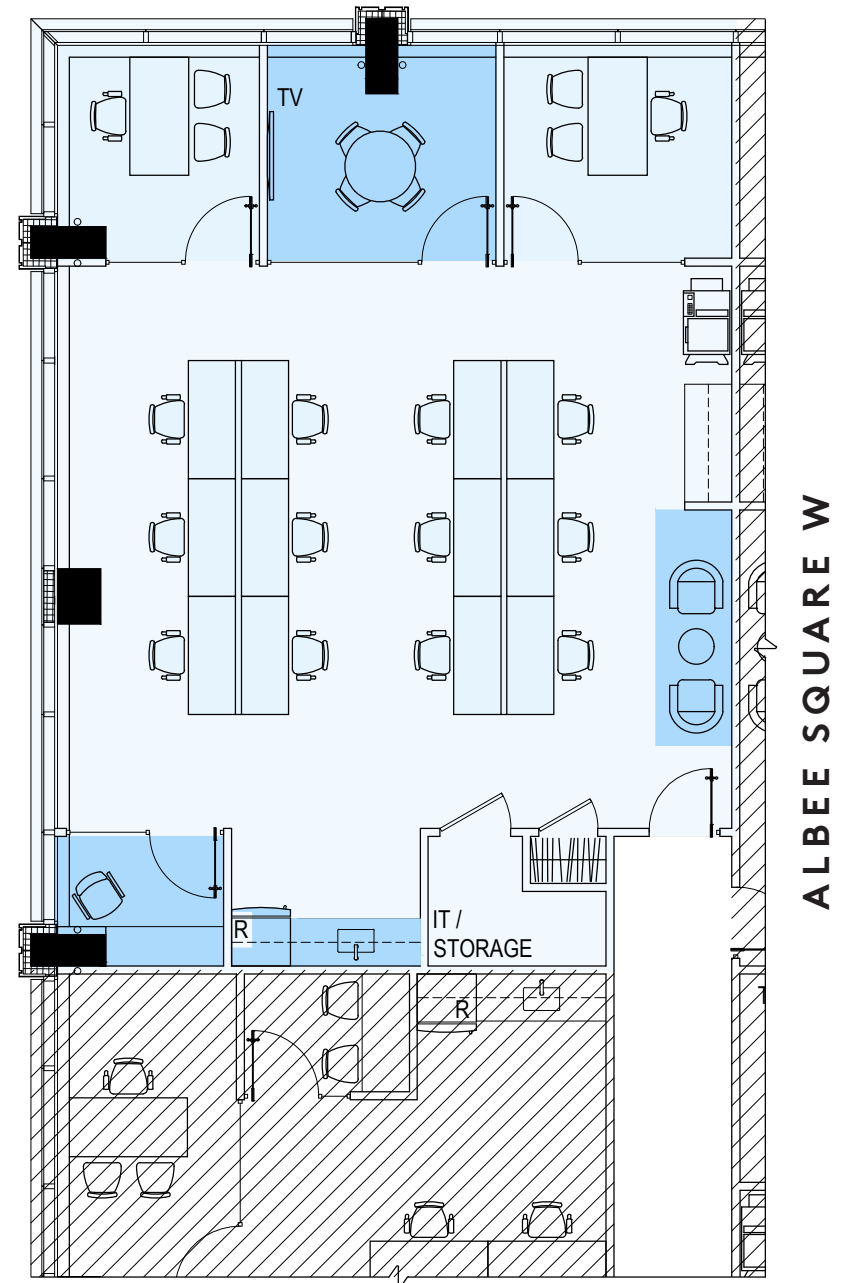
23RD FLOOR - SUITE B

	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

2,297 RSF (164 RSF/ PERSON)



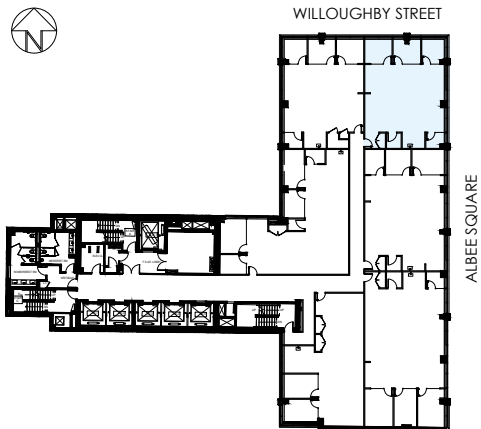
WILLOUGHBY STREET



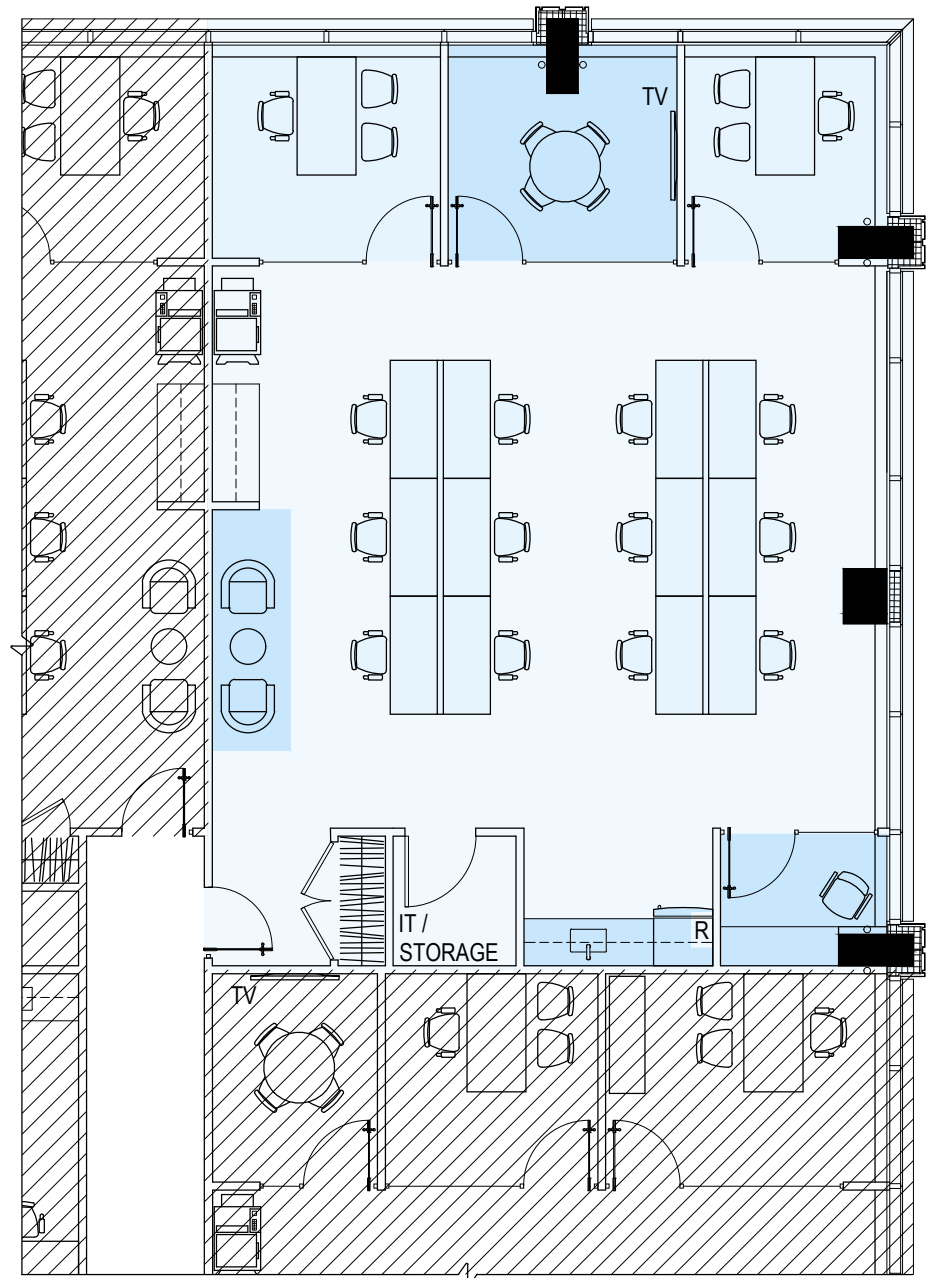
23RD FLOOR - SUITE C

	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

2,356 RSF (168 RSF / PERSON)



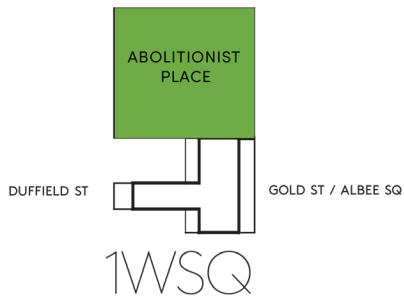
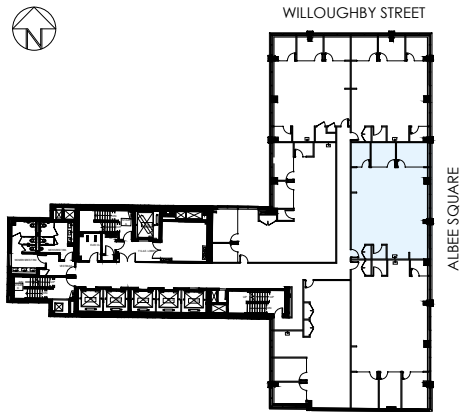
WILLOUGHBY STREET



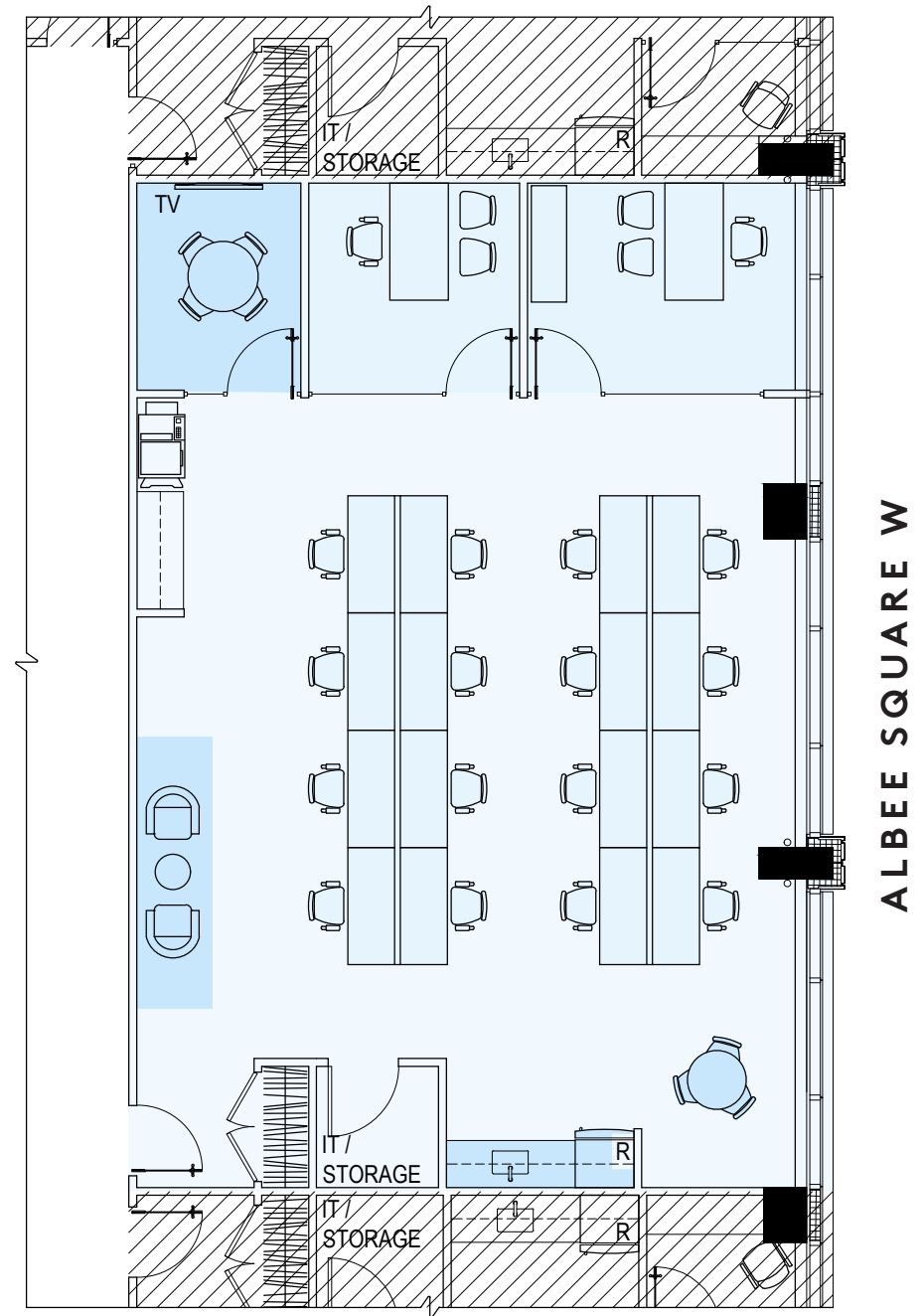
23RD FLOOR - SUITE D

	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

2,536 RSF (181 RSF / PERSON)



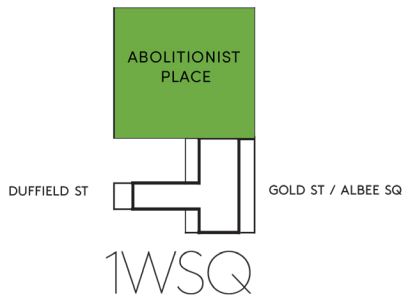
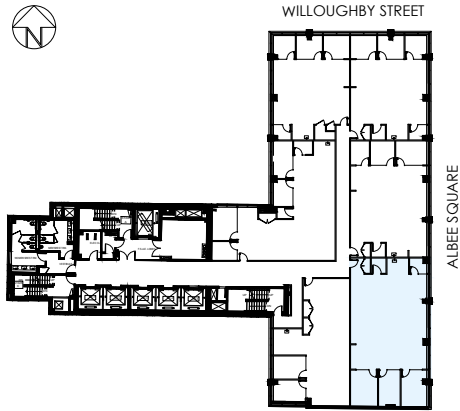
WILLOUGHBY STREET



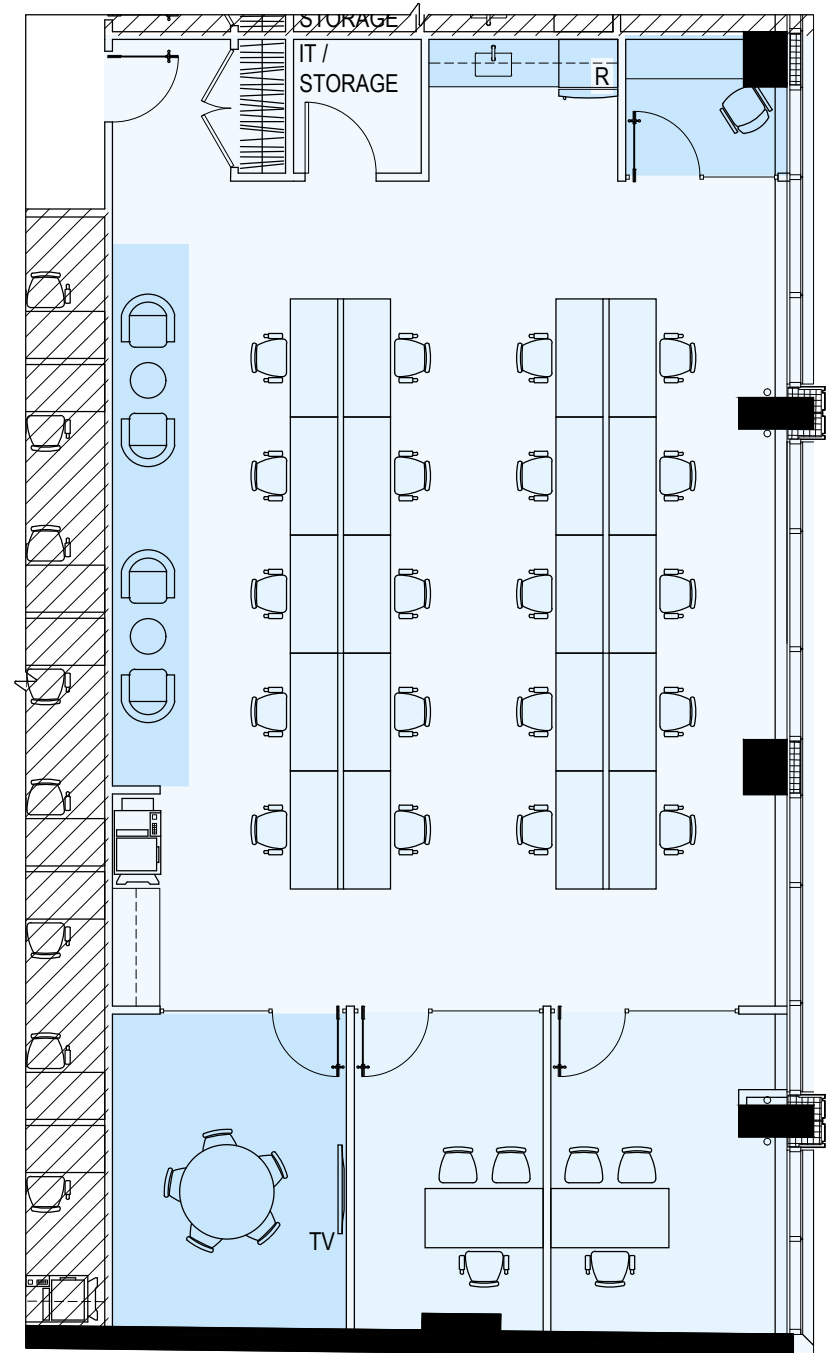
23RD FLOOR - SUITE E

	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

3,263 RSF (148 RSF / PERSON)



WILLOUGHBY STREET



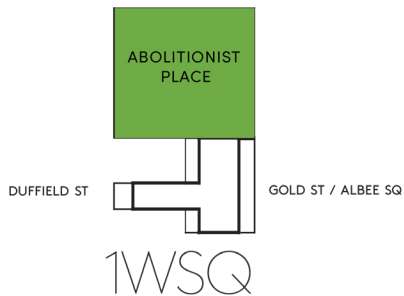
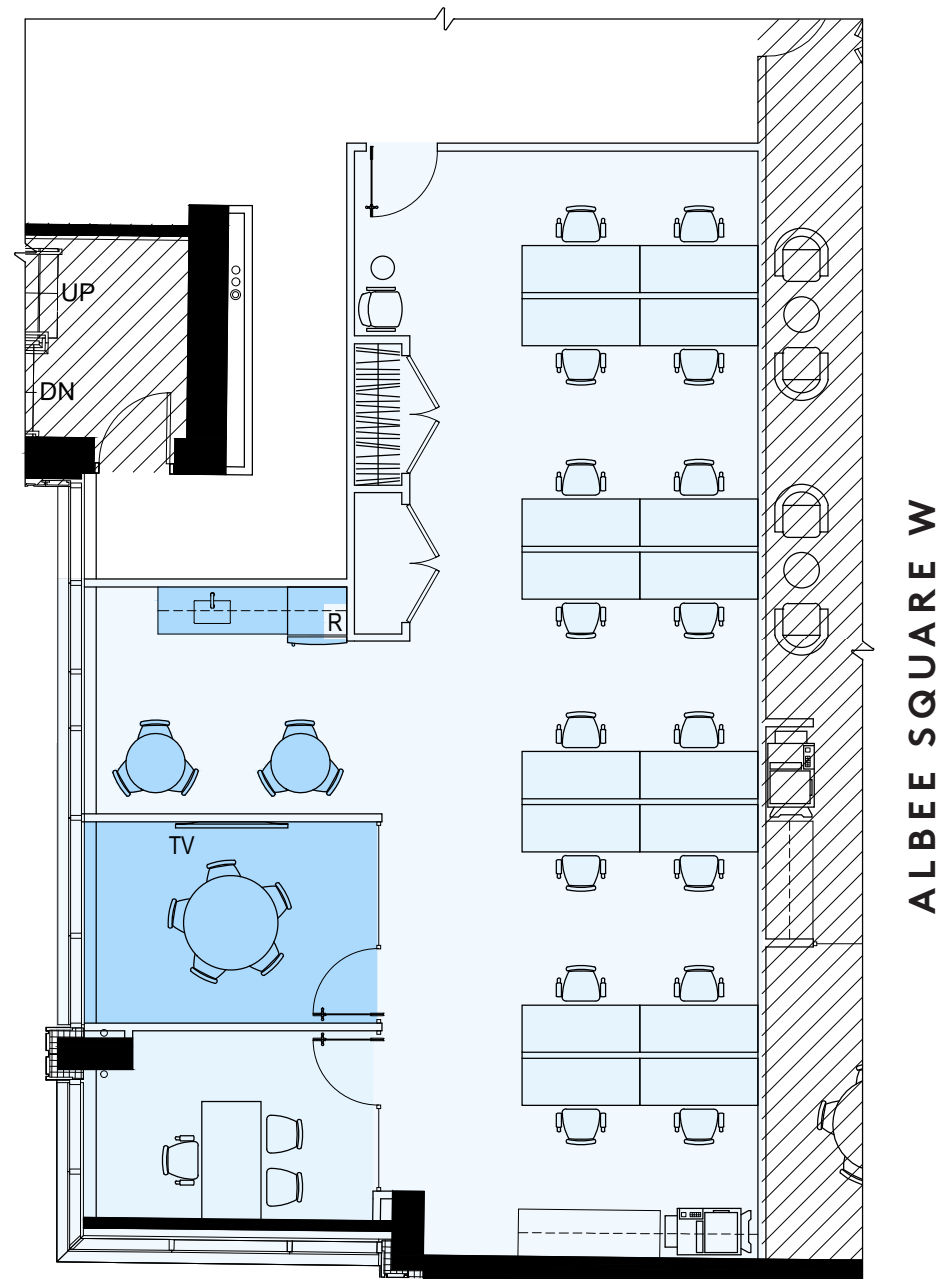
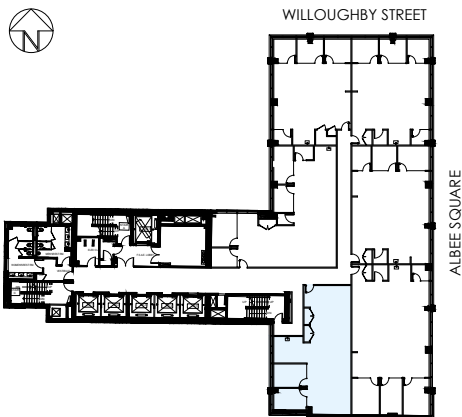
ALBEE SQUARE W

23RD FLOOR - SUITE F

WILLOUGHBY STREET

	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

2,357 RSF (139 RSF / PERSON)



BUILDING EXCLUSIVE AMENITIES



GARDEN AMENITY SPACE



LARGE CONFERENCE/FLEX SPACE



TENANT LOUNGE AREA



COMMUNAL OUTDOOR TERRACE

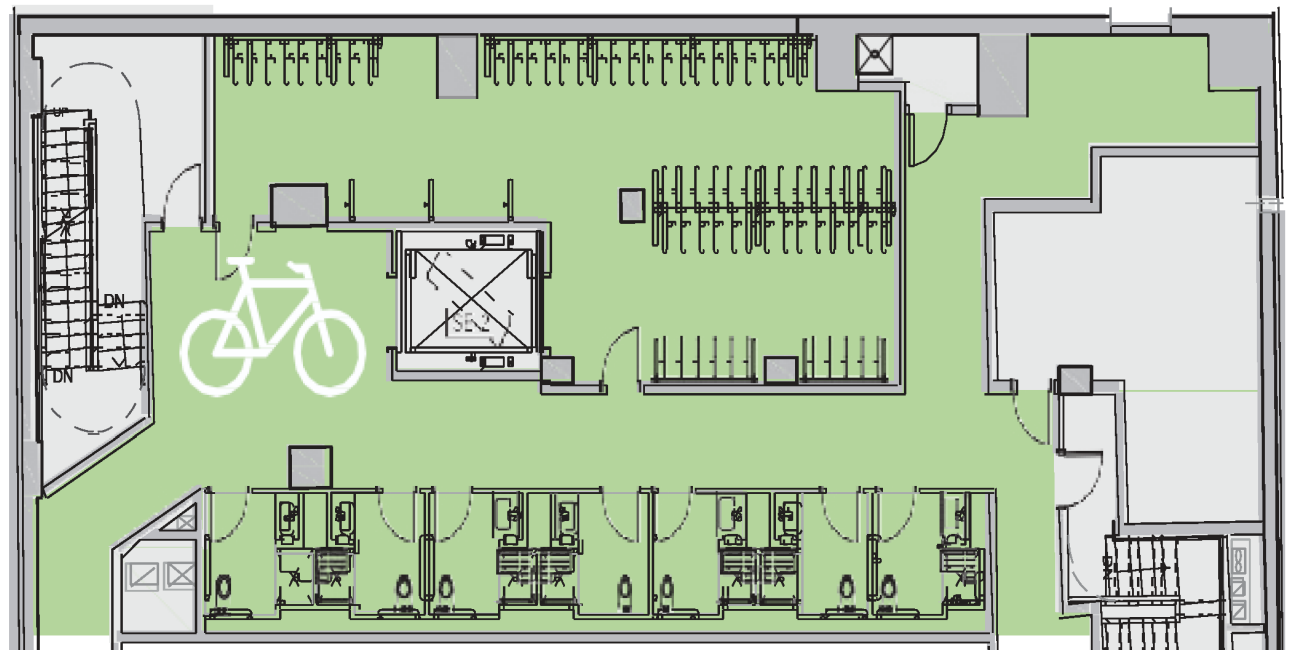
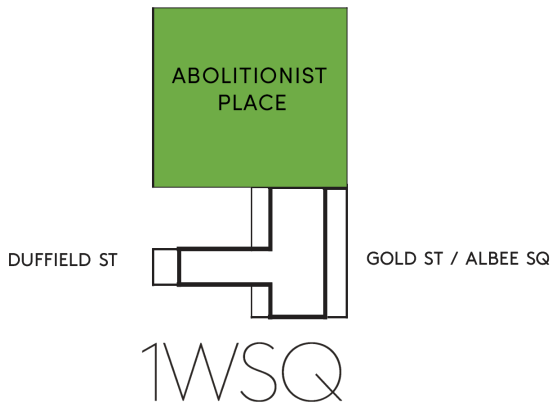
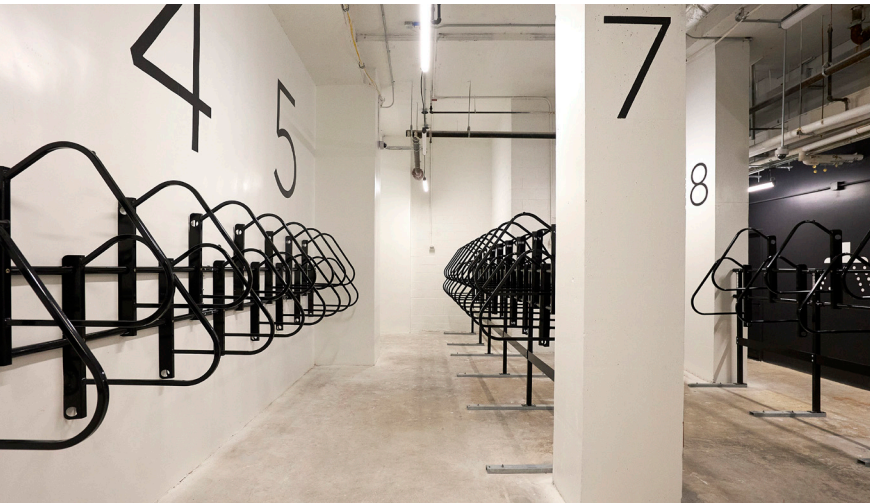


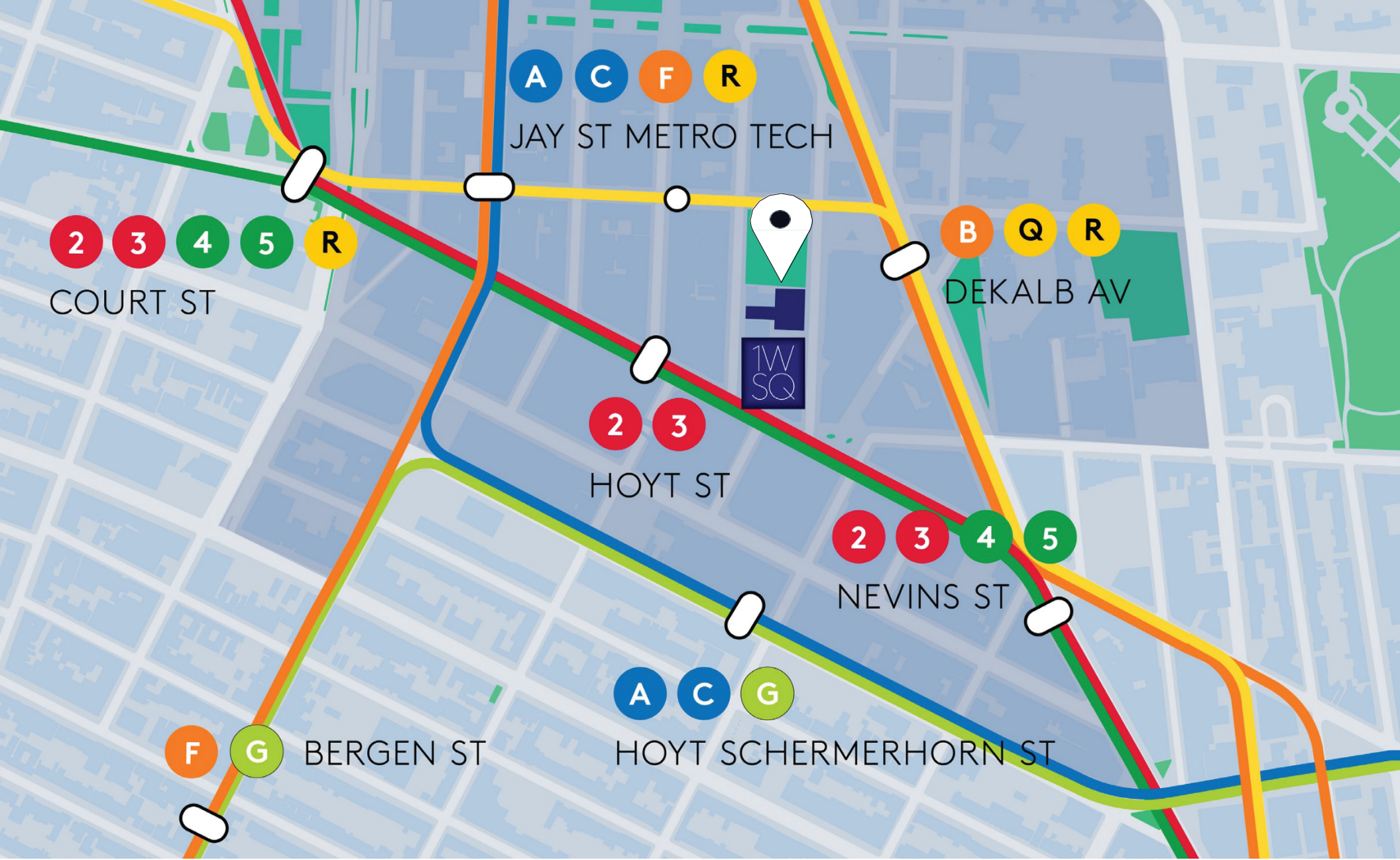
BUILDING EXCLUSIVE AMENITIES

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

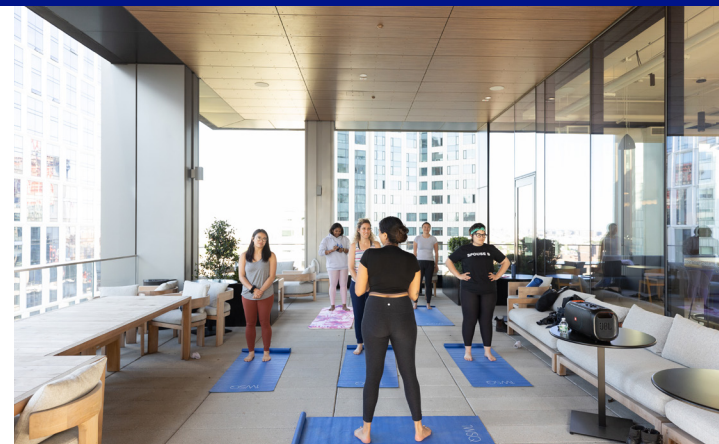
 10 MIN. to Wall Street	16 MIN. to Union Square	17 MIN. to Penn Station	20 MIN. to Rockefeller Ctr.	25 MIN. to Crown Heights
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NEIGHBORHOOD

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



fxcollaborative

ARCHITECTURE
RESEARCH
OFFICE

GEMIC

W
Ms. FOUNDATION
FOR WOMEN

Propel

SPCSHP

cityblock

philo

WALNUT RIDGE





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