

BREAK AWAY

SITUATED IN EAST WILLIAMSBURG, BROOKLYN'S NEWEST
CREATIVE HUB FOR DESIGNERS, DEVELOPERS AND DOERS

THE BREEZE

315 Meserole Street
East Williamsburg, Brooklyn NY





LUNCH & COFFEE

- 01 Blue Bottle Coffee
- 02 Bread Brothers Bage Cafe
- 03 BAGCOCK Fried Chicken
- 04 Brooklyn's Natural
- 05 Bushwick Pita Palace06
- 06 Carthage Must be Destroyed
- 07 Champs Diner
- 08 City of Saints Coffee Roasters
- 09 Cup
- 10 Dun-Well Donuts
- 11 Falansai
- 12 Health Choice Kitchen
- 13 ICHIRAN
- 14 Luckybird Bakery
- 15 Momo Sushi Shack
- 16 New Mexico Place
- 17 Newtown
- 18 Note Thai
- 19 Rosie's Food Truck
- 20 The Brooklyn Tree
- 21 Stella di Scilia
- 22 Win Star



DINNER & DRINKS

- 28 Arrogant Swine
- 29 Barra Brava
- 30 Cape House
- 31 El Cortez
- 32 Emblem
- 33 Fitzcarraldo
- 34 Forrest Point
- 35 Guadalupe Inn
- 36 Ortis
- 37 Roberta's
- 38 Shinobi Ramen
- 39 Sweet Science
- 40 The Anchored Inn
- 41 The Narrows
- 42 The Well
- 43 Trademna
- 44 Win Son



ARTS & ENTERTAINMENT

- 45 Clearing Gallery
- 46 Interstate Projects Gallery
- 47 Luhring Augustine Gallery
- 48 NetFlix Studios
- 49 Out Wicked Lady
- 50 Present Company Gallery
- 51 Signal Gallery
- 52 Syndicated Bar Theater Kitchen
- 53 3 Dollar Bill



FITNESS & HEALTH

- 23 Brooklyn Boulders
- 24 Brooklyn Zoo NY
- 25 Bushwick CrossFit
- 26 Green Fitness Studio
- 27 Loom Yoga Bushwick

COMMUNITY & NEIGHBORHOOD

The Breeze is located in Brooklyn's East Williamsburg neighborhood, a former industrial district at the nexus of Williamsburg, Greenpoint, and Bushwick. It's a unique area where light manufacturing, technology, creative industries, and the up-and-coming Brooklyn are world cross-pollinate and innovate together.

With its mix of acclaimed restaurants, existing nightlife, and arts and entertainment venues, East Williamsburg is quickly becoming New York's most exciting live/work/play neighborhood. It's the perfect location to grow your business and attract a creative and forward-thinking workforce.



JOIN OUR COMMUNITY

PRE-BUILT OFFICE SPACES AVAILABLE



Suite B7a

[CLICK to view virtual tour](#)



Suite B7b

[CLICK to view virtual tour](#)



Suite B8a

- SUITE B7a: 2,004 rsf
- Glass-front workspaces — (1) conference room and (1) office, plus wet pantry and windowed open area
- SUITE B8A: 2,004 rsf
- Ideal photographer space with (2) Glass-front private workspaces, wet pantry, and white back-drop wall
- SUITE B7b: 1,986 rsf
- (1) Glass-front office, wet pantry, and windowed open area



POSSESSION: Immediate | RENT: Call or email for details

OFFICE SPACE

The Breeze has over 80K rentable square feet of flexible space available for office tenants, all of which have access to 8K square feet of outdoor space in our landscaped courtyard and retail arcade, The Breezeway. The building has soaring ceiling heights up to 15' and floorplates as large as 27K rentable sq. ft., which can be divided down to fit your business' needs. Upper floors have abundant natural light and unobstructed 360-degree views.

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PRE-BUILT OFFICE SPACES AVAILABLE



Suite B6b



Suite B6c

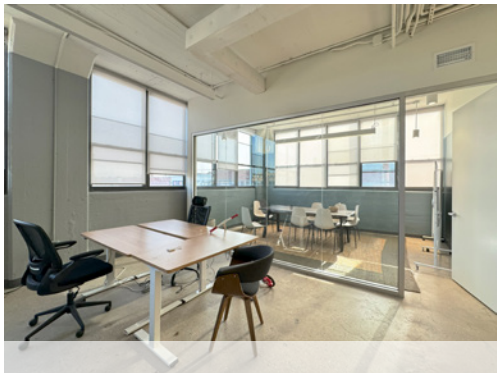
(3) prebuilt units currently under construction featuring an open layout and wet pantry

- Unit B6a: 1,560 rsf
- Unit B6b: 1,258 rsf
- Unit B6c: 1,171 rsf

POSSESSION: Immediate | RENT: Call or email for details

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PRE-BUILT OFFICE SPACES AVAILABLE



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Existing Conditions

- PARTIAL B6: 3,600 rsf
- Corner open layout space with 2-sides of windows,
 - (2) glass-front private workspaces, wet pantry, lounge area, and open area
 - Furniture shown for layout concept only

POSSESSION: Immediate | RENT: Call or email for details

NEW BUILDOUT OPPORTUNITIES

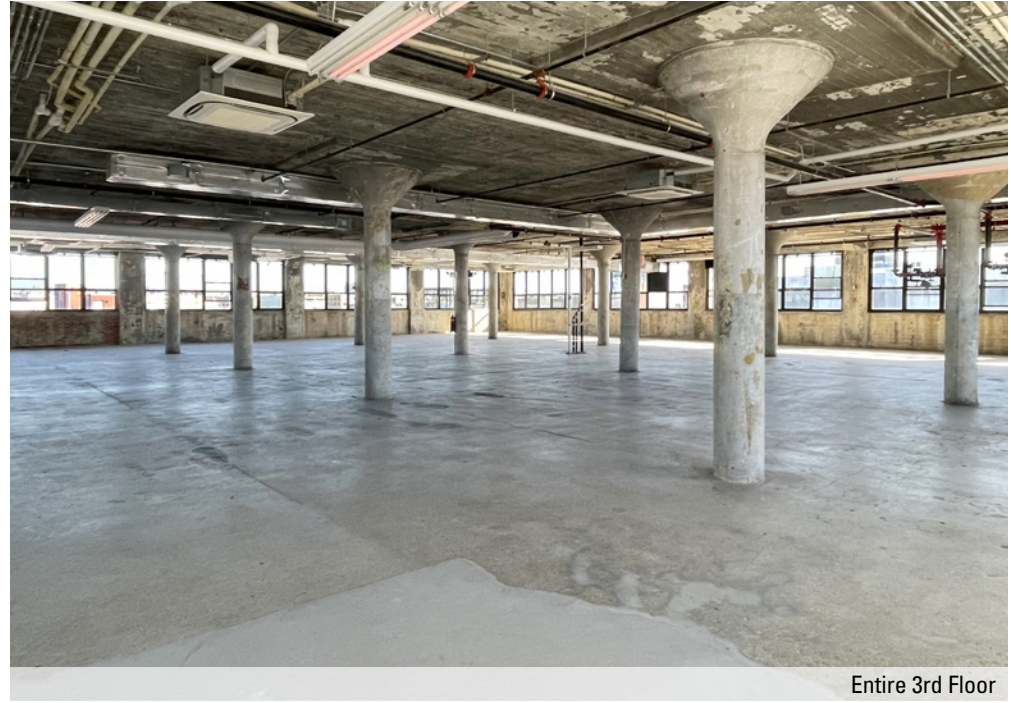
PARTIALLY BUILT AND RAW SPACE AVAILABLE RANGING FROM 7,500 RSF TO 27,000 RSF



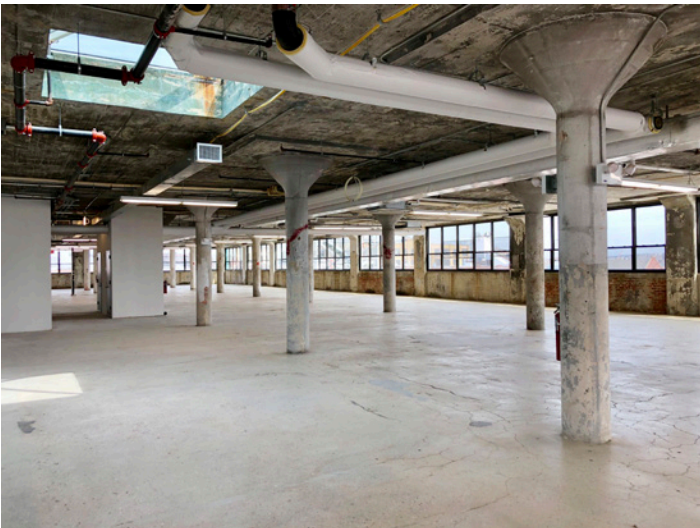
Suite B5

SUITE B5: 7,589 rsf (Divisible)
- Wall-to-wall windows on two sides

START WITH A BLANK CANVAS AND DESIGN YOUR OWN VISION



Entire 3rd Floor



Entire 3rd Fl 26,854 rsf

Create full floor branding in a space featuring 4-sides of wall-to-wall windows offering abundant natural light

[CLICK to view virtual tour](#)





Landscaped Courtyard



The Breezeway - Retail Area



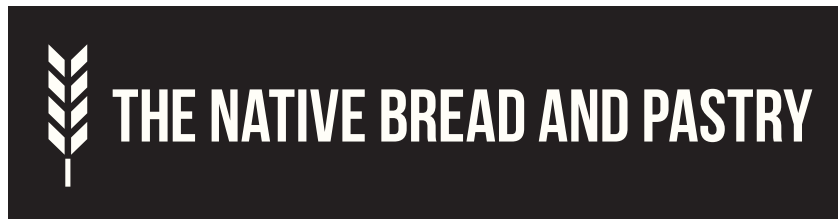
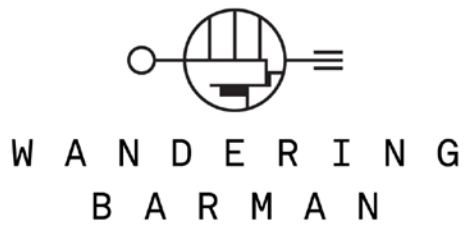
Night View of Courtyard

RETAIL SPACE

The Breeze offers many exciting opportunities for retail, restaurant and nightlife businesses including highly visible ground-floor locations, corner sites, suites with private outdoor space, suites along the Breezeway, and a new rooftop penthouse bar/restaurant/event space. Retail spaces are available up to 8,200 sq. ft., which can be divided down to fit your business, and have new base-building systems, attractive storefronts and are ADA accessible.



Join Co-Tenants





Tenants enjoy a diversified mix of on-site eateries and nightlife

UNWIND ABOVE IT ALL

BE INSPIRED AND MAKE CONNECTIONS AT THE BREEZY PENTHOUSE AND ROOF DECK



AMENITIES & BUILDING FEATURES

With unique outdoor amenity space and fully modernized building systems, the Breeze has the necessary infrastructure to support your business and keep your workers happy and inspired.



Ceiling Heights from 10'6" to 14'8"



Security 24/7 access and security



ADA Access



New Storefronts



Outdoor Event Space
6k sq ft lushly landscaped courtyard



Rooftop Bar & Restaurant work and play in the same building



Retail Arcade with shops and dining



New Elevators



New Windows



New Electrical Equipment and ample capacity



Fully Networked redundant fiber optic internet service available



Bike Room secure & enclosed



Shuttle to nearby trains



Pet Friendly common spaces

INCENTIVES

Get paid to relocate! New York City has substantial subsidies available for tenants relocating to Brooklyn. Qualifying tenants can receive the REAP incentive and other benefits which can reduce your net rent \$20-\$25/sf per year.

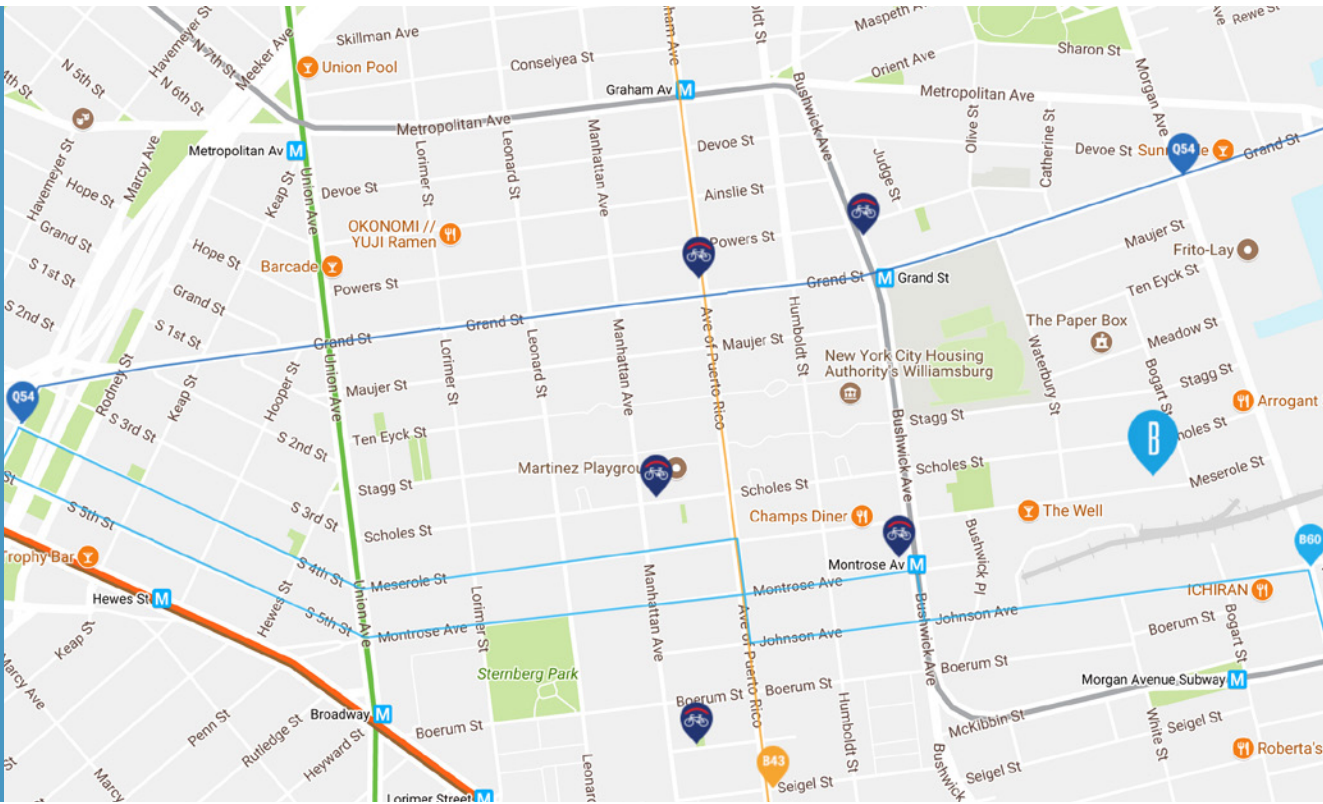
PROGRAM	SQ FT / YEAR	\$ PER FLOOR* / YEAR	DESCRIPTION
Relocation & Employment Assistance Program	\$15.00 - 20.00/ SF	\$400,000 - 540,000	12 YR tax credit (\$3,000 / employee per YR)
Exemption from Commercial Occupancy Tax	\$3.00 / SF	\$80,580	NYC CRT exemption
Energy Cost Savings Program (ECSP)	\$0.50 / SF	\$13,430	Annual Discount (-15-20%)

SAVINGS PER YR

\$20-25 / SF

Potential for over \$650k of annual as of right incentives per floor

*26,860 SF full floors



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/Tompkin Ave

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

Union Square

- 17 minutes by L-train

Meatpacking

- 21 minutes by L-train

LES

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

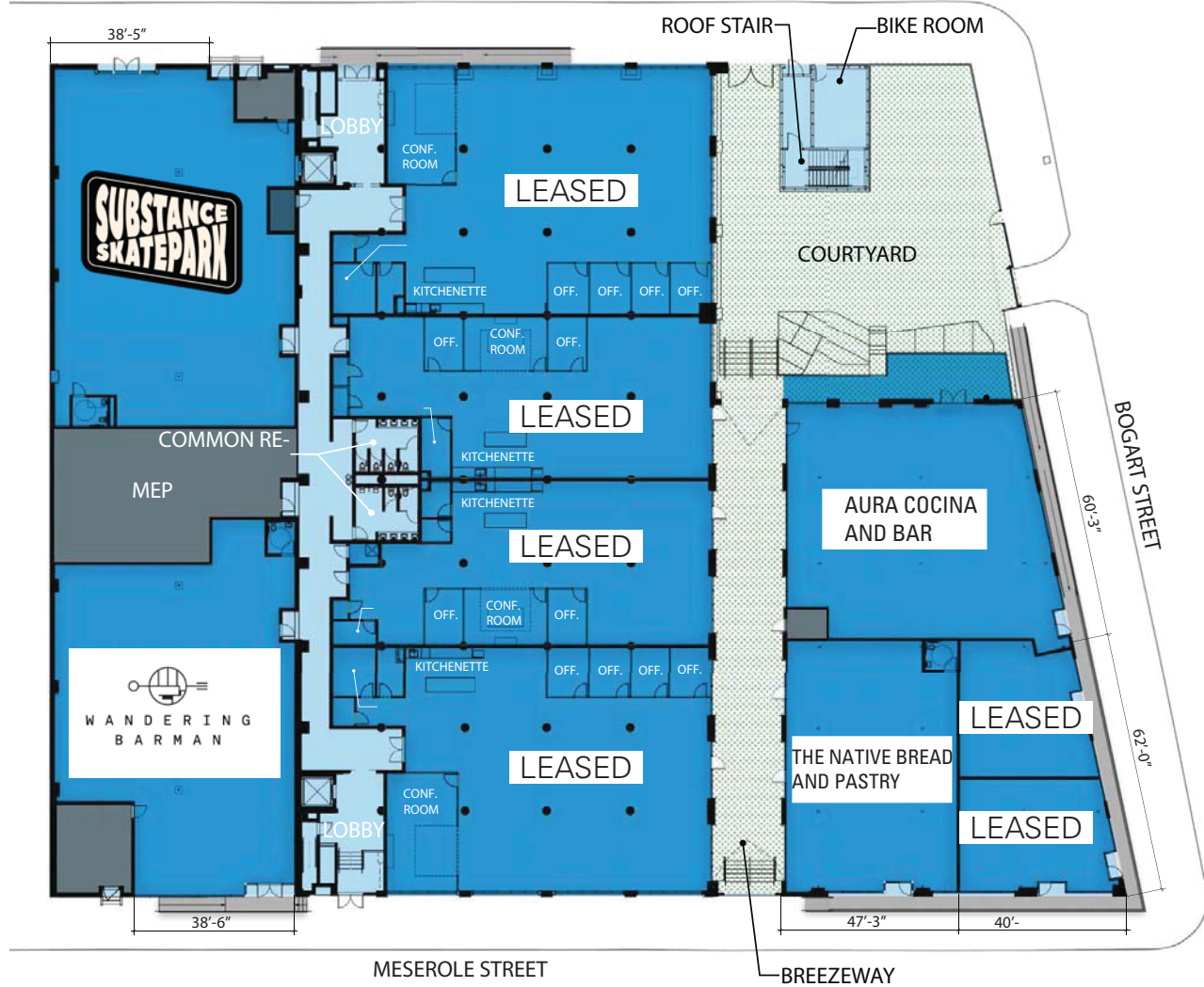


Biking to the Breeze

New east/west bike lanes on both Meserole and Scholes streets provide a straight shot to the Williamsburg Bridge. In addition, Citibike has several nearby docking stations and the building has a convenient secure ground floor bike room with 24/7 access for tenants

SCHOLES STREET

GROUND FLOOR PLAN



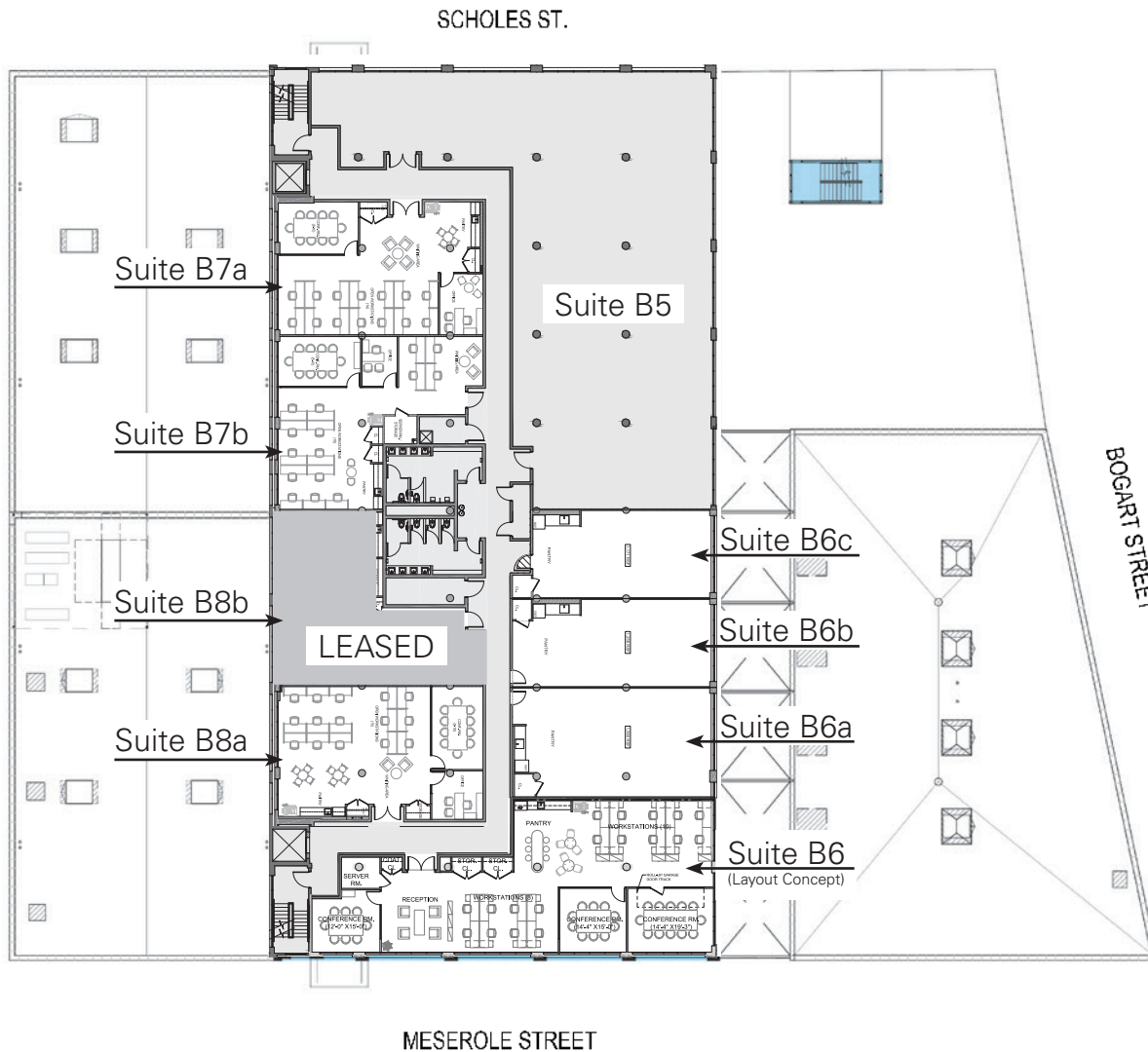
- RENTABLE SUITE
- COMMON SPACE
- COURTYARD
- MEP SPACE

THE BREEZE

EXCLUSIVE LEASING BROKER

FOR LEASING INQUIRIES CONTACT BEN WALLER 212-400-9515





SECOND FLOOR

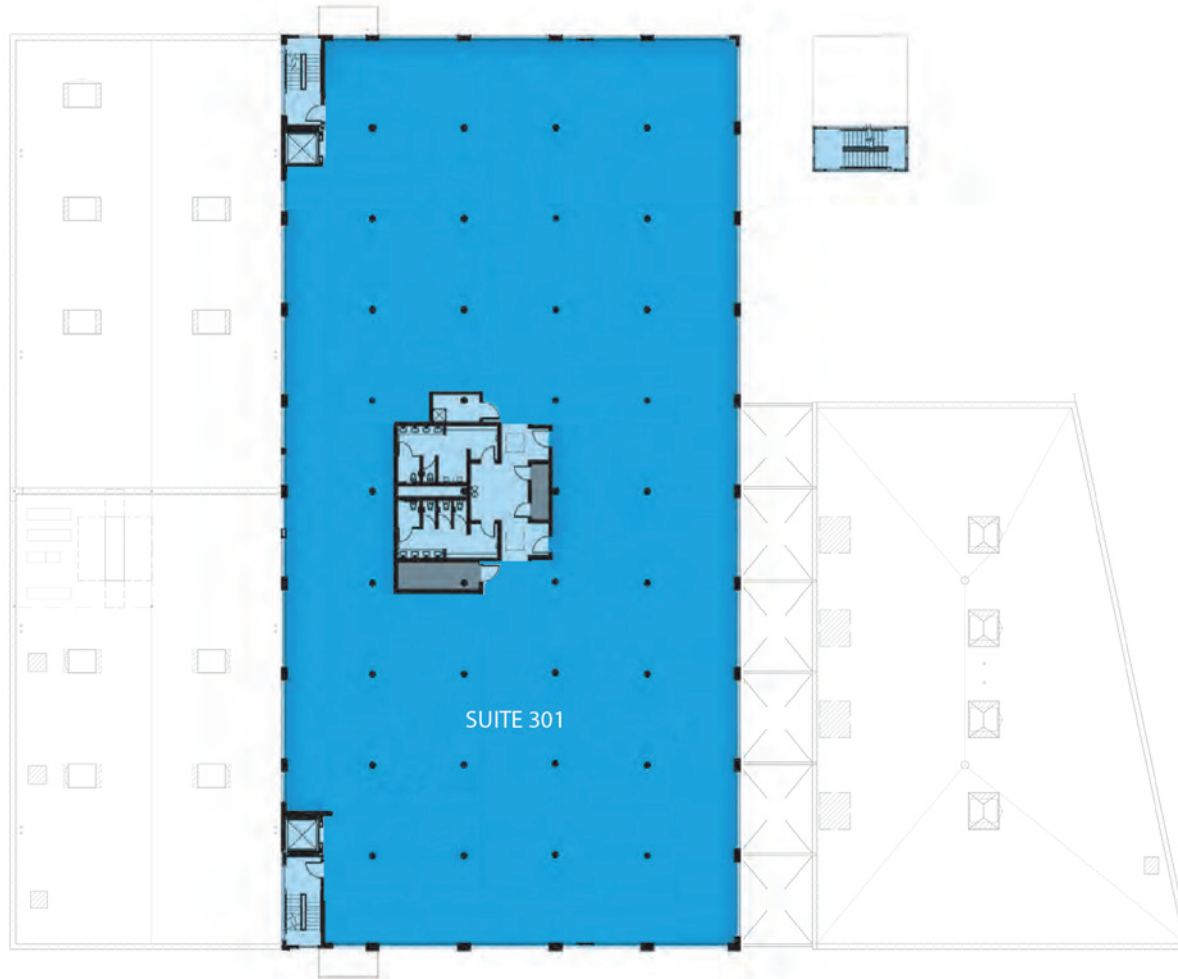
SUITE B5	7,589 SF
SUITE B6	3,600 SF
SUITE B6a	1,560 SF
SUITE B6b	1,258 SF
SUITE B6c	1,171 SF
SUITE B8a	2,004 SF
SUITE B7a	2,004 SF
SUITE B7b	1,986 SF

CEILING HEIGHT - 10' 6"

THE BREEZE

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 BEN WALLER | Licensed Associate RealEstate Broker | 212-400-9515





THIRD FLOOR
ENTIRE 3RD FLOOR 26,854 RSF

CEILING HEIGHT - 10' 6"



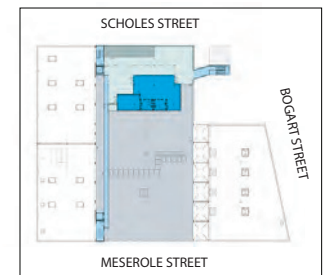
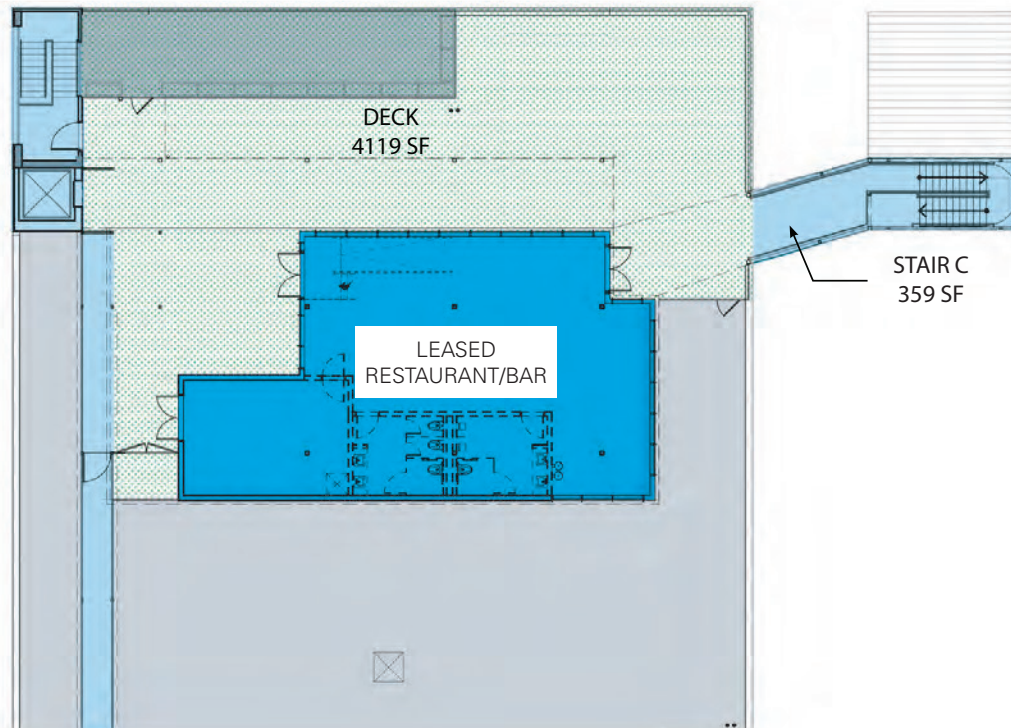
■ RENTABLE SUITE

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SUITE PH - 2000 RSF
CEILING HEIGHT - 10' 7"



- RENTABLE SUITE
- COMMON SPACE
- COURTYARD
- MEP SPACE

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