

# 315

MESEROLE ST  
EAST WILLIAMSBURG // BROOKLYN



Scale your business and attract a cutting-edge workforce.

**NEWMARK**

# 315

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## 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 – 12,116 SF available, with prebuilt office spaces from 1,357 SF to 3,782 SF.
  - 3rd Floor – 28,732 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'



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



**Upgraded Electrical Systems:**  
Ample power capacity



**Fully Networked:**  
Redundant fiber-optic  
internet service available



**New Elevators**



**Retail Arcade:**  
Featuring shops  
& dining options



**Rooftop Bar & Restaurant:**  
Work and leisure in one space



**New Storefronts**



**ADA Accessibility**



**Pet-Friendly  
Common Areas**



**Bike Room:**  
Secure, enclosed  
bike storage



**Security:**  
24/7 access &  
security surveillance



**New Windows**



## 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

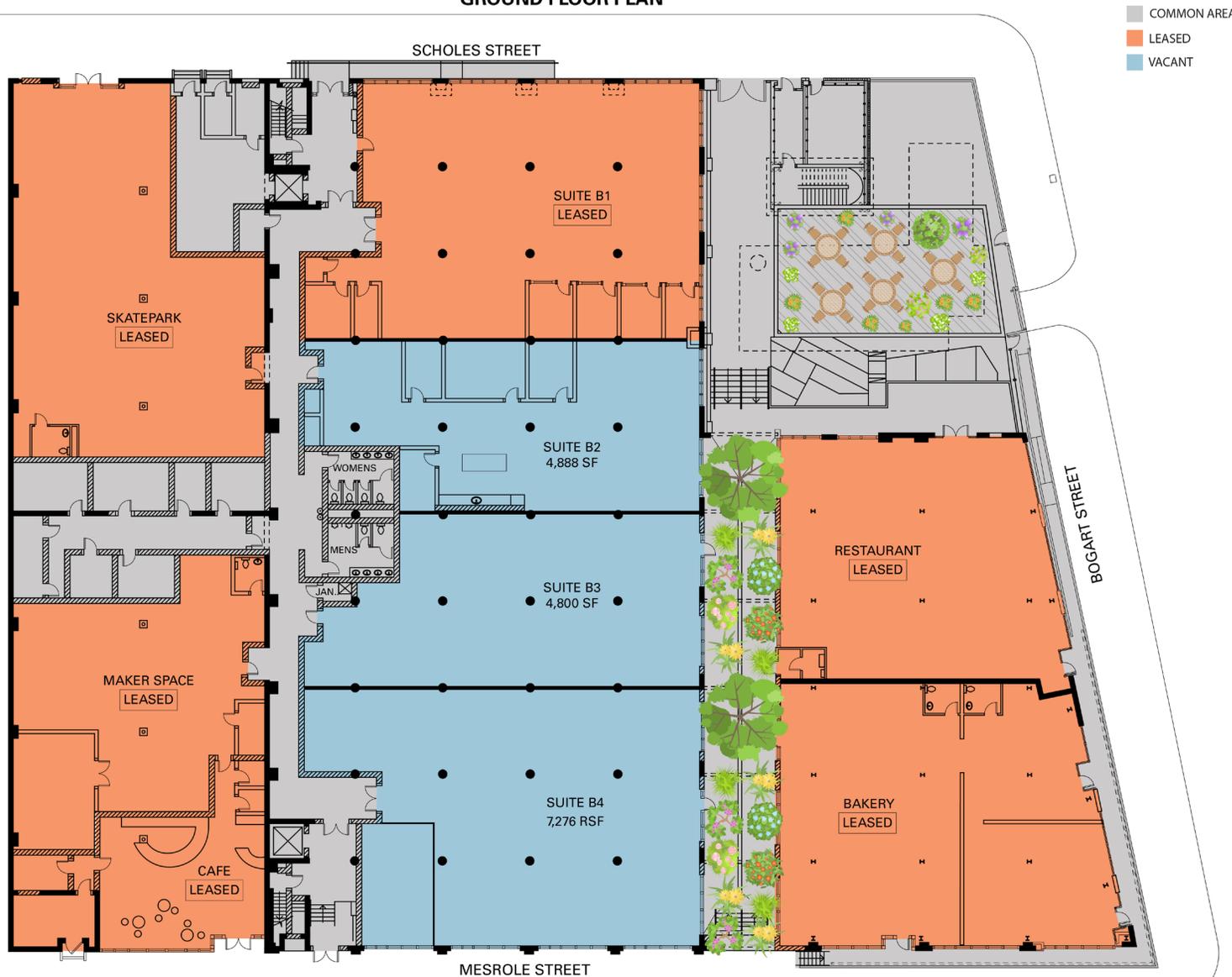
Conference room, Ample Natural Light, Open Workspaces, Separated Offices

\*All spaces have direct access to the breezeway



# Ground Floor - Floor Plan

## GROUND FLOOR PLAN



## 2nd Floor - 12,116 SF

**Suite 201:** 2,174 SF

**Suite 202:** 3,782 SF

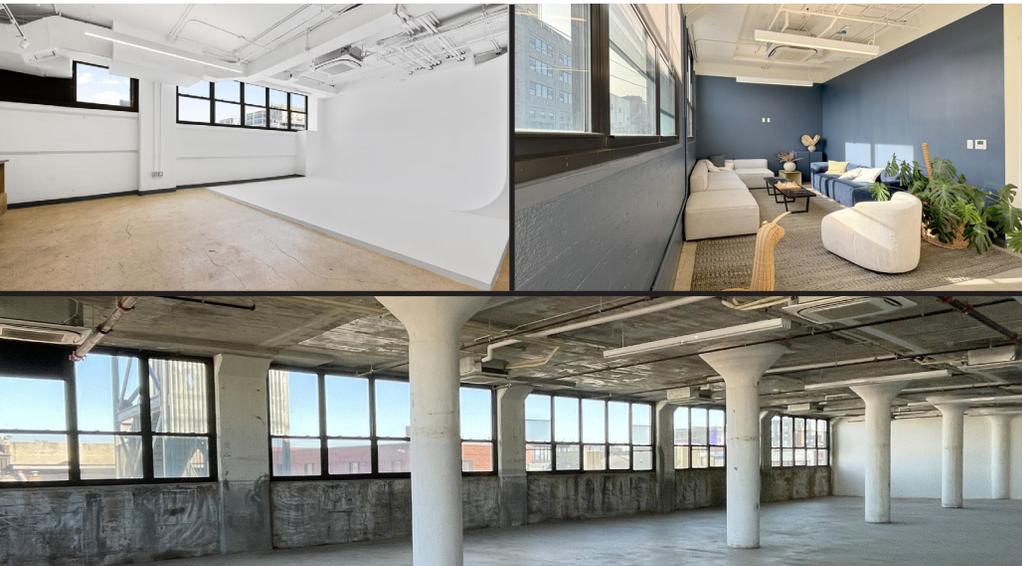
**Suite 204:** 1,357 SF

**Suite 205:** 2,029 SF

**Suite 210:** 1,281 SF

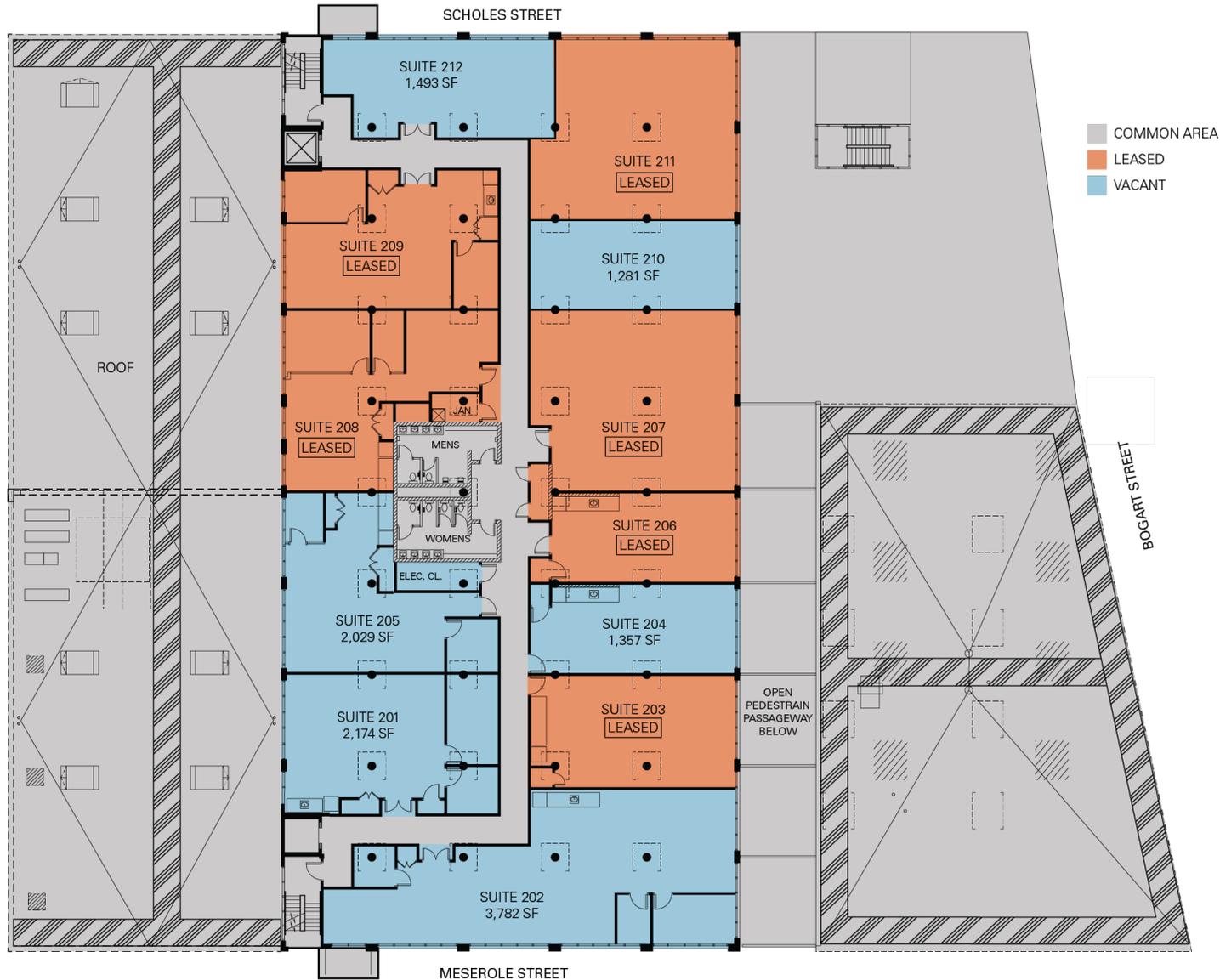
**Suite 212:** 1,493 SF

Kitchen, Natural Light, Open Layout, Air Conditioning



# 2nd Floor - Floor Plan

## SECOND FLOOR PLAN



3rd Floor - 28,732 SF





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## Ultimate retail and co-tenant experience & Amenities



Landscaped Courtyard



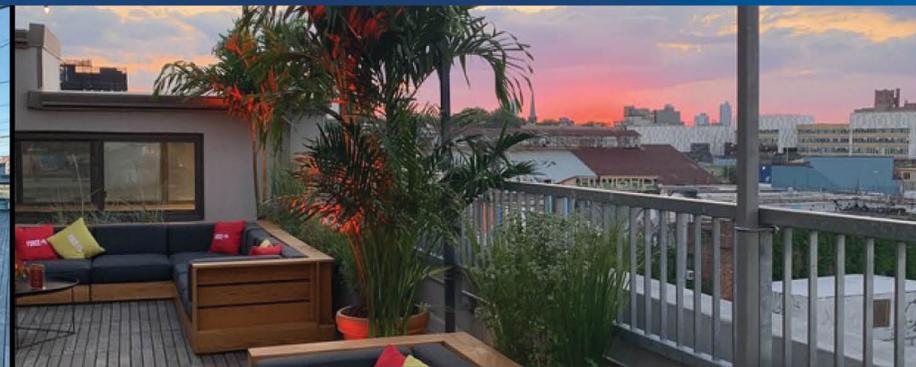
The Breezeway - Retail Area



Night View of Courtyard



WANDERING  
BARMAN



WANDERING  
BARMAN





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