

2,000 SF TO 5,000 SF

**BUILT**

**“PLUG-AND-PLAY”**

**OFFICE SUITES**

1WSQ

1 WILLOUGHBY SQUARE

**JEMB**  
REALTY

**BROOKLYN'S TALLEST OFFICE BUILDING**

## THE BUILDING

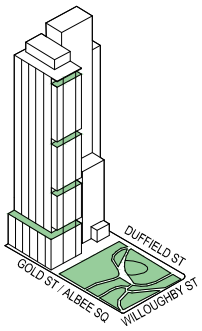
1 Willoughby Square rises 35 stories above Brooklyn, offering unobstructed skyline views, private terraces on multiple floors, and modern, flexible spaces designed for today's workforce.





## 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



1WSQ

12TH FLOOR

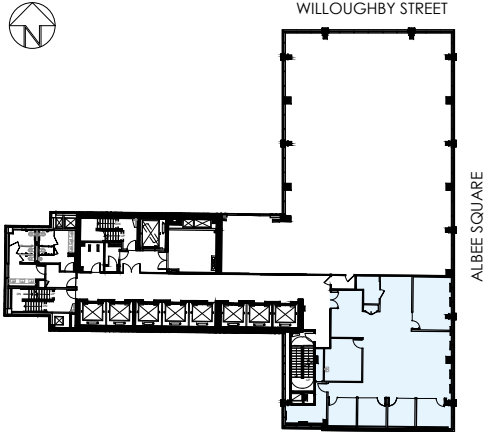
4,788 RSF  
342 RSF / PERSON

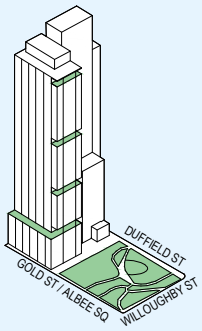
WILLOUGHBY STREET

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



ALBEE SQUARE



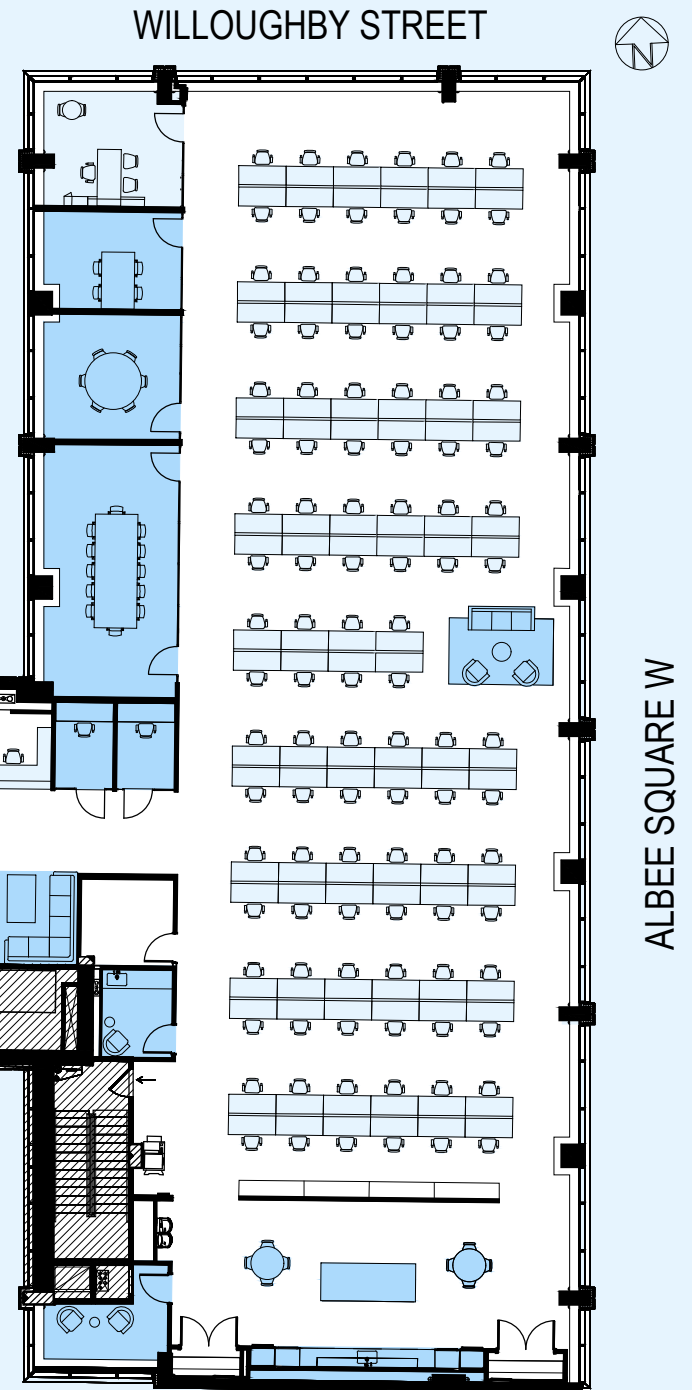
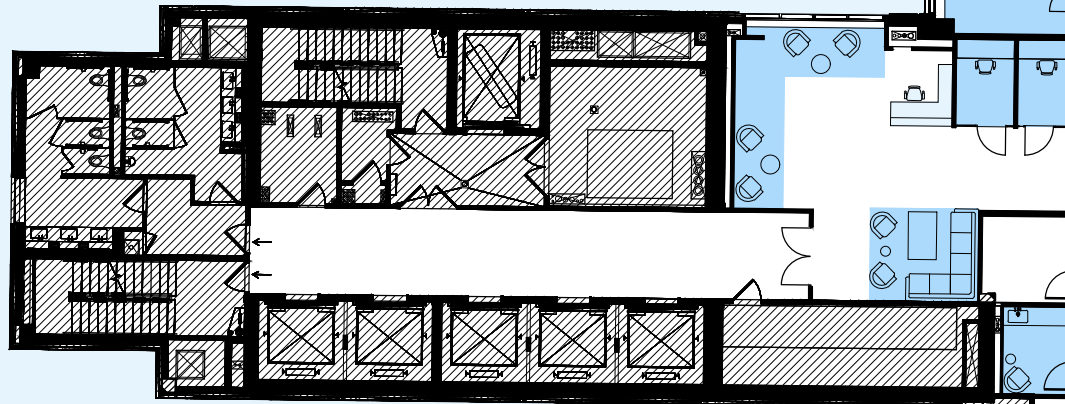


1WSQ

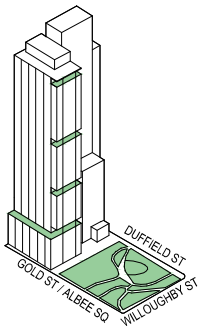


PRE-BUILD  
19TH  
FLOOR

	QUANTITY
<b>WORK AREAS</b>	
WORKSTATION	104
EXECUTIVE OFFICE	1
RECEPTION	1
<b>UTILITY SPACE</b>	
PANTRY	1
COPY / PRINT	1
IT ROOM	1
COAT CLOSET	1
<b>COLLABORATION SPACE</b>	
CONFERENCE (12 PEOPLE)	1
LOUNGE	3
MEETING ROOM	1
BREAKOUT ROOM	2
PHONE ROOM	3
WELLNESS ROOM	1
PANTRY	1



15,463 RSF  
146 RSF / PERSON



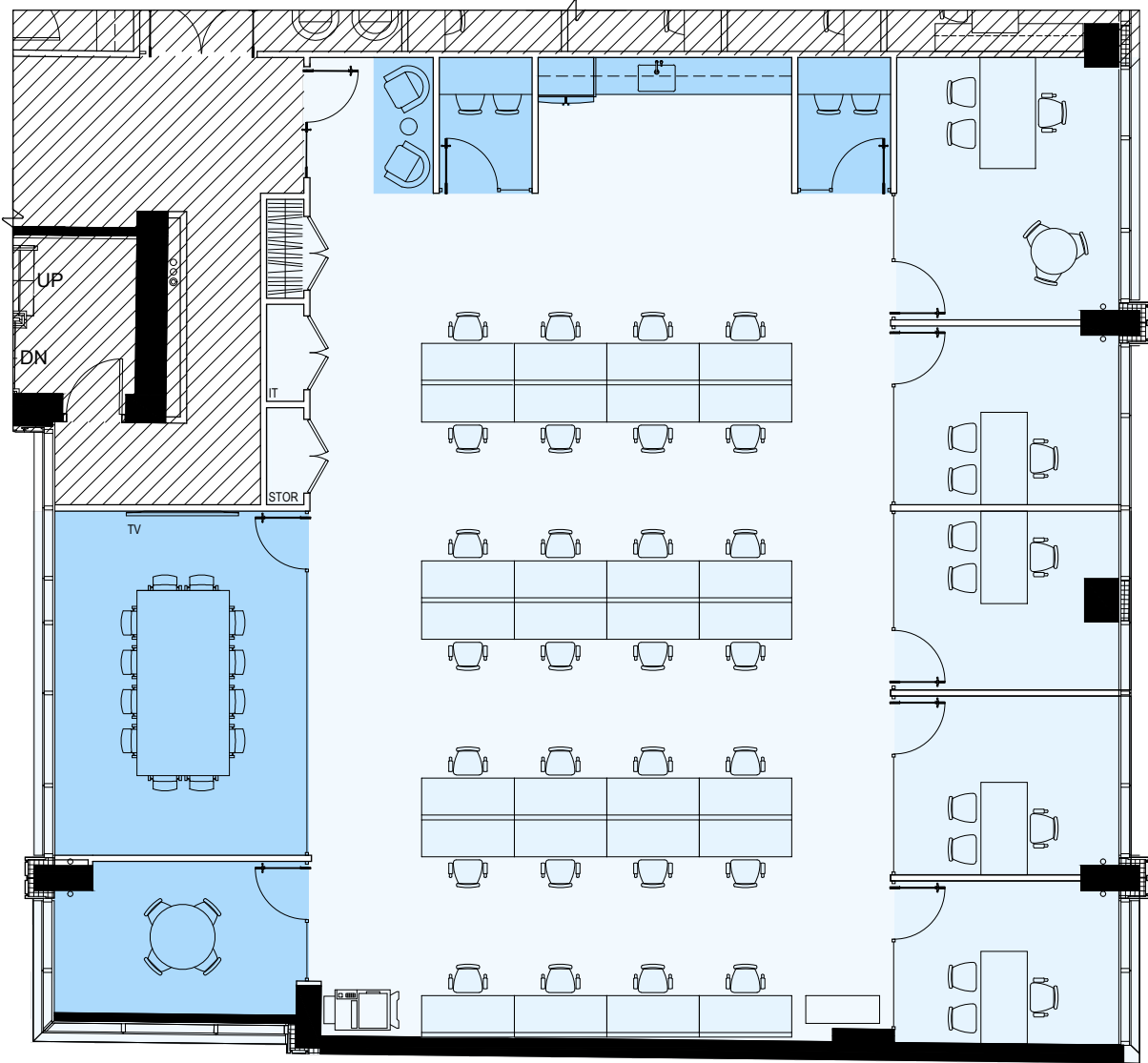
1WSQ

21ST FLOOR

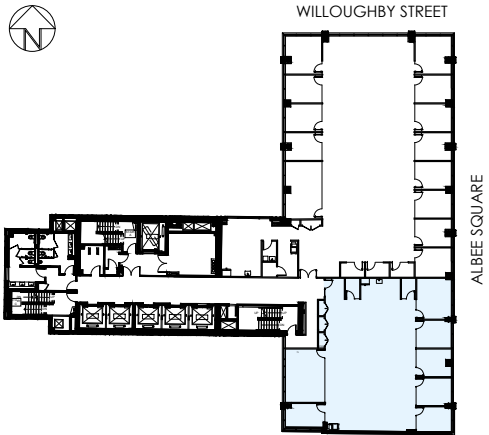
5,664 RSF  
172 RSF / PERSON

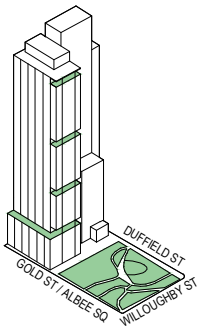
WILLOUGHBY STREET

	QUANTITY
<b>WORK AREAS</b>	
WORKSTATION	28
OFFICE	5
<b>UTILITY SPACE</b>	
COPY / PRINT	1
IT ROOM	1
STORAGE	1
<b>COLLABORATION SPACE</b>	
CONFERENCE (12 PEOPLE)	1
HUDDLE ROOM	1
PHONE ROOM	2
PANTRY	1



ALBEE SQUARE



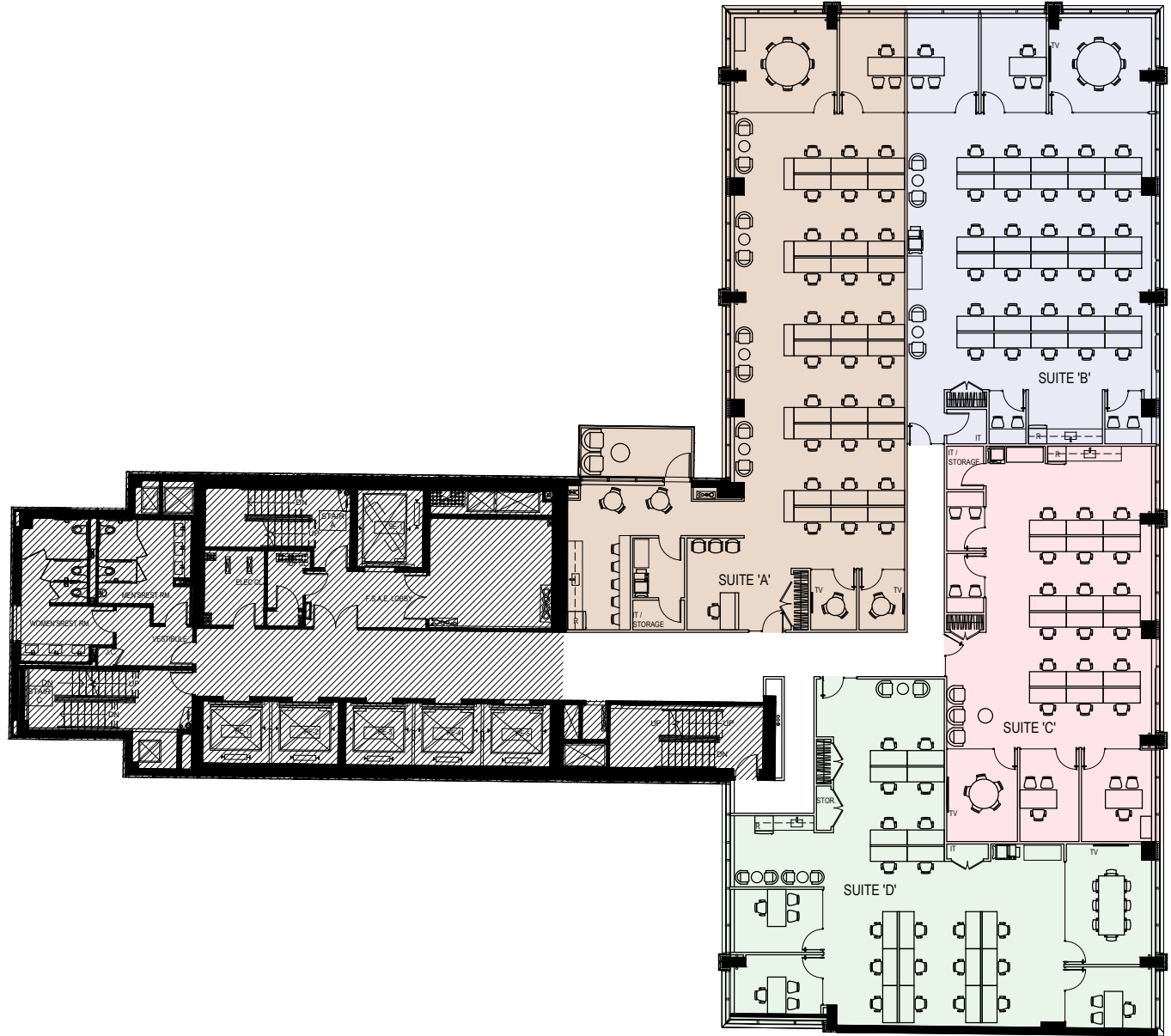


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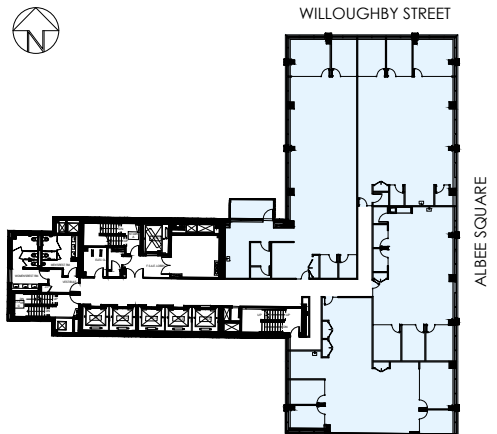
22ND FLOOR

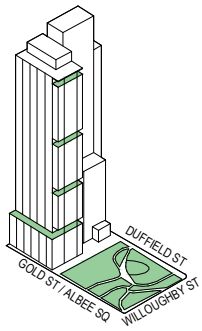
WILLOUGHBY STREET TBD RSF  
TBD RSF / PERSON

	QUANTITY
<b>SUITE A</b>	
WORKSTATION	30
OFFICE	1
CONFERENCE ROOM	3
<b>SUITE B</b>	
WORKSTATION	30
OFFICES	2
CONFERENCE ROOM	1
<b>SUITE C</b>	
WORKSTATION	18
OFFICES	2
CONFERENCE ROOM	1
<b>SUITE D</b>	
WORKSTATION	21
OFFICES	3
CONFERENCE ROOM	1



ALBEE SQUARE



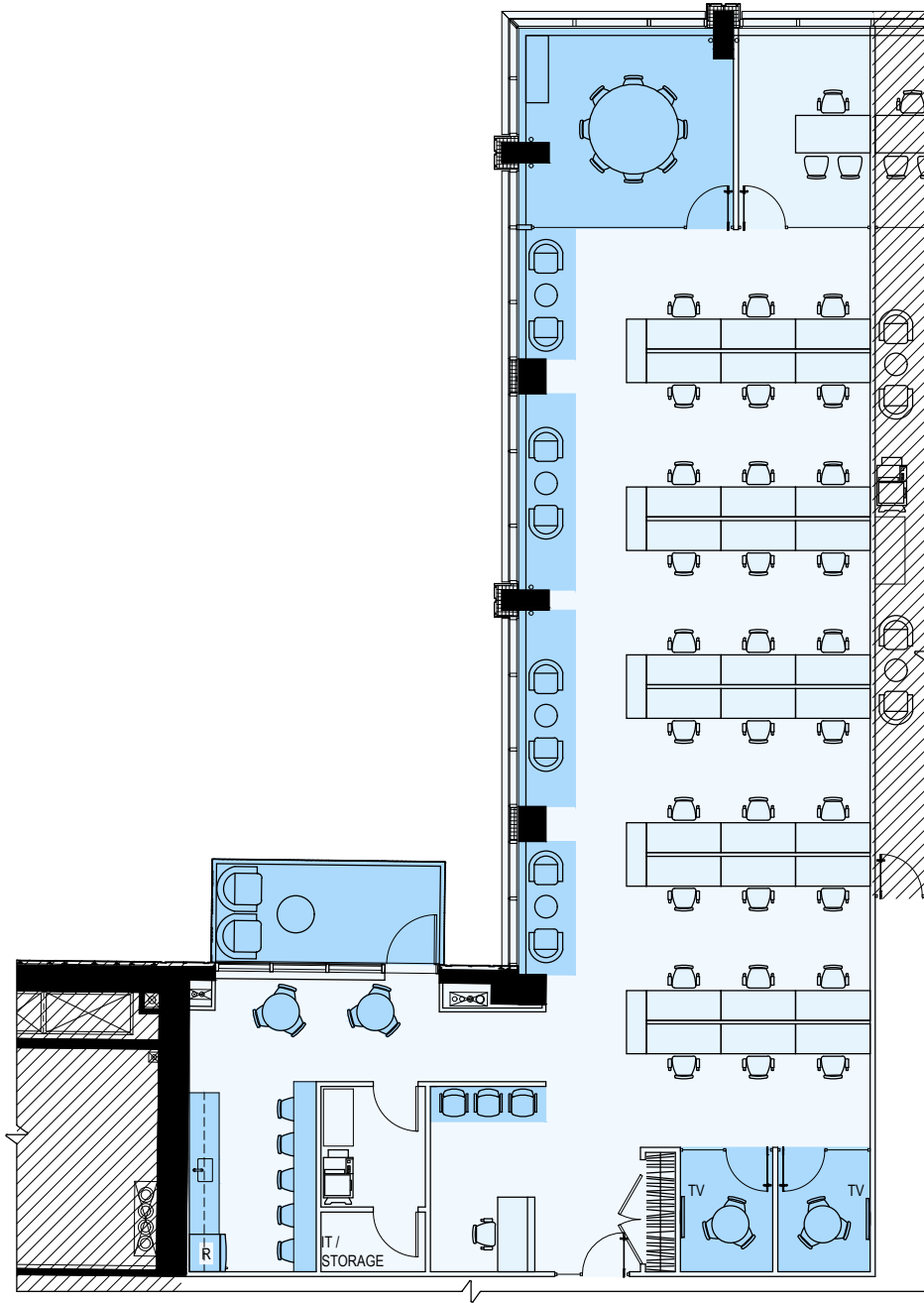
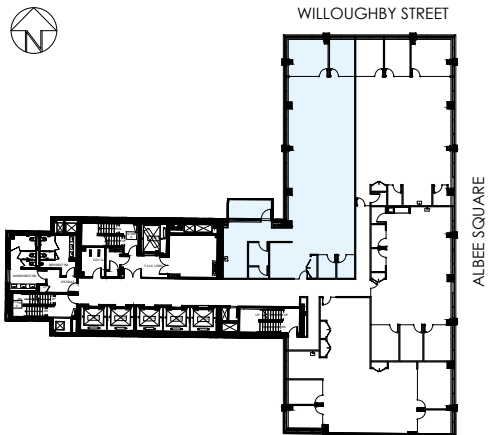


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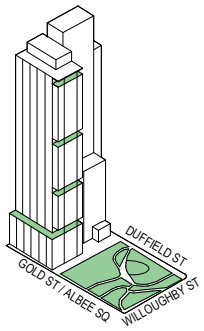
22ND FLOOR SUITE A

4,899 RSF  
153 / PERSON

	QUANTITY
<b>WORK AREAS</b>	
WORKSTATION	30
OFFICE	1
RECEPTION	1
<b>UTILITY SPACE</b>	
COPY / PRINT	1
IT ROOM	1
COAT CLOSET	1
<b>COLLABORATION SPACE</b>	
CONFERENCE (8 PEOPLE)	1
LOUNGE	5
HUDDLE ROOM	2
PANTRY	1

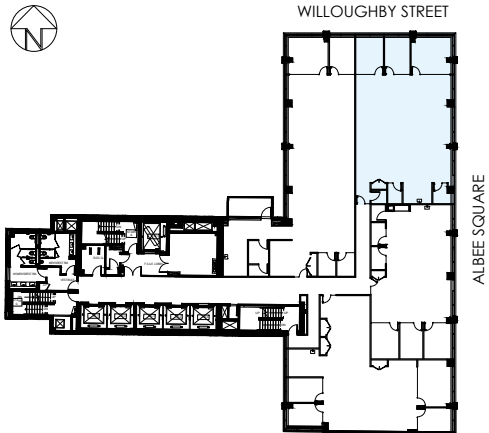


ALBEE SQUARE

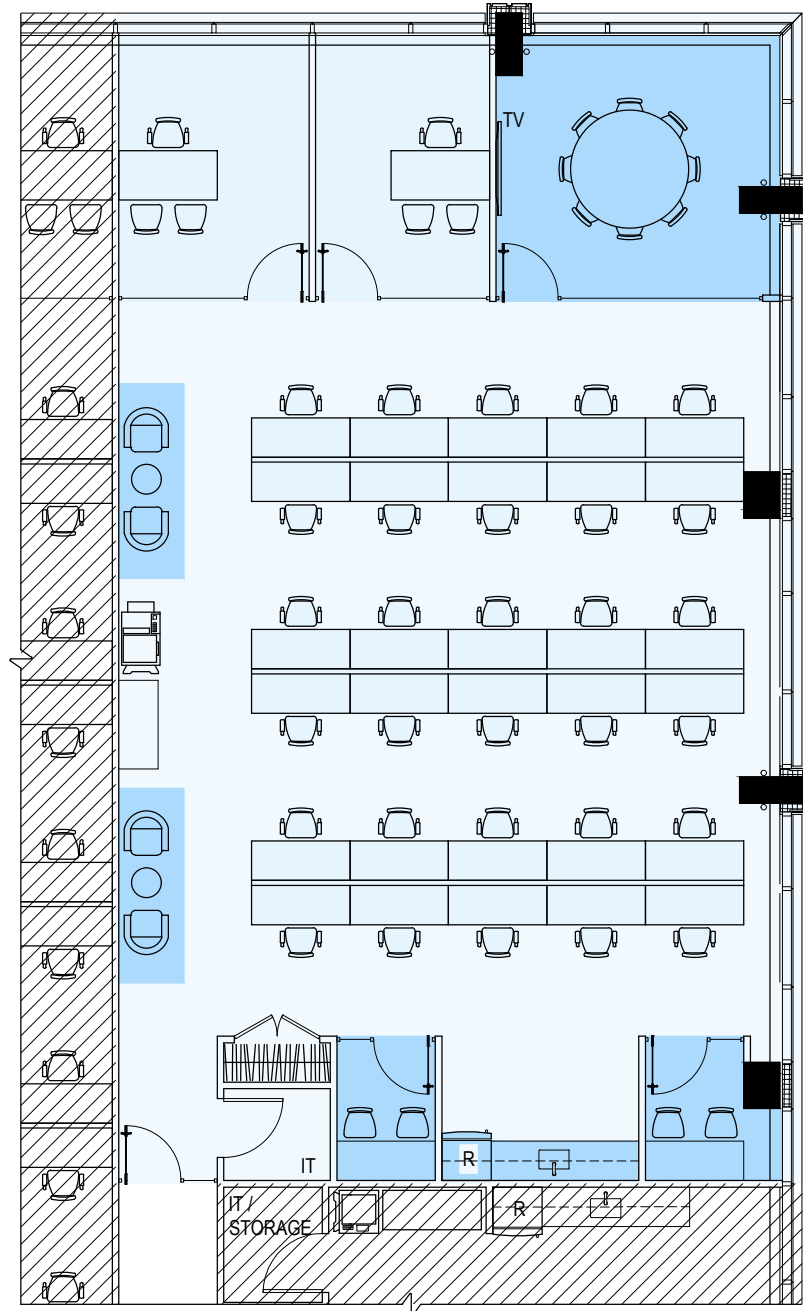


1WSQ

	QUANTITY
<b>WORK AREAS</b>	
WORKSTATION	30
OFFICE	2
<b>UTILITY SPACE</b>	
COPY / PRINT	1
IT ROOM	1
COAT CLOSET	1
<b>COLLABORATION SPACE</b>	
CONFERENCE (8 PEOPLE)	1
LOUNGE	2
PHONE ROOM	2
PANTRY	1



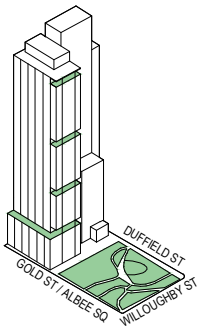
WILLOUGHBY STREET



22ND FLOOR SUITE B

3,974 RSF  
124 / PERSON

ALBEE SQUARE

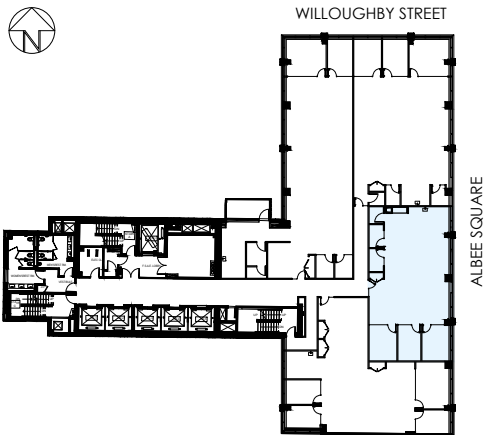
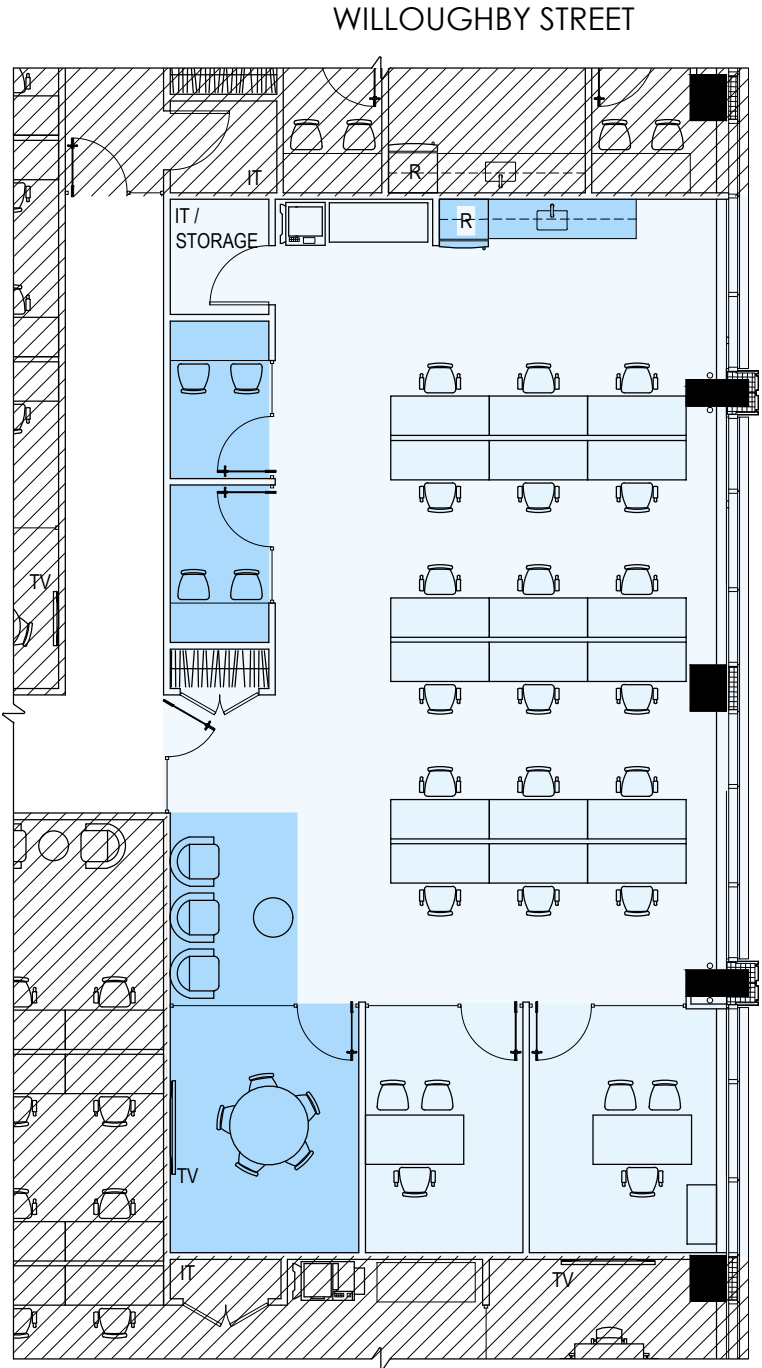


1WSQ

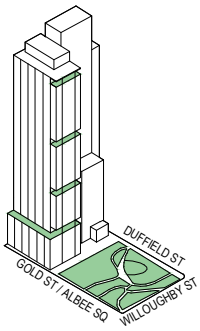
22ND FLOOR SUITE C

3,058 RSF  
153 / PERSON

	QUANTITY
<b>WORK AREAS</b>	
WORKSTATION	18
OFFICE	2
<b>UTILITY SPACE</b>	
COPY / PRINT	1
IT ROOM	1
COAT CLOSET	1
<b>COLLABORATION SPACE</b>	
LOUNGE	1
HUDDLE ROOM	1
PHONE ROOM	2
PANTRY	1



ALBEE SQUARE



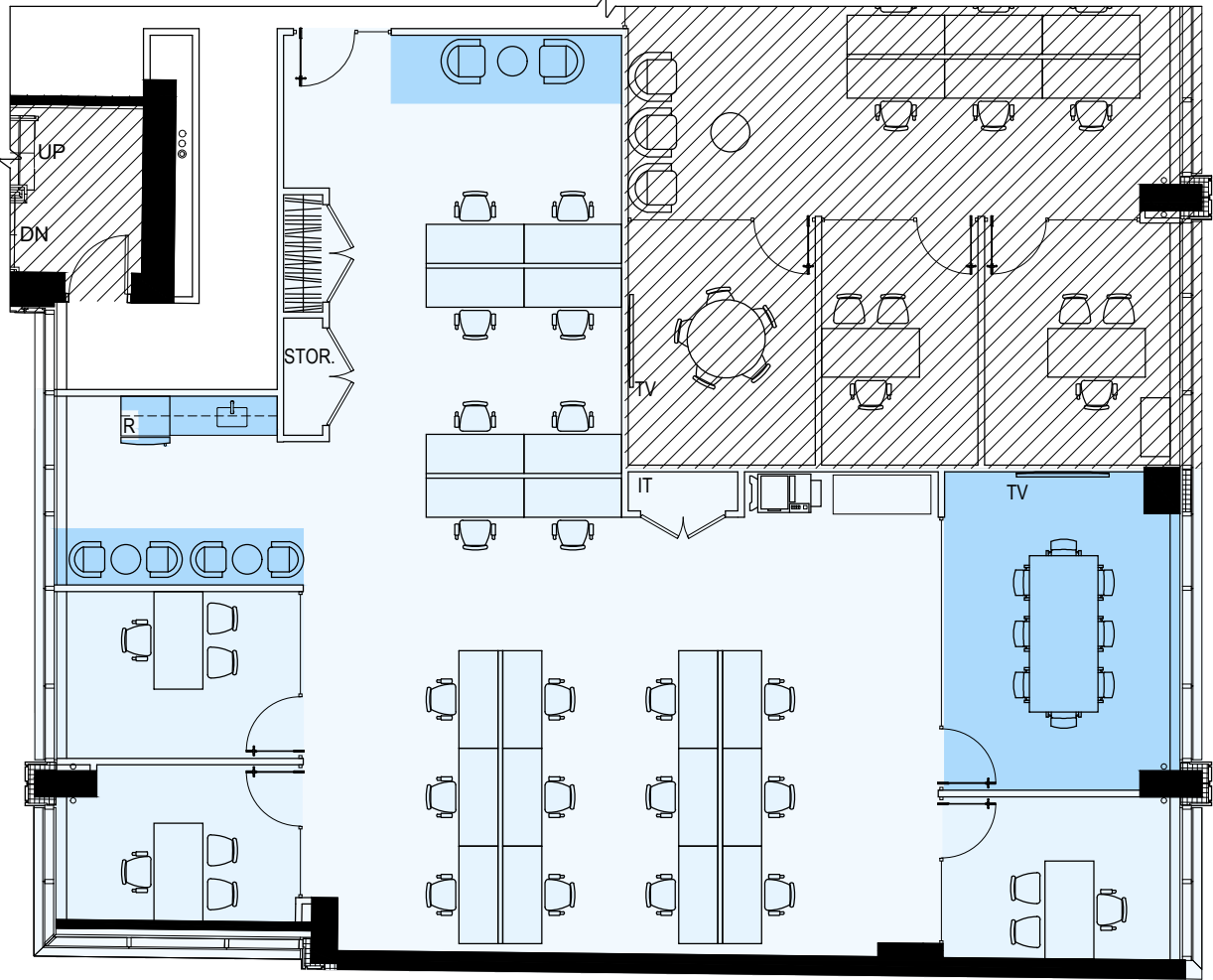
1WSQ

22ND FLOOR SUITE D

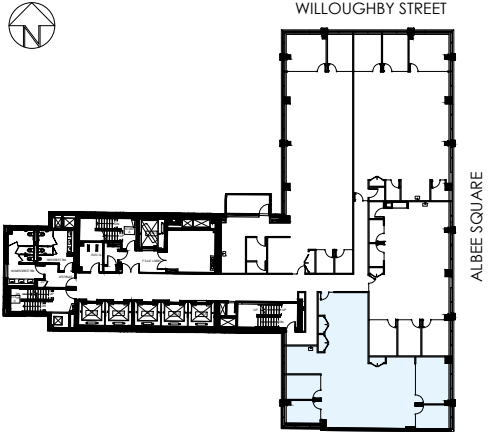
WILLOUGHBY STREET

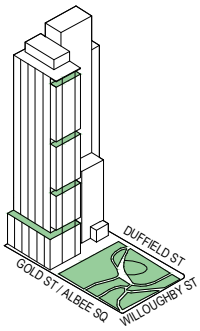
3,768 RSF  
164 / PERSON

	QUANTITY
<b>WORK AREAS</b>	
WORKSTATION	21
OFFICE	3
<b>UTILITY SPACE</b>	
COPY / PRINT	1
IT ROOM	1
COAT CLOSET	1
<b>COLLABORATION SPACE</b>	
CONFERENCE (8 PEOPLE)	1
LOUNGE	2
PANTRY	1



ALBEE SQUARE





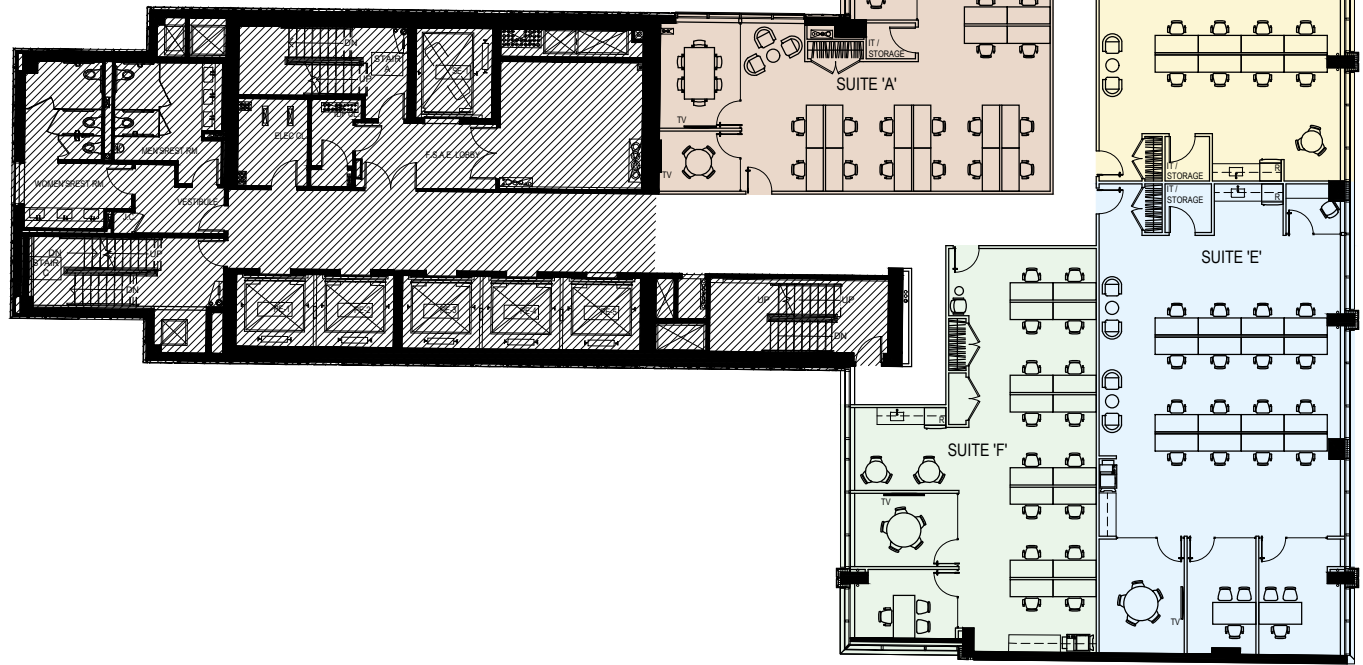
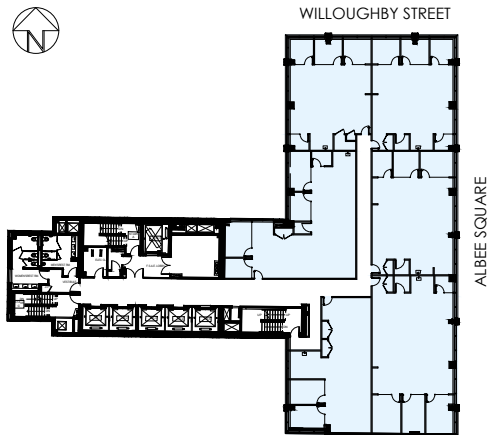
1WSQ

23RD FLOOR

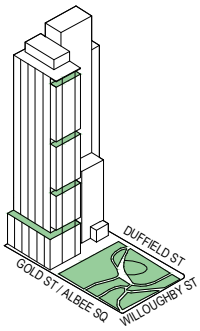
WILLOUGHBY STREET TBD RSF  
ALBEE SQUARE TBD RSF / PERSON

	QUANTITY
<b>SUITE A</b>	
WORKSTATION	20
OFFICE	2
CONFERENCE ROOM	2
<b>SUITE B</b>	
WORKSTATION	12
OFFICES	2
CONFERENCE ROOM	1
<b>SUITE C</b>	
WORKSTATION	12
OFFICES	2
CONFERENCE ROOM	1

	QUANTITY
<b>SUITE D</b>	
WORKSTATION	16
OFFICE	2
CONFERENCE ROOM	1
<b>SUITE E</b>	
WORKSTATION	20
OFFICES	2
CONFERENCE ROOM	1
<b>SUITE F</b>	
WORKSTATION	16
OFFICES	1
CONFERENCE ROOM	1



ALBEE SQUARE

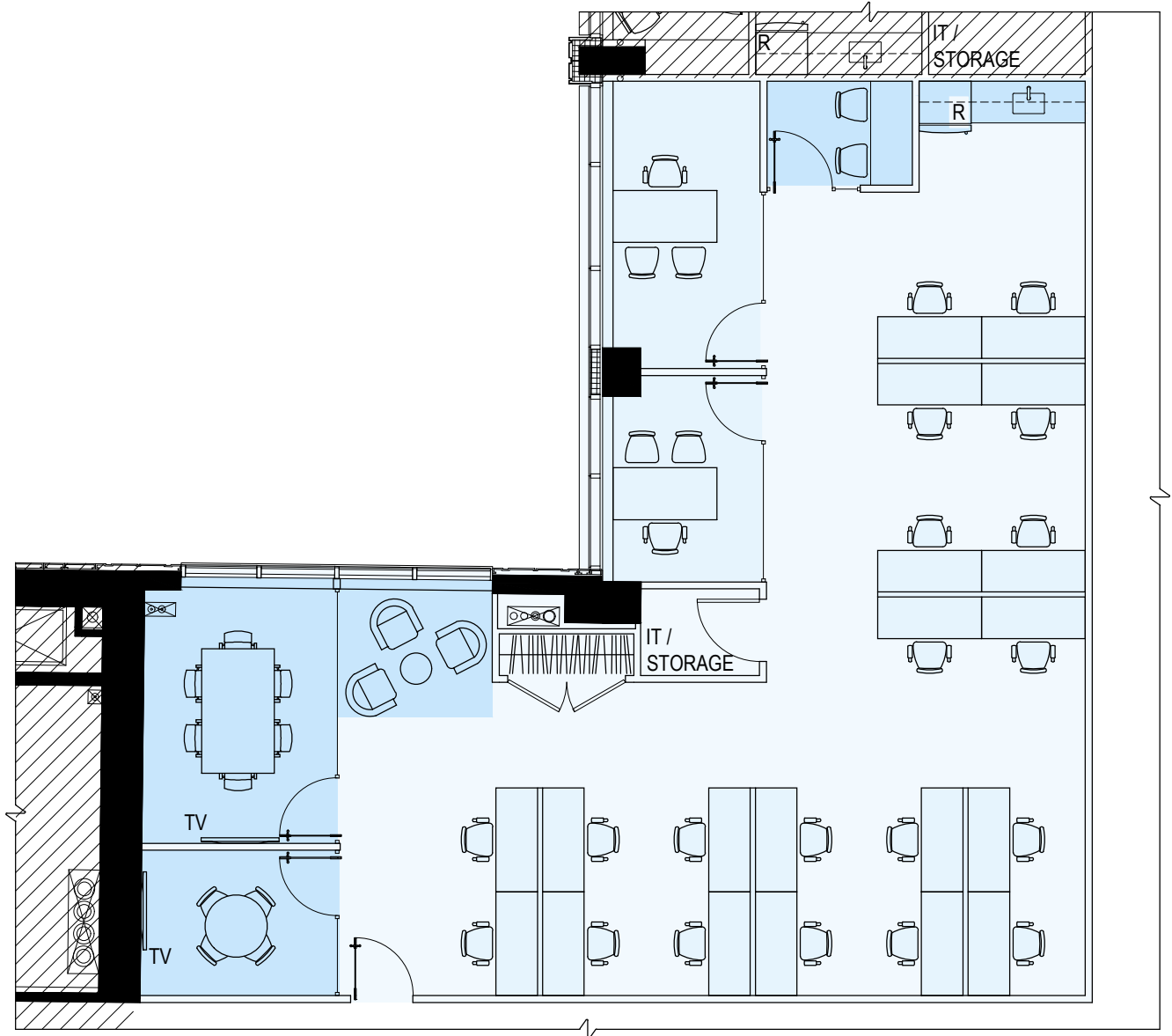


1WSQ

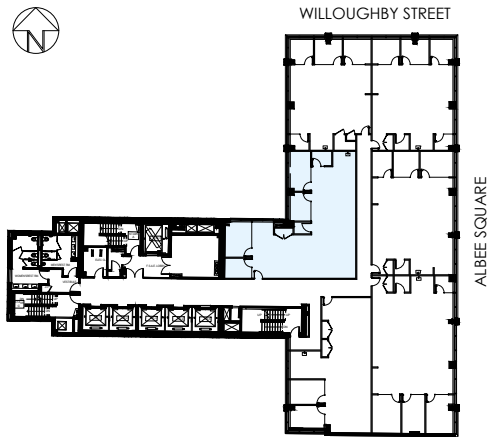
**23RD FLOOR SUITE A**

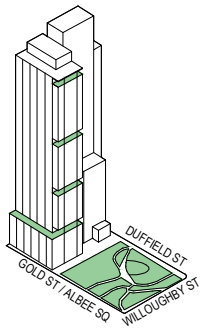
WILLOUGHBY STREET 3,013 RSF  
137 / PERSON

	QUANTITY
<b>WORK AREAS</b>	
WORKSTATION	20
OFFICE	2
<b>UTILITY SPACE</b>	
COPY / PRINT	1
IT ROOM	1
COAT CLOSET	1
<b>COLLABORATION SPACE</b>	
CONFERENCE (6 PEOPLE)	1
HUDDLE ROOM	1
PHONE ROOM	1
LOUNGE	1
PANTRY	1



ALBEE SQUARE





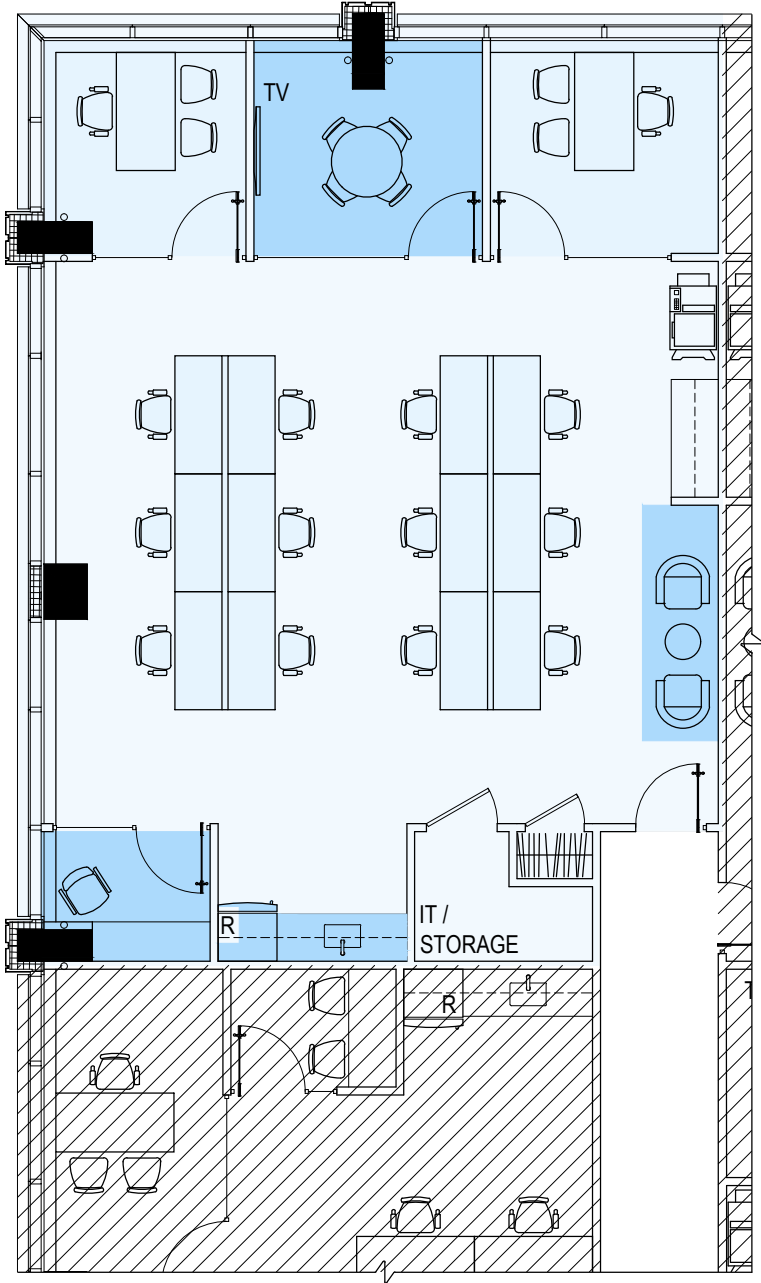
1WSQ

**23RD  
FLOOR  
SUITE B**

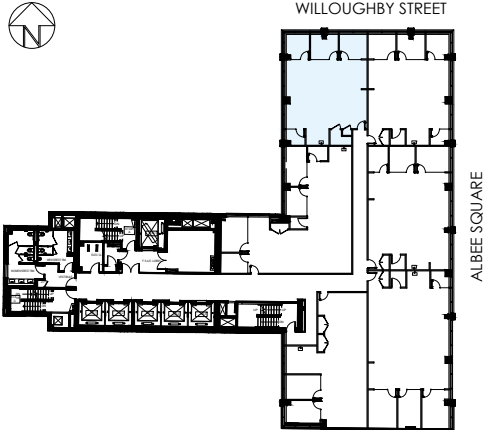
WILLOUGHBY STREET

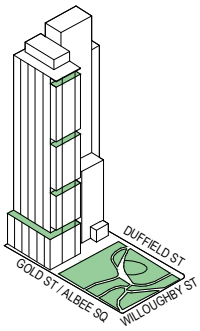
2,297 RSF  
164 / PERSON

	QUANTITY
<b>WORK AREAS</b>	
WORKSTATION	12
OFFICE	2
<b>UTILITY SPACE</b>	
COPY / PRINT	1
IT ROOM	1
COAT CLOSET	1
<b>COLLABORATION SPACE</b>	
CONFERENCE (4 PEOPLE)	1
PHONE ROOM	1
LOUNGE	1
PANTRY	1



ALBEE SQUARE





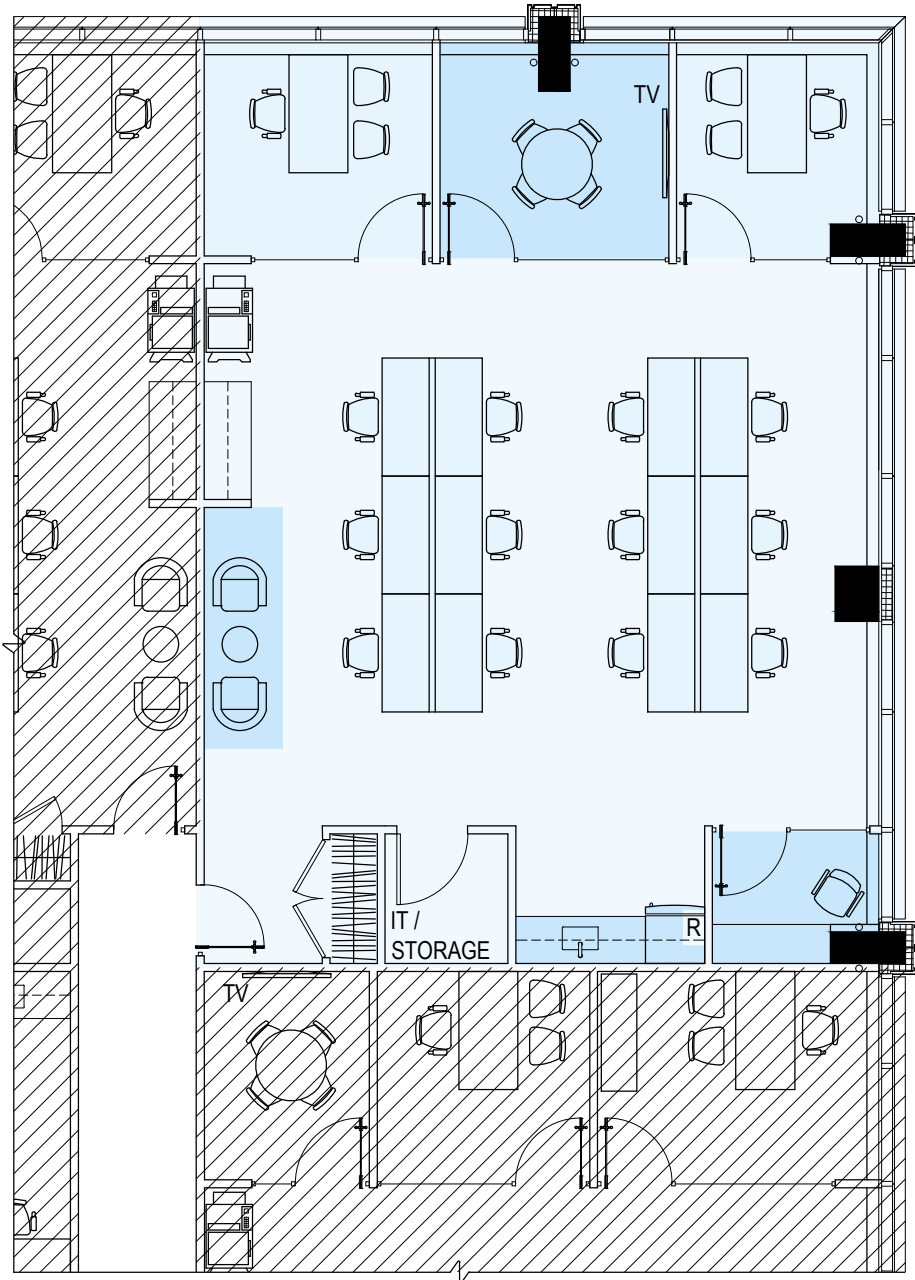
1WSQ

23RD FLOOR SUITE C

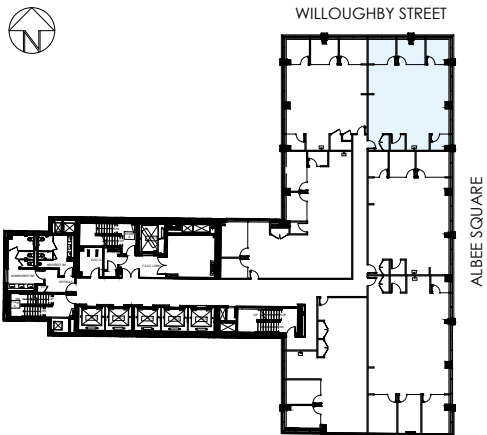
WILLOUGHBY STREET

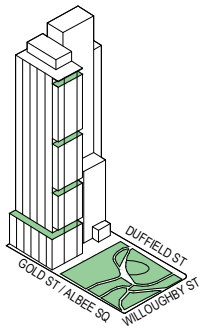
2,356 RSF  
168 / PERSON

	QUANTITY
<b>WORK AREAS</b>	
WORKSTATION	12
OFFICE	2
<b>UTILITY SPACE</b>	
COPY / PRINT	1
IT ROOM	1
COAT CLOSET	1
<b>COLLABORATION SPACE</b>	
CONFERENCE (4 PEOPLE)	1
PHONE ROOM	1
LOUNGE	1
PANTRY	1



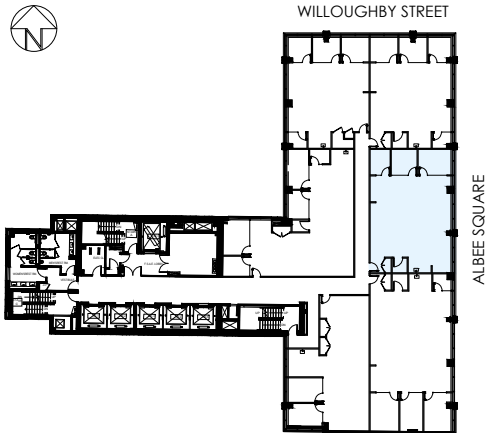
ALBEE SQUARE



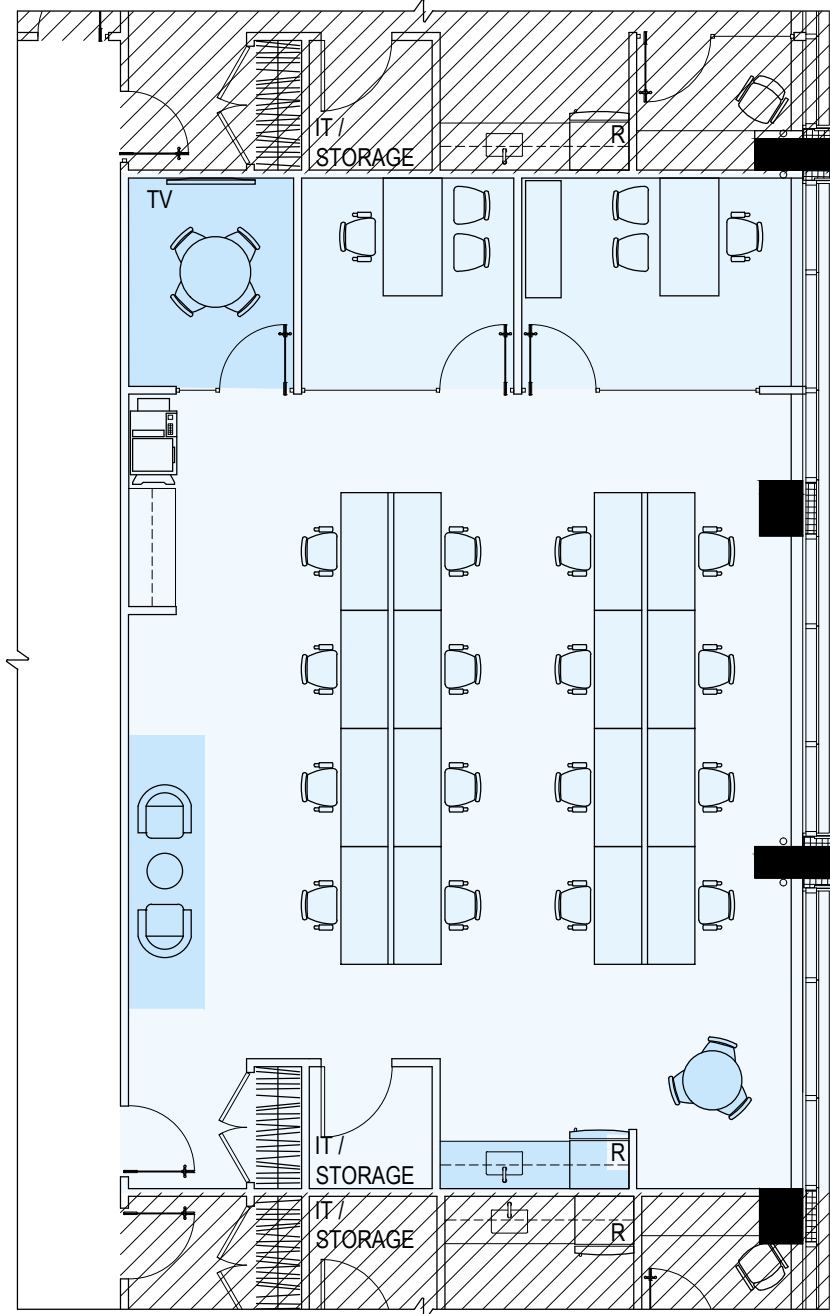


1WSQ

	QUANTITY
<b>WORK AREAS</b>	
WORKSTATION	16
OFFICE	2
<b>UTILITY SPACE</b>	
COPY / PRINT	1
IT ROOM	1
COAT CLOSET	1
<b>COLLABORATION SPACE</b>	
CONFERENCE (4 PEOPLE)	1
LOUNGE	1
PANTRY	1



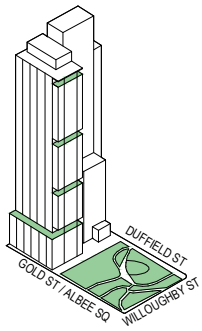
WILLOUGHBY STREET



**23RD FLOOR SUITE D**

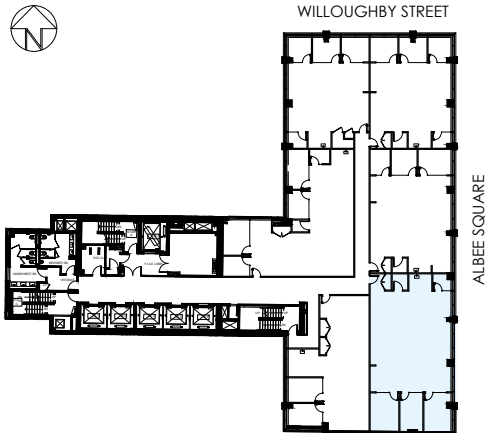
2,536 RSF  
181 RSF / PERSON

ALBEE SQUARE

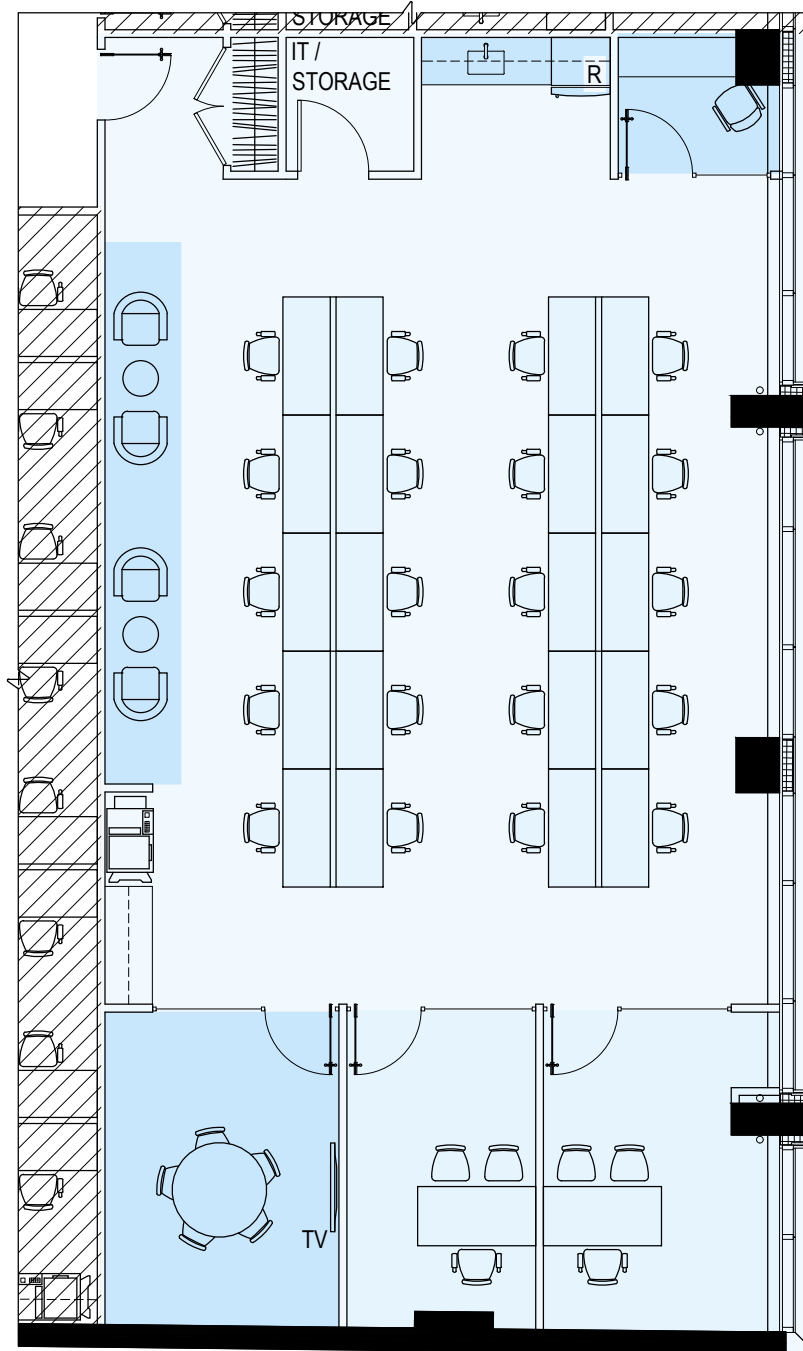


1WSQ

	QUANTITY
<b>WORK AREAS</b>	
WORKSTATION	20
OFFICE	2
<b>UTILITY SPACE</b>	
COPY / PRINT	1
IT ROOM	1
COAT CLOSET	1
<b>COLLABORATION SPACE</b>	
CONFERENCE (5 PEOPLE)	1
LOUNGE	2
HUDDLE ROOM	1
PANTRY	1



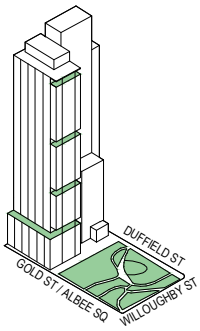
WILLOUGHBY STREET



**23RD FLOOR SUITE E**

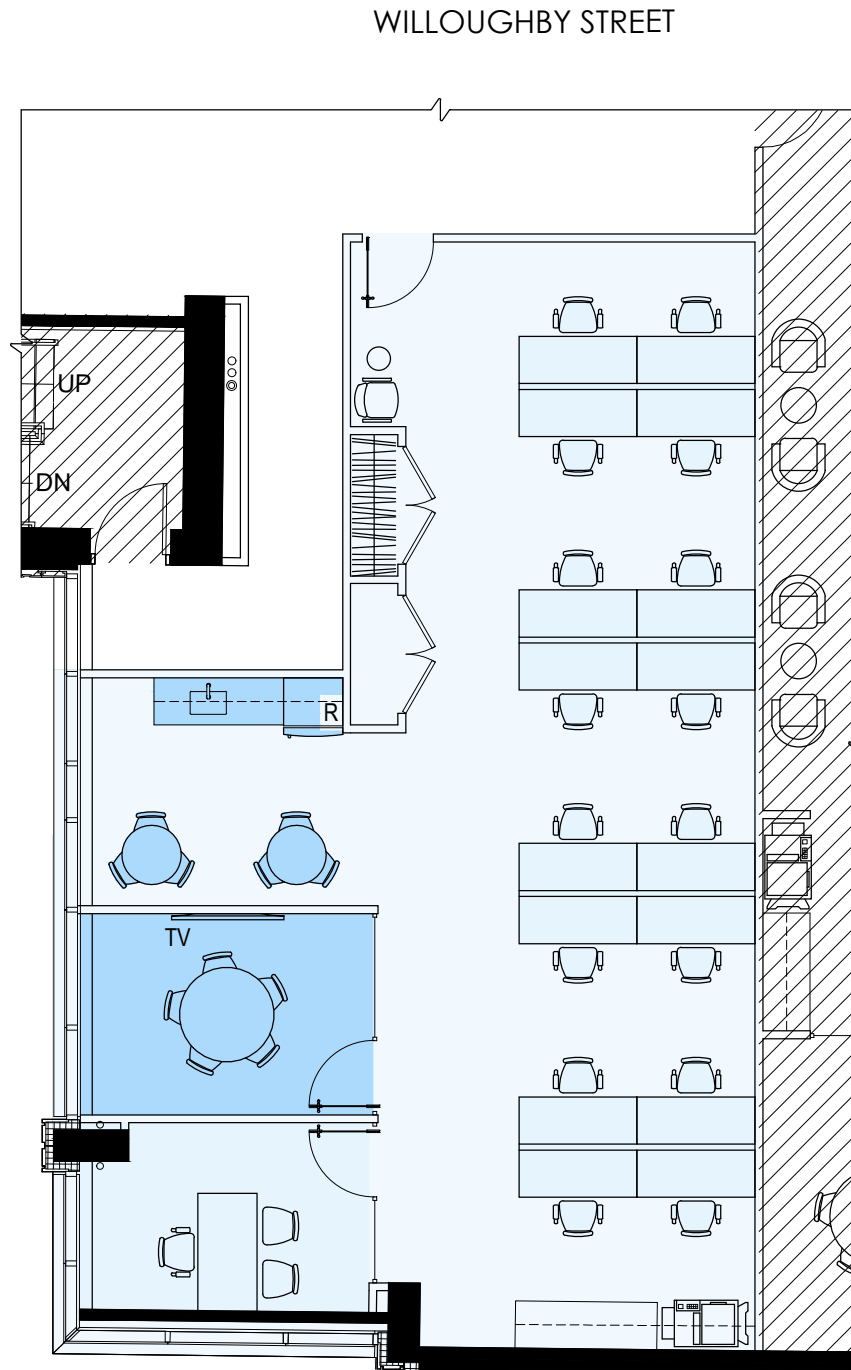
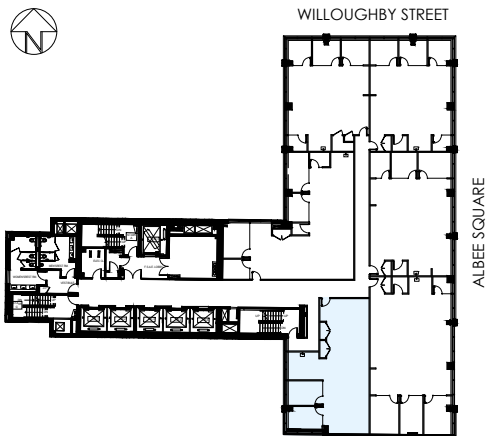
3,263 RSF  
148 RSF / PERSON

ALBEE SQUARE



1WSQ

	QUANTITY
<b>WORK AREAS</b>	
WORKSTATION	16
OFFICE	1
<b>UTILITY SPACE</b>	
COPY / PRINT	1
IT ROOM	1
COAT CLOSET	1
<b>COLLABORATION SPACE</b>	
CONFERENCE (5 PEOPLE)	1
PANTRY	1



23RD FLOOR SUITE F

2,357 RSF  
139 RSF / PERSON

ALBEE SQUARE

## BUILDING EXCLUSIVE AMENITIES



GARDEN AMENITY SPACE



LARGE CONFERENCE/FLEX SPACE



TENANT LOUNGE AREA



COMMUNAL OUTDOOR TERRACE

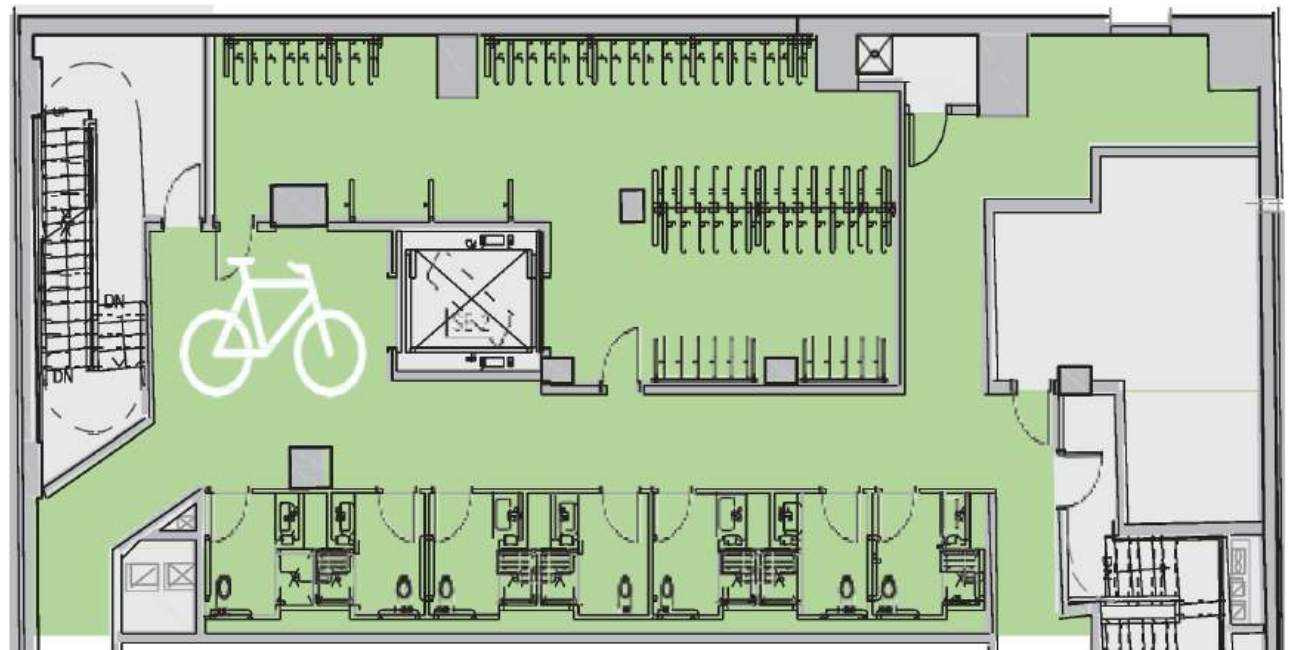


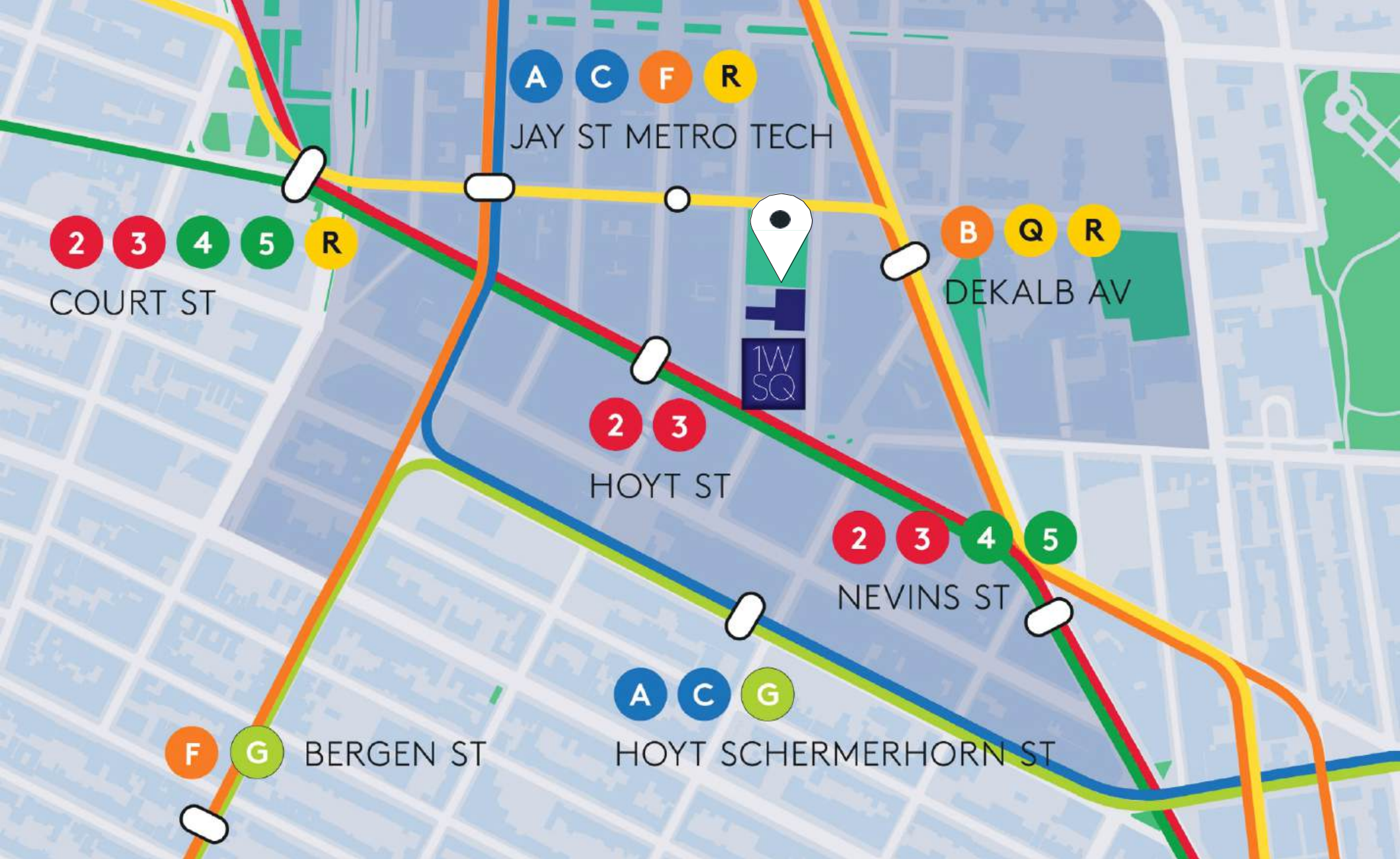
# BUILDING EXCLUSIVE AMENITIES

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

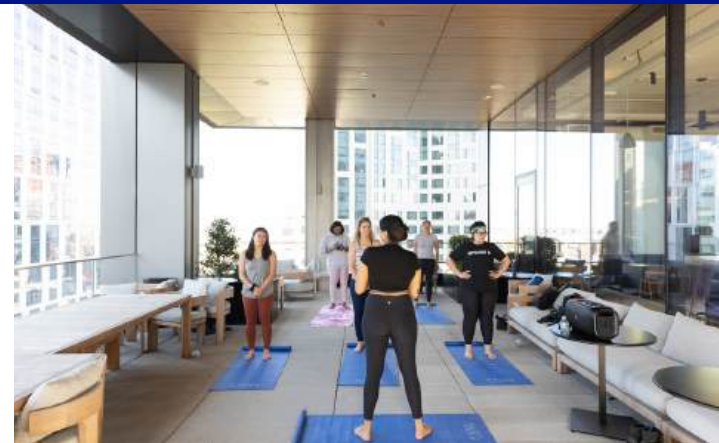
Located in Downtown Brooklyn's thriving business district, 1WSQ sits next to the 1-acre Abolitionist Place Park and is steps from major subway lines, restaurants, cafés, and local amenities.



# JOIN OUR 1WSQ COMMUNITY



OUTDOOR YOGA SOUL SESSIONS



fxcollaborative

ARCHITECTURE  
RESEARCH  
OFFICE

cityblock

GEMIC

W  
Ms. FOUNDATION  
FOR WOMEN

philo

Propel

SPCSHP

WALNUT RIDGE



ECLIPSE ROOFTOP EVENT



FARMER'S MARKET



HOT CHOCOLATE DISTRIBUTION



**EZRA FALACK**  
Efalack@ksrny.com  
917-518-3568

**SOLOMON SHARABY**  
Ssharaby@ksrny.com  
718-986-7149

**TRISTAN BENZAQUEN**  
Tbenzaquen@ksrny.com  
347-610-1015

**DVIR LATI**  
Dlati@ksrny.com  
347-891-7629



**GENERAL INQUIRIES:**  
**1WSQ.COM**  
**JEMBREALTY.COM**



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