

VERADA  
**1 Wythe Ave**  
Williamsburg

Prime Office  
Opportunity



1 Wythe Avenue is a seven-story office building on the Williamsburg waterfront, anchored by Brooklyn Brewery and Acme Smoked Fish.

Office space is available across floors 2, 5, 6, and 7, with suites starting at 1,000 SF and full floors up to 13,798 SF.

Every floor is divisible.

Ceilings range from 13 to 16 ft with floor-to-ceiling windows and 360-degree views of the Manhattan skyline and East River.

The 6th floor includes a 2,600 SF private outdoor terrace. Building amenities include an 8,000 SF rooftop deck programmed by Brooklyn Brewery with pizza ovens, lounge seating, open-air workspace, and panoramic views. Bike storage on site.

One block to McCarren Park. Nassau Avenue subway is a 5-minute walk.

Ownership is open to build out.

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|                             |  |
|-----------------------------|--|
| <b>Total Square Footage</b> | 42,820 SF  |
| <b>Second Floor</b>         | 1,926 SF - 13,798 SF   |
| <b>Fifth Floor</b>          | 716 SF - 11,022 SF   |
| <b>Sixth Floor</b>          | 2,000 SF - 10,000 SF   Private outdoor terrace: 2,600 SF   |
| <b>Seventh Floor</b>        | 1,000 SF - 8,000 SF  |
| <b>Ceiling Height</b>       | 13 FT - 16 FT  |
| <b>Frontage</b>             | 140 FT Wythe Ave   250 FT North 15th   270 FT Banker Street  |
| <b>Features</b>             | Expansive 360-degree views, including the Manhattan skyline and river, with large windows for abundant natural light |
| <b>Market Concessions</b>   | Ownership open to build out  |
| <b>Divisible</b>            | Yes  |

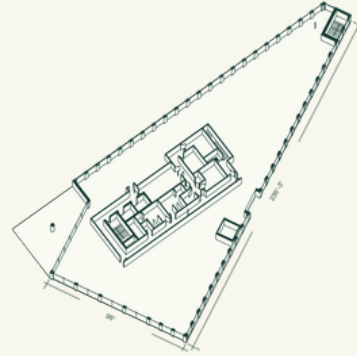
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# Available Floors

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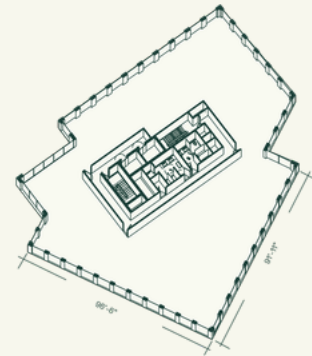
## Second Floor

1,926 SF - 13,798 SF



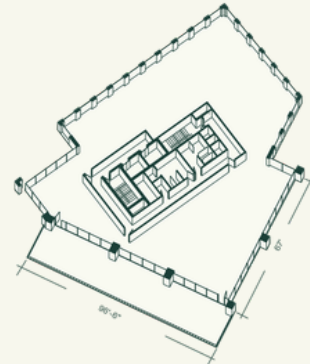
## Fifth Floor

716 SF - 11,022 SF



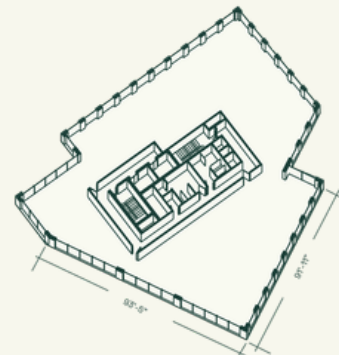
## Sixth Floor

2,000 SF - 10,000 SF  
2,600 SF private terrace



## Seventh Floor

1,000 SF - 8,000 SF



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**Neighborhood Description:**

- Anchored by Brooklyn Brewery and Acme Smoked Fish
- Expansive 360-degree views, including the Manhattan skyline and river, with large windows for abundant natural light
- Popular area co-tenancy includes The William Vale Hotel and Vital Climbing Gym, with easy access to transportation—the Nassau Ave subway stop is just a 5-minute walk away.
- The building is located between Bushwick Inlet Park and McCarren Park, with frontage of 140 feet on Wythe Ave, 250 feet on North 15th, and 270 feet on Banker St.



**V** 1 Wythe Ave

- Food & Beverage
- Tranportation
- Grocery
- Entertainment
- Health & Wellness
- Education

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