

VERADA

1 Wythe Ave

Greenpoint

Prime Office
Opportunity



1 Wythe Avenue is a seven story, 102,000 RSF office and retail building in the heart of Greenpoint with over 10,000 SF of common areas, bike storage, and an 8,000 SF rooftop amenity deck.

The second floor totals 14,671 SF & offers three layout options.

Option one provides the full floor at 14,671 SF.

Option two: Space A- 6,320 SF | Space B- 8,350 SF.

Option three: Space A- 4,176 SF | Space B- 6,321 SF | Space C- 4,173 SF.

Each configuration includes 2,989 SF of shared common area.

The fifth floor totals 11,022 SF with both full floor availability and divisible options. The sixth floor offers 2,000 to 10,000 SF with a 2,600 SF private terrace, and the seventh floor provides 2,000 to 10,800 SF of flexible workspace.

Anchored by Brooklyn Brewery and Acme Smoked Fish, the building features high ceilings, large windows, and 360 degree city and river views. It offers prime frontage on Wythe Avenue, North 15th Street, and Banker Street, and is a 5 minute walk to the Nassau Avenue subway.

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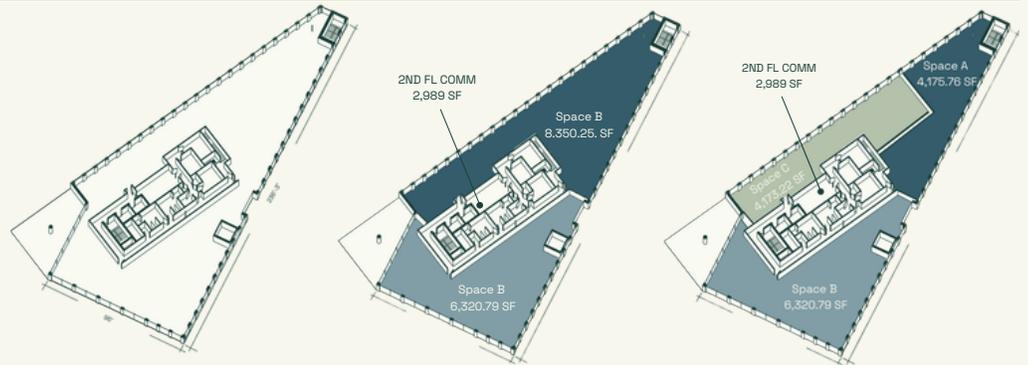
Total Square Footage	46,493 SF
Second Floor	4,173 SF - 14,671 SF
Fifth Floor	716 SF - 11,022 SF
Sixth Floor	2,000 SF - 10,000 SF Private outdoor terrace: 2,600 SF
Seventh Floor	2,000 SF - 10,800 SF
Ceiling Height	13 FT - 16 FT
Frontage	140 FT Wythe Ave 250 FT North 15th 270 FT Banker Street
Features	Expansive 360-degree views, including the Manhattan skyline and river, with large windows for abundant natural light
Market Concessions	Ownership open to build out
Divisible	Yes

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Available Floors

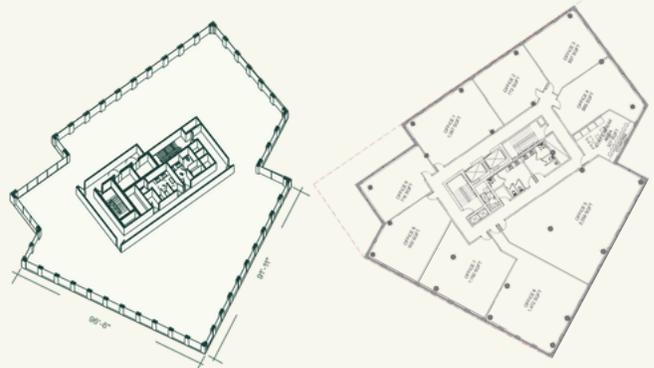
Second Floor

4,173 SF - 14,671 SF



Fifth Floor

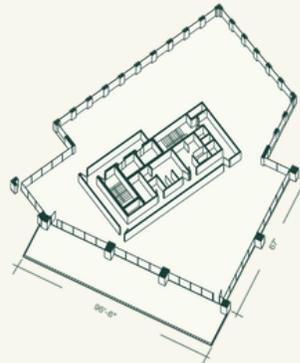
716 SF - 11,022 SF



Sixth Floor

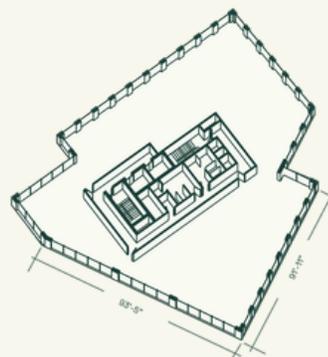
2,000 SF - 10,000 SF

2,600 SF private terrace



Seventh Floor

2,000 SF - 10,800 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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