

# 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



Suite B7b



Suite B8a

[CLICK to view virtual tour](#)

[CLICK to view virtual tour](#)

- SUITE B2      4,547 rsf
- (2) glass-enclosed workspaces, (1) glass-front conference room with garage door opening, full wet pantry with seating counter, open area, and polished concrete floor
- SUITE B3      4,547 rsf
- (2) glass-enclosed workspaces, (1) glass-front conference room, and full wet pantry with seating counter
- SUITE B8A:    2,004 rsf
- Ideal photographer space with (2) Glass-front private workspaces, wet pantry, and white back-drop wall



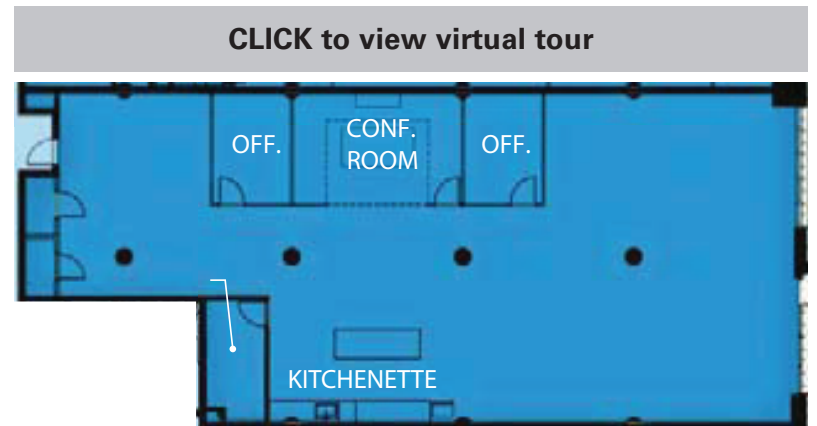
POSSESSION: Immediate | RENT: Call or email for details

## 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.



Suite B2



# JOIN OUR COMMUNITY

PRE-BUILT OFFICE SPACES AVAILABLE



Suite B6b



Suite B6c

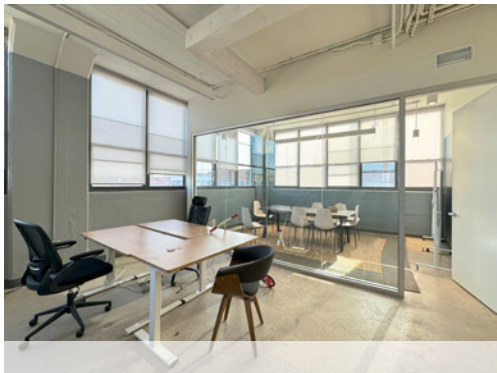
(3) prebuilt units currently under construction featuring an open layout and wet pantry

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

POSSESSION: Immediate | RENT: Call or email for details

# JOIN OUR COMMUNITY

PRE-BUILT OFFICE SPACES AVAILABLE



[CLICK to view virtual tour](#)

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

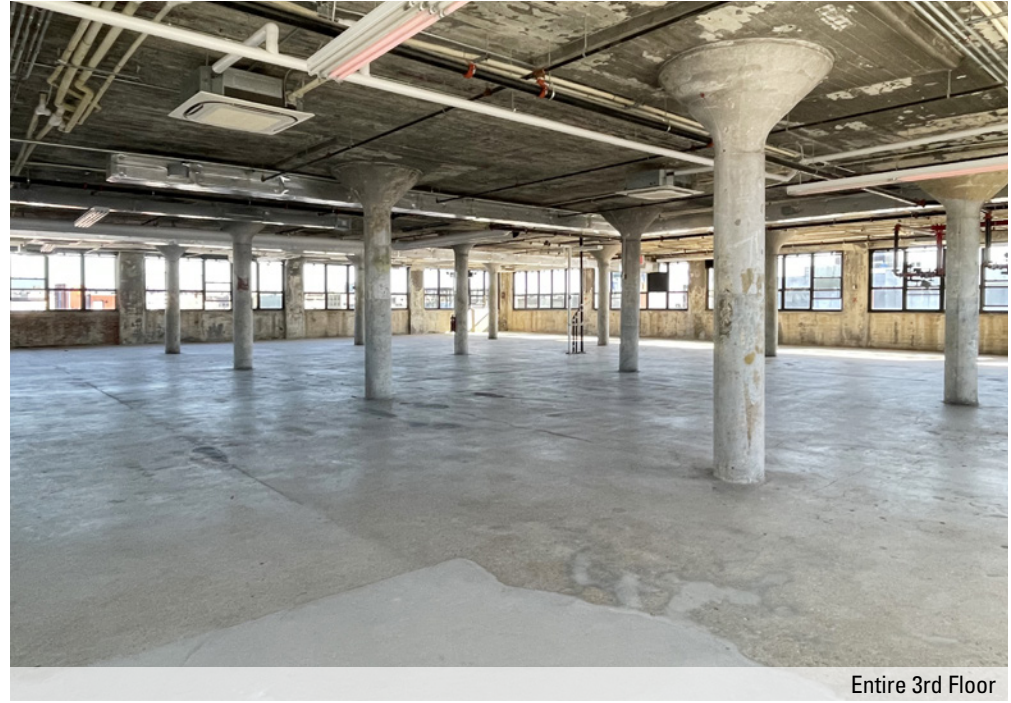
PARTIALLY BUILT AND RAW SPACE AVAILABLE RANGING FROM 7,500 RSF TO 27,000 RSF



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



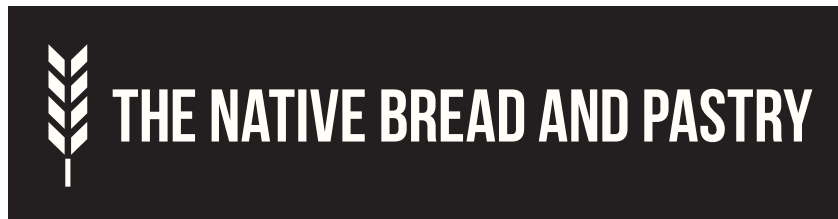
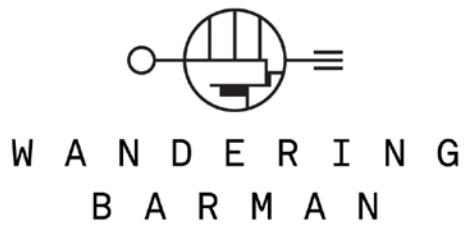
Night View of Courtyard

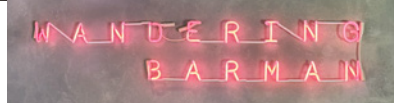
## RETAIL SPACE

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.

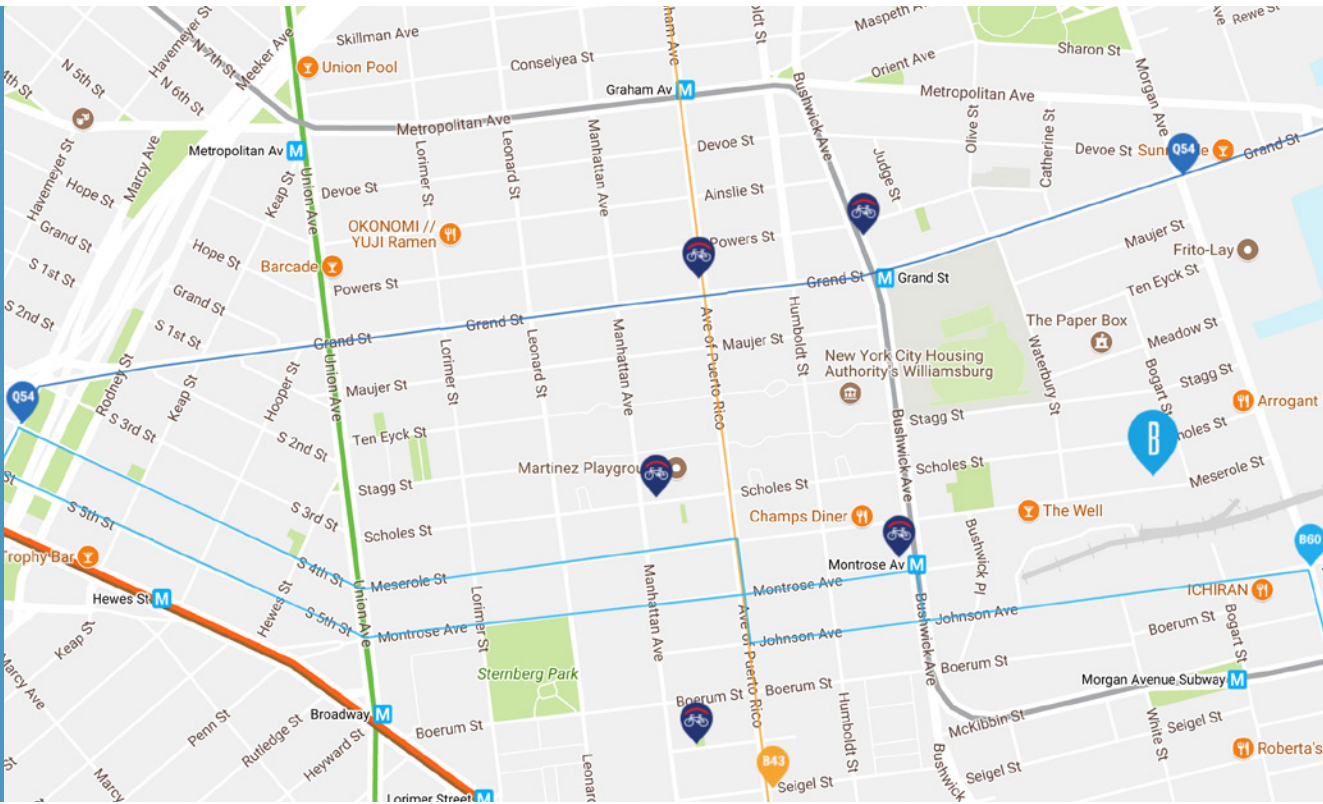
PROGRAM	SQ FT / YEAR	\$ PER FLOOR* / YEAR	DESCRIPTION
Relocation & Employment Assistance Program	\$15.00 - 20.00/ SF	\$400,000 - 540,000	12 YR tax credit (\$3,000 / employee per YR)
Exemption from Commercial Occupancy Tax	\$3.00 / SF	\$80,580	NYC CRT exemption
Energy Cost Savings Program (ECSP)	\$0.50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

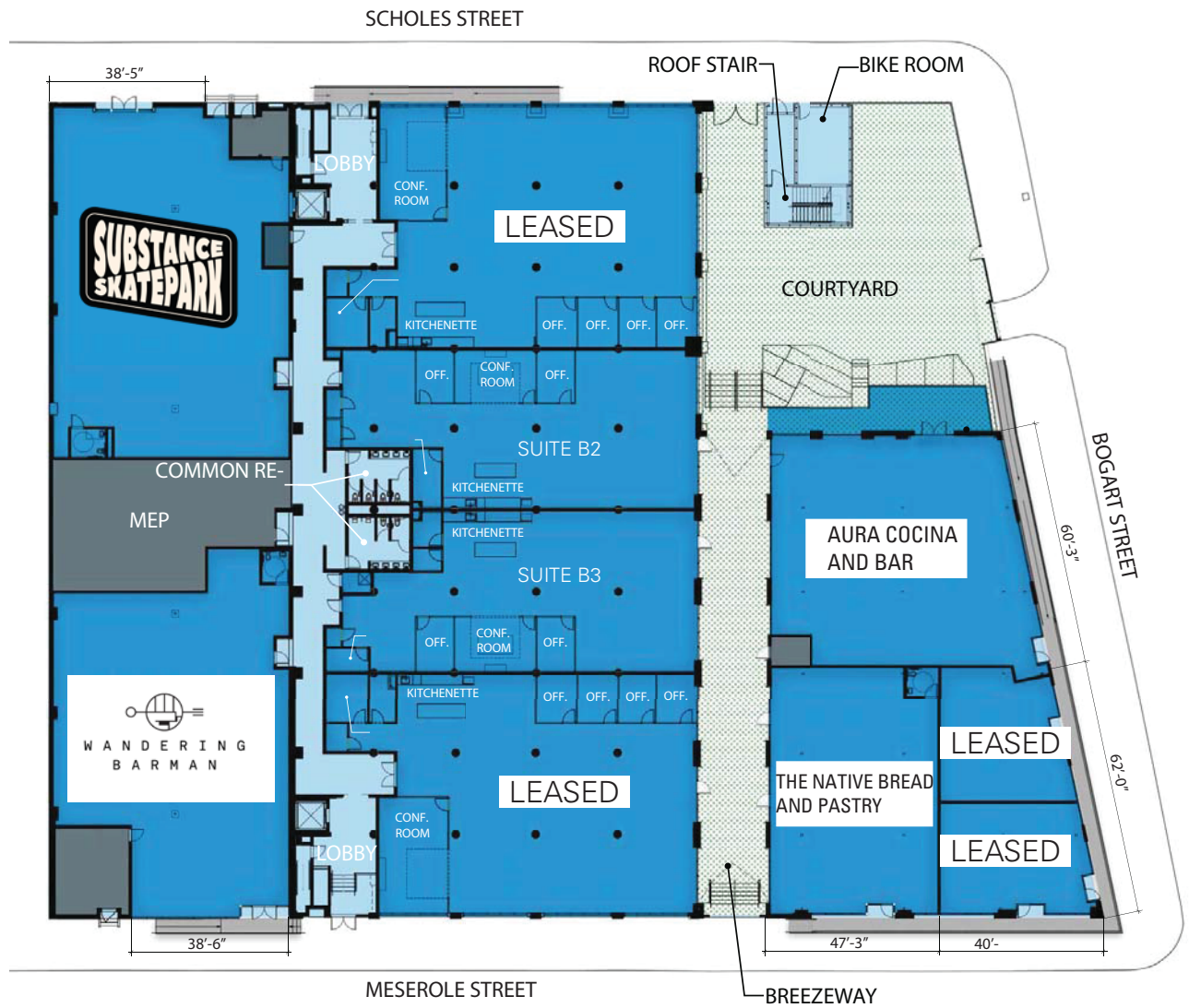
**LES**

- 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



GROUND FLOOR PLAN

SUITE B2	4,547 RSF
SUITE B3	4,547 RSF

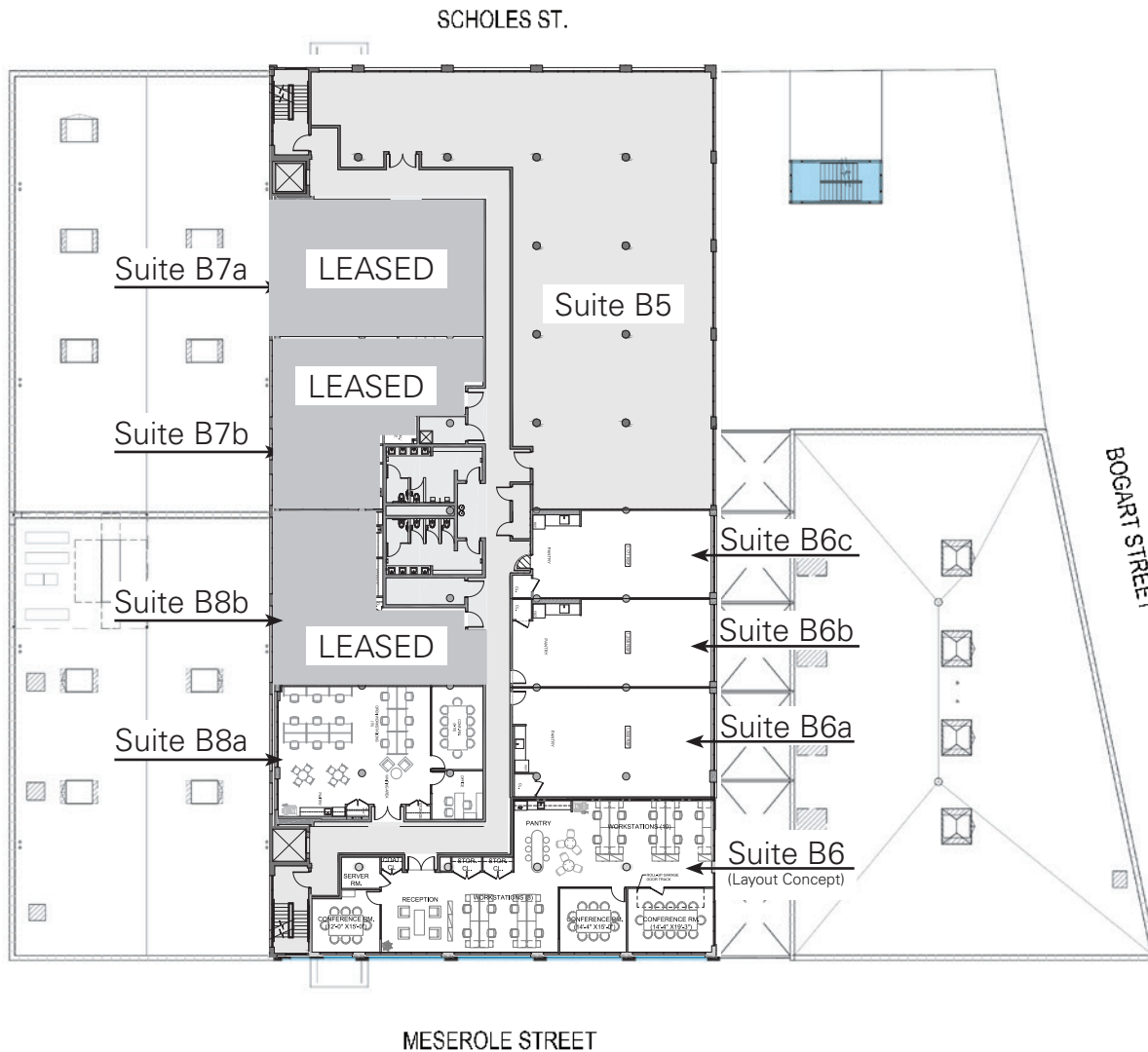


- RENTABLE SUITE
- COMMON SPACE
- COURTYARD
- MEP SPACE

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

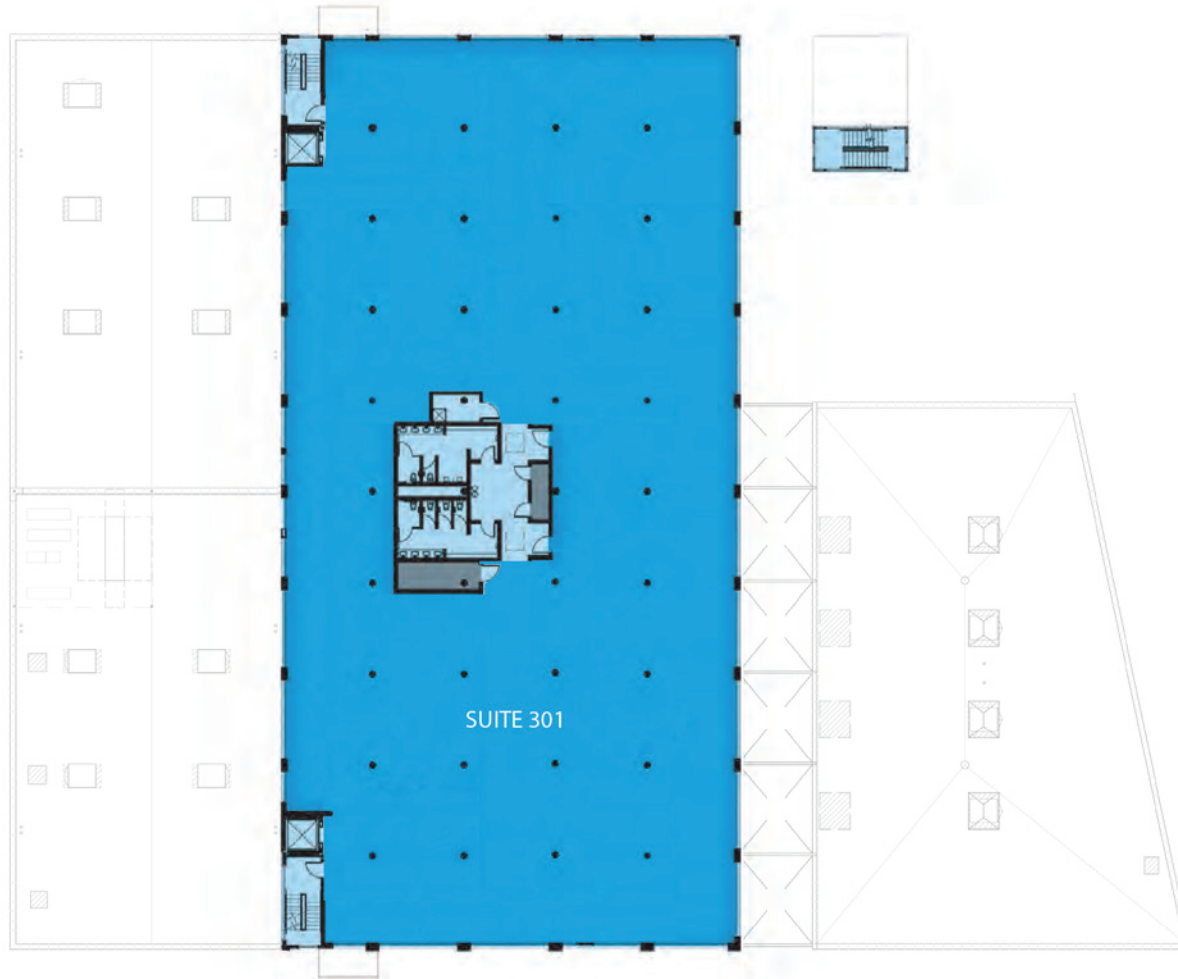
CEILING HEIGHT - 10' 6"

THE BREEZE

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 FOR LEASING INQUIRIES CONTACT:  
 BEN WALLER | Licensed Associate RealEstate Broker | 212-400-9515







THIRD FLOOR  
ENTIRE 3RD FLOOR 26,854 RSF

CEILING HEIGHT - 10' 6"



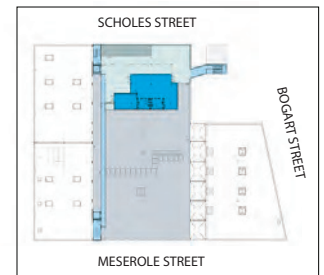
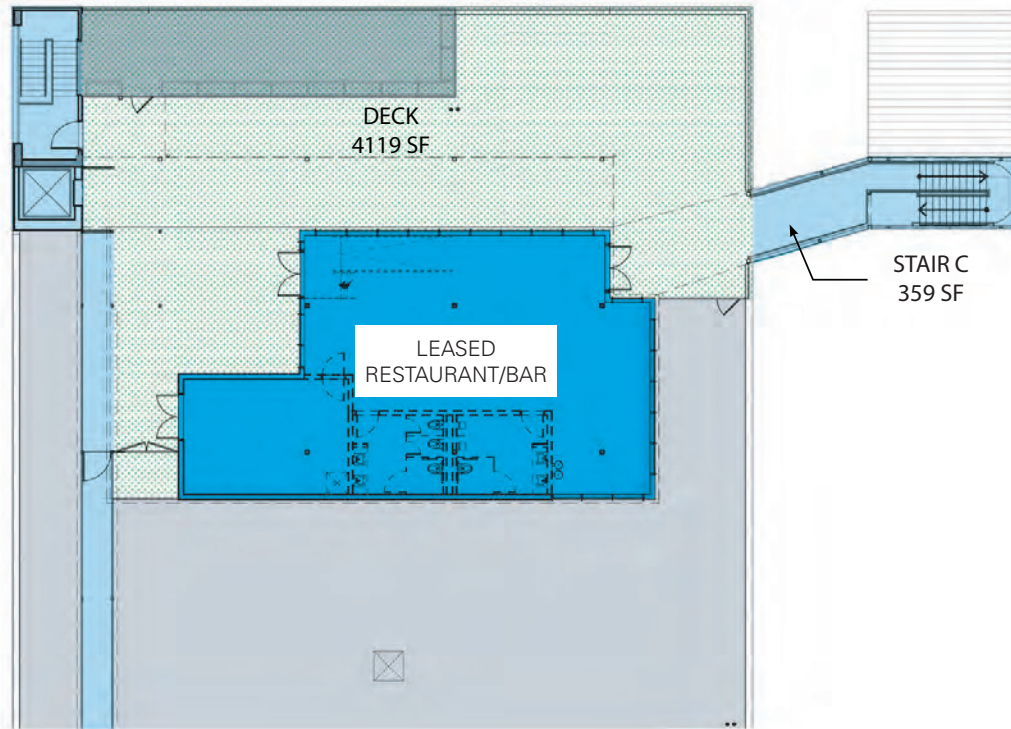
■ RENTABLE SUITE

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



- RENTABLE SUITE
- COMMON SPACE
- COURTYARD
- MEP SPACE

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# CONTACT

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