



1W3Q

 [VIEW AVAILABILITIES](#)

BROOKLYN'S **TALLEST OFFICE** BUILDING

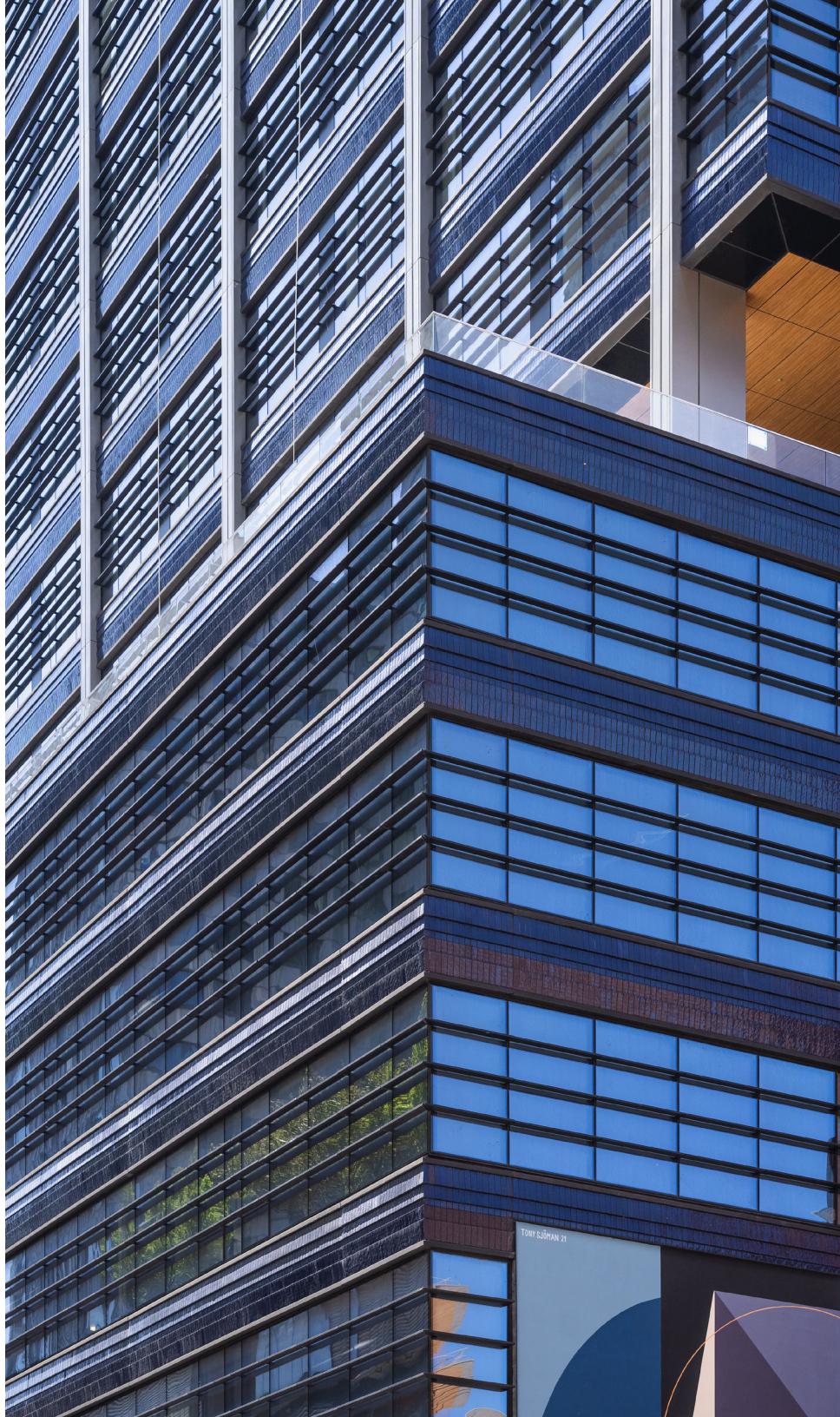
THE BUILDING

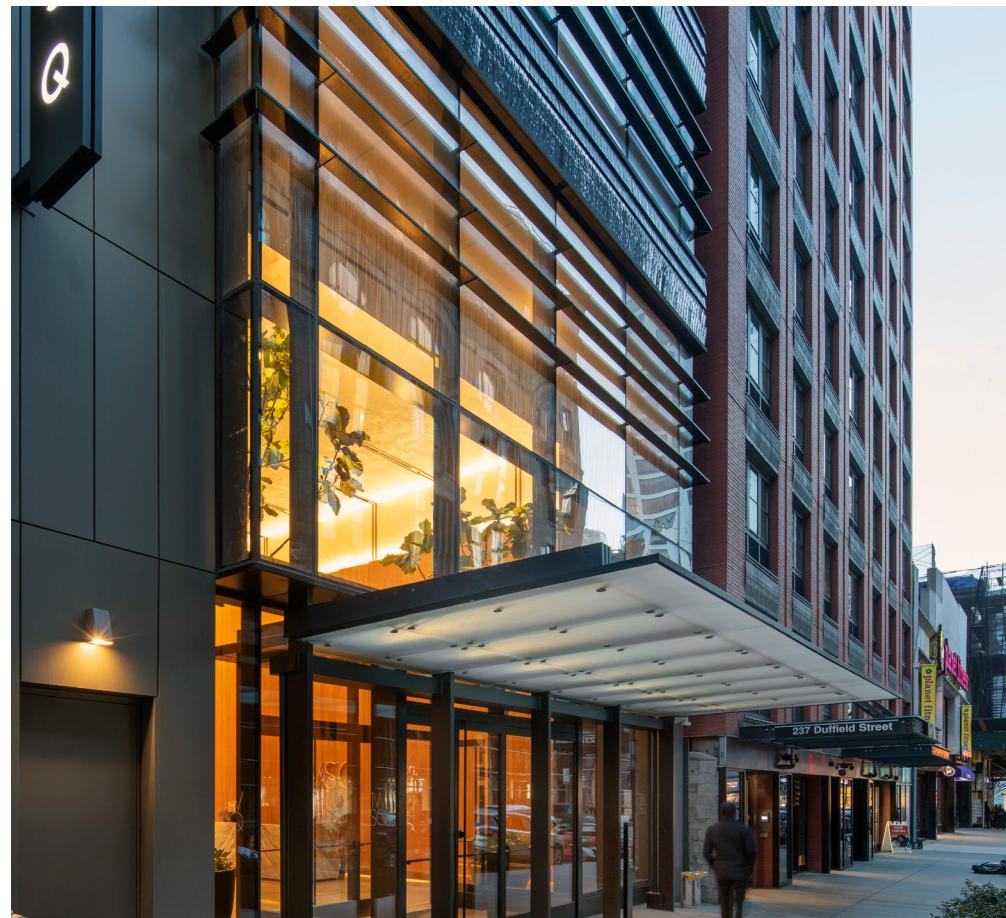
Introducing 1 Willoughby Square, Brooklyn's first ground-up office tower in a generation. 1WSQ opens directly to the 1-acre Willoughby Square Park and climbs 35 stories above Brooklyn to offer unobstructed views of New York's skylines and waterways.

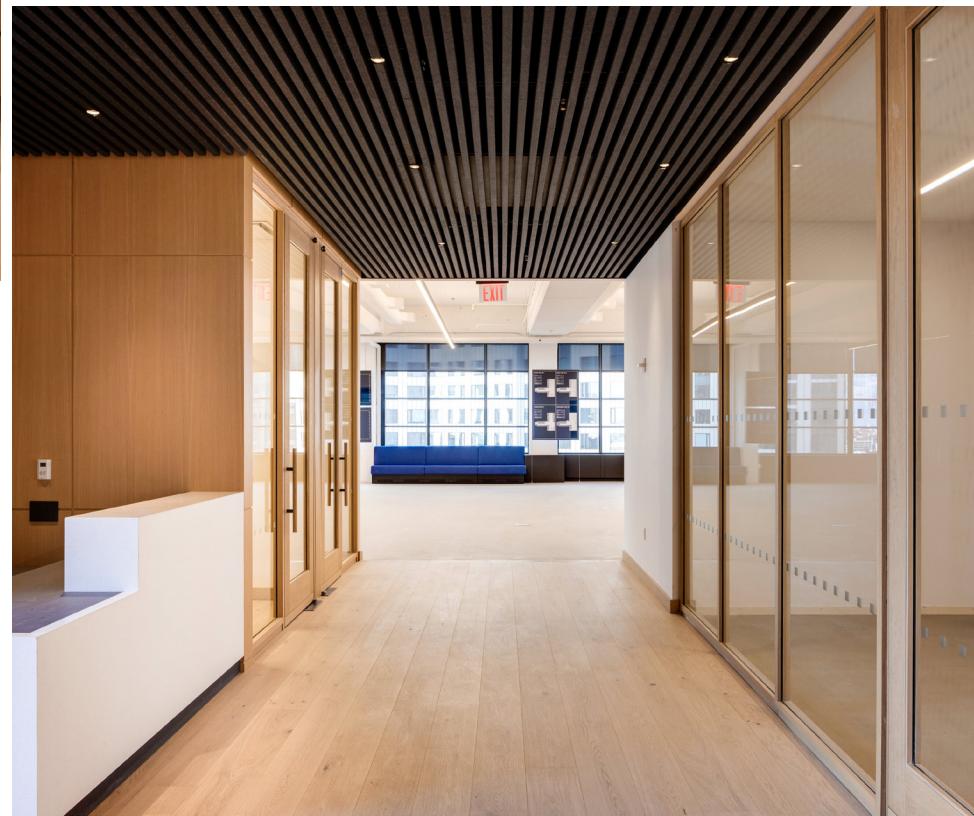


THE ARCHITECT

FXCollaborative partner Dan Kaplan conceived 1WSQ as an industrial loft for the 21st century, combining the exposed structure and daylighting of classic New York buildings with the energy-efficient systems and interior-exterior integration that today's businesses demand. Kaplan's design is so successful that FXCollaborative is departing Manhattan to reestablish its headquarters on three floors of 1WSQ.



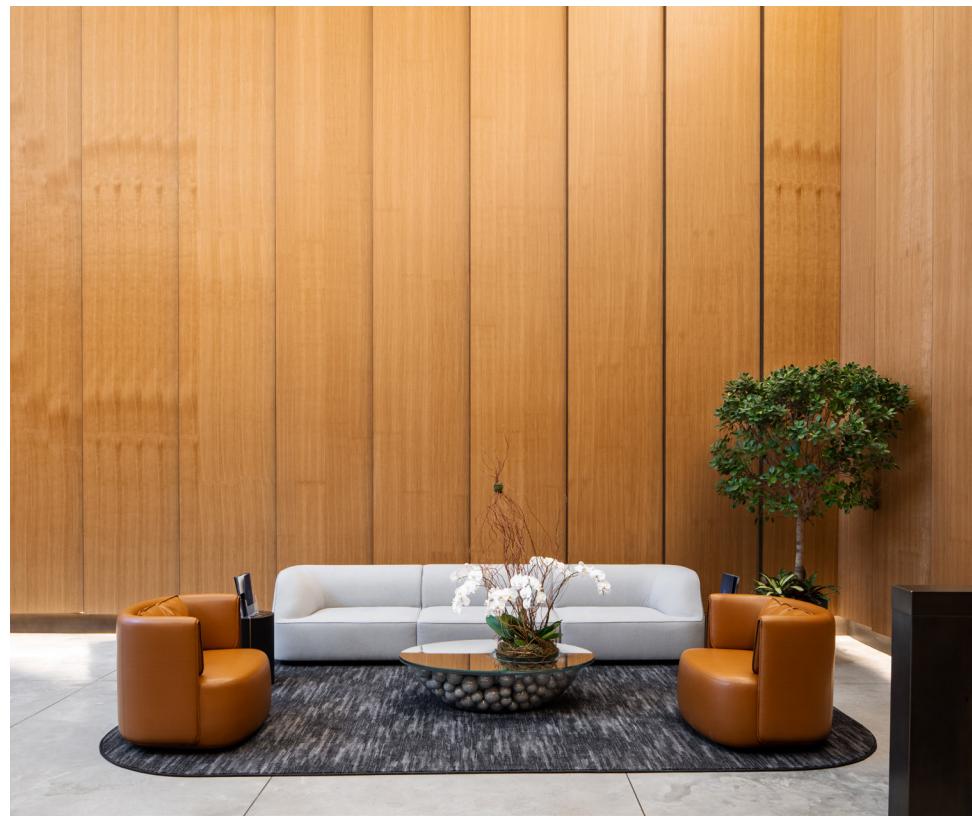




THE OFFICES

The 14,500-square-foot floorplates at 1WSQ feature impressive column-free lease spans and 14-16 foot slab heights. Interiors and landscaped terraces overlook the new Willoughby Square Park and reveal 360-degree vistas from New York Harbor to Prospect Park. Multilevel occupants will experience connected floors with 28-foot clearances.

LOBBY



AMENITIES

EXCLUSIVE USE FOR 1WSQ TENANTS



Communal outdoor terrace



AMENITIES

EXCLUSIVE USE FOR 1WSQ TENANTS



Garden amenity space



AMENITIES

EXCLUSIVE USE FOR 1WSQ TENANTS



Large conference/flex space



AMENITIES

EXCLUSIVE USE FOR 1WSQ TENANTS



Tenant lounge area

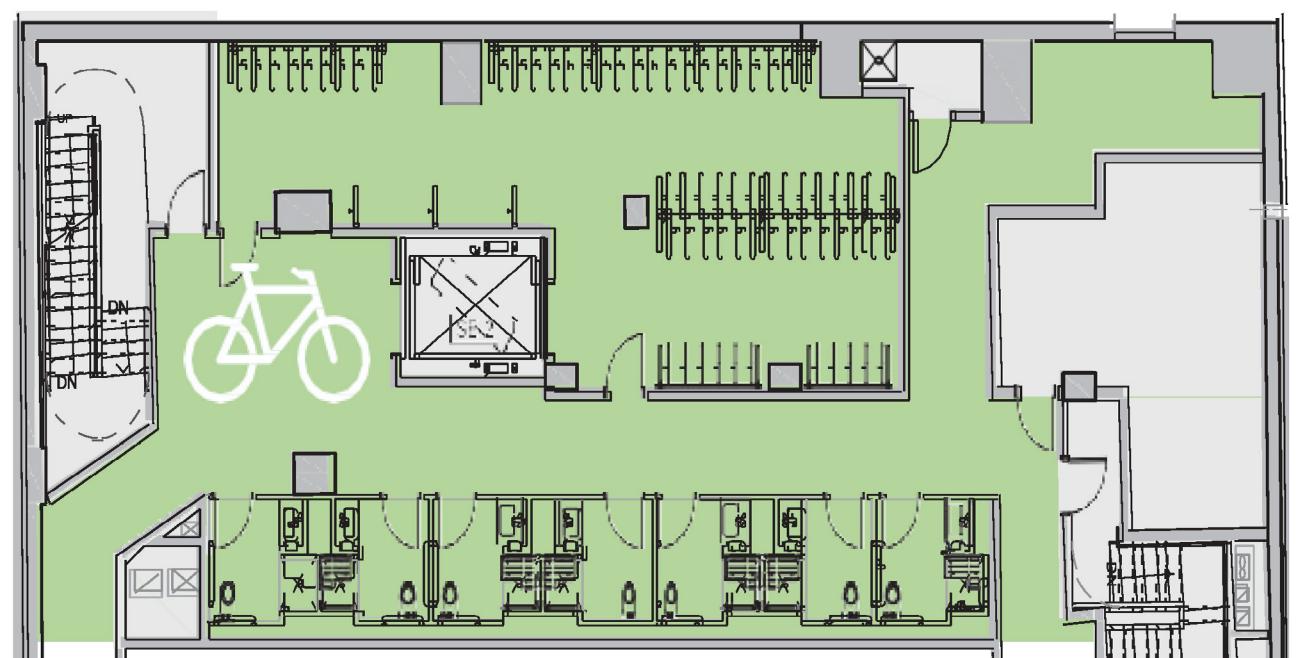
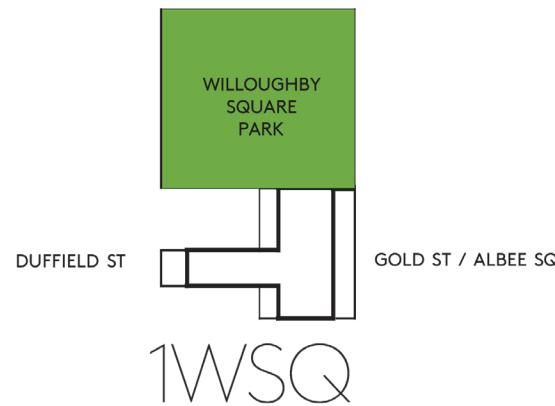
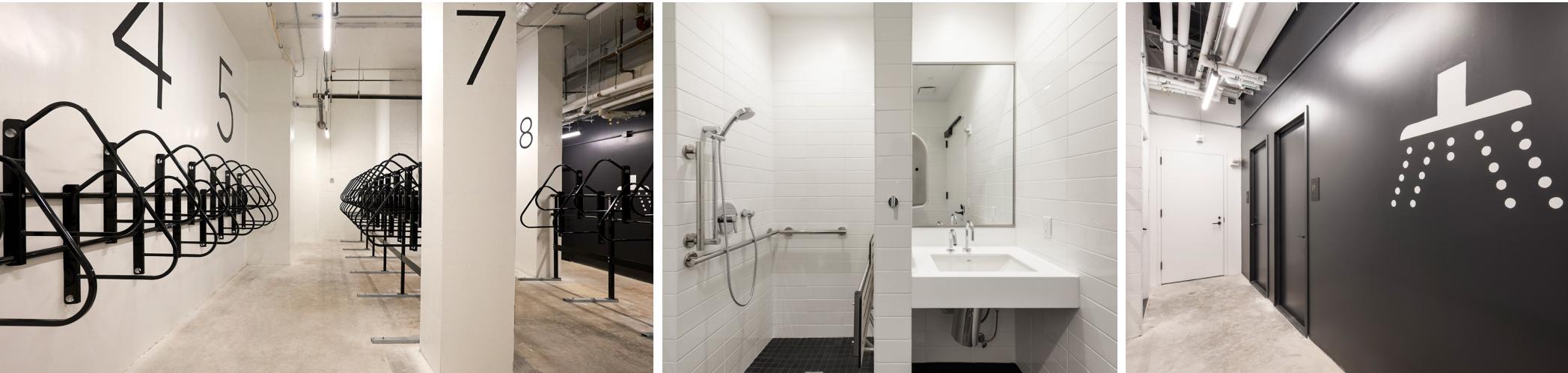


AMENITIES

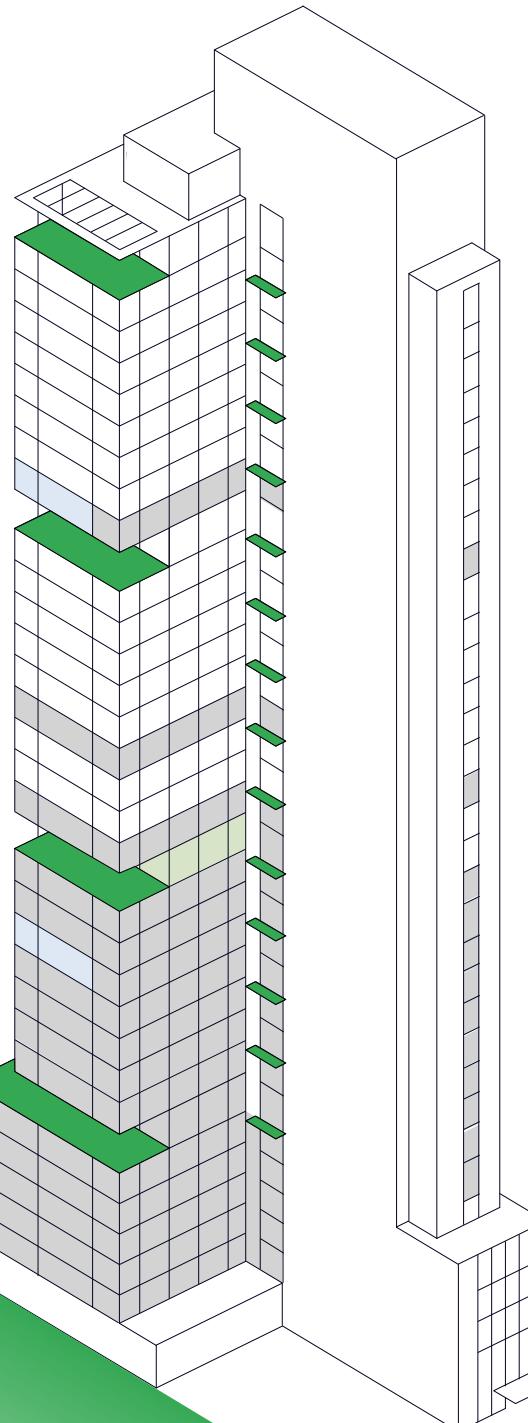
BICYCLE PARKING & FACILITIES

250 BICYCLE RACKS

7 EXCLUSIVE LOCKER ROOMS & SHOWERS



FL		RSF	SLAB HT	AVAIL	TOTAL RSF
35		12,811	16' 0"	Immediate	
34		14,800	15' 6"	Immediate	
33		14,800	14' 0"	Immediate	
32		14,800	14' 0"	Immediate	
31		14,800	14' 0"	Immediate	
30		14,800	14' 0"	Immediate	
29		14,800	14' 0"	Immediate	
PB	28	8,788	14' 0"	Immediate	
26	■●	12,249	16" 0"	Immediate	
25		14,800	15' 6"	Immediate	
24	●	14,800	14' 0"	Immediate	
23		14,829	14' 0"	Immediate	
22	●	14,829	14' 0"	Immediate	
21		14,829	14' 0"	Immediate	
20	●		LEASED		
PB	19	14,508	14' 0"	Immediate	
18	●	14,508	14' 0"	Immediate	
17			LEASED		
16	●		LEASED	Amenity Floor	
15			LEASED		
14	●		LEASED		
12		4,490	14' 0"	Immediate	
11	●		LEASED		
10			LEASED		
09	●		LEASED		
08			LEASED		
07	●		LEASED		
06			LEASED		
05			LEASED		
04			LEASED		
03			LEASED		
02			LEASED		



AVAILABILITIES

- Features 1,500 SF Private Outdoor Terrace
- Features 109 SF Private Terrace off reception
- Partial Floor
- Amenity Floor
- Lease Out
- Leased
- Prebuilt Unit

Duplex: Floors must be leased together.
Inter-connecting stairs between floors

TAKE A VIRTUAL TOUR

- | | |
|-----------------------------|-----------------------------|
| 18TH FLOOR | 29TH FLOOR |
| 19TH FLOOR | 30TH FLOOR |
| 21ST FLOOR | 31ST FLOOR |
| 22ND FLOOR | 32ND FLOOR |
| 23RD FLOOR | 33RD FLOOR |
| 24TH FLOOR | 34TH FLOOR |
| 25TH FLOOR | 35TH FLOOR |
| 26TH FLOOR | |

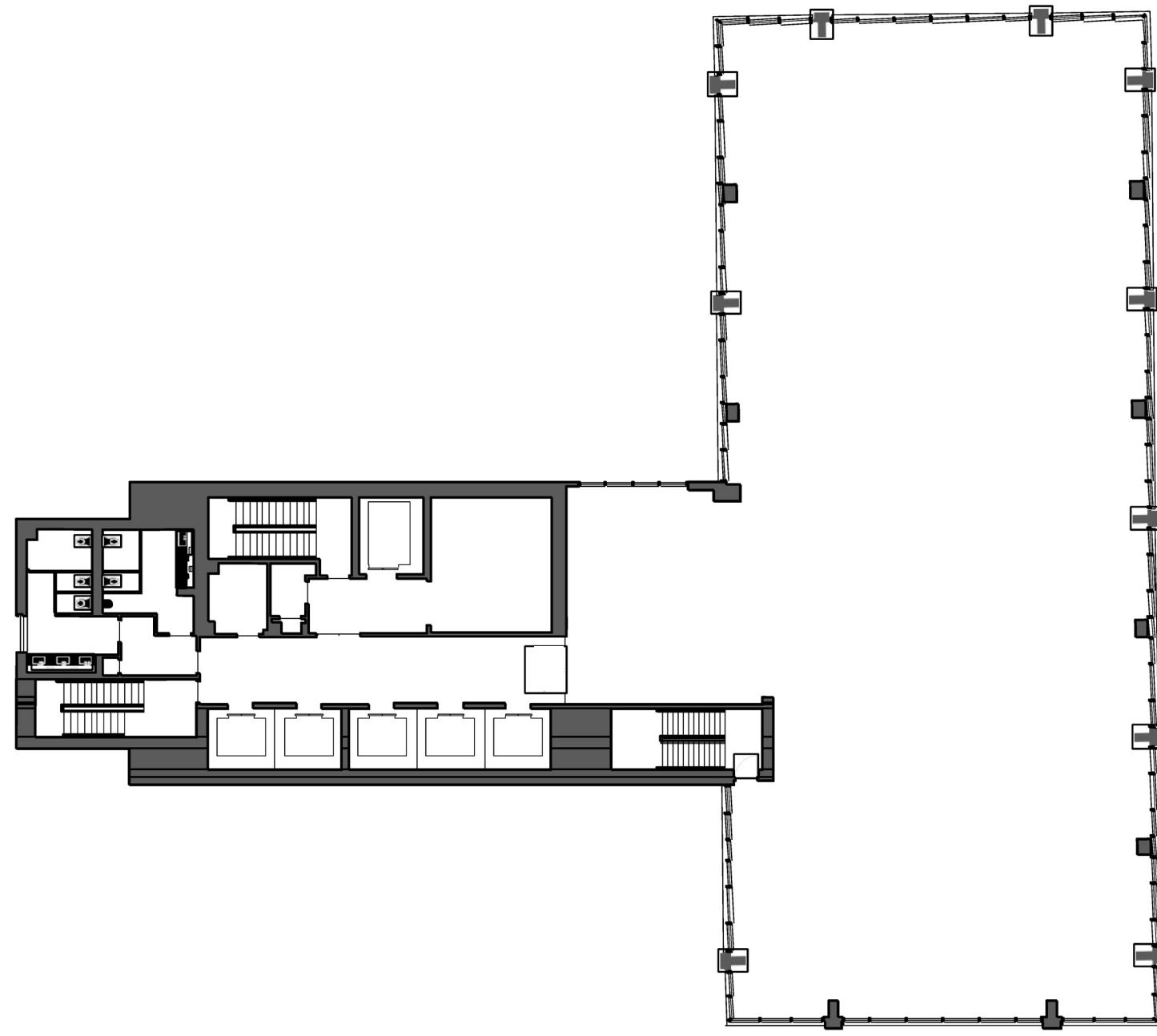
HIGH-RISE - CORE & SHELL

FLOORS
17 - 35

RENTABLE AREA
14,600 - 15,000 SF

CEILING HEIGHT
14 FT

COLUMN SPACING
EAST TO WEST 60'
NORTH TO SOUTH 140'



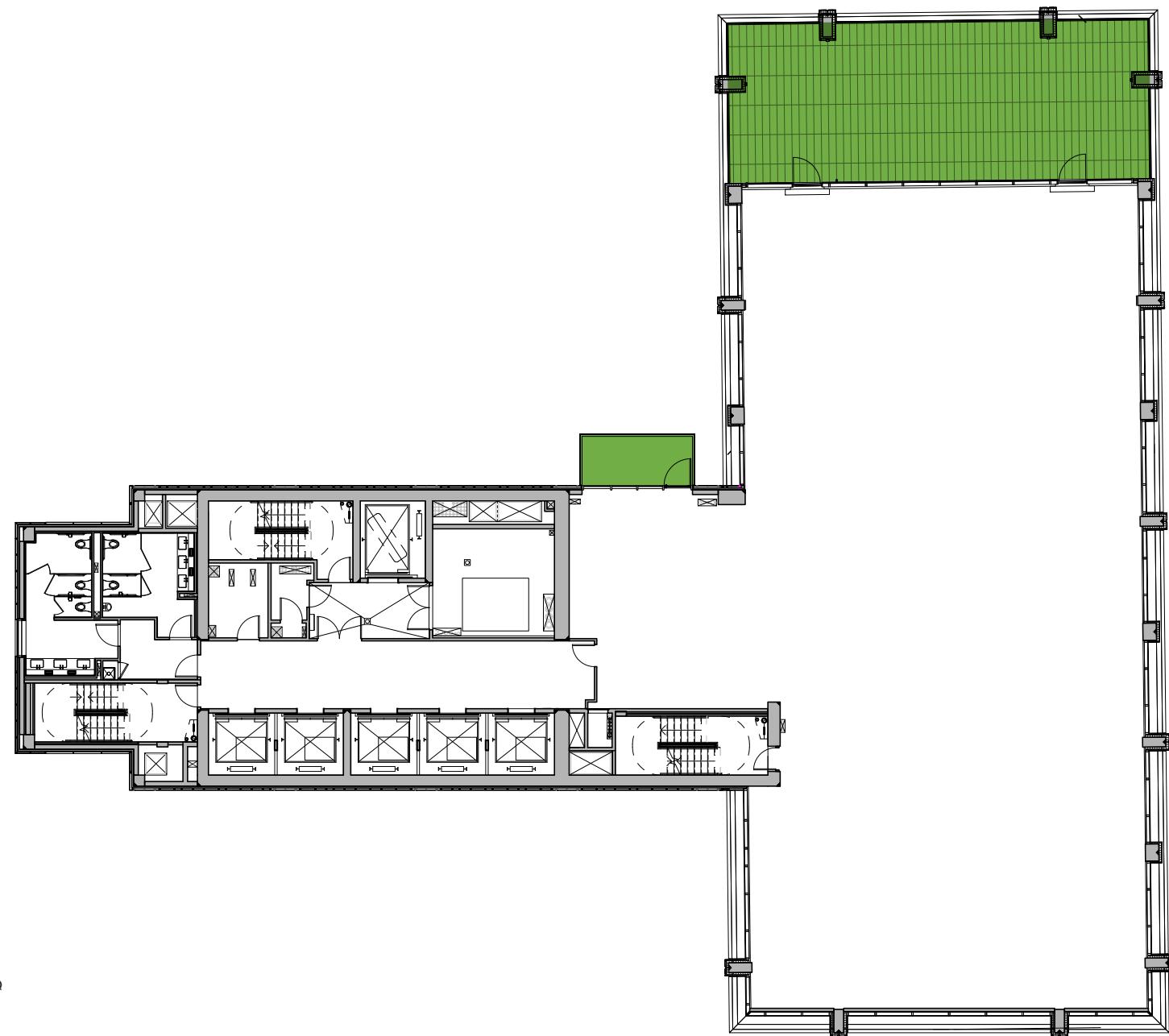
1WSQ

SUPER FLOOR

FLOORS
26 & 35

CEILING HEIGHT
16 FT

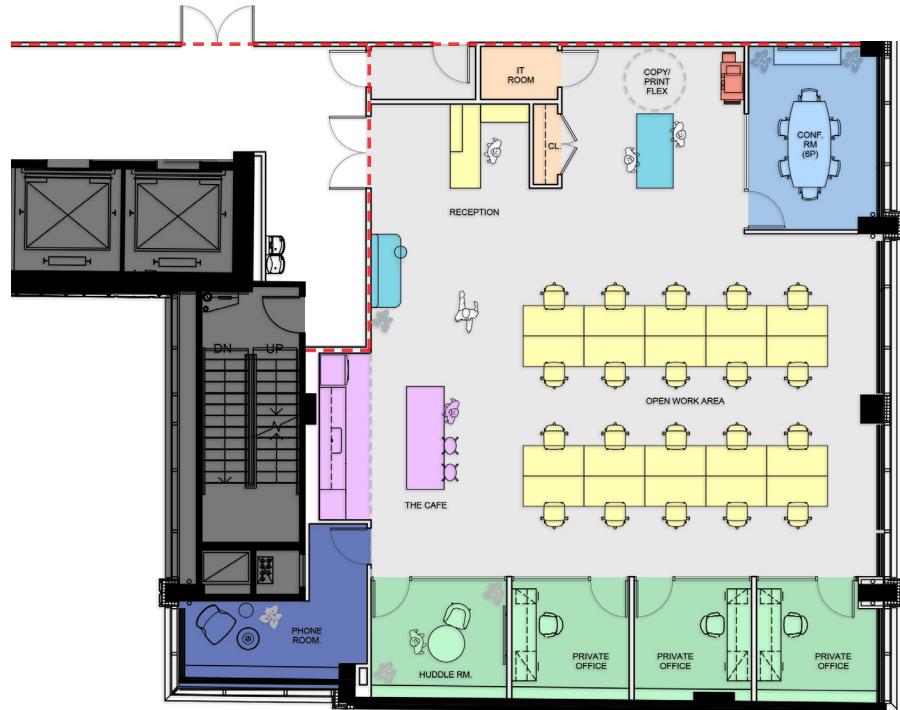
PRIVATE OUTDOOR TERRACES
1,500 SF & 109 SF



DUFFIELD ST GOLD ST / ALBEE SQ

1WSQ

PARTIAL 12



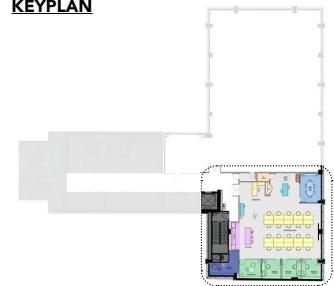
PREBUILT - SOUTH SUITE

RSF	4,780
TOTAL BENCHING SEATS	34
RENTABLE SQUARE FOOTAGE / SEATS	140

LEGEND

- OFFICE / HUDDLE ROOM
- PANTRY / CAFE
- CONFERENCE ROOM
- STORAGE / IT
- BENCHING (72" X 30") / RECEPTIONIST
- COPY/PRINT AREA
- LOUNGE
- PHONE ROOM

KEYPLAN



PARTIAL 28



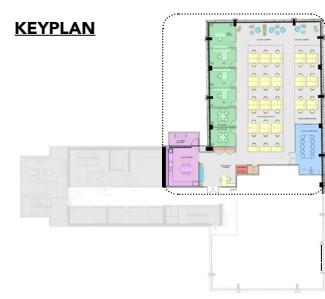
PREBUILT - NORTH SUITE

RSF	9,258
TOTAL BENCHING SEATS	73
RENTABLE SQUARE FOOTAGE / SEATS	127

LEGEND

- OFFICE / HUDDLE ROOM
- PANTRY / CAFE / BALCONY
- CONFERENCE ROOM
- STORAGE / IT
- BENCHING (72" X 30") / RECEPTIONIST
- COPY/PRINT AREA
- LOUNGE

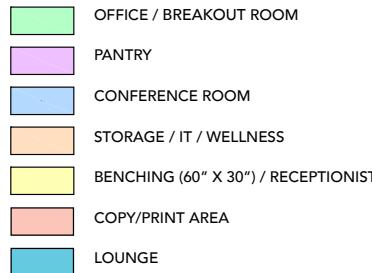
KEYPLAN



ENTIRE 19

PREBUILT

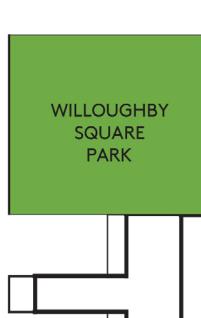
RENTABLE SQUARE FOOTAGE	14,508
TOTAL BENCHING SEATS	71
RENTABLE SQUARE FOOTAGE / SEATS	202

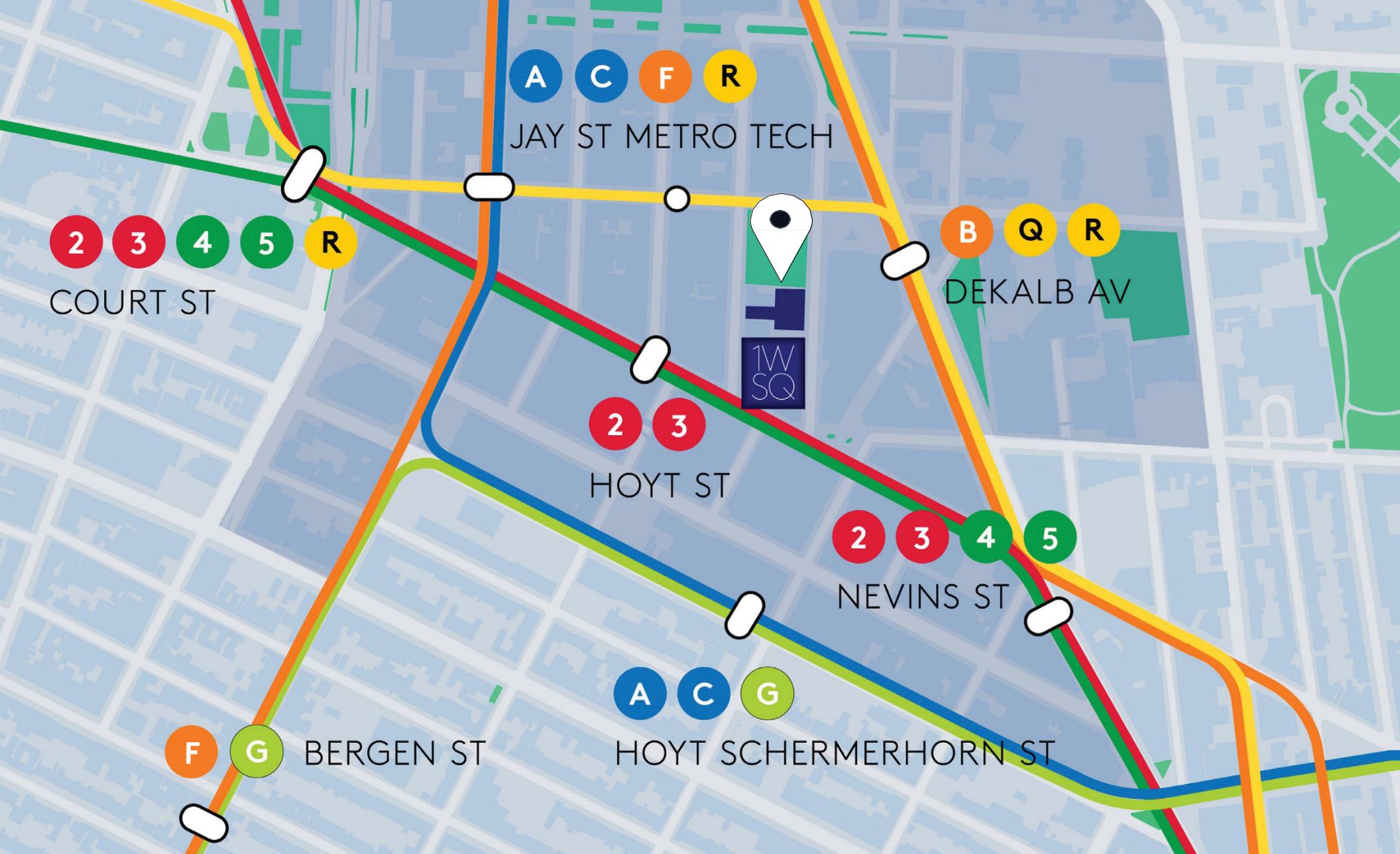


DUFFIELD ST

GOLD ST / ALBEE SQ

1WSQ





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 Williamsburg

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

NEIGHBORHOOD



JOIN OUR 1WSQ COMMUNITY



fxcollaborative

ARCHITECTURE
RESEARCH
OFFICE

cityblock

Propel
SPCSHP



Ms. FOUNDATION
FOR WOMEN

GEMIC

 **WALNUT RIDGE**





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