



[VIEW AVAILABILITIES](#)

BROOKLYN'S **TALLEST OFFICE** BUILDING

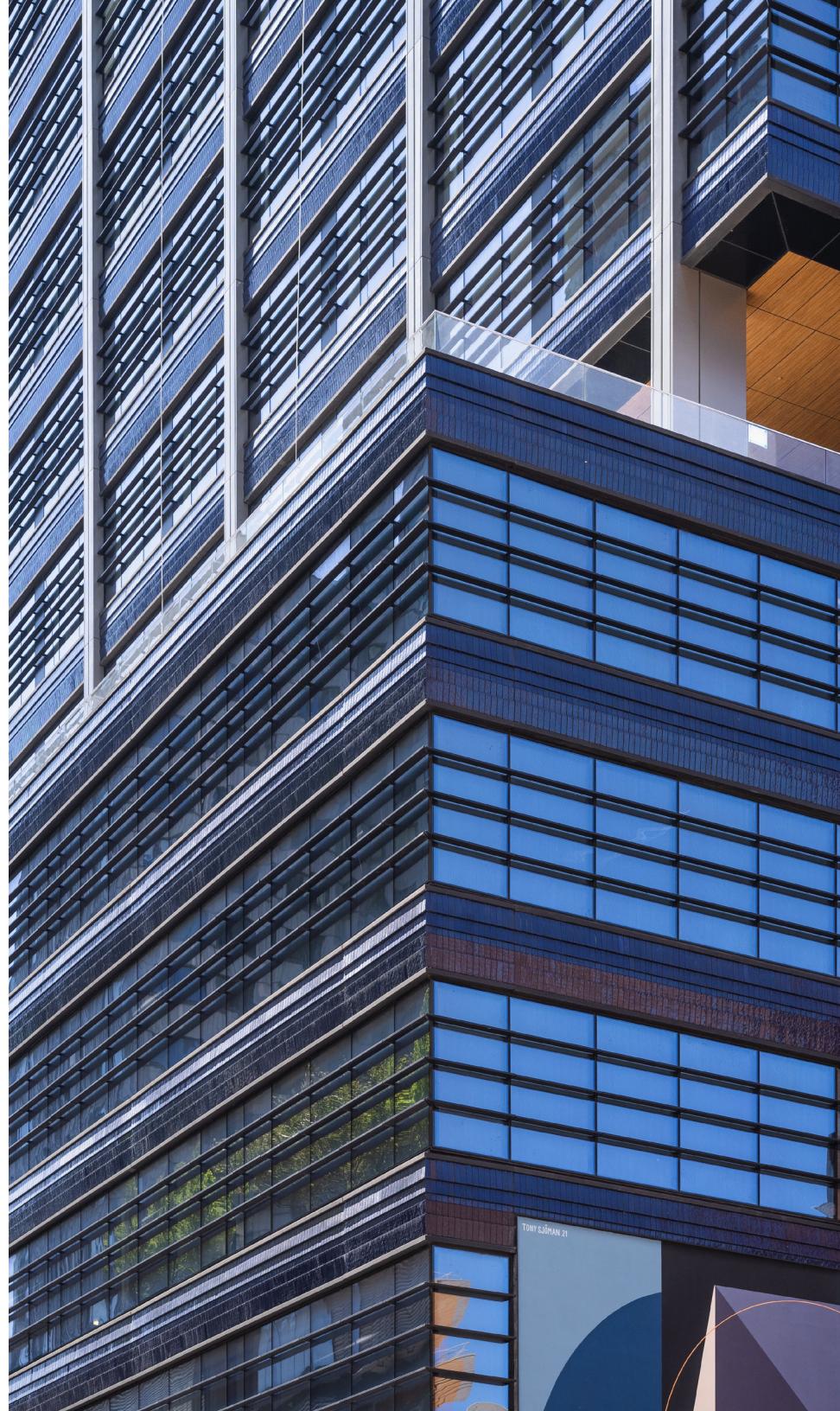
## THE BUILDING

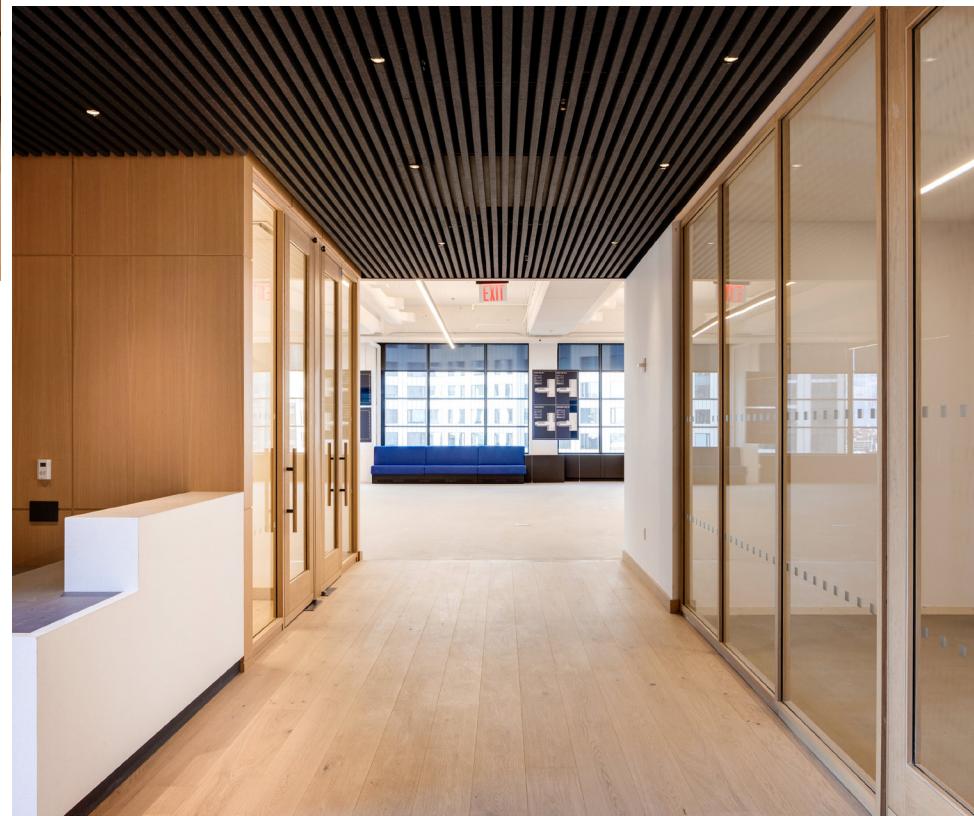
Introducing 1 Willoughby Square, Brooklyn's first ground-up office tower in a generation. 1WSQ opens directly to the 1-acre Willoughby Square Park and climbs 35 stories above Brooklyn to offer unobstructed views of New York's skylines and waterways.



## 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.

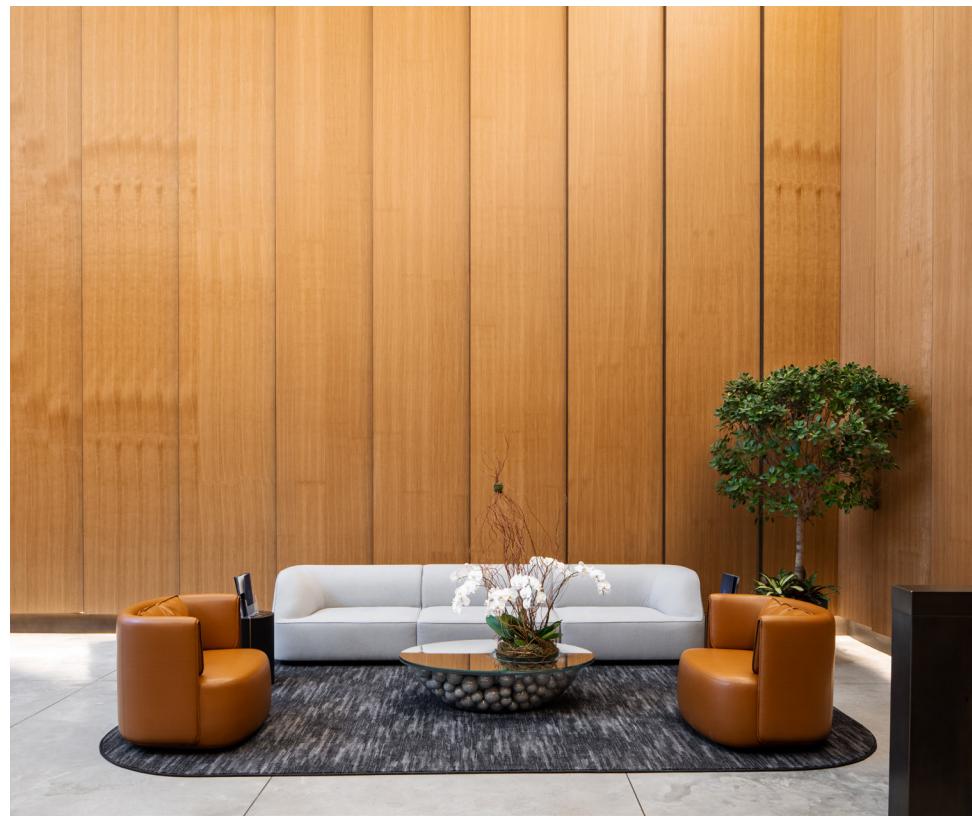




## THE OFFICES

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

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Large conference/flex space



## AMENITIES

EXCLUSIVE USE FOR 1WSQ TENANTS

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Tenant lounge area

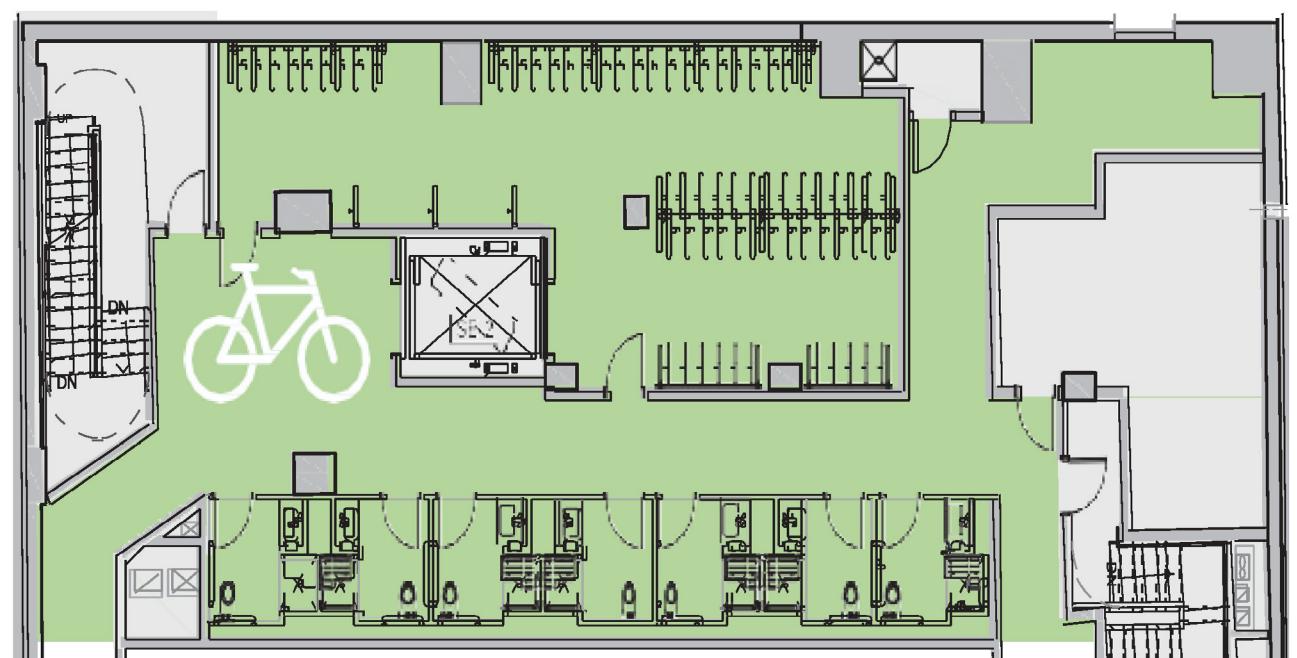
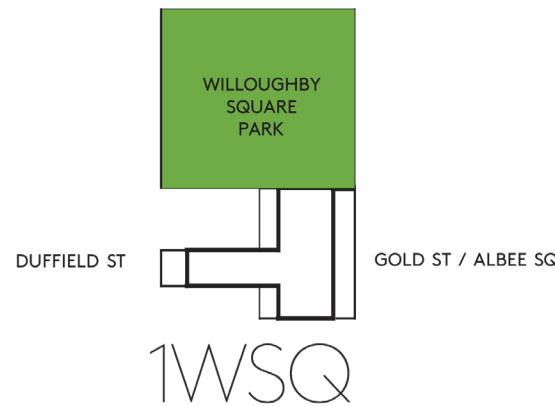
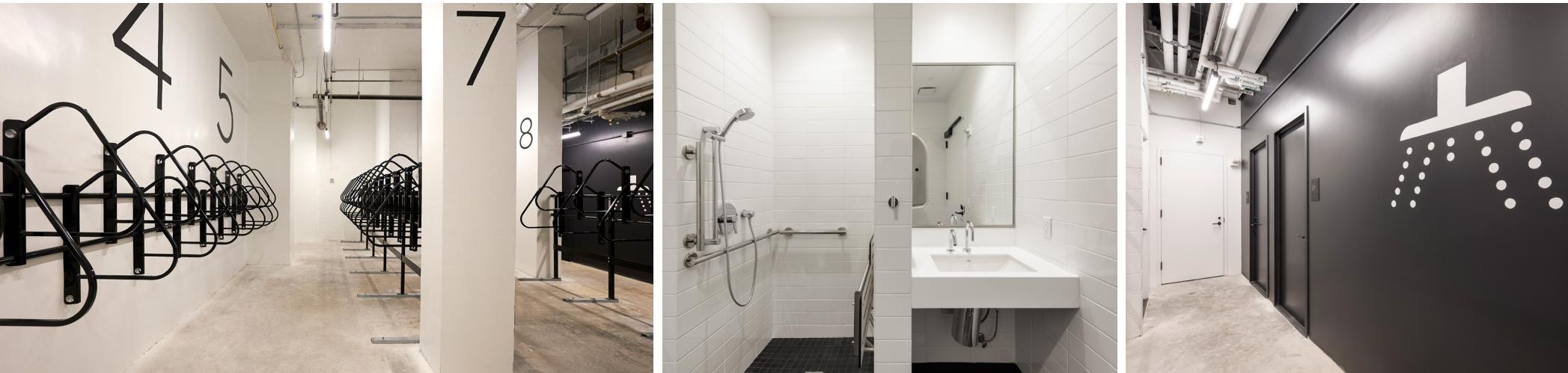


## AMENITIES

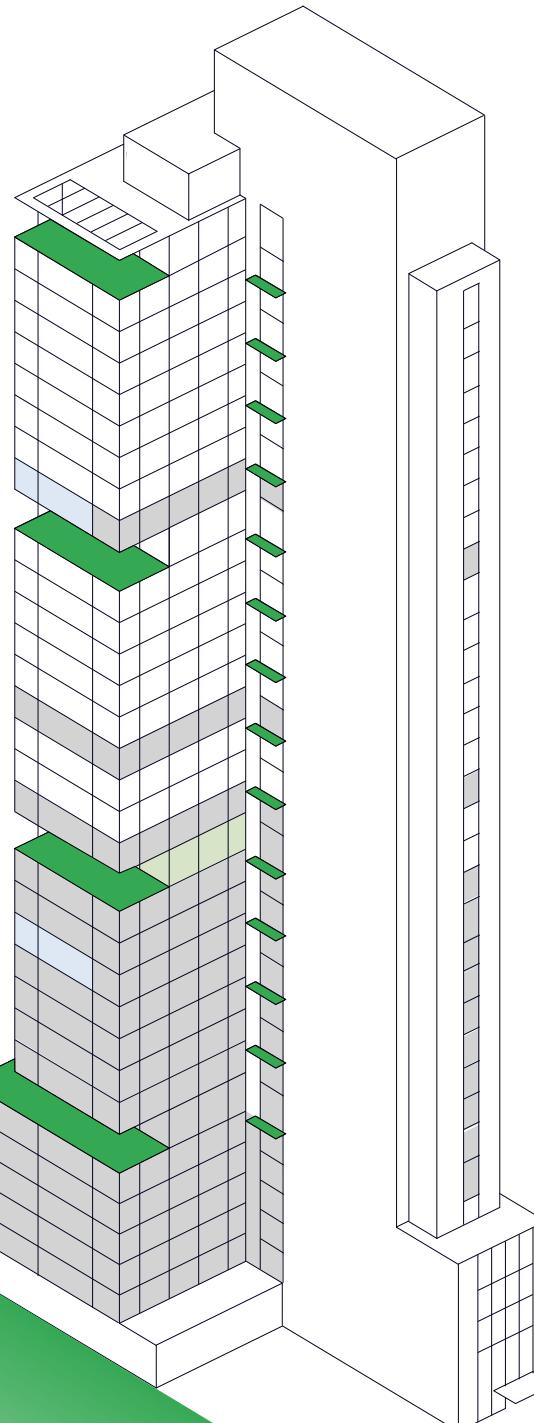
BICYCLE PARKING & FACILITIES

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 |  |            |

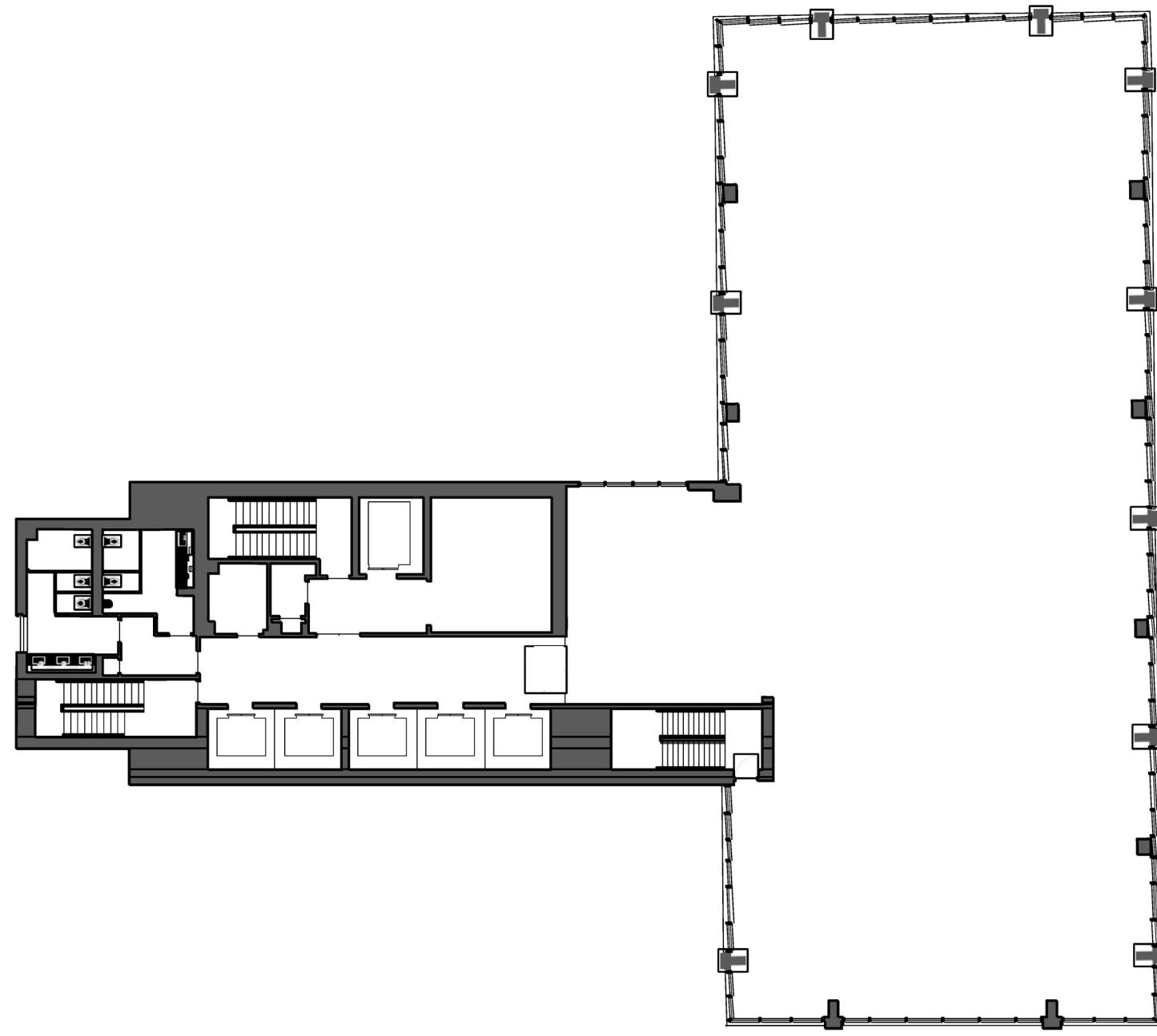
## HIGH-RISE - CORE & SHELL

FLOORS  
17 - 35

RENTABLE AREA  
14,600 - 15,000 SF

CEILING HEIGHT  
14 FT

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



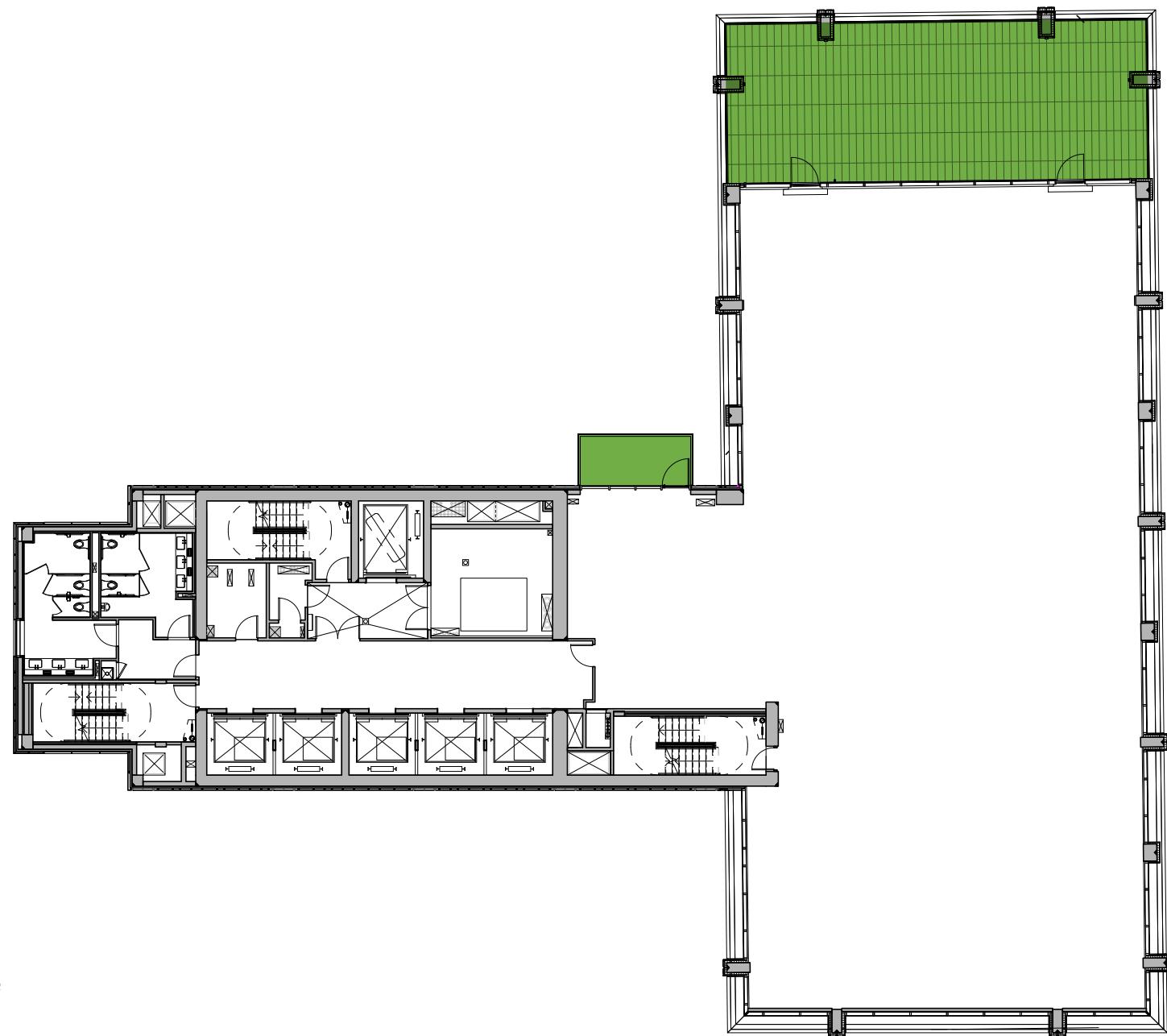
1WSQ

## SUPER FLOOR

FLOORS  
26 & 35

CEILING HEIGHT  
16 FT

PRIVATE OUTDOOR TERRACES  
1,500 SF & 109 SF



DUFFIELD ST GOLD ST / ALBEE SQ

1WSQ

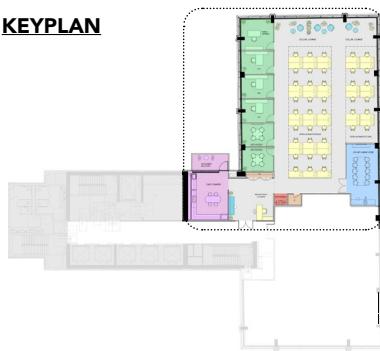
# PARTIAL 28

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

## LEGEND

- [Green Box] OFFICE / HUDDLE ROOM
- [Purple Box] PANTRY / CAFE / BALCONY
- [Blue Box] CONFERENCE ROOM
- [Orange Box] STORAGE / IT
- [Yellow Box] BENCHING (72" X 30") / RECEPTIONIST
- [Red Box] COPY/PRINT AREA
- [Teal Box] LOUNGE

## KEYPLAN

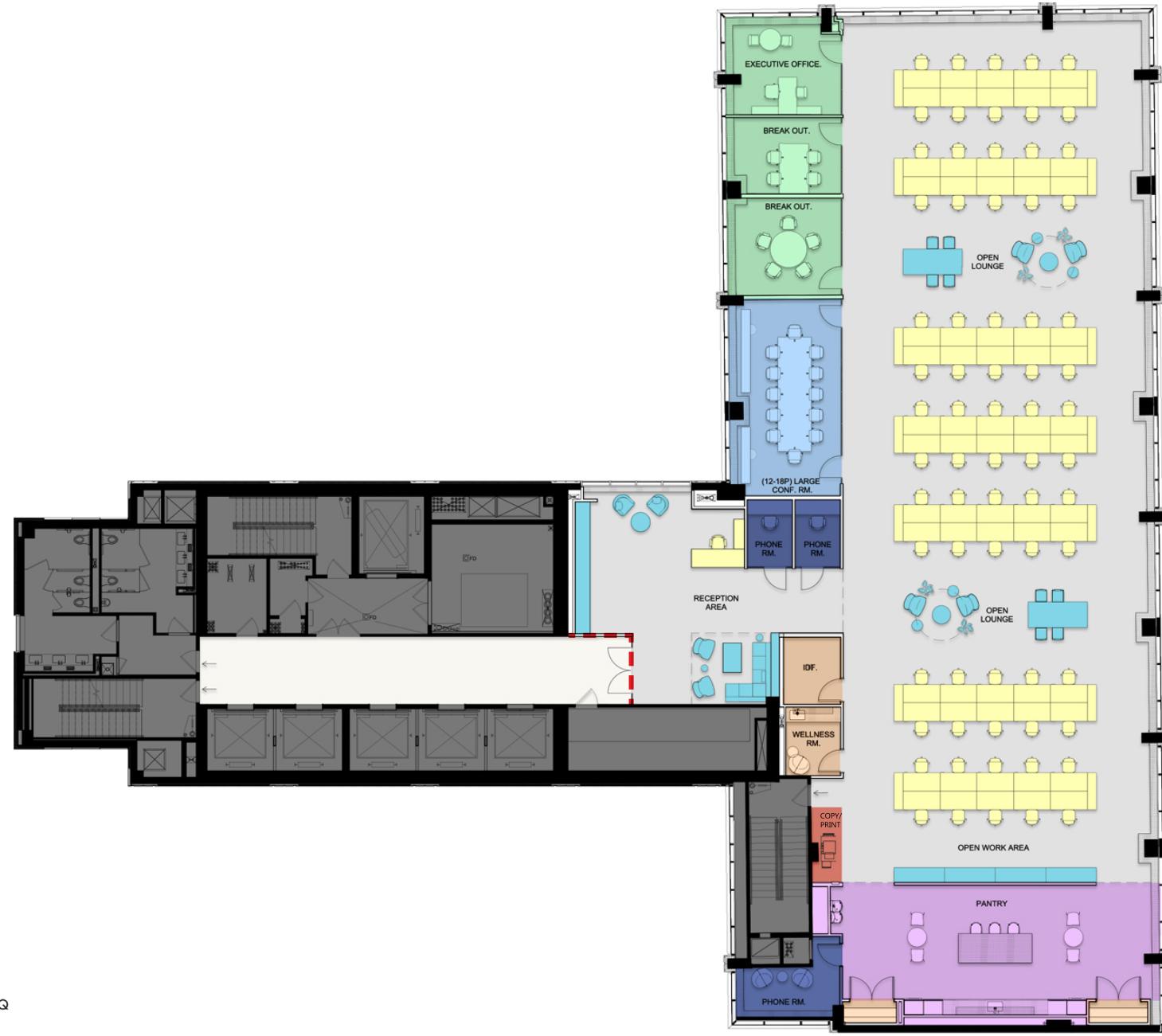
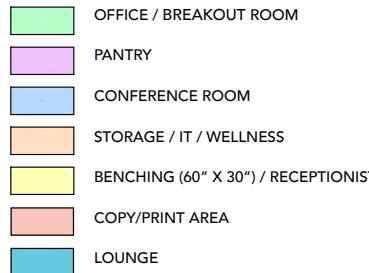


PREBUILT - NORTH SUITE

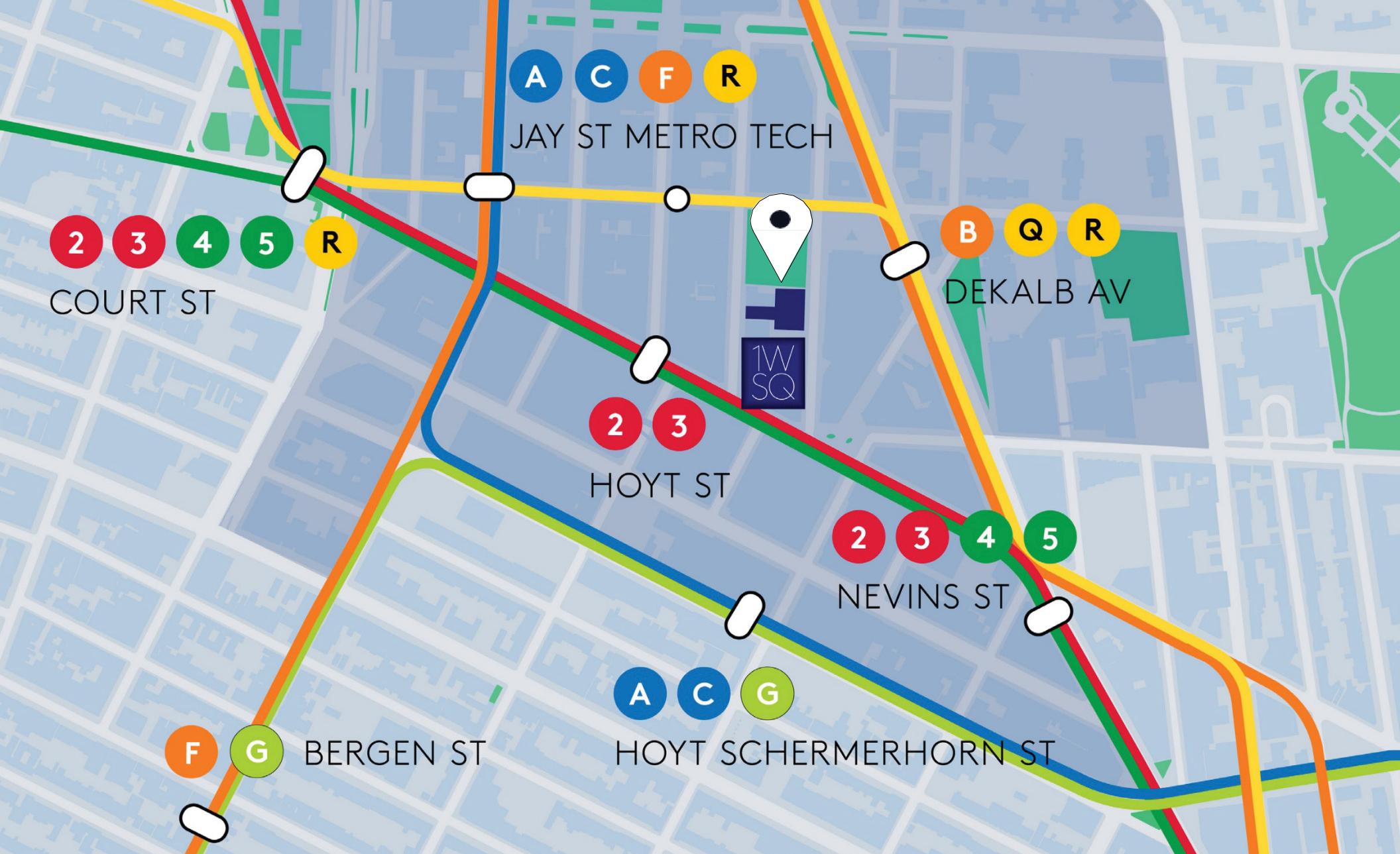
# ENTIRE 19

## PREBUILT

RENTABLE SQUARE FOOTAGE	14,308
TOTAL BENCHING SEATS	71
RENTABLE SQUARE FOOTAGE / SEATS	202



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

# WELLNESS & SAFETY INITIATIVES FOR AN ENHANCED WORKPLACE ENVIRONMENT

## CONTACTLESS FINGERPRINT RECOGNITION ACCESS WITH **MorphoWave™ Compact** BY IDEMIA

- Captures and matches four fingers on either hand, in any direction
- Robust to external light and dust
- Copes with wet and dry fingers
- No latent prints left on scanner
- Mitigates hygiene concerns



Convenience & Security



High throughput



Versatile, easy deployment



Multifactor authentication

## ADVANCED DISPATCH ELEVATOR SYSTEM ADDED TO THE TOUCHLESS ENTRY PROCESS

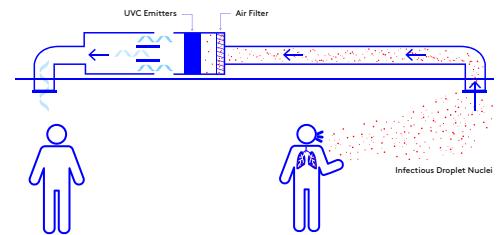


Elevator destination dispatch system featuring touchless technology—a simple wave of the hand at the turnstile provides safe, automated service



## IMPROVED INDOOR AIR QUALITY WITH STERILE-AIRE UVC

The technology that drives a more efficient way to reduce pathogens in any environment without ozone or chemicals.



- UVC emitter germicidal lamps provide microbial control
- Destroys healthcare-associated infection-causing microorganisms
- Reduces the largest single reservoir of pathogens at the source
- Steril-Aire UVGI emitters are proven to deliver highest output in the industry: 99.96 percent destruction in a single pass on airborne bacteria, 99 percent on viruses and 96 percent on spores

## EASY PROXIMITY TO OPEN AIR

1WSQ is adjacent to the 1-acre Willoughby Square Park—and most floors have access to the building's outdoor spaces



## INCENTIVES

### REAP

Relocation Employment & Assistance Program

**\$3K**

TAX CREDIT PER EMPLOYEE PER YEAR

### ICAP

Industrial & Commercial Abatement Program

FOR NEWLY BUILD OR  
RENOVATED CONSTRUCTION  
RENOVATED INDUSTRIAL

### ECSP

Energy Cost Savings Program

**45%**

REDUCTION OF ELECTRIC & NATURAL GAS COST

**NO COMMERCIAL RENT TAX**

### BIR

Business Incentive Rate

**35%**

REDUCTION ON ELECTRIC DELIVERY

**LOCATED IN AN OPPORTUNITY ZONE**

### CASE STUDY

Totaling 29,000 RSF and 200 jobs

**REAP**

**\$20**

**ICAP**

**\$6**

**COMMERCIAL RENT TAX EXEMPTION**

**\$3**

**ECSP**

**\$1**

**TOTAL SAVINGS PER SF**

Results will vary case by case

**\$30**

## NEIGHBORHOOD



# TECHNICAL SPECIFICATIONS

## COOLING

- Each floor is provided with a 33-ton DX unit.
  - ◊ Note this is 400 net MBH based on the following unit conditions:
    - EWT/LWT: 87/101.9 DF
    - Net unit discharge temperature: 54 DF WB (+/-) 2 DF
  - ◊ Maintenance of the unit shall be by the landlord and charged back to the tenant.
- 2-inch diameter capped condenser piping is provided on all office floors, for a potential of 9 tons of supplemental connected load.
  - ◊ This is available 24/7, although not on emergency power, at a charge determined by the landlord.
- Each tenant shall be responsible for providing full distribution to their demised space including ductwork, terminal units, diffusers and controls for terminal units.
  - ◊ Note that tenant BMS shall be entirely independent of landlord system. Tenant is responsible for any temperature, airflow etc. monitoring points, to be located within their demised space; tying into the base building unit is not acceptable.
- Condenser water to be provided during normal business hours.
  - ◊ Overtime condenser water can be provided at a charge determined by the landlord.

## HEATING

- Each office floor is provided with perimeter finned tube radiators, including thermostatic control valves installed at each bay
- Finned tube radiator covers shall be by the tenant.
- Any additional heating controls shall be by the tenant.

## VENTILATION/EXHAUST

- A central shaft provides ventilation air to each office floor mechanical room.
  - ◊ Note this is unconditioned outdoor air, which has been heated to 55 degrees in winter conditions.
- Ventilation air is delivered to each office mechanical room by a VAV box, which can be programmed for use with a demand control ventilation system (CO<sub>2</sub> sensors shall be provided by the tenant)
- A secondary VAV box is provided on the return air tap for spill air, which will track ventilation air.
  - ◊ It is the tenant's responsibility to program this in order to maintain a 10% positive pressure differential on the floor, when considering toilet exhaust.
- A tap on the spill air riser is provided with a separate fire smoke damper to operate the building post-fire smoke purge system

- ◊ Each tenant is responsible for accommodating post-fire smoke purge requirements to maintain a fully functional system.
- Ventilation air quantities are provided as per 2014 NYC Mechanical Code, based on an occupancy of 1 person per 120 SF.
- Each tenant floor bathroom is fit-out with exhaust provisions.
- Additional exhaust to each floor (kitchen, additional bathrooms etc.) is not available

## PLUMBING

- (2) wet columns are provided for future tenant connection for office floors.
- Each wet column includes a 3" cold water riser, 4" sanitary and 4" vent stack.
  - ◊ (1) 4" sanitary, (1) 4" vent, and (1) 3" cold water capped connection are provided at each stack.
- Office tenants are not anticipated to have natural gas requirements, and no gas provisions are available.
- Hot water for office bathrooms is provided via local electric storage type water heaters, one per three floors. Circulation pumps are included as part of this system.
  - ◊ Hot water for all office fit-out pantries will be provided by the tenant's own local water heaters, which shall be equipped with drain pans and a leak detection system.

## FIRE PROTECTION

- Dry pipe valves will be provided for levels 71h, 15th & 25th to serve outdoor terraces.
- Temporary sprinkler loops with upturned heads are provided for all tenant spaces
- Full coverage is provided for to all base building scope only; fit-out of all other spaces shall be by the tenant.

## ELECTRICAL

- Each tenant is provided 6 W/SF, excluding mechanical loads
- Tenant lighting shall comply with NYC Local Law 97 of 2019.
- Tenant lighting and power loads shall be sub-metered within the tenant floor electrical room.
  - ◊ Landlord to provide sub-meters at the tenant's expense.
- Each tenant floor DX unit is sub-metered.
  - ◊ Landlord to provide sub-meters at the tenant's expense.
- Temporary lighting is provided for all spaces by the landlord.
  - ◊ Final lighting provisions shall be by the tenant to meet ASH RAE standards
- A fire alarm panel is provided every four floors with adequate

- points to accommodate tenant future devices.
- ◊ Tenant shall be responsible for reprogramming and testing where additional devices are added.
- All emergency lighting and exit signs within the public and common space shall be connected to the life safety emergency power system.
- 550 KW of generator load is available for tenant connection, to be negotiated with the landlord.
  - ◊ All risers, conduit, etc. shall be provided by the tenant from their demised space to the generator located on the 26th floor.
- ◊ Sleeves have been provided to accommodate this future provision.
- ◊ Tenant optional loads will be shed when base building fire pump is running.

## TELECOM

- Conduits/pathways (by owner) and wiring (by ISPs) are provided to telecom closets which enable all tenants to avail themselves to providers telecom services.
  - ◊ Telephone/Internet/TV service wiring from the telecom closet to the tenant demised space shall be by the tenant
- Service Providers: Verizon, Crown Castle and Pilot
  - ◊ All wireless capabilities within the tenant demised space shall be provided by the tenant
- Wireless capabilities will be provided to the public spaces
- Alternate: A Distributed Antenna System (DAS) -In-Building Cellular Service can be provided to offer reliable high bandwidth cellular services.

## SECURITY

- Closed circuit security cameras are provided in selected locations such as the main lobby, elevators, sidewalk, main entry, selected entrance corridors to the elevators
  - ◊ All other locations to be provided by the tenant
- Card access will be deployed for Back of House spaces, main entrance for after-hours entry at the back of house doors.
- Provisions for tenant future card readers are made at some stair doors and service elevator lobbies.
- The Mechanical room doors are equipped with door position switches.
- The Access Control system interfaces with the Elevator Destination Dispatch System.
- The main lobby security desk is equipped with security control and monitoring workstations and Visitor Management workstations.

# JOIN OUR 1WSQ COMMUNITY



fxcollaborative

ARCHITECTURE  
RESEARCH  
OFFICE

 cityblock

Propel  
SPCSHP



Ms. FOUNDATION  
FOR WOMEN

GEMIC

 WALNUT RIDGE





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