



1WSQ

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

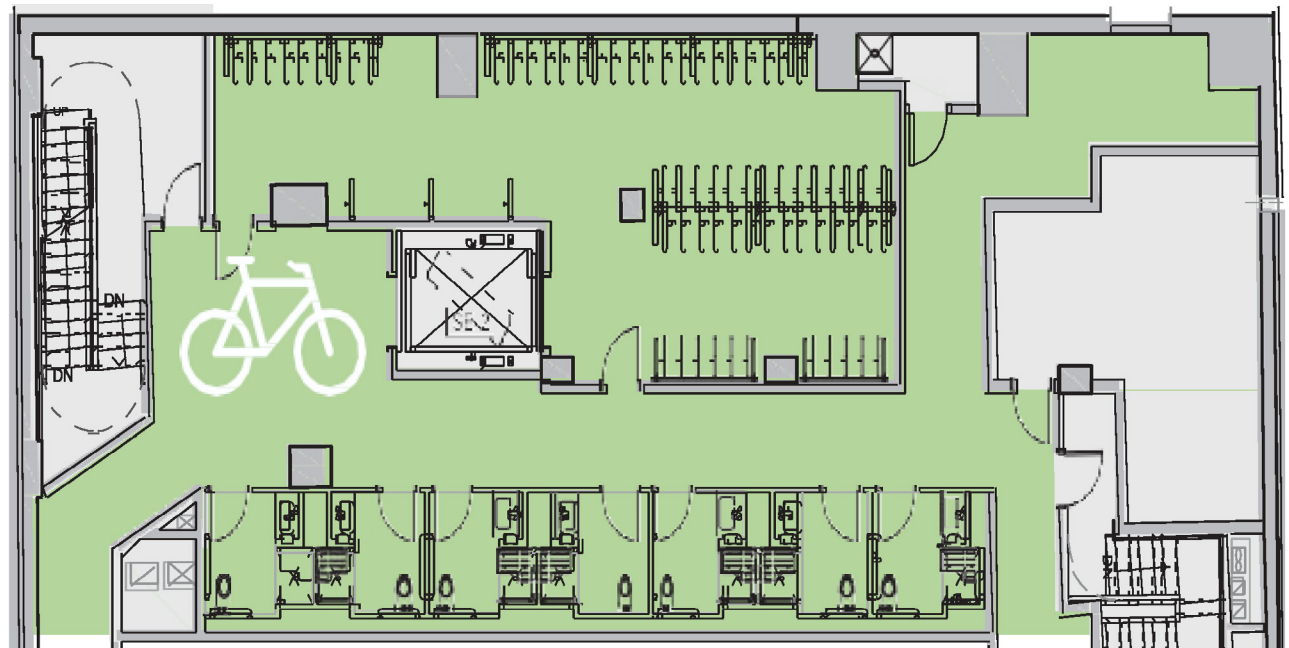
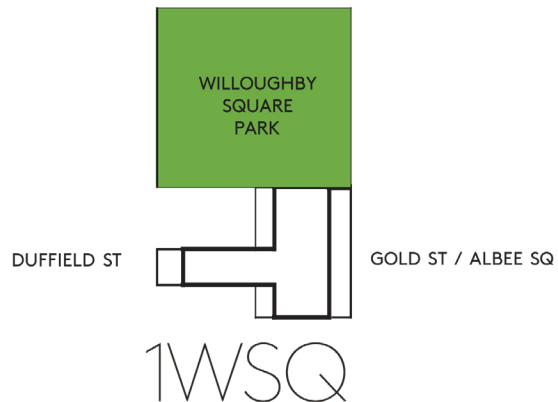


AMENITIES





BICYCLE PARKING & FACILITIES

250 BICYCLE RACKS

7 EXCLUSIVE LOCKER ROOMS & SHOWERS

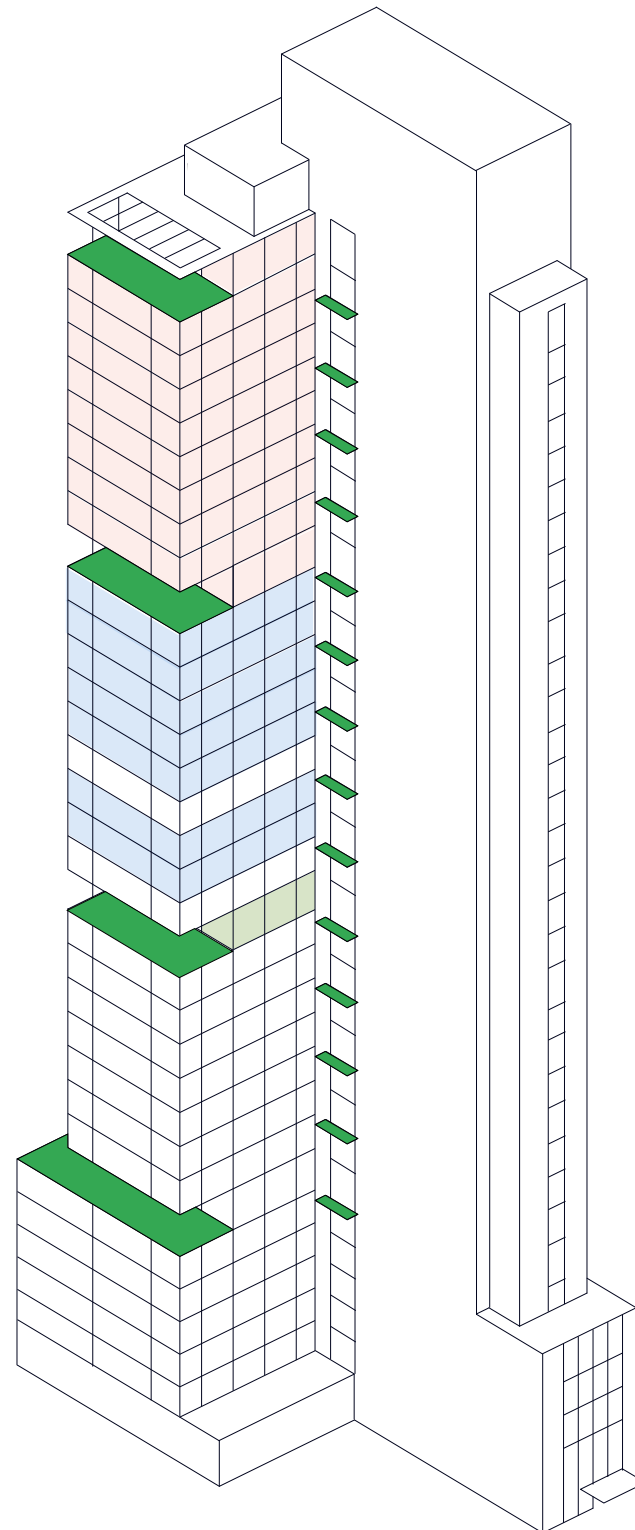


AVAILABILITIES

	FL		RSF	SLAB HT	AVAIL
	35	■		LEASE OUT	
	34	●		LEASE OUT	
	33			LEASE OUT	
	32	●		LEASE OUT	
	31			LEASE OUT	
	30	●		LEASE OUT	
	29			LEASE OUT	
	28	●		LEASE OUT	
	26	■ ●		LEASE OUT	
	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
	19		14,508	14' 0"	Immediate
	18	●	14,508	14' 0"	Immediate

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

 Duplex Floors

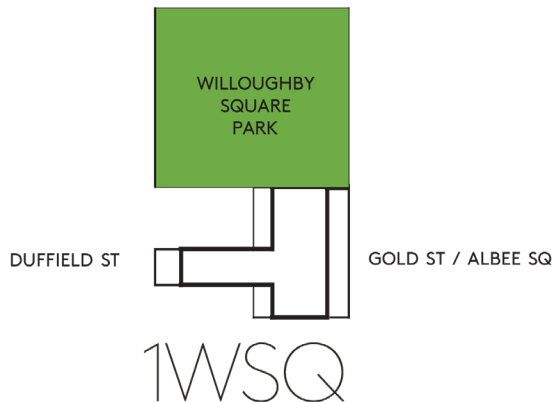
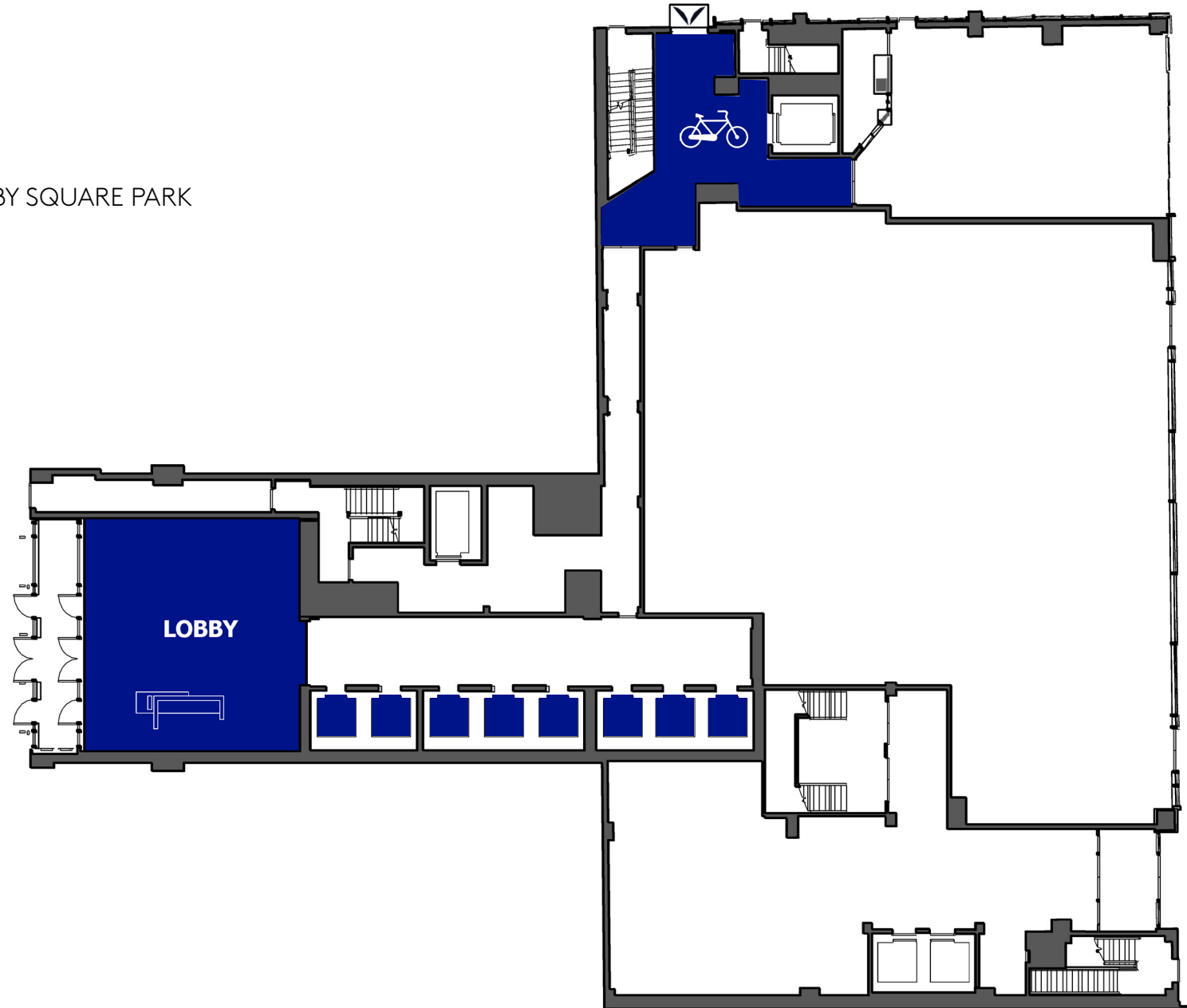


GROUND FLOOR

CEILING HEIGHT IN LOBBY
30 FT

BICYCLE ENTRANCE

ADJACENT TO THE WILLOUGHBY SQUARE PARK



HIGH-RISE - CORE & SHELL

FLOORS

17 - 35

RENTABLE AREA

14,600 - 15,000 SF

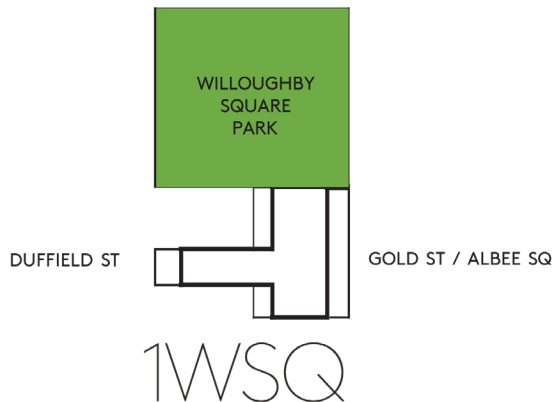
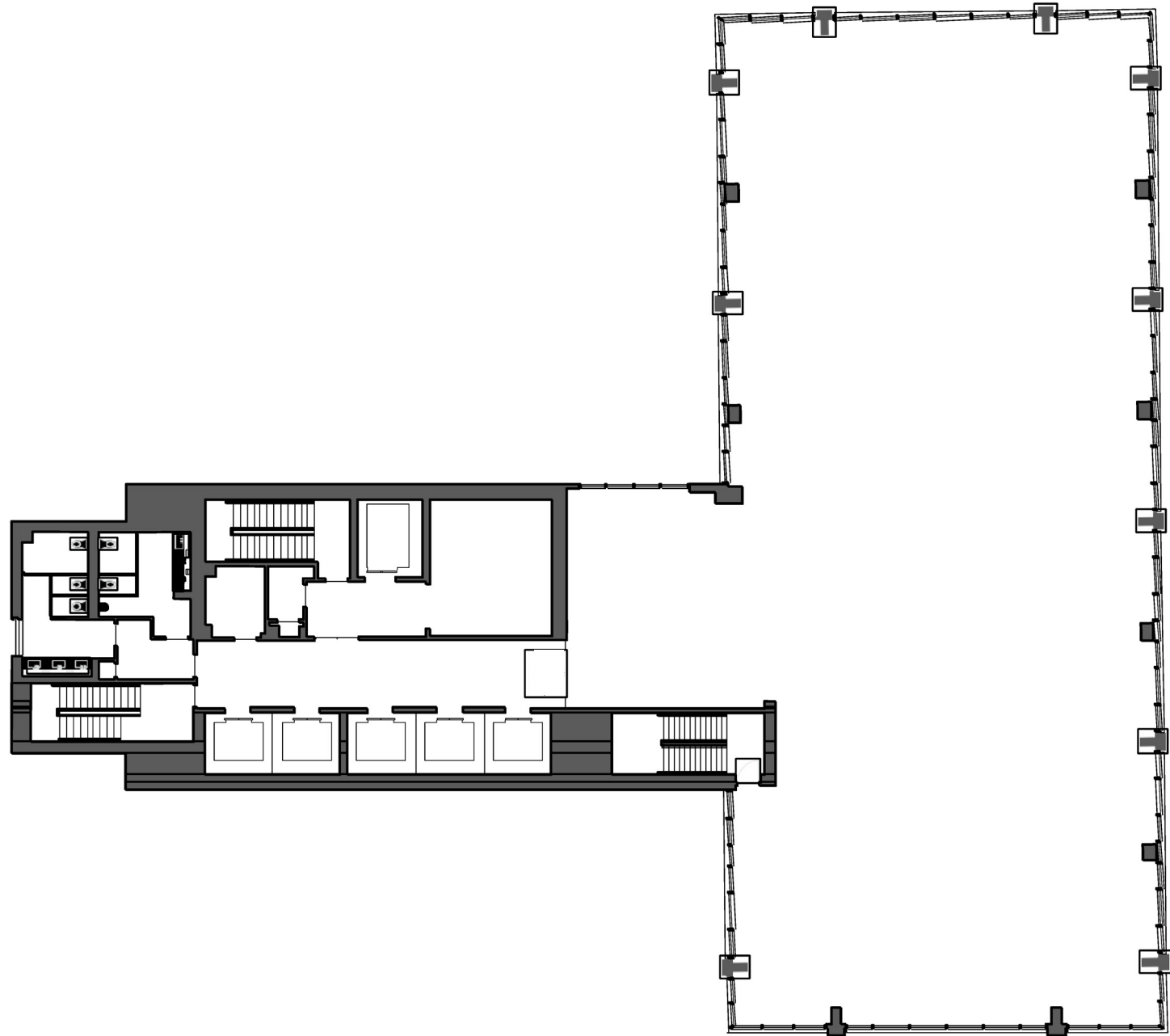
CEILING HEIGHT

14 FT

COLUMN SPACING

EAST TO WEST 60'








NORTH TO SOUTH 140'

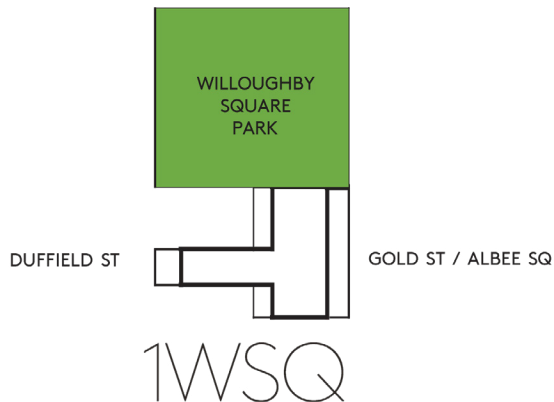
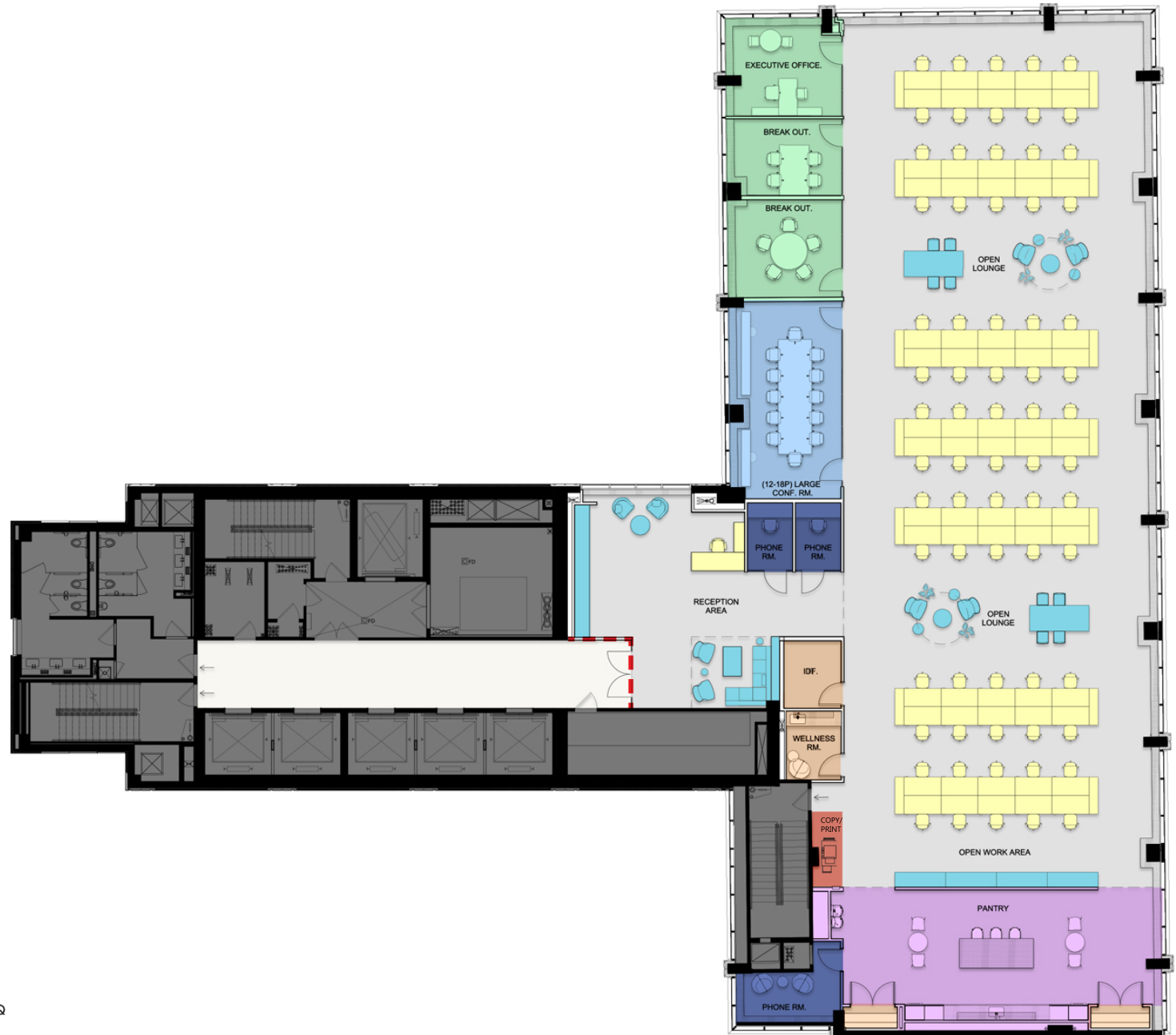


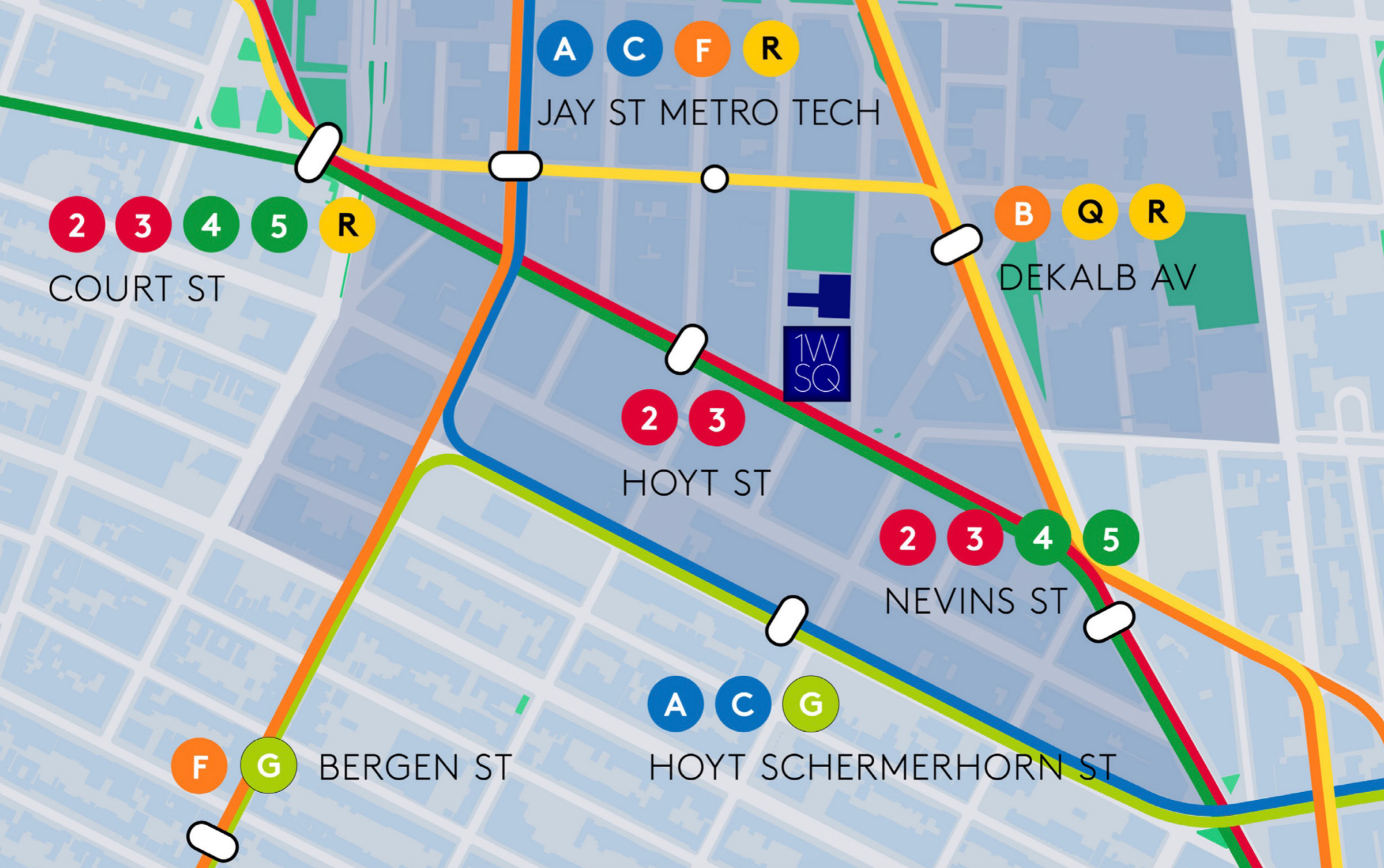
ENTIRE 19

PREBUILT



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

	OFFICE / BREAKOUT ROOM
	PANTRY
	CONFERENCE ROOM
	STORAGE / IT / WELLNESS
	BENCHING (60" X 30") / RECEPTIONIST
	COPY/PRINT AREA
	LOUNGE





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 Williamsburgh	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
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