



# 1WSQ

[↗ 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.

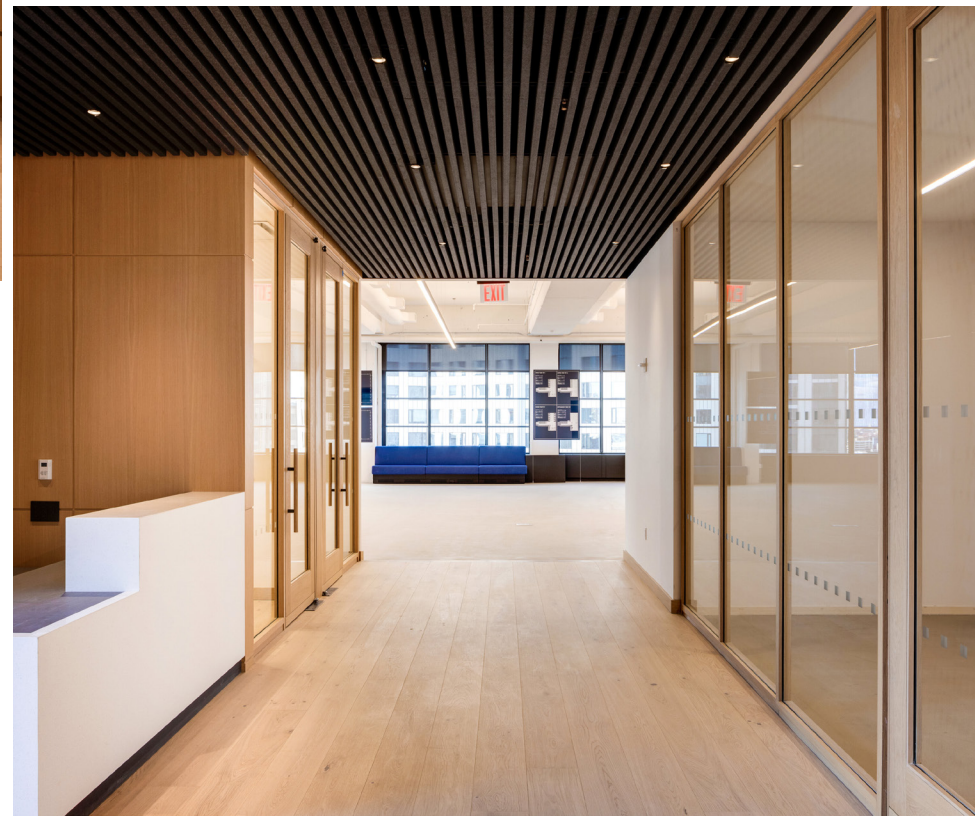


## THE ARCHITECT

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

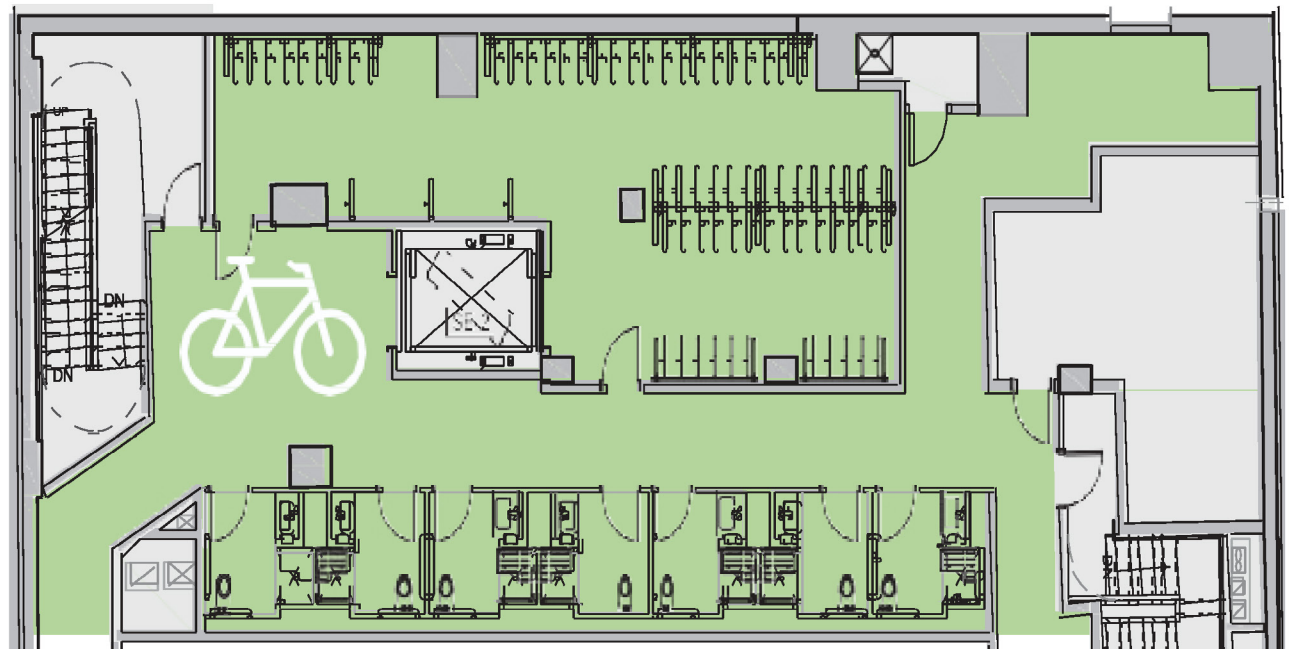
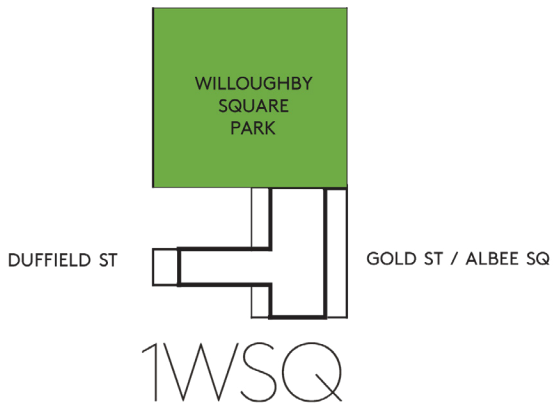


# AMENITIES

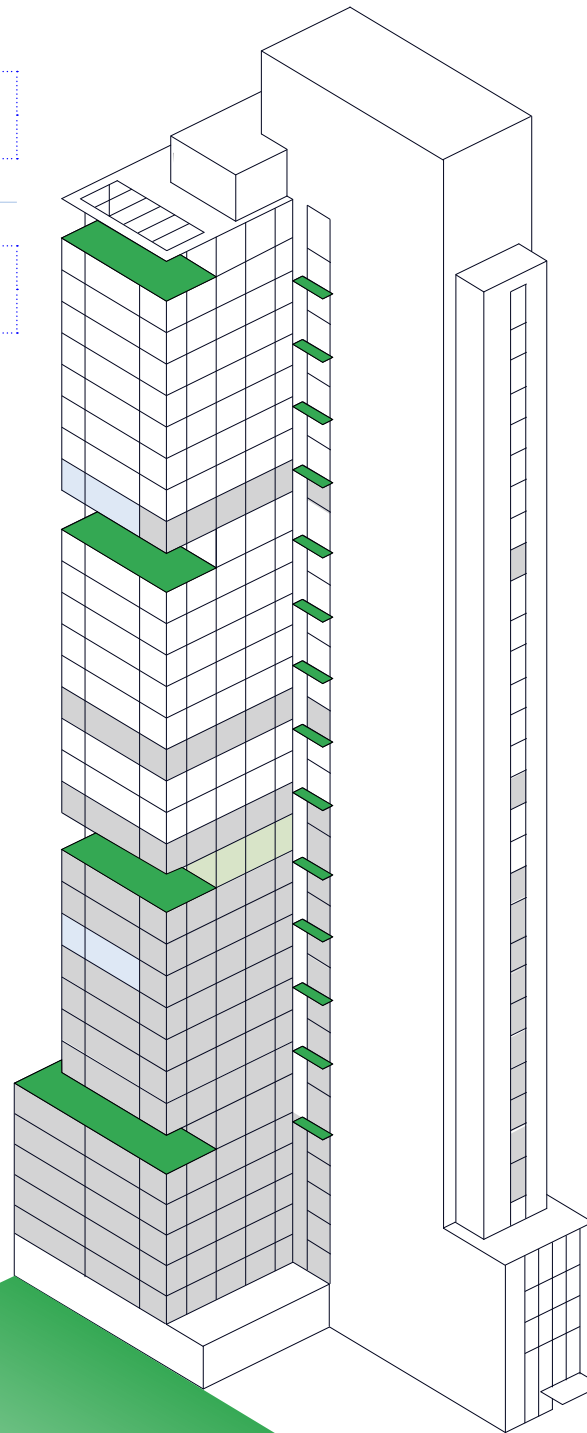
BICYCLE PARKING & FACILITIES

250 BICYCLE RACKS

7 EXCLUSIVE LOCKER ROOMS & SHOWERS



FL	RSF	SLAB HT	AVAIL	TOTAL RSF
35	12,811	16' 0"	Immediate	27,611
34	14,800	15' 6"	Immediate	
33	14,800	14' 0"	Immediate	29,600
32	14,800	14' 0"	Immediate	
31	14,800	14' 0"	Immediate	29,600
30	14,800	14' 0"	Immediate	
29	14,800	14' 0"	Immediate	29,600
PB 28	8,788	14' 0"	Immediate	
26	12,249	16" 0"	Immediate	29,600
25	14,800	15' 6"	Immediate	
24	14,800	14' 0"	Immediate	29,600
23	14,829	14' 0"	Immediate	
22	14,829	14' 0"	Immediate	29,600
21	14,829	14' 0"	Immediate	
20			LEASED	29,600
PB 19	14,508	14' 0"	Immediate	
18	14,508	14' 0"	Immediate	29,600
17			LEASED	
16			LEASED	29,600
15			LEASED	
14			LEASED	29,600
12	4,490	14' 0"	Immediate	
11			LEASED	29,600
10			LEASED	
09			LEASED	29,600
08			LEASED	
07			LEASED	29,600
06			LEASED	
05			LEASED	29,600
04			LEASED	
03			LEASED	29,600
02			LEASED	



## AVAILABILITIES

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

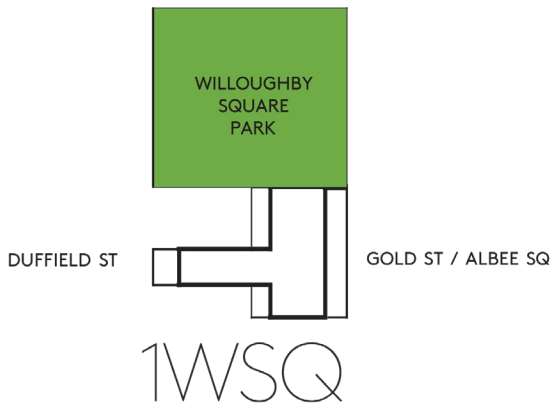
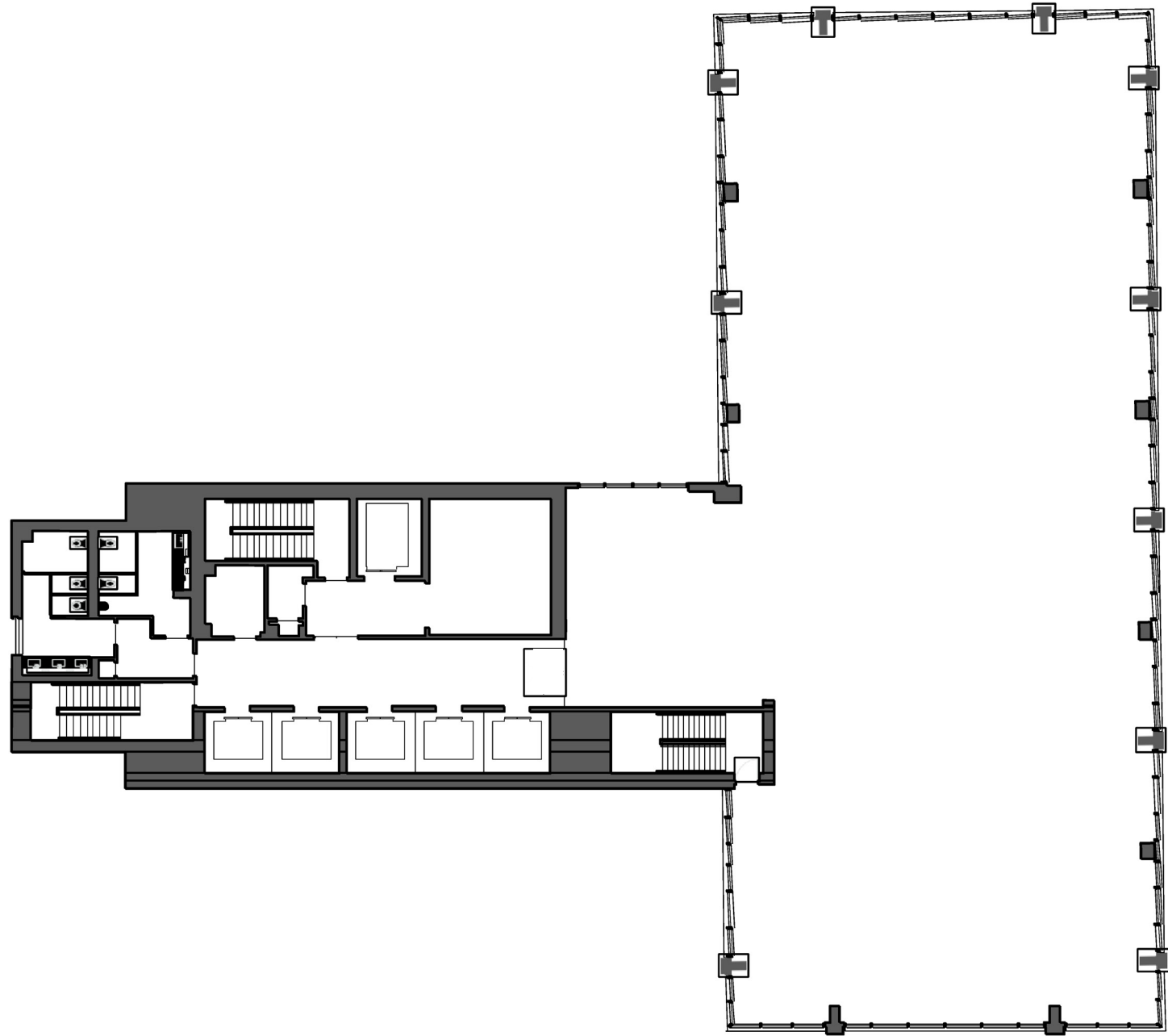
CEILING HEIGHT

14 FT

COLUMN SPACING

EAST TO WEST 60'

NORTH TO SOUTH 140'

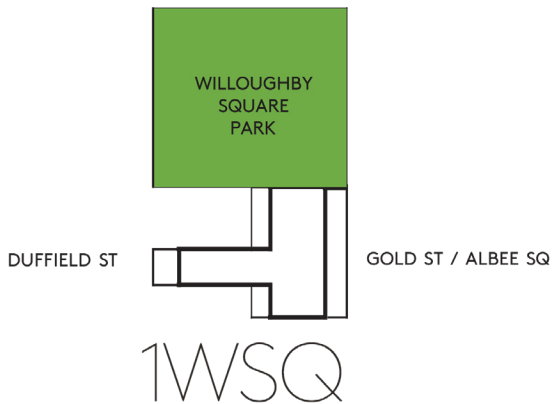
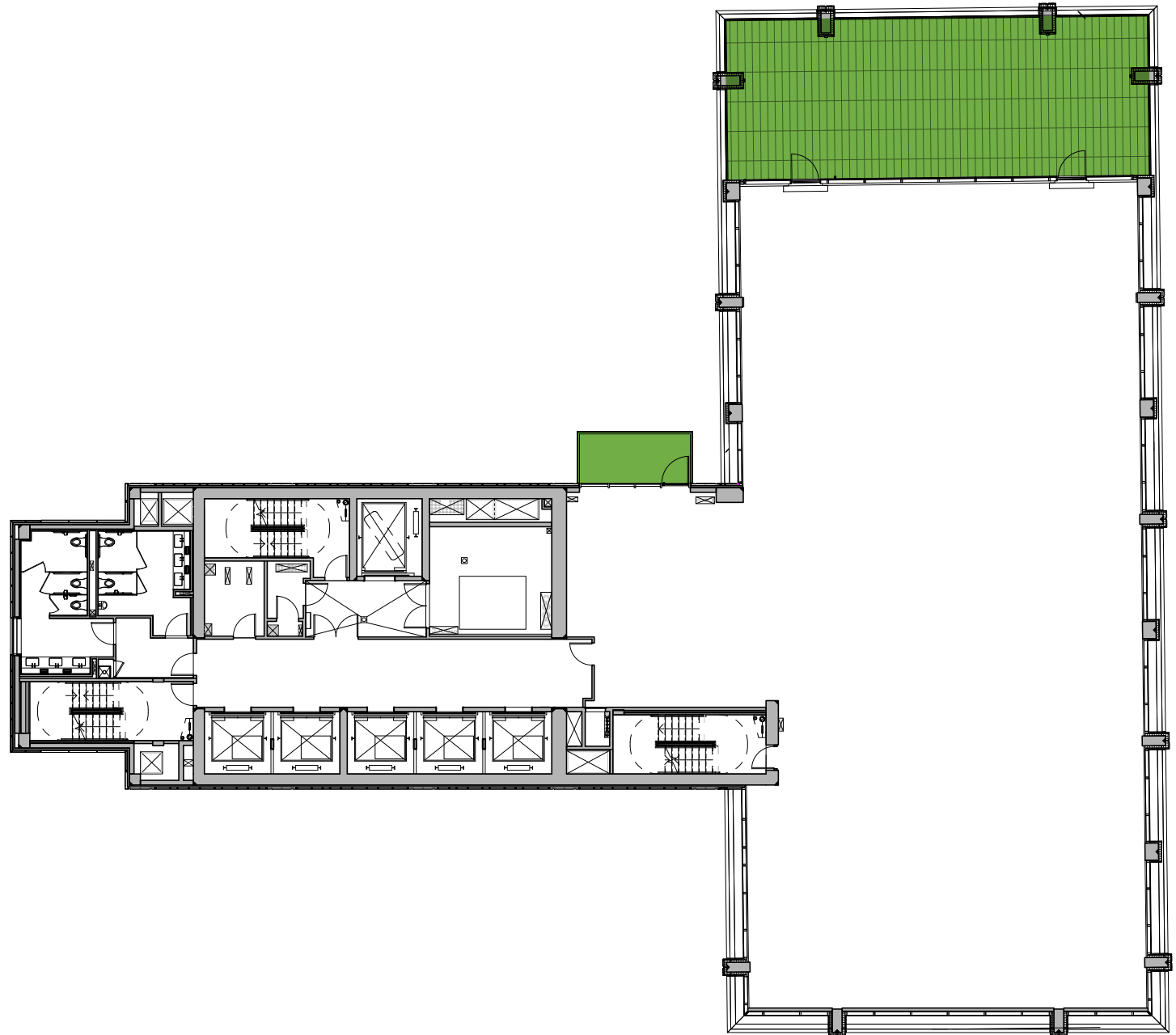


# SUPER FLOOR

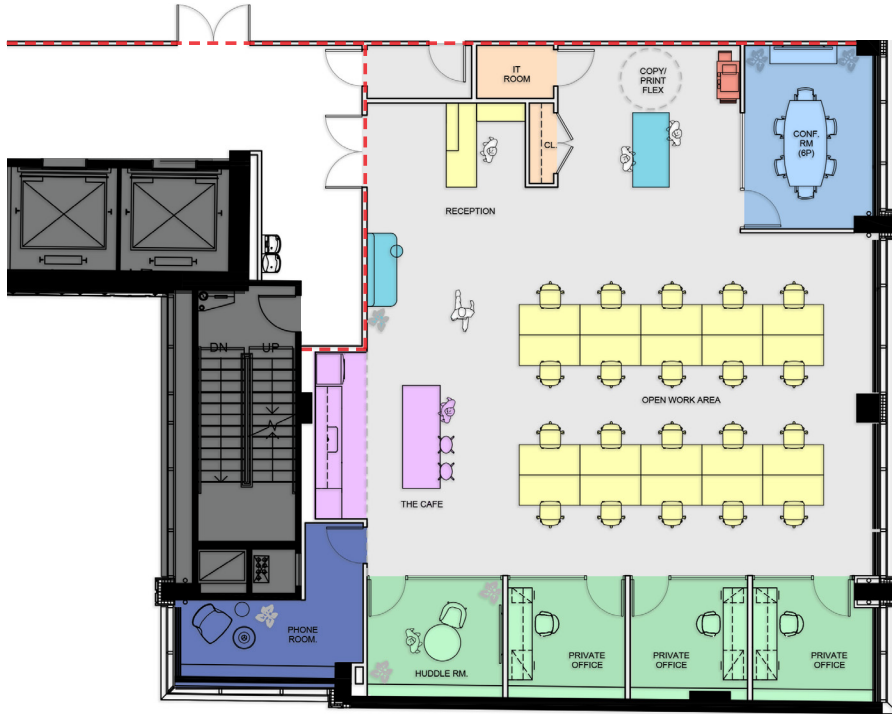
FLOORS  
26 & 35

CEILING HEIGHT  
16 FT

PRIVATE OUTDOOR TERRACES  
1,500 SF & 109 SF



# PARTIAL 12



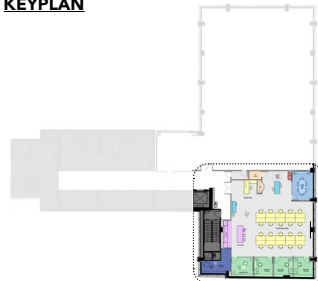
## PREBUILT - SOUTH SUITE

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



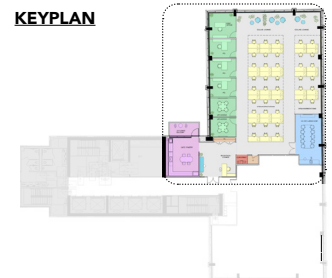
## PREBUILT - NORTH SUITE

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

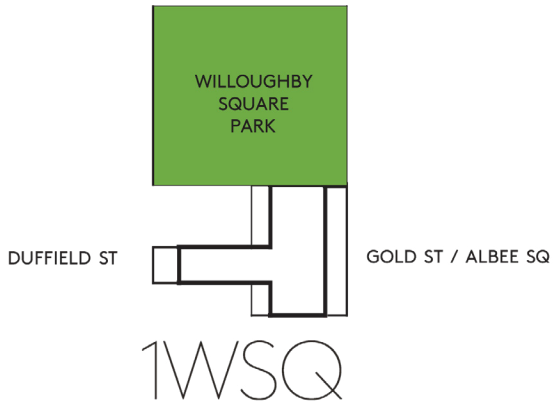
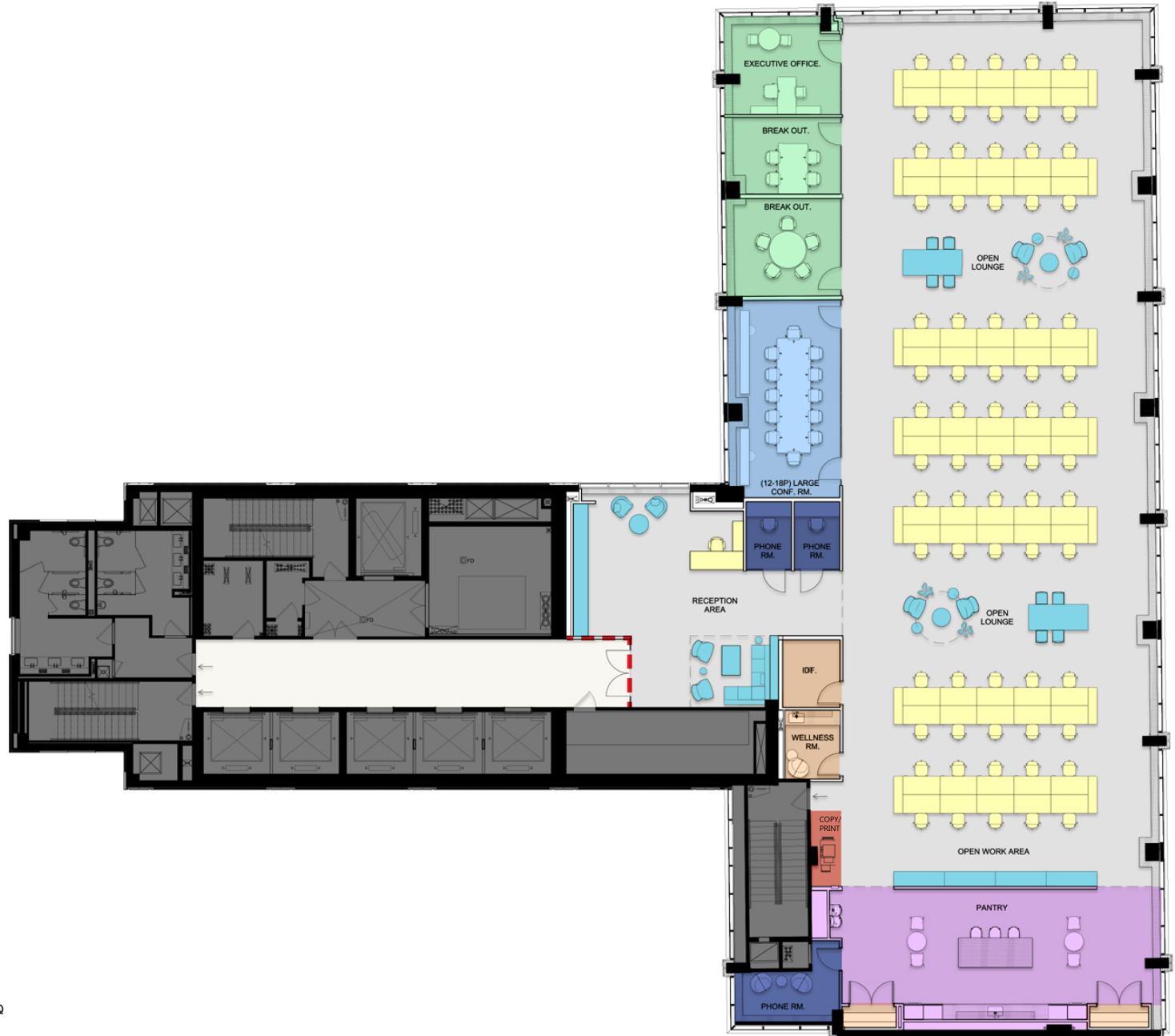


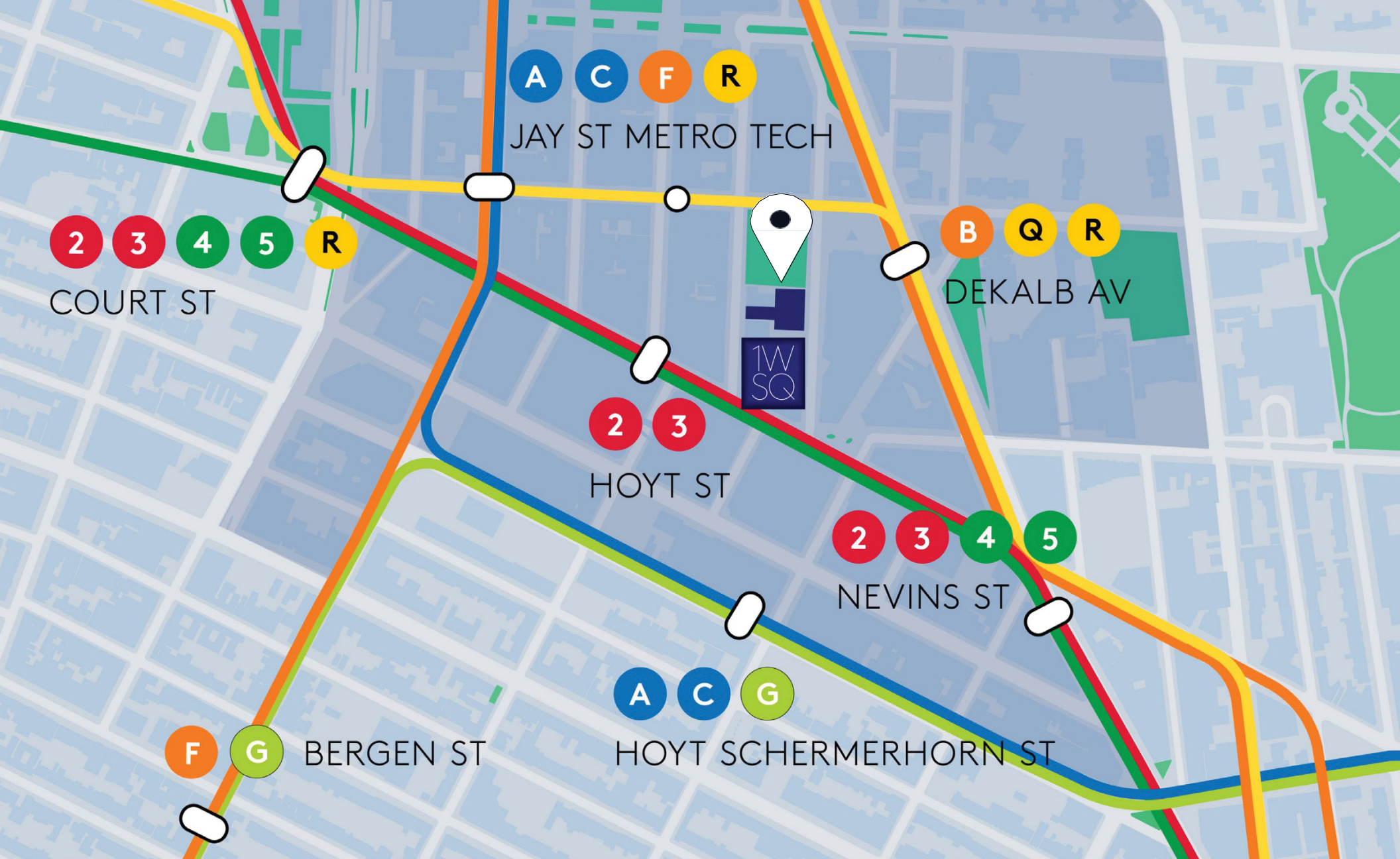
# ENTIRE 19

## PREBUILT



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

- 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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# NEIGHBORHOOD



# JOIN OUR **TWSQ** COMMUNITY



**fx**collaborative

ARCHITECTURE  
RESEARCH  
OFFICE

 cityblock

Propel

SPCSHP

W

Ms. FOUNDATION  
FOR WOMEN

GEMIC

 WALNUT RIDGE





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