


# 1WSQ

## 1 WILLOUGHBY SQUARE
## BROOKLYN

PRIME RETAIL
FLAGSHIP
OPPORTUNITY

AT THE BASE OF
BROOKLYN'S
TALLEST OFFICE
BUILDING

# NON-EXCLUSIVE BILLBOARD SIGNAGE OPPORTUNITY FACING PARK




conceptual renderings

DEDICATED ENTRANCES

# EXCLUSIVE ENTRANCES ON ALBEE SQUARE W.
# ADJACENT TO COREPOWER YOGA BROOKLYN FLAGSHIP




conceptual rendering

# DEDICATED ENTRANCES

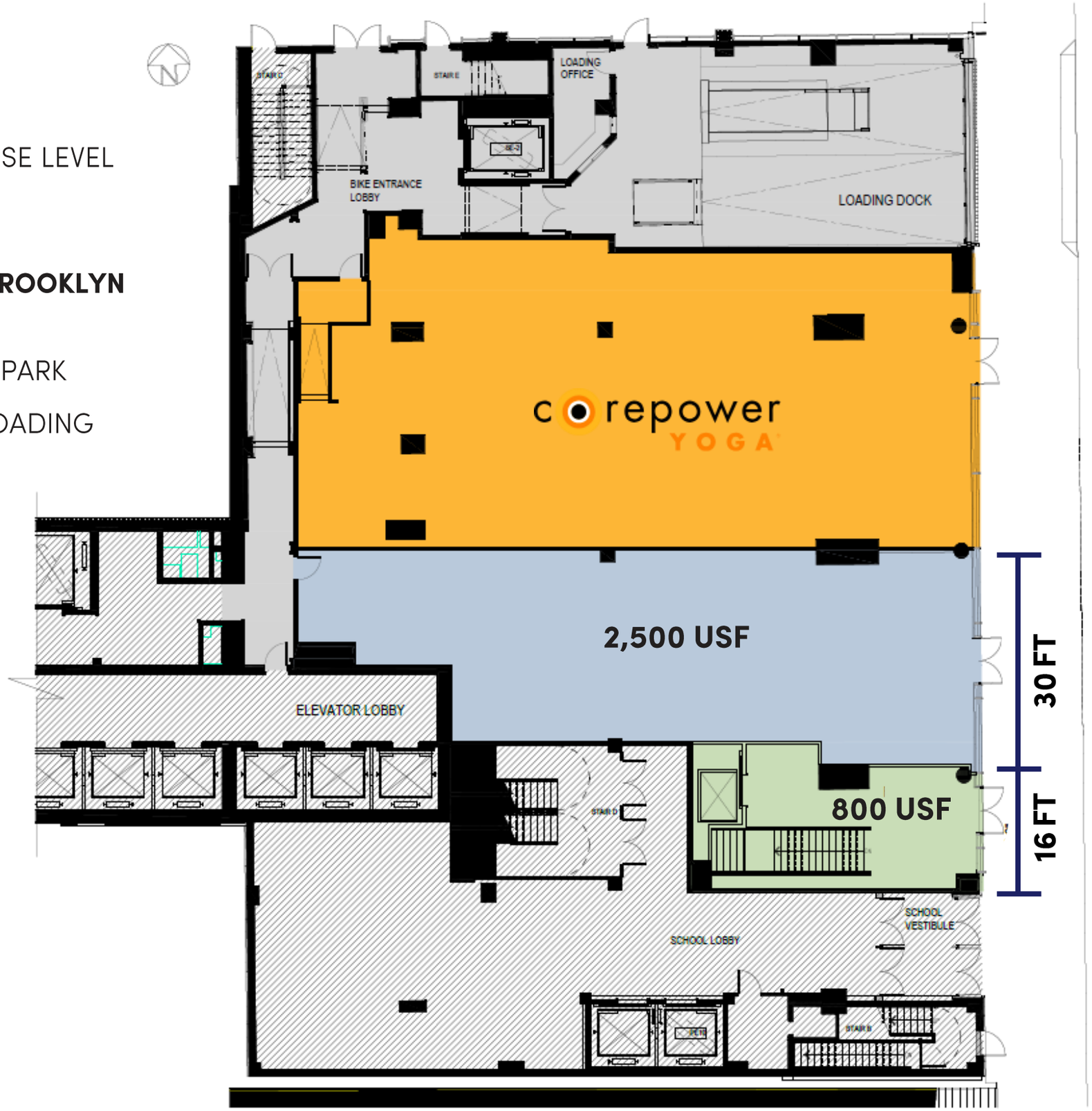


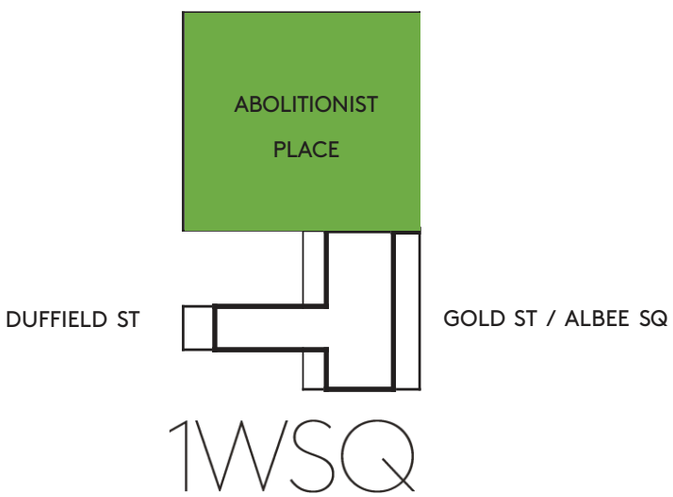

# FRONTAGES OF 16 FT & 30 FT

conceptual rendering

# GROUND FLOOR

- **2,500 USF**
- **800 USF** CONNECTED TO CONCOURSE LEVEL
- **17 ½ FT** CEILING HEIGHT
- ADJACENT TO **COREPOWER YOGA BROOKLYN FLAGSHIP**
- NEIGHBORING ABOLITIONIST PLACE PARK
- DIRECT ACCESS TO THE BUILDING LOADING DOCK



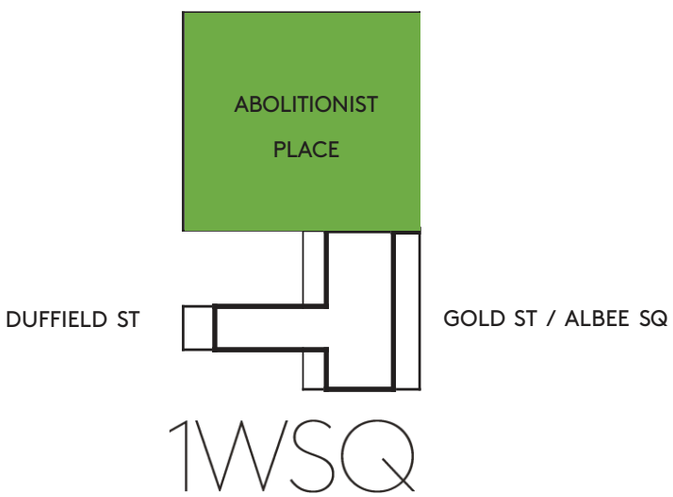




NOTE: ALL CONDITIONS ARE APPROXIMATE SUBJECT TO FIELD VERIFICATION.

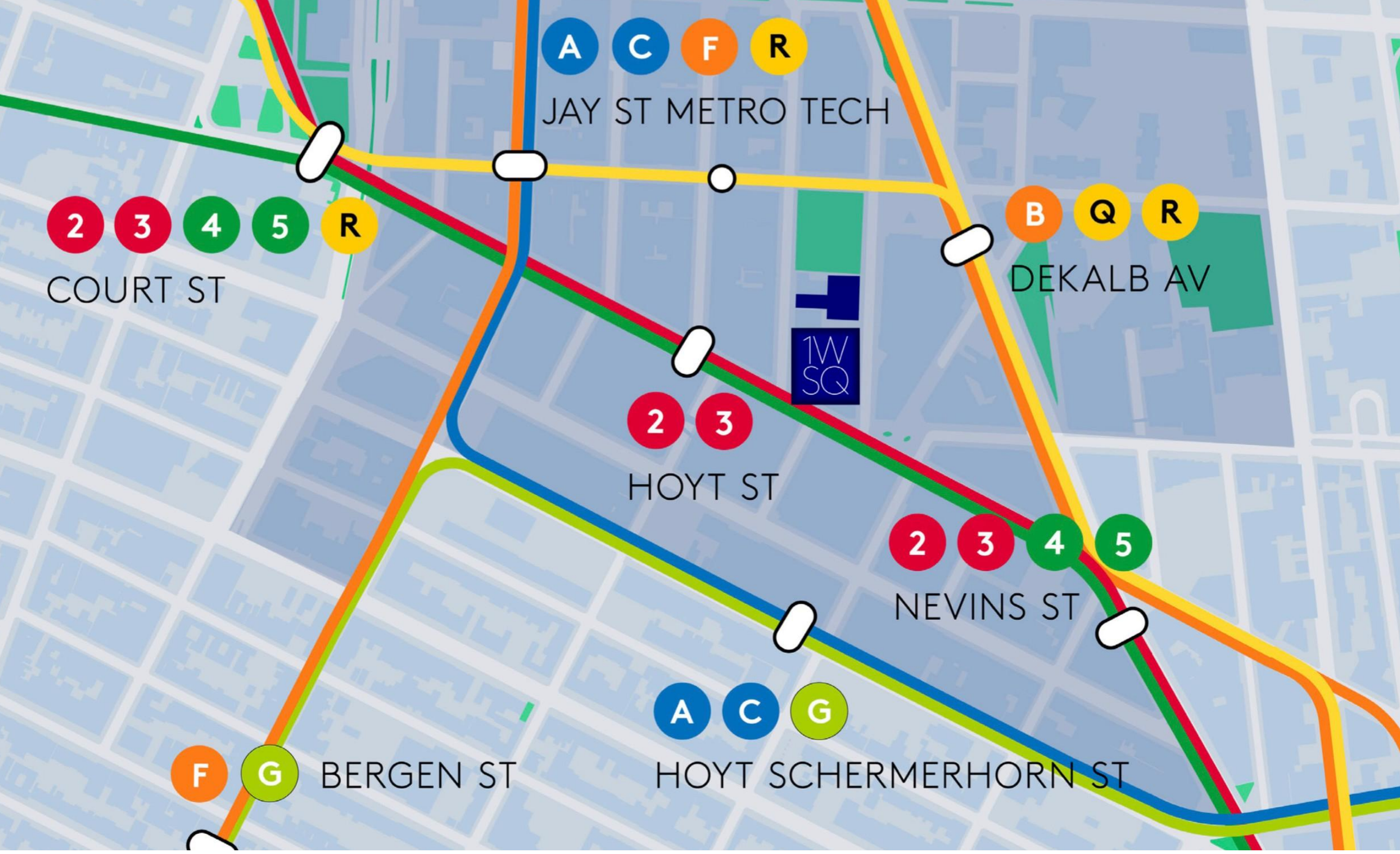
# CONCOURSE LEVEL

- **7,000 USF**
- **14 FT** CEILING HEIGHT




NOTE: ALL CONDITIONS ARE APPROXIMATE SUBJECT TO FIELD VERIFICATION.




## 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 |

# DOWNTOWN BROOKLYN STATISTICS

## Residential Statistics

**23,000+**

*New housing units constructed since 2004 (78% are rentals)*

**8,600+**

*New housing units under construction + planned*

**4,800+**

*New affordable housing units constructed since 2004 (20% of total units built)*

**35%**

*35% of Downtown Brooklyn's housing units were completed in the past five years (2020-2024)*

**81%**

*Of all new housing units since 2004 are rentals*

**65,000+**

*Total Population*

**16.5%**

*Population Growth Since 2018 (more than 3x the rate of NYC)*

**2.0**

*Average household size*

**77%**

*of residents have a Bachelor's, Graduate or Professional Degree*

**$156,977**

*Median household income*

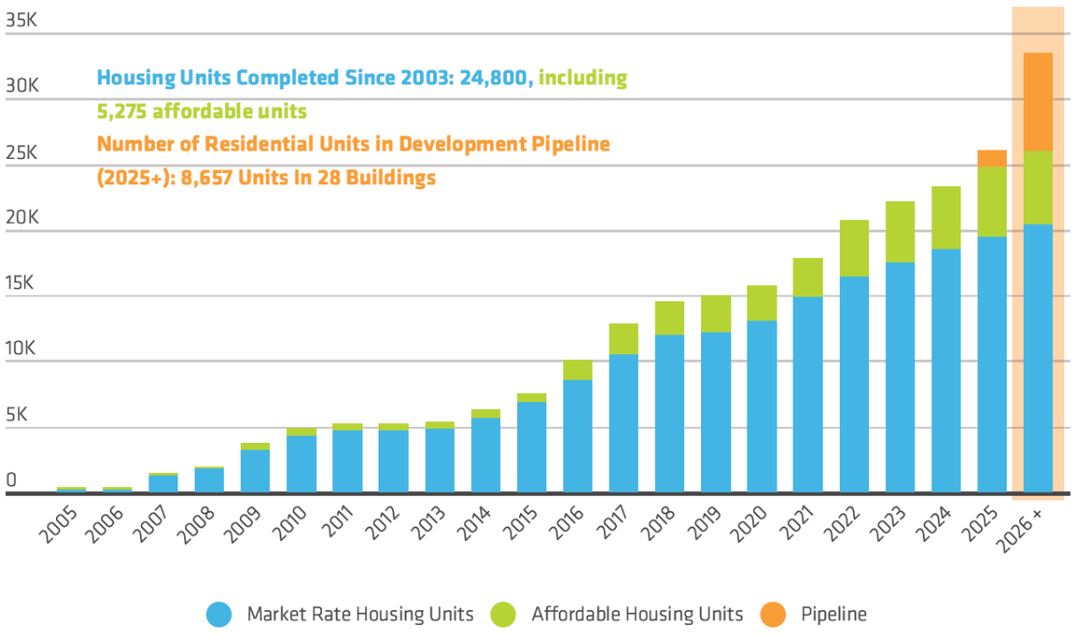
**23%**

*Residents are foreign born*

**35,000**

*Total university students enrolled in Downtown Brooklyn (full and part time)*

## Residential Development by Year




*Source: Downtown Brooklyn Partnership Development Matrix since the 2004 rezoning*

## Retail Statistics

**245+**

*Restaurants +Bars, including over 30 vendors located in food halls*

**200+**

*Storefront services*

**140+**

*Retail shops*

**60%**

*Of all retail businesses are locally-owned (rather than national chains)*

**2,300+**

*Hotel rooms across 10 hotels*

**$1.7 Billion**

*Estimated Downtown Brooklyn sales volume, 2022*

**$4.4 Billion**

*Estimated disposable income of residents living in Downtown Brooklyn, 2021*

# NEIGHBORHOOD



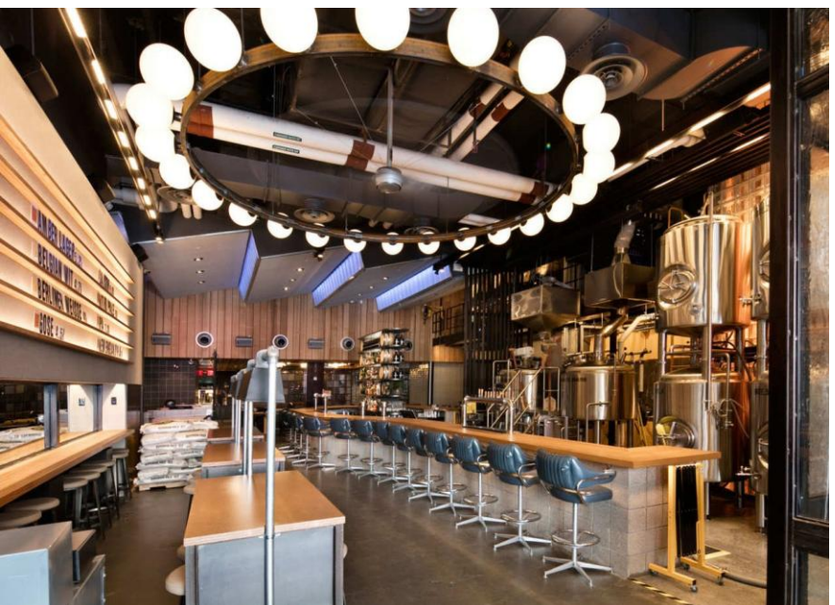















**JACOB JEROME**
Principal
T 212 608-5100
jacob@jembrealty.com

JEMB
REALTY




**GENERAL INQUIRIES:** JEMBREALTY.COM