



1WSQ

1 WILLOUGHBY SQUARE
BROOKLYN

PRIME RETAIL
FLAGSHIP
OPPORTUNITY

**AT THE BASE OF
BROOKLYN'S
TALLEST OFFICE
BUILDING**



80 FEET OF FRONTAGE
ON ALBEE SQUARE FACING CITY POINT

conceptual rendering



UNIQUE SIGNAGE OPPORTUNITY
FACING WILLOUGHBY SQUARE PARK

conceptual rendering



WILLOUGHBY SQUARE PARK

A 1.15-acre, street-level, public open green space, directly neighboring **1 Willoughby Square**.

The project is part of the Downtown Brooklyn Redevelopment Plan, a set of space and infrastructure commitments made in 2004 to reinvigorate the neighborhood and celebrate the area's unique heritage.

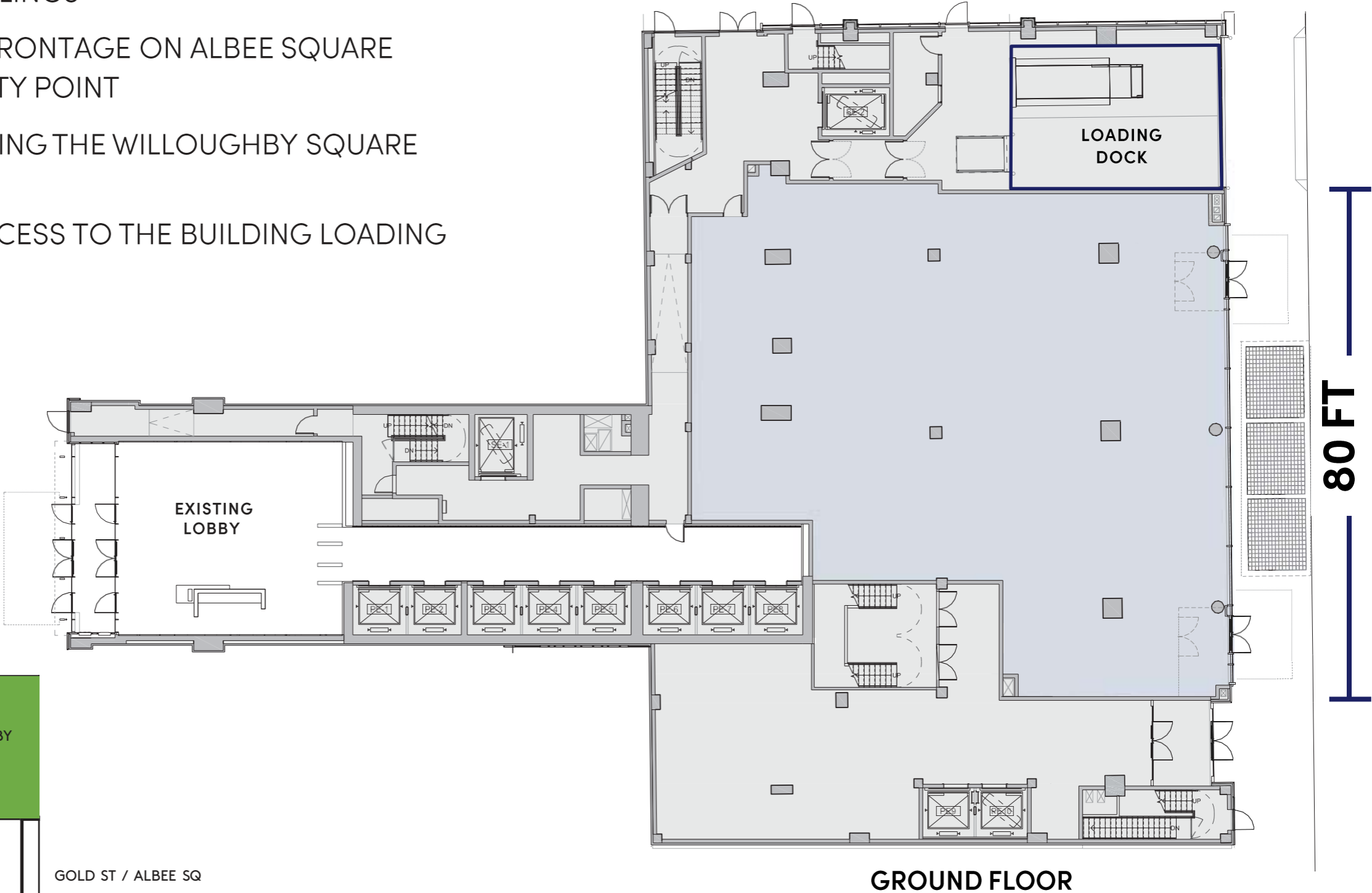
The park is scheduled to open in fall 2023, and will feature new community amenities, and permanent public artwork commemorating the abolitionist history of the neighborhood.



Willoughby Square Park north west view.
Rendering: Hargreaves Jones

GROUND FLOOR: 6,500 SF

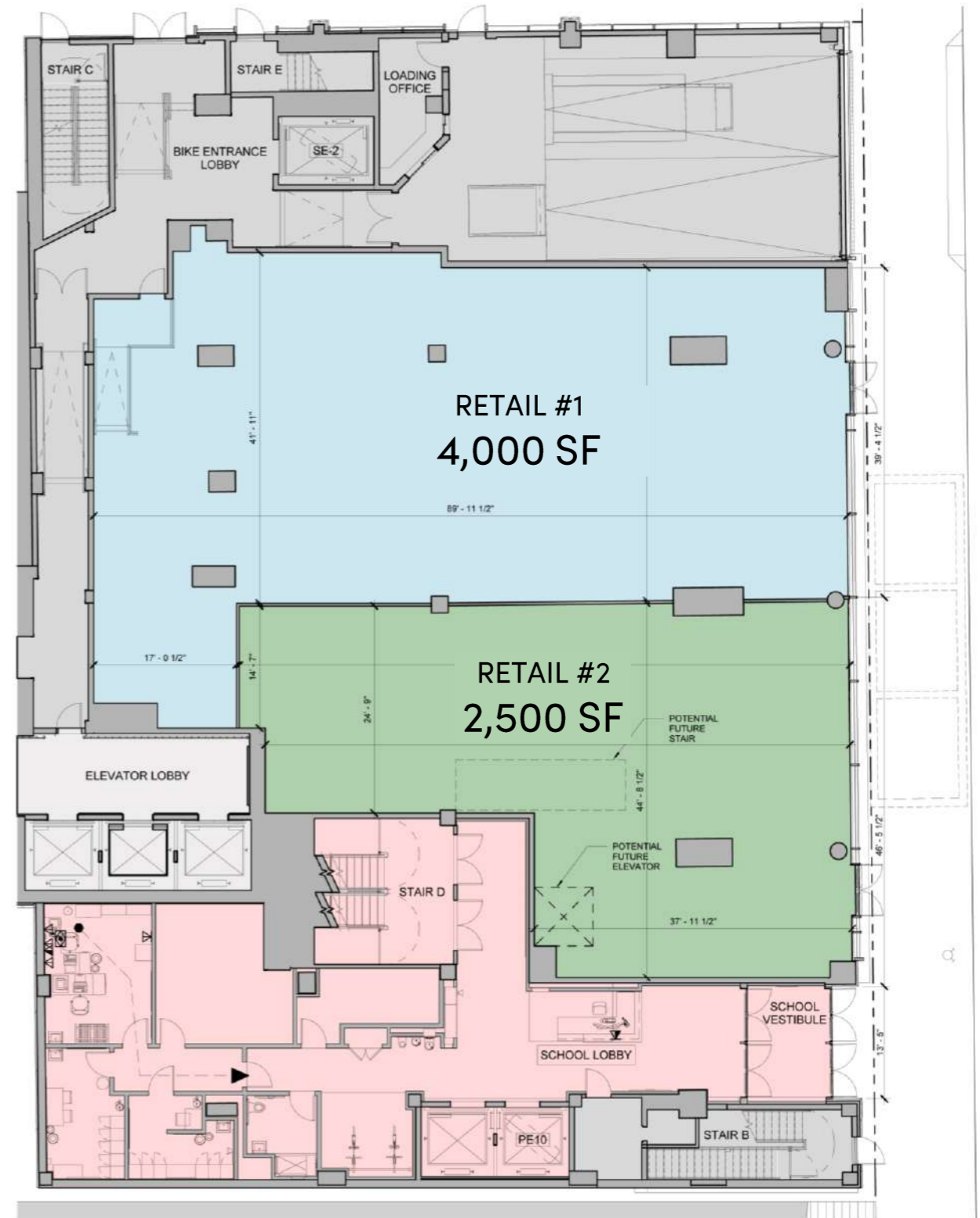
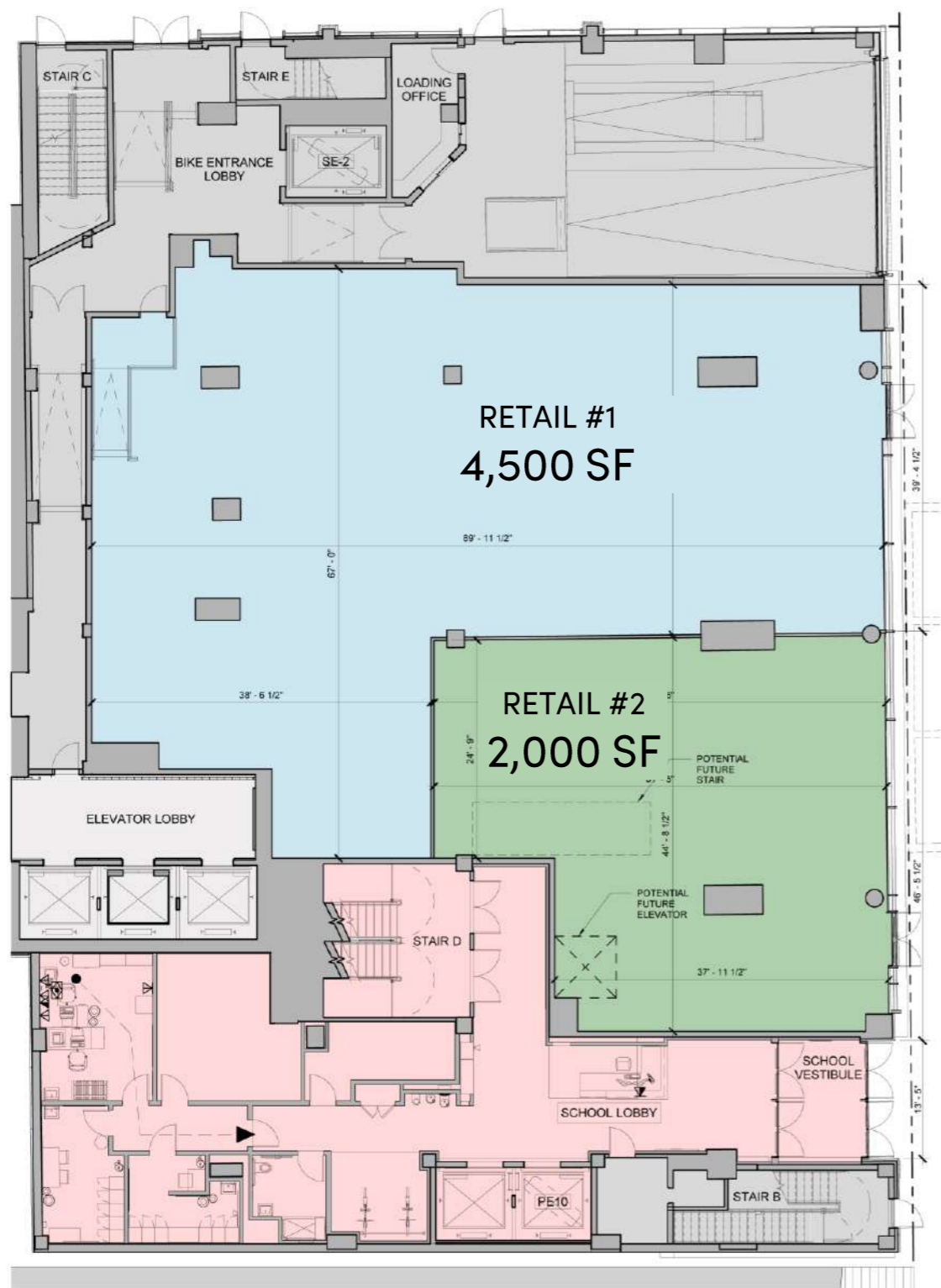
- 17 ½ FT CEILINGS
- 80 FT OF FRONTAGE ON ALBEE SQUARE FACING CITY POINT
- NEIGHBORING THE WILLOUGHBY SQUARE PARK
- DIRECT ACCESS TO THE BUILDING LOADING DOCK



GROUND FLOOR

NOTE: ALL CONDITIONS ARE APPROXIMATE SUBJECT TO FIELD VERIFICATION.

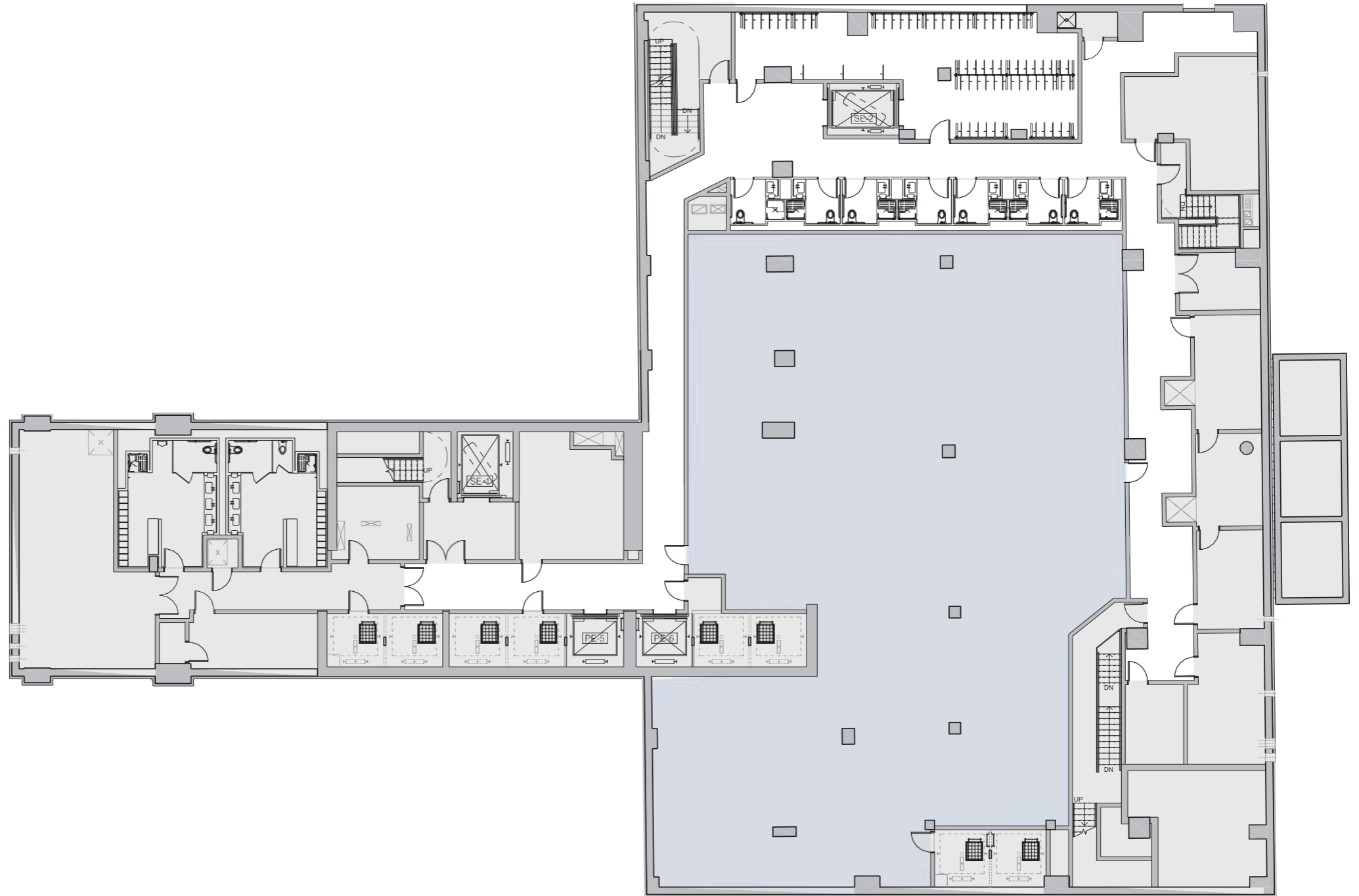
GROUND FLOOR – POTENTIAL DIVISIONS



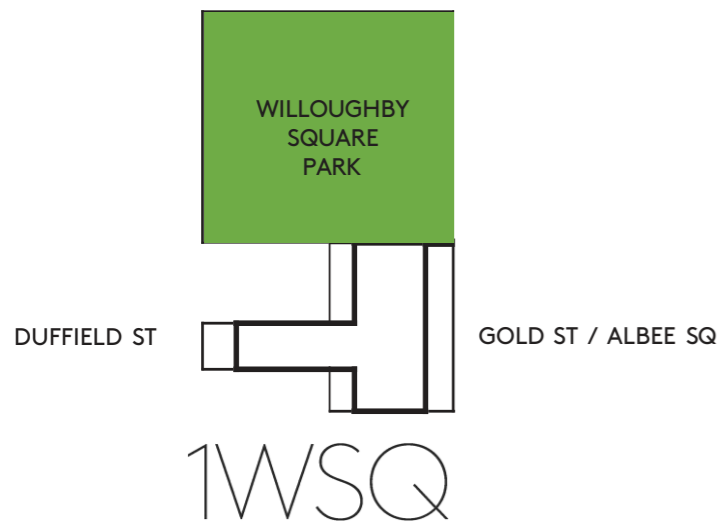
NOTE: ALL CONDITIONS ARE APPROXIMATE SUBJECT TO FIELD VERIFICATION.

CONCOURSE LEVEL: 6,500 SF

- 14 FT CEILINGS



CONCOURSE LEVEL



NOTE: ALL CONDITIONS ARE APPROXIMATE SUBJECT TO FIELD VERIFICATION.

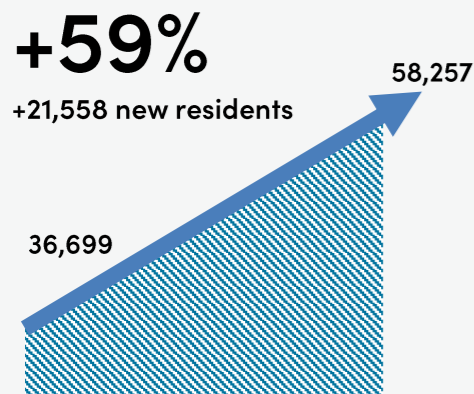
Downtown Brooklyn by the numbers



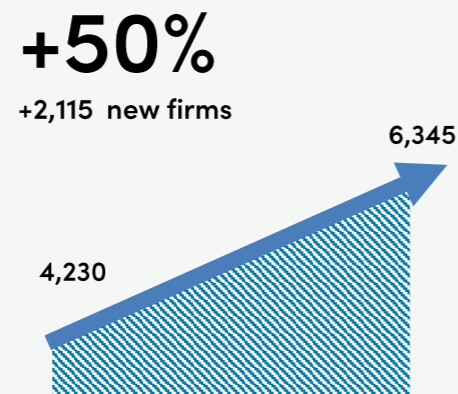
Sources: U.S. Census Bureau American Community Survey (ACS) 2016-2020
All photos: Downtown Brooklyn Partnership

One of America's **fastest-growing** downtowns

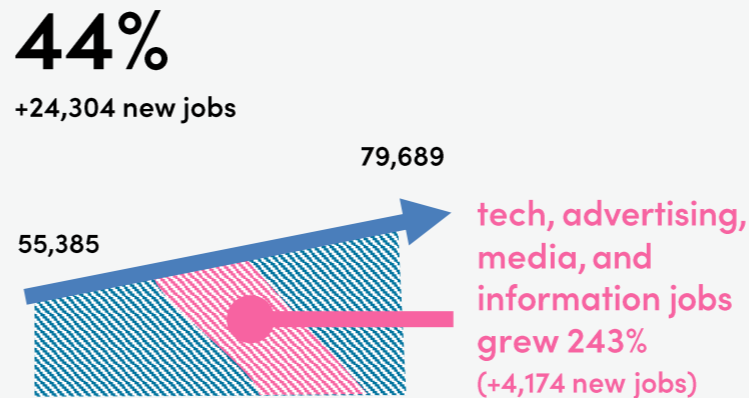
Population Growth (2010-2020)



Business Growth (2010-2020)



Job Growth (2010-2020)



1WSQ
BROOKLYN'S
TALLEST
OFFICE
BUILDING

Sources: U.S. Census Bureau; New York State Department of Labor; Quarterly Census of Employment and Wages (QCEW)

DOWNTOWN BROOKLYN

BROOKLYN HEIGHTS
 TOTAL POPULATION -
 .75MILES FROM SITE:
65K
 AVERAGE HHI:
\$199K

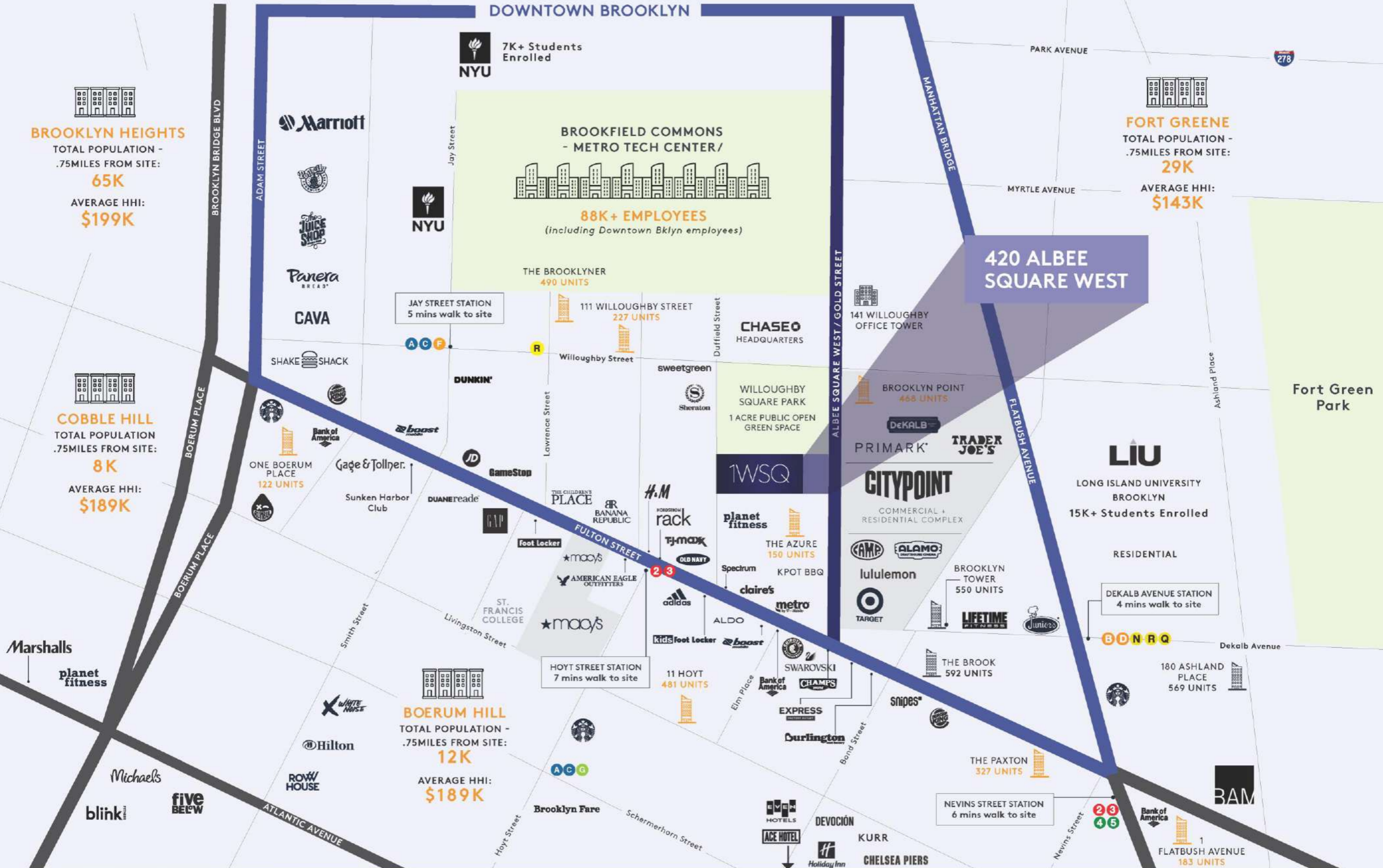
COBBLE HILL
 TOTAL POPULATION
 .75MILES FROM SITE:
8K
 AVERAGE HHI:
\$189K

BOERUM HILL
 TOTAL POPULATION -
 .75MILES FROM SITE:
12K
 AVERAGE HHI:
\$189K

FORT GREENE
 TOTAL POPULATION -
 .75MILES FROM SITE:
29K
 AVERAGE HHI:
\$143K

BROOKFIELD COMMONS - METRO TECH CENTER/
88K+ EMPLOYEES
 (including Downtown Bklyn employees)

420 ALBEE SQUARE WEST



Existing Developments (orange square) Future Developments (grey square)

20K Completed Residential Units
7K Under Construction Residential Units
13 Subway Lines
3K Businesses
\$198K Average HHI
65K Total Population
86K Daytime Population

AREA RETAIL + DRIVERS MAP

MANHATTAN

TO
BROOKLYN



BOERUM
HILL

5
MINUTES

BROOKLYN
HEIGHTS

10
MINUTES

COBBLE
HILL

10
MINUTES

FORT
GREENE

10
MINUTES

PARK
SLOPE

15
MINUTES

TO
BROOKLYN



WILLIAMS-
BURG

15
MINUTES

SUNSET
PARK

15
MINUTES

BAY
RIDGE

20
MINUTES

FLATBUSH

20
MINUTES

CROWN
HEIGHTS

20
MINUTES

TO
MANHATTAN



WALL
STREET

10
MINUTES

UNION
SQUARE

16
MINUTES

PENN
STATION

17
MINUTES

ROCKEFELLER
CENTER

20
MINUTES

COLUMBUS
CIRCLE

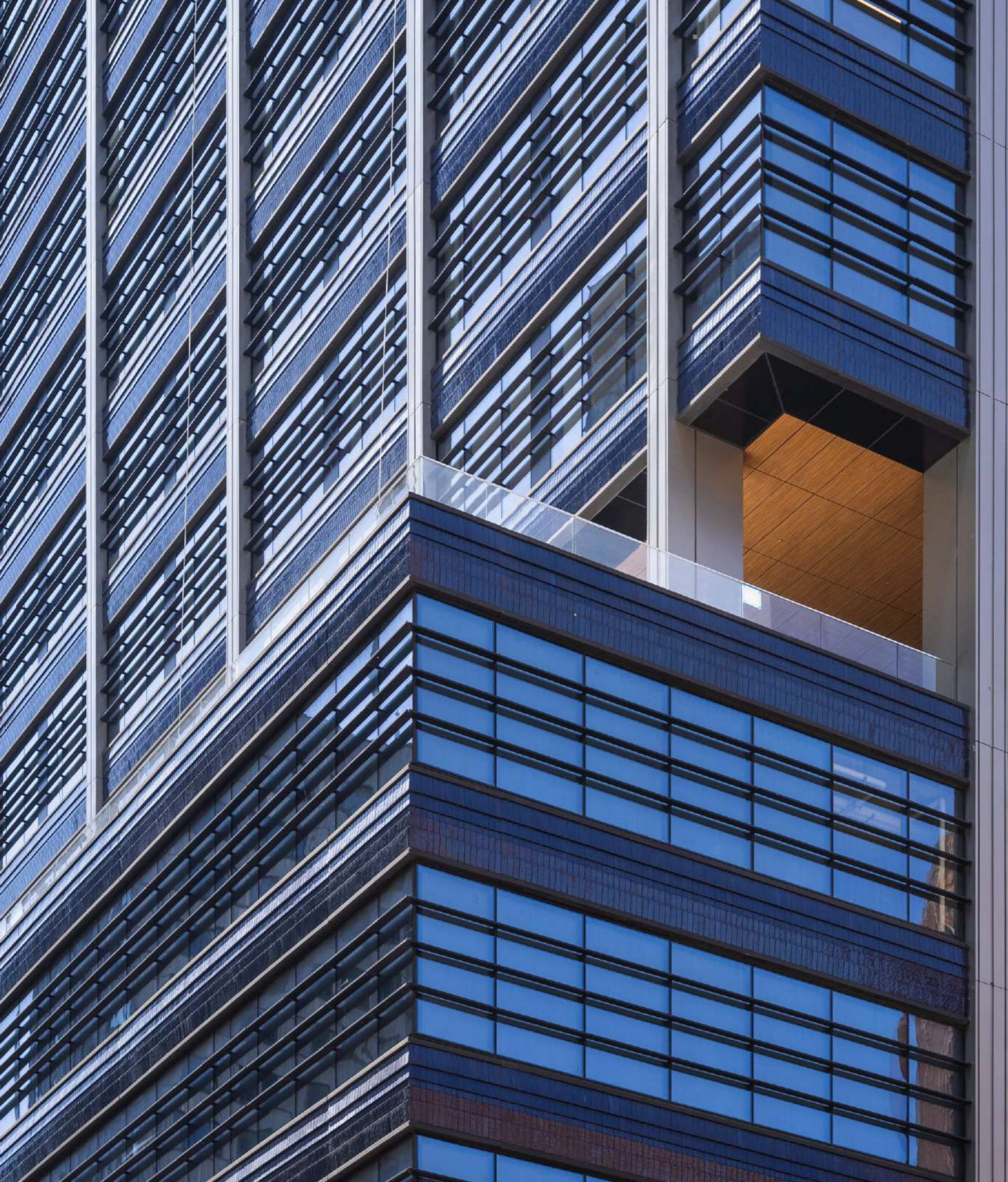
25
MINUTES

GREAT ACCESSIBILITY









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