

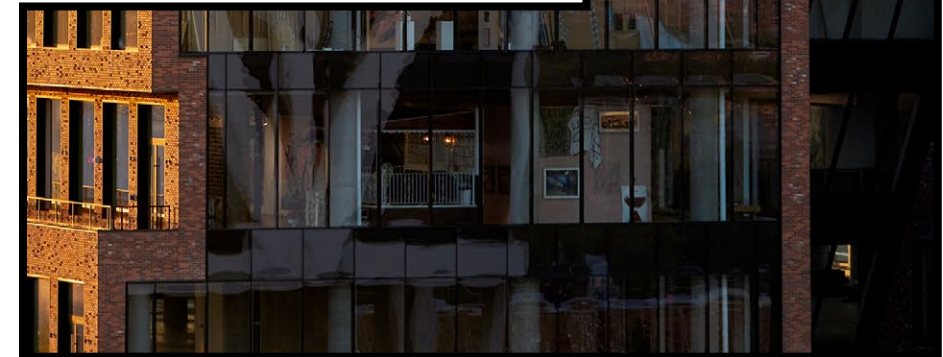
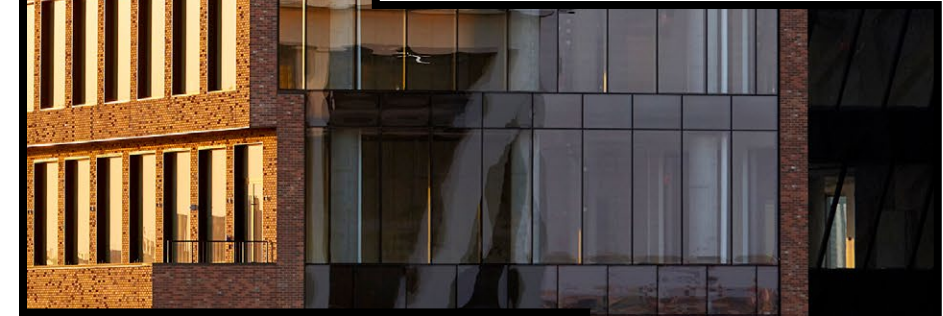
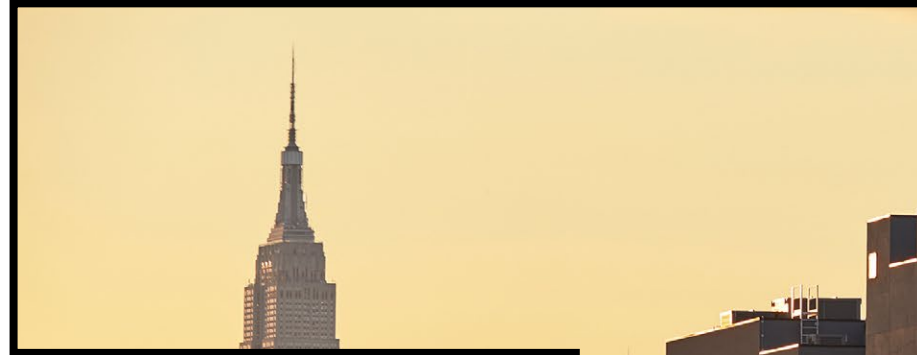
# 25 KENT

This is how **BKLYN** does office.



# Contents

- Overview
- Availability
- Neighborhood
- Amenities
- Floor Plans
- Specs
- Contact



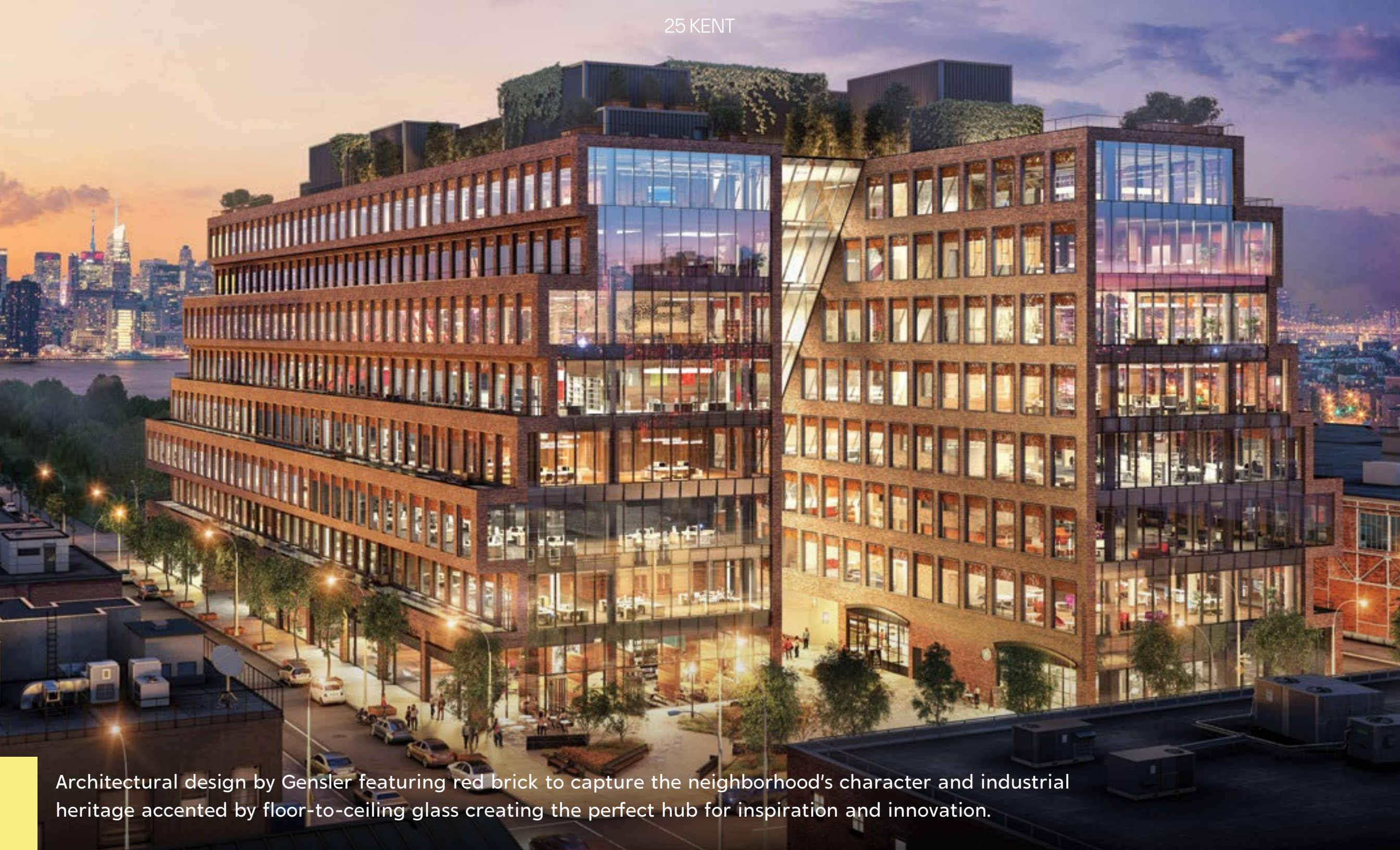


# 25 Kent is the new definition of office culture.

: Unreal Views // Floor-to-Ceiling Windows // Terraces on Every Level //  
State-of-the-Art Fitness Center // Activated Rooftop // Authentic Brooklyn Vibe

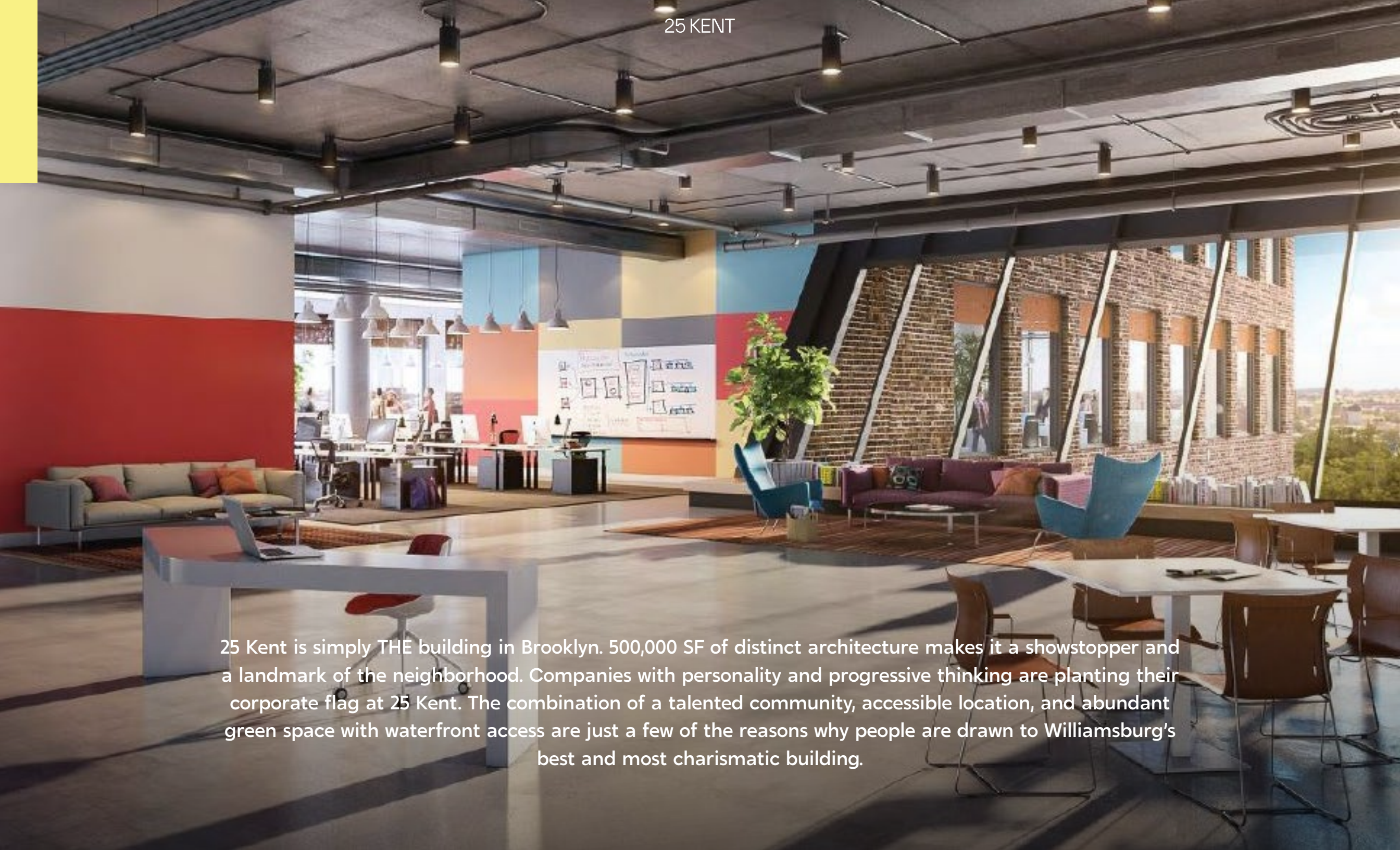






Architectural design by Gensler featuring red brick to capture the neighborhood's character and industrial heritage accented by floor-to-ceiling glass creating the perfect hub for inspiration and innovation.





25 Kent is simply THE building in Brooklyn. 500,000 SF of distinct architecture makes it a showstopper and a landmark of the neighborhood. Companies with personality and progressive thinking are planting their corporate flag at 25 Kent. The combination of a talented community, accessible location, and abundant green space with waterfront access are just a few of the reasons why people are drawn to Williamsburg's best and most charismatic building.



# Let the sunshine in and creativity flow.

With 64,000 SF full-floor to 8,000 SF partial floor opportunities,  
25 Kent offers a blank canvas to custom-build your company's culture.

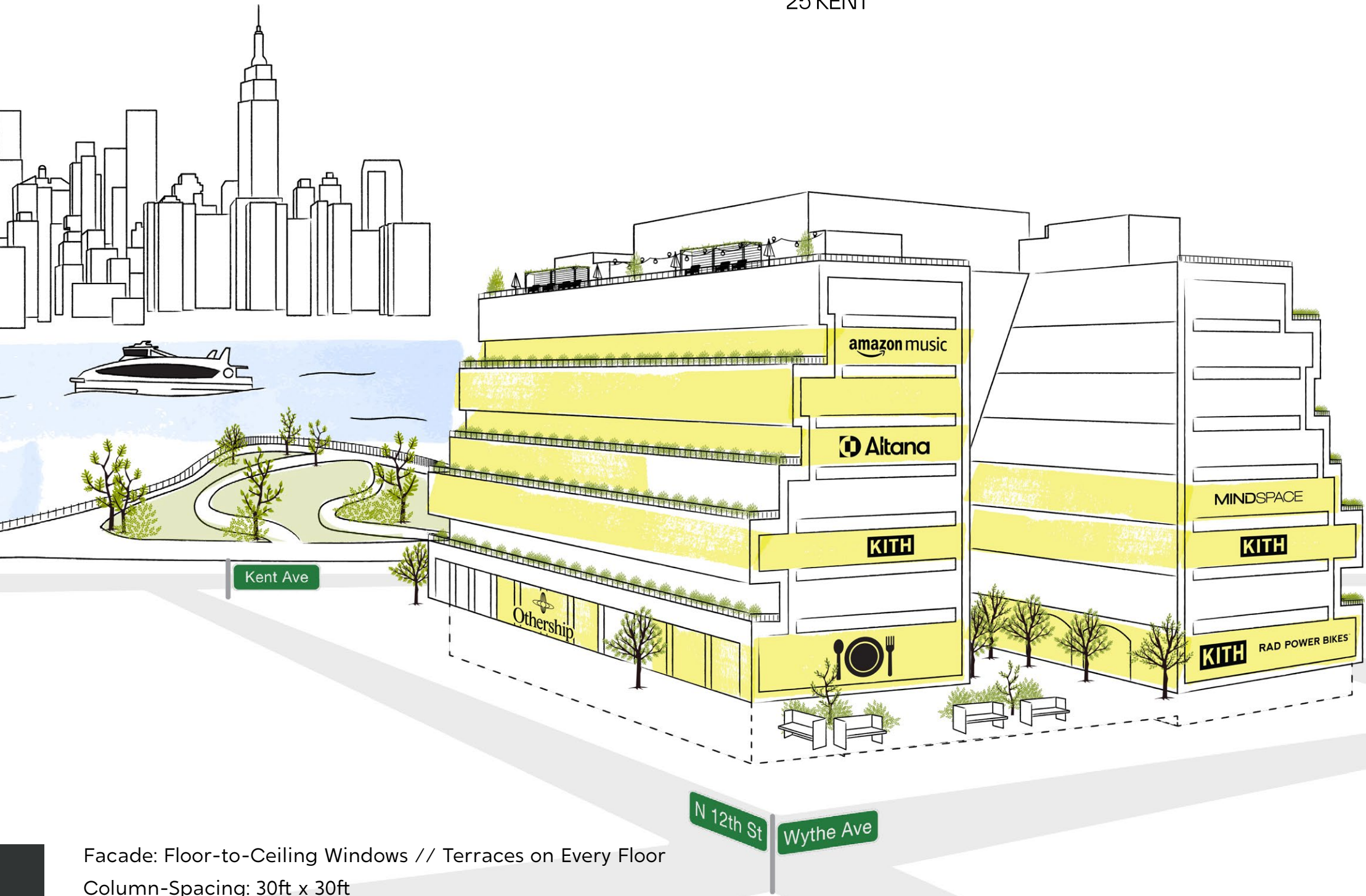








# 25 KENT



CLICK A FLOOR BELOW TO VIEW PLAN

## Availability

- 8: 57,350 RSF [+3,600 SF Terrace]
- 7: 30,378 RSF [+1,260 SF Terrace]
- 6: 33,704 RSF [+1,800 SF Terrace]
- 5: 44,026 RSF [+2,145 SF Terrace]
- 4: 11,590 RSF [+1,020 SF Terrace]
- 3: LEASED
- 2: 60,486 RSF [+5,600 SF Terrace]
- GL Retail: 14,077 USF
- LL Retail: 15,110 USF

Facade: Floor-to-Ceiling Windows // Terraces on Every Floor  
Column-Spacing: 30ft x 30ft  
Ceiling Heights: Lower & Ground Level 21ft // Floors 2-8 15ft







# Where neighborhood matters.

Williamsburg has long been a neighborhood that defies convention, and this enduring spirit is embodied by 25 Kent. This exceptional location immerses you in a vibrant tapestry of trendsetting retail, stylish hotels, boutique shops, inviting cafes, thriving art scenes, and a culinary mecca. Nestled along the waterfront of Williamsburg, and seamlessly connected to the burgeoning residential growth in Greenpoint, 25 Kent presents an ideal opportunity for companies seeking to attract new creative talent.





# Your neighborhood by the numbers.



**38,250** : Apartment Units in Williamsburg and Greenpoint with Another 20% Currently Under Construction //

**1,600** : Hotel Rooms in Williamsburg and Greenpoint as well as 638 within 2 blocks of 25 Kent //

**25%** : Of Brooklyn Residents are Aged 20-34, Making for a Thriving and Vibrant Culture //

**740K** : Big Box Tenants Have Leased Since 2018 //

**\$145K** : Average Household Income for Surrounding Area //

**2.7M** : Total Population for the Greater Brooklyn Area //

**500+** : Companies Make Brooklyn One of the Nations Leaders in the Innovation Sector //

**8** : Michelin-Starred Restaurants in the Area, as well as 37 Bib Gourmand Restaurants //

**20+** : Craft Breweries in the Area make Brooklyn the Craft Beer Capital in NY //

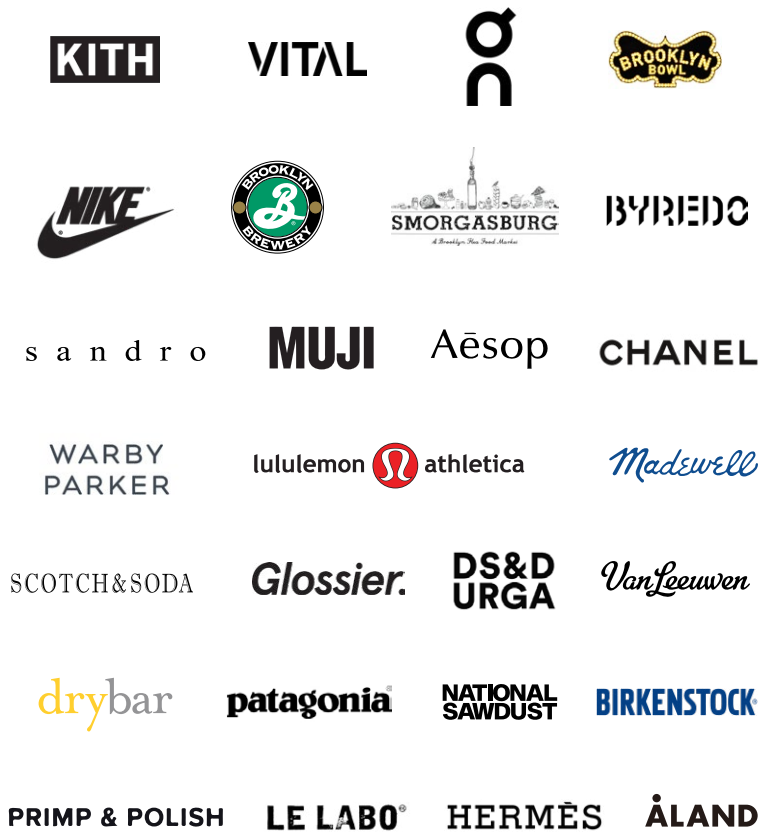


# Surrounded by only the best.

## // Corporate



## // Retail & Lifestyle



## // Hotels







: Chef-driven Eateries //



: Eclectic Nightlife //



: Live Music //



: Brooklyn Brewery //



: Brooklyn Bowl //



: Convenient Accessibility //



: Movies & Entertainment //



: Farmers Markets & Street Vendors //



# Transit



## Nearby Subway Lines

**L** Bedford Ave  
: 8 Min Walk //

**G** Nassau Ave  
: 7 Min Walk //



## Nearby Bus Lines

**B32** Kent Ave & N 14 St  
: <1 Min Walk //

**B62** Bedford & N 11 St  
: 3 Min Walk //



## Nearby Ferry Lines

East River NYC Ferry  
(N Williamsburg)  
: 9 Min Walk //



## Citi Bike Locations

Wythe and N 13 St  
: 0 Min Walk //

N 12 St & Bedford Ave  
: 3 Min Walk //

Or take your own bike door-to-door  
and park in our secure bike room



275 Space Onsite Parking  
Garage with Valet and 10  
EV Charging Stations







**25 Kent is surrounded by 73 acres of park space.**

### **Bushwick Inlet Park**

- : 27-acre Park Located in Front of 25 Kent
- : Unobstructed & Protected Views of Manhattan Waterfront
- : Completion in Phases Between 2022 and 2024
- : Contiguous with Active 11-acre Marsh P. Johnson State Park

### **McCarren Park**

- : 35-acre Campus, the Largest Park Accessible to the Community
- : Running Track, Tennis Courts, Outdoor Movies & Live Music Festivals
- : 5-minute Walk from 25 Kent



# Choose your daily adventure.

Start the day with a workout and meditation. Grab a complimentary scooter and pick up lunch from a local eatery. Stroll through the plaza breezeway shops and reward yourself at the end of the day with a cocktail and sunset views of Manhattan from the rooftop terrace. 25 Kent has amenities that create the perfect work-life balance.





# Meditation or mountain, it's your choice.





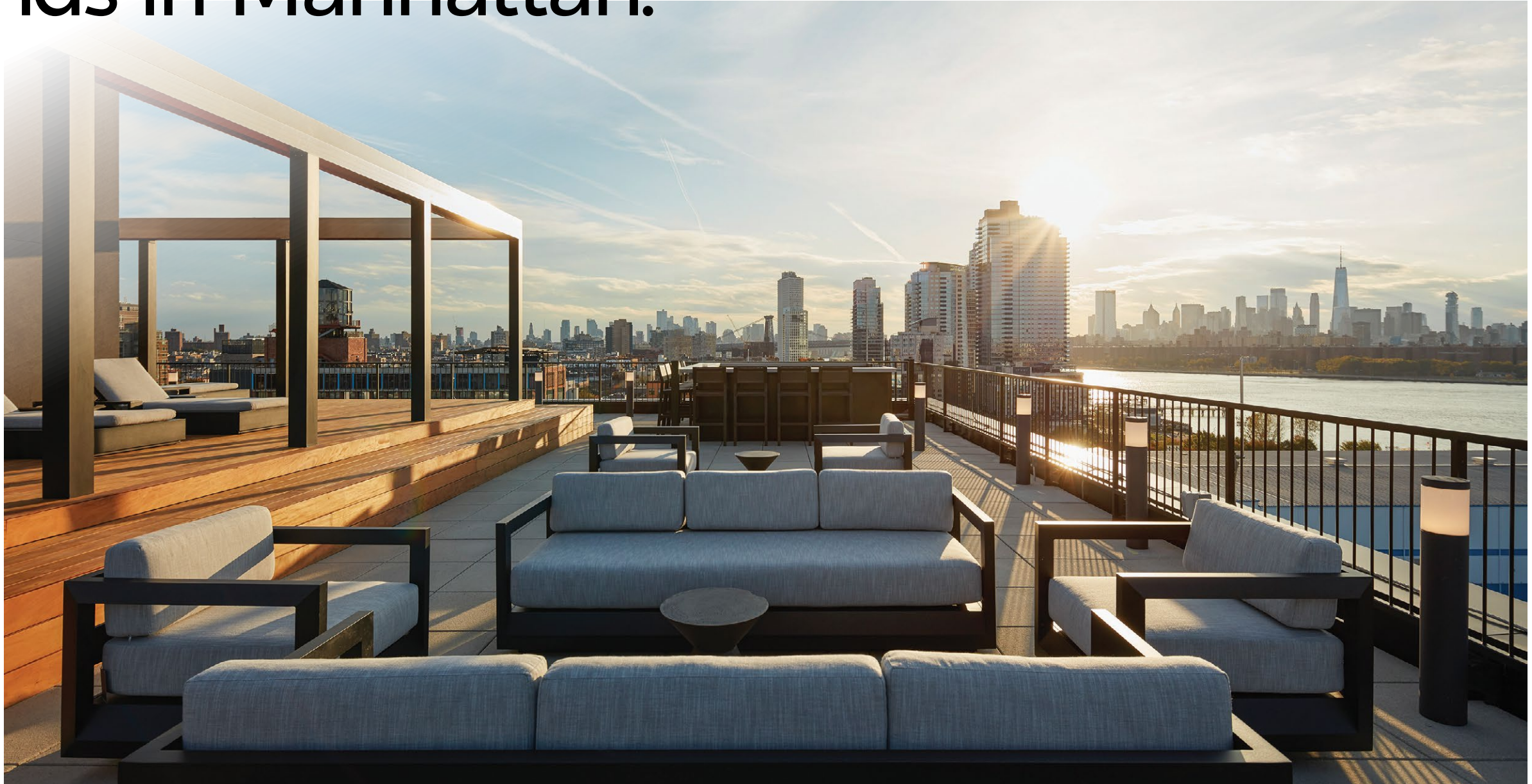


**The lower level boasts the most inspiring tenant-only fitness and wellness center to sweat, move or take a moment for yourself.**

: Ultramodern Gym with Programming // Weight Training // Yoga // Spinning // 20 Foot Bouldering Wall // Meditation Pods // Spa-inspired Locker Rooms



# Wave hello to your friends in Manhattan.





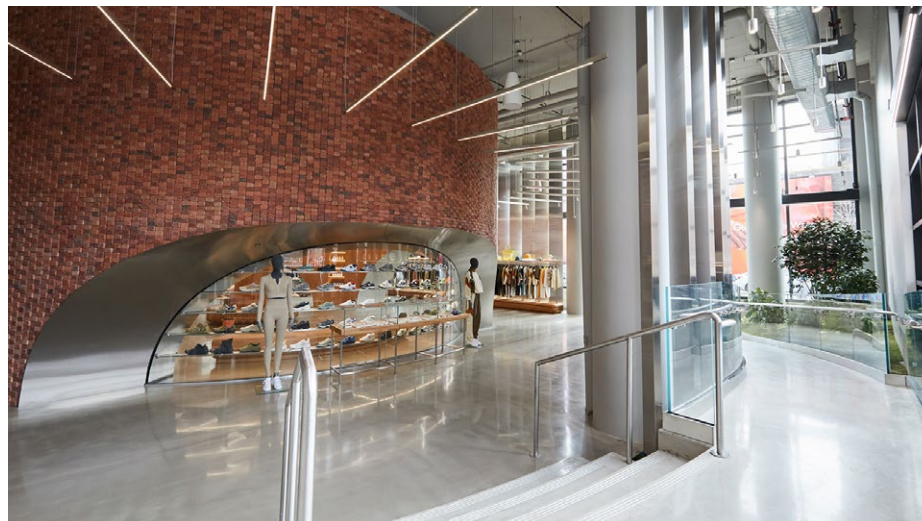


**Level up on our 12,000 SF rooftop paradise with envy-worthy views.**

: Undulating Grass & Pastoral Landscaping // Ergonomic Seating // Full-service Bar // State-of-the-art Sound System // Panoramic River & City Views



# Be a trendsetter.



The ground floor retail is activated with innovators and makers, from chef-driven concepts to lifestyle companies that inspire our daily habits. The plaza breezeway is the thread that ties the neighborhood to 25 Kent.





**Convenience at your fingertips with a full-service building app.**

: Virtual Access Card // Tenant Services & Reservations // Event Schedule // Health & Wellness Ideas // Neighborhood Happenings



# Flex and temp solutions available.



## MINDSPACE

Situated on the 4th Floor of 25 Kent is a 37,000 SF boutique and highly flexible workspace with a variety of configurations—the perfect short-term solution for your company while your dream space is being built out.





# As if you needed another reason, here are the incentives.



## **: Commercial Rent Tax (CRT) //**

No rental tax, unlike Manhattan that charges a 3.9% tax to anyone who spends more than \$250K in rent in business districts.

## **: Relocation Employment Assistance Program (REAP) //**

Receive up to \$25 dollars per square foot as a tenant, and \$3,000 in annual benefits per full time employee at your company. This translates to an additional 20-30% annual rent savings for the average office tenant at 25 Kent.

## **: Energy Cost Savings Program (ECSP) //**

Office and BEU tenants at 25 Kent are eligible for a 45% rebate on regulated energy costs and 35% on regulated natural gas costs for a full 12-year benefit due to 25 Kent's status as a first generation Special Eligible Premises.



# Floor Plans





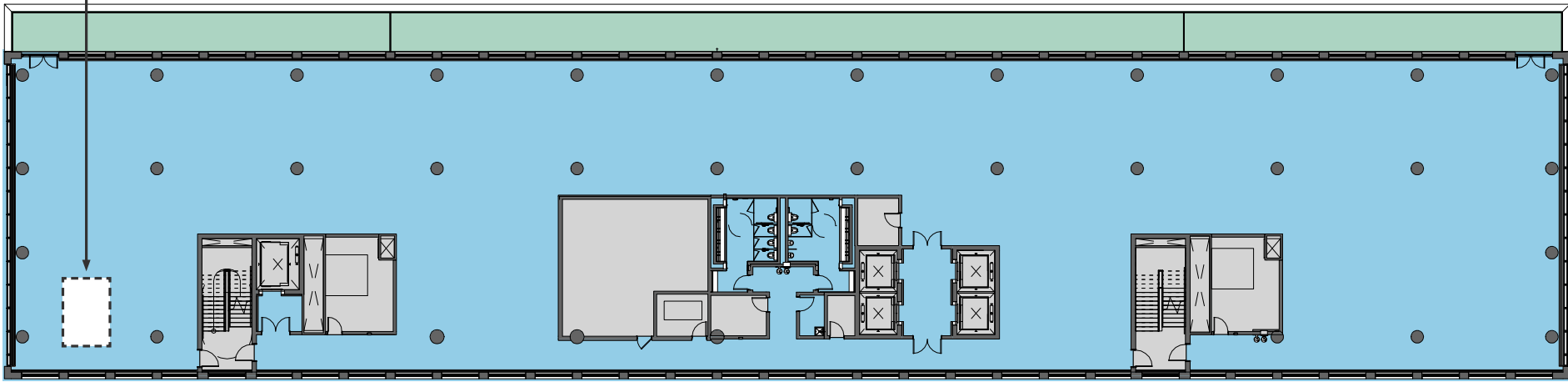
# 2nd Floor



- North Bar:  
29,497 RSF Maker's Space
- 2,800 SF Terrace
- South Bar:  
30,989 RSF Office Space
- 2,800 SF Terrace

Slab Cut to 3,360 SF  
Retail Space Below

N 13TH ST

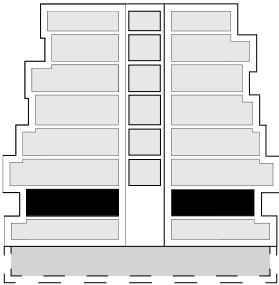


KENT AVE // NYC VIEWS

WYTHE AVE // BKLYN VIEWS



N 12TH ST



\*All reasonable demises will be considered.





# 2nd Floor-South Bar Potential Demise

## Suite A - 13,424 RSF

Terrace: 1,014 Net SF

WORKSPACE	SEATS
Executive Office	1
Private Office	3
Benching Desk (5'x4')	40
Reception	1
<b>TOTAL HEADCOUNT</b>	<b>45</b>
298 RSF/Person	

COLLABORATIVE SPACE	QTY
Conference Room	3
Open Collaboration	1
<b>TOTAL COLLABORATION</b>	<b>4</b>

SUPPORT	QTY
Pantry	1
Coat Closet	1
Copy Area	1
Wellness Room	1
IT Room	1
Phone Room	5

## Suite B - 5,379 RSF

Terrace: 755 Net SF

WORKSPACE	SEATS
Executive Office	1
Benching Desk (5'x4')	17
Reception	1
<b>TOTAL HEADCOUNT</b>	<b>19</b>
238 RSF/Person	

COLLABORATIVE SPACE	QTY
Conference Room	1
<b>TOTAL COLLABORATION</b>	<b>1</b>

SUPPORT	QTY
Pantry	1
Coat Closet	1
Copy Area	1
Wellness Room	1
IT Room	1
Phone Room	2

## Suite C - 12,186 RSF

Terrace: 1,015 Net SF

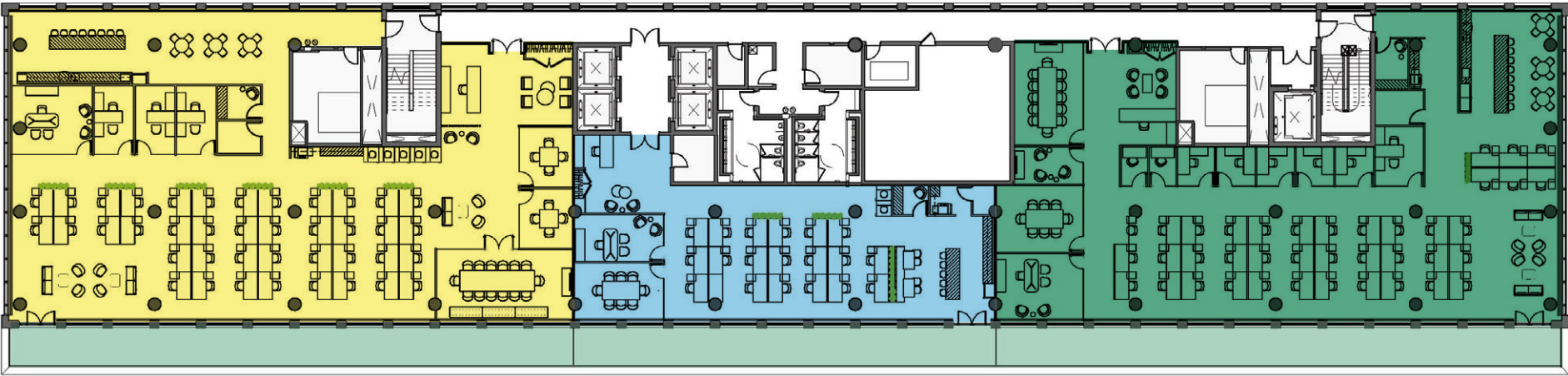
WORKSPACE	SEATS
Executive Office	1
Private Office	6
Benching Desk (5'x4')	33
Reception	1
<b>TOTAL HEADCOUNT</b>	<b>41</b>
297 RSF/Person	

COLLABORATIVE SPACE	QTY
Conference Room	3
Open Collaboration	1
<b>TOTAL COLLABORATION</b>	<b>4</b>

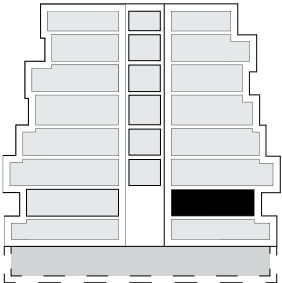
SUPPORT	QTY
Pantry	1
Coat Closet	1
Copy Area	1
Wellness Room	1
IT Room	1
Phone Room	2

KENT AVE // NYC VIEWS

WYTHE AVE // BKLYN VIEWS



N 12TH ST





# 4th Floor

Availability: 11,590 RSF // 1,020 SF Terrace



N 13TH ST

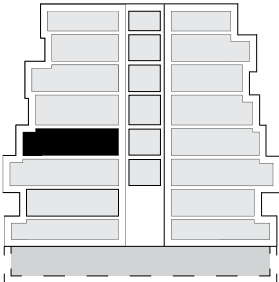
- LEASED
- AVAILABLE
- TERRACE
- SOUTH BATHROOMS  
(SHARED THROUGH COMMON CORRIDOR)

KENT AVE // NYC VIEWS

WYTHE AVE // BKLYN VIEWS



N 12TH ST



\*All reasonable demises will be considered.



# 5th Floor

Availability: 44,026 RSF // 2,145 SF Terrace

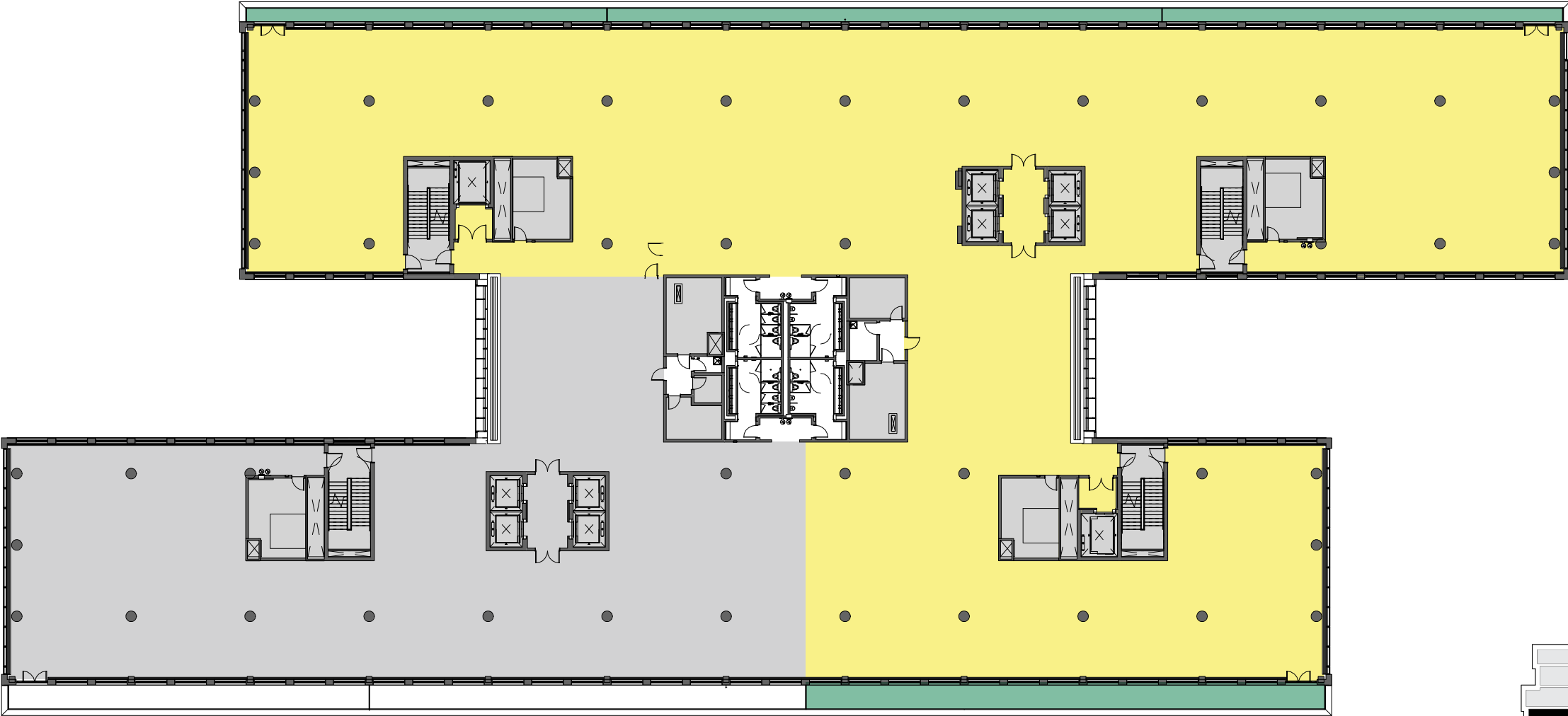


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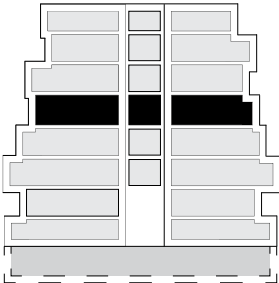
- LEASED
- AVAILABLE
- TERRACE

KENT AVE // NYC VIEWS

WYTHE AVE // BKLYN VIEWS



N 12TH ST



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# 6th Floor

Availability: 33,704 RSF // 1,800 SF Terrace

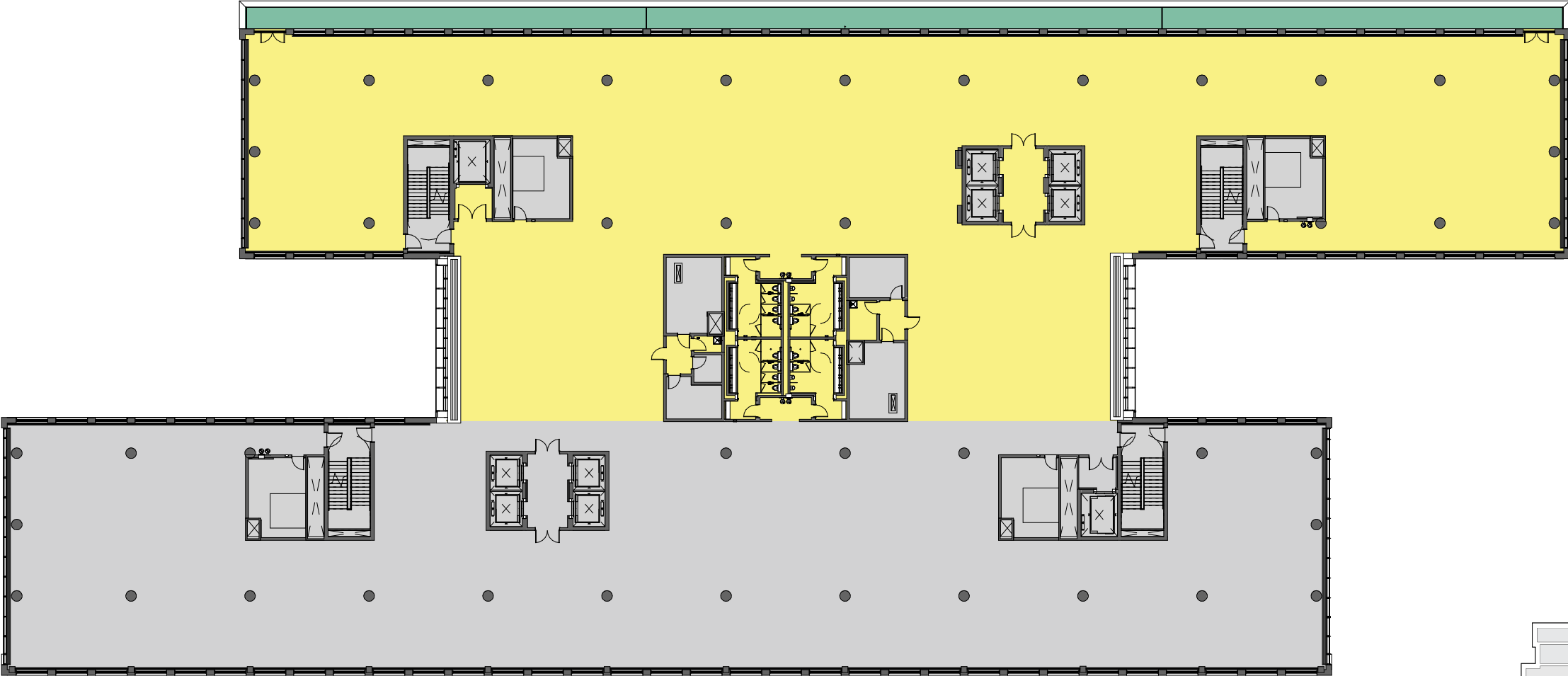


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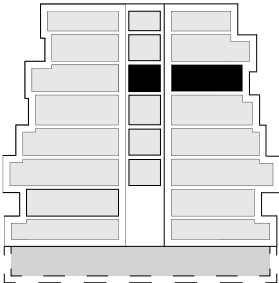
- LEASED
- AVAILABLE
- TERRACE

KENT AVE // NYC VIEWS

WYTHE AVE // BKLYN VIEWS



N 12TH ST





# 7th Floor

Availability: 30,378 RSF // 1,260 SF Terrace

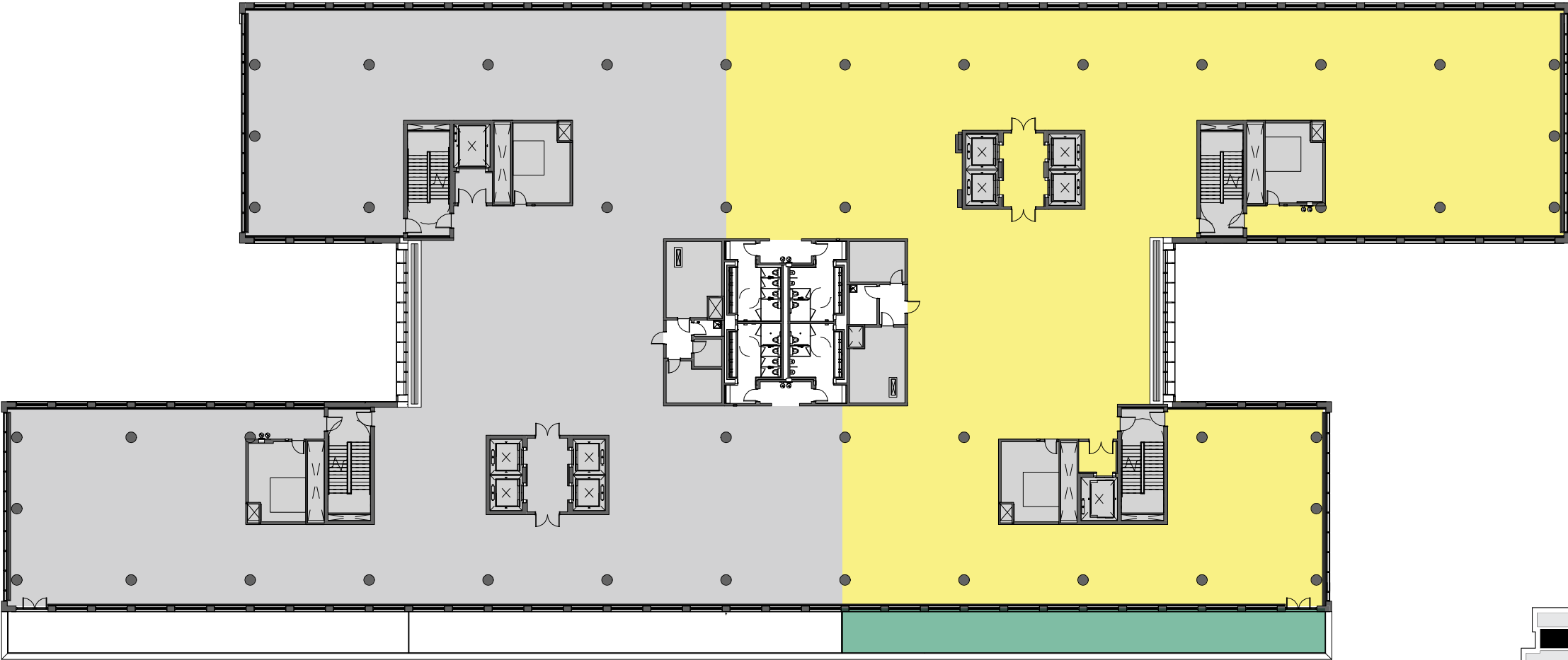


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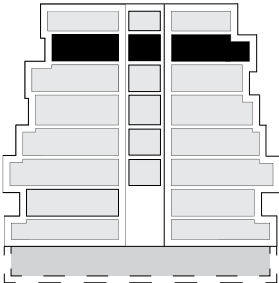
- LEASED
- AVAILABLE
- TERRACE

KENT AVE // NYC VIEWS

WYTHE AVE // BKLYN VIEWS



N 12TH ST



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25 KENT

# 8th Floor - Full Floor Opportunity

57,350 RSF // 3,600 SF Terrace

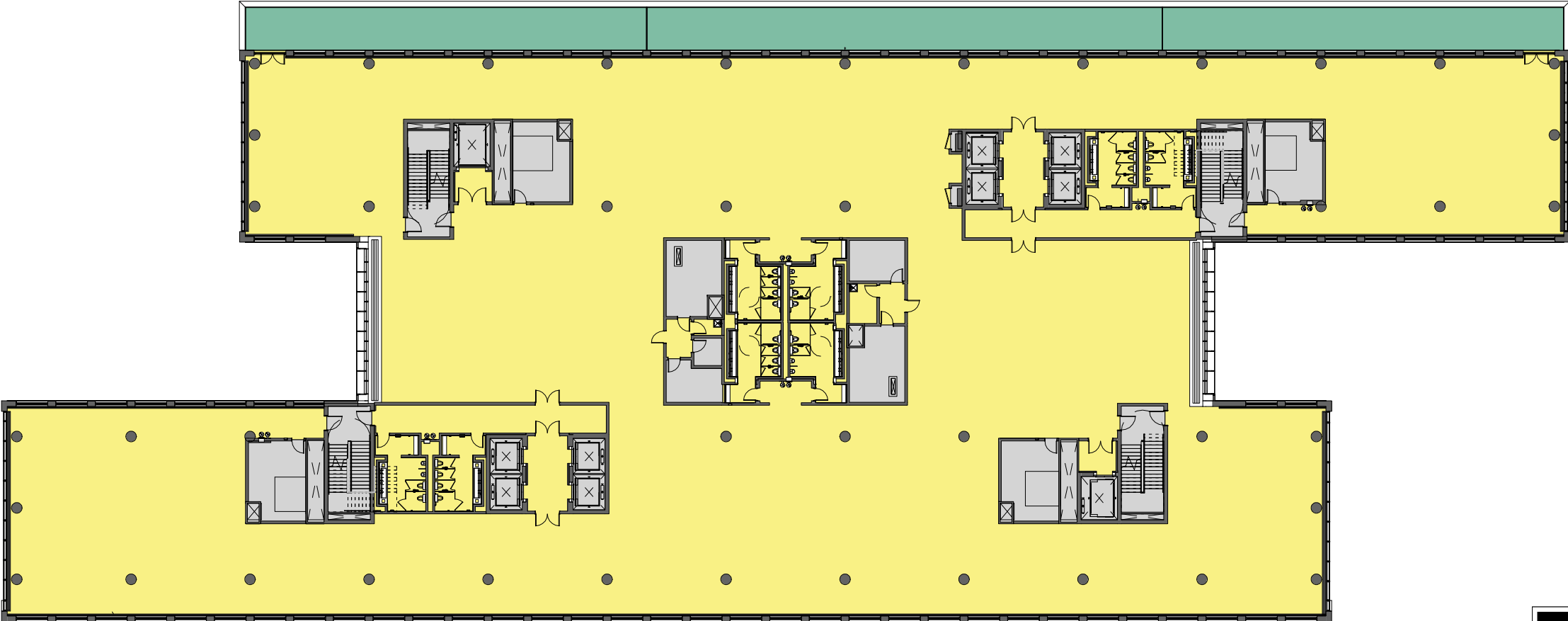
N 13TH ST



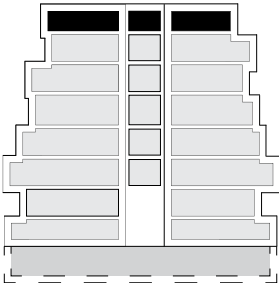
- AVAILABLE
- TERRACE

KENT AVE // NYC VIEWS

WYTHE AVE // BKLYN VIEWS



N 12TH ST





# Specs

## LOCATION //

25 Kent Avenue, Williamsburg  
Brooklyn, NY 11249  
(Entire city block from Wythe to Kent Ave  
and N 12th to N 13th St)

## OCCUPANCY //

2019

## CERTIFICATION //

LEED GOLD  
Wiredscore certified PLATINUM

## SIZE //

8 stories above grade  
1 story below grade  
511,161 total rsf

## FLOOR SIZES //

Floor 8 — 57,350 rsf (+ 3,600 sf terrace)  
Floor 7 — 30,378 rsf (+ 1,260 sf terrace)  
Floor 6 — 33,704 rsf (+ 1,800 sf terrace)  
Floor 5 — 44,026 rsf (+ 2,145 sf terrace)  
Floor 4 — 11,590 rsf (+ 1,020 sf terrace)  
Floor 3 — LEASED  
Floor 2 — 60,486 rsf (+ 5,600 sf terrace)  
GL Retail — 14,077 usf  
LL Retail — 15,110 usf

## FLOOR LIVE LOAD CAPACITY //

Maker's Space: Up to 200 psf  
Office: 50+ psf

## COOLING SOURCE //

Cooling tower air side  
Oversized capacity of 2,700 tons  
Local floor-by-floor DX water cooled  
air handling units

## HEATING SOURCE //

High-efficiency gas-fired hot water boilers  
Hot water fin tube perimeter heating

## ELECTRICAL LOAD CAPACITY //

Office tenant: 10 w/sf (8/rsf connected)  
Light manufacturing tenant:  
14 w/sf (17/rsf connected)  
Retail: up to 30 w/sf (23/usf connected)  
Flexible power infrastructure  
available column spacing  
30 ft x 30 ft typical bay

## CEILING HEIGHT //

Lower level — 22 ft  
Ground floor — 19 - 21 ft  
Floors 2–8 — 15 ft

## AMENITIES //

Fitness center  
Communal roof deck  
Private rooftop & floor terraces available  
E-Scooter program  
Outdoor plazas & breezeway space  
On-site valet parking garage — 275 spaces  
10 EV charging stations  
Bicycle storage room — 150 spaces  
Locker room & showers  
Custom building app

## SECURITY //

24/7 attended security desk  
Card access control system  
Closed circuit security monitoring

## ELEVATORS //

(8) 3,500 lbs passenger elevators at 350  
fpm serving all floors dual cores (4) per  
(2) 3,500 lbs at 125 fpm serving cellar  
to ground floor  
(1) 4,500 lbs service elevator at  
350 fpm serving all floors accessible  
by separate service lobby  
(1) 6,000 lbs freight elevator at 350 fpm  
serving all floors accessible by separate  
service lobby & loading dock



**WiredScore**  
PLATINUM



# 25 KENT

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