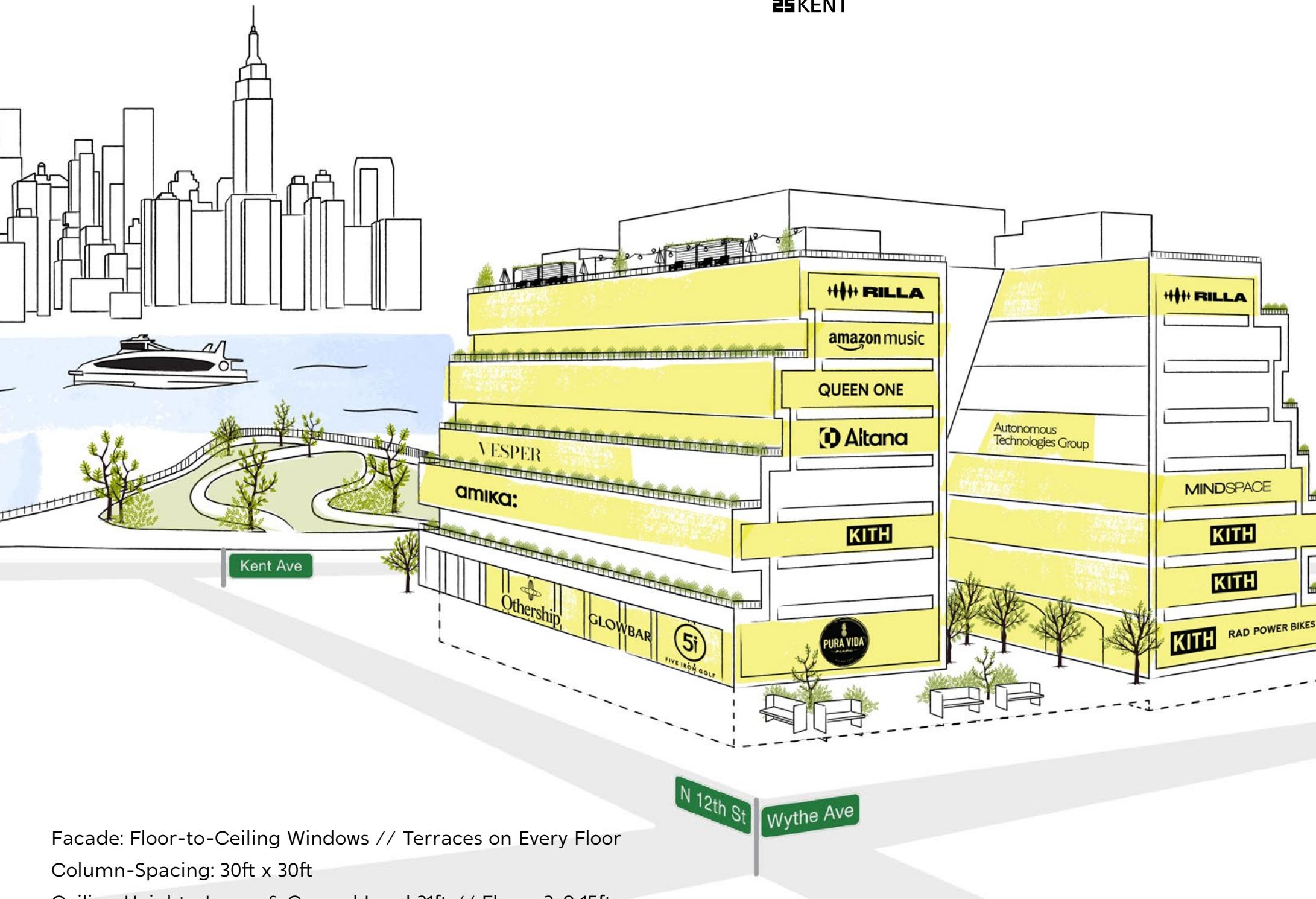


# Work, the Brooklyn way.

25 Kent is a new construction 500,000-square-foot mixed-use office building in Williamsburg, Brooklyn, where innovative companies are choosing to establish their presence, having already leased more than 300,000 square feet. With a prime location, world-class building amenities, and access to green space and the waterfront, 25 Kent successfully blends work and play!

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





# Floor Plans



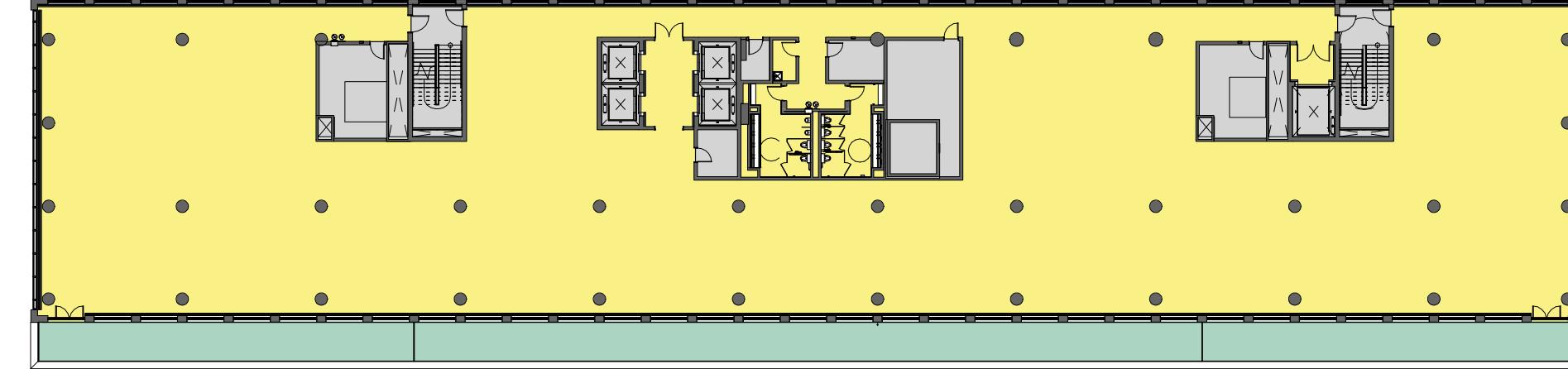
# 2nd Floor

Availability: 30,989 RSF // 2,800 SF Terrace

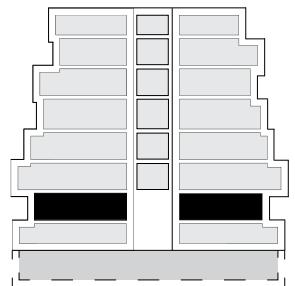
N 13TH ST



- LEASED
- SOUTH BAR // 30,989 RSF OFFICE SPACE
- 2,800 SF TERRACE



N 12TH ST



\*All reasonable demises will be considered.

KENT AVE // NYC VIEWS      WYTHE AVE // BKLYN VIEWS

# 4th Floor

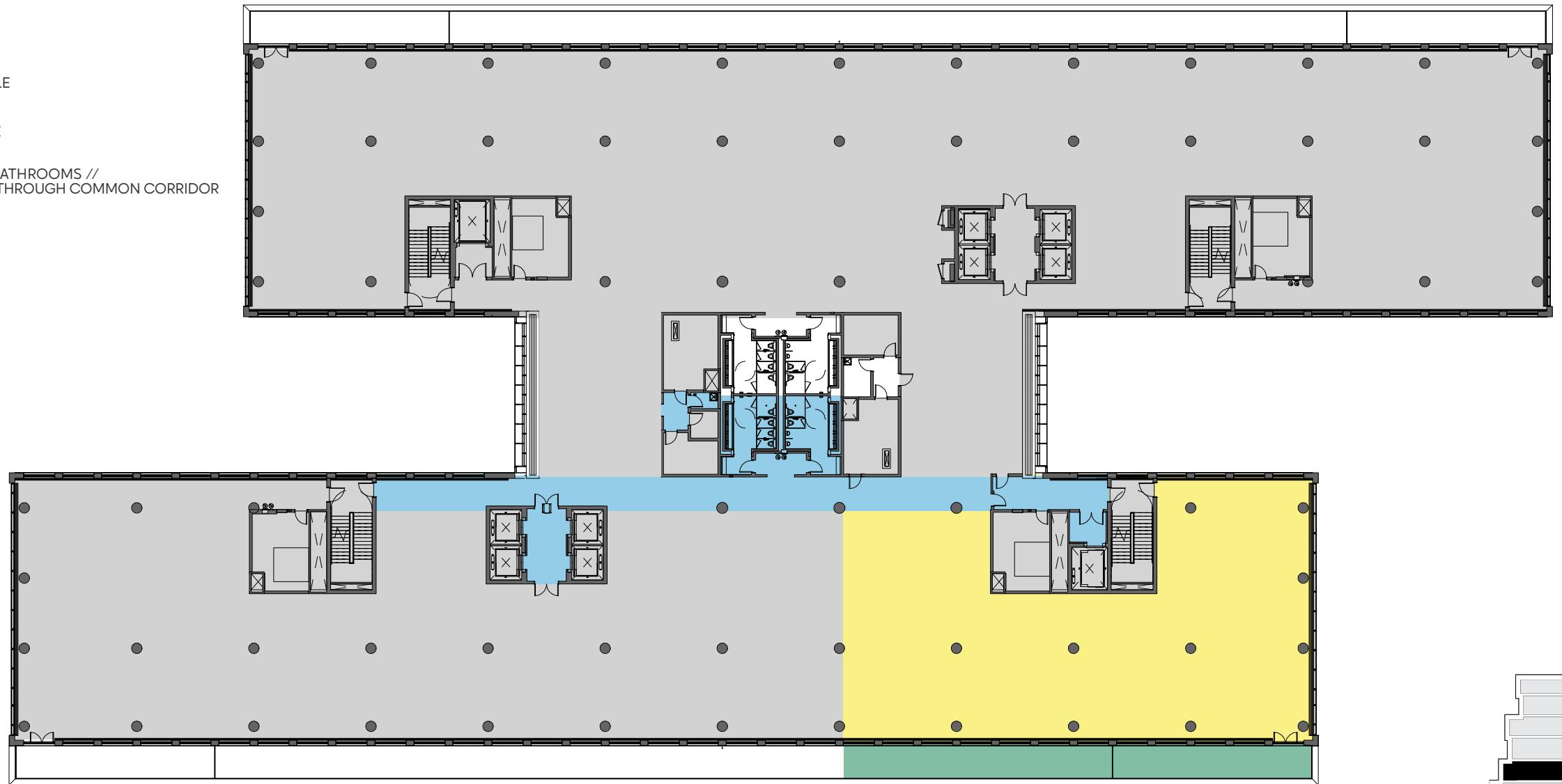
Availability: 11,590 RSF // 1,020 SF Terrace



N 13TH ST

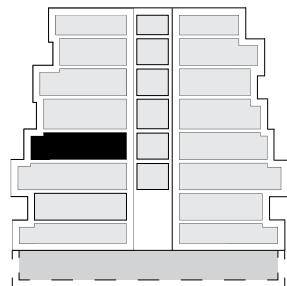
- LEASED
- AVAILABLE
- TERRACE
- SOUTH BATHROOMS // SHARED THROUGH COMMON CORRIDOR

KENT AVE // NYC VIEWS



N 12TH ST

WYTHE AVE // BKLYN VIEWS



\*All reasonable demises will be considered.

## 5th Floor



## PRE-BUILD RSF's

PRE-BUILD 1: 3,769 RSF

PRE-BUILD 3: 11,744 RSF

AMENITY ■ AVAILABLE // NORTH BAR: 8,852 RSF

LEASED ■

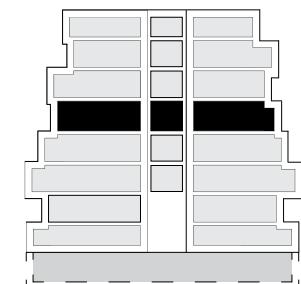
N 13TH ST

KENT AVE // NYC VIEWS

WYTHE AVE // BKLYN VIEWS



N 12TH ST



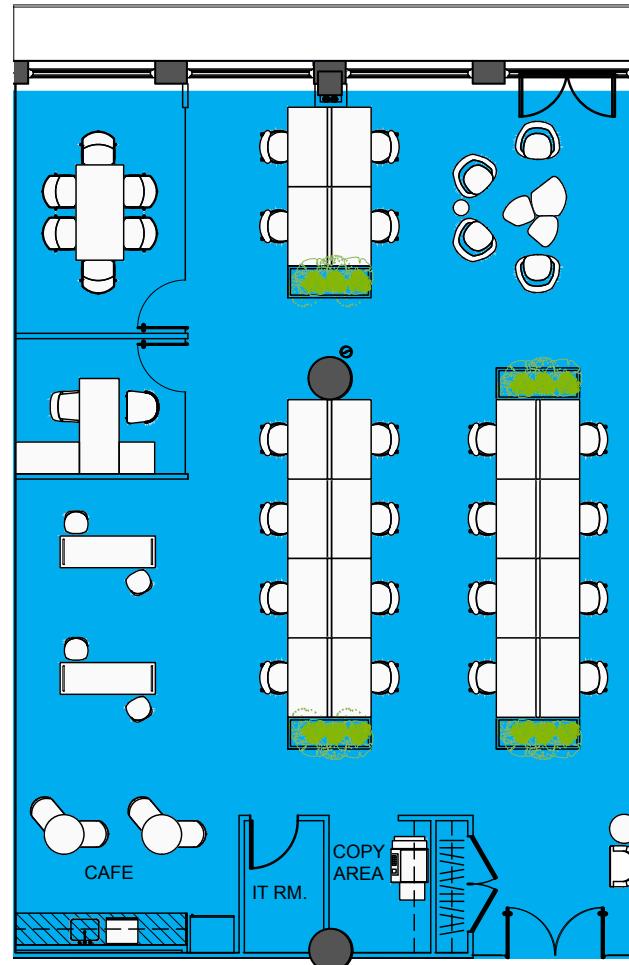
\*All reasonable demises will be considered.

# 5th Floor

Pre-Build 1: 3,769 RSF



N 13TH ST



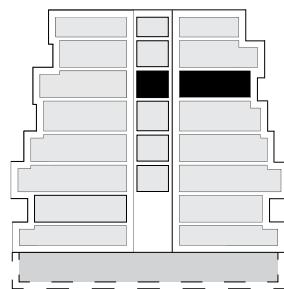
KENT AVE // NYC VIEWS

N 12TH ST

## Pre-Build 1

WORKSPACE	SEATS
Private Office	1
Benching (5'x30")	20
<b>TOTAL HEADCOUNT</b>	<b>21</b>
COLLAB SPACE	QUANTITY
6 Person Conf.	1
Open Collab	2
SUPPORT	QUANTITY
Cafe'	1
Coat Closet	1
Copy Area	1
IT Room	1

WYTHE AVE // BKLYN VIEWS

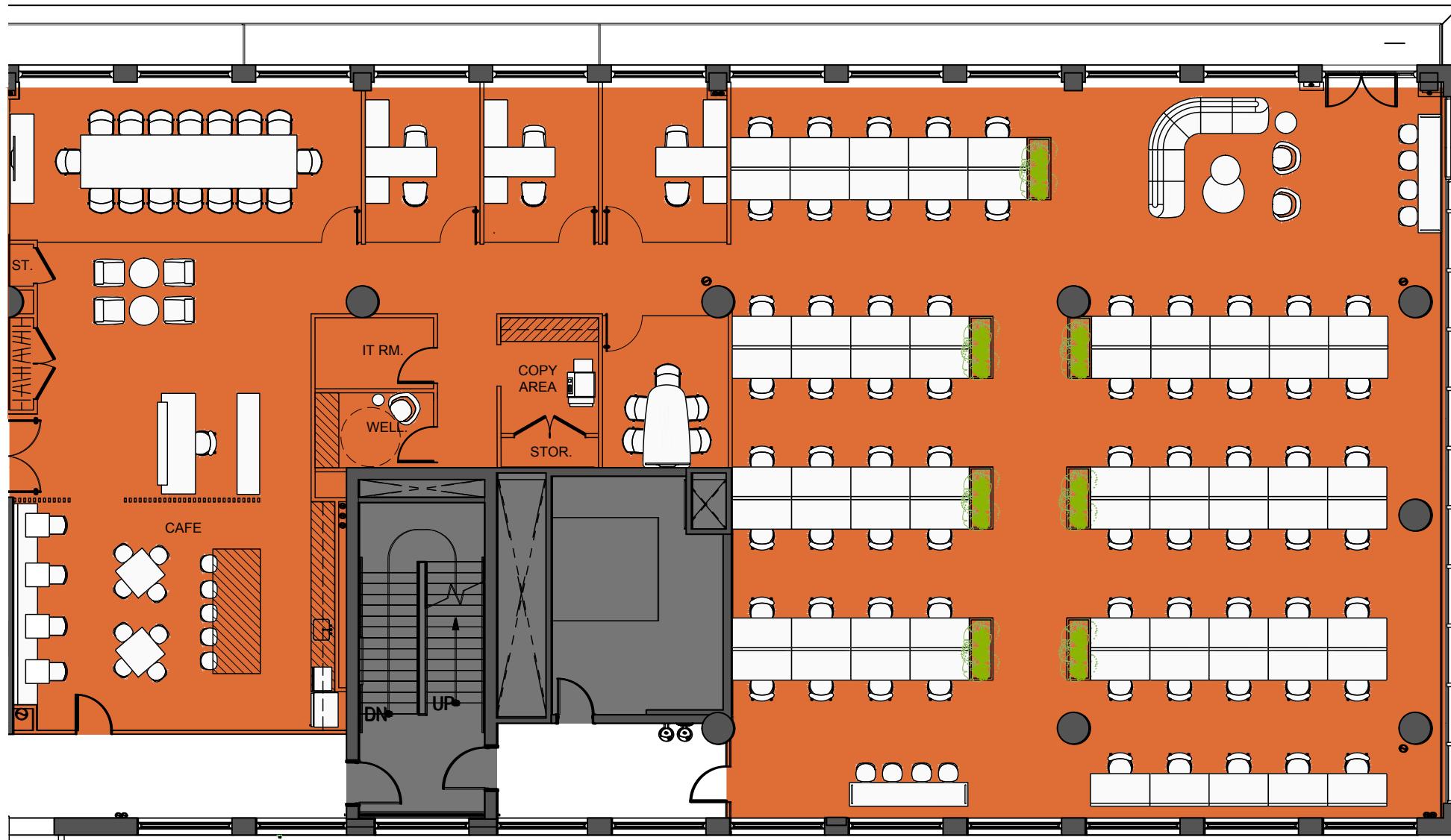


# 5th Floor

Pre-Build 3: 11,744 RSF

N 13TH ST

KENT AVE // NYC VIEWS

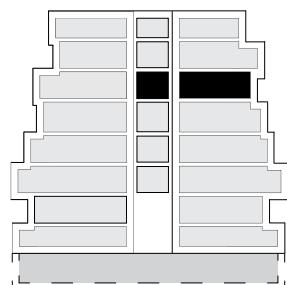


N 12TH ST

## Pre-Build 3

WORKSPACE	SEATS
Private Office	3
Benching (5'x30")	69
Reception	1
<b>TOTAL HEADCOUNT</b>	<b>73</b>
COLLAB SPACE	QUANTITY
16 Person Conf.	1
5 Person Conf.	1
Open Collab	2
SUPPORT	QUANTITY
Cafe'	1
Coat Closet	1
Copy Area	1
IT Room	1
Storage	1
Wellness Room	1

WYTHE AVE // BKLYN VIEWS



# 6th Floor

Availability: 34,312 RSF // 1,800 SF Terrace

N 13TH ST



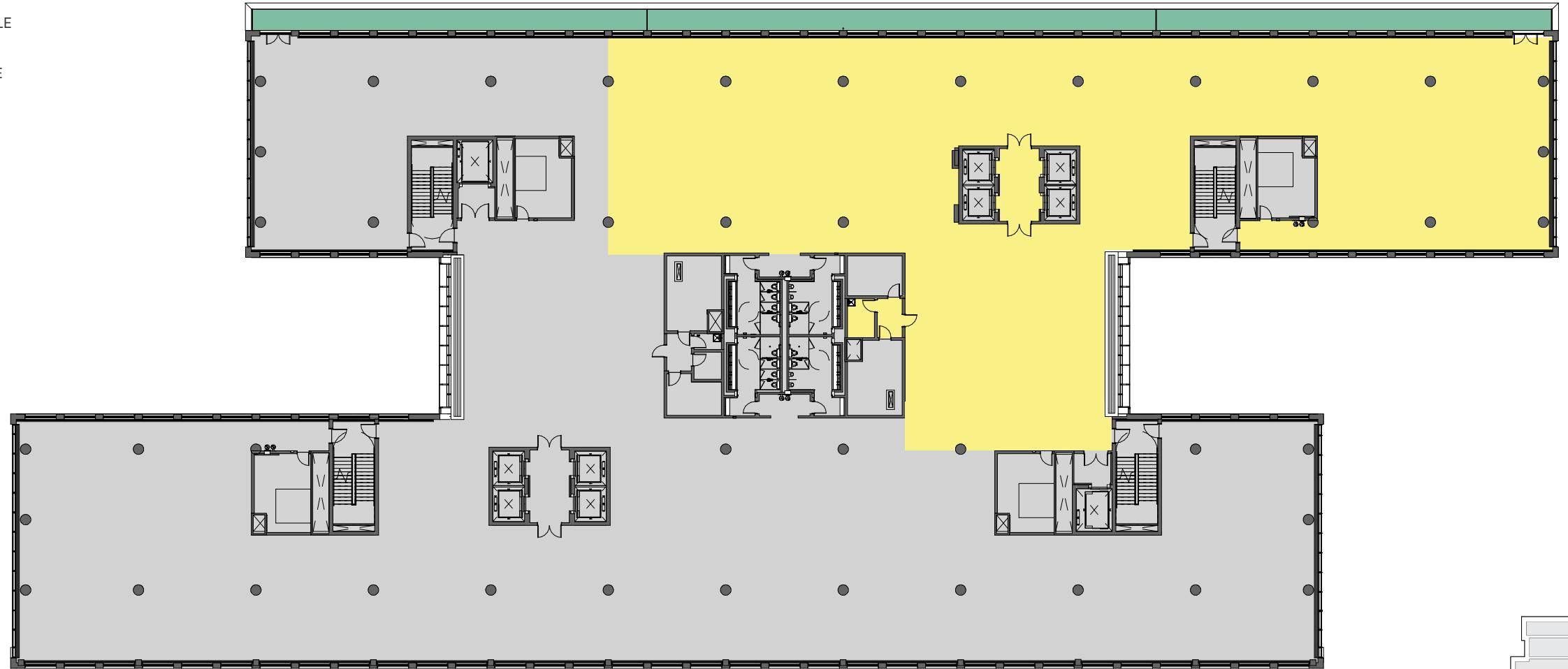
LEASED

AVAILABLE

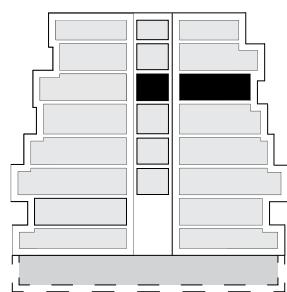
TERRACE

KENT AVE // NYC VIEWS

WYTHE AVE // BKLYN VIEWS



N 12TH ST



# 7th Floor

Availability: 30,379 RSF // 1,260 SF Terrace



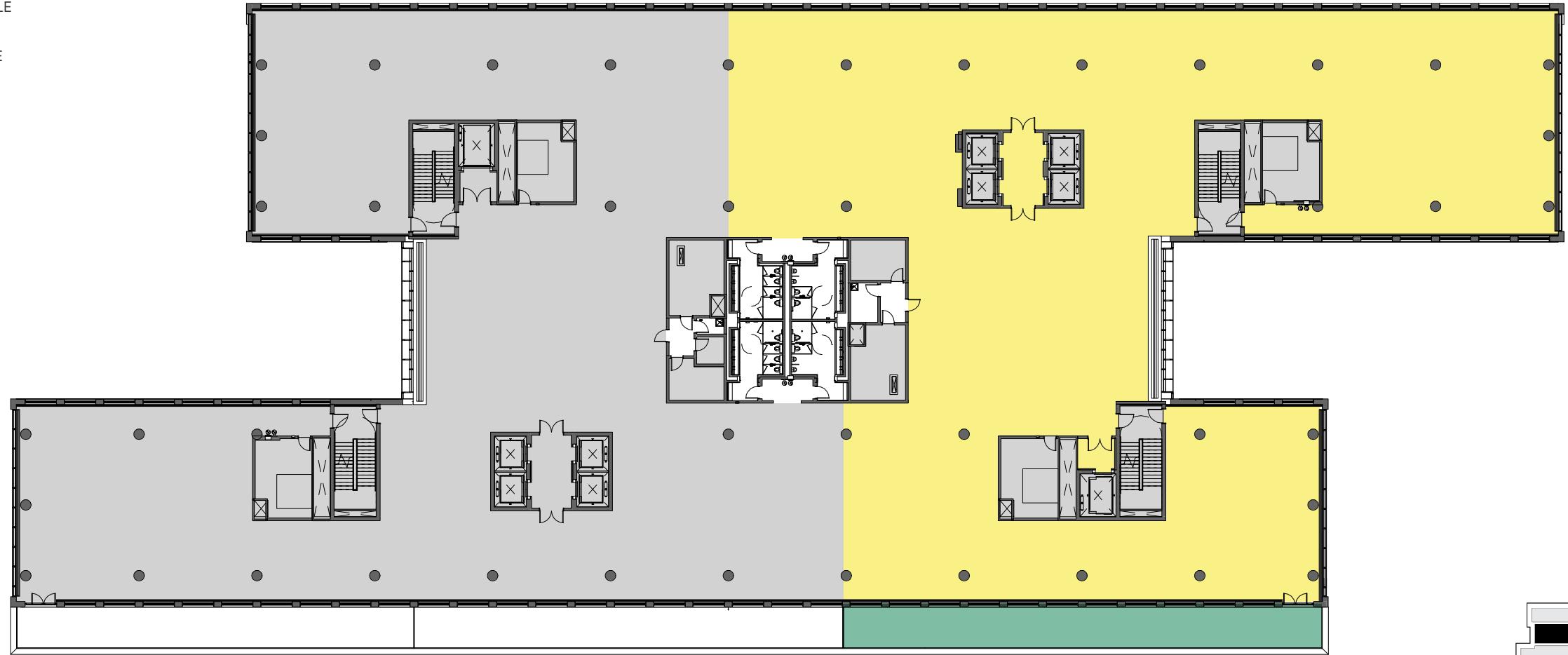
N 13TH ST

LEASED

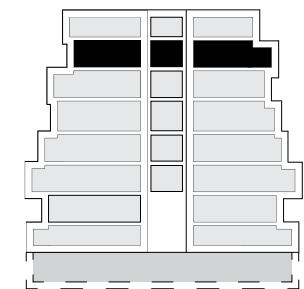
AVAILABLE

TERRACE

KENT AVE // NYC VIEWS



N 12TH ST



\*All reasonable demises will be considered.

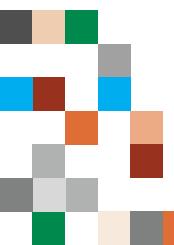
# A day well spent.

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.





# Wave hello to your friends in Manhattan.



# 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.



: Brooklyn Brewery //

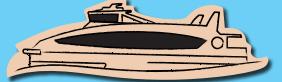


: Farmers Markets & Street Vendors //



: Live Music //

## MIDTOWN SOUTH



## EAST RIVER

## WILLIAMSBURG



MUSIC HALL OF WILLIAMSBURG

sandro

BIRKENSTOCK

patagonia

NATIONAL SAWDUST

MUJI

Von Leeuwen

Aesop

LE LABO

ÅLAND

BYREDO

CHANEL

WARBY PARKER

DS & URGA

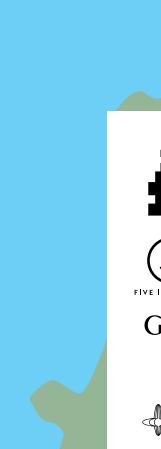
N.Y.

lululemon

athletica

lululemon

athletica



the hoxton

Laser Wolf

JAFFA

CAFE COLETTE

ALLSWELL

N.Y.

Glossier

Madewell

LE LABO

CHANEL

WARBY PARKER

DS & URGA

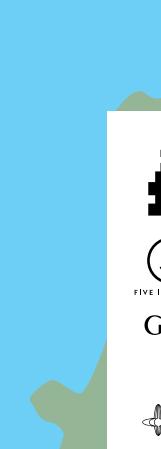
N.Y.

lululemon

athletica

lululemon

athletica



the Wythe Hotel

La Crocodile

WYTHE HOTEL

Arlo SUNGOLD

The Water Tower

art

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Arlo SUNGOLD

The Water Tower

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Arlo SUNGOLD

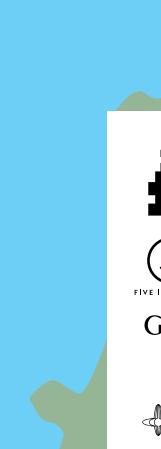
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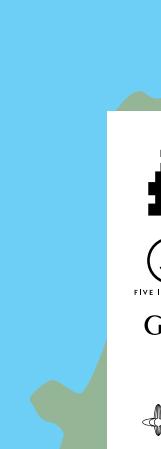
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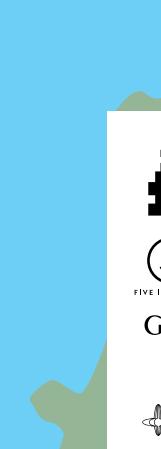
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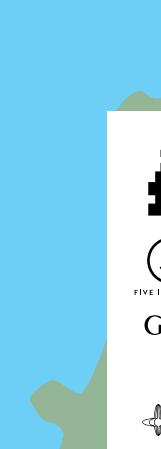
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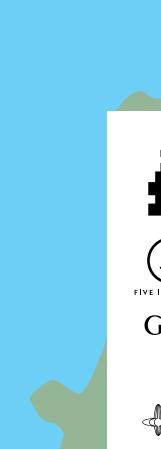
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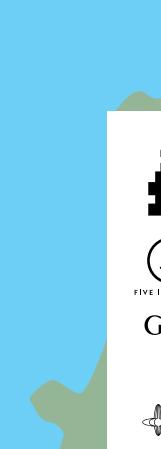
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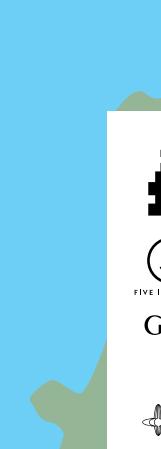
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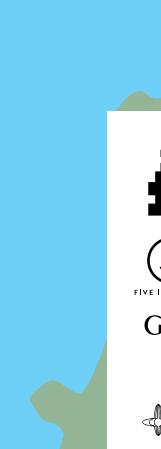
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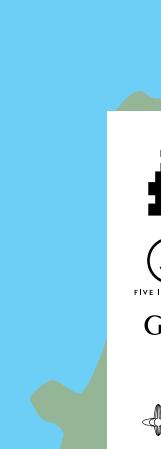
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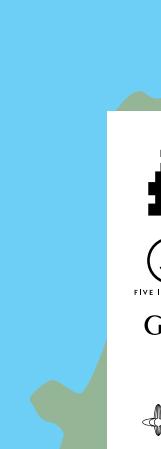
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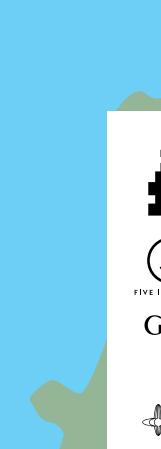
The Water Tower

art

WYTHE HOTEL

Arlo SUNGOLD

The Water Tower



the Wythe Hotel

La Crocodile

WYTHE HOTEL</p

# Our neighborhood has it all.

**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+**

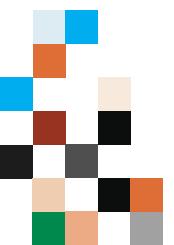
: Companies Make Brooklyn One of the Nations Leaders in the Innovation Sector //

**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 //



# Transit



## Nearby Subway Lines

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

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



## Nearby Bus Lines

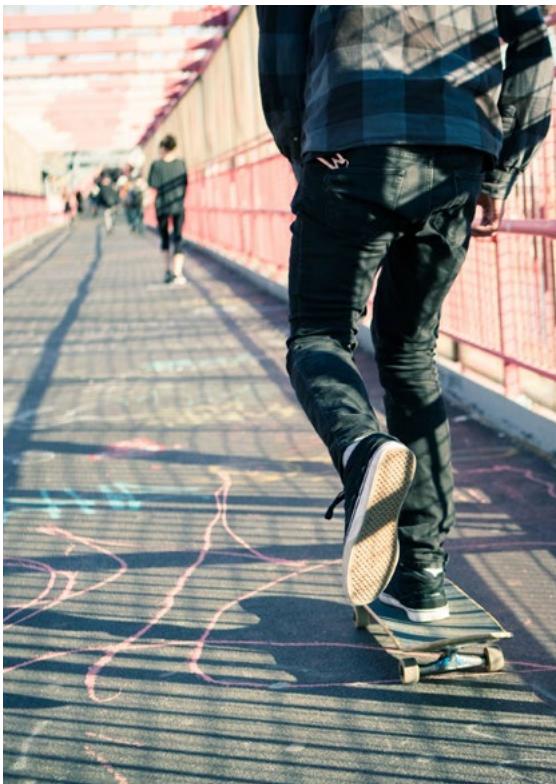
**B32** Kent Ave & N 14 St  
: <1 Min Walk //

**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



# 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 —	30,989 rsf (+ 2,800 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 floor  
(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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25KENT.COM

