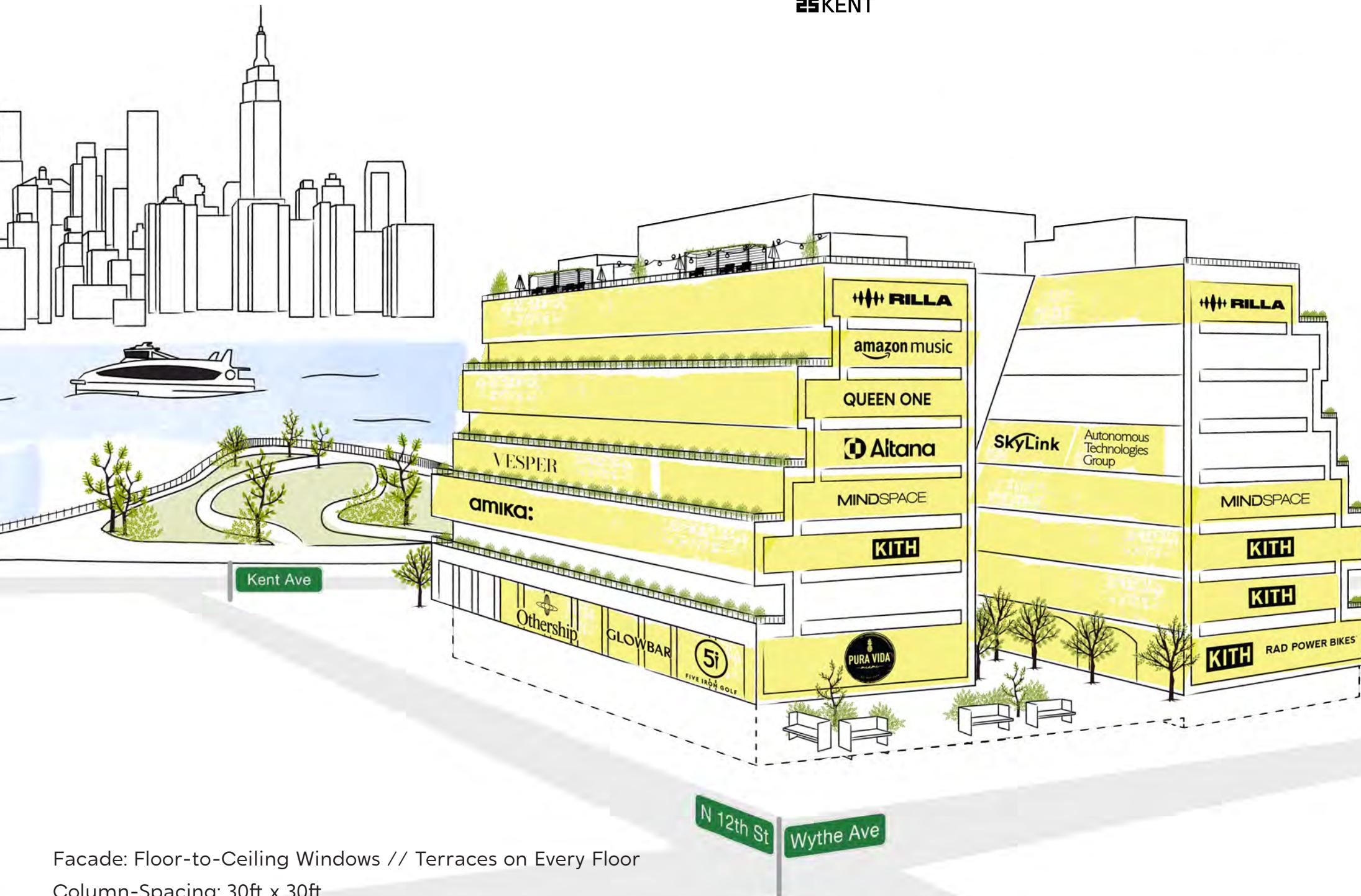


Work, the Brooklyn way.

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**



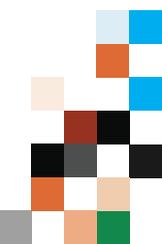


CLICK A FLOOR BELOW TO VIEW PLAN

Availability

- 8: LEASED
- 7: 30,379 RSF [+1,260 SF Terrace]
- 6: 34,312 RSF [+1,800 SF Terrace]
- 5: 20,596 RSF [+2,145 SF Terrace]
Divided Prebuilt Program
- 4: LEASED
- 3: LEASED
- 2: 30,989 RSF [+2,800 SF Terrace]
- GL Retail: 10,481 USF
- LL Retail: LEASED

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



Floor Plans



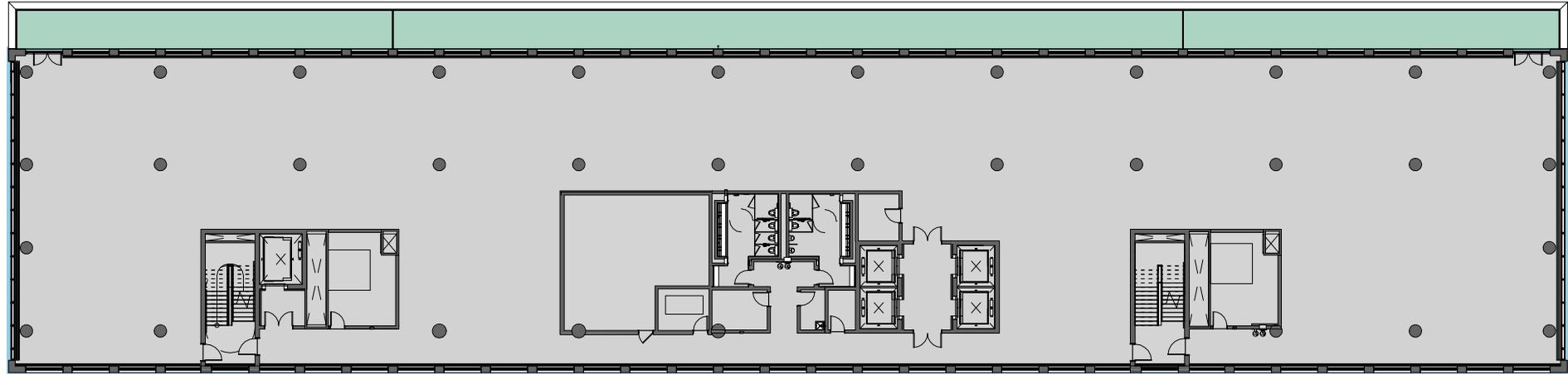


2nd Floor

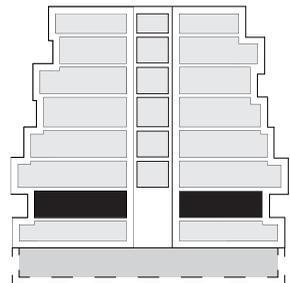
Availability: 30,989 RSF // 2,800 SF Terrace

N 13TH ST

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



N 12TH ST



*All reasonable demises will be considered.



5th Floor

PRE-BUILD RSF's

PRE-BUILD 3: 11,744 RSF

AMENITY AVAILABLE // NORTH BAR: 8,852 RSF

LEASED

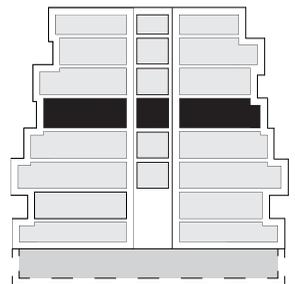
N 13TH ST

KENT AVE // NYC VIEWS

WYTHE AVE // BKLYN VIEWS



N 12TH ST

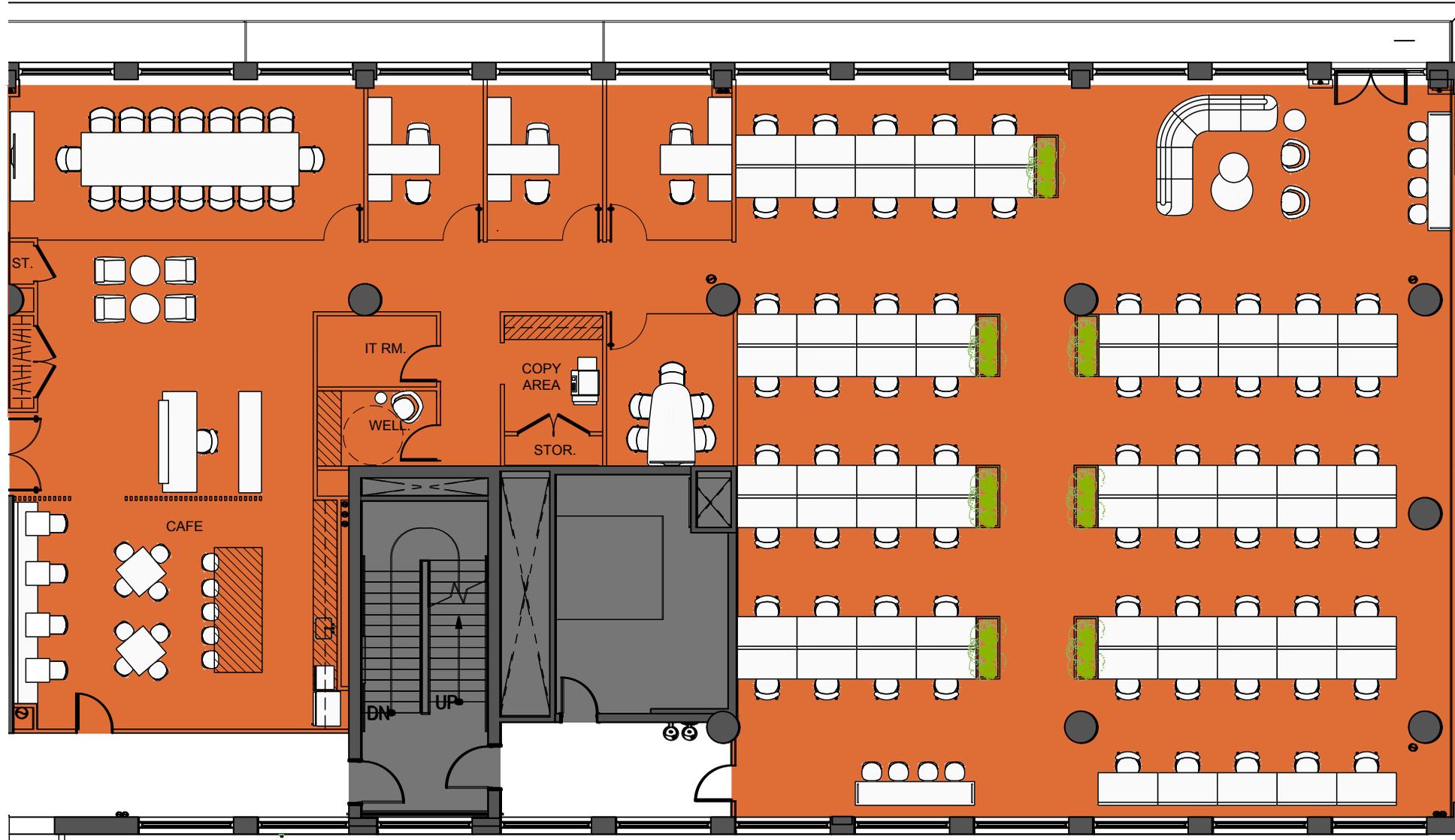


*All reasonable demises will be considered.

5th Floor

Pre-Build 3: 11,744 RSF

N 13TH ST



KENT AVE // NYC VIEWS

WYTHE AVE // BKLYN VIEWS

N 12TH ST

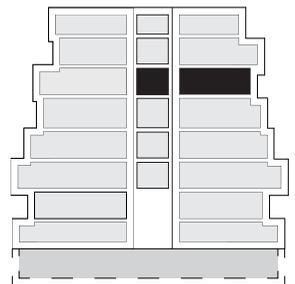
Pre-Build 3

WORKSPACE	SEATS
Private Office	3
Benching (5'x30")	69
Reception	1

TOTAL HEADCOUNT 73

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



6th Floor

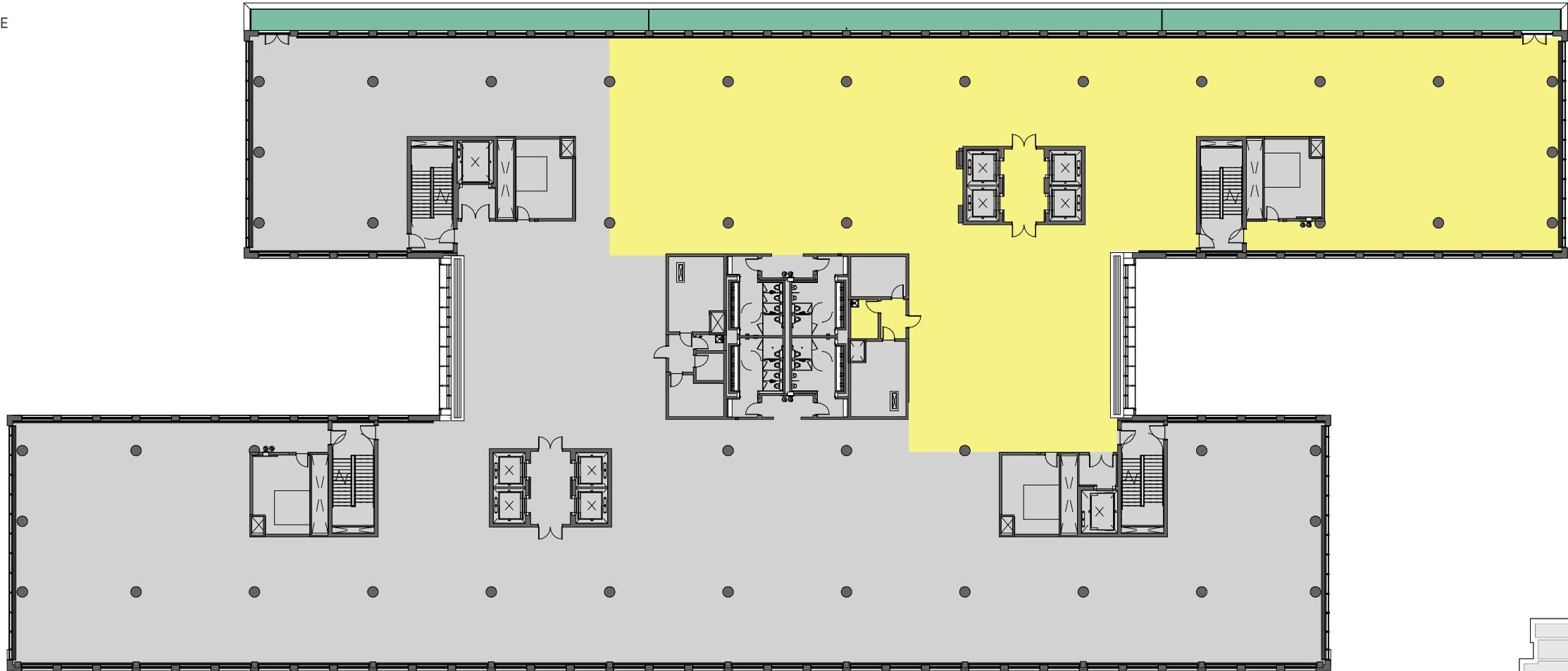
Availability: 34,312 RSF // 1,800 SF Terrace

N 13TH ST



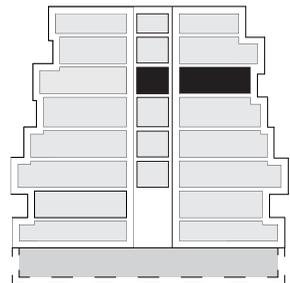
-  LEASED
-  AVAILABLE
-  TERRACE

KENT AVE // NYC VIEWS



WYTHE AVE // BKLYN VIEWS

N 12TH ST





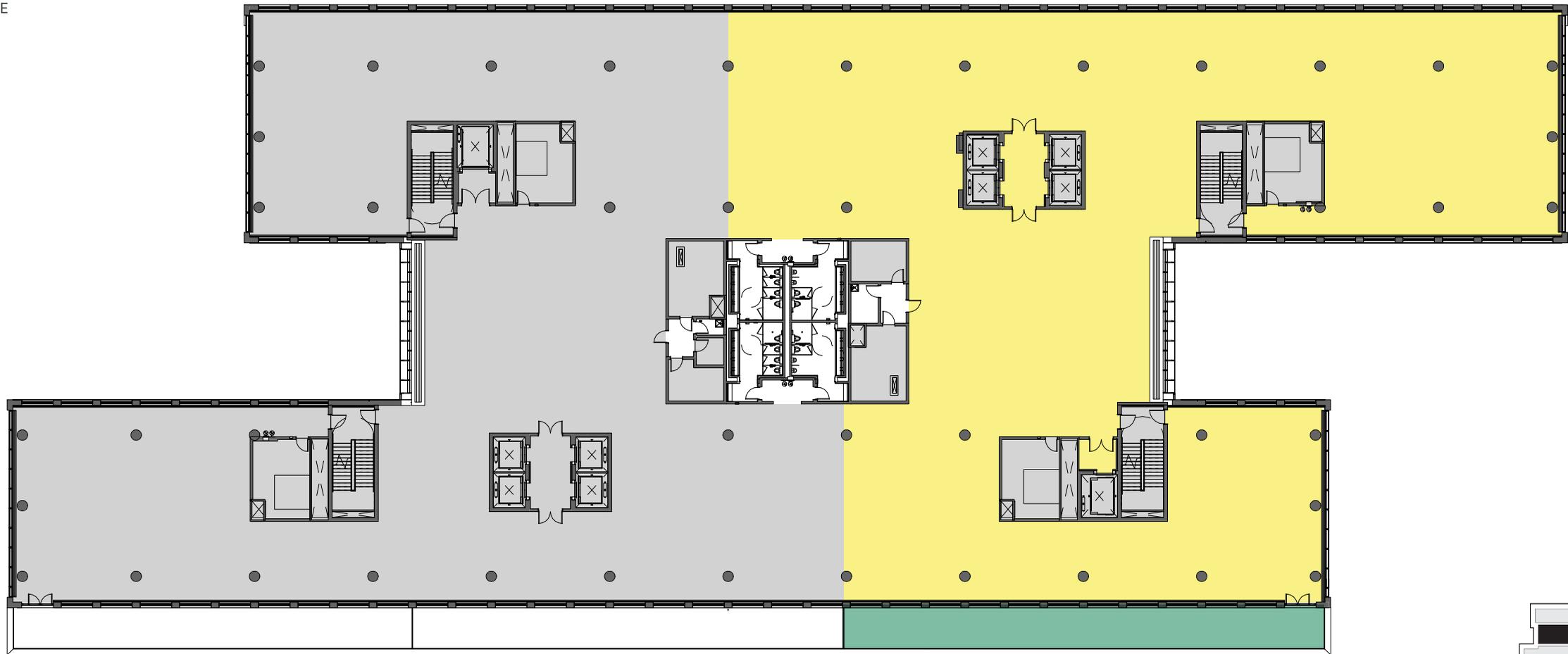
7th Floor

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

N 13TH ST

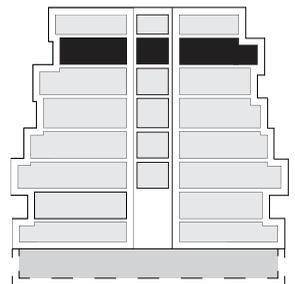
-  LEASED
-  AVAILABLE
-  TERRACE

KENT AVE // NYC VIEWS



WYTHE AVE // BKLYN VIEWS

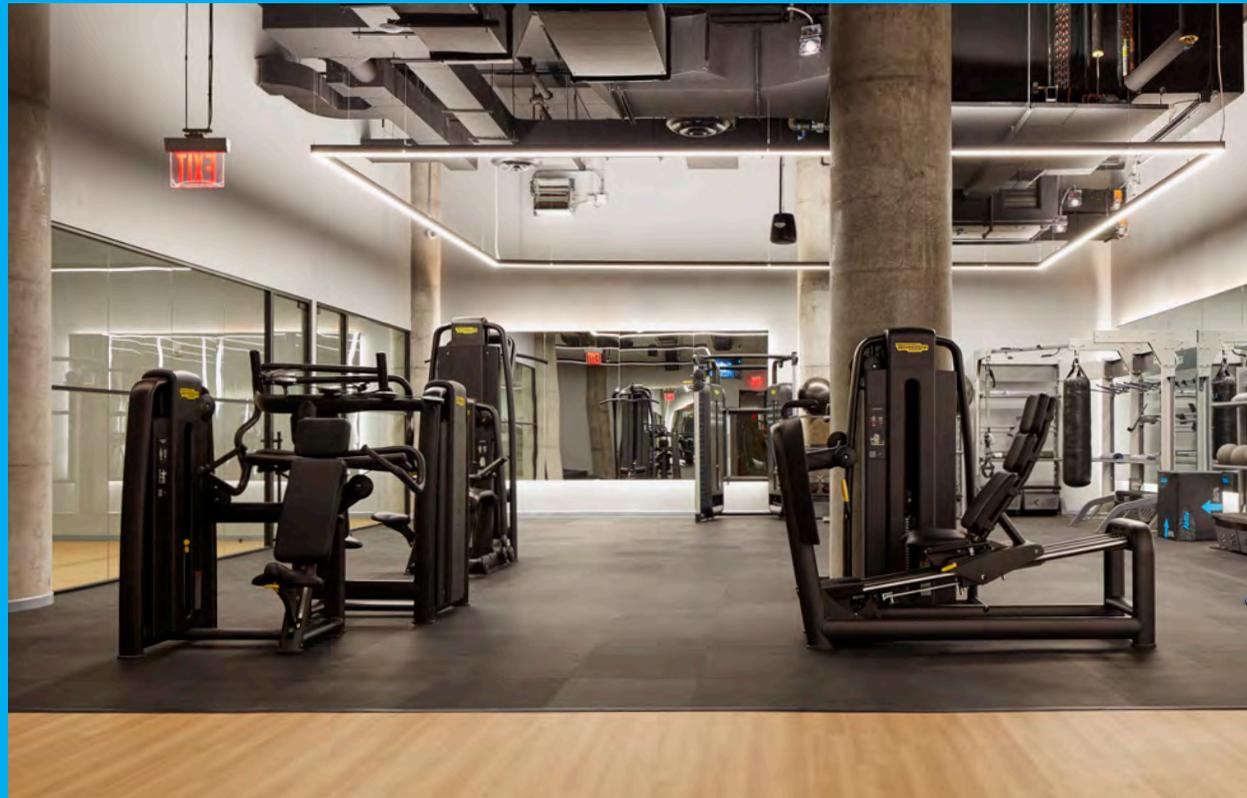
N 12TH ST



*All reasonable demises will be considered.

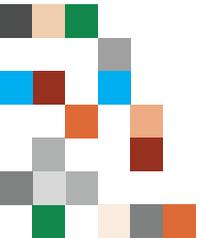
A day well spent.

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.



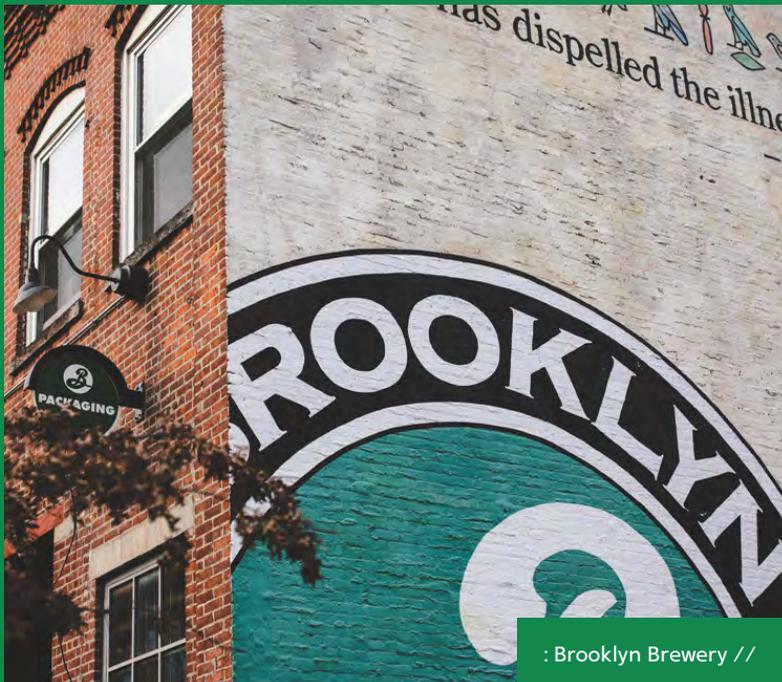


Wave hello to your friends in Manhattan.



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 //

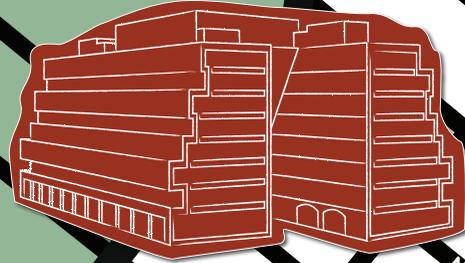
MIDTOWN SOUTH

GREENPOINT

EAST RIVER

WILLIAMSBURG

25 KENT
5i FIVE IRON GOLF
PURA VIDA
GLOWBAR
KITH
Othership



RULE OF THIRDS

VITAL CLIMBING GYM

SMORGASBORG



Arlo SUNGOLD The Water Tower art

SUPERIOR INGREDIENTS

SUITSUPPLY

WYTHE HOTEL to Crockett

BROOKLYN BOWL

The William Vale **IGA** isla & co. WESTLIGHT *Fino*



MCCARREN PARK

the hoxton **Losers Wolf** **L'AM** JAFFA

CAFE COLETTE

ALLSWELL

MUSIC HALL OF WILLIAMSBURG

sandro

BIRKENSTOCK patagonia

NATIONAL SAWDUST

MUJI

VanLeeuwen

Aesop



NIKE

HERMÈS PARIS

pa

Glossier.

Medswell

LE LABO lululemon athletica

CHANEL

ÅLAND

BYREDCO

WARBY PARKER

DS&D URGA

PRIMP & POLISH



G

L

US 278

FRANKLIN ST

MANHATTAN AVE

N 15TH ST

N 14TH ST

N 13TH ST

N 12TH ST

N 11TH ST

N 10TH ST

N 9TH ST

N 8TH ST

N 7TH ST

N 6TH ST

N 5TH ST

N 4TH ST

N 3RD ST

METROPOLITAN AVE

BERRY ST

BEDFORD AVE

DRIGGS AVE

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+

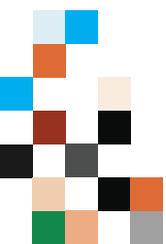
: Companies Make Brooklyn One of the Nations Leaders in the Innovation Sector //

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 //



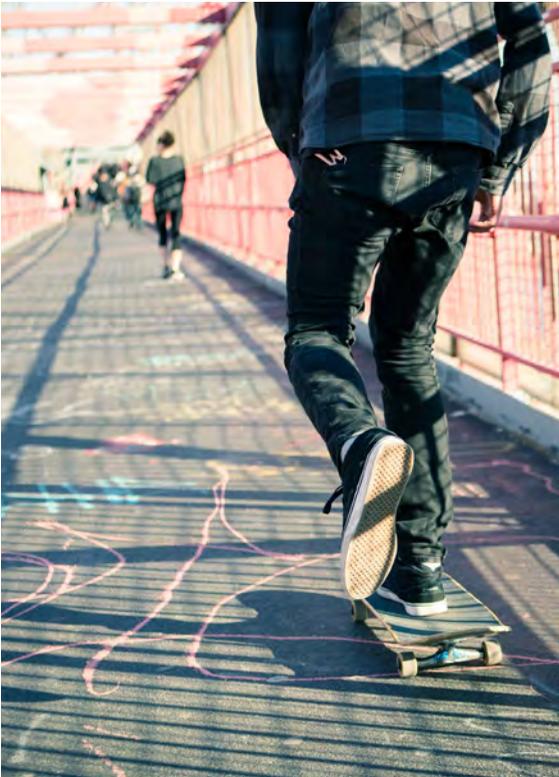
Citi Bike Locations

- 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
(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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