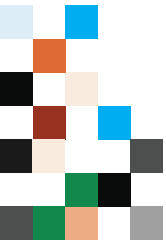
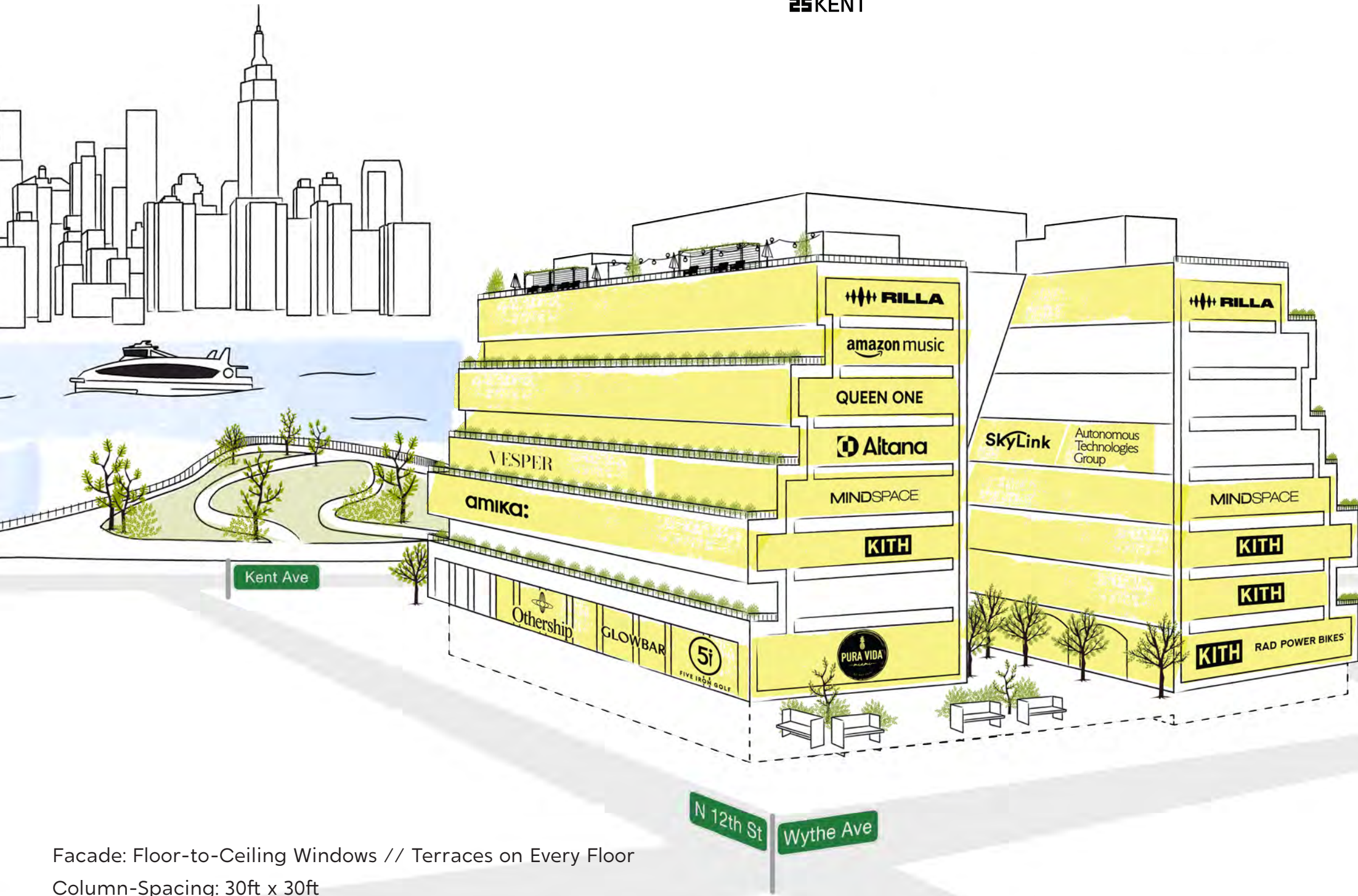


# Work, the Brooklyn way.

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

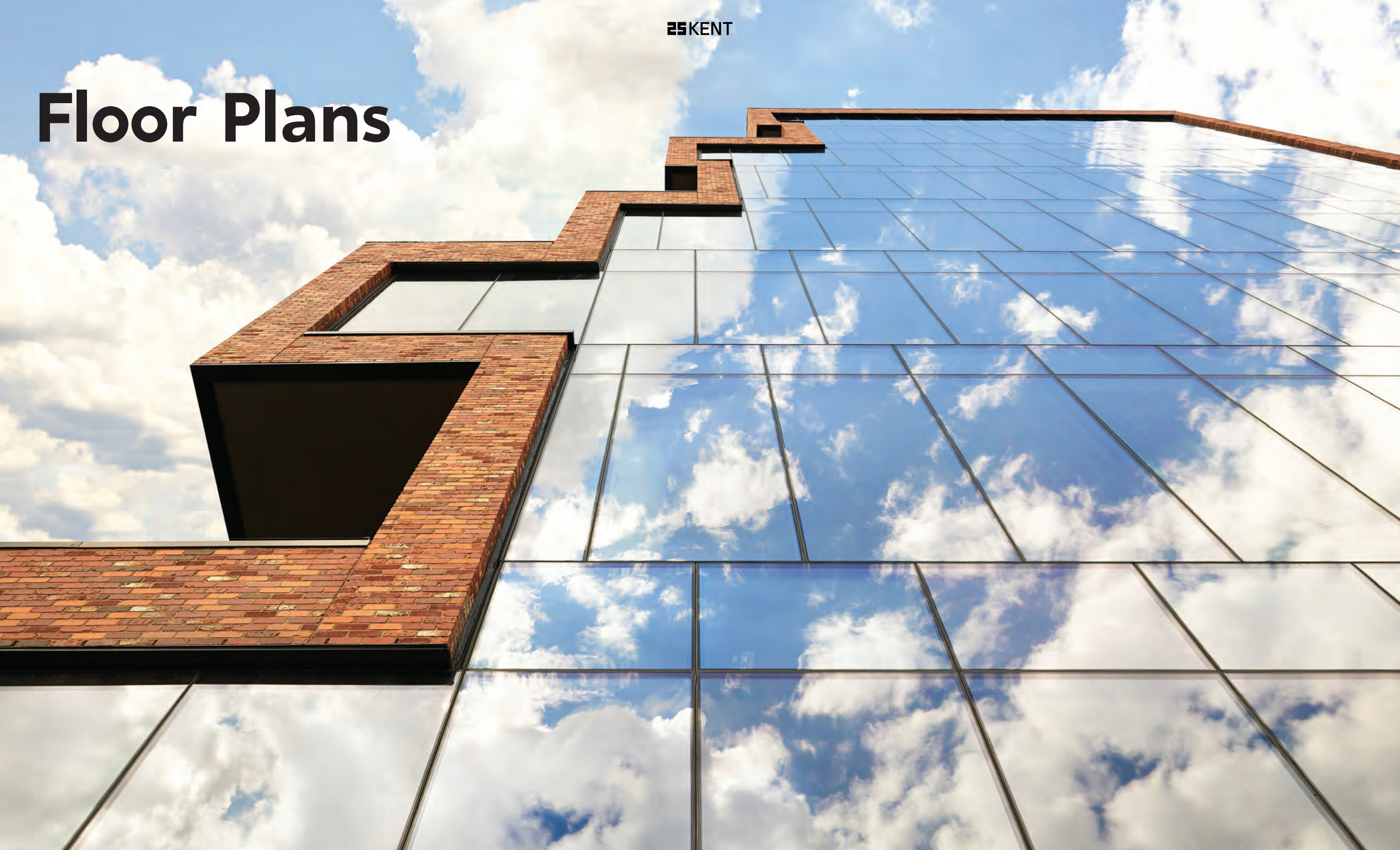
### Availability

- 8: LEASED
- 7: 30,379 RSF [+1,260 SF Terrace]
- 6: 34,312 RSF [+1,800 SF Terrace]
- 5: 31,776 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




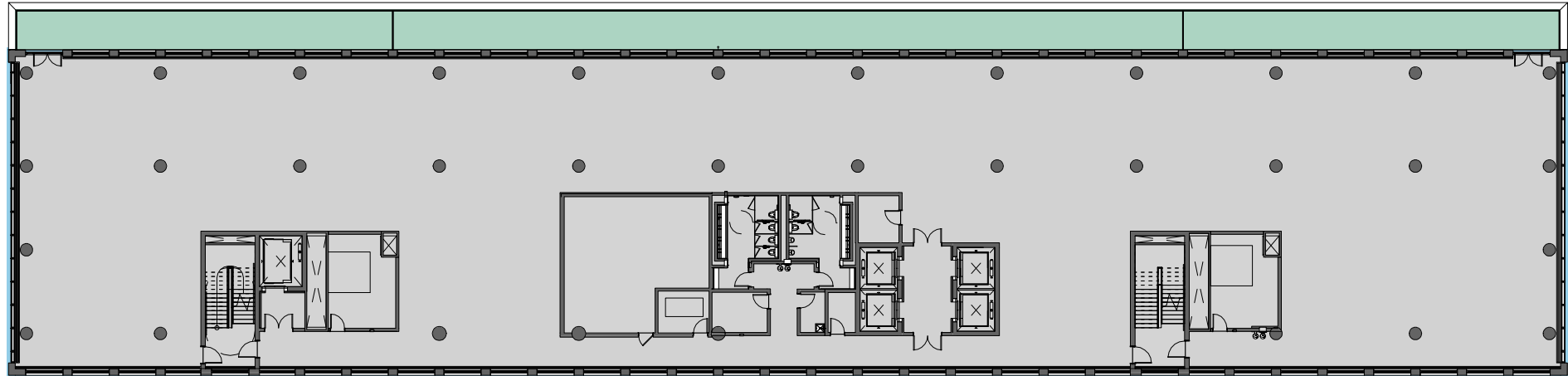


# 2nd Floor

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

N 13TH ST

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

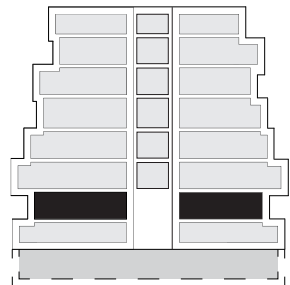


KENT AVE // NYC VIEWS

WYTHE AVE // BKLYN VIEWS



N 12TH ST



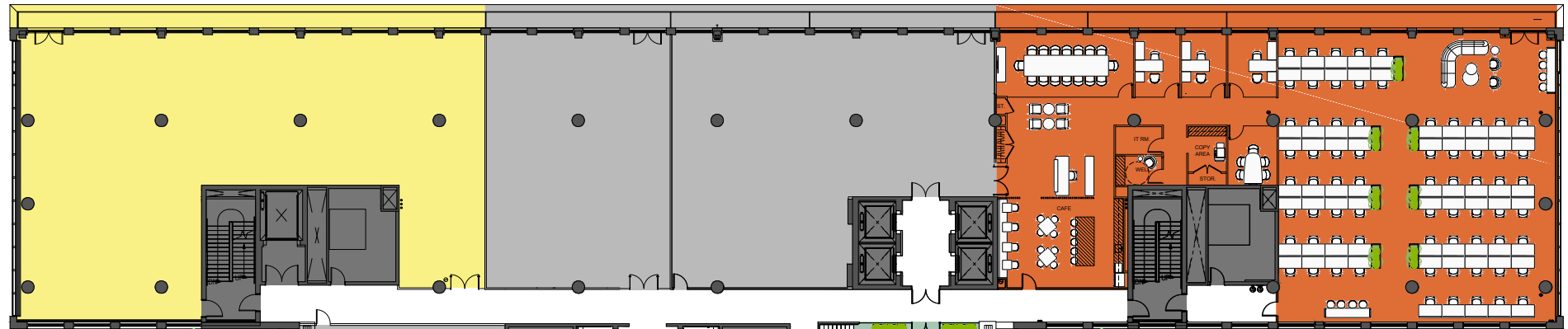
\*All reasonable demises will be considered.



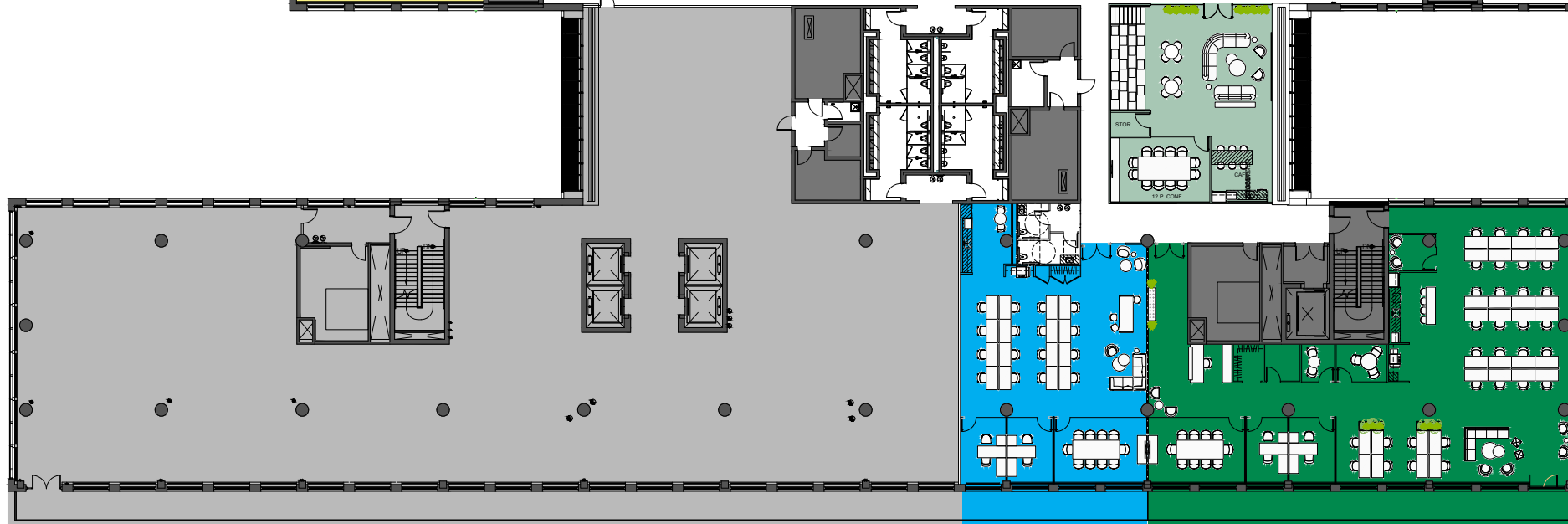
# 5th Floor

- PRE-BUILD 3: 11,744 RSF
- PRE-BUILD 4: 3,641 RSF
- PRE-BUILD 5: 7,539 RSF
- AMENITY
- LEASED
- AVAILABLE // NORTH BAR: 8,852 RSF

N 13TH ST

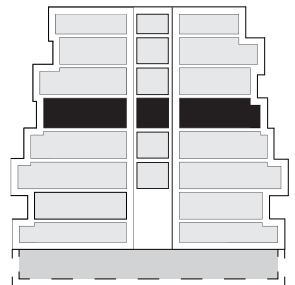


KENT AVE // NYC VIEWS



WYTHE AVE // BKLYN VIEWS

N 12TH ST

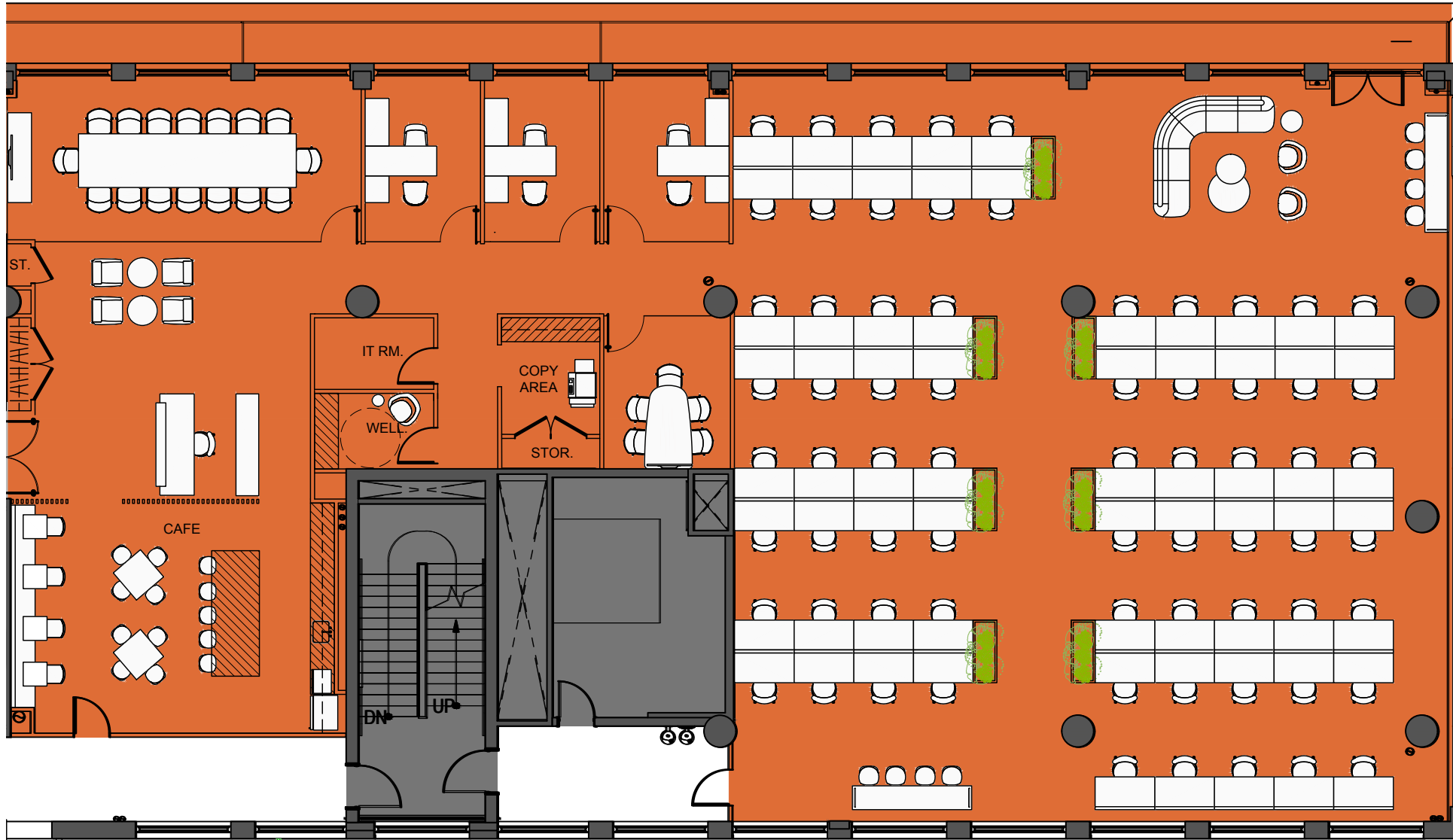


\*All reasonable demises will be considered.

# 5th Floor

Pre-Build 3: 11,744 RSF

N 13TH ST



KENT AVE // NYC VIEWS

WYTHE AVE // BKLYN VIEWS

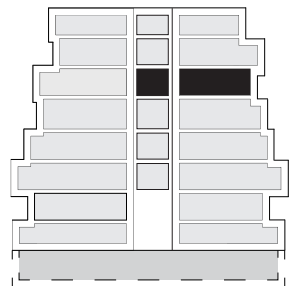
## Pre-Build 3

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

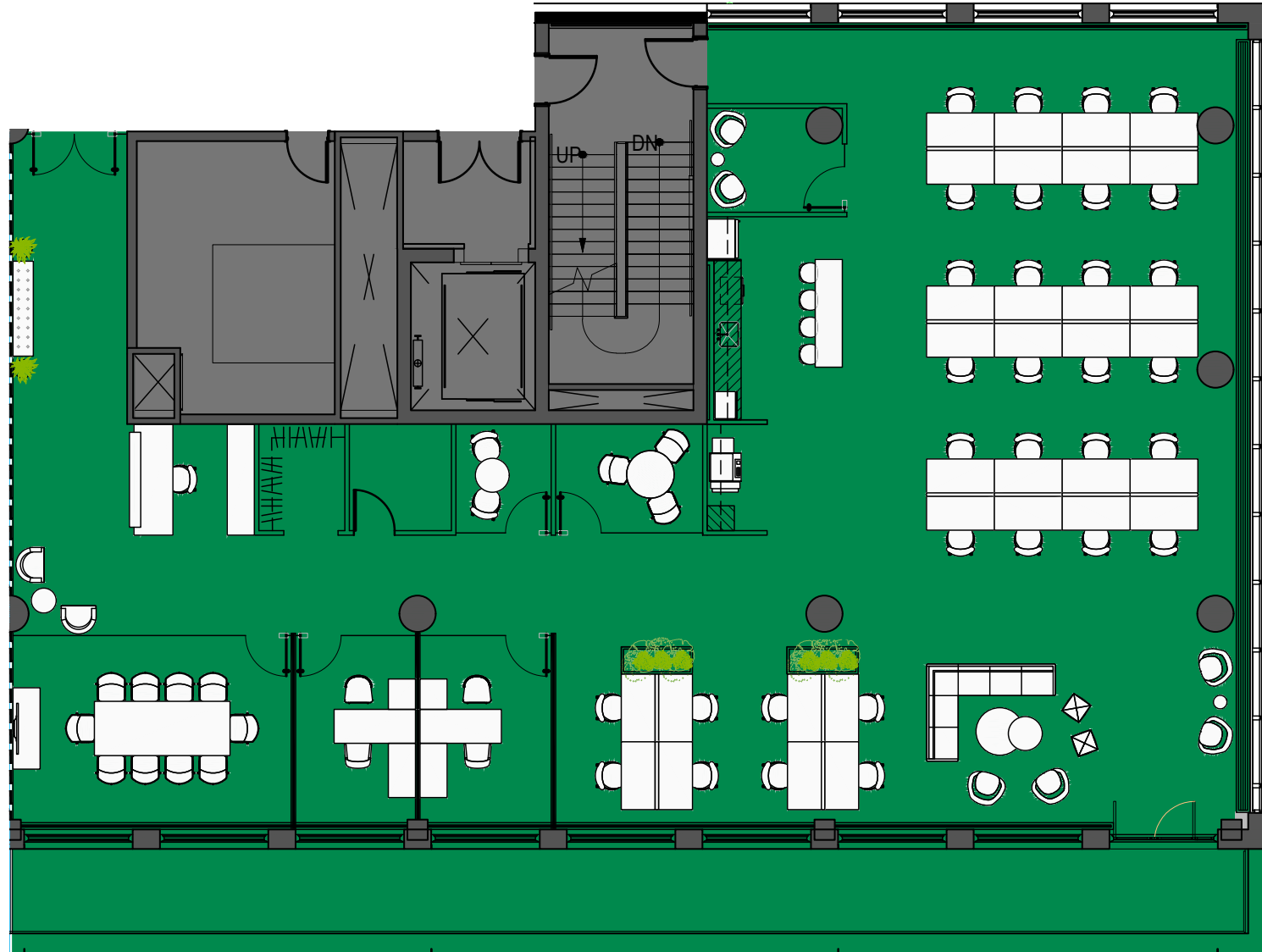


N 12TH ST

# 5th Floor

Pre-Build 5: 7,539 RSF

N 13TH ST



KENT AVE // NYC VIEWS

N 12TH ST

## Pre-Build 5

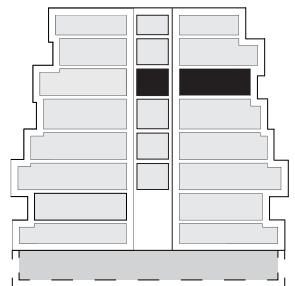
WORKSPACE	SEATS
Private Office	2
Benching (5'x30")	32
Reception	1

TOTAL HEADCOUNT 35

COLLAB SPACE	QUANTITY
10 Person Conf.	1
Huddle Room	2
Open Collab	2

SUPPORT	QUANTITY
Cafe'	1
Coat Closet	1
Copy Area	1
IT Room/Storage	1

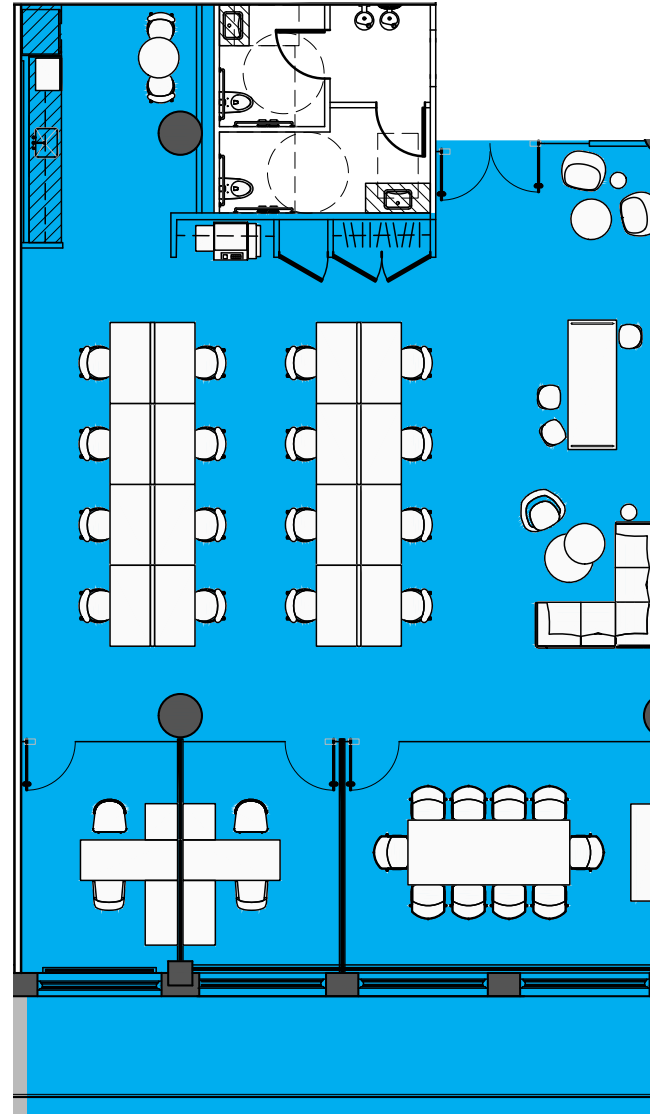
WYTHE AVE // BKLYN VIEWS



# 5th Floor

Pre-Build 4: 3,641 RSF

N 13TH ST



N 12TH ST

## Pre-Build 4

WORKSPACE	SEATS
Private Office	2
Benching (5'x30")	16

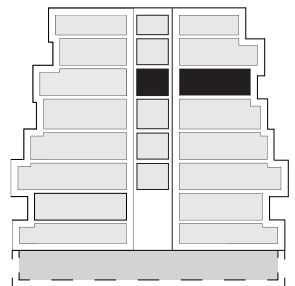
TOTAL HEADCOUNT 18

COLLAB SPACE	QUANTITY
10 Person Conf.	1
Open Collab	2

SUPPORT	QUANTITY
Pantry	1
Coat Closet	1
Copy Area	1
IT Closet	1

KENT AVE // NYC VIEWS

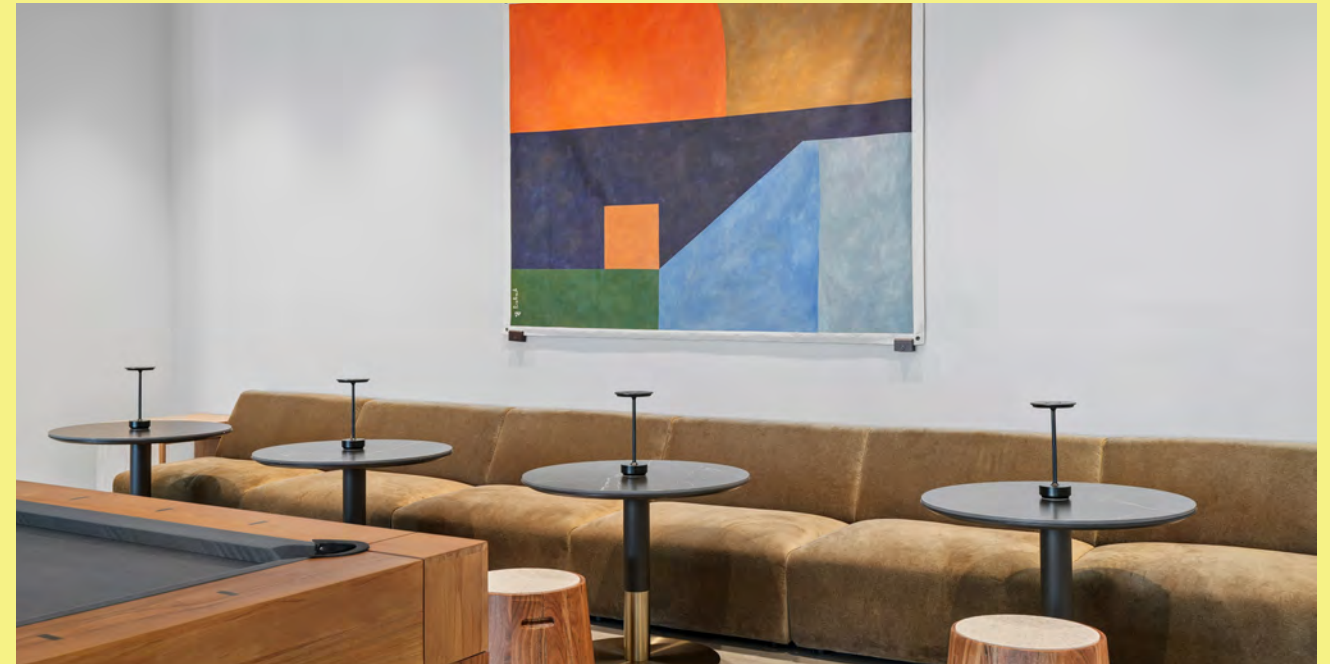
WYTHE AVE // BKLYN VIEWS



Prebuilt program with modern finishes, flexible layouts and floor-to-ceiling windows.



5th floor  
prebuild  
shared  
amenities.






# 6th Floor

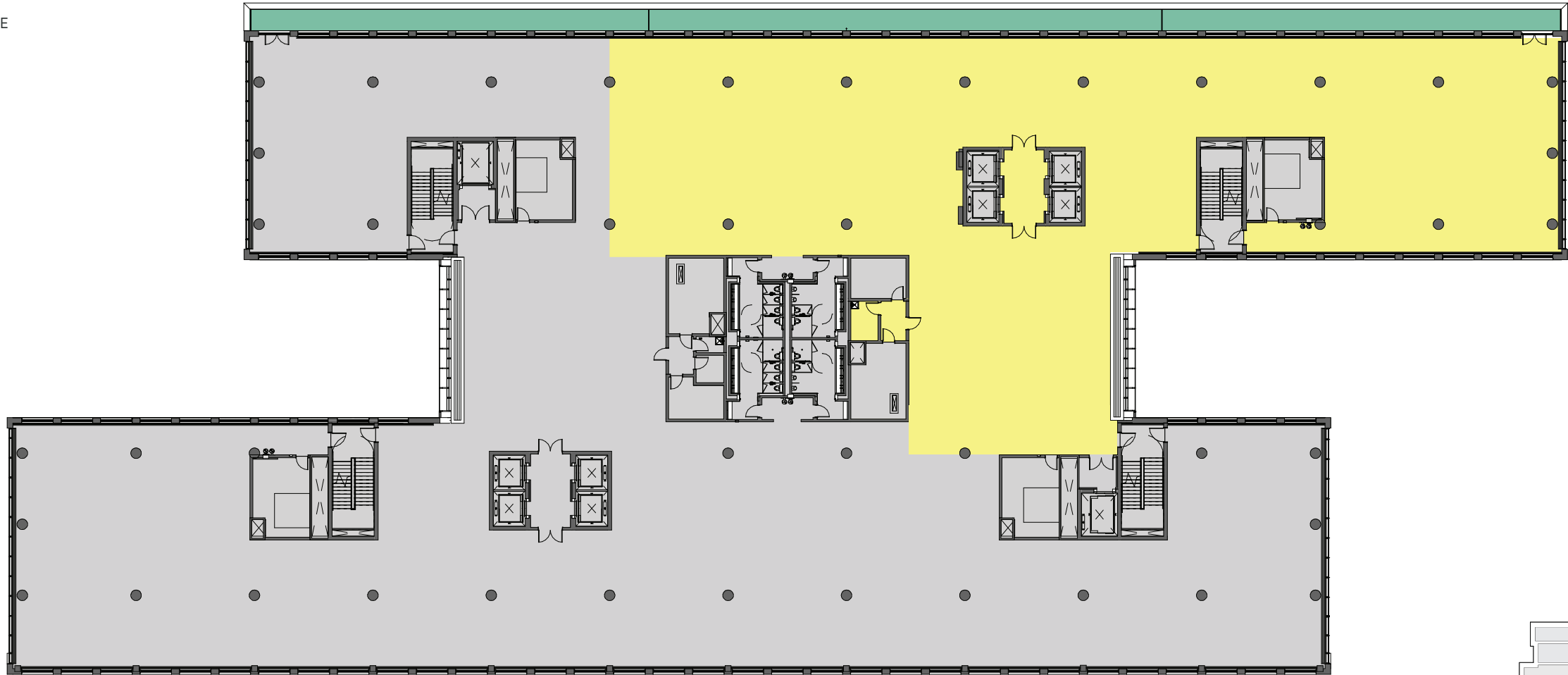
Availability: 34,312 RSF // 1,800 SF Terrace

N 13TH ST



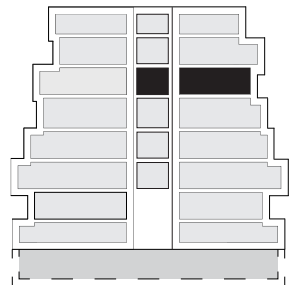
-  LEASED
-  AVAILABLE
-  TERRACE

KENT AVE // NYC VIEWS



WYTHE AVE // BKLYN VIEWS

N 12TH ST








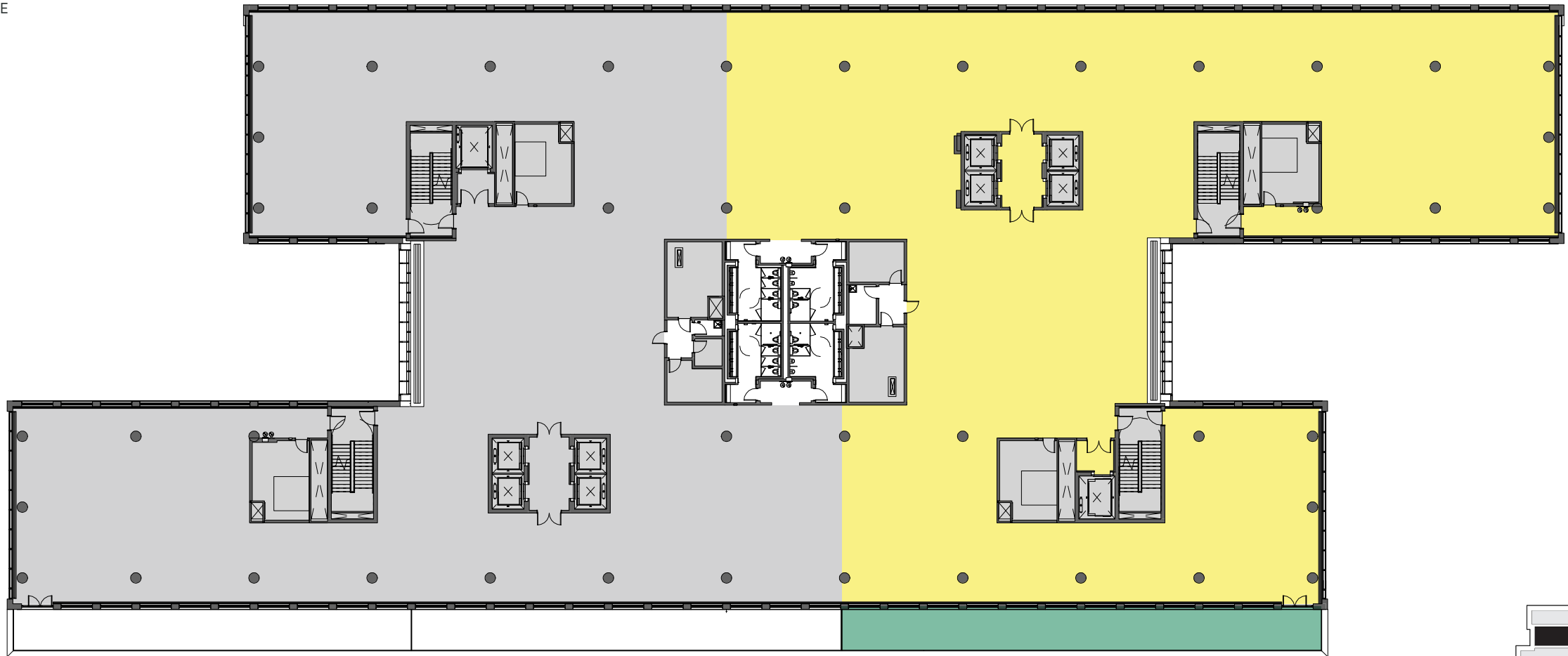
# 7th Floor

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

N 13TH ST

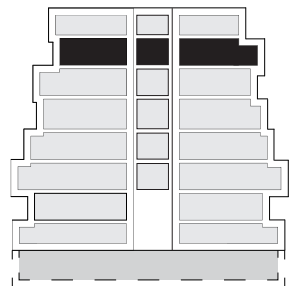
-  LEASED
-  AVAILABLE
-  TERRACE

KENT AVE // NYC VIEWS



WYTHE AVE // BKLYN VIEWS

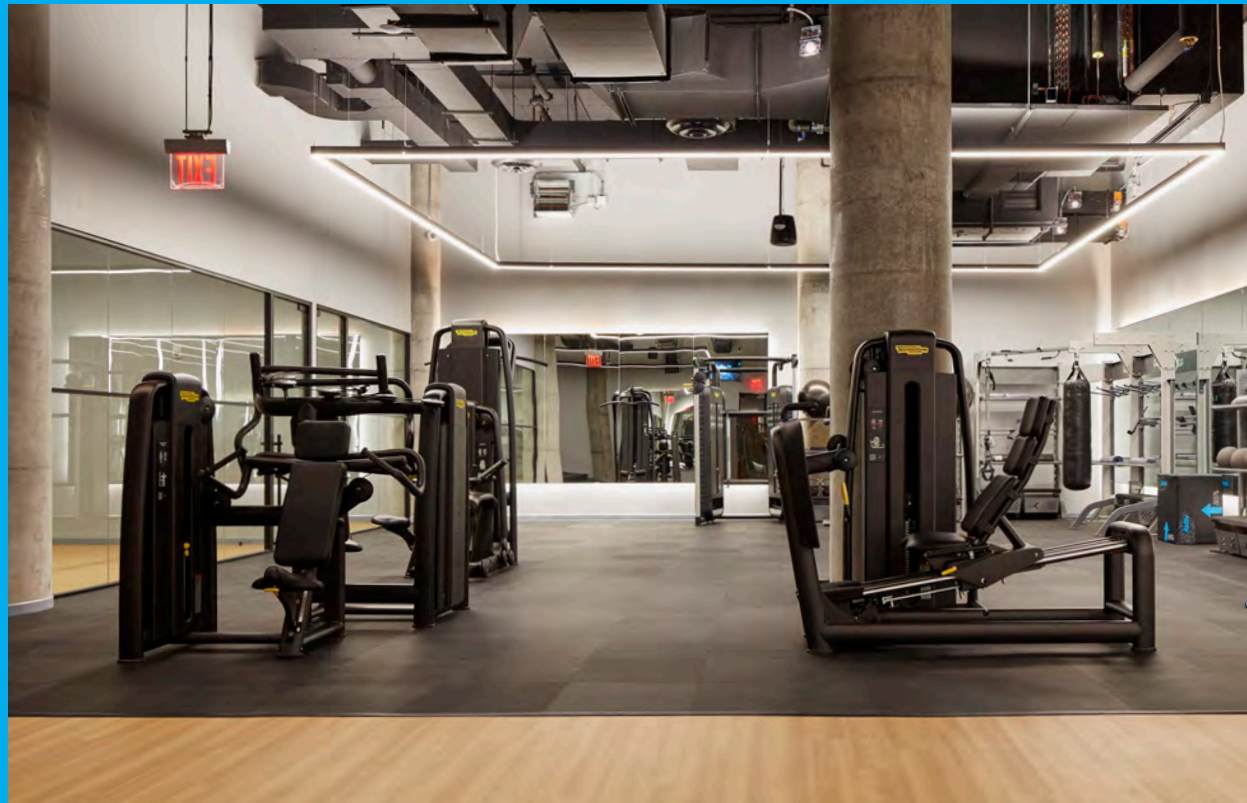
N 12TH ST



\*All reasonable demises will be considered.

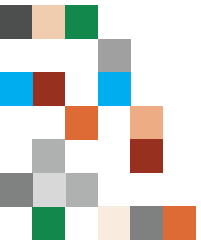
# A day well spent.

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 //

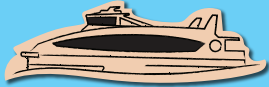


: Live Music //

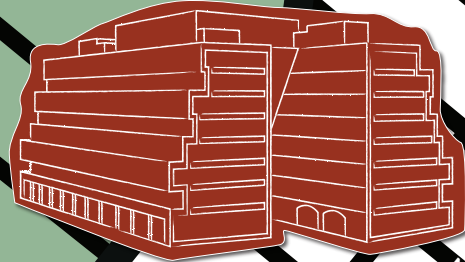
# MIDTOWN SOUTH

# GREENPOINT

# EAST RIVER



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



G



**Arlo SUNGOLD**  
The Water Tower  
*art*

**SUPERIOR INGREDIENTS**

**SUITSUPPLY**

**BROOKLYN BOWL**

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



# MCCARREN PARK

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

**CAFE COLETTE**

**ALLSWELL**

**MUSIC HALL OF WILLIAMSBURG**

sandro

**BIRKENSTOCK** **patagonia**

**NATIONAL SAWDUST**

**MUJI**

*Van Leeuwen*

**Aesop**

**ÅLAND**

**BYREDCO**

**WARBY PARKER**

**DS&D URGIA**

**NIKE**

**HERMÈS PARIS**

**pa**

**Glossier.**

*Madewell*

**LE LABO**

lululemon **athletica**

**CHANEL**



L

US 278

# 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+**

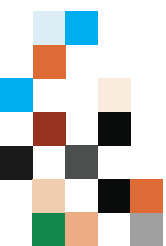
: Companies Make Brooklyn One of the Nations Leaders in the Innovation Sector //

**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

## SIZE //

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

## 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



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[INSTAGRAM](#) / [FACEBOOK](#)

25KENT.COM

