

# VERADA 1 Wythe Ave

Greenpoint

Prime Office  
Opportunity



This striking seven-story, triangular building offers 102,000 RSF of premium office and retail space, with over 10,000 SF of common areas, including a bike storage room, and 8,000 SF of rooftop amenity space on the 4th floor. Anchored by Brooklyn Brewery, which occupies 41,000 SF across the basement, ground floor, and 4th floor. 1 Wythe Ave also houses Acme Smoked Fish on the entire 3rd floor, utilizing 18,000 SF. The building also boasts expansive 360-degree views, including river views and the Manhattan skyline. A grand lobby featuring a two-story overhang and state-of-the-art design throughout further elevates the building's appeal.

Key features include high ceilings ranging from 13 to 16 feet, large windows providing abundant natural light, and a beautiful brick façade. Floors range from 10,000 to 16,500 SF, offering a versatile layout, with Floor 6 featuring a 2,600 SF private outdoor terrace.

Popular area co-tenancy includes The William Vale Hotel and Vital Climbing Gym, with easy access to transportation—the Nassau Ave subway stop is just a 5-minute walk away.

The building is located between Bushwick Inlet Park and McCarren Park, with frontage of 140 feet on Wythe Ave, 250 feet on North 15th, and 270 feet on Banker St. Expected delivery is Q2 2025.

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Total Square Footage	52,250 SF
Second Floor	16,500 SF
Fifth Floor	12,350 SF
Sixth Floor	10,000 SF   Private outdoor terrace: 2,600 SF
Seventh Floor	10,800 SF
Ceiling Height	13 FT - 16 FT
Frontage	140 FT Wythe Ave   250 FT North 15th   270 FT Banker Street
Features	Expansive 360-degree views, including the Manhattan skyline and river, with large windows for abundant natural light
Market Concessions	Ownership open to build out
Divisible	Yes
Completion	Q2 2025

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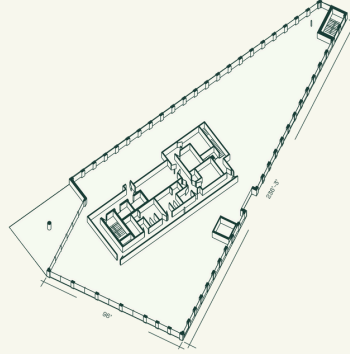


# Available Floors

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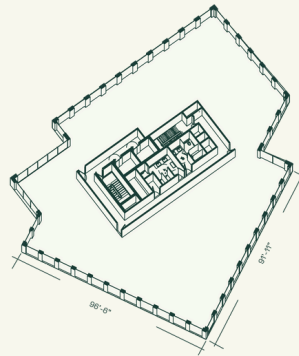
## Second Floor

16,500 SF



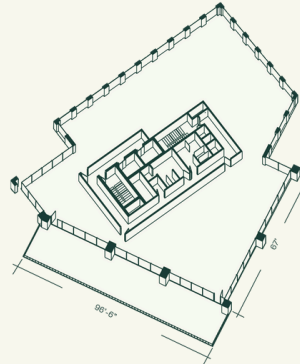
## Fifth Floor

12,350 SF



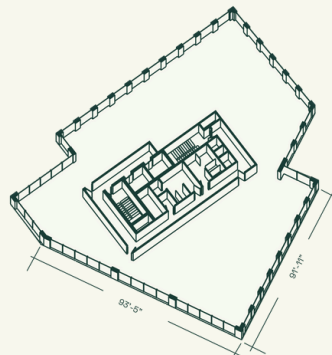
## Sixth Floor

10,000 SF + 2,600 SF



## Seventh Floor

10,800 SF



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### Neighborhood Description:

- Anchored by Brooklyn Brewery and Acme Smoked Fish
- Expansive 360-degree views, including the Manhattan skyline and river, with large windows for abundant natural light
- Popular area co-tenancy includes The William Vale Hotel and Vital Climbing Gym, with easy access to transportation—the Nassau Ave subway stop is just a 5-minute walk away.
- The building is located between Bushwick Inlet Park and McCarren Park, with frontage of 140 feet on Wythe Ave, 250 feet on North 15th, and 270 feet on Banker St.





**V** 1 Wythe Ave

Food & Beverage

Tranportation

Grocery

Entertainment

Health & Wellness

Education

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