



Big Spaceship leases at JEMB's 1 Willoughby Sq.

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Brooklyn, NY JEMB Realty said that digital marketing agency Big Spaceship has signed a lease at 1 Willoughby Sq. (1WSQ). Located at 235 Duffield St. in downtown, 1WSQ is one of the borough's best-leasing office building, with over 120,000 s/f executed since development. As the borough's tallest office tower, 1WSQ has 360-degree views and is outfitted with the latest high-end amenities including outdoor spaces.

Big Spaceship was represented by Aiden Campbell and Michael Joseph of Colliers. JEMB Realty is represented by a team of brokers from CBRE, including Paul Amrich, Neil King III, Zachary Price, James Ackerson, and Alex D'Amario.

JEMB has completed many pre-built spaces throughout the building. Big Spaceship will be moving into move-in-ready office space – one of several JEMB Realty has invested in throughout the building – on part of the 17th floor. Big Spaceship counts some of the world's most prominent brands among its clients, including Starbucks, JetBlue, and Converse.

Rising 34 stories, 1WSQ has been responsible in 2022 for 50% of all downtown Brooklyn's executed leases that exceed 5,000 s/f. The building was designed by architecture firm FXCollaborative, which recently relocated its own offices to 45,000 s/f over three floors at 1WSQ, a workspace that is the first LEED Platinum v4 ID+C in New York City and the highest LEED interior rating in the USA.

1WSQ features advanced air filtration, a 250-space bicycle parking area with private shower rooms, and state-of-the art sustainability features. The building has spectacular private and communal outdoor terraces on multiple floors and will have direct access to the soon-to-open 1.15-acre Willoughby Square Park (renamed Abolitionist Place to commemorate the 19th century abolitionist movement). The tower is located steps away from one of New York City's most convenient transportation hubs, with easy access to eleven subway lines and the LIRR.

JEMB has signed eight leases occupying 60% of the building – a total of more than 120,000 s/f– since it hit the market. Tenants, spanning the design, creative, health care, financial and non-profit sectors, include:

Architecture Research Office (ARO) | Architecture Firm

Big Spaceship | Digital Agency

Cityblock Health | Healthcare Technology

FXCollaborative | Architecture Firm, Designed 1WSQ

Gemic | Management Consulting Firm

Ms. Foundation for Women | Non-Profit

Propel | Medical Education Agency

Walnut Ridge | Private Investment Firm

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