



**JEMB Realty signs Philo TV to new 8,100 s/f lease at 1 Willoughby Sq.**

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Brooklyn, NY JEMB Realty has signed an 8,100 s/f lease with Philo TV at 1 Willoughby Sq. (1WSQ).

A CBRE team consisting of Paul Amrich, Neil King, Zachary Price, Alex D’Amario and James Ackerson represented JEMB. Philo TV was represented by Catherine Vilar of the Kaufman Organization.

San Francisco-based Philo TV, a streaming service, has signed on to occupy 8,100 s/f on the 18th floor. This represents Philo TV’s first official New York City office.

Philo TV was attracted to 1WSQ for its LEED certifications, outdoor spaces, city views, and the ability to utilize the Abolitionist Place park at the base of the building.

“This is Brooklyn’s premier office destination and it’s attracting very high-quality tenants, even in a difficult market,” said Paul Amrich of CBRE. “1 Willoughby Square has set a new standard for office space in Brooklyn and its success is proof of that.”

Internationally recognized for its stand-out industrial loft-style design executed by anchor tenant FXCollaborative, 1WSQ was built to trophy-quality standards with incredible attention to detail. The brick façade at 1WSQ is fashioned in a pleated pattern boasting a shade of blue that is a decidedly “New York blue” and was executed to maximize the building’s interaction with daylight while linear windows give the building a timeless industrial aesthetic reminiscent of the borough’s roots.

The building’s lobby features 30-ft. ceiling heights with floor-to-ceiling glass, as well as a touchless entry sequence and high-end finishes. The suite of amenities on the 16th floor at 1WSQ includes a tenant lounge, conferencing facilities and communal outdoor space with views of the Manhattan skyline.

FXCollaborative, the architect behind 1WSQ, occupies 40,000 s/f of triplex space and relocated to the building after 40 years in its Manhattan office. Its offices were the first in New York City to achieve LEED Platinum certification for Interior Design and Construction Commercial Interior with the highest score in the country.