



## **JEMB Realty signs Rubenstein Law to 5,000 s/f at 1 Willoughby Sq.**

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Photo Credit JEMB Realty

Brooklyn, NY JEMB Realty signed a 5,000 s/f lease with Miami-based Rubenstein Law for a long-term lease at 1 Willoughby Sq.(1WSQ). Rubenstein Law, recognized as the nation's leading personal injury law firm, represents clients nationwide and will be relocating and expanding its Brooklyn offices. The firm will relocate from 300 Cadman Plaza West doubling its local footprint and taking the remaining space on the 12th floor at 1WSQ, the tallest office building in the borough. The announcement comes on the heels of a deal announced recently for a streaming service provider to take 8,100 s/f at 1WSQ.

A CBRE team consisting of Paul Amrich, Neil King, Zachary Price, Alex D'Amario and James Ackerson represented JEMB. Rubenstein Law was represented by Jenna Catalon, Matthew Cheezem and Scott Quick of Cushman & Wakefield.

With offices up and down the east coast and in Chicago, Rubenstein Law committed to 1WSQ in part for its reputation as Brooklyn's premiere office building and its new construction attributes such as oversized windows, contemporary office spaces and incredible amenities. 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 entry provides a welcoming first impression for clients and guests while serving as a valuable brand extension for tenants.

The premier 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. Offices at 1WSQ has oversized windows while floorplates offer tenants the flexibility to grow in place while tenants enjoy the ability to utilize the recently completed one-acre Abolitionist Place park at the base of the building.

"As part of Rubenstein Law's Northeast expansion, 1WSQ emerged as the perfect choice for its exceptional quality and prime location," said Scott Quick of Cushman & Wakefield. "The space supports their team's growth while ensuring they can continue to deliver outstanding service to their clients."

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.

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.

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