

COMING SUMMER 2018

100K SQ FT OF FULLY MODERNIZED OFFICE & RETAIL SPACE

THE BREEZE



315 Meserole Street
East Williamsburg, Brooklyn NY



BREAK AWAY

SITUATED IN EAST WILLIAMSBURG, BROOKLYN'S NEWEST
CREATIVE HUB FOR DESIGNERS, DEVELOPERS AND DOERS

THE BREEZE

315 MESEROLE

ORLANDO DESIGN

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- LUNCH & COFFEE**
- 01 Blue Bottle Coffee
 - 02 Bread Brothers Bagel Cafe
 - 03 Brooklyn Mac
 - 04 Brooklyn's Natural
 - 05 Carthage Must be Destroyed
 - 06 Champs Diner
 - 07 City of Saints Coffee Roasters
 - 08 Cup
 - 09 Dun-Well Doughnuts
 - 10 Falansai
 - 11 Healthy Choice Kitchen
 - 12 ICHIRAN
 - 13 Luckybird Bakery
 - 14 Momo Sushi Shack
 - 15 New Mexico Place
 - 16 Newtown
 - 17 Note Thai
 - 18 Rosie's Food Truck
 - 19 The Brooklyn Tree
 - 20 The Squeeze

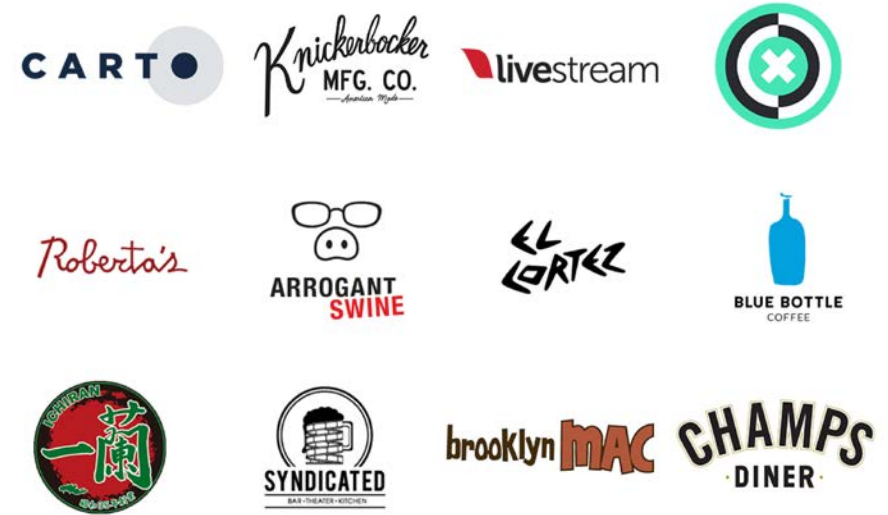
- DINNER & DRINKS**
- 27 Arrogant Swine
 - 28 Cape House
 - 29 El Cortez
 - 30 Emblem
 - 31 Fitzcarraldo
 - 32 Forrest Point
 - 33 Guadalupe Inn
 - 34 Lantern Hall
 - 35 Roberta's
 - 36 Shinobi Ramen
 - 37 Sweet Science
 - 38 The Anchored Inn
 - 39 The Narrows
 - 40 The Well
 - 41 Tradesman
 - 42 Win Son

- FITNESS & HEALTH**
- 21 Brooklyn Boulders
 - 22 Brooklyn Zoo NY
 - 23 Bushwick CrossFit
 - 24 Green Fitness Studio
 - 25 Loom Yoga Bushwick
 - 26 Makara Studio
- ARTS & ENTERTAINMENT**
- 43 Clearing Gallery
 - 44 Interstate Projects Gallery
 - 45 Luhning Augustine Gallery
 - 46 Our Wicked Lady
 - 47 Present Company Gallery
 - 48 Signal Gallery
 - 49 Syndicated Bar Theater Kitchen
 - 50 The Wick Brooklyn

COMMUNITY & NEIGHBORHOOD

The Breeze is located in Brooklyn's East Williamsburg neighborhood, a former industrial district at the nexus of Williamsburg, Greenpoint, and Bushwick. It's a unique area where light manufacturing, technology, creative industries, and the up-and-coming Brooklyn art world cross-pollinate and innovate together.

With its mix of acclaimed restaurants, exciting nightlife, and arts and entertainment venues, East Williamsburg is quickly becoming New York's most exciting live/work/play neighborhood. It's the perfect location to grow your business and attract a creative and forward-thinking workforce.





OFFICE SPACE

The Breeze has over 80K rentable square feet of flexible space available for office tenants, all of which have access to 8K square feet of outdoor space in our landscaped courtyard and retail arcade, The Breezeway. The building has soaring ceiling heights up to 15' and floorplates as large as 27K rentable sq ft, which can be divided down to fit your business' needs. Upper floors have abundant natural light and unobstructed 360-degree views.



RETAIL SPACE

The Breeze offers many exciting opportunities for retail, restaurant and nightlife businesses including highly visible ground-floor locations, corner sites, suites with private outdoor space, suites along the Breezeway, and a new rooftop penthouse bar/restaurant/event space. Retail spaces are available up to 8,200 sq ft, which can be divided down to fit your business, and have new base-building systems, attractive storefronts and are ADA accessible.

UNWIND ABOVE IT ALL

BE INSPIRED AND MAKE CONNECTIONS AT THE
BREEZY PENTHOUSE AND ROOF DECK



AMENITIES & BUILDING FEATURES

With unique outdoor amenity space and fully modernized building systems, the Breeze has the necessary infrastructure to support your business and keep your workers happy and inspired.



Ceiling Heights from 10'6" to 14'8"



Security 24/7 access and security



ADA Access



New Storefronts



Outdoor Event Space
6k sq ft lushly landscaped courtyard



Rooftop Bar & Restaurant work and play in the same building



Retail Arcade with shops and dining



New Elevators



New Windows



New Electrical Equipment and ample capacity



Fully Networked redundant fiber optic internet service available



Bike Room secure & enclosed



Shuttle to nearby trains



Pet Friendly common spaces

INCENTIVES

Get paid to relocate! New York City has substantial subsidies available for tenants relocating to Brooklyn. Qualifying tenants can receive the REAP incentive and other benefits which can reduce your net rent \$20-\$25/sf per year.

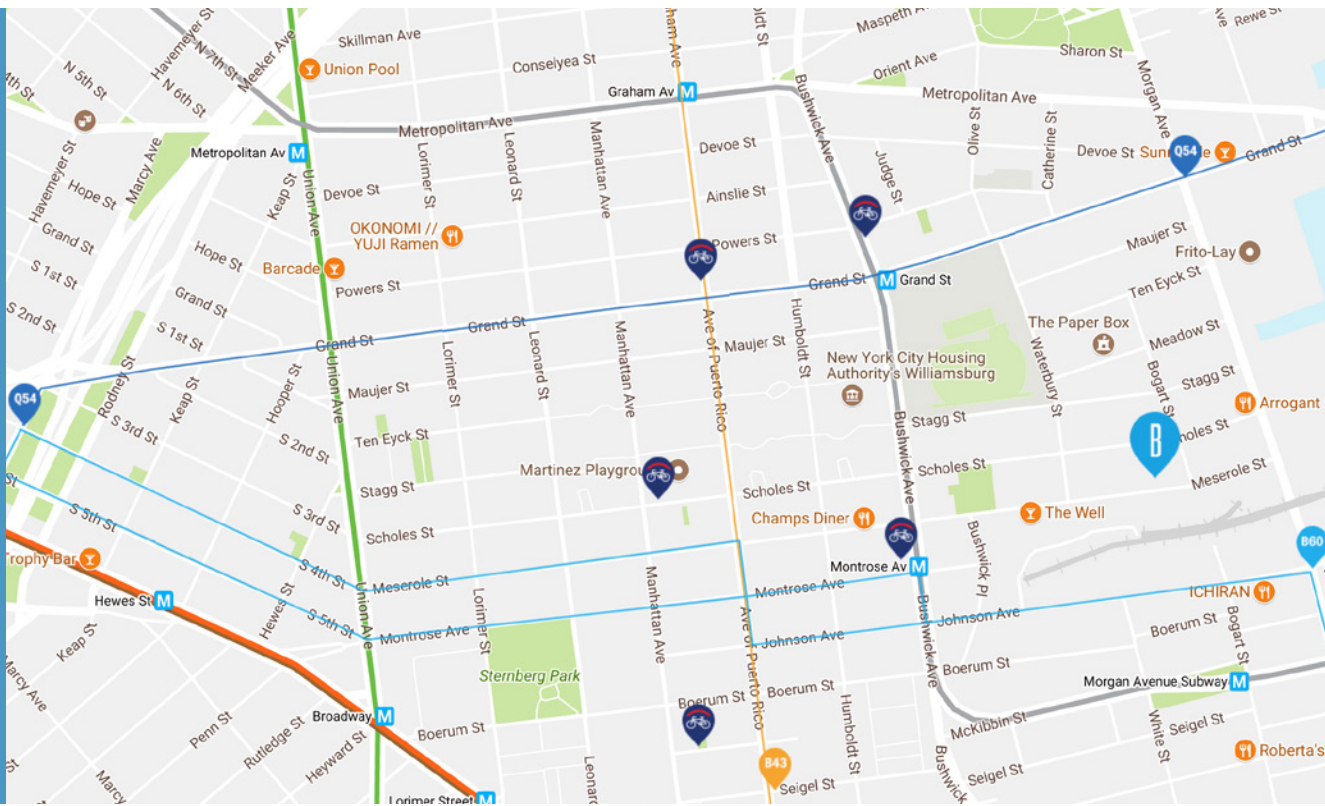
PROGRAM	SQ FT / YEAR	\$ PER FLOOR* / YEAR	DESCRIPTION
Relocation & Employment Assistance Program	\$15.00 - 20.00 / SF	\$400,000 - 540,000	12 YR tax credit (\$3,000 / employee per YR)
Commercial Expansion Program (CEP)	\$1.00 / SF	\$28,860	5 YR RET abatement
Exemption from Commercial Occupancy Tax	\$3.00 / SF	\$80,580	NYC CRT exemption
Energy Cost Savings Program (ECSP)	\$0.50 / SF	\$13,430	Annual Discount (-15-20%)

SAVINGS PER YR

\$20-25 / SF

Potential for over \$650k of annual as of right incentives per floor

*26,860 SF full floors



Bedford Avenue/N7th

• 11 minutes by train • 10 minutes by bike

Greenpoint/Manhattan Ave

• 25 minutes by Bus (B43) • 10 minutes by bike

Bed Stuy/Tompkins Ave

• 30 minutes by Bus (B43) • 15 minutes by bike

Union Square

• 17 minutes by L-train

Meatpacking

• 21 minutes by L-train

LES

• 33 minutes by J/M trains • 21 minutes by bike



Biking to the Breeze

New east/west bike lanes on both Meserole and Scholes streets provide a straight shot to the Williamsburg Bridge. In addition, Citibike has several nearby docking stations and the building has a convenient secure ground floor bike room with 24/7 access for tenants.



*During the 15-month L-Train repair project beginning in April 2019, the L-Train will not run into Manhattan (though it will continue to operate back and forth normally within Brooklyn). During this period, the Breeze will be offering shuttle service to the nearby J/M/Z for service into Manhattan. In addition, the MTA is exploring numerous transit solutions to augment subway service, including express bus, ferry, and additional bike infrastructure.



GROUND FLOOR PLAN

SUITE A1	4937 RSF
SUITE A2	4620 RSF
SUITE B1	6886 RSF
SUITE B2	4570 RSF
SUITE B3	4547 RSF
SUITE B4	6890 RSF
SUITE C1	2663 RSF
SUITE C2	3575 RSF
SUITE C3	1000 RSF
SUITE C4	1042 RSF

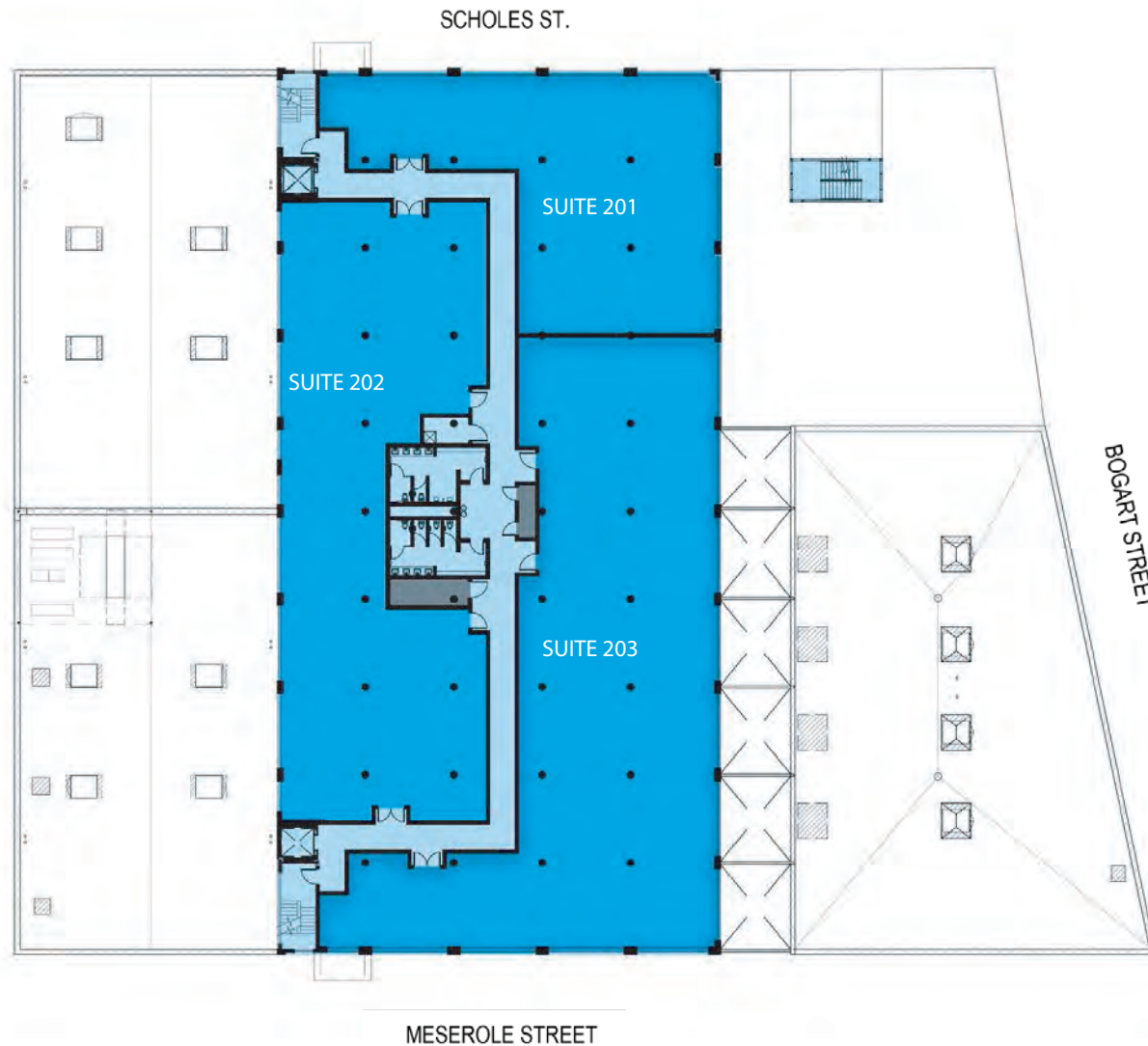


- RENTABLE SUITE
- COMMON SPACE
- COURTYARD
- MEP SPACE

THE BREEZE

EXCLUSIVE LEASING BROKER
 FOR LEASING INQUIRIES CONTACT BEN WALLER 212-400-9515





SECOND FLOOR

SUITE 201	4894 RSF
SUITE 202	7942 RSF
SUITE 203	10,038 RSF

CEILING HEIGHT - 10' 6"



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THIRD FLOOR

SUITE 301 15,143 RSF
 SUITE 302 7906 RSF

CEILING HEIGHT - 10' 6"



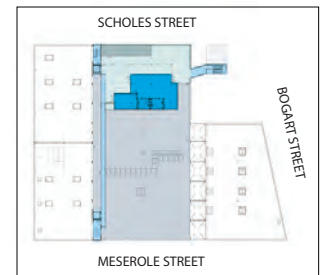
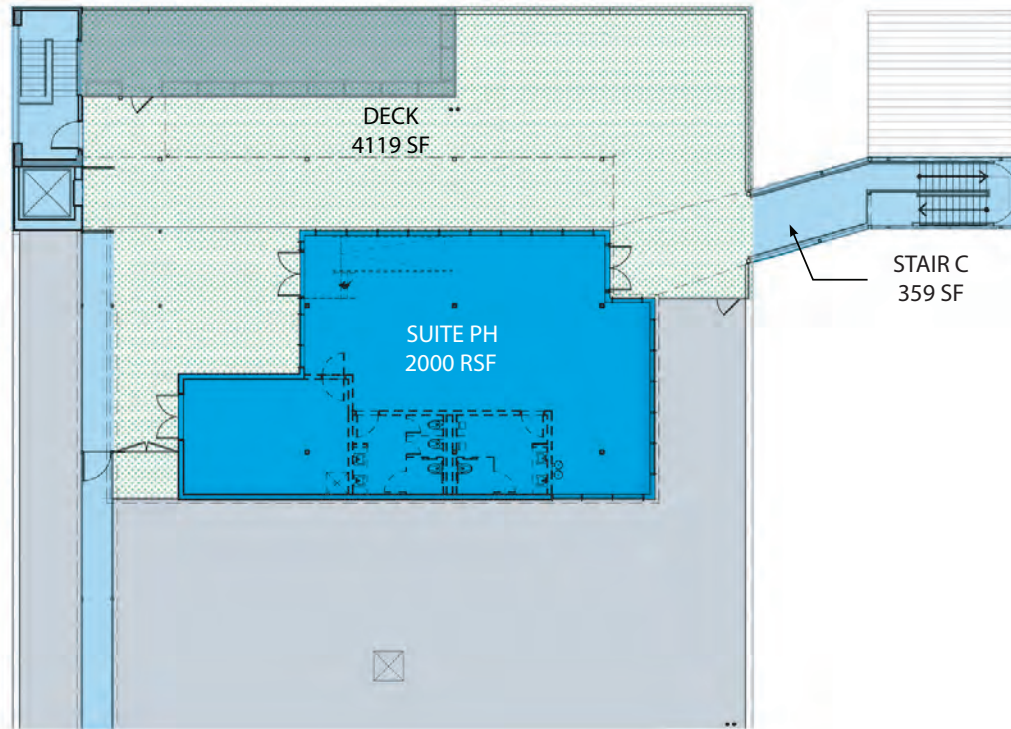
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SUITE PH - 2000 RSF
CEILING HEIGHT - 10' 7"



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