

315

MESEROLE ST
EAST WILLIAMSBURG // BROOKLYN



Scale your business and attract a cutting-edge workforce.

NEWMARK

315

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Building features

- **Prime Williamsburg Location** – Situated in East Williamsburg, adjacent to Williamsburg, Greenpoint, and Bushwick.
- **Excellent Transit Access** – Steps from the L train, providing quick connections to the best parts of Williamsburg and beyond.
- **Rooftop Destination** – Features a rooftop bar, restaurant, and event space with stunning views.
- **Public Transit Convenience** – Easy access to multiple subway lines and transit options.
- **Tax Incentives** – Eligible for valuable tax incentives.
- **Home to The Wandering Barman** – A unique ground-floor bar serving craft cocktails and coffee.
- **Flexible Office Space** – Prebuilt office suites ranging from 1,100 SF to 7,500 SF on the 2nd floor.
- **Expansive Leasing Opportunities**
 - Ground Floor – 16,964 SF available, with prebuilt office spaces from 4,800 SF to 7,276 SF.
 - 2nd Floor – 12,116 SF available, with prebuilt office spaces from 1,357 SF to 3,782 SF.
 - 3rd Floor – 28,732 SF available in white-boxed condition.
- **Vibrant Tenant Community** – Already home to a dynamic mix of creative and maker-focused businesses.



Building Features & Amenities

315 Meserole offers a blend of dynamic outdoor spaces and cutting-edge building systems, providing the perfect foundation for your business and a vibrant, motivating environment for your team.



Ceiling Height:
11' to 12'



Outdoor Event Space:
6,000 sq ft lushly
landscaped courtyard



Upgraded Electrical Systems:
Ample power capacity



Fully Networked:
Redundant fiber-optic
internet service available



New Elevators



Retail Arcade:
Featuring shops
& dining options



Rooftop Bar & Restaurant:
Work and leisure in one space



New Storefronts



ADA Accessibility



**Pet-Friendly
Common Areas**



Bike Room:
Secure, enclosed
bike storage



Security:
24/7 access &
security surveillance



New Windows



Ground Floor - 16,964 SF

Suite B2: 4,888 SF

Meeting Rooms, Exposed Ceilings, Abundant Natural Light, Open Workspaces, Separated Offices

Suite B3: 4,800 SF

Conference Rooms, Ample Natural Light, Open Workspaces, Separated Offices

Suite B4: 7,276 SF

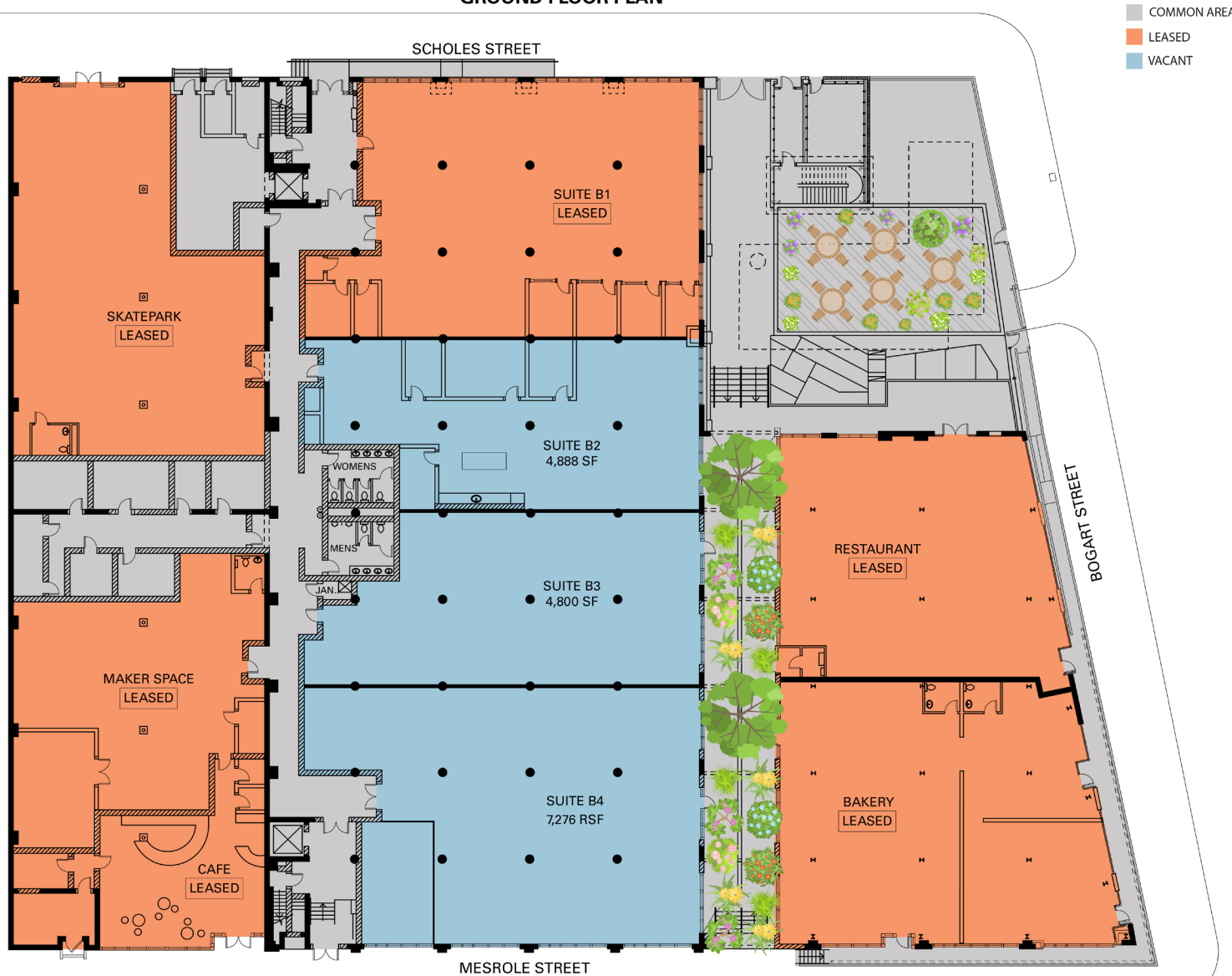
Conference room, Ample Natural Light, Open Workspaces, Separated Offices

*All spaces have direct access to the breezeway



Ground Floor - Floor Plan

GROUND FLOOR PLAN



2nd Floor - 12,116 SF

Suite 201: 2,174 SF

Suite 202: 3,782 SF

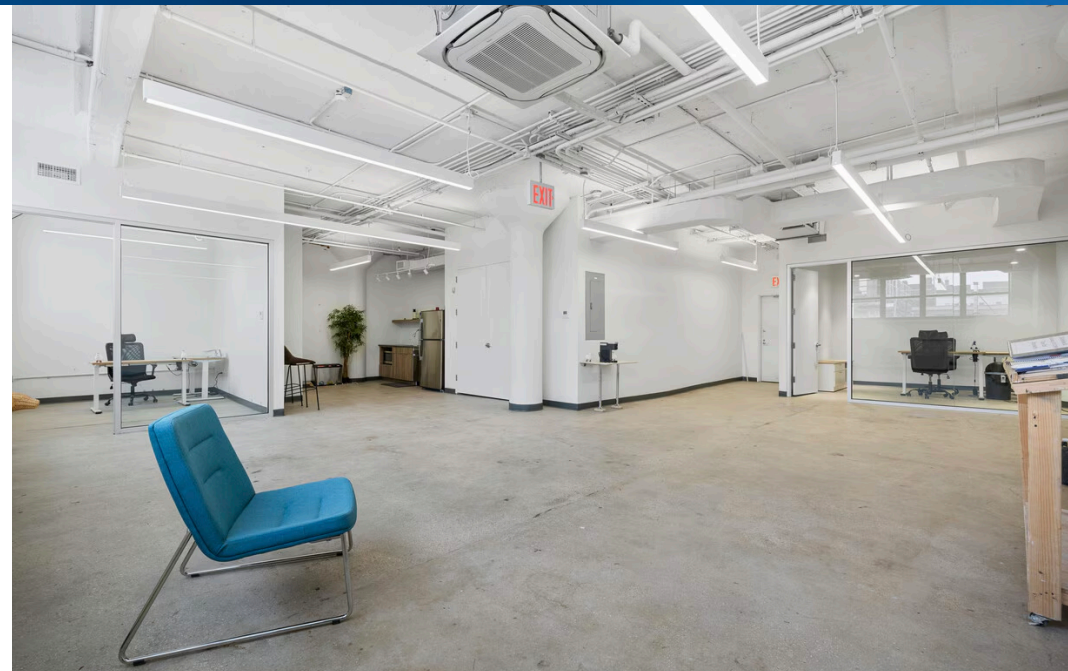
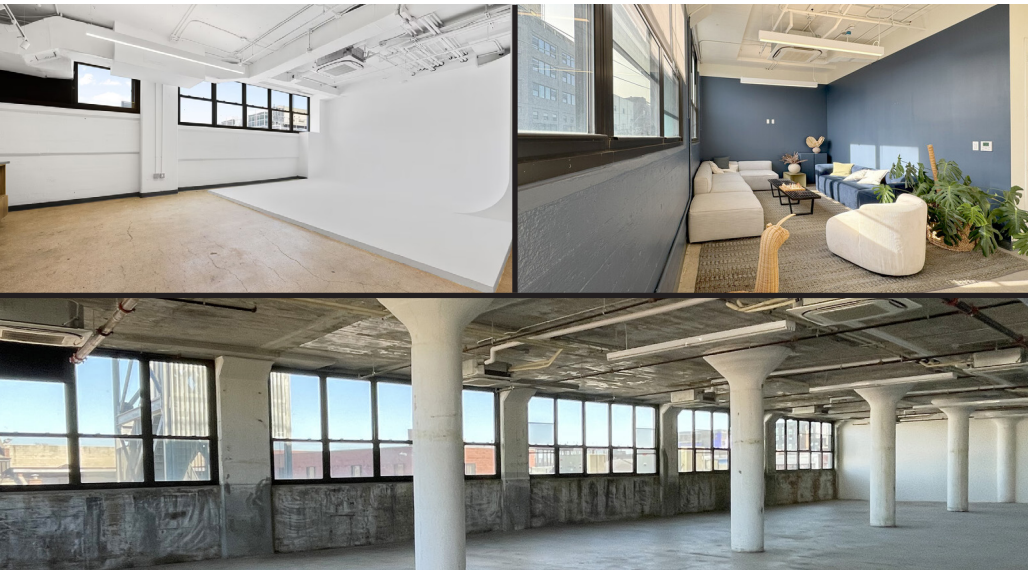
Suite 204: 1,357 SF

Suite 205: 2,029 SF

Suite 210: 1,281 SF

Suite 212: 1,493 SF

Kitchen, Natural Light, Open Layout, Air Conditioning



2nd Floor - Floor Plan

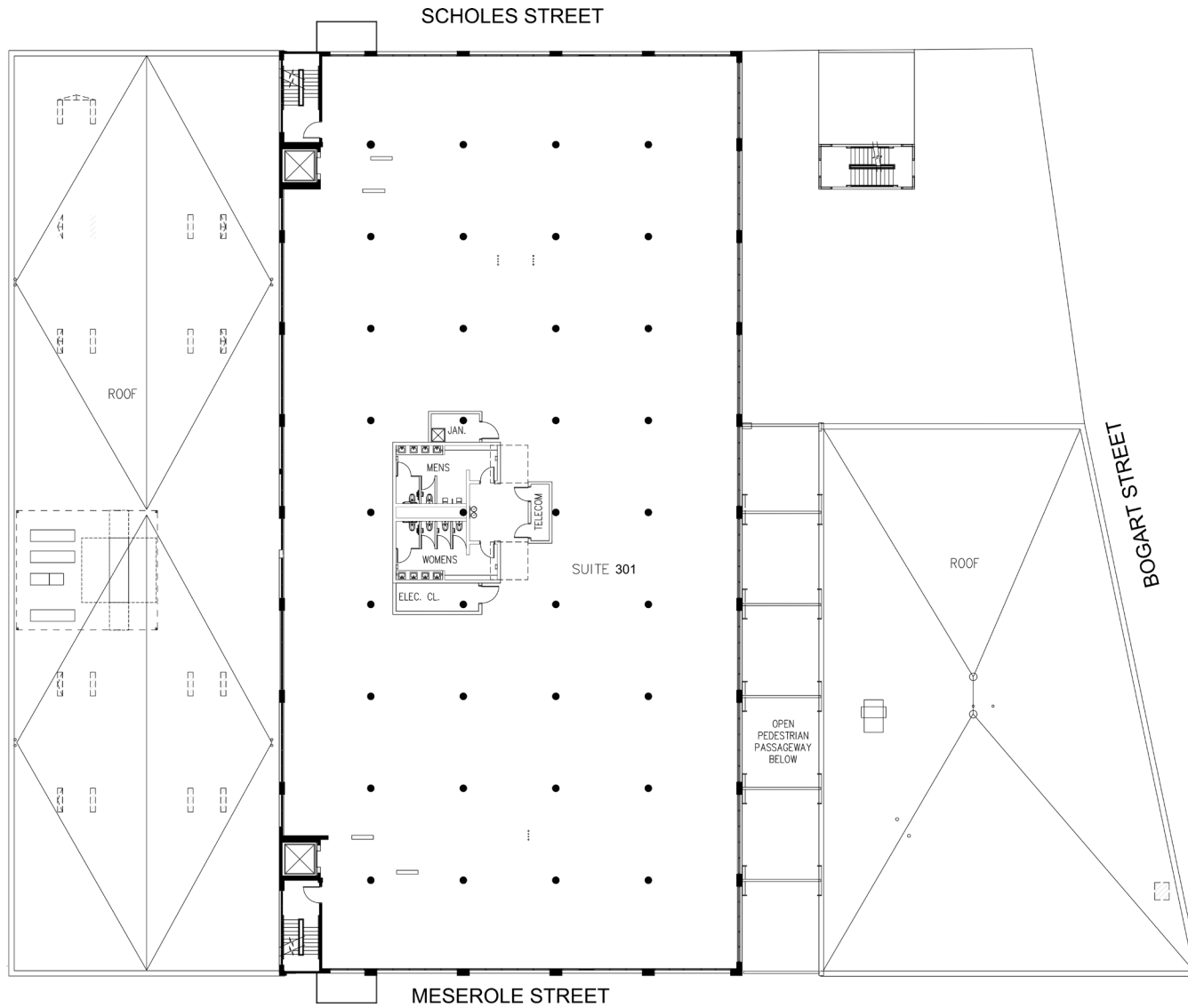
SECOND FLOOR PLAN



3rd Floor - 28,732 SF



Entire 3rd - Floor Plan



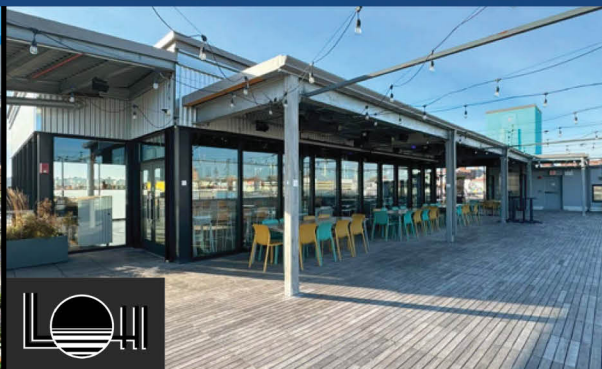
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Ultimate retail and co-tenant experience & Amenities



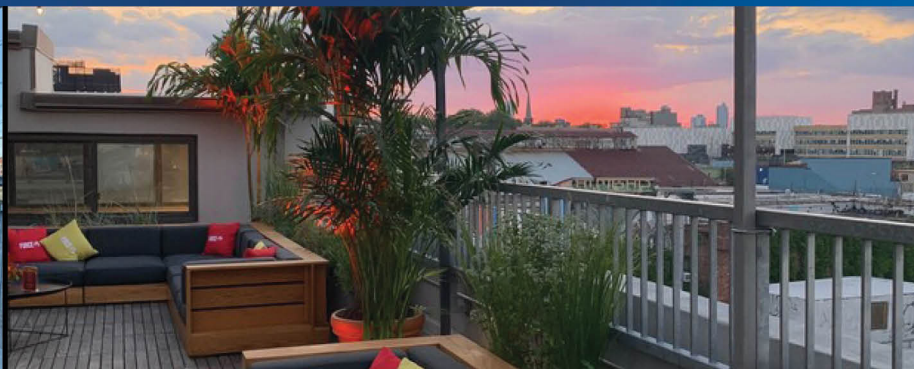
Landscaped Courtyard



The Breezeway - Retail Area



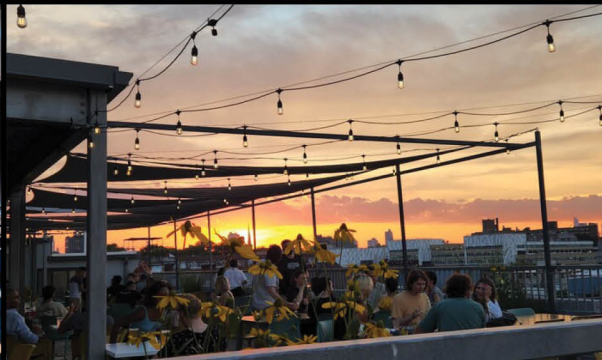
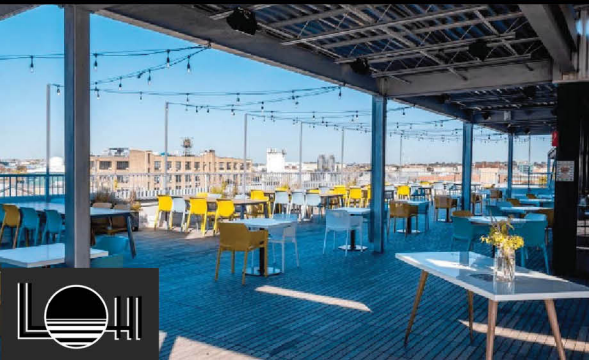
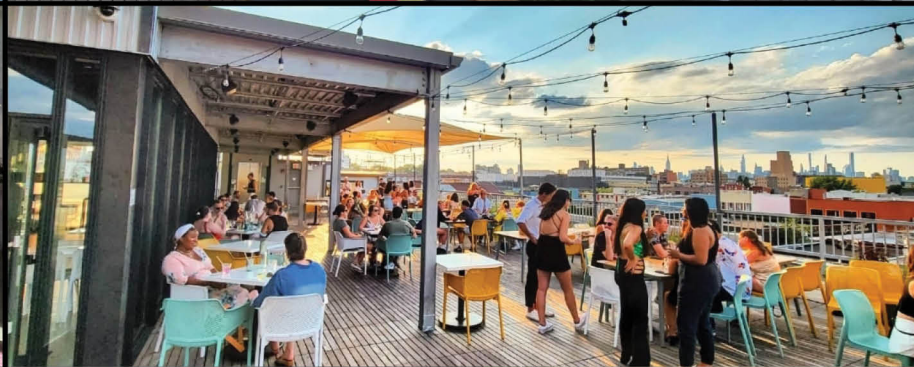
WANDERING BARMAN



Night View of Courtyard



WANDERING BARMAN



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