

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 – Two 4,800 SF spaces available.
 - 2nd Floor – 18,770 SF available, with prebuilt office spaces from 1,263 SF to 8,165 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 - 9,688 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

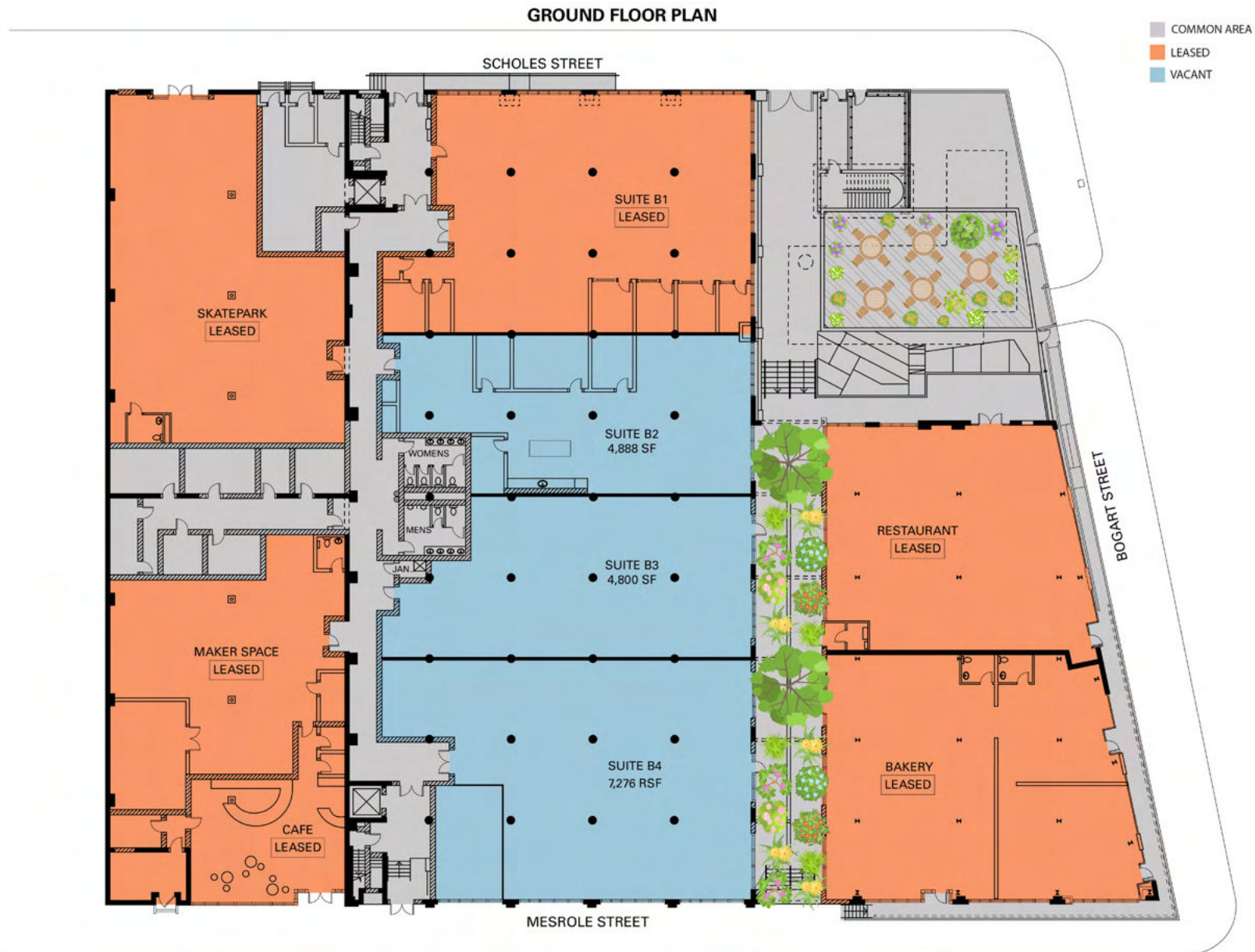
Suite B4: 7,276 SF

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

*All spaces have direct access to the breezeway



Ground Floor - Floor Plan



2nd Floor - 18,770 SF

Suite 204: 1,357 SF

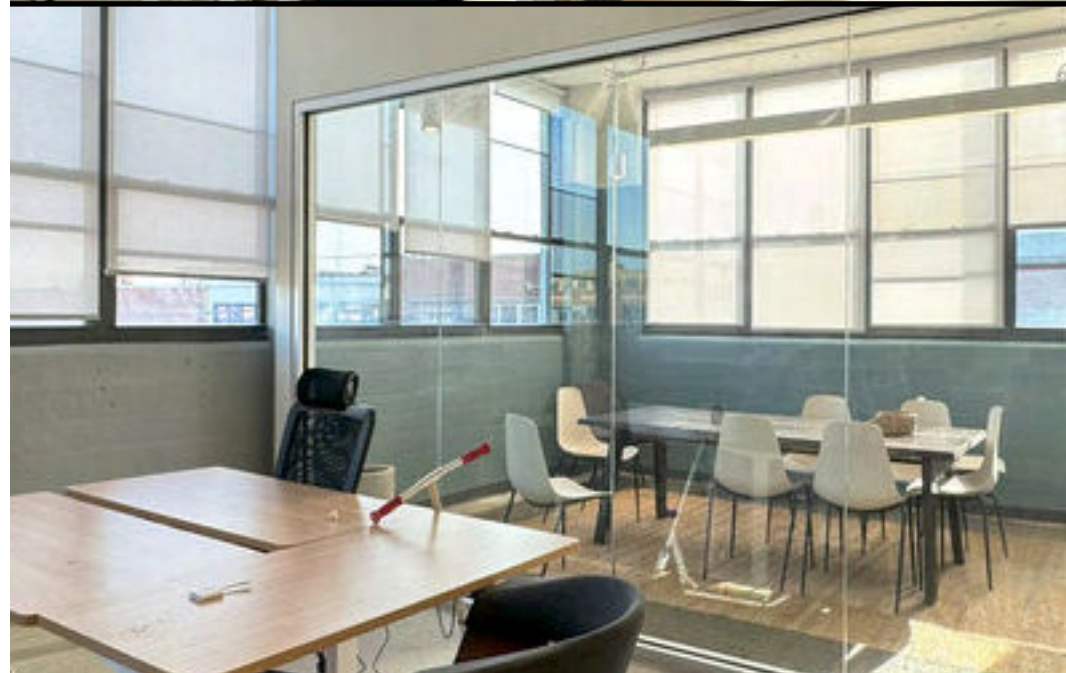
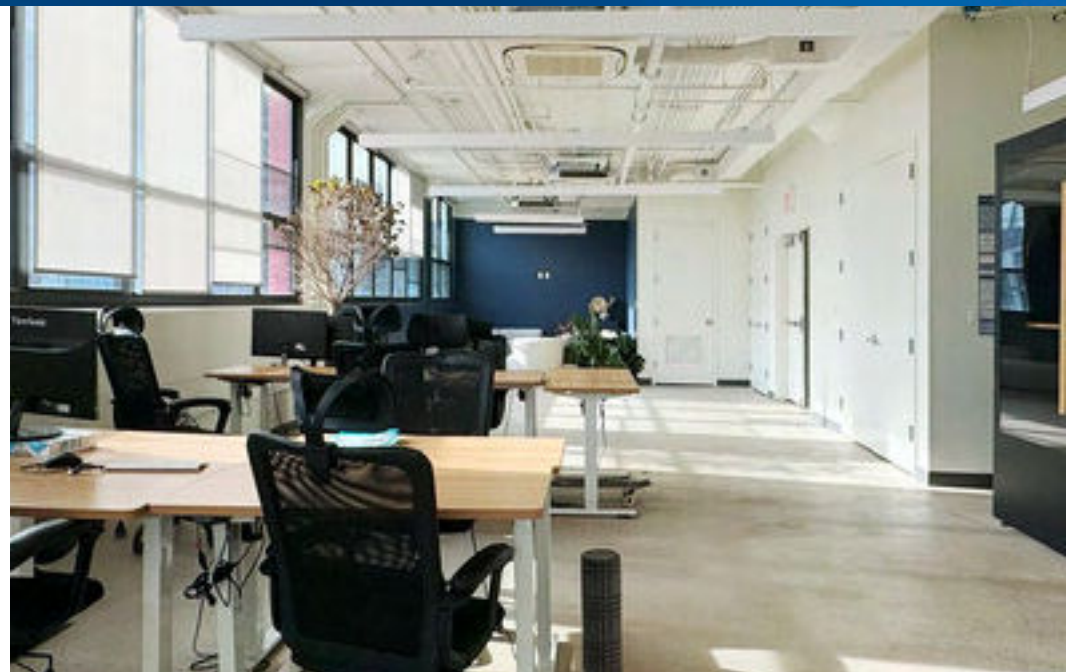
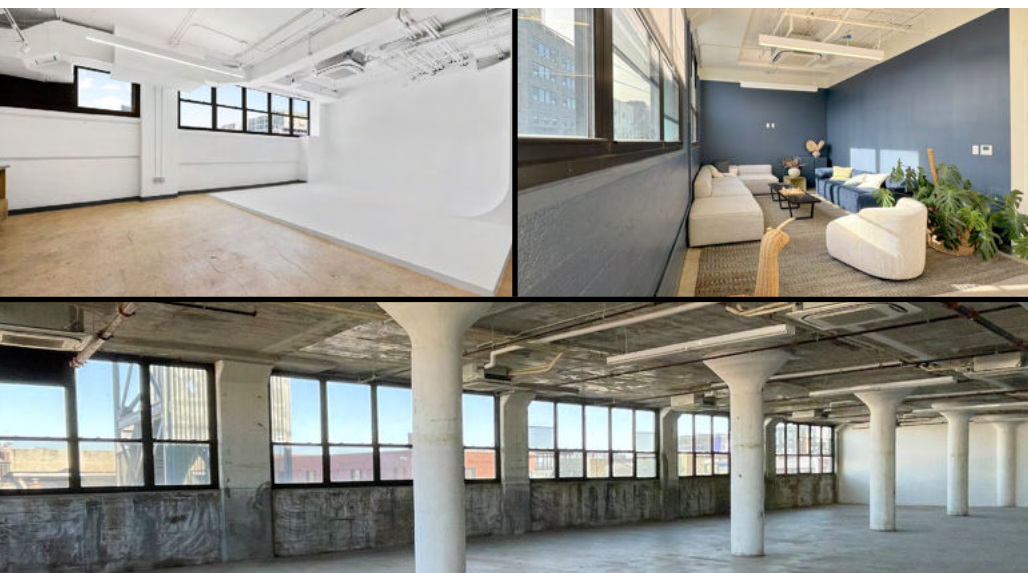
Suite 202: 3,782 SF

Suite 201: 2,174 SF

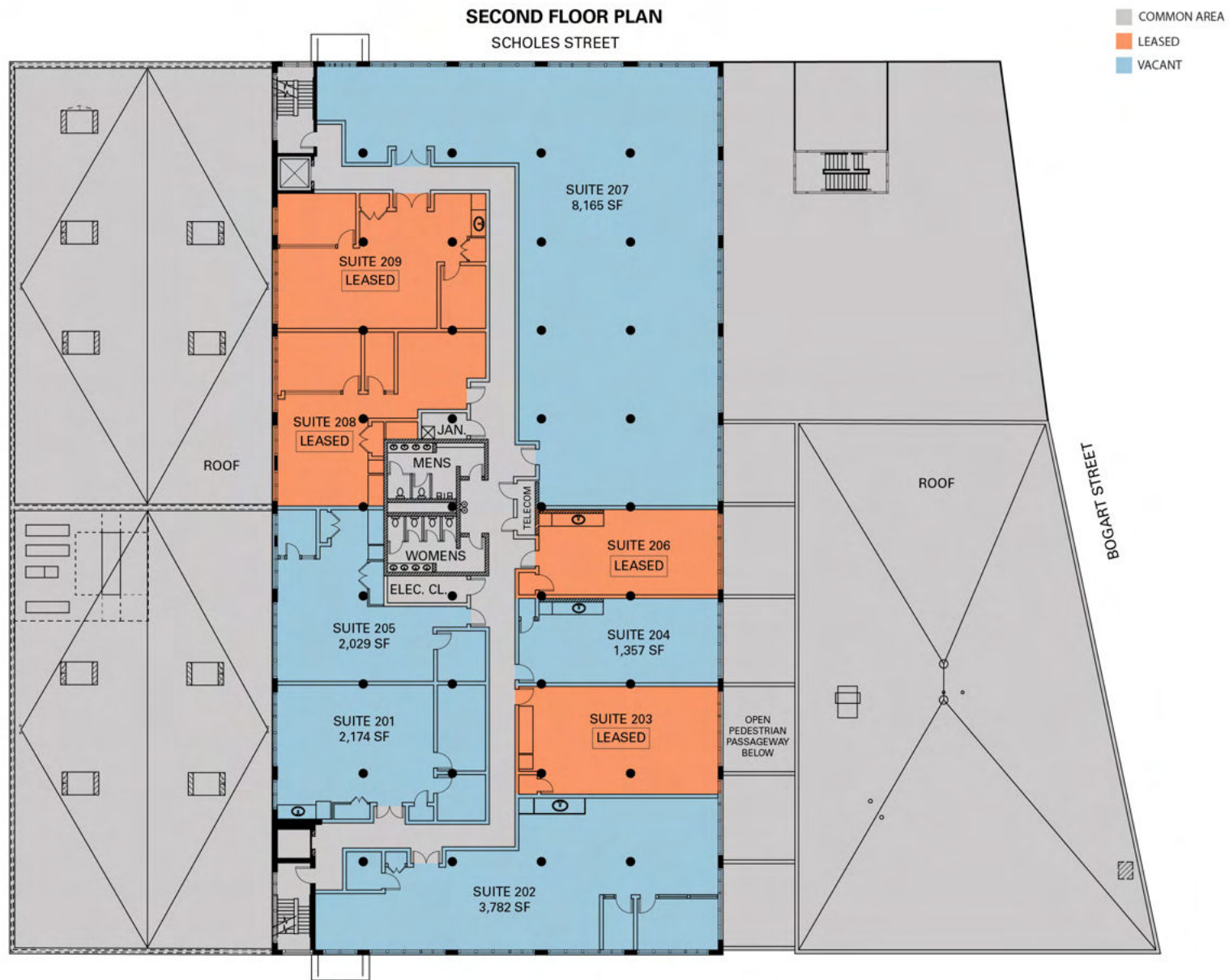
Suite 207: 8,165 SF

Suite 205: 2,029 SF

Kitchen, Natural Light, Open Layout, Air Conditioning



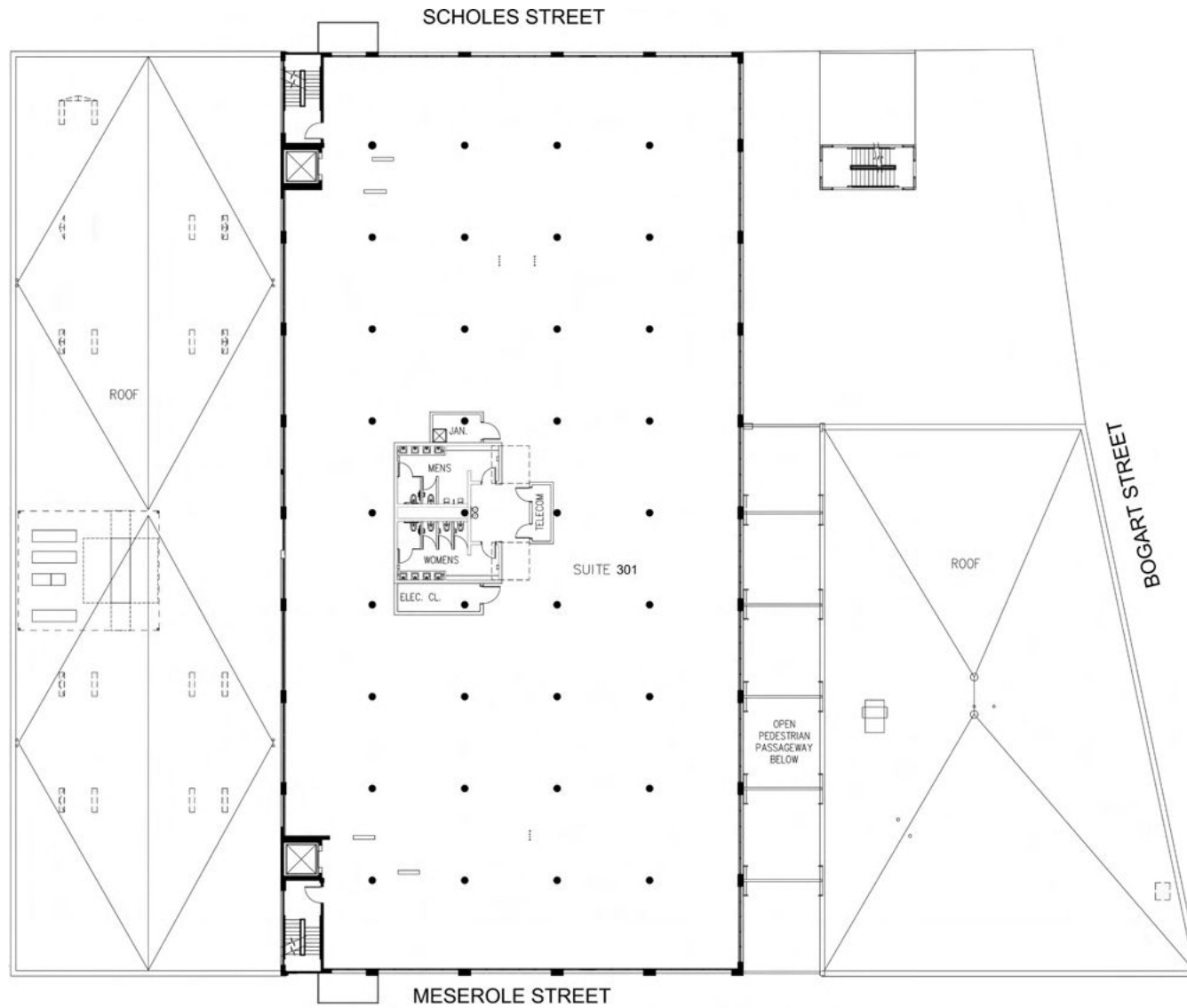
2nd Floor - Floor Plan



3rd Floor - 28,732 SF



Entire 3rd - Floor Plan



315

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Ultimate retail and co-tenant experience & Amenties

Landscaped Courtyard

The Breezeway - Retail Area



WANDERING
BARMAN

WANDERING
BARMAN

Night View of Courtyard

Many Ways to Reach

CYCLING TO THE BREEZE

East/west bike lanes along both Meserole and Scholes streets provide direct access to the Williamsburg Bridge. Citibike docking stations are conveniently nearby, and the building offers a secure bike room with 24/7 access for tenants.

Bedford Avenue/N7th

- 11 minutes by train
- 10 minutes by bike

Greenpoint/Manhattan Ave

- 25 minutes by Bus (B43)
- 15 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

Lower East Side

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



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Team Contacts

Ryan Gessin

Managing Director

646-441-3725

ryan.gessin@nmrk.com

Rohan Kapoor

Associate

212-372-2399

rohan.kapoor@nmrk.com

Drew Wiley

Associate

212-372-0787

drew.wiley@nmrk.com

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