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FOR IMMEDIATE RELEASE

JEMB Realty Signs Streaming Service Philo TV to New Lease at Class A Office Tower 1 Willoughby Square in One of Market’s Largest Deals

(New York, NY – September 9, 2024) – In one of the largest leasing announcements in Downtown Brooklyn this year, [JEMB Realty](#), a family-run real estate development, investment, and management firm, has signed an 8,100-square-foot lease with San Francisco-based [Philo TV](#) at 1 Willoughby Square (1WSQ), the tallest office building in Brooklyn.



San Francisco-based [Philo TV](#), an American streaming service with high-profile investors such as The Walt Disney Company, HBO, Mark Cuban's Radical Investments, and Paramount – has signed on to occupy 8,100 square feet of space on the 18th floor. This represents Philo TV's first official New York City office as the firm examined its options to maximize convenience for its employees, most of whom reside in Brooklyn.

In addition, Philo TV was attracted to 1WSQ for its LEED certifications, outdoor spaces, panoramic city views, the ability to utilize the recently completed one-acre Abolitionist Place park at the base of the building, as well as new construction attributes like oversized windows, layout flexibility and robust amenities.

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.

“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-foot ceiling heights with floor-to-ceiling glass, as well as a state-of-the-art touchless entry sequence and high-end finishes. The premier suite of amenities on the 16th floor at 1WSQ includes a tenant lounge, conferencing facilities and communal outdoor space with sweeping views of the Manhattan skyline.

FXCollaborative, the architect behind 1WSQ, occupies 40,000 square feet 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.

About JEMB Realty

JEMB Realty is one of the nation's premiere privately-owned real estate development, investment and asset management firms. Founded in 1990 by Morris Bailey and Joseph L. Jerome, JEMB is the firm behind two large new developments in Brooklyn: One Willoughby Square, the tallest office tower in Brooklyn; and One Park Point, a Class-A apartment tower in Windsor Terrace. In addition, JEMB is the largest owner of property in Herald Square, with assets Herald Center and Herald Towers taking up two premier corners at the crossroads of the world. Recognized for its entrepreneurial strength, creativity and determination, JEMB's portfolio includes 8 million square feet of office, retail, residential and hospitality assets across New York, New Jersey, Florida and Montreal, Quebec and the firm continues to forge new business paths.