



150 Broadway, Suite 800  
New York, NY 10038

**Media contact:**

Great Ink – 212-741-2977 or [JEMB@GreatInk.com](mailto:JEMB@GreatInk.com)

**FOR IMMEDIATE RELEASE**

**JEMB Realty Signs Rubenstein Law to 5,000 SF at  
Class A Office Tower 1 Willoughby Square**

(New York, NY – November 19, 2024) – [JEMB Realty](#), a family-run real estate development, investment, and management firm, has signed a 5,000-square-foot lease with Miami-based Rubenstein Law for a long-term term at 1 Willoughby Square (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 to take the



remaining space on the 12<sup>th</sup> floor at 1WSQ, the tallest office building in Brooklyn. The announcement comes on the heels of a deal announced last month for a leading streaming service provider to take 8,100 square feet at 1WSQ.

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-foot ceiling heights with floor-to-ceiling glass, as well as a state-of-the-art 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 16<sup>th</sup> floor at 1WSQ includes a tenant lounge, conferencing facilities and communal outdoor space with panoramic views of the Manhattan skyline.

Offices at 1WSQ boast 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.

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 and Wakefield.

“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 and 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 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.