



WILLOUGHBY

MAKE A STATEMENT



A tall, modern glass skyscraper stands prominently on the left side of the image. The building's facade is composed of numerous rectangular glass panels, many of which are illuminated from within, creating a warm, golden glow. The building has a dark, solid-colored top section. In the background, a dense city skyline is visible under a twilight sky, with various skyscrapers and buildings lit up. The overall scene is a high-angle view of a city at dusk, with the skyscraper in the foreground and the city skyline in the distance.

BROOKLYN'S MOST DYNAMIC NEW RESIDENCE

The Willoughby makes a definitive mark on the burgeoning Brooklyn skyline as it sets a new standard of living in an ideal location that epitomizes both convenience and character. The building's floor-to-ceiling glass windows on each of the 34 floors give the structure its sleek and striking appearance, while optimizing breathtaking views in every direction.



Ideally situated where charming Fort Greene meets lively Downtown Brooklyn, The Willoughby represents the best of two iconic Brooklyn neighborhoods. Yet it feels worlds away from the hustle of New York City.

Set back from Willoughby Street on a landscaped plaza, the building's entrance enables a sense of privacy—and a moment of respite—as you transition between home and the world outside.

BE WELCOME.
BE CONNECTED.
BE INSPIRED.

THE AMENITIES



AN OPENING STATEMENT



THE LOBBY

An homage to Brooklyn's past and present, the lobby showcases Fort Greene's characteristic artisanship alongside the contemporary aesthetic of Downtown Brooklyn. Numerous seating areas bask in natural sunlight and views of the building's private outdoor courtyard.



Among the lounge seating and fully equipped workstations is the room's centerpiece: a semi-private glass box with a floor-to-ceiling floating library.

THE LIBRARY LOUNGE

A refined workspace for professionals working from home, the library lounge encourages creativity and productivity.



THE LOUNGE

An expansive, thoughtfully curated lounge features intimate seating areas, a handcrafted billiards table, built-in bar, and a communal table for memorable moments with friends and neighbors. Flowing seamlessly onto the rooftop terrace, the handsome space brings the outdoors in.



BE FIT.
BE HEALTHY.
BE INVIGORATED.

FITNESS CENTER

The fitness center is fully equipped with high-performance weights and machines, while a connected yoga studio is a serene space for stretching, meditation, and exercise classes. Floor-to-ceiling windows look south over Downtown Brooklyn, allowing for views as entertaining and inspiring as anything you could stream during a treadmill session.

The breathtaking views from The Willoughby's 22nd floor rooftop terrace are the perfect backdrop for outdoor dining and cooking, lounging, entertaining, and gardening.



AMENITIES AT-A-GLANCE

GROUND-FLOOR

INDOOR AMENITIES

- Lobby with striking, sculptural reception desk
- Bright and well-appointed pet spa
- Preserved green wall and unique built-in planters
- Gourmet coffee bar
- Secure storage cages
- Bike room

OUTDOOR AMENITIES

- Landscaped and furnished outdoor courtyard
- Variety of seating areas, including bold circular banquet tables, long communal tables, lounge chairs and sofas
- Private dog run
- On-site parking with direct underground access

22ND-FLOOR

INDOOR AMENITIES

- Lounge with double-sided fireplace and wet bar
- Refined floating library in a semi-private, glass-enclosed room with fully equipped workstations
- State-of-the-art fitness center with panoramic views, bikes and yoga studio
- Private entertaining room
- Tech lounge with conference room and work-from-home stations
- Media and gaming lounge

OUTDOOR AMENITIES

- Pergola-covered dining area
- Built-in grilling stations
- Built-in custom community table
- Lush garden terrace
- Chaise lounge seating overlooking Fort Greene Park
- Semi-private seating

A woman with short dark hair is sitting in a black wicker chair with a cane backrest. She is wearing a yellow cable-knit vest over a plaid shirt, olive green trousers, and white sneakers. She is leaning back with her right hand resting on her head. To her left is a large green plant in a terracotta pot. In the foreground, there is a round wooden table with a dark bowl on it. The background shows a panoramic view of a city with many buildings under a blue sky with scattered clouds. A green diagonal overlay is on the left side of the image.

DESIGN WITH STATEMENT

THE RESIDENCES

From the modern skyscrapers of Downtown Brooklyn and Manhattan's iconic Financial District beyond, to Fort Greene's verdant Park and quaint townhouses, every view at The Willoughby is a showstopper.





**DESIGNED WITH
INTENTION**

The Willoughby's private spaces advance the themes of its public spaces: classic design, impressive amenities, and immaculate views. Interior palettes and materials and apartment layouts have all been conceived to amplify the abundant natural light.



THE KITCHEN

Always the natural gathering place of any home, the kitchens at The Willoughby are open and continuous with the living spaces. Walnut-finished cabinets, backsplashes in natural-stone mosaic tile, and Quartz countertops lend the spaces a warm sophistication.

THE BATHROOMS

The Willoughby's spa-like bathrooms are restorative and sensuous.

Here, sleek fixtures, organic textures, custom vanities, and ample storage serve to elevate the rituals of everyday life.

Master bathrooms have walk-in showers, while secondary bathrooms feature bathtubs with oversized shower heads.



FEATURES

APARTMENTS

- Up to 14' ceiling heights
- Walnut oak flooring
- Omnia door hardware
- In-residence washer/dryer
- Quartz countertops
- Integrated stainless steel appliances
- Built-in medicine cabinet

BATHROOMS

- Walnut-finished custom vanity
- Oversized custom mirror
- Built-in medicine cabinet
- Quartz countertops
- Stone mosaic tile on the walk-in shower floors in master bathrooms
- Glass partition for walk-in showers in master bathrooms
- Grohe fixtures
- Kohler toilet

KITCHENS

- Walnut finish cabinets with open shelving
- Natural stone mosaic full height backsplash
- Quartz countertops
- Grohe fixtures
- Integrated stainless steel appliances
- Under-counter, built-in microwave

A SURROUNDING STATEMENT





Mere moments from The Willoughby, Fort Greene Park offers more than four city blocks of green space, while the nearby neighborhoods of Fort Greene and Clinton Hill present the charming brownstones, shops, and restaurants that have made the borough so sought after.

Meanwhile, just blocks away in Downtown Brooklyn, coveted cultural, shopping, and dining experiences, as well as neighborhood conveniences, are easily at hand.



KITH



TRADER JOE'S

DEKALB

A Taste of KATZ'S





The Willoughby is ideally positioned to benefit from only the best of Brooklyn. Only a 10-minute walk from six subway stations as well as Atlantic Terminal, it's also an easy commute to nearby Manhattan and beyond.

DINING

- 1. Brooklyn Fare
- 2. Dekalb Market Hall
- 3. Evelina
- 4. Grand Army
- 5. Miss Ada
- 6. Rucola
- 7. Walter's

ENTERTAINMENT

- 8. Alamo Drafthouse Cinema Downtown Brooklyn
- 9. Barclays Center
- 10. BRIC
- 11. Brooklyn Academy of Music
- 12. Brooklyn Museum
- 13. Mark Morris Dance Group
- 14. Pratt Institute
- 15. UrbanGlass

CONVENIENCES

- 16. Fort Greene Park Greenmarket
- 17. Greene Ave Dry Cleaners
- 18. Greene Grape Wine & Spirits
- 19. Saffron Florist
- 20. Soon Beauty Lab Fort Greene
- 21. Target
- 22. Trader Joe's
- 23. Whole Foods Market

FITNESS

- 24. Chelsea Piers Fitness Brooklyn
- 25. Crunch Fitness - Ft. Greene
- 26. Fort Pilates
- 27. Orangetheory Fitness
- 28. SoulCycle



TEAM

RXR REALTY

Developer

RXR is a New York-based, vertically integrated real estate operating and development company with expertise in a wide array of value creation activities, including distressed investments, uncovering value in complex transactions, structured finance investments and real estate development. RXR's core growth strategy is focused on New York City and the surrounding region, and has developed properties in Brooklyn, Manhattan, Yonkers, New Rochelle, on Long Island and in Stamford, Connecticut. For more information, please visit www.rxrrealty.com.

DOUGLAS ELLIMAN

Development Marketing, Exclusive Marketing and Leasing

Douglas Elliman Development Marketing is a division of Douglas Elliman Real Estate. The firm ranks amongst New York City's most prominent sales and marketing firms. Drawing upon decades of experience and market-specific knowledge, Douglas Elliman Development Marketing offers a multidisciplinary approach that includes comprehensive in-house research, design and product development, marketing, sales and leasing.

PERKINS EASTMAN

Design Architect

Founded and headquartered here in New York City in 1981, Perkins Eastman is a global architecture firm that has grown to include 1,000 employees working out of a combined 22 interdisciplinary offices around the world. Our portfolio comprises work in a wide range of specialized project types: Office & Commercial Mixed Use, Residential, Civic & Cultural, Healthcare, Education, Hospitality, Planning, Science & Technology and Workplace. By focusing on the user experience and drawing on the firm's vast roster of design and thought leaders the world over, we are uniquely equipped to tackle the most complex of design challenges, no matter how large or small.

AND PARTNERS

Branding and Advertising

And Partners is a New York City and Los Angeles based branding and design agency. We partner with premium brands and create innovative methods to effectively communicate with discerning consumers — on every platform, in every format, worldwide. Since 1999, we have helped our clients build and differentiate their brands, drive sales, and command a premium in the marketplace.

DURUKAN DESIGN

Interior Design

Founded in 2002, Durukan Design has completed over 500 residential, commercial and hospitality projects in the New York Metropolitan area with recent expansion to Miami. The international team at our Dumbo office is fully equipped to facilitate all aspects of interior design from concept through completion. Known for our warmth and elegance, we define and create unique living experiences by incorporating functionality with timeless style.



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