



## Leasing launches at The Willoughby, a new 476-unit rental in Downtown Brooklyn

Devin Gannon, 9.20.21



Ahead of its opening this fall, a sleek new rental building in Brooklyn has launched leasing. Located where Fort Greene and Downtown Brooklyn converge, The Willoughby rises 34 stories and houses 476 rental units. Developed by RXR Realty and designed by Perkins Eastman, the 435-foot-tall building sits within the Long Island University campus and overlooks a new athletic field funded by the project. Starting rents are \$2,870/month for studios, \$3,840/month for one-bedrooms, and \$5,660/month for two-bedrooms.

The tower, located at 196 Willoughby Street, features a unique “floating” glass structure, allowing it to hover over the new LIU field. The college’s new field and athletic facility came as a result of an air rights sale that permitted the developer to construct the residential building.



The Willoughby has a total of 476 apartments, offering a mix of studios, one-, and two-bedroom units; 30 percent of the apartments are rent-stabilized and available to middle-income New Yorkers. According to CityRealty, the median rental price for apartments in Downtown Brooklyn is \$3,802/month.

Residences, which have interiors designed by Durukan Design, have stainless steel appliances, high-end finishes, and in-unit washer-dryers.

“The Willoughby is truly a one-of-a-kind development that blends the best of Brooklyn’s signature Fort Greene and Downtown Brooklyn neighborhoods while delivering luxury housing to the most sought after address in the borough,” Joanne Minieri, senior executive vice president, chief operating officer of development and construction for RXR Realty, said.





In addition to panoramic views seen from nearly every floor, the building offers other perks, including a light-filled lobby, a private outdoor courtyard, a workstation equipped with a floor-to-ceiling library, and a corner fitness center with views of Brooklyn and beyond.



On the 22nd floor, you'll find a residents lounge with a billiards table and built-in bar that open out onto the landscaped outdoor terrace, which boasts pergola-covered dining areas, grilling stations, and seating with fire pits.

Residents also have access to an underground parking garage that can hold more than 500 vehicles.

<https://www.6sqft.com/leasing-launches-at-the-willoughby-a-new-476-unit-rental-in-downtown-brooklyn/>