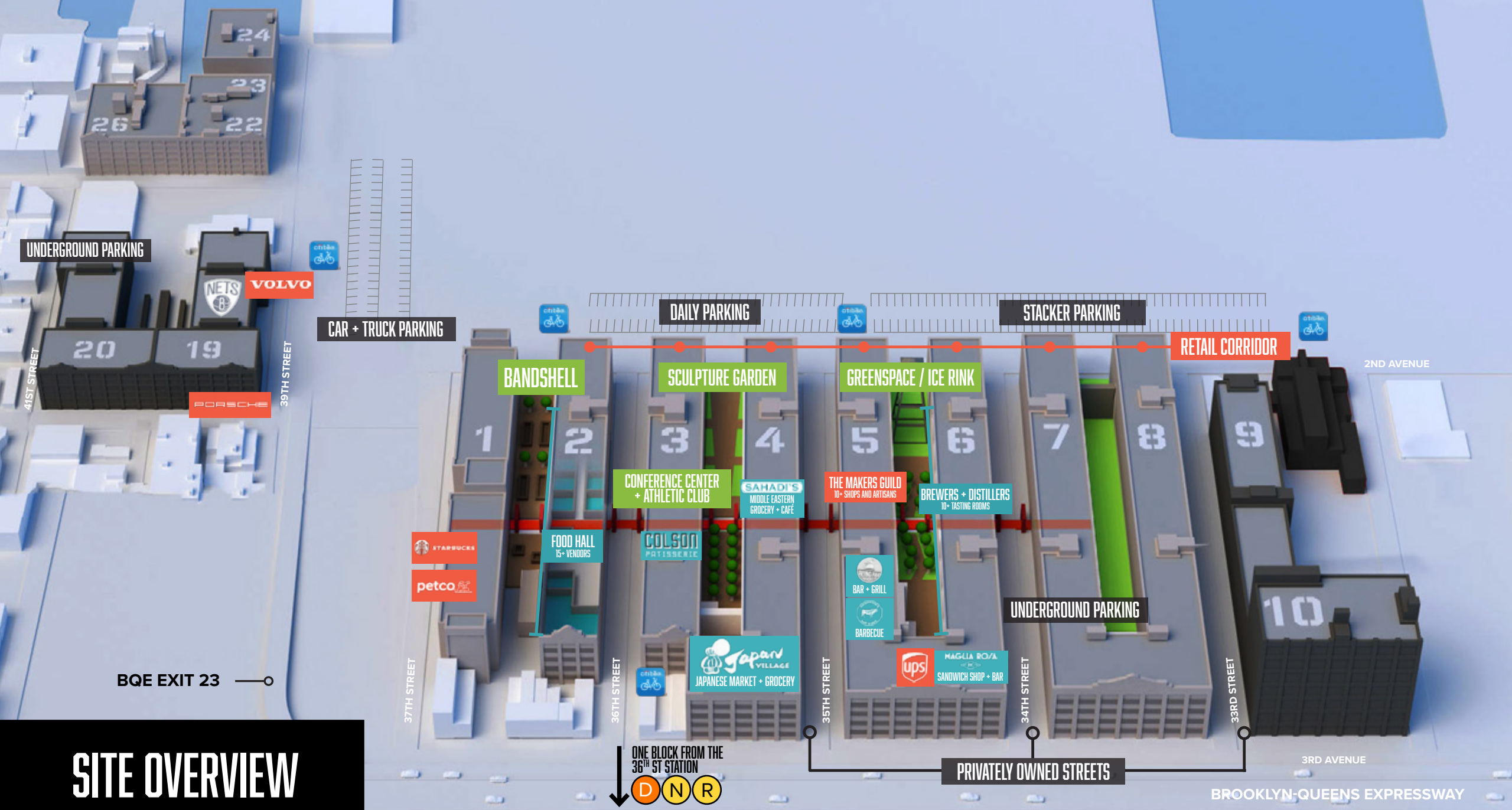






# SITE OVERVIEW





# AN URBAN CAMPUS

Dubbed one of the “Top 10 Coolest Neighborhoods,” Industry City is comprised of 16 turn-of-the-century buildings across six million square feet on the Brooklyn waterfront overlooking the Statue of Liberty and Downtown Manhattan.

Easily accessible via car and mass transit, the classically beautiful buildings with high ceilings and an abundance of natural light are only three miles from Manhattan’s Financial District and two miles from Downtown Brooklyn.

Since 2014, Industry City has undergone a \$450 million redevelopment, positioning Industry City as New York City’s newest hub for creative companies spanning media, design, technology, fashion, food, art and non-profit.





# GETTING TO INDUSTRY CITY

## BY CAR + PUBLIC TRANSPORT

| BY CAR TO 2 <sup>ND</sup> AVENUE PARKING LOTS |             |
|---|-------------|
| Downtown Brooklyn                             | 9 - 15 Min  |
| Financial District                            | 10 - 18 Min |
| Union Square - 14 <sup>th</sup> St            | 18 - 30 Min |
| Penn Station - 34 <sup>th</sup> St            | 18 - 30 Min |
| Grand Central - 42 <sup>nd</sup> St           | 18 - 35 Min |

| BY SUBWAY TO 36 <sup>TH</sup> STREET |               |        |
|--------------------------------------|---------------|--------|
| Atlantic Avenue-Barclays Center      | D N           | 5 Min  |
| Fulton Street                        | 2 3 4 5 > D N | 15 Min |
| Union Square - 14 <sup>th</sup> St   | N             | 25 Min |
| Herald Square - 34 <sup>th</sup> St  | N             | 30 Min |
| Bryant Park - 42 <sup>nd</sup> St    | D             | 32 Min |
| Grand Central - 42 <sup>nd</sup> St  | 4 5 > N       | 42 Min |





# AMENITIES

- 40+ restaurants + retailers
- Five acres of landscaped, furnished outdoor space
- Indoor + outdoor parking
- Outdoor bike racks, indoor bike room + 5 Citi Bike stations
- Campus shuttle
- Pop-up shops, flea markets, concerts + screenings
- Brooklyn Greenway pedestrian + bike path
- On-site workforce development training center
- Tenant-exclusive app offering discounts, promotions, events calendars + more





# FOOD + DRINK

Avocaderia  
Bangkok Bar  
Barrows Intense Ginger Liqueur  
Big Alice Brewing  
Brooklyn Kura  
Burger Joint  
Colson Patisserie  
Ejen Korean Comfort Food  
Ends Meat  
Fort Hamilton Distillery  
Frying Pan Brooklyn  
Gumpton Coffee  
Hometown BBQ  
Japan Village  
Kotti Berliner Doner Kebab  
Li-Lac Chocolates  
Maglia Rosa  
One Girl Cookies  
Renegades of Sunset  
Sahadi's  
Standard Wormwood  
Supernatural  
Table 87 Pizza  
Taco Mix  
Tadaima  
Yaso Tangbao Soup Dumplings

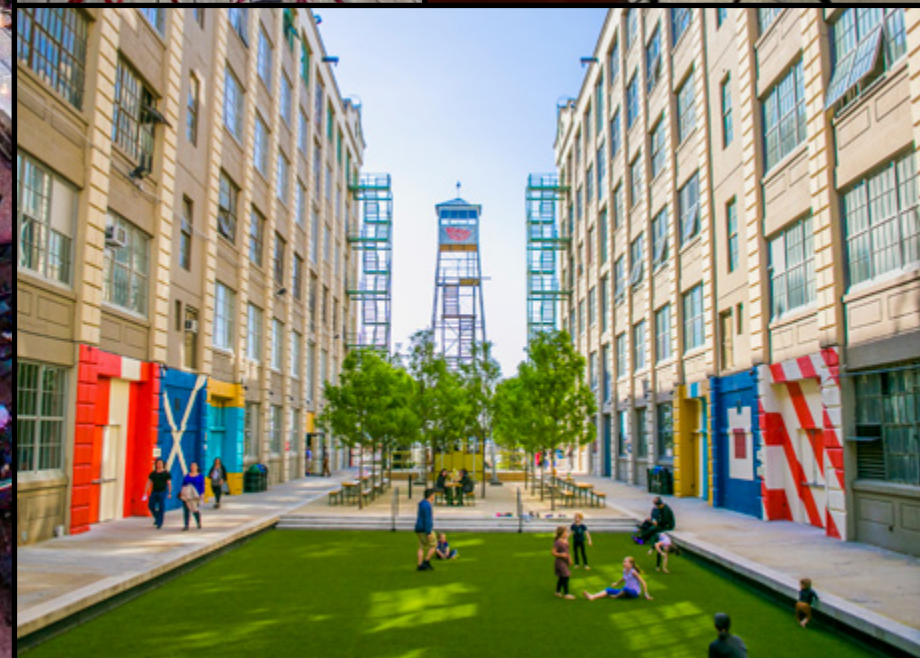
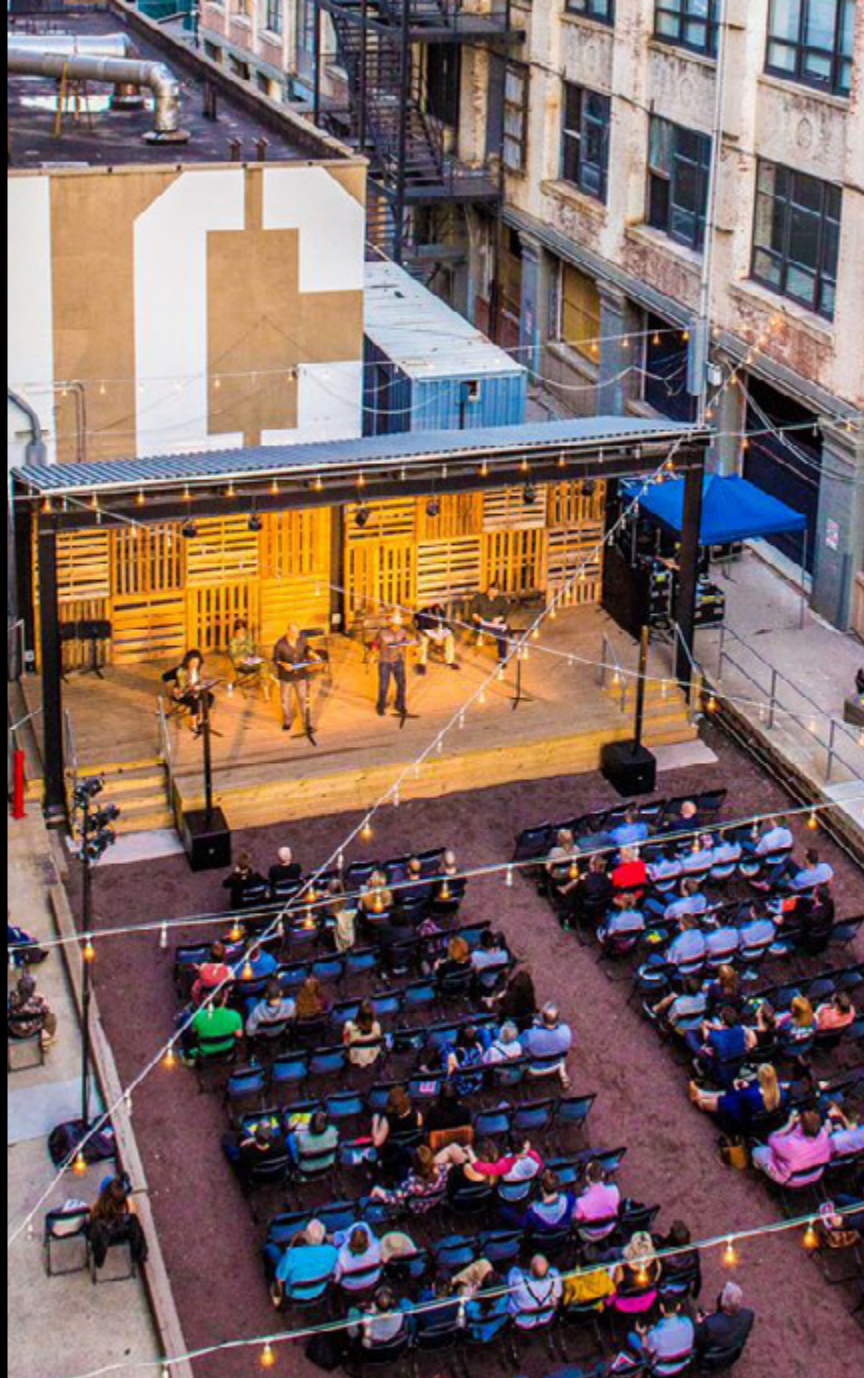




# OUTDOOR SPACE

Five acres of landscaped, furnished courtyards:

- Courtyard 1/2: Live music bandshell with restaurants, bars + food hall access
- Courtyard 3/4: Modern zen garden with international cuisine + a multitude of seating options
- Courtyard 5/6: Furnished greenspace with breweries, distilleries + seasonal programming





# HEALTH + WELLBEING

The Industry City Athletic Club (ICAC) is a tenant-exclusive fitness facility with state-of-the-art equipment, fitness classes and a wellbeing program.

- Meditation
- Yoga
- Pilates
- Crossfit
- HIIT





# EVENTS+ PROGRAMMING

- Live Concerts
- Lunch-and-Learns
- Sample Sales
- Skillsharing Classes
- Food + Wine Festivals
- Conferences + Trade Shows
- Retreats + Expos
- Photoshoots + Film Screenings
- Craft + Maker Fairs





# CONNECTIVITY

- 30+ Service Providers
- Diverse points of entry for primary and back-up redundancy
- Dark fiber access for companies relying on cloud infrastructure and/or requiring low latency connections
- On-site managed WiFi services, allowing for turn-key connectivity with 10 Gbps, DDoS Protection, and 99.99% reliability
- Telecommunications consultants on-call to assist with service procurement project management
- Data center, including 24/7 security and technical support:
  - Allows tenants to host IT infrastructure in the cloud rather than in an IT closet
  - Offers critical infrastructure resiliency with back-up generators, redundant cooling systems, and an onsite electrical substation
  - Provides access to transatlantic subsea cable system





# ECONOMIC INCENTIVES

- **Relocation and Employment Assistance Program (REAP)**

Qualified companies relocating to IC receive a NYC business income tax credit for 12 years equal to \$3,000 per relocated or newly hired employee, and \$1,500 per part-time employee. A company's tax credit for the first five years, to the extent the credit exceeds the liability, is refundable in cash.

| SQUARE FEET | NUMBER OF EMPLOYEES | AGGREGATE ANNUAL SAVINGS |
|-------------|---------------------|--------------------------|
| 5,000 SF    | 20                  | \$60,000                 |
| 15,000 SF   | 50                  | \$150,000                |
| 45,000 SF   | 110                 | \$330,000                |

- **Energy Cost Savings Program (ECSP)**

Qualified companies are eligible for savings of up to 22.5% on annual energy costs.

- **Commercial Rent Tax (CRT) Waiver**

Qualified companies are exempt from NYC's 3.9% CRT.





# A COMMUNITY OF 550+ COMPANIES

AbelCine

Fundraise Up

HELLO  
FRESH

Square

west elm

GAP

sight

AECOM

Rensselaer

ZOLA

CONDÉ NAST

JETSON

HOSPITAL  
FOR  
SPECIAL  
SURGERY

MoMA

MODA OPERANDI

the  
garage

BBOX

UNION  
SQUARE  
EVENTS

bse  
GLOBAL

· TAILORED ·  
INDUSTRY

FILMRISE

NYU Langone  
Health

Vera  
INSTITUTE OF JUSTICE

WHOLE FOODS  
MARKET

LOEFFLER  
RANDALL



# INDUSTRIAL SPACES

- Spaces ranging from 2,000 - 100,000 SF
- 13' - 15' ceilings; 200 lb floor loads
- Column spacing: 21'4" N-S, 14'3" E-W
- Divisible down to 5,000 RSF
- Option for a contiguous block of up to 150,000 RSF for a Building Within a Building opportunity
- New lobby
- Oversized passenger and freight elevator access
- Abundant loading
- Full broker commission upon deal execution







**MPB**  
19,000 SF OFFICE + WAREHOUSE







**WHOLE FOODS MARKET**  
**73,000 SF DARK STORE**





**BROOKLYN KURA**  
**3,300 SF BREWERY + BAR**





# THE PARTNERSHIP



Industry City's ownership, the same that developed NYC's Chelsea Market and millions of square feet across the country, is hands-on with development, management, leasing and events teams on-site.

