INDUSTRY CITY
SITE OVERVIEW

- **BQE EXIT 23**

- **3RD AVENUE**
  - **2ND AVENUE**
  - **RDN**
  - **37TH STREET**
  - **36TH STREET**
  - **35TH STREET**
  - **34TH STREET**
  - **33RD STREET**
  - **BROOKLYN-QUEENS EXPRESSWAY**

- **39TH STREET**

- **Privately Owned Streets**
- **Car + Truck Parking**
- **Daily Parking**
- **Stacker Parking**

- **Retail Corridor**
  - **Bandshell**
  - **Sculpture Garden**
  - **Greenspace / Ice Rink**
  - **Makers Guild**
    - 10+ shops and artisans
  - **Middle Eastern Grocery + Café**
  - **Japanese Market + Grocery**
  - **Sandwich Shop + Bar**
  - **Barbecue**
  - **Bar + Grill**
  - **Brewers + Distillers**
    - 10+ tasting rooms
  - **Food Hall**
    - 15+ vendors
  - **Conference Center + Athletic Club**

- **Conference Center + Athletic Club**

- **UNDERGROUND PARKING**

- **PRIVATELY OWNED STREETS**

- **39TH STREET**

- **ONE BLOCK FROM THE 36TH ST STATION**

- **D N R**
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 2ND AVENUE PARKING LOTS

<table>
<thead>
<tr>
<th>Location</th>
<th>Time</th>
</tr>
</thead>
<tbody>
<tr>
<td>Downtown Brooklyn</td>
<td>9-15 Min</td>
</tr>
<tr>
<td>Financial District</td>
<td>10-18 Min</td>
</tr>
<tr>
<td>Union Square - 14th St</td>
<td>18-30 Min</td>
</tr>
<tr>
<td>Penn Station - 34th St</td>
<td>18-30 Min</td>
</tr>
<tr>
<td>Grand Central - 42nd St</td>
<td>18-35 Min</td>
</tr>
</tbody>
</table>

BY SUBWAY TO 36TH STREET

<table>
<thead>
<tr>
<th>Location</th>
<th>Time</th>
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<tbody>
<tr>
<td>Atlantic Avenue-Barclays Center</td>
<td>D N</td>
</tr>
<tr>
<td>Fulton Street</td>
<td>2 3 4 5 &gt; D N</td>
</tr>
<tr>
<td>Union Square - 14th St</td>
<td>N</td>
</tr>
<tr>
<td>Herald Square - 34th St</td>
<td>N</td>
</tr>
<tr>
<td>Bryant Park - 42nd St</td>
<td>D</td>
</tr>
<tr>
<td>Grand Central - 42nd St</td>
<td>4 5 &gt; N</td>
</tr>
</tbody>
</table>
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
Gumption 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
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.

<table>
<thead>
<tr>
<th>SQUARE FEET</th>
<th>NUMBER OF EMPLOYEES</th>
<th>AGGREGATE ANNUAL SAVINGS</th>
</tr>
</thead>
<tbody>
<tr>
<td>5,000 SF</td>
<td>20</td>
<td>$60,000</td>
</tr>
<tr>
<td>15,000 SF</td>
<td>50</td>
<td>$150,000</td>
</tr>
<tr>
<td>45,000 SF</td>
<td>110</td>
<td>$330,000</td>
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• 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.
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
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.