

[illegible]

SITE OVERVIEW

41ST STREET

39TH STREET

37TH STREET

36TH STREET

35TH STREET

34TH STREET

33RD STREET

2ND AVENUE

3RD AVENUE

BROOKLYN-QUEENS EXPRESSWAY

UNDERGROUND PARKING

CAR + TRUCK PARKING

DAILY PARKING

STACKER PARKING

RETAIL CORRIDOR

BANDSHELL

SCULPTURE GARDEN

GREENSPACE / ICE RINK

CONFERENCE CENTER + ATHLETIC CLUB

SAHADI'S MIDDLE EASTERN GROCERY + CAFE

THE MAKERS GUILD 10+ SHOPS AND ARTISANS

BREWERS + DISTILLERS 10+ TASTING ROOMS

FOOD HALL 15+ VENDORS

COLSON PATISSERIE

BAR + GRILL

BARBECUE

MAGLIA ROVA SANDWICH SHOP + BAR

STARBUCKS

PETCO

JAPAN VILLAGE JAPANESE MARKET + GROCERY

UPS

NETS

PORSCHE

BQE EXIT 23

ONE BLOCK FROM THE 36TH ST STATION

DNR

PRIVATELY OWNED STREETS

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UPS

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VOLVO

PORSCHE

BQE EXIT 23

ONE BLOCK FROM THE 36TH ST STATION

DNR

PRIVATELY OWNED STREETS

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[illegible]

SITE OVERVIEW

The rendering illustrates a proposed development site with 10 buildings, numbered 1 through 10. The site is bounded by 37th Street to the west, 33rd Street to the east, 41st Street to the north, and 3rd Avenue to the south. Key features include a 'RETAIL CORRIDOR' running east-west through the center, 'DAILY PARKING' and 'STACKER PARKING' along the northern boundary, and 'UNDERGROUND PARKING' areas. Various commercial and recreational uses are planned for the buildings, such as 'BANDSHELL', 'SCULPTURE GARDEN', 'GREENSPACE / ICE RINK', 'CONFERENCE CENTER + ATHLETIC CLUB', 'SAHADI'S MIDDLE EASTERN GROCERY + CAFE', 'THE MAKERS GUILD 10+ SHOPS AND ARTISANS', 'BREWERS + DISTILLERS 10+ TASTING ROOMS', 'FOOD HALL 15+ VENDORS', 'COLSON PATISSERIE', 'JAPANESE MARKET + GROCERY', 'BAR + GRILL', 'BARBECUE', 'MAGLIA ROVA SANDWICH SHOP + BAR', and 'petco'. The rendering also shows existing infrastructure like the 'BQE EXIT 23' and 'ONE BLOCK FROM THE 36TH ST STATION' (DNR).

SITE OVERVIEW

UNDERGROUND PARKING

VOLVO

CAR + TRUCK PARKING

DAILY PARKING

STACKER PARKING

RETAIL CORRIDOR

BANDSHELL

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ONE BLOCK FROM THE 36TH ST STATION

DNR

BQE EXIT 23

STARBUCKS

PETCO

NETS

PORSCH

ups

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 ND AVENUE PARKING LOTS	
Downtown Brooklyn	9 - 15 Min
Financial District	10 - 18 Min
Union Square - 14 th St	18 - 30 Min
Penn Station - 34 th St	18 - 30 Min
Grand Central - 42 nd St	18 - 35 Min

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

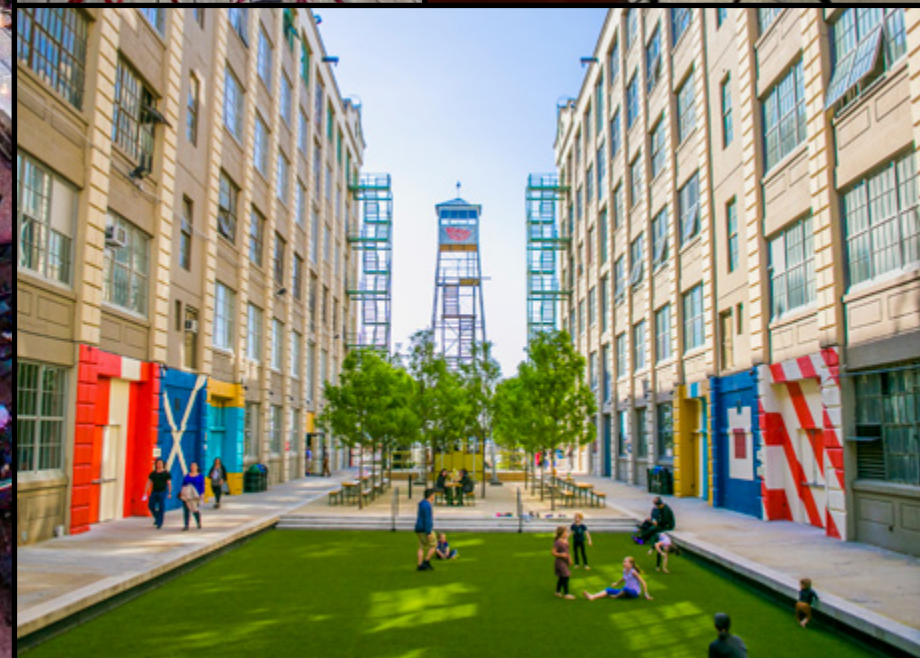
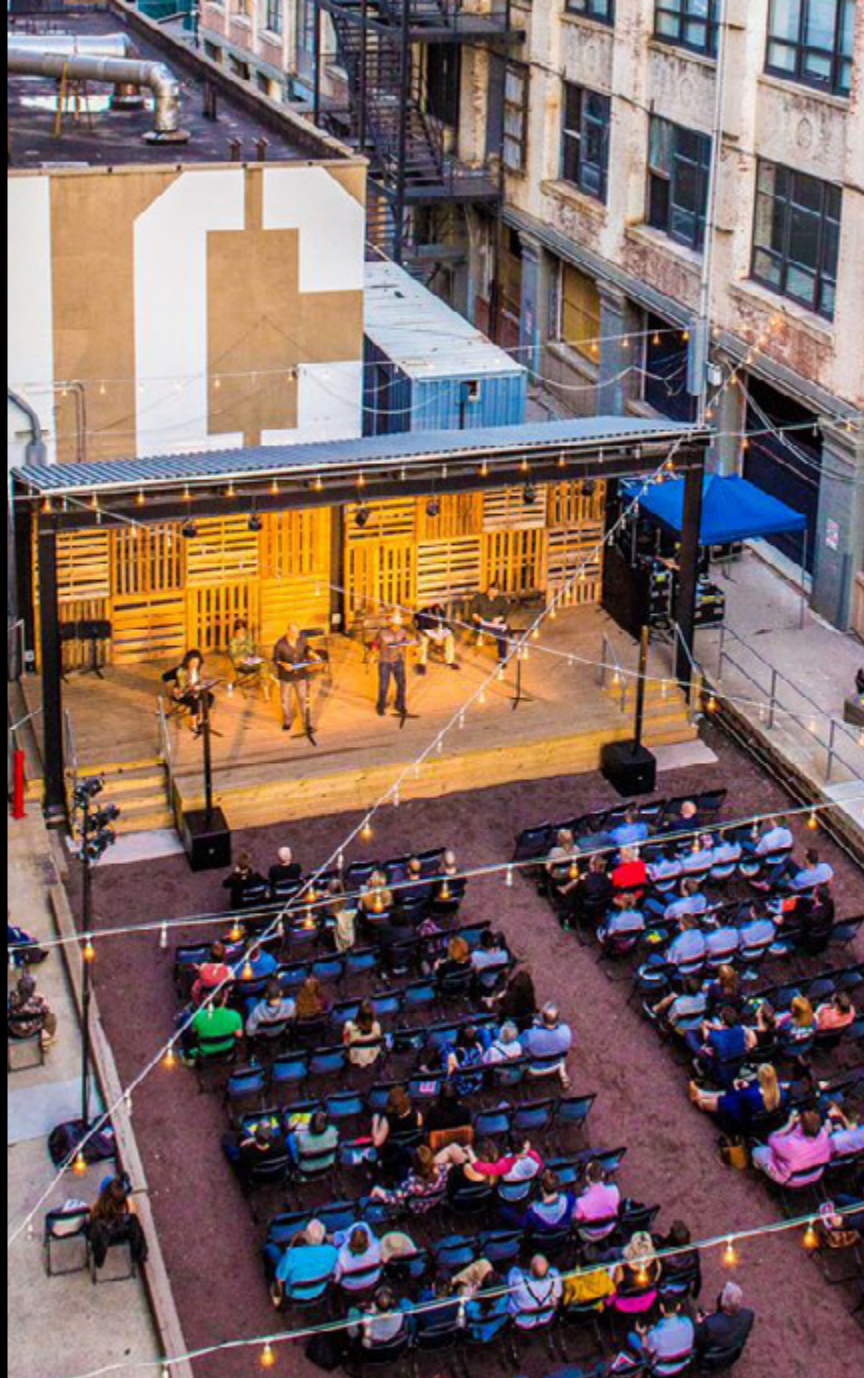
Avocaderia
Bangkok Bar
Barrows Intense Ginger Liqueur
Big Alice Brewing
Brooklyn Kura
Burger Joint
Colson Patisserie
Ejen Korean Comfort Food
Ends Meat
Fort Hamilton Distillery
Frying Pan Brooklyn
Gumpton Coffee
Hometown BBQ
Japan Village
Kotti Berliner Doner Kebab
Li-Lac Chocolates
Maglia Rosa
One Girl 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

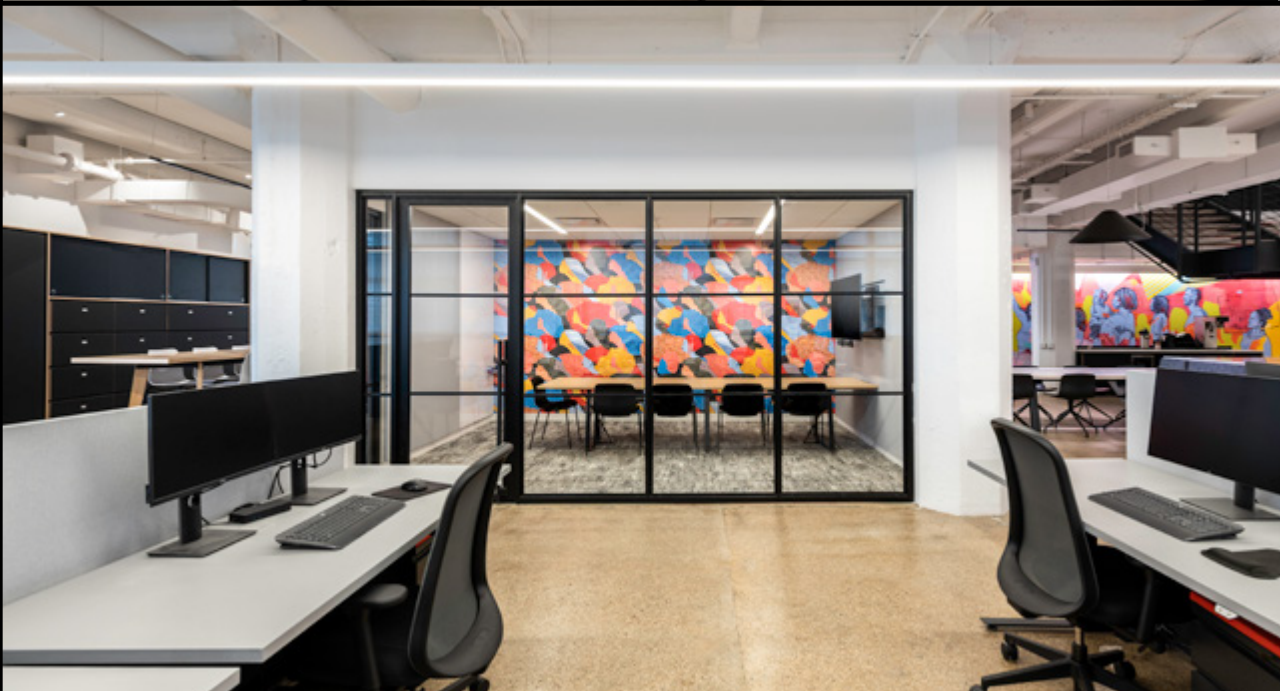
LARGE OFFICE SPACES

- Spaces ranging from 15,000 - 90,000 SF
- 13'-0" ceilings; 200 lb floor loads
- Column spacing: 22'9" N-S, 15'3 1/4" E-W
- Whiteboxed conditions
- New, oversized, operable windows
- Private conference rooms, pantry, + bathrooms
- Oversized passenger and freight elevator access
- 24/7 access
- Option for a contiguous block of up to 150,000 RSF for a Building Within a Building opportunity
- Full broker commission upon deal execution





VERA INSTITUTE
40,000 SF HEADQUARTERS





**?WHAT IF!
15,000 SF STUDIO**





UNION SQUARE EVENTS
70,000 SF COMMISSARY + OFFICES



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.

