

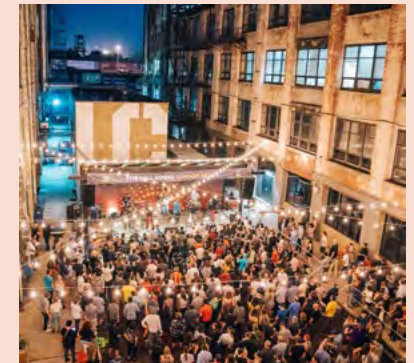


INDUSTRY CITY

WORK LOOKS DIFFERENT HERE

Industry City is a vibrant creative hub where start-ups, established companies, artists, and industrial users thrive. **With renowned tenants like the Brooklyn Nets, Fundraise Up, Accenture, and the Brooklyn Chamber of Commerce, networking and collaboration are inherent in the campus' DNA.** Nonprofits, biotech, design, services, and manufacturing all come together on one campus.

From exclusive events to industry mixers, IC fosters meaningful connections that can lead to game-changing partnerships. Here, work transcends norms and opportunity knocks.

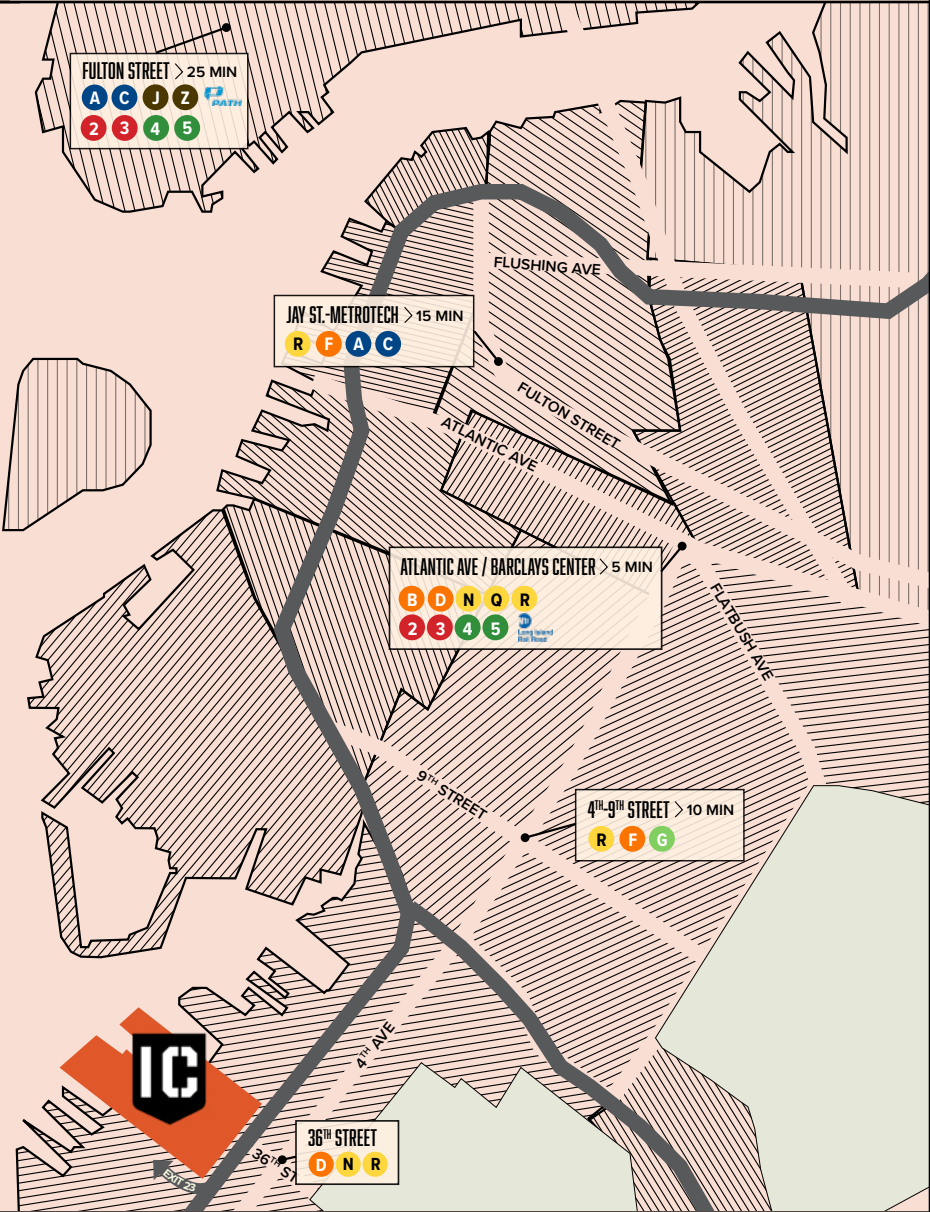




ABOUT INDUSTRY CITY
GETTING TO IC

**ONE EXPRESS STOP FROM
ATLANTIC AVE – BARCLAYS CENTER**

	One block from the 36th St Subway Station D N R	
SUBWAY	Fulton Street 2 3 4 5 > D N	15 Min
	Union Square - 14 th St N	25 Min
	34 th St - Herald Square D	35 Min
	Grand Central - 42 nd St 4 > N	38 Min
CAR	Directly off of BQE Exit 23; over 1200 parking spots	
	Financial District	10 - 18 Min
	Union Square - 14 th St	18 - 30 Min
BIKE	Adjacent to the Brooklyn Greenway; 5 CitiBike Stations	
	Park Slope	10 Min
	Downtown Brooklyn	20 Min
RIDE SHARE	Average wait time is 4 minutes	



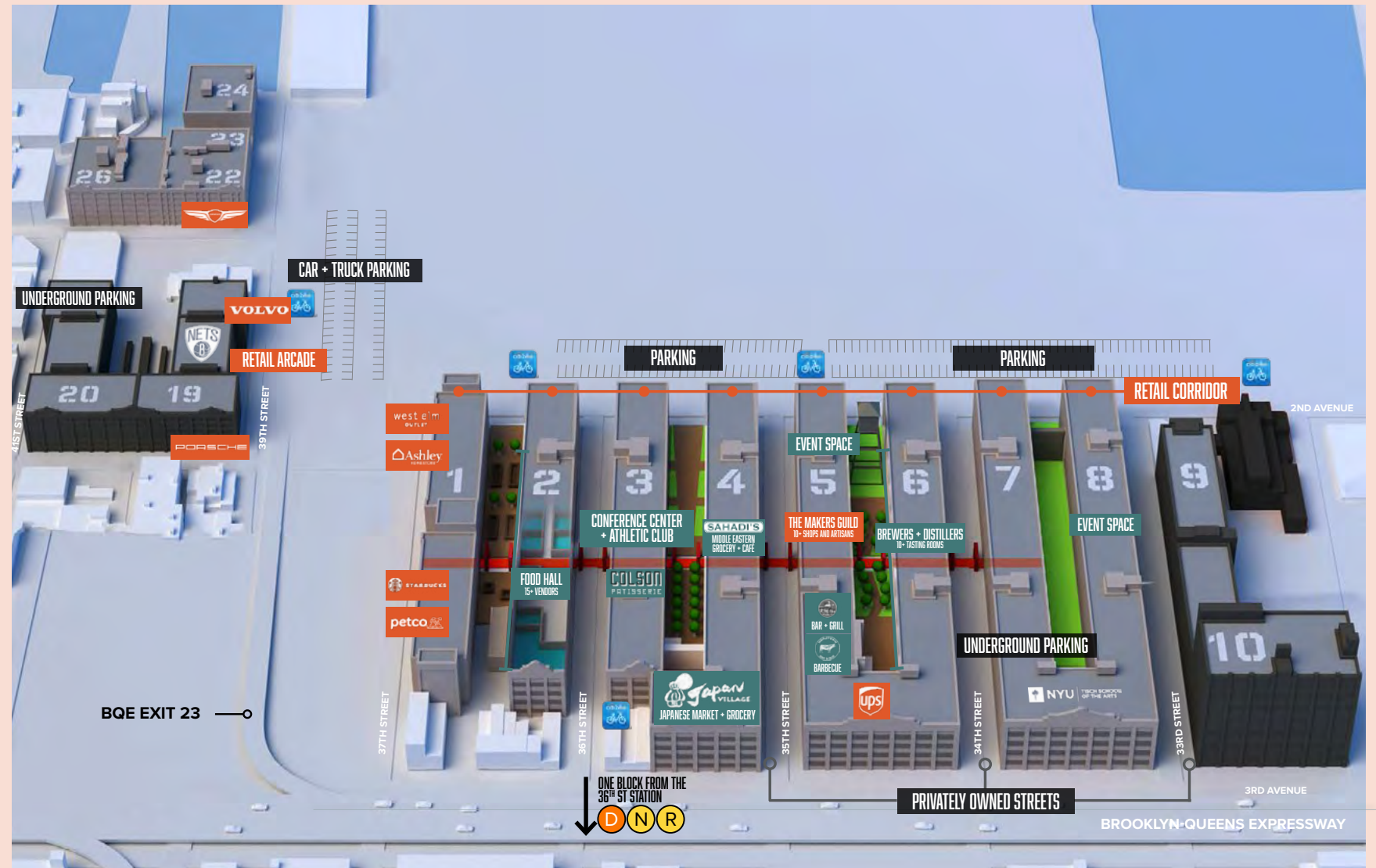


ABOUT INDUSTRY CITY

CAMPUS SITE PLAN






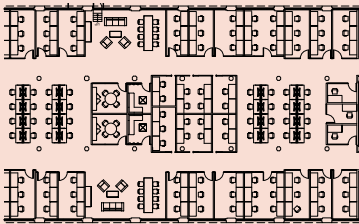
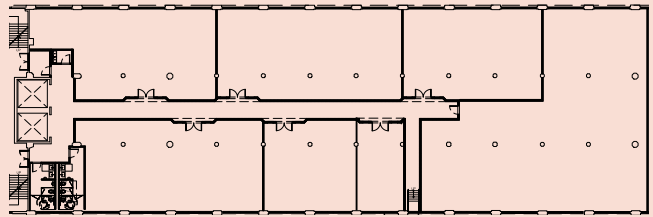
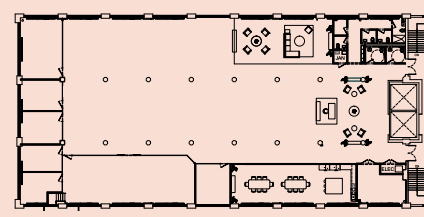
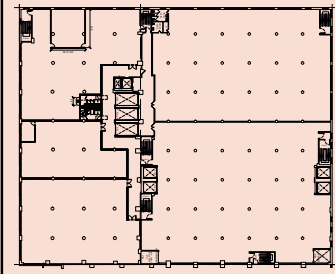
35 ACRES
16 BUILDINGS
6 MILLION SQUARE FEET
ONE CREATIVE COMMUNITY

INDUSTRIES	SPACE USES
Art	Artist Studios
Biotech	Commissary Kitchens
Design	Content Studios
E-Commerce	Fabrication Spaces
Education	Fitness Studios
Food	Incubators
Light Manufacturing	Laboratories
Logistics	Makerspaces
Media	Manufacturing Centers
Nonprofit	Offices
Production	Showrooms
Services	Storage
Technology	Studios
Warehousing	Workshops





ABOUT INDUSTRY CITY
SPACE TYPES

	 COWORKING / FURNISHED OFFICE	 CREATIVE WORKSHOPS	 SMALL OFFICE	 LARGE OFFICE	 MANUFACTURING / STORAGE / FLEX
SIZE	1 - 25 PEOPLE	500 - 2,000 SF 1 - 15 PEOPLE	2,001 - 6,000 SF 16 - 30 PEOPLE	6,001 - 90,000 SF 31 - 400 PEOPLE	2,000 - 125,000 SF
FEATURES	FURNISHED OFFICE OR DEDICATED DESK CONFERENCE ROOMS PANTRY AND BATHROOMS ON-SITE OFFICE MANAGER	13'-0" CEILING OPERABLE WINDOWS SHARED CONFERENCE ROOMS	13'-0" CEILING OPERABLE WINDOWS SHARED CONFERENCE ROOMS PREBUILT SPACES AVAILABLE	13'-6" CEILING OPERABLE WINDOWS DIRECT ELEVATOR ACCESS PREBUILT SPACES AVAILABLE	13'-6" - 15'4" CEILING OVERSIZED FREIGHTS DIRECT ELEVATOR ACCESS ABUNDANT LOADING
SAMPLE FOOTPRINTS					



ABOUT INDUSTRY CITY

ECONOMIC INCENTIVES

REAP

RELOCATION AND EMPLOYMENT ASSISTANCE PROGRAM

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.

ECSP

ENERGY COST SAVINGS PROGRAM

NYC's Energy Cost Savings Program provides a discount of as much as 45% on the distribution portion of electric costs for up to 12 years.

CRT

COMMERCIAL RENT TAX


Commercial Rent Tax is not applicable to IC-based businesses.





ABOUT INDUSTRY CITY
550+ COMPANIES ACROSS
INDUSTRIES

AbelCine

 Fundraise Up

 **HELLO
FRESH**

VIACOM

west elm

 Prudential

Casper

 **UNION
SQUARE
EVENTS**

 **LIVE**

 **BROOKLYN**
CHAMBER OF COMMERCE

CONDÉ NAST


equinor

 Joe and Clara Tsai Foundation
SOCIAL JUSTICE FUND

bse
GLOBAL

MODA
OPERANDI

The
garage



 **NYU Langone
Health**

JETSON

pvilion

FILMRISE

dowbuilt
PARTNERS / CRAFTSMEN


MercyFirst
hope is unstoppable

 Grid Solutions








 **TRIUMPH**
CONSTRUCTION



ABOUT INDUSTRY CITY TENANT OFFICES



TENANT-EXCLUSIVE AMENITIES

	TENANT EVENTS	Exclusive events and special access to programming for IC-based businesses
	EXECUTIVE LOUNGE + CONFERENCE CENTER	Ground floor lounge for business owners + C-Suite staff members
	THE IC APP + EXCLUSIVE PERKS	Digital marketplace to access tenant exclusive discounts, event notifications, directory + more
	TENANT-ONLY ATHLETIC CLUB	Full service gym with personal training, free wellness classes, locker rooms, and showers
	INTERNET CONNECTIVITY	Access to 30+ carriers, network operators, ISPs, and major cloud providers; dark fiber cabling
	CAMPUS SHUTTLE	Private shuttle service for tenants that runs through the campus, connecting the 36th St subway station to 1st Ave-39th Street (Buildings 22-26)
	IN-HOUSE DEVELOPMENT TEAM	Handles construction process and delivers customized spaces





TENANT EVENTS

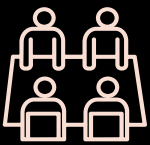
A PACKED CALENDAR

With 8,500 people on campus every day and 15,000 visitors per weekend, there is always something going on-- and IC tenants are the first to know.

Past programming includes:

- Industry-specific Mixers
- Lunch-and-Learns
- Workshops + Classes
- B2B Networking
- Brand Activations
- Festivals
- Markets + Sample Sales
- Kids Programs
- Trade Shows + Expos
- Film Screenings
- Concerts + Live Music





EXECUTIVE LOUNGE + CONFERENCE CENTER

CAMP DAVID

The ground floor of Camp David is open to business owners and C-Suite staff members of IC-based companies with one guest.

The space functions as an executive lounge and meeting space where entrepreneurs are encouraged to connect. Meeting rooms are available for booking and the entire ground floor can be privatized for events.





THE IC APP + EXCLUSIVE PERKS

STAYING CONNECTED ON CAMPUS

Industry City built a tenant-exclusive app to create a unified platform that facilitates B2B connections. The IC App holds:

- Monthly programming calendars
- Daily events announcements
- Discussion board
- Wellbeing class schedules
- Ongoing discount programs
- Product and services promotions
- Discussion forums
- IC Shuttle tracker





TENANT-ONLY ATHLETIC CLUB

THE IC ATHLETIC CLUB X LA PALESTRA

\$35 / MONTH

Individual memberships and corporate group rates available

EQUIPMENT

Cardio: treadmills, ellipticals, Jacob's ladder, stair master, versa climber, fluid rowers, arc trainers, bikes

Weights: free weights, kettlebells, squat/ bench racks, hex bar, Cybex machines

Accessories: Medicine balls, physioballs, Bosu balls, jump ropes, TRX, bands, ropes

DAILY CLASSES

Yoga, HIIT, Pilates, Boot Camp, and Mobility as well as lunch-and-learns, Run Club, and Hiking Club

SHOWERS + LOCKER ROOM

Towel service, Malin + Goetz body + hair care products, hair styling tools

PERSONAL TRAINING

1-on-1 training sessions, or partner training sessions offered



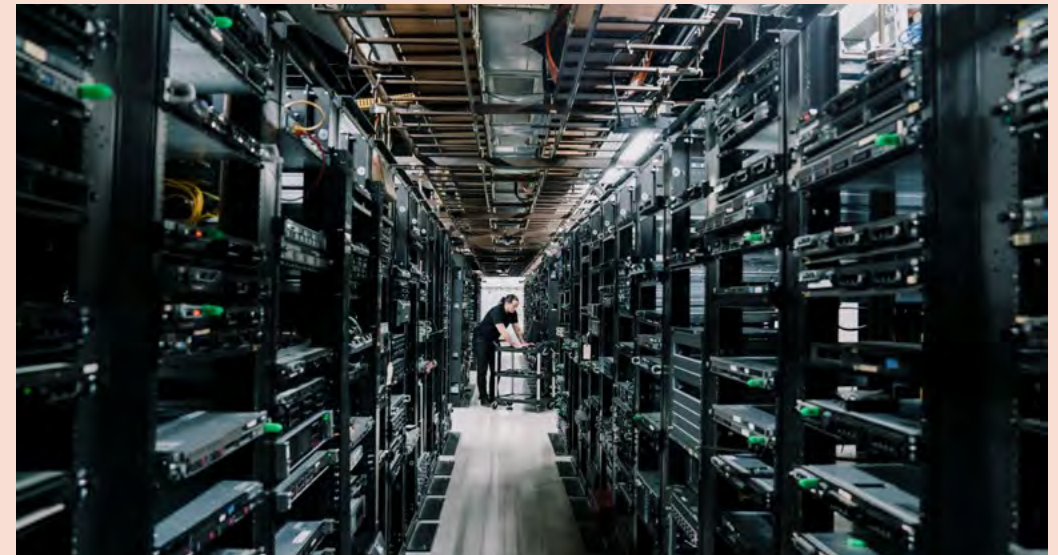


DATAVERGE, LOCATED ON-SITE IN BUILDING 10, IS THE SOLE MEETING POINT FOR CONNECTIVITY AT INDUSTRY CITY.

- Access to 30+ carriers, network operators, ISPs, and major cloud 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

ADDITIONAL DATAVERGE OFFERINGS:

- 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



PUBLIC AMENITIES

	EVENTS + VENUE RENTAL	Multiple turnkey event spaces available for booking and have hosted trade shows, markets, festivals, and more
	FOOD + BEVERAGE	Over 35+ restaurants, bars, breweries, distilleries, and grocery stores including a 40,000 SF food hall
	ROBUST RETAIL	Over 30+ specialty shops, design retailers, and craftmakers
	JAPAN VILLAGE	NYC's largest Japanese food hall with a grocery store, dry goods shop, liquor store, and a dollar store
	COURTYARDS + OUTDOOR SPACE	Three furnished, heated courtyards with distinctive personalities
	CAMPUS SECURITY	Security Command Center is staffed 24/7 and monitors the campus vis CCTV surveillance and roving mobile patrols.
	PARKING + TRANSIT	5 minute walk to D, N, R lines at 36th St Secure bike room, 5 CitiBike docks Monthly parking available Electric Vehicle charging stations





EVENTS + VENUE RENTAL

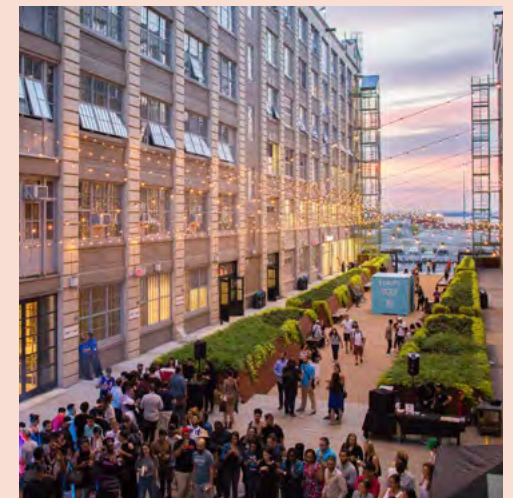
SIGNATURE + SEASONAL SPACES

Industry City offers striking, light-filled indoor event spaces to suit a wide range of occasions and audiences.

From cocktail parties to galas, photo shoots to trade shows, there are a variety of options for hosting memorable moments at IC.

Event Spaces:

- Five / Two / A
- The Box Factory
- Camp David
- The Gallery
- Courtyards + Private Streets
- The Ice Rink (Winter)
- The Band Shell





INTERNATIONAL INSPIRATION MEETS LOCAL FLAVOR

FOOD

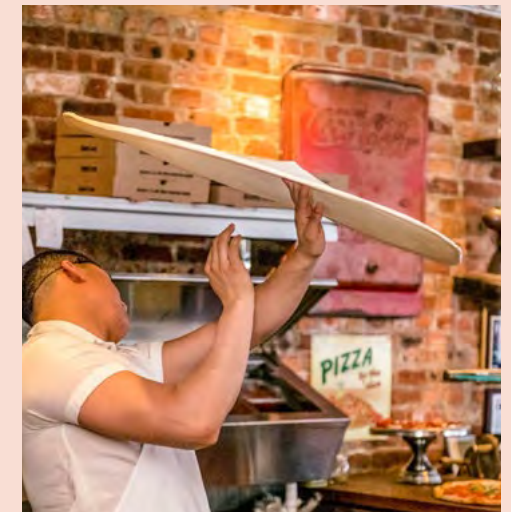
Ample Hills Creamery
Avocaderia
Bangkok B.A.R
Burger Joint
Carreau Club
Colson Patisserie
Confidante
Ejen
Ends Meat
Frying Pan BK
Hometown Bar-B-Que
Japan Village
Kotti Berliner
LiLac Chocolates
Renegades of Sunset
Sahadi's
Starbucks
Table 87
Taco Mix
Taza Mkt
Ulu
WakuWaku

BEVERAGE

Barrow's Intense
Big Alice Brewing
Bittermonk
Brooklyn Kura
Fort Hamilton Distillery
Gumpton Coffee
Gun Hill Brewing
Oldies
Standard Wormwood
Tadaima

GROCERY + WINE

Moore Brothers Wine
Sahadi's
Sunrise Mart





NEXT GENERATION BRICK AND MORTAR

DESIGN RETAIL

ABC Carpet & Home Outlet
Ashley Furniture
City Foundry
DWR Outlet
IC Store by WantedDesign
Kohler
Porcelanosa
Remix Market
RH Outlet
West Elm Outlet

THE MAKERS GUILD

Christophe Pourny
Court Tree Collective
Equator Studios
For Sea + Oats
Hollander & Lexer
Ippin Project
Mr. Boddington
N+A Jewelers
Pigtown Atelier
Saskia de Vries
Tania Whelan Ceramics
Tanya Weddemire Gallery
Waplinger + Euell

AUTO DEALERSHIPS

Genesis
Porsche
Volvo

OTHER

Adventurers Supply
Attias Kitchen Supply
Brooklyn Escape Room
Brooklyn Game Knight
Gloss BK Hair Salon
Hilti
HiFi Records
IC General Supply
King of Kings Barbershop
Little Shop of Soil
Petco
Powerhouse Books
St. Marks Comics
Theo Rock Nazz
Upside Frown Tattoos
UPS Store





A HUB FOR CULTURE AND CUISINE

Japan Village, a homage to the rich traditions of Japan, brings together a 10+ stall food hall brimming with Japanese delicacies. It celebrates the timeless craftsmanship of ancient Japan, blending it with the vibrant spirit of the present day.

JAPAN VILLAGE RETAIL

Book Off - Anime + Collectibles Shop

Daiso - Dollar Store

Kuraichi - Sake + Spirits Shop

Oldies - Cocktail Bar

Sunrise Mart - Grocery

The Loft - Cultural Center

WakuWaku - Seated Dining





COURTYARDS + OUTDOOR SPACE

FOUR COURTYARDS FOR ANY SEASON

The courtyards are open to the public, welcoming refreshing waterfront breezes in the summer and offering cozy warmth during crisp fall and winter nights. They are furnished, heated, and host a rotating roster of seasonal tents and structures.

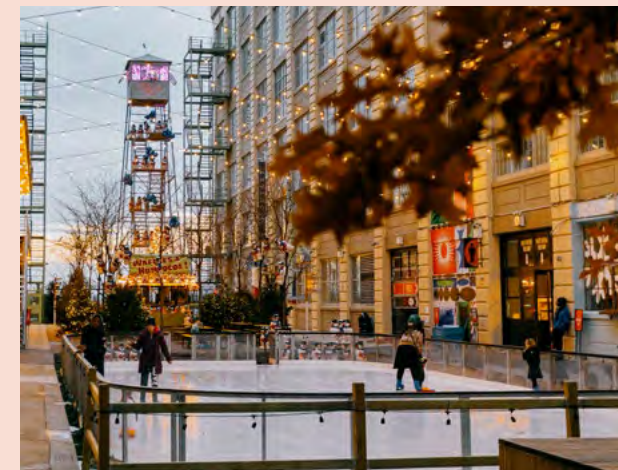
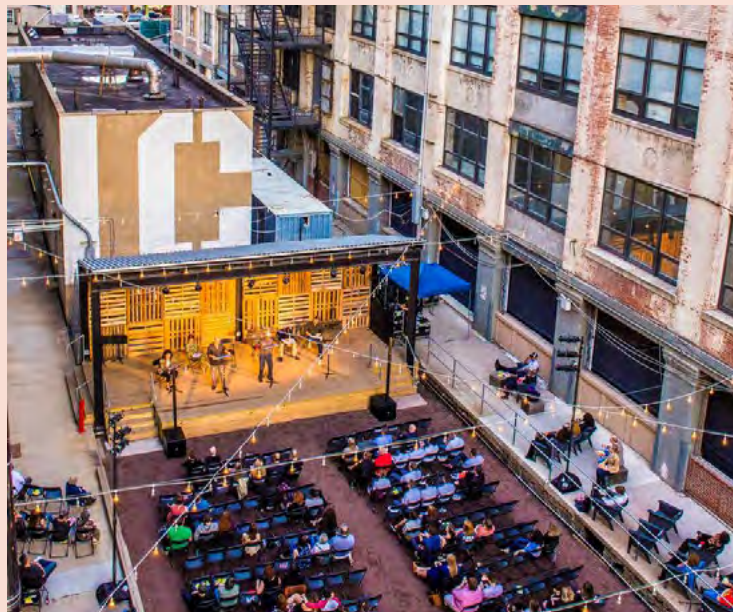
COURTYARDS

Courtyard 1/2 - The Band Shell and the Food Hall

Courtyard 3/4 - Zen garden, Sahadi's, and Japan Village

Courtyard 5/6 - Brewers + Distillers, the Turf, and the Ice Rink

Courtyard 7/8 - Event Space near The Box Factory





Industry City's ownership, responsible for the development of NYC's Chelsea Market and millions of square feet nationwide, is actively involved in on-site development, management, leasing, and events.



GET IN TOUCH WITH LEASING

