



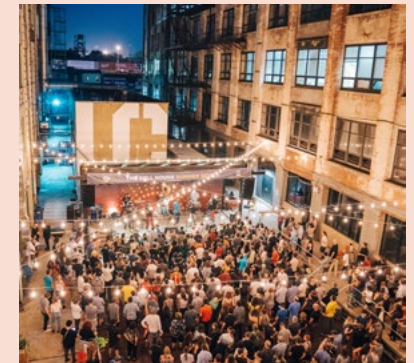


## INDUSTRY CITY

### WORK LOOKS DIFFERENT HERE

Industry City is a vibrant creative hub where start-ups, established companies, artists, and industrial users thrive. **With renowned biotech tenants like Cresilon, Aanika Biosciences, AOM Infusion and NYU Langone, 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.

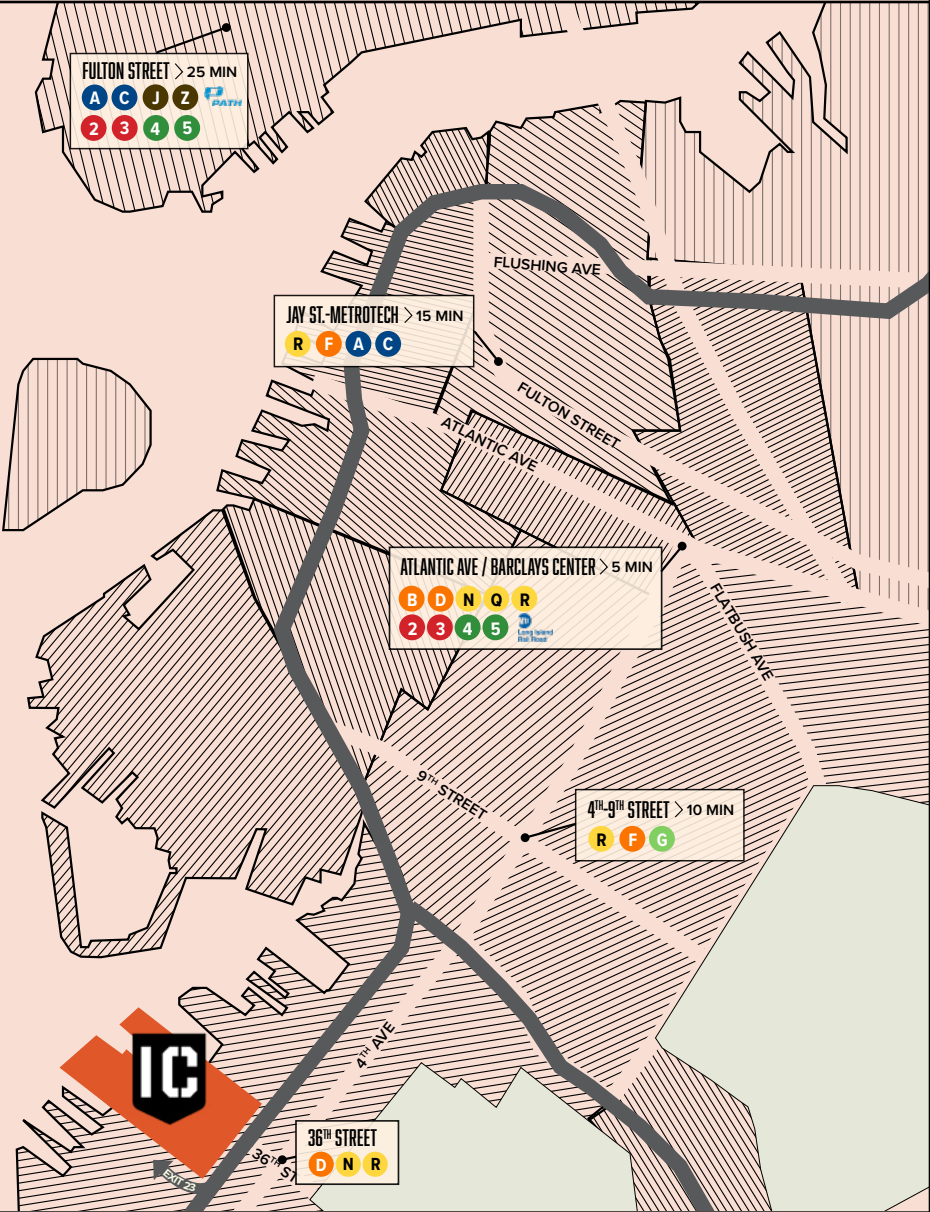




**ABOUT INDUSTRY CITY**  
GETTING TO IC

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

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





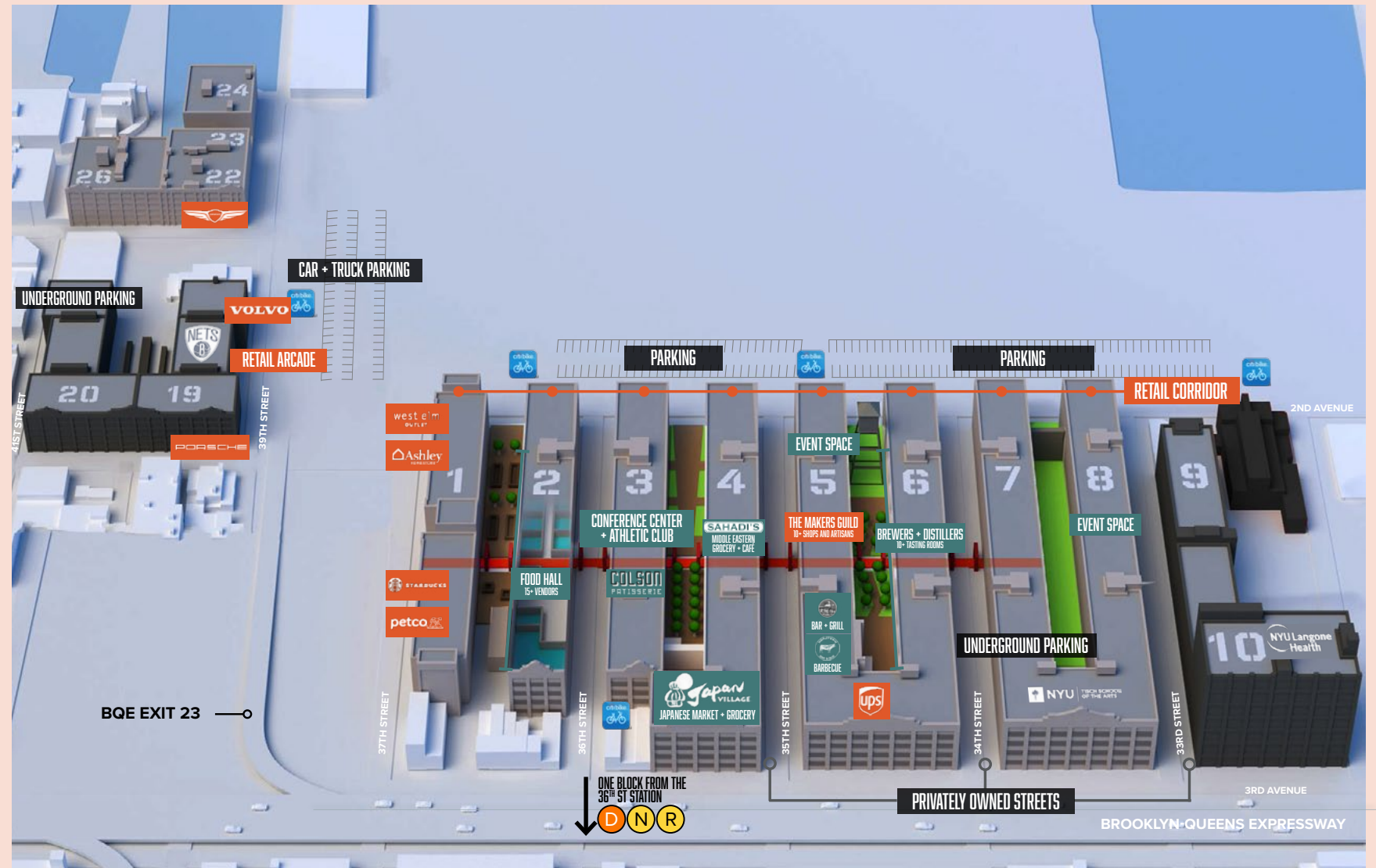


## ABOUT INDUSTRY CITY

### CAMPUS SITE PLAN






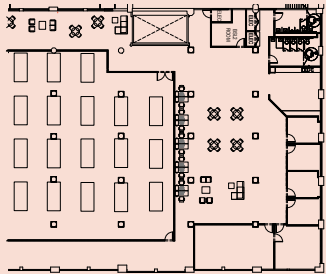
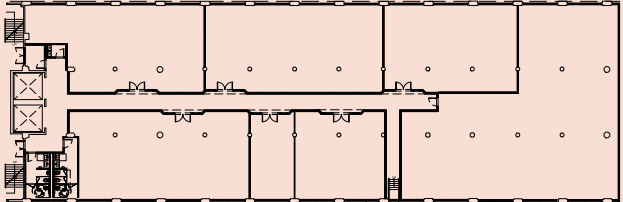
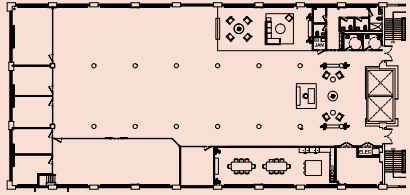
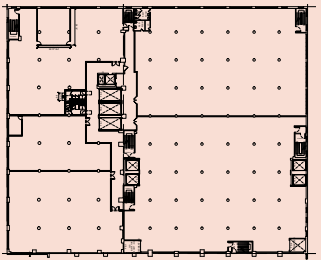
**35 ACRES**  
**16 BUILDINGS**  
**6 MILLION SQUARE FEET**  
**ONE CREATIVE COMMUNITY**

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

	 <b>COWORKING / SHARED LAB BENCHING</b>	 <b>CREATIVE WORKSHOPS</b>	 <b>SMALL OFFICE / LAB</b>	 <b>LARGE OFFICE / LAB</b>	 <b>MANUFACTURING / STORAGE / FLEX</b>
<b>SIZE</b>	1 - 10 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
<b>FEATURES</b>	FURNISHED OFFICE OR DEDICATED DESK / 5'x12' BENCH  CONFERENCE ROOMS PANTRY AND BATHROOMS ON-SITE OFFICE MANAGER SHARED LAB EQUIPMENT	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
<b>SAMPLE FOOTPRINTS</b>					



## 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.

# LIFE SCIENCES

## RESEARCH AND DEVELOPMENT TAX CREDIT PROGRAM

Qualified companies are eligible to receive annual tax credit of up to \$500,000 per year capped at three years for qualifying research and development expenditures.





**ABOUT INDUSTRY CITY**  
550+ COMPANIES ACROSS  
INDUSTRIES



**URBAN** FUTURE LAB



CONDÉ NAST



MODA  
OPERANDI



**BROOKLYN  
MAGAZINE**

**SKANSKA**



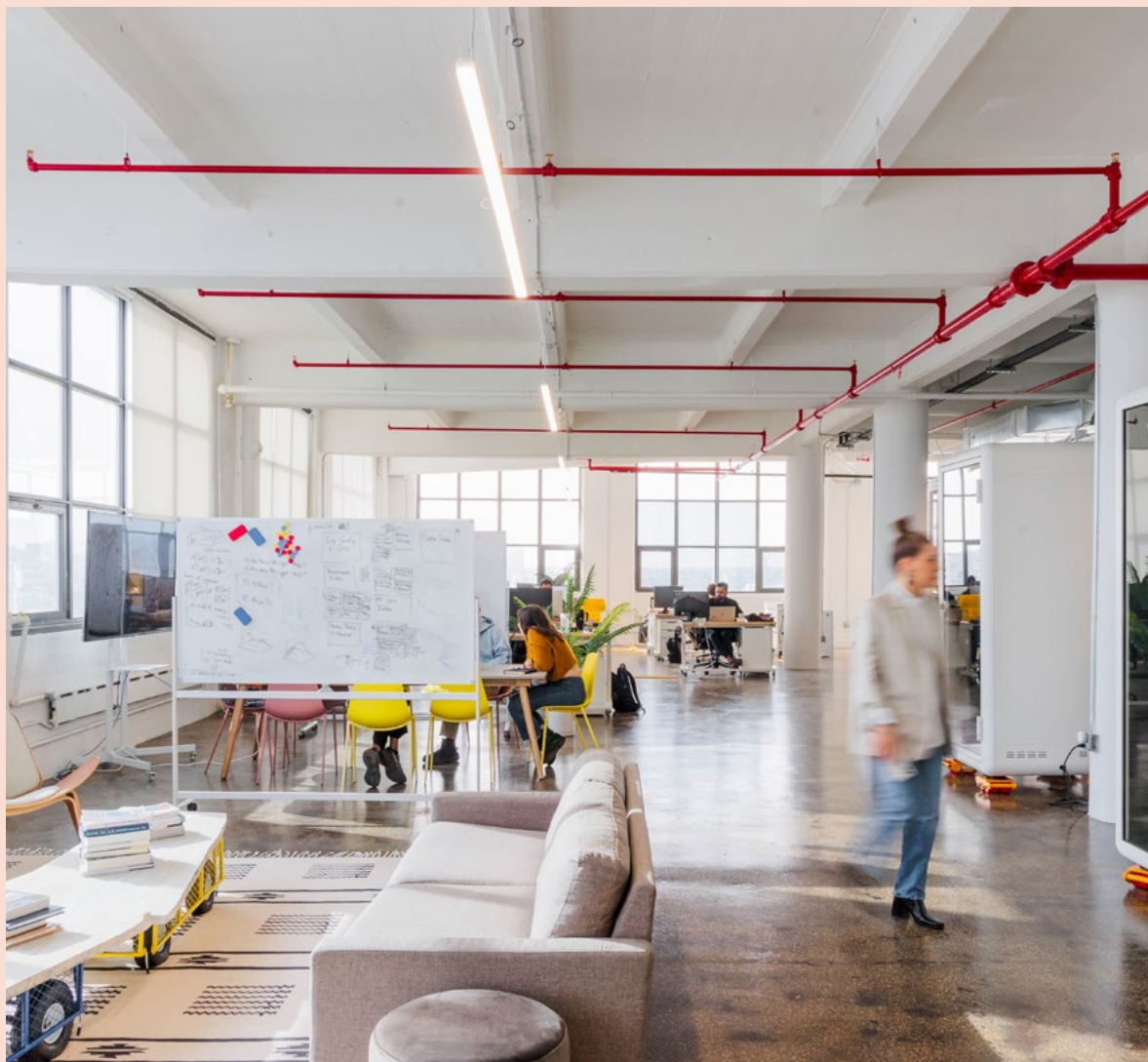
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## ABOUT INDUSTRY CITY

TENANT SPACES: MELONFROST

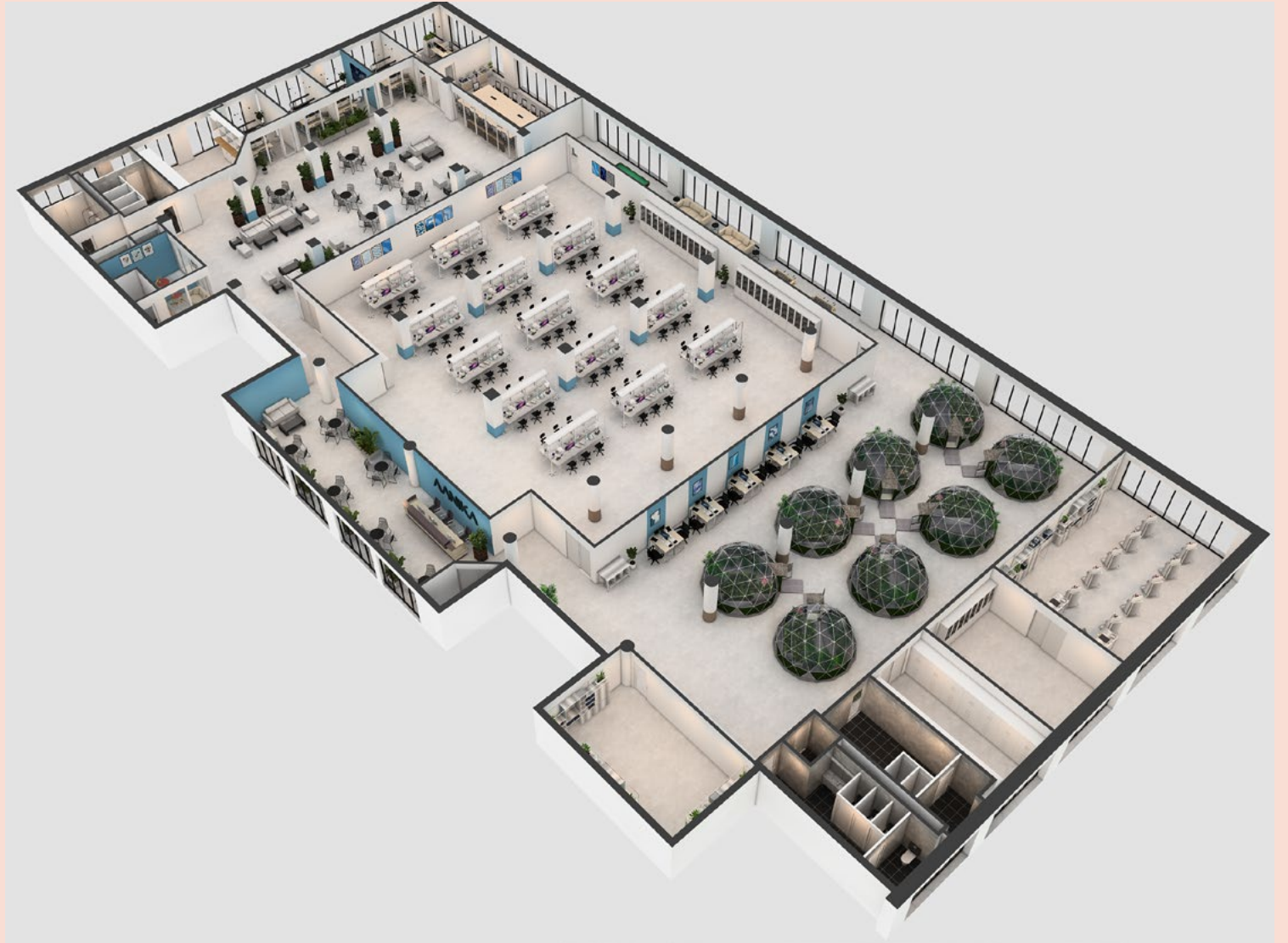






## ABOUT INDUSTRY CITY

TENANT SPACES: AANIKA BIOSCIENCES







**ABOUT INDUSTRY CITY**  
TENANT SPACES: CRESILON







## FAST@COMPANY

### COMMERCIAL SPACE OWNERS ARE GETTING CREATIVE TO LEASE UP THEIR BUILDINGS

JUNE 2023

When Vishaal Bhuyan, cofounder and CEO of Aanika Biosciences, started the company in 2018, there was one employee located in 400 square feet of space in Industry City, a hybrid workspace located in Brooklyn, New York. Although the pandemic ushered in a new era of remote work and millions of people are still working from home, Aanika Biosciences is bucking the trend. The company now rents 27,087 square feet on the entire third floor, paying \$35 per square foot.

[READ MORE +](#)



## SPECTRUM NEWS 1

### FDA APPROVES BROOKLYN STARTUP METHOD TO STOP BLEEDS FAST

JULY 2023

Sitting in his company's headquarters at Industry City, Joe Landolina says business is good. More than a decade after creating what he calls a life-saving gel, his start-up just got a critical approval from the FDA.

"This is the only aseptic bio-manufacturing in the five boroughs of New York at this time, and it's something that we're incredibly proud of having built here in Brooklyn," Landolina said, describing the operation and a journey that started when he was just a teenager with an interest in chemistry...This month, the Food and Drug Administration approved the use of the gel on humans.

[READ MORE +](#)



## Forbes








### BROOKLYN EVOLUTION STARTUP MELONFROST RAISES \$7 MILLION TO MAKE MORE MICROBES

JANUARY 2023

Sam Levin is now CEO and co-founder of Melonfrost, a Brooklyn-based evolution start-up that combines its proprietary software and hardware to steer evolution in an automated closed loop. The technology aims to provide a novel method for designing and producing new microbes at scale for everything from food and energy to therapeutics and synthetic materials — all a part of not engineering or constructing the future, but rather, growing it. "For us, it's about no longer being fully at the whim of such disasters as frost, metaphorically being able to make frost-hardy melons for whatever the desired use may be," he explains.

[READ MORE +](#)

# TENANT-EXCLUSIVE AMENITIES

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







## TENANT EVENTS

### A PACKED CALENDAR

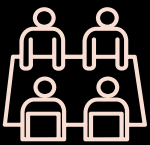
With 8,500 people on campus every day and 15,000 visitors per weekend, there is always something going on-- and IC tenants are the first to know.

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.





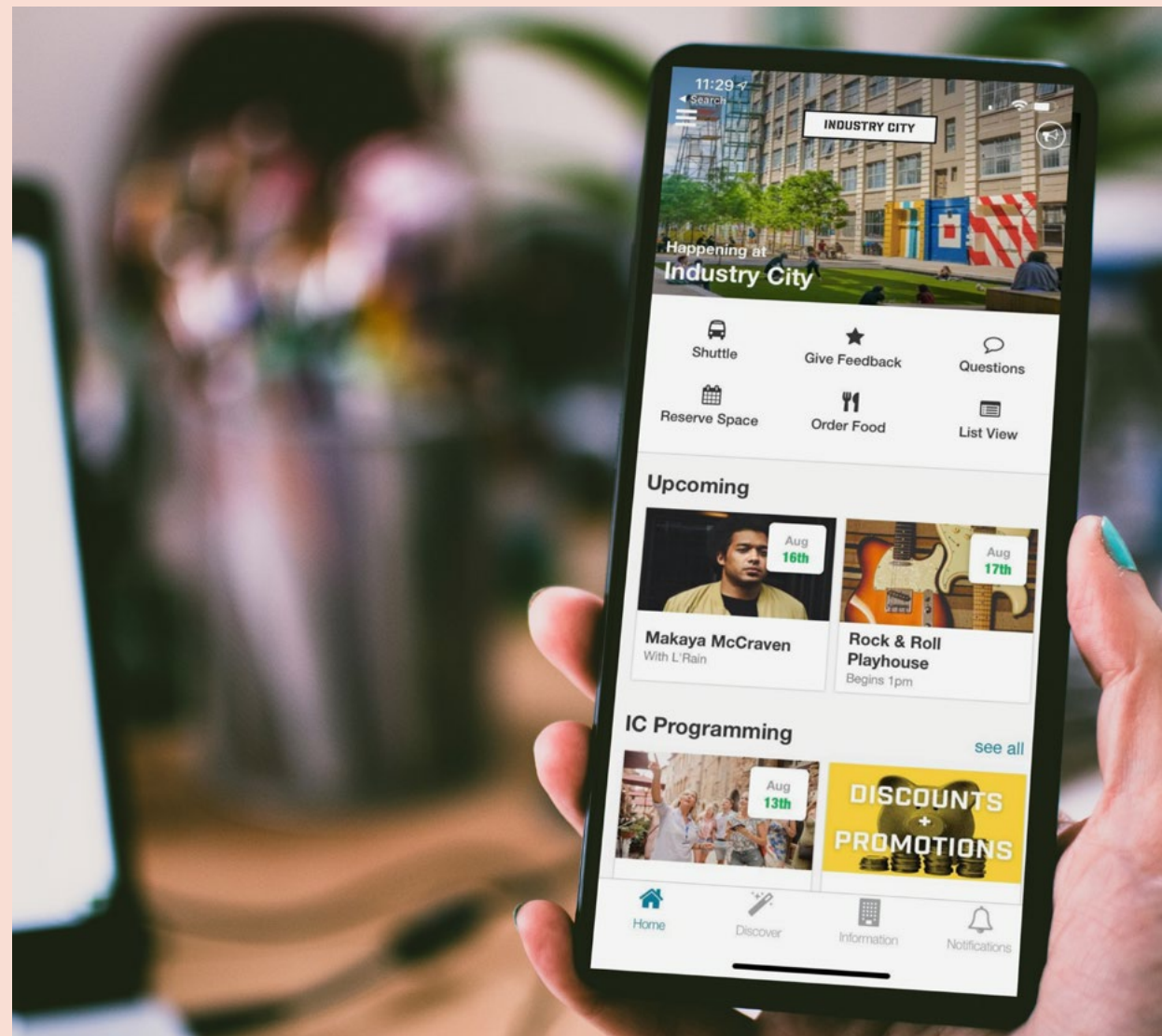


## THE IC APP + EXCLUSIVE PERKS

### 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

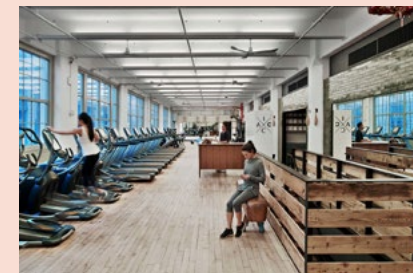
Yoga, HIIT, Pilates, Boot Camp, and Mobility as well as lunch-and-learns, Run Club, and Hiking Club

#### 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

	<b>EVENTS + VENUE RENTAL</b>	Multiple turnkey event spaces available for booking and have hosted trade shows, markets, festivals, and more
	<b>FOOD + BEVERAGE</b>	Over 35+ restaurants, bars, breweries, distilleries, and grocery stores including a 40,000 SF food hall
	<b>ROBUST RETAIL</b>	Over 30+ specialty shops, design retailers, and craftmakers
	<b>JAPAN VILLAGE</b>	NYC's largest Japanese food hall with a grocery store, dry goods shop, liquor store, and a dollar store
	<b>COURTYARDS + OUTDOOR SPACE</b>	Three furnished, heated courtyards with distinctive personalities
	<b>CAMPUS SECURITY</b>	Security Command Center is staffed 24/7 and monitors the campus vis CCTV surveillance and roving mobile patrols.
	<b>PARKING + TRANSIT</b>	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

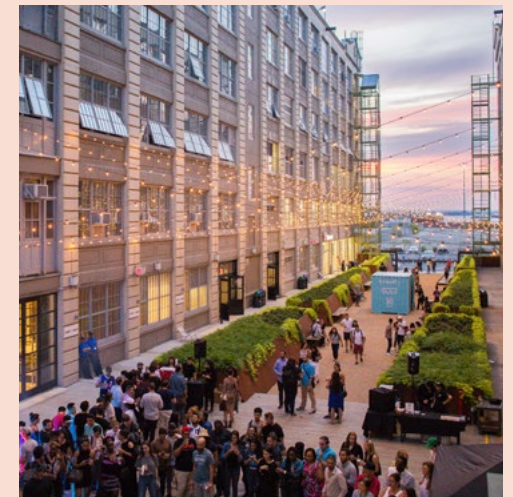
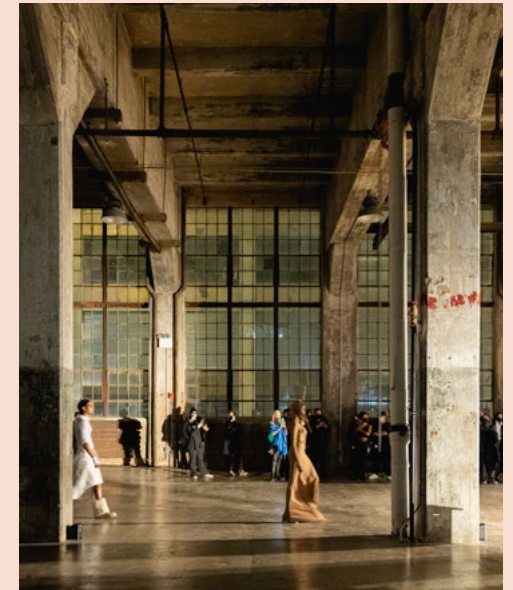
### SIGNATURE + SEASONAL SPACES

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

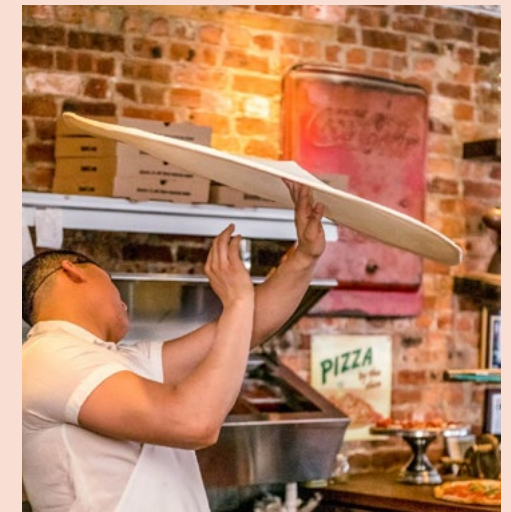
Ample Hills Creamery  
Avocaderia  
Bangkok B.A.R  
Burger Joint  
Carreau Club  
Colson Patisserie  
Confidante  
Ejen  
Ends Meat  
Frying Pan BK  
Hometown Bar-B-Que  
Japan Village  
Kotti Berliner  
LiLac Chocolates  
Renegades of Sunset  
Sahadi's  
Starbucks  
Table 87  
Taco Mix  
Taza Mkt  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

### BEVERAGE

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

### GROCERY + WINE

Moore Brothers Wine  
Sahadi's  
Sunrise Mart







## ROBUST RETAIL

### 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

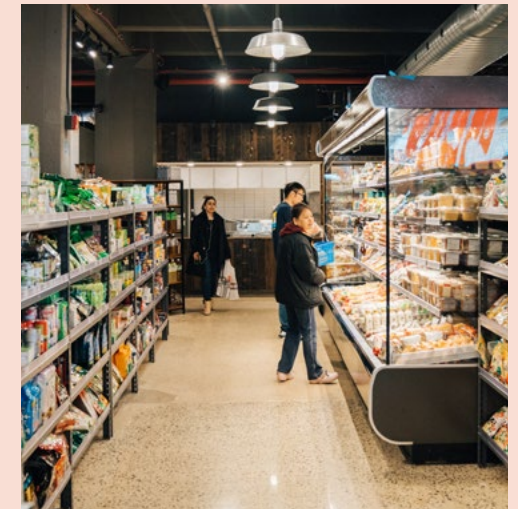
**Kuraichi** - Sake + Spirits Shop

**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.

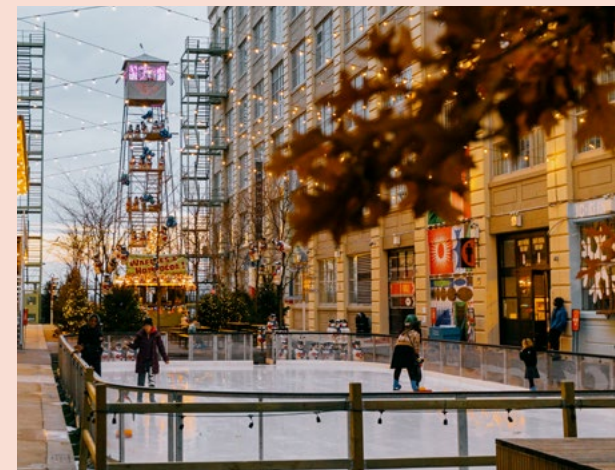
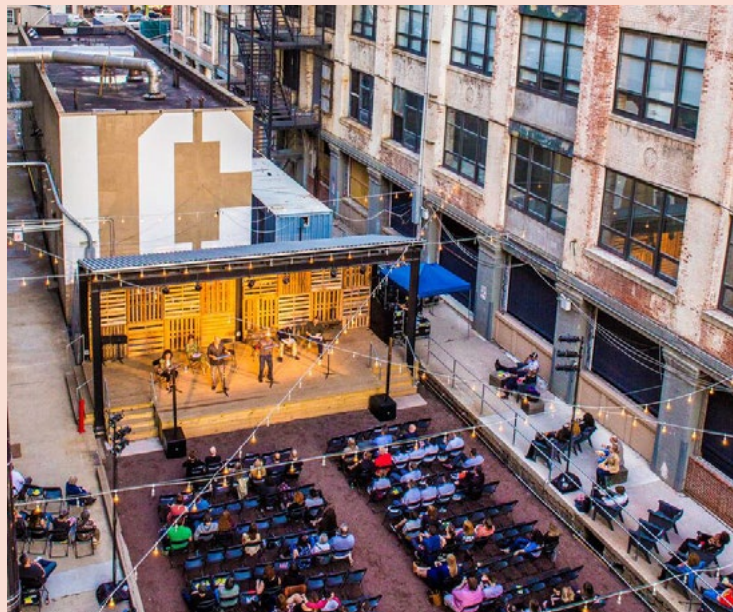
#### COURTYARDS

**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

