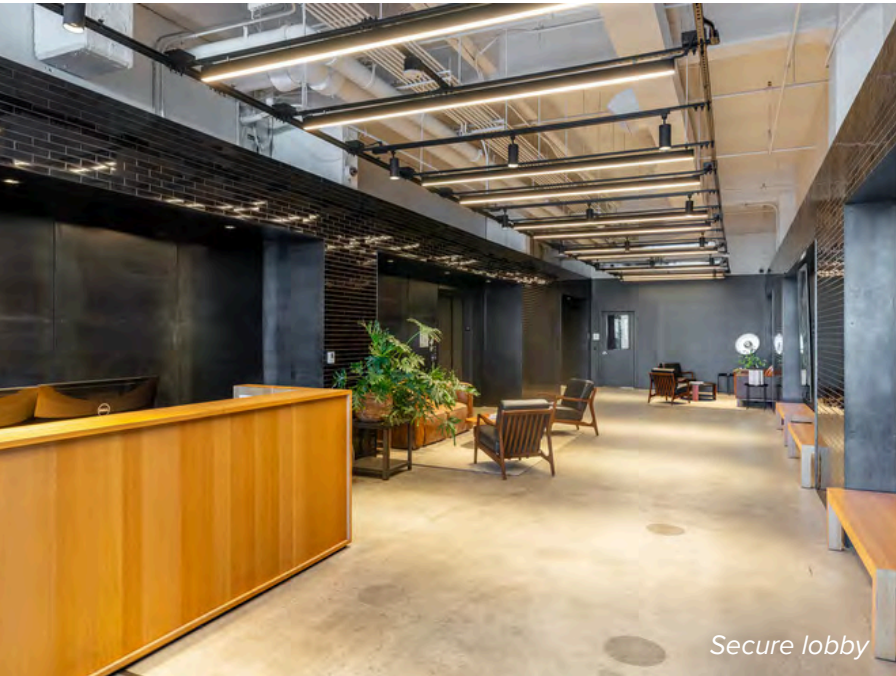


# 4,250 RSF WHITEBOXED OFFICE



*Secure lobby*



*Whiteboxed office*



*Building 19 exterior*

**INDUSTRY CITY**

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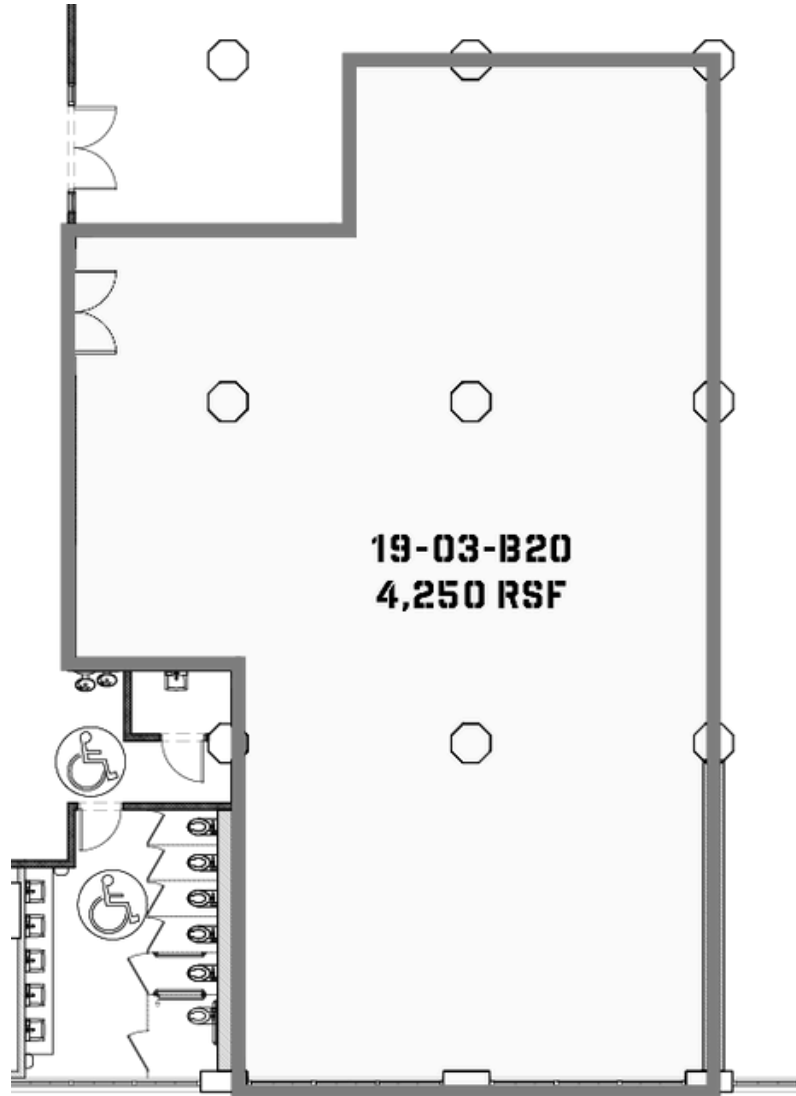
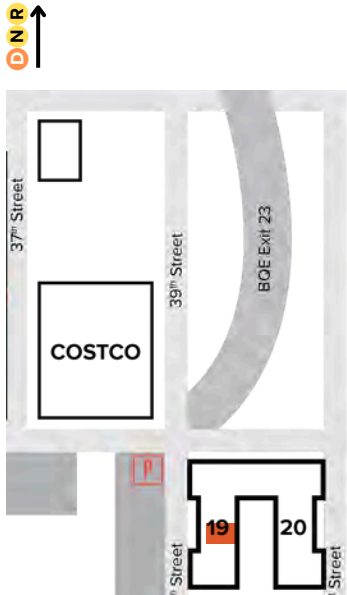
**GEORGINA COOK, LEASING MANAGER**  
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# 19-03-B20

Situated in Building 19, a Class A office building equipped with 24/7 security guards and lobby turnstiles. Other tenants in the building include the Brooklyn Nets, Casper, Cowtan & Tout, and the Hospital for Special Surgery. The available space is a blank canvas featuring a newly installed HVAC system, and the landlord will build-to-suit.

## SPACE INFO

**Building** 19  
**Floor** 3  
**RSF** 4,250





# ECONOMIC INCENTIVES

## THE VALUE OF MOVING TO BROOKLYN

Establishing your business presence in Brooklyn could unlock a host of financial benefits and incentives, potentially saving your company hundreds of thousands of dollars.

### RELOCATION EMPLOYMENT ASSISTANCE PROGRAM (REAP)

REAP benefits companies relocating to Brooklyn from Manhattan (below 96th St), or outside of NYC, by providing up to \$3,000 in tax credits annually for each full-time employee, for up to 12 years.

For example, an eligible business relocating to Industry City with 40 full-time employees would receive a New York City income tax credit equal to \$120,000 (\$3,000 x 40) per year - effectively reducing the annual rent of a 5,000 SF office from \$175,000 to \$55,000.

Industry City will assist your business in securing benefits through the above program.

### COMMERCIAL RENT TAX (CRT)

Brooklyn office tenants are exempt from the NYC Commercial Rent Tax.

### ENERGY COST SAVINGS PROGRAM (ECSP)

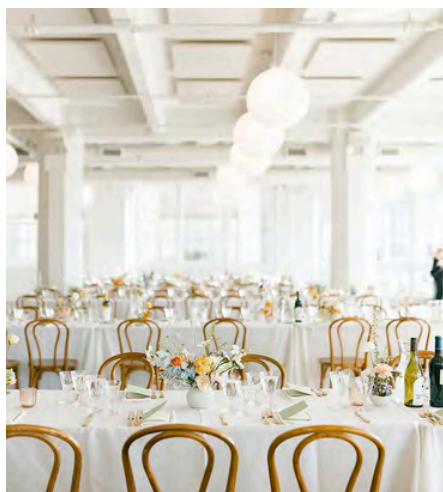
Qualified companies are eligible for savings of up to 22.5% on annual energy costs.

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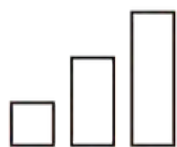
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# CAMPUS AMENITIES

\*



30+ ISPS AND DARK FIBER CABLING

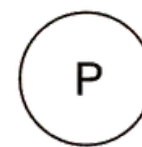


40+ EATERIES AND SHOPS

\*



BIKE STORAGE



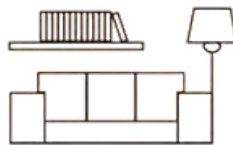
CAR + TRUCK PARKING AVAILABLE

\*



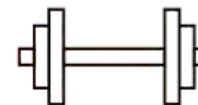
IC APP + TENANT PERKS

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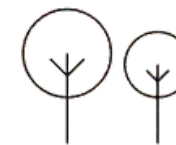


EXECUTIVE LOUNGE + EVENT VENUES

\*



TENANT-EXCLUSIVE ATHLETIC CLUB



FIVE ACRES OF OUTDOOR SPACE

\* TENANT-EXCLUSIVE

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