

**1,000 - 2,000 SF
SPACES AVAILABLE**



INDUSTRY CITY

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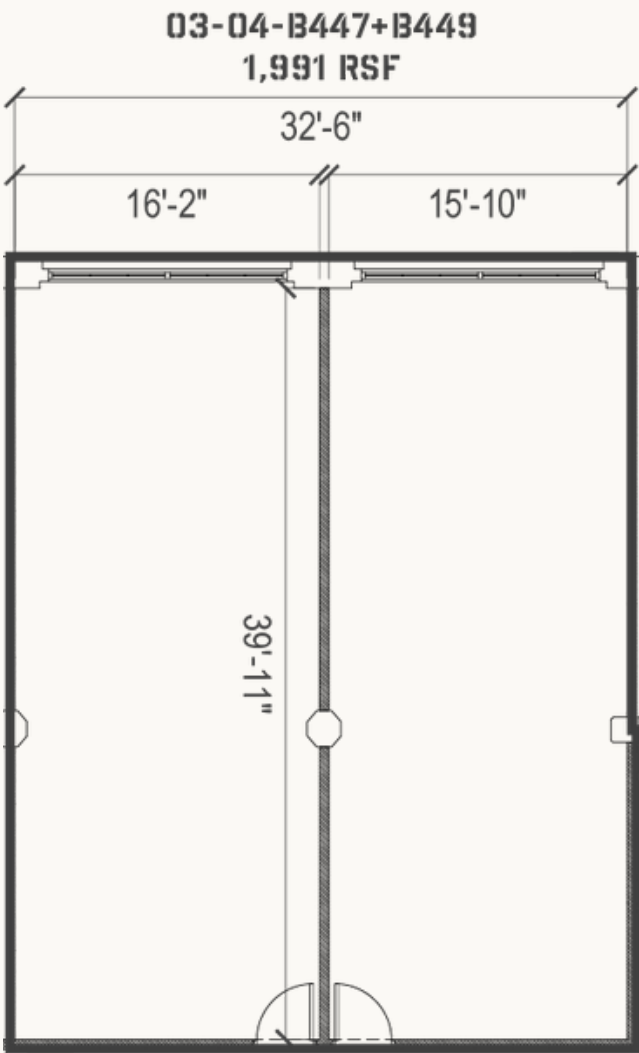
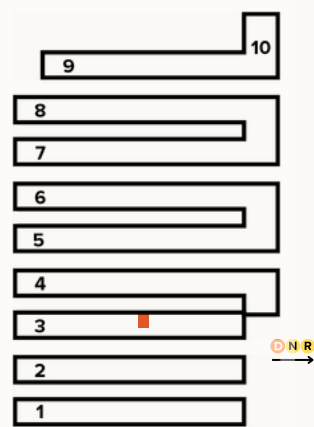
03-04-B47
03-04-B49

Stunning 1,000 SF spaces with built-in HVAC and abundant natural light. Option to lease separately or combine.

SPACE INFO

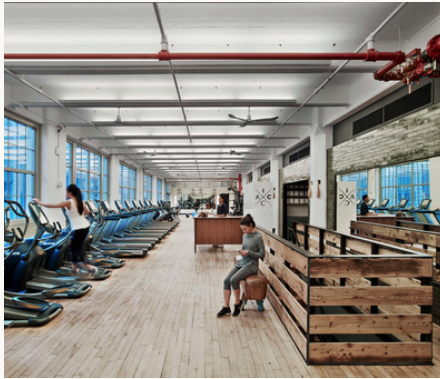
Building 3
Floor 4
RSF 1,000
1,991 Combined

CAMPUS KEY



AMENITIES

At Industry City, workspace is more than just four walls and a roof. We offer a dynamic community-focused environment, complemented by a range of amenities that are thoughtfully designed to elevate your workday.



IC ATHLETIC CLUB

Full-service gym with personal training, free wellness classes, locker rooms, and showers.



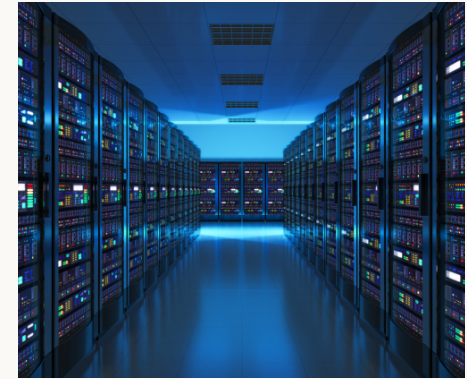
COURTYARDS + OUTDOOR SPACE

Three furnished, heated courtyards with distinctive personalities.



EXECUTIVE LOUNGE + CONFERRING

Exclusive lounge for business owners, access to conference rooms, and private event venues.



NYC'S MOST CONNECTED CAMPUS

40+ onsite carriers in a meet-me-room with a 10 Gbps backbone keeping every business online, fast, and reliable.



EATERIES AND BARS

Over 50 restaurants, bars, breweries, distilleries, and grocery stores.



BIKE STORAGE AND CITIBIKE DOCKS

Secure indoor bike room and four CitiBike docks along the perimeter of the campus.



CAR AND TRUCK PARKING

Daily parking available with Electric Vehicle charging stations.



IC APP AND TENANT DISCOUNTS

Digital resource to access tenant exclusive discounts, collaboration opportunities + events.



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 ($\$3,000 \times 40$) 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.