

# BUILDING 19 | FLOOR 2 | 90K SF, DIVISIBLE



**INDUSTRY CITY**

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**19-2-A; 19-2-B; 19-2-C**

**FULL FOOTPRINT**

90,225 RSF  
Divisible

**FEATURES**

14'-0" ceiling heights  
Operable windows  
Interconnecting stair  
Underground parking  
Manhattan views

**CO-TENANTS**

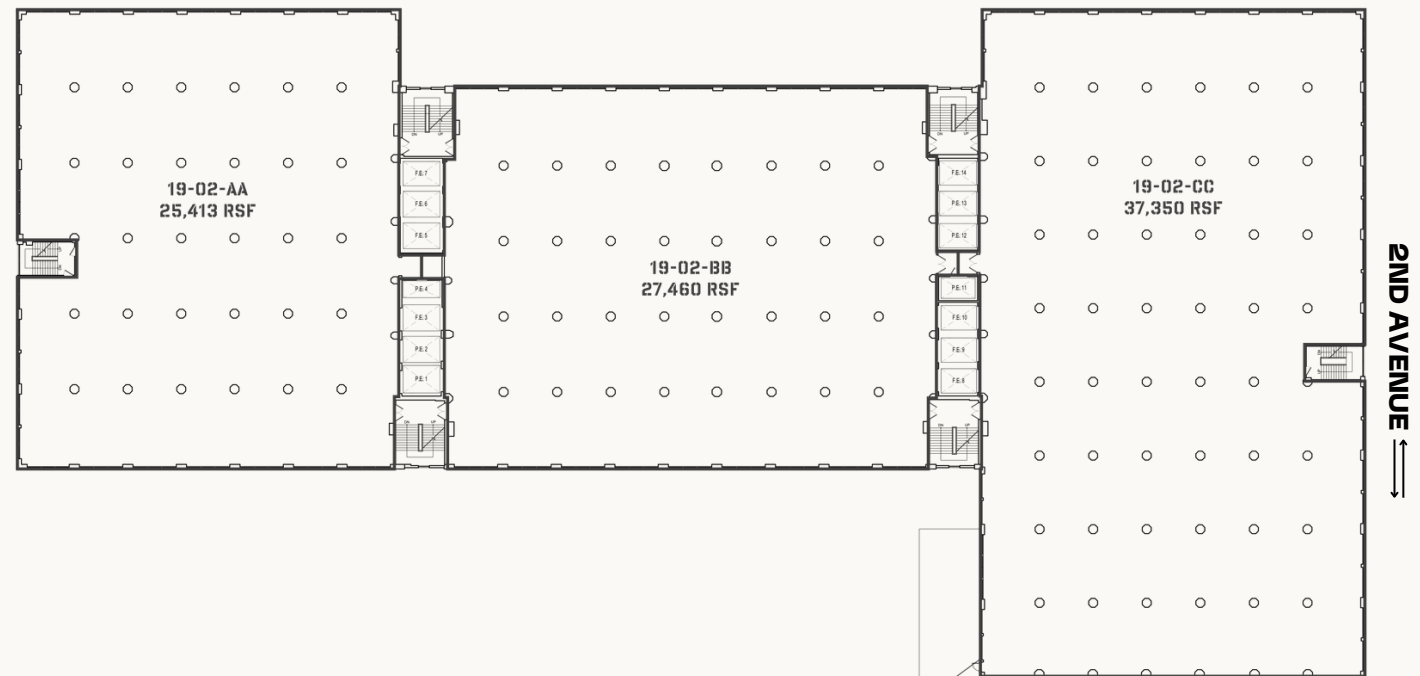


Union  
Square  
Events

PORSCHE

COWTAN & TOUT

**39TH STREET** ⇌



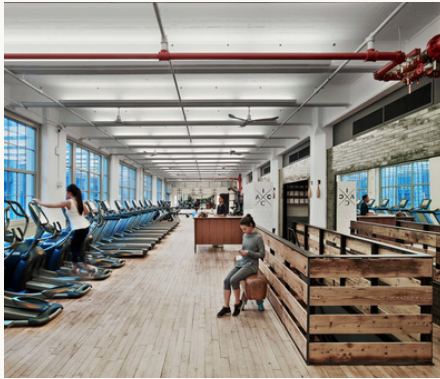
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# AMENITIES

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.



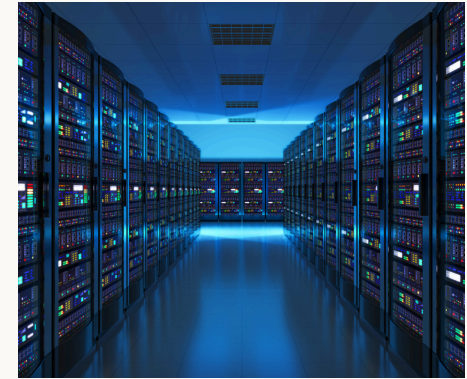
## COURTYARDS + OUTDOOR SPACE

Three furnished, heated courtyards with distinctive personalities.



## EXECUTIVE LOUNGE + CONFERENCING

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.

### ENERGY COST SAVINGS PROGRAM (ECSP)

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

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