



# 4,200 SF PRE-BUILD WITH WET PANTRY + PRIVATE OFFICES + CALL ROOMS



**INDUSTRY CITY**

**JEFF FEIN, SENIOR VICE PRESIDENT OF LEASING**  
e. [jfein@industrycity.com](mailto:jfein@industrycity.com) | p. 347.417.8449

**CHLOE MARTIN, VICE PRESIDENT OF LEASING**  
e. [cmartin@industrycity.com](mailto:cmartin@industrycity.com) | p. 347.417.8415

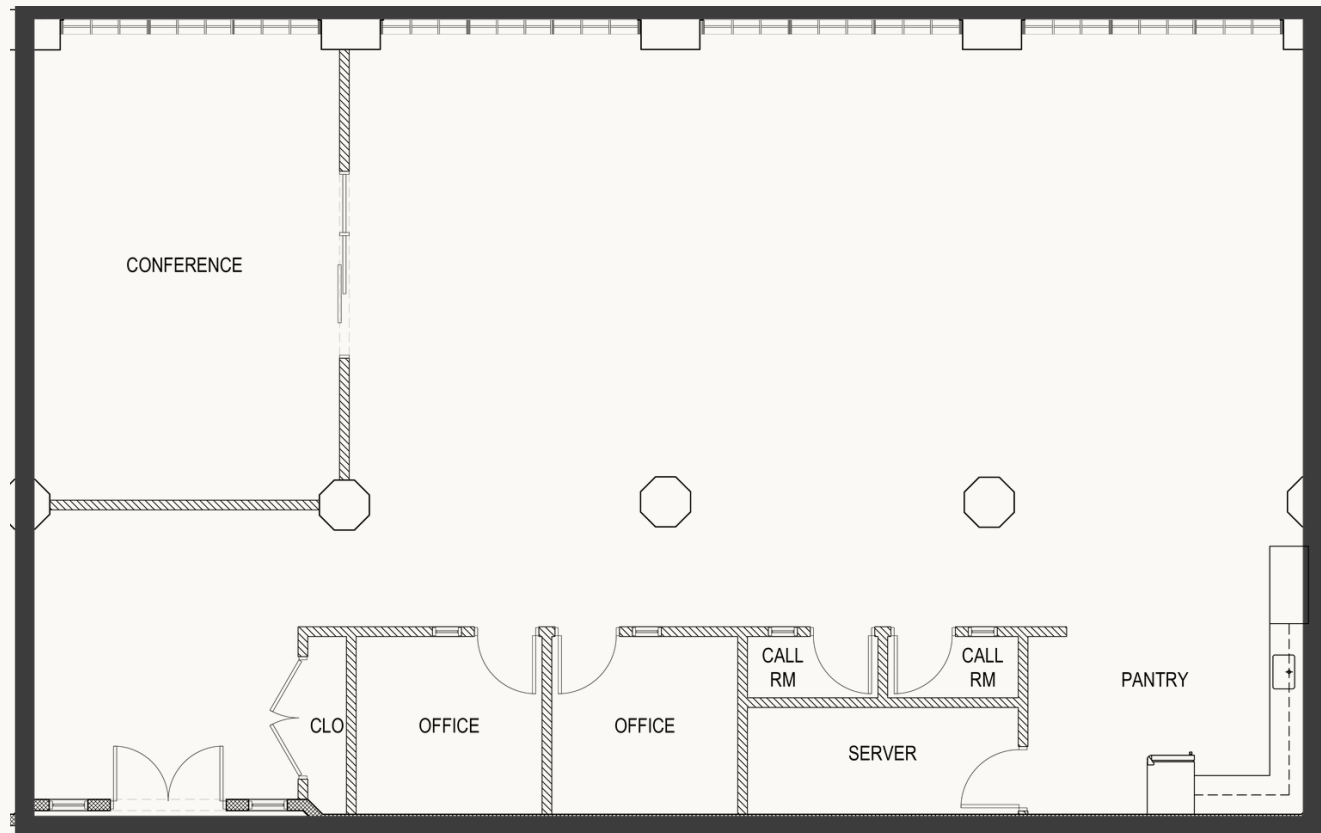
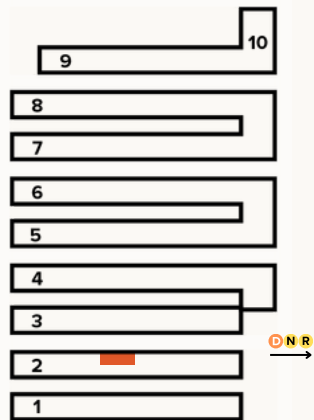
**AMBERLY PARNELL, SENIOR LEASING ASSOCIATE**  
e. [aparnell@industrycity.com](mailto:aparnell@industrycity.com) | p. 347.417.8441

# 02-03-B21

Built with 1 large conference room, 2 offices, 2 call rooms and a wet pantry.

## SPACE INFO

**Building** 2  
**Floor** 3  
**RSF** 4,189





# 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 energy costs.

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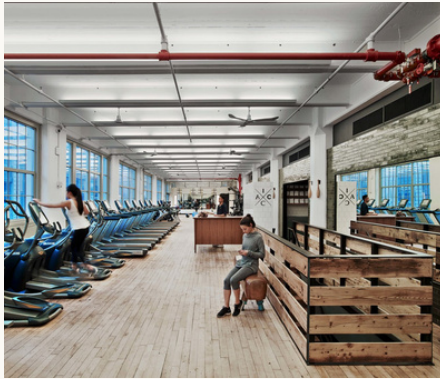
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# AMENITIES

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.



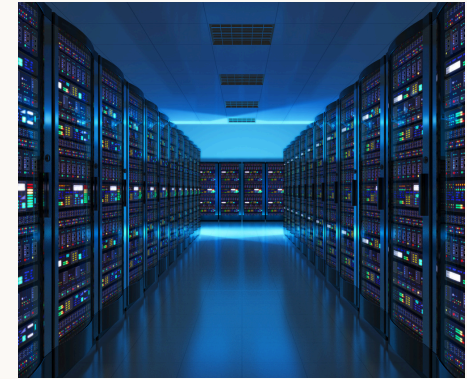
## COURTYARDS + OUTDOOR SPACE

Three furnished, heated courtyards with distinctive personalities.



## EXECUTIVE LOUNGE + CONFERENCING

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



## 30 ISPS AND DARK FIBER CABLING

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



## 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

Monthly parking available with Electric Vehicle charging stations.



## IC APP AND TENANT DISCOUNTS

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