

25,600 RSF OPEN WAREHOUSE SPACE WITH PRE-BUILT OFFICES



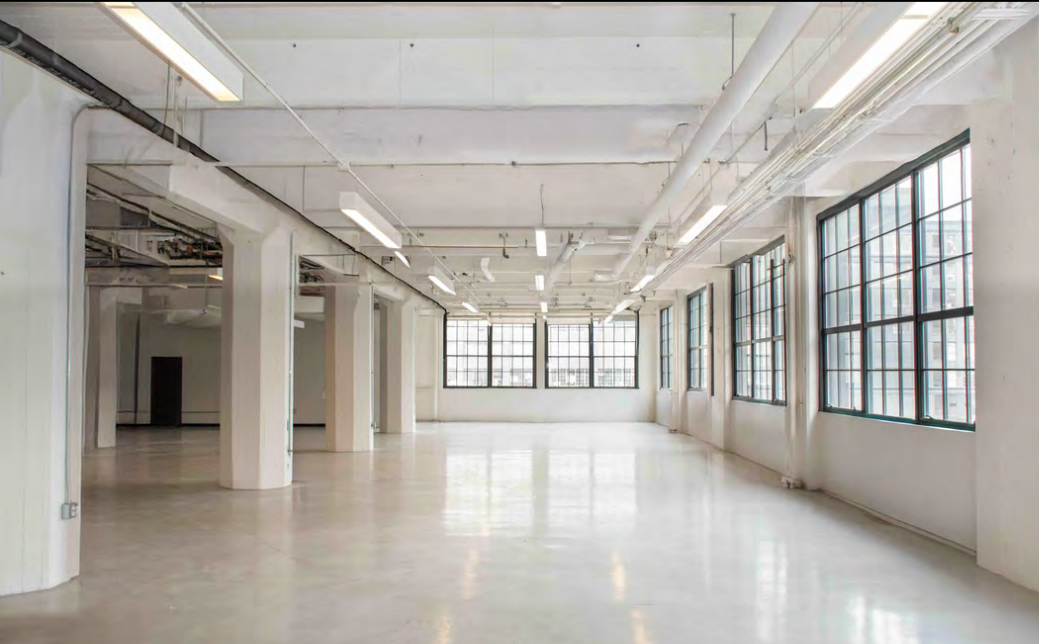
INDUSTRY CITY

JEFF FEIN, SENIOR VICE PRESIDENT OF LEASING
e. jfein@industrycity.com | p. 347.417.8449

NICK SHEARS, VICE PRESIDENT OF LEASING
e. nshears@industrycity.com | p. 516.774.1602

BRAD BLUM, ASSISTANT VICE PRESIDENT, LEASING
e. bblum@industrycity.com | p. 347.934.6899

25,600 RSF OPEN WAREHOUSE SPACE WITH PRE-BUILT OFFICES



INDUSTRY CITY

JEFF FEIN, SENIOR VICE PRESIDENT OF LEASING
e. jfein@industrycity.com | p. 347.417.8449

NICK SHEARS, VICE PRESIDENT OF LEASING
e. nshears@industrycity.com | p. 516.774.1602

BRAD BLUM, ASSISTANT VICE PRESIDENT, LEASING
e. bblum@industrycity.com | p. 347.934.6899

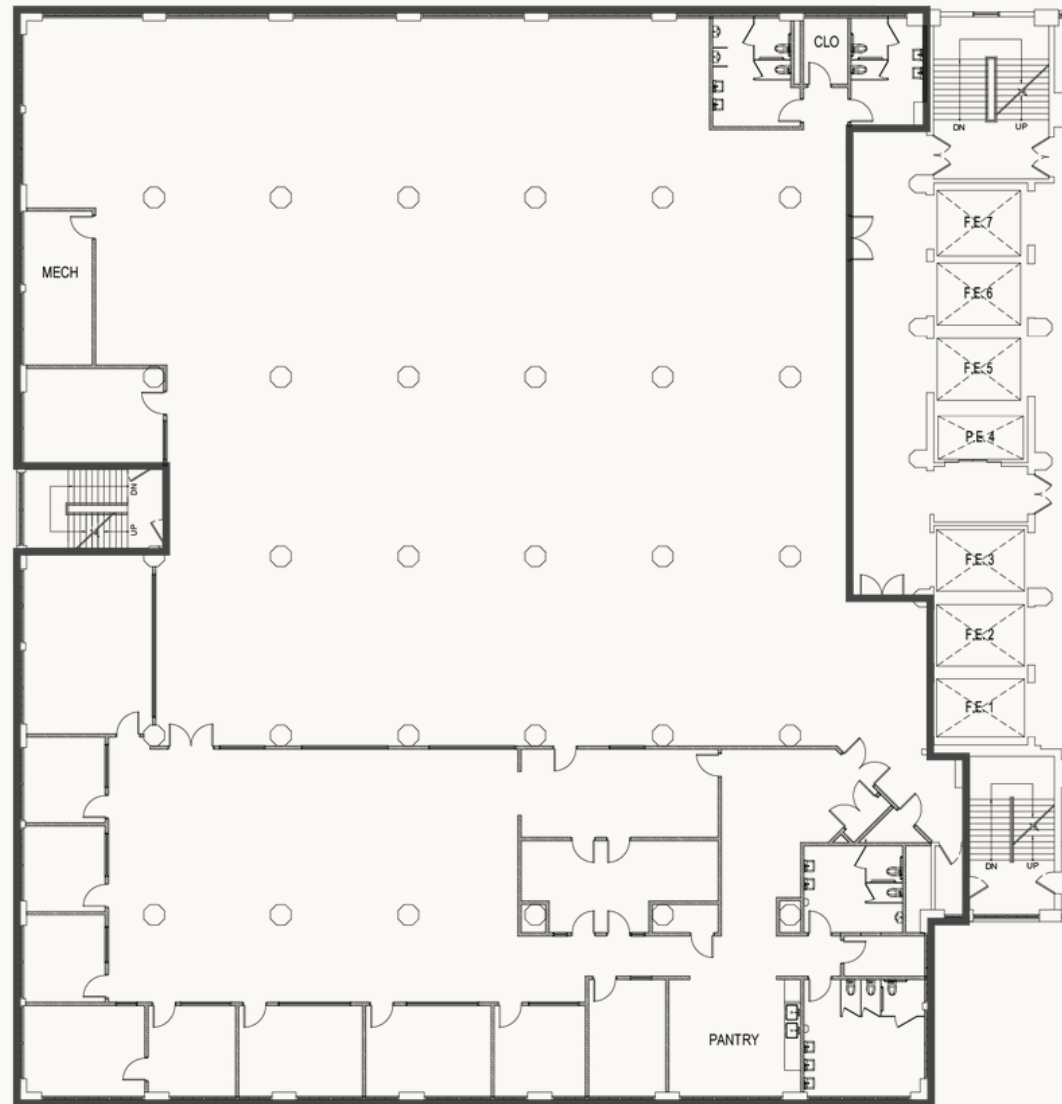
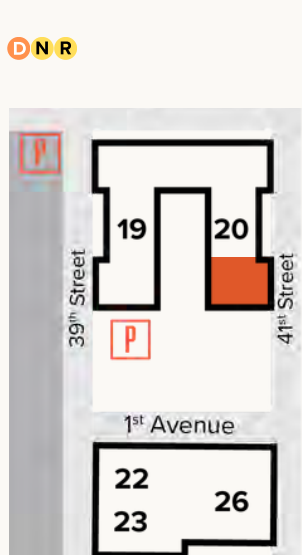
20-03-AA

Take advantage of newly reduced pricing on this versatile space featuring pre-built offices with HVAC, open warehouse areas, and multiple freight elevators directly adjacent for easy access. The unit offers abundant natural light from three sides of windows, multiple private restrooms, and a convenient pantry kitchenette.

SPACE INFO

Building 20
Floor 3
RSF 25,652

CAMPUS KEY

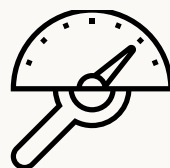




BUILDING FEATURES



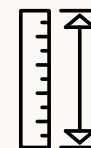
**13 COVERED LOADING DOCKS,
53' TRAILER ACCESSIBLE**



**200 LB. PSF
FLOOR LOADS**



**17' LONG AUTOMATED
FREIGHT ELEVATORS**



**13' 15' CEILING
HEIGHTS**



**OPERABLE WINDOWS;
VENTING PERMITTED**



**INDUSTRIAL POWER; ROOF
SPACE AVAILABLE FOR BACKUP**



24/7 SECURITY



**CAMPUS SHUTTLE TO
36TH STREET SUBWAY**

INDUSTRY CITY

JEFF FEIN, SENIOR VICE PRESIDENT OF LEASING
e. jfein@industrycity.com | p. 347.417.8449

NICK SHEARS, VICE PRESIDENT OF LEASING
e. nshears@industrycity.com | p. 516.774.1602

BRAD BLUM, ASSISTANT VICE PRESIDENT, LEASING
e. bblum@industrycity.com | p. 347.934.6899



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.

INDUSTRY CITY

JEFF FEIN, SENIOR VICE PRESIDENT OF LEASING
e. jfein@industrycity.com | p. 347.417.8449

NICK SHEARS, VICE PRESIDENT OF LEASING
e. nshears@industrycity.com | p. 516.774.1602

BRAD BLUM, ASSISTANT VICE PRESIDENT, LEASING
e. bblum@industrycity.com | p. 347.934.6899

CAMPUS MAP

Industry City is a 16-building campus spanning 35 acres on the Brooklyn waterfront. To date, the redevelopment has included the addition of destination courtyards, experience-driven dining, design retail and other amenitization and event programming.



RETAILERS+AMENITIES

FOOD + DRINK

AVO
BANGKOK B.A.R
BAOLALA
BURGER JOINT
CARREAU CLUB
COLSON PATISSERIE
CONFIDANT
ENDS MEAT
FRYING PAN BK
GUMPTION COFFEE
GYUYA
HOMETOWN BBQ
JAPAN VILLAGE
JUS BY JULIE
KOTTI BERLINER
PANYA
SAHADI'S
STARBUCKS
TABLE87
TACO MIX
TAIDAMA
WAKU WAKU

BREWERS + DISTILLERS

BARROWS INTENSE GINGER
BITTERMONK
BROOKLYN KURA
FORT HAMILTON
GUN HILL BREWING
STANDARD WORMWOOD

SPECIALTY

ADVENTURERS SUPPLY
BANDAI NAMCO
BROOKLYN CANDLE STUDIO
BROOKLYN MADE STORE
DAISO
IC GENERAL SUPPLY
GENESIS
LILAC CHOCOLATES
KURAICHI
PORSCHE
POWERHOUSE BOOKS
ST. MARKS COMICS
VOLVO

DESIGN DISTRICT

ABC CARPET + HOME OUTLET
ASHLEY FURNITURE
BROOKLYN CANDLE STUDIO
CITY FOUNDRY
DWR OUTLET
KOHLER
RH OUTLET
PORCELANOSA
WEST ELM OUTLET

THE MAKERS GUILD

BIOS APOTHECARY
COURT TREE COLLECTIVE
HOLLANDER + LEXER
IPPIN PROJECT / KAJIHA
MISE EN SCENT
MR. BODDINGTON
N+A JEWELERS
RUE DU PARADIS
TAGLIANTE STUDIO
WAPLINGER + EUCELL
WILLIAM STORMS STUDIO

ENTERTAINMENT

BAND SHELL
BKONE PRODUCTIONS
BROOKLYN ESCAPE ROOM
BROOKLYN GAME KNIGHT
BROOKLYN POP EXHIBIT
CARREAU CLUB
FRYING PAN GAME ROOM
JTUNES
HAPIK CLIMBING GYM
NAZZ FORGE

SERVICES

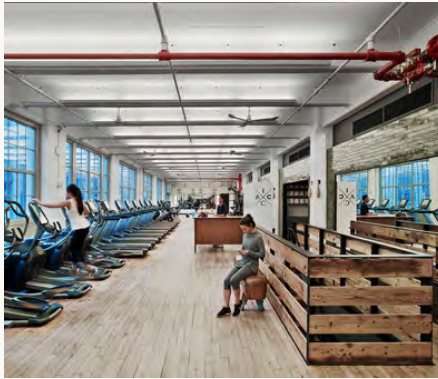
GLOSS BK HAIR SALON
UPSIDE FROWN TATTOOS
UPS STORE

AMENITY SPACES

COURTYARDS
FIVE/TWO/A - EVENT SPACE
THE BOX FACTORY - EVENT SPACE
THE IC ATHLETIC CLUB
THE LANDING - EXECUTIVE LOUNGE / EVENT SPACE

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.



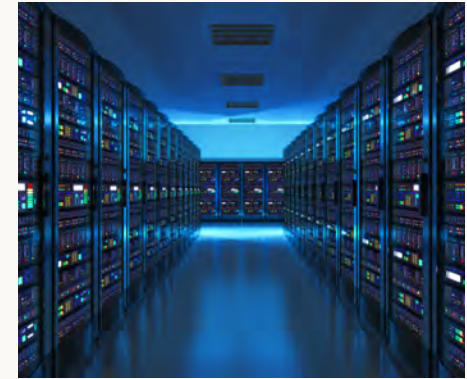
COURTYARDS + OUTDOOR SPACE

Three furnished, heated courtyards with distinctive personalities.



EXECUTIVE LOUNGE + CONFERCING

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.

INDUSTRY CITY

JEFF FEIN, SENIOR VICE PRESIDENT OF LEASING
e. jfein@industrycity.com | p. 347.417.8449

NICK SHEARS, VICE PRESIDENT OF LEASING
e. nshears@industrycity.com | p. 516.774.1602

BRAD BLUM, ASSISTANT VICE PRESIDENT, LEASING
e. bblum@industrycity.com | p. 347.934.6899