

SITE OVERVIEW



AN URBAN CAMPUS

Dubbed one of the “Top 10 Coolest Neighborhoods,” Industry City is comprised of 16 turn-of-the-century buildings across six million square feet on the Brooklyn waterfront overlooking the Statue of Liberty and Downtown Manhattan.

Easily accessible via car and mass transit, the classically beautiful buildings with high ceilings and an abundance of natural light are only three miles from Manhattan’s Financial District and two miles from Downtown Brooklyn.

Since 2014, Industry City has undergone a \$450 million redevelopment, positioning Industry City as New York City’s newest hub for creative companies spanning media, design, technology, fashion, food, art and non-profit.



GETTING TO INDUSTRY CITY

BY CAR + PUBLIC TRANSPORT

BY CAR TO 2ND AVENUE PARKING LOTS

Downtown Brooklyn	9 - 15 Min
Financial District	10 - 18 Min
Union Square - 14 th St	18 - 30 Min
Penn Station - 34 th St	18 - 30 Min
Grand Central - 42 nd St	18 - 35 Min

BY SUBWAY TO 36TH STREET

Atlantic Avenue-Barclays Center	D N	5 Min
Fulton Street	2 3 4 5 > D N	15 Min
Union Square - 14 th St	N	25 Min
Herald Square - 34 th St	N	30 Min
Bryant Park - 42 nd St	D	32 Min
Grand Central - 42 nd St	4 5 > N	42 Min



AMENITIES

- 40+ restaurants + retailers
- Five acres of landscaped, furnished outdoor space
- Indoor + outdoor parking
- Outdoor bike racks, indoor bike room + 5 Citi Bike stations
- Campus shuttle
- Pop-up shops, flea markets, concerts + screenings
- Brooklyn Greenway pedestrian + bike path
- On-site workforce development training center
- Tenant-exclusive app offering discounts, promotions, events calendars + more



FOOD + DRINK

Avocaderia
Bangkok Bar
Barrows Intense Ginger Liqueur
Big Alice Brewing
Brooklyn Kura
Brooklyn Roasting Company
Burger Joint
Colson Patisserie
Ejen Korean Comfort Food
Ends Meat
Fort Hamilton Distillery
Frying Pan Brooklyn
Gumpton Coffee
Hometown BBQ
Japan Village
Kotti Berliner Doner Kebab
Li-Lac Chocolates
Maglia Rosa
One Girl Cookies
Renegades of Sunset
Sahadi's
Standard Wormwood
Supernatural
Table 87 Pizza
Taco Mix
Tadaima



OUTDOOR SPACE

Five acres of landscaped, furnished courtyards:

- Courtyard 1/2: Live music bandshell with restaurants, bars + food hall access
- Courtyard 3/4: Modern zen garden with international cuisine + a multitude of seating options
- Courtyard 5/6: Furnished greenspace with breweries, distilleries + seasonal programming



HEALTH + WELLBEING

The Industry City Athletic Club (ICAC) is a tenant-exclusive fitness facility with state-of-the-art equipment, fitness classes and a wellbeing program.

- Meditation
- Yoga
- Pilates
- Crossfit
- HIIT



EVENTS+ PROGRAMMING

- Live Concerts
- Lunch-and-Learns
- Sample Sales
- Skillsharing Classes
- Food + Wine Festivals
- Conferences + Trade Shows
- Retreats + Expos
- Photoshoots + Film Screenings
- Craft + Maker Fairs



CONNECTIVITY

- 30+ Service Providers
- Diverse points of entry for primary and back-up redundancy
- Dark fiber access for companies relying on cloud infrastructure and/or requiring low latency connections
- On-site managed WiFi services, allowing for turn-key connectivity with 10 Gbps, DDoS Protection, and 99.99% reliability
- Telecommunications consultants on-call to assist with service procurement project management
- Data center, including 24/7 security and technical support:
 - Allows tenants to host IT infrastructure in the cloud rather than in an IT closet
 - Offers critical infrastructure resiliency with back-up generators, redundant cooling systems, and an onsite electrical substation
 - Provides access to transatlantic subsea cable system



ECONOMIC INCENTIVES

- **Relocation and Employment Assistance Program (REAP)**

Qualified companies relocating to IC receive a NYC business income tax credit for 12 years equal to \$3,000 per relocated or newly hired employee, and \$1,500 per part-time employee. A company's tax credit for the first five years, to the extent the credit exceeds the liability, is refundable in cash.

SQUARE FEET	NUMBER OF EMPLOYEES	AGGREGATE ANNUAL SAVINGS
5,000 SF	20	\$60,000
15,000 SF	50	\$150,000
45,000 SF	110	\$330,000

- **Energy Cost Savings Program (ECSP)**

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

- **Commercial Rent Tax (CRT) Waiver**

Qualified companies are exempt from NYC's 3.9% CRT.



A COMMUNITY OF 560+ COMPANIES

AbelCine

Fundraise Up

HELLO FRESH

VIACOM

west elm

GAP

equinor

AECOM

Rensselaer

ZOLA

CONDÉ NAST

JETSON

HOSPITAL FOR SPECIAL SURGERY

MoMA

MODA OPERANDI

The garage

BORX

UNION SQUARE EVENTS

bse GLOBAL

· TAILORED ·
INDUSTRY

FILMRISE

NYU Langone Health

Vera
INSTITUTE OF JUSTICE

WHOLE FOODS MARKET

LOEFFLER RANDALL

THE PARTNERSHIP



Industry City's ownership, the same that developed NYC's Chelsea Market and millions of square feet across the country, is hands-on with development, management, leasing and events teams on-site.

