

47TH AVENUE

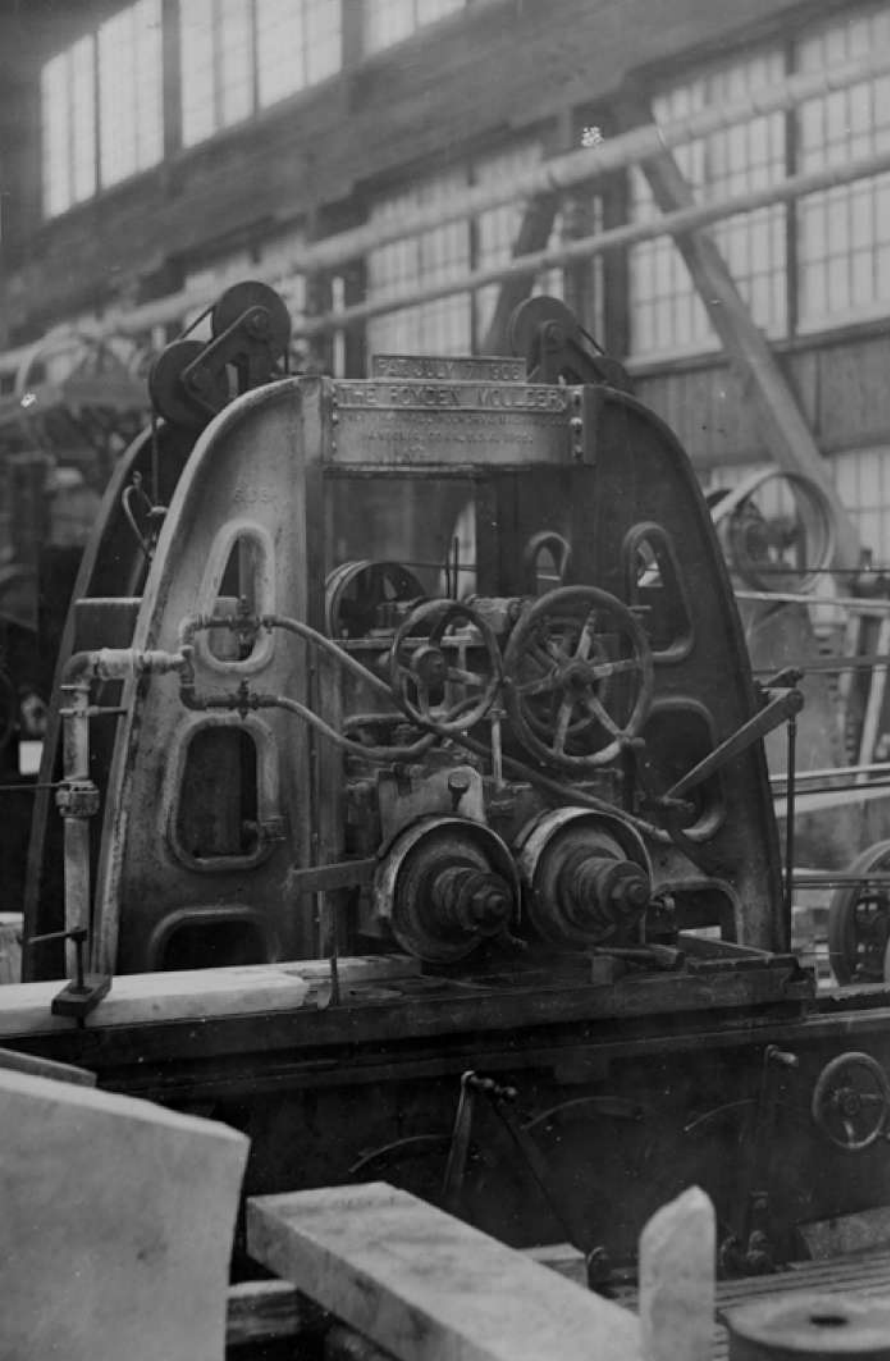
FACTORY



OPAR

CATERING AVAILABLE
ASK YOUR HOST FOR YOUR PARTY

SWEET C
THIRD FLOOR



The Factory ca. 1930 as the former R. H. Macy and Co. warehouse

- THE -
FACTORY
• LONG ISLAND CITY • NEW YORK •

Built in 1926 and originally used by Macy's as a furniture warehouse, The Factory is one of Long Island City's most desirable workspaces. A center for cultivating the growth of forward-thinking companies as they enter traditional sectors and transform them. The Factory is driven by people's passion for their work.

Ownership completed a historically sensitive renovation creating large, flexible full-floors, as well as work-ready converted lofts.

Exceptionally high ceilings and brand new fully operable windows on every floor provide unmatched views of the Manhattan skyline.

Tenants enjoy thoughtfully assembled amenities including a **newly designed lounge, food marketplace, breakroom, gymnasium, parking, and bike storage.** The Factory restoration is founded on a design plan that celebrates an active and collaborative work environment.





THE BREAKROOM

LOBBY, LOUNGE & FOOD MARKETPLACE

24h ACCESS & SECURITY

FREE LOBBY WIFI

MULTIPLE CULINARY OPTIONS
FOR BREAKFAST, LUNCH AND DINNER @FACTORY MARKETPLACE

BUILDING EVENTS AND TENANT APP





SOCIAL

LARGE, AIRY TENANT
LOUNGE
FOR SOCIALIZING AND DINING

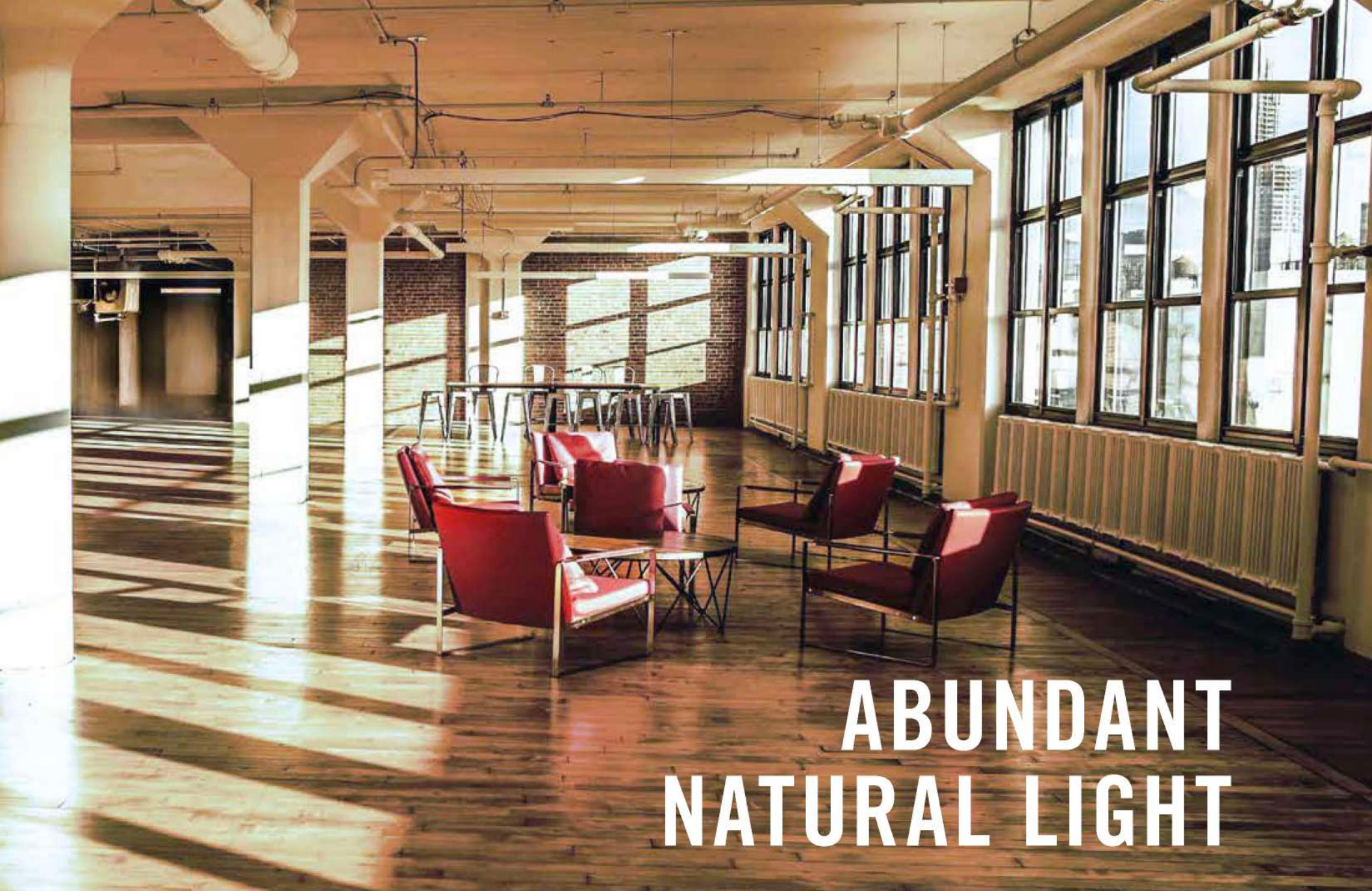


FACTORY
ATHLETIC CLUB



LOBBY SEATING

PET FRIENDLY



**ABUNDANT
NATURAL LIGHT**



CREATIVE WORKSPACE

CLASSIC BUILDING WITH
MODERN INFRASTRUCTURE

AVAILABLE SUITES RANGE FROM
3,000 RSF TO 40,000 RSF+



WORK-READY LOFTS

APPROX.
12 FT CEILINGS

CURATED
GALLERY EVENTS





VALUE

MORE AT LOWER PRICES PSF
THAN MANHATTAN & BROOKLYN

EFFICIENT LAYOUTS

ALL WINDOWS ARE OPERABLE FOR
FRESH AIR FLOW

ALLURING **AMENITIES**

CREATIVE
WORK ENVIRONMENT



FITNESS OPTIONS

FACTORY

ATHLETIC CLUB

GROUP

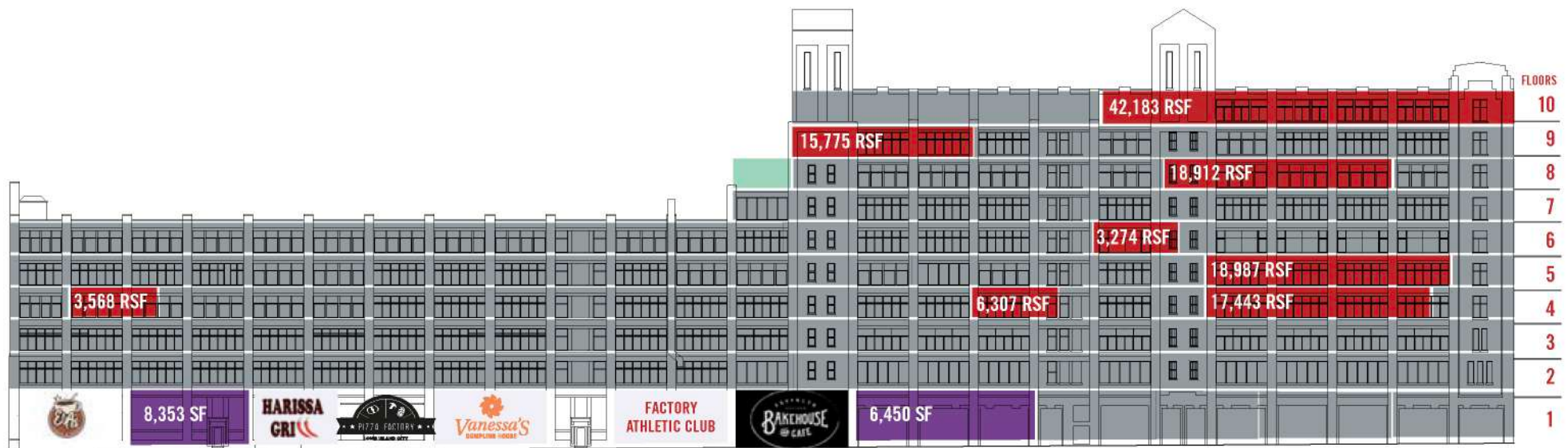
YOGA CLASSES

PELOTON

CYCLE EXPERIENCE



SPACES AVAILABLE IMMEDIATELY



■ AVAILABLE OFFICE
 ■ OFFICE / LOGISTICS / RETAIL
 ■ LEASED
 ■ TERRACE



BUILDING SPECS

INDOOR **PARKING** AVAILABLE

NEW FULLY FUNCTIONAL **WINDOWS**

MULTIPLE **FREIGHT** ELEVATORS

LOADING DOCKS

24H ACCESS AND **SECURITY**

TENANT CONTROLLED

HVAC SYSTEM DEDICATED TO EACH SPACE

AMPLE **ELECTRICAL** CAPACITY

MULTIPLE **I.T.** PROVIDERS

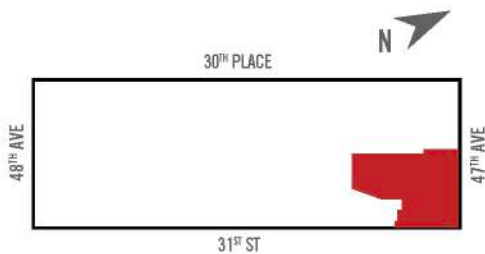
SECURE **BIKE** STORAGE



SUITE 100

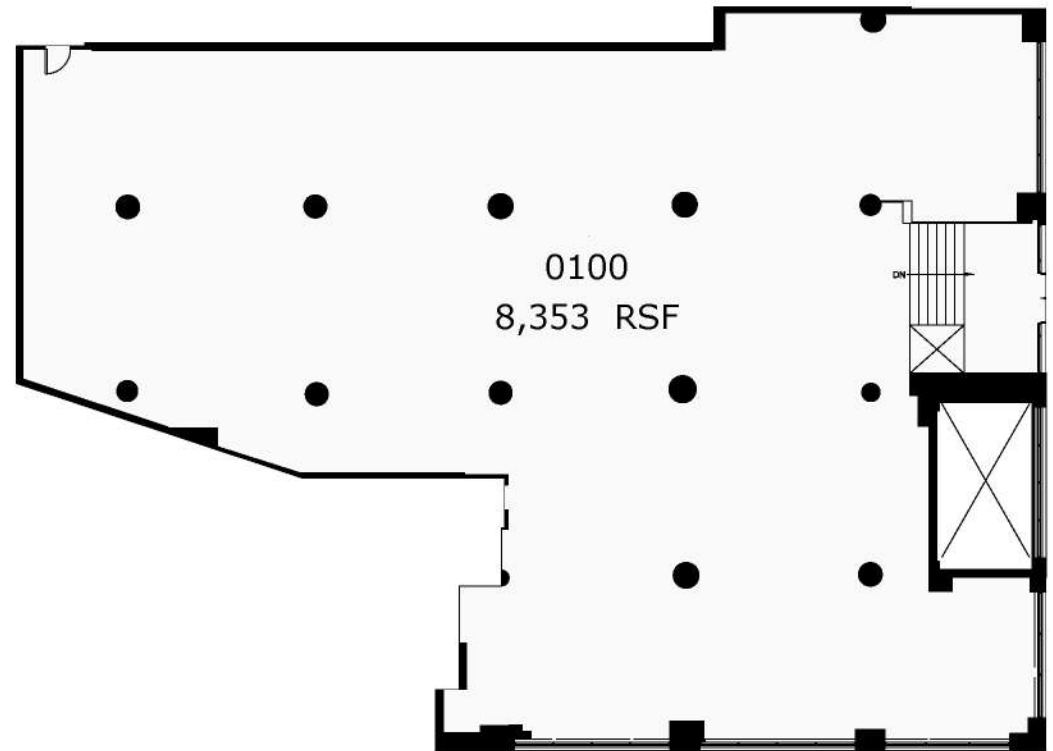
Retail Flex Space

FLOOR: 1 AREA: 8,353 SF
776 M²



FEATURES:

- » GROUND FLOOR SPACE WITH ACCESS TO LOADING DOCK ON 31ST STREET
- » PRIVATE ENTRANCE
- » PERFECT FOR OFFICE USERS WHO WANT A UNIQUE SPACE OR LOGISTICS TENANTS SEEKING QUICK ACCESS TO THE LONG ISLAND EXPRESSWAY
- » OVERSIZED WINDOWS ALLOWING SPECTACULAR NATURAL LIGHT
- » APPROX. 14' CEILINGS



30-30 47th Avenue
Long Island City - NY, NY 11101

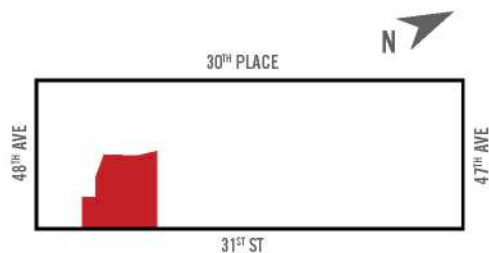
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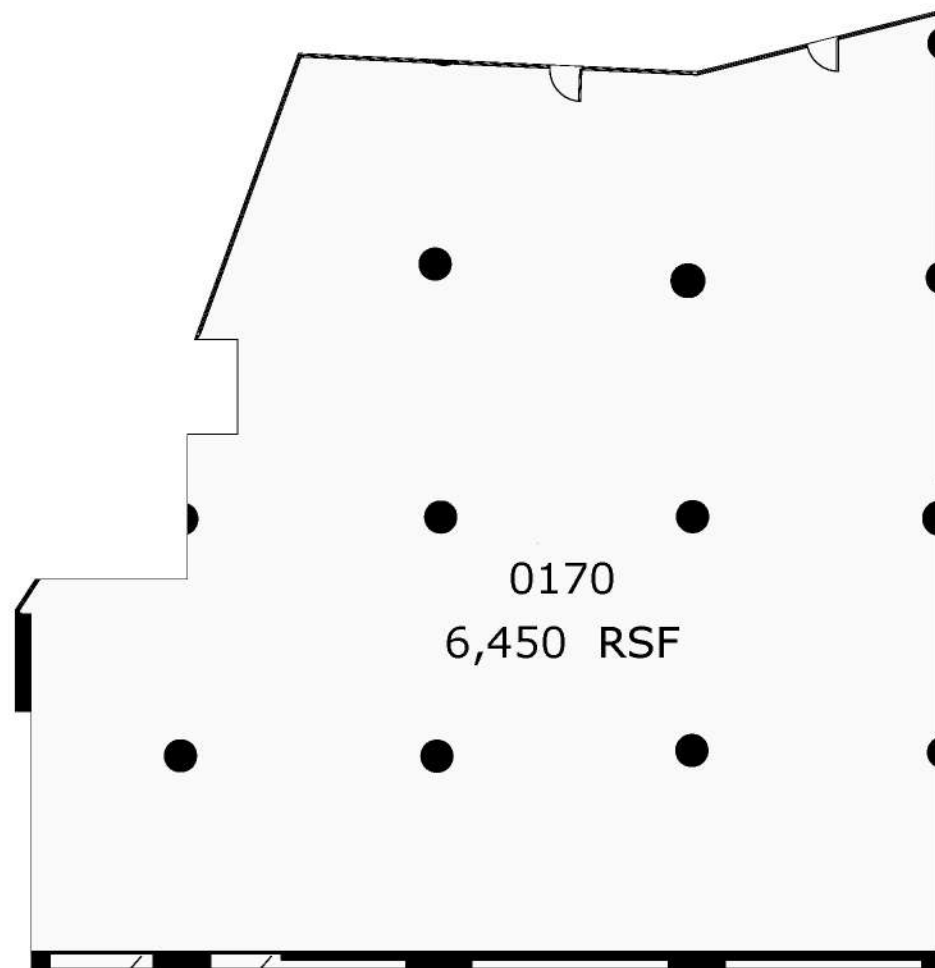
SUITE **170**
Retail Flex Space

FLOOR: AREA:
1 **6,450** SF
599 M²



FEATURES:

- » 6,450 SF OF GRADE LEVEL SPACE WITH A DEDICATED LOADING DOCK ON 31ST
- » PERFECT FOR FOOD RETAIL, COMMISSARY, OR FLEX USER
- » APPROX. 14' CEILINGS



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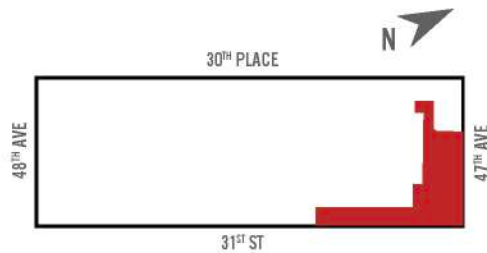


SUITE 430

Work-Ready Loft

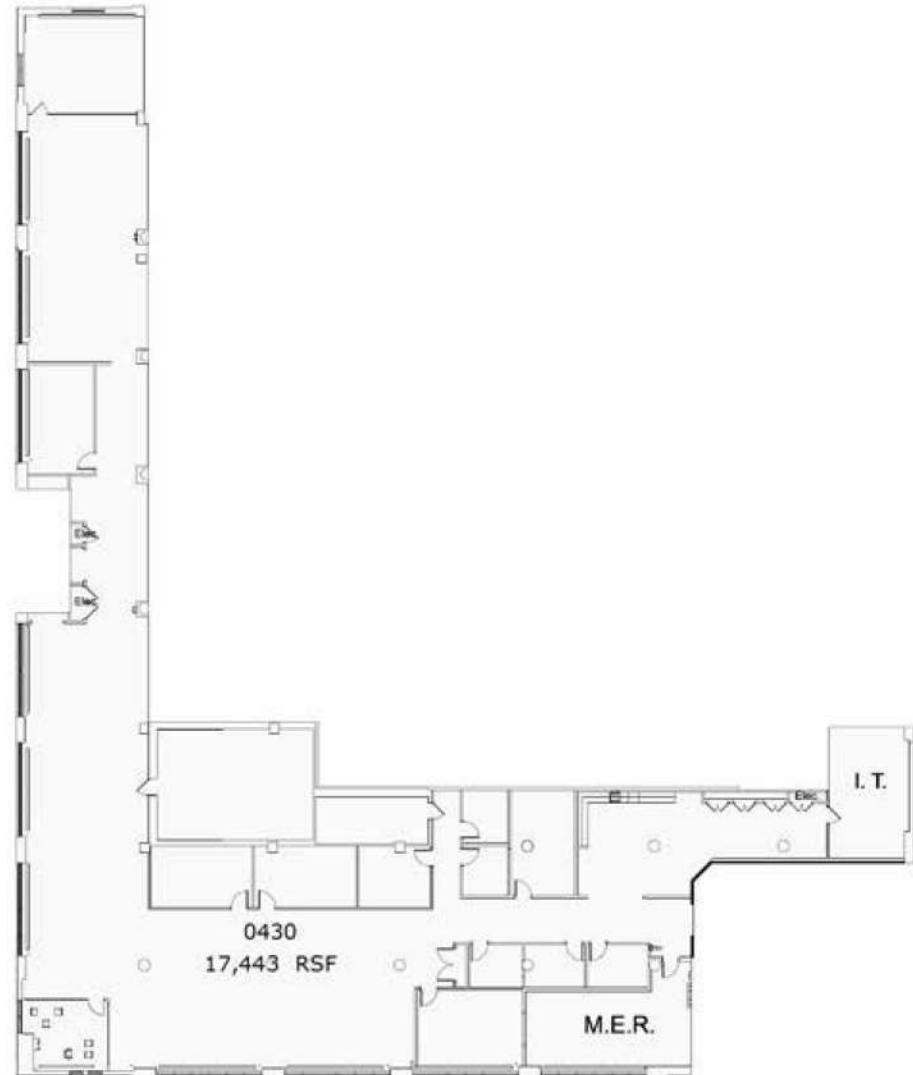
FLOOR: AREA:

4 17,443 SF
1,620 M²



FEATURES:

- » L-SHAPED SPACE WITH EXCELLENT NATURAL LIGHT
- » 2ND GENERATION PRE-BUILD IN EXCELLENT CONDITION
- » MIX OF GLASS FRONTS, PANTRY, POLISHED CONCRETE FLOORS AND EXPOSED CEILINGS
- » LOCATED DIRECTLY NEXT TO ELEVATORS
- » APPROX. 12' CEILINGS
- » APPROX. 22' COLUMN SPACING



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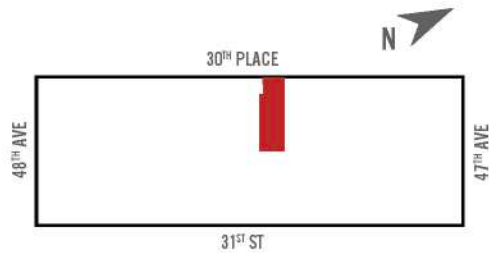
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SUITE **460**
Work-Ready Loft

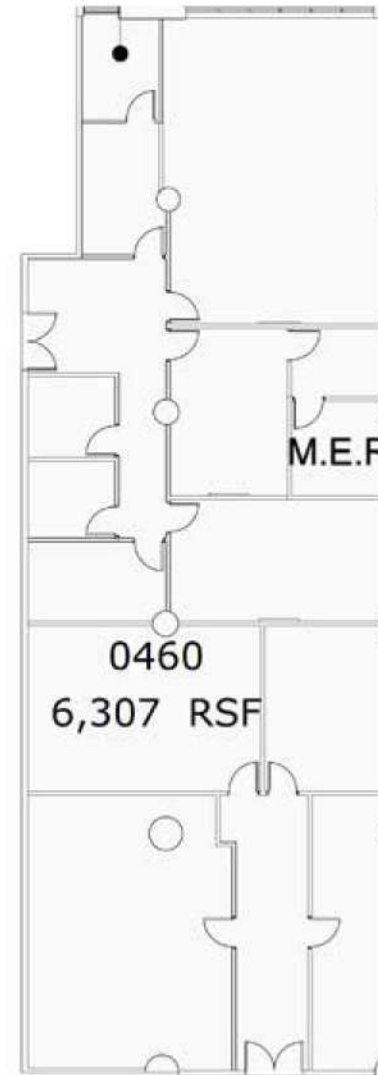
FLOOR: AREA:

4 **6,307** SF
586 M²



FEATURES:

- » 2ND GENERATION PRE-BUILD IN EXCELLENT CONDITION
- » PHOTO STUDIO BUILD-OUT
- » APPROX. 12' CEILINGS
- » APPROX. 22' COLUMN SPACING



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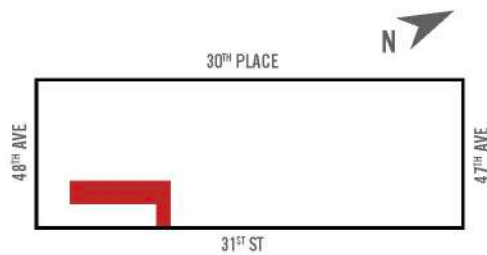
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SUITE 480

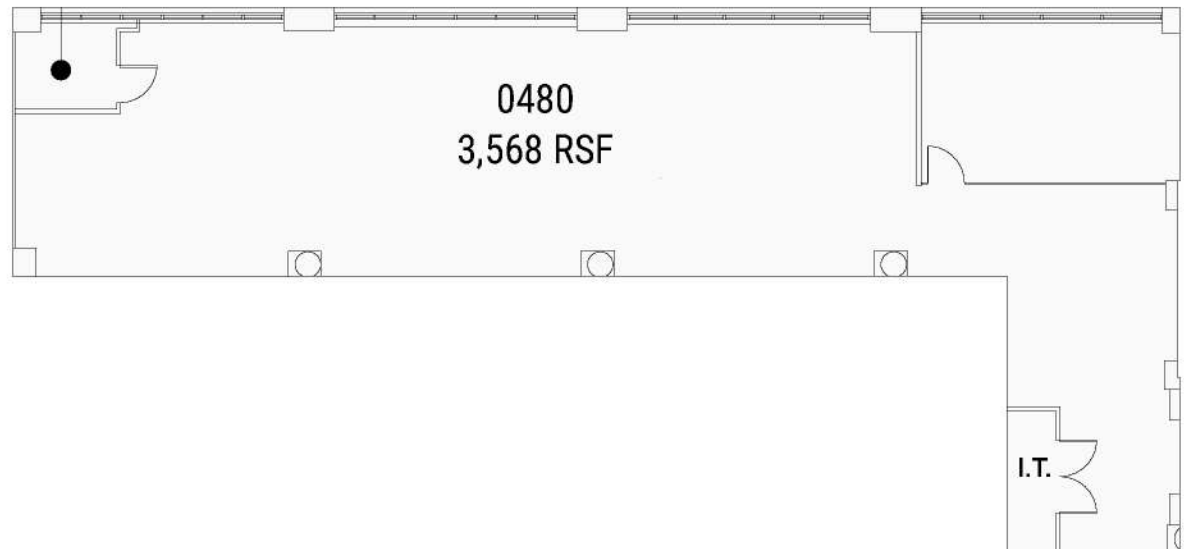
Work-Ready Loft

FLOOR: AREA:
4 **3,568 SF**
332 M²



FEATURES:

- » PRE-BUILT SUITE WITH GLASS FRONT FINISHES, PANTRY, EXPOSED CEILINGS AND POLISHED CONCRETE FLOORS
- » EXCELLENT NATURAL LIGHT
- » ACCESS TO FREIGHT ELEVATORS
- » APPROX. 12' CEILINGS
- » APPROX. 22' COLUMN SPACING



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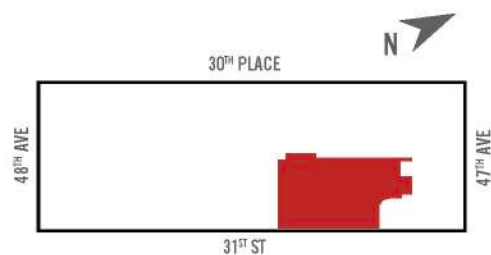
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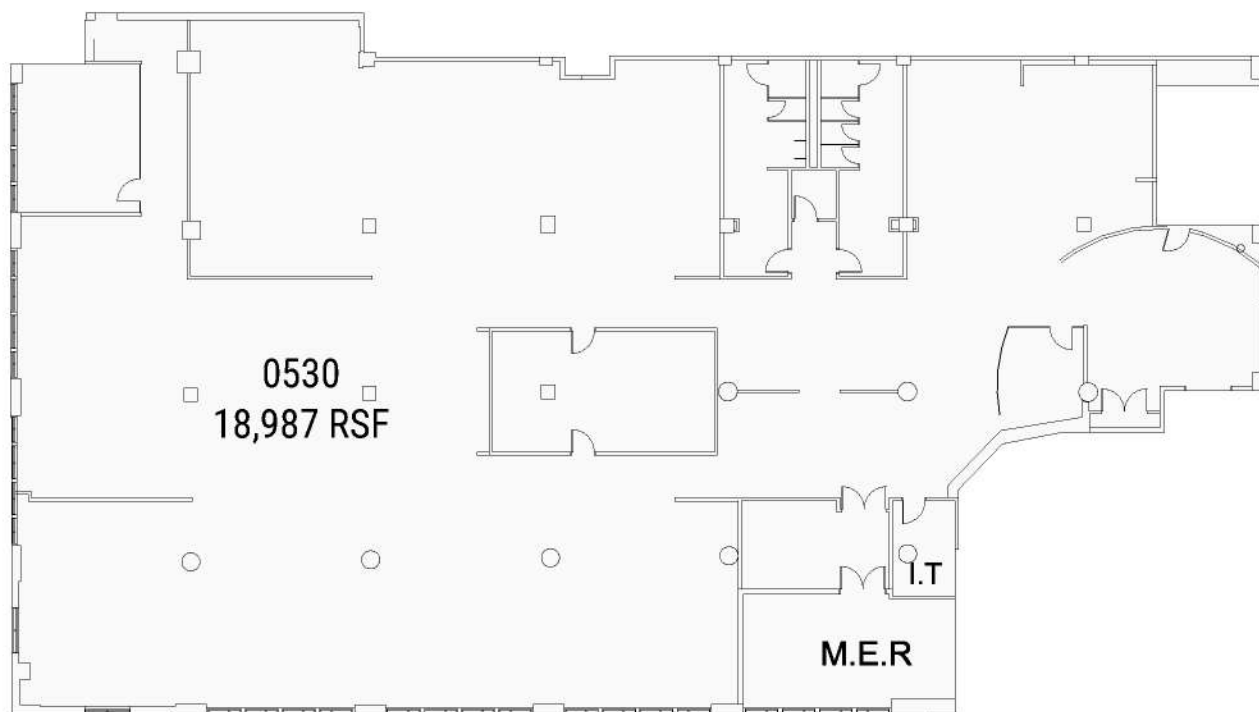
SUITE **530**
Work-Ready Loft

FLOOR: AREA:
5 **18,987** SF
1,764 M²



FEATURES:

- » BUILT PHOTO STUDIO/OFFICE LOFT SPACE IN EXCELLENT CONDITION
- » AVAILABLE: 2Q23
- » APPROX. 12' CEILINGS



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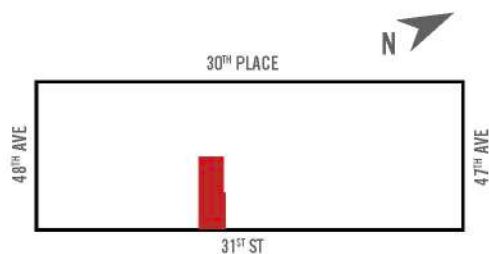
SUITE 660

Work-Ready Loft

FLOOR: AREA:

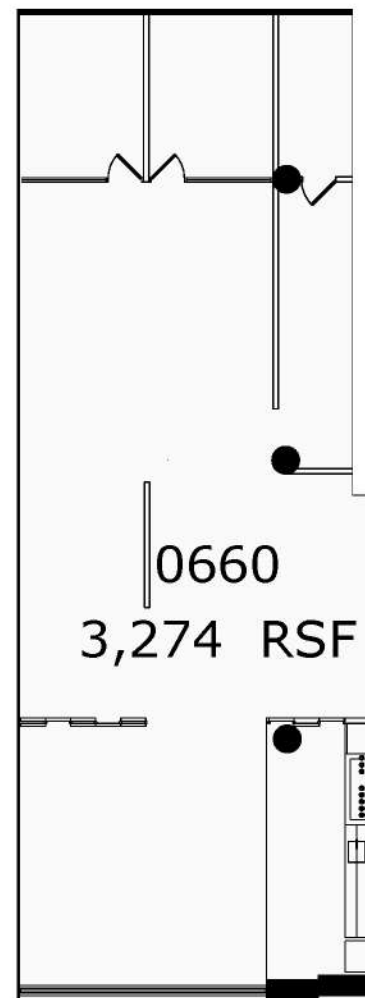
6 3,274 SF

304 M²



FEATURES:

- » PRE-BUILT SPACE CONSISTING OF GLASS FRONTS, POLISHED CONCRETE FLOORS & EXPOSED CEILINGS
- » EXCELLENT NATURAL LIGHT
- » APPROX. 12' CEILINGS



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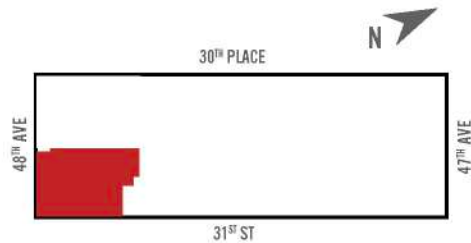
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SUITE 820

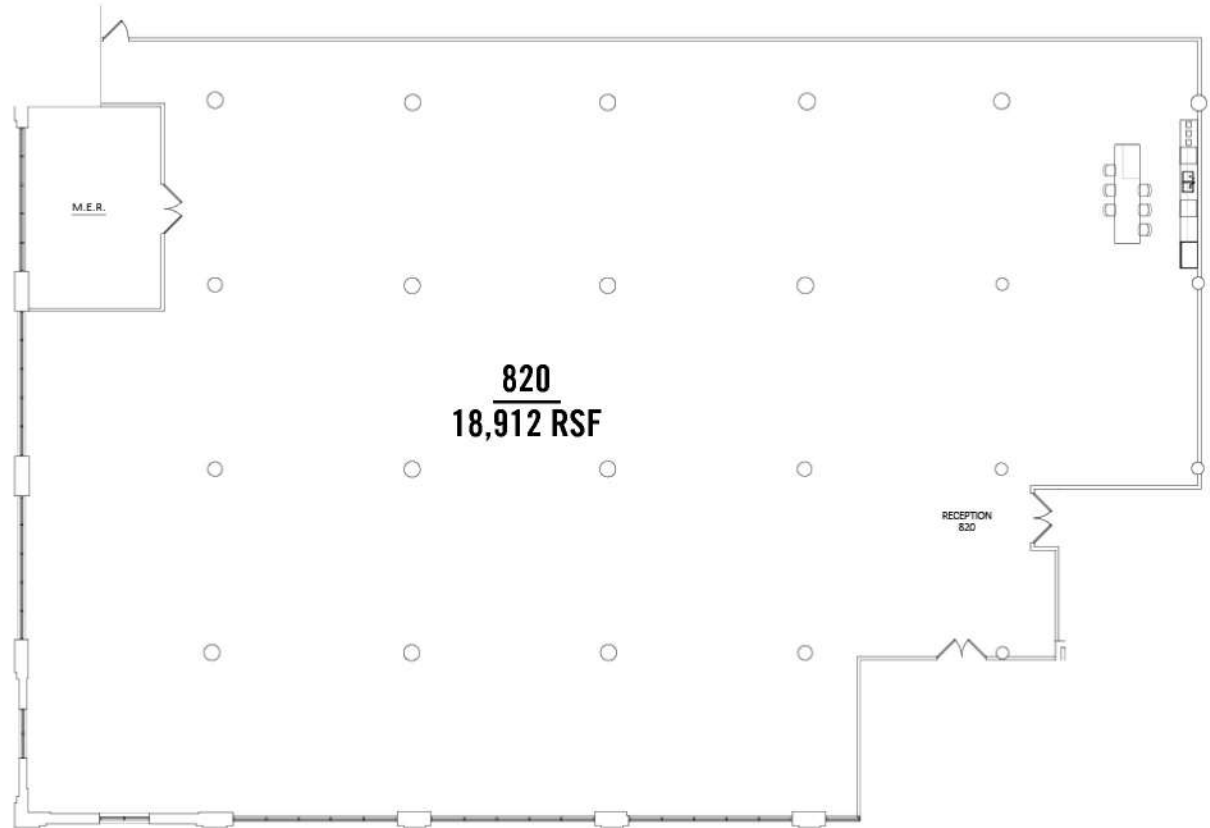
Work-Ready Loft

FLOOR: 8 AREA: 18,912 SF
1,756 M²



FEATURES:

- » CURRENTLY IN RAW CONDITION
- » EXCELLENT LIGHT AND VIEWS WITH NORTHERN AND EASTERN EXPOSURE
- » LANDLORD WILL BUILD NBI
- » DIRECT ACCESS TO FREIGHT ELEVATOR
- » APPROX. 12' CEILINGS
- » APPROX. 22' COLUMN SPACING



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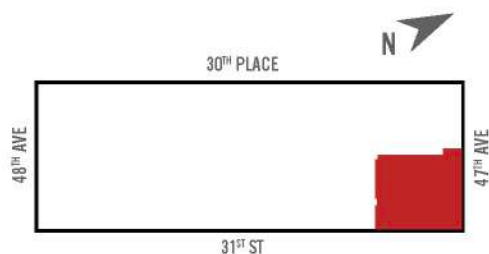
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SUITE 920

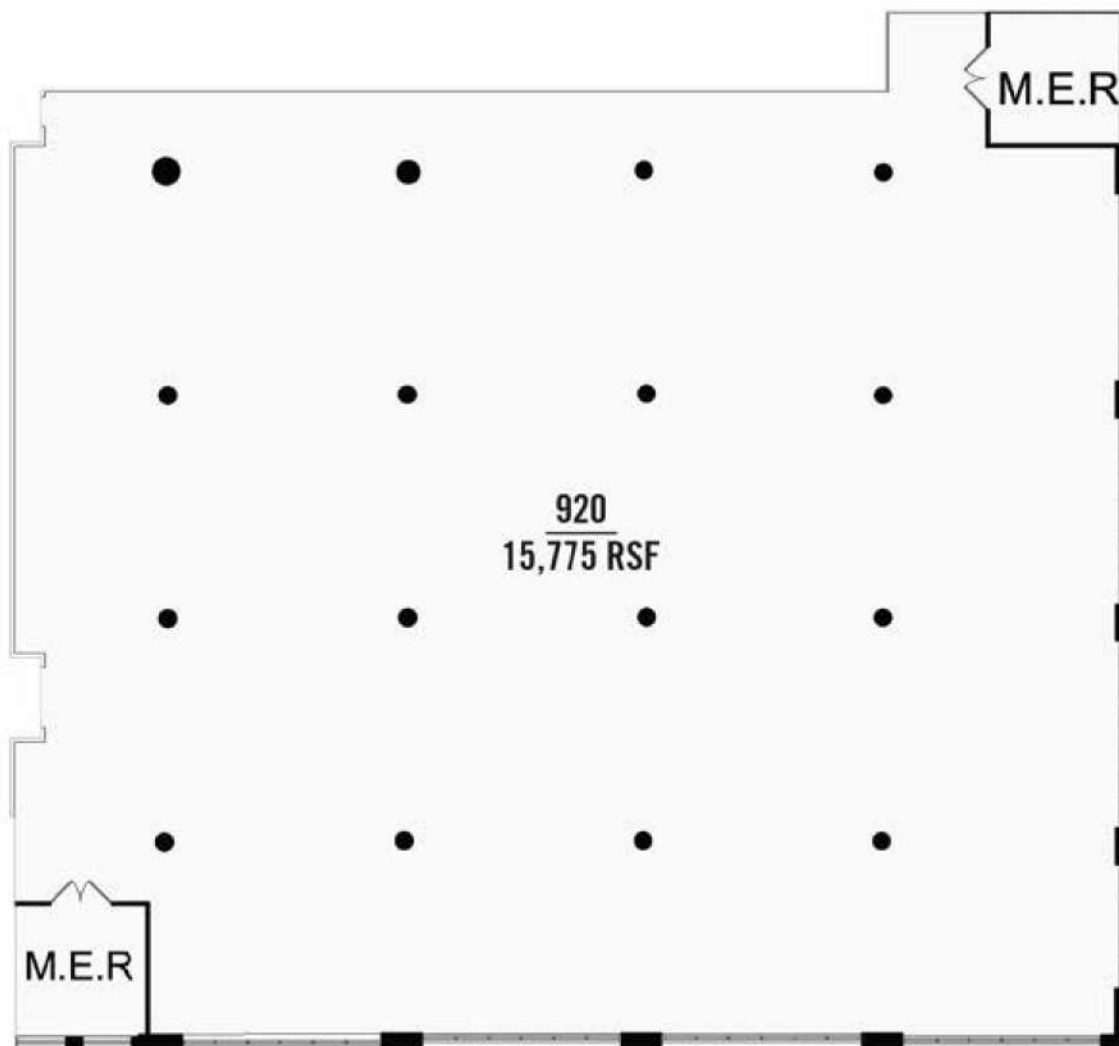
Work-Ready Loft

FLOOR: 9 AREA: 15,775 SF
1,466 M²



FEATURES:

- » WORK-READY LOFT SPACE
- » EXCELLENT LIGHT AND VIEWS WITH NORTHERN AND EASTERN EXPOSURE
- » CURRENTLY IN RAW CONDITION
- » LANDLORD WILL BUILD NBI
- » DIRECT ACCESS TO FREIGHT ELEVATORS
- » APPROX. 12' CEILINGS
- » APPROX. 22' COLUMN SPACING



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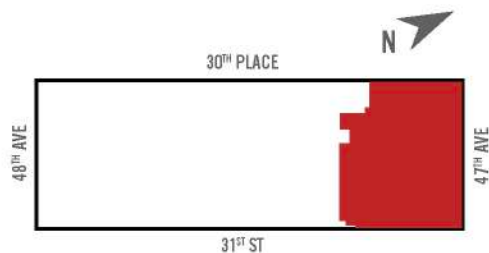
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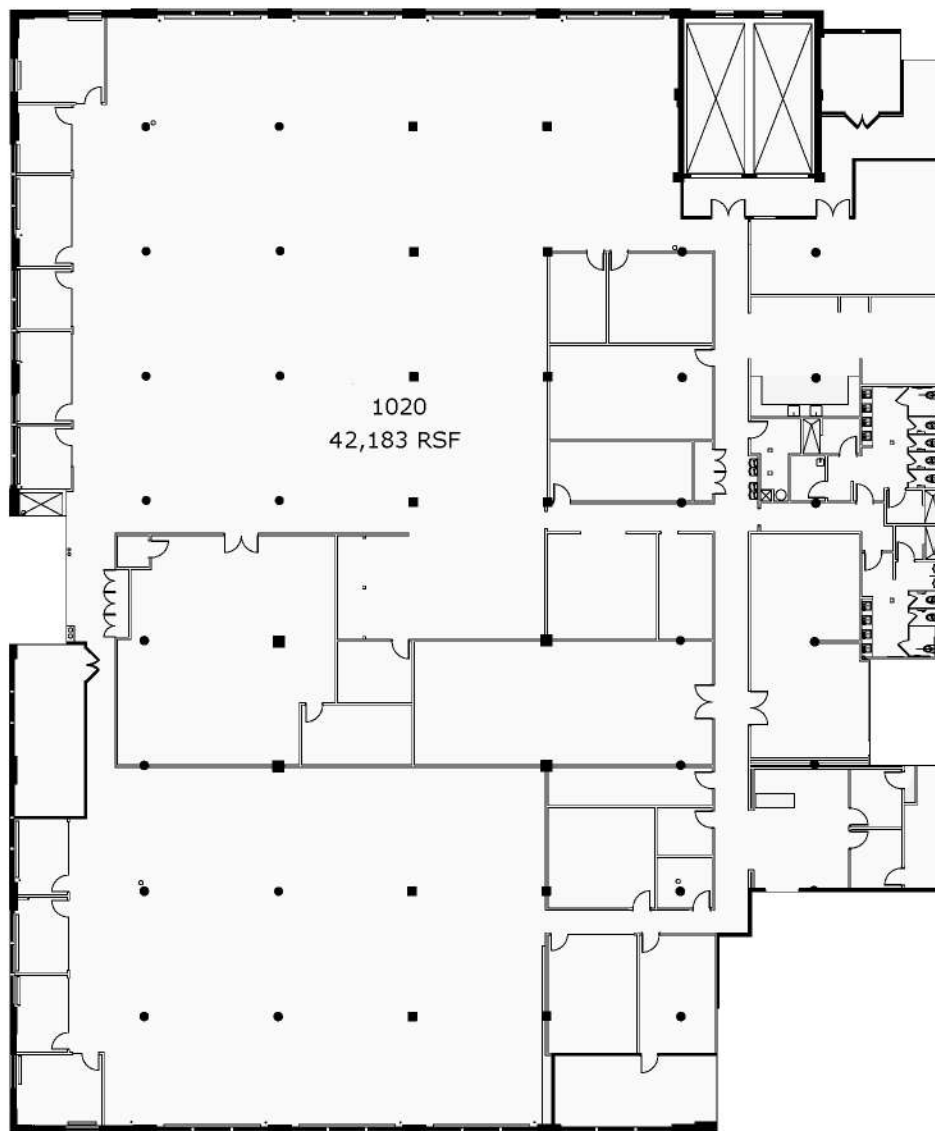
SUITE **1020**
Work-Ready Loft

FLOOR: AREA:
10 42,183 SF
3,919 M²



FEATURES:

- » UNIQUE BUILD-TO-SUIT PENTHOUSE OPPORTUNITY
- » AVAILABLE: OCTOBER 2023
- » 12'-18' CEILING HEIGHTS
- » NEW FULLY FUNCTIONAL WINDOWS AND FEATURED SKYLIGHTS WITH SPECTACULAR LIGHT AND VIEWS
- » DIRECT ACCESS TO FREIGHT ELEVATOR AND LOADING DOCK
- » APPROX. 22' COLUMN SPACING



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THE FACTORY SHUTTLE MAKES IT EVEN EASIER TO GET HERE



3 MIN. BY SHUTTLE TO



AND

HUNTERS POINT
AVENUE



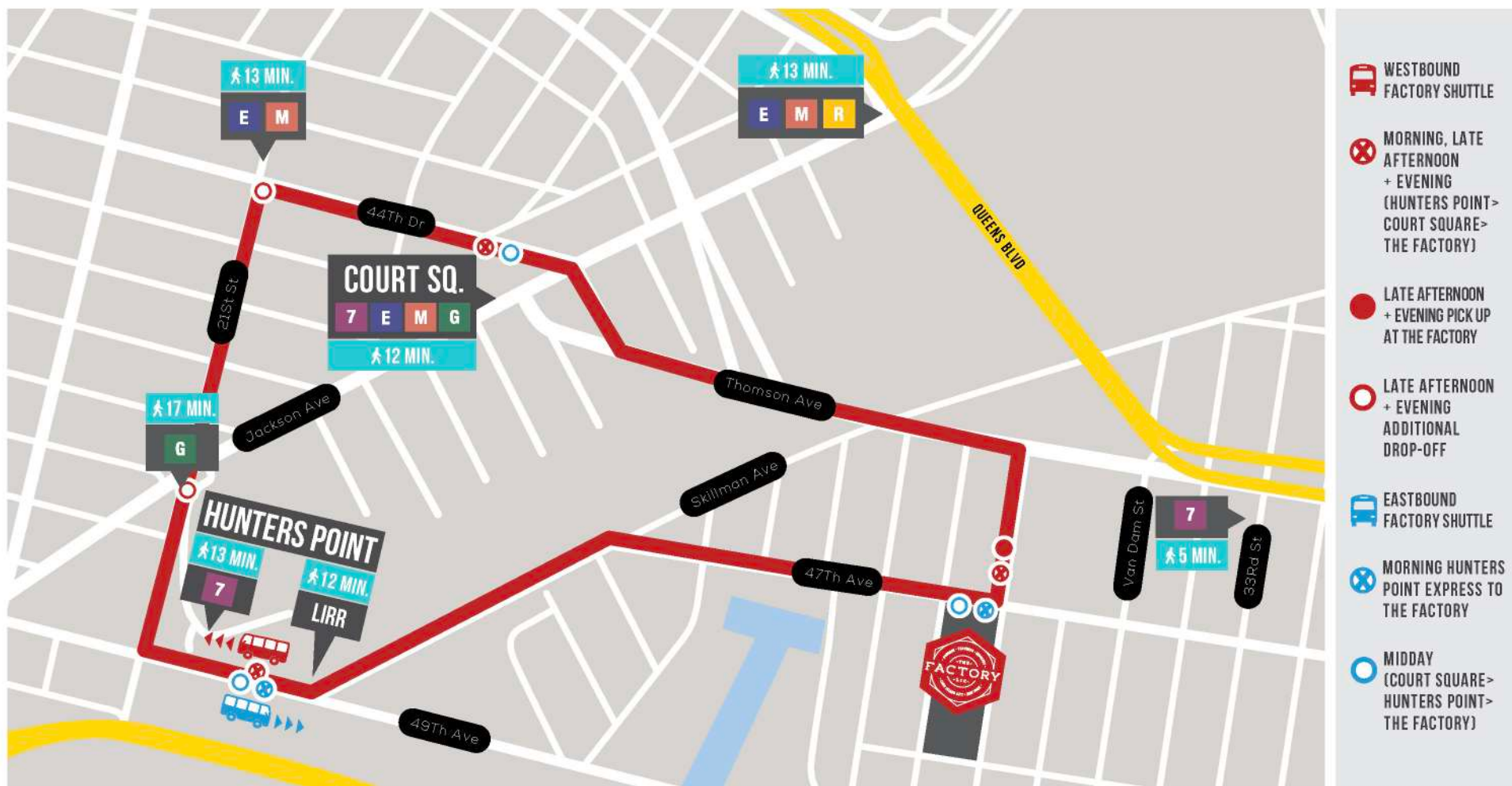
7 MIN. BY SHUTTLE TO

COURT SQUARE





THE FACTORY SHUTTLE ROUTE



TRANSIT



6 MIN. WALK TO
7 TRAIN



15 MIN. TO
GRAND CENTRAL



3 MIN. SHUTTLE TO
LIRR



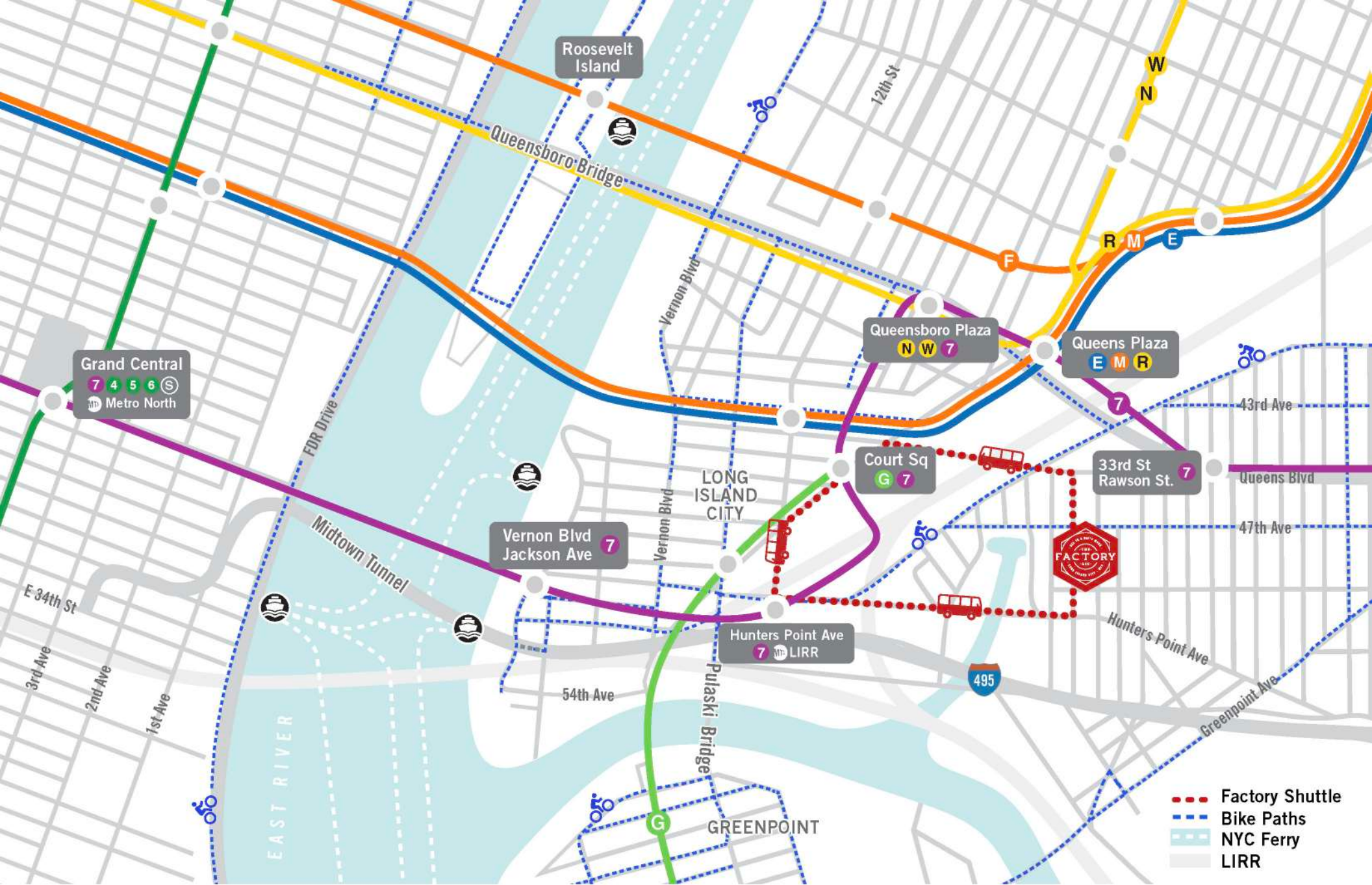
25 MIN. TO
HUDSON
YARDS



10 MIN. **G** TRAIN
OR BIKE RIDE TO
BROOKLYN



5 MIN. TO THE
LONG ISLAND
EXPRESSWAY



AMENITIES

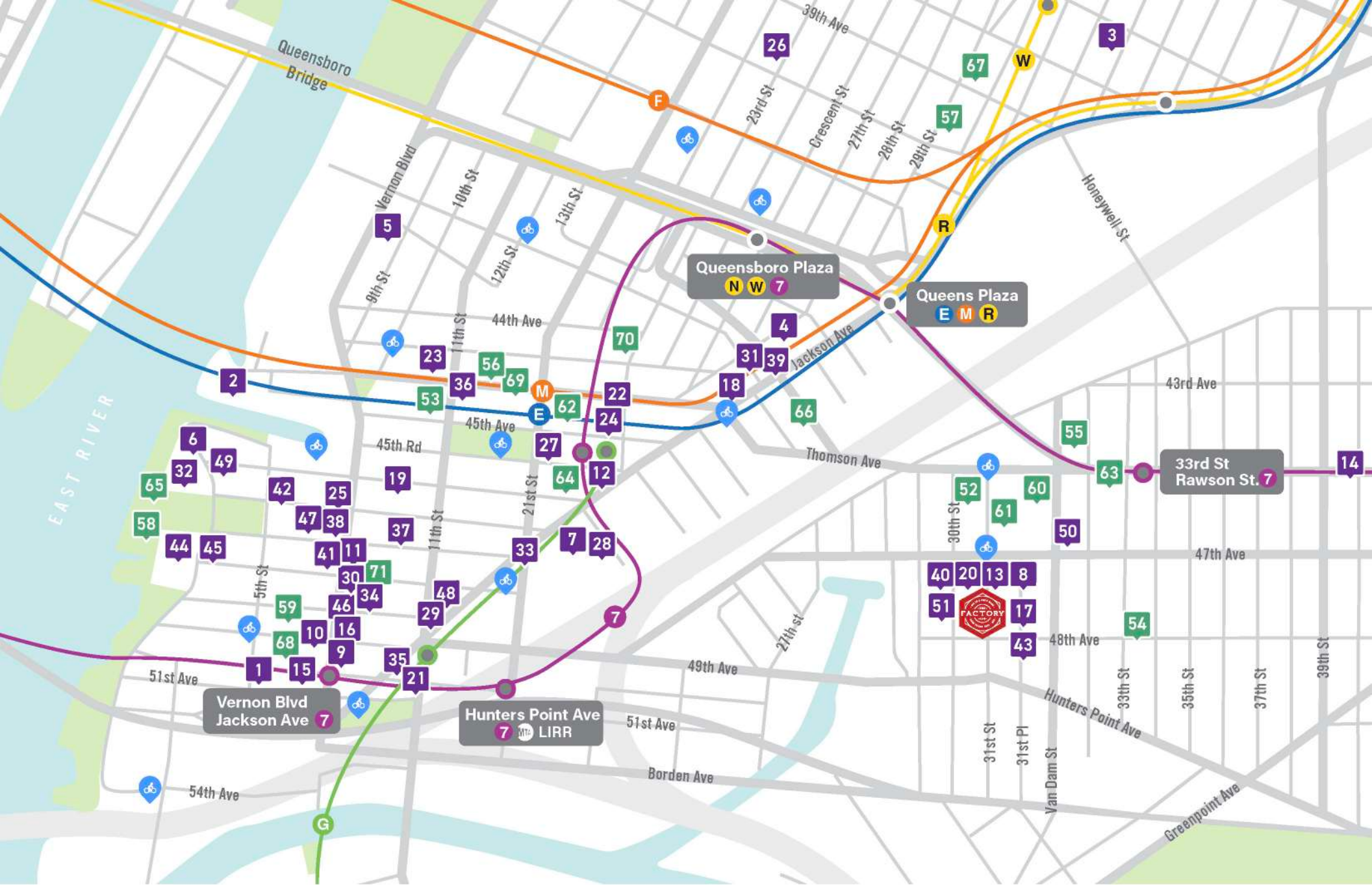
CULINARY EXPERIENCES

- | | | |
|------------------------------------|--------------------------|-----------------------------|
| 1 Alewife | 20 Harissa Grill | 39 Partners Coffee Roasters |
| 2 Anable Basin Sailing Bar & Grill | 21 Hibino | 40 Pizza Factory |
| 3 Astoria Seafood | 22 Il Falco | 41 R40 |
| 4 The Beast Next Door | 23 John Brown Smokehouse | 42 Rockaway Brewing Co. |
| 5 Big Alice Brewing | 24 The Inkan | 43 Sans Bakery |
| 6 Blend on the Water | 25 L.I.C. Bar | 44 Shi |
| 7 ABC Eats Food Hall | 26 LIC Beer Project | 45 Skinny's Cantina |
| 8 Brooklyn Bakehouse | 27 LIC Corner Cafe | 46 Slice |
| 9 Cafe Henri | 28 Koi Sushi + Poke | 47 Sweet Chick |
| 10 Casa Enrique | 29 Kuku Chicken LIC | 48 Sweetleaf |
| 11 Centro Pizza Bar | 30 Madera | 49 Sweetleaf Cocktails |
| 12 Court Square Diner | 31 M. Wells Steakhouse | 50 Van Dam Diner |
| 13 E&A Bake 'N' Brew | 32 Maiella | 51 Vanessa's Dumpling House |
| 14 Dazies | 33 Manducatis | |
| 15 Domaine bar a vins | 34 Mango Mango LIC | |
| 16 Dominie's Hoek | 35 Manetta's | |
| 17 Doughnut Plant | 36 The Mill | |
| 18 Dutch Kills | 37 Noodlecraft | |
| 19 The Gutter | 38 Petey's Burger | |

WELLNESS & CULTURE

- | | |
|---------------------------------------|----------------------------------|
| 52 Bard Early Colleges | 67 Space Gallery |
| 53 BrickHouse Ceramic Art Center | 68 The Chocolate Factory Theater |
| 54 City Ice Pavilion | 69 The Cliffs at LIC |
| 55 CityView Racquet Club | 70 The Secret Theatre |
| 56 The Cliffs at LIC | 71 The Yoga Room |
| 57 Flux Factory | |
| 58 Gantry State Park Plaza | |
| 59 Hunters Point Park - Tennis Courts | |
| 60 LaGuardia Community College | |
| 61 LaGuardia Performing Arts Center | |
| 62 Orangetheory Fitness | |
| 63 Long Island City YMCA | |
| 64 MoMA PS1 | |
| 65 Pepsi-Cola Sign | |
| 66 Sculpture Center | |







LET THE CITY PAY YOUR RENT

QUALIFIED FOR REAP, NEW YORK CITY COMMERCIAL
REVITALIZATION PROGRAM AND ENERGY SAVINGS
REAL ESTATE TAX ABATEMENT



360° VIEWS



INCENTIVE PACKAGE/EXEMPTION	LOW DENSITY (200 SF PER EMPLOYEE)	HIGH DENSITY (120 SF PER EMPLOYEE)
REAP @ \$3,000 PER JOB PER YEAR	\$15.00/RSF	\$25.00/RSF
ENERGY COST SAVINGS PROGRAM (ECSP) CAN REDUCE REGULATED ENERGY COSTS UP TO 45%	\$1.00/RSF	\$1.00/RSF
COMMERCIAL RENT TAX EXEMPTION (3.9%)	\$3.00/RSF	\$3.00/RSF
TOTAL ANNUAL SAVINGS	\$19.00/RSF	\$29.00/RSF

Other discretionary benefits may be available. Incentive package/exemption is subject to qualification.







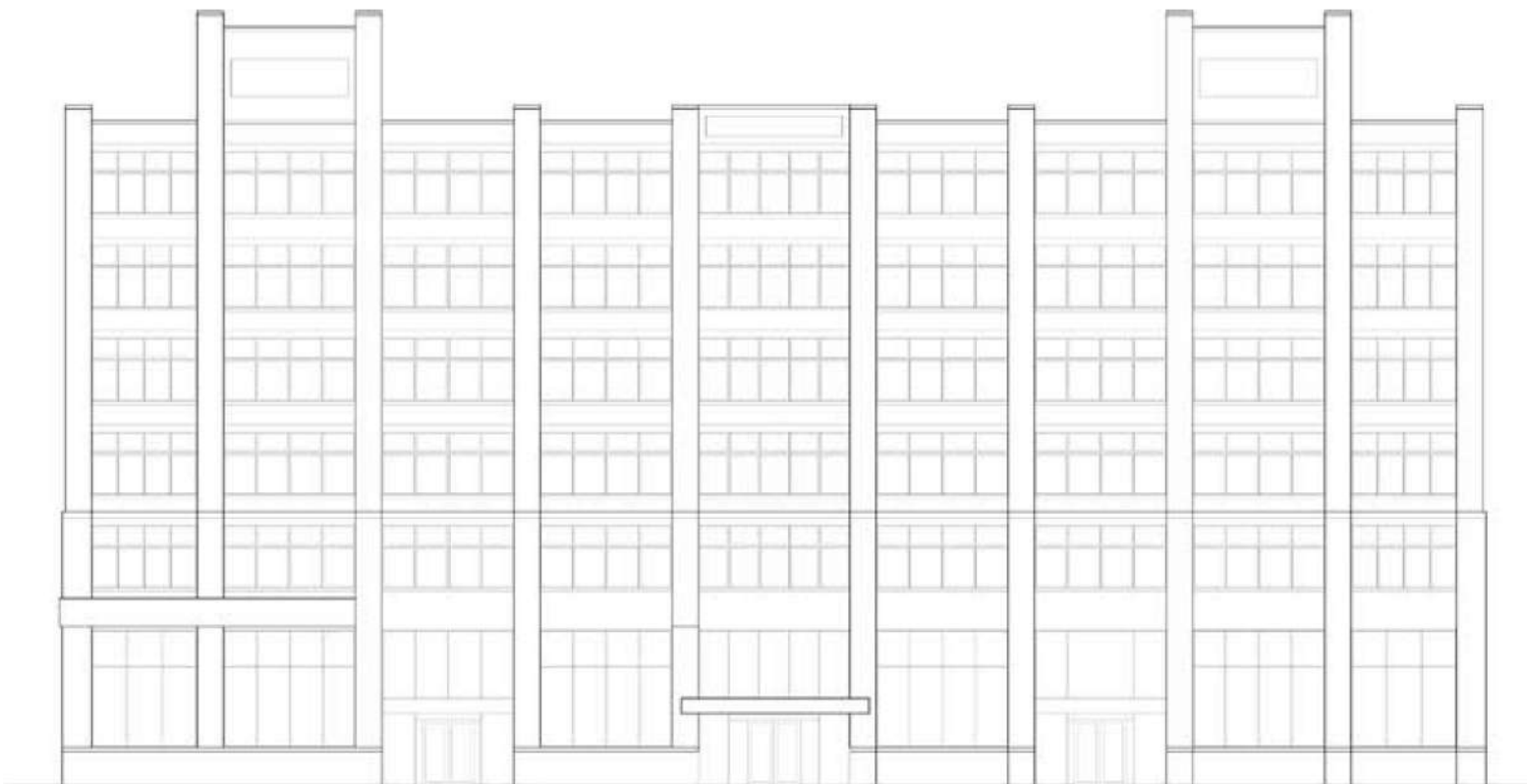
JOIN OUR COMMUNITY

OF INNOVATIVE
MAKERS,
DOERS, AND
CREATORS.



- THE -
FACTORY

• LONG ISLAND CITY • NEW YORK •



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NEWMARK

