



WORK LOOKS DIFFERENT HERE

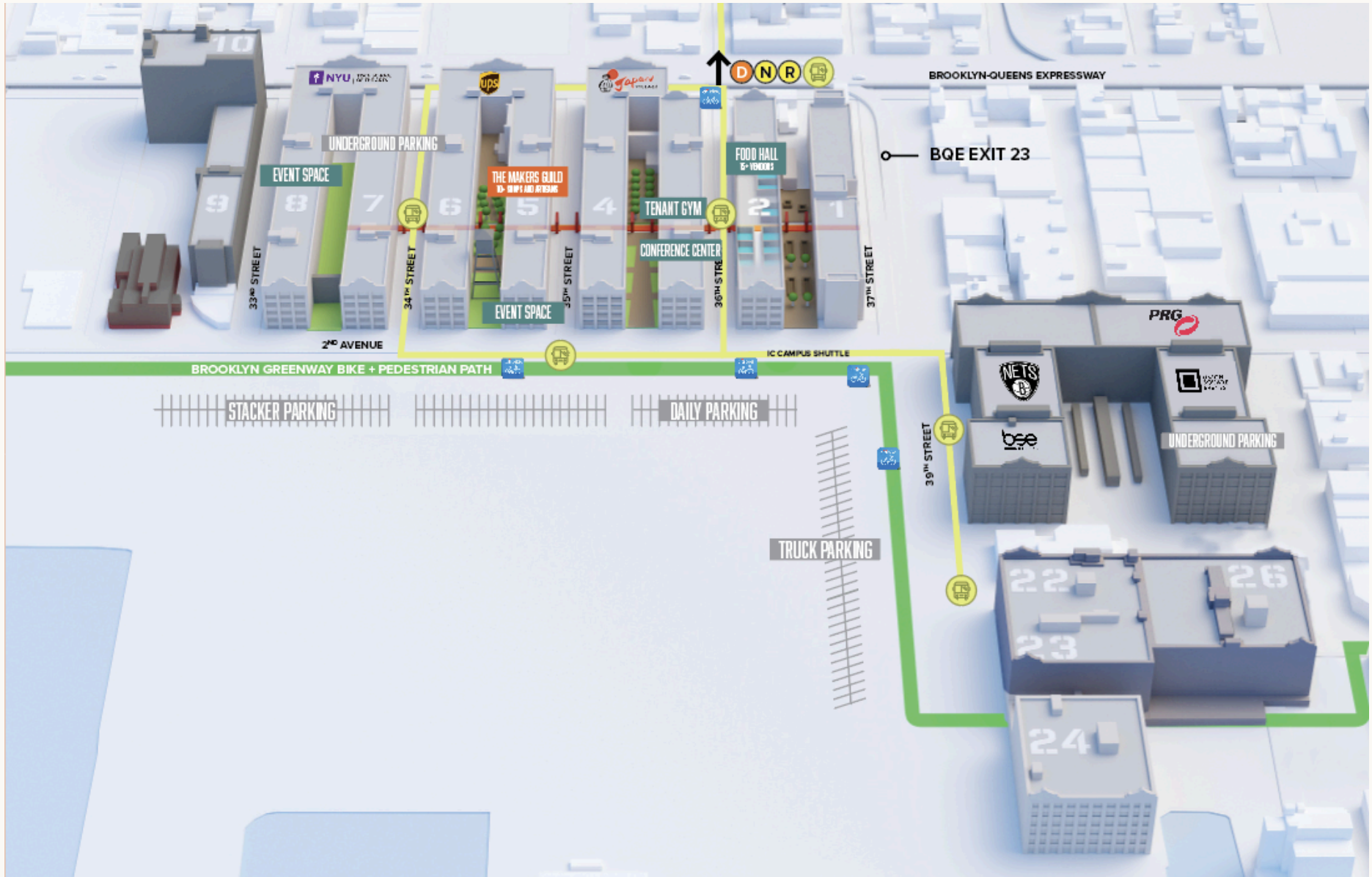
With tenants like The Brooklyn Nets, The Garage TV, Union Square Events, HelloFresh and more, innovation is inherent in the campus' DNA. Industry City is a vibrant creative hub where start-ups, established companies, artists, and industrial users thrive. Food + beverage, content creation, e-commerce, and logistics all come together on one campus.

From exclusive events to industry mixers, IC fosters meaningful connections that can lead to game-changing partnerships. Here, work transcends norms and opportunity knocks.



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.





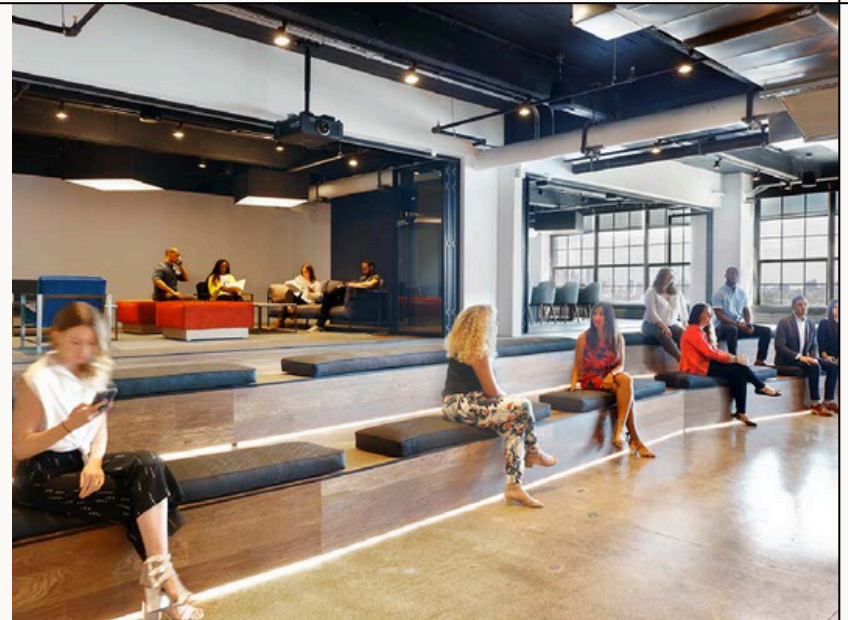
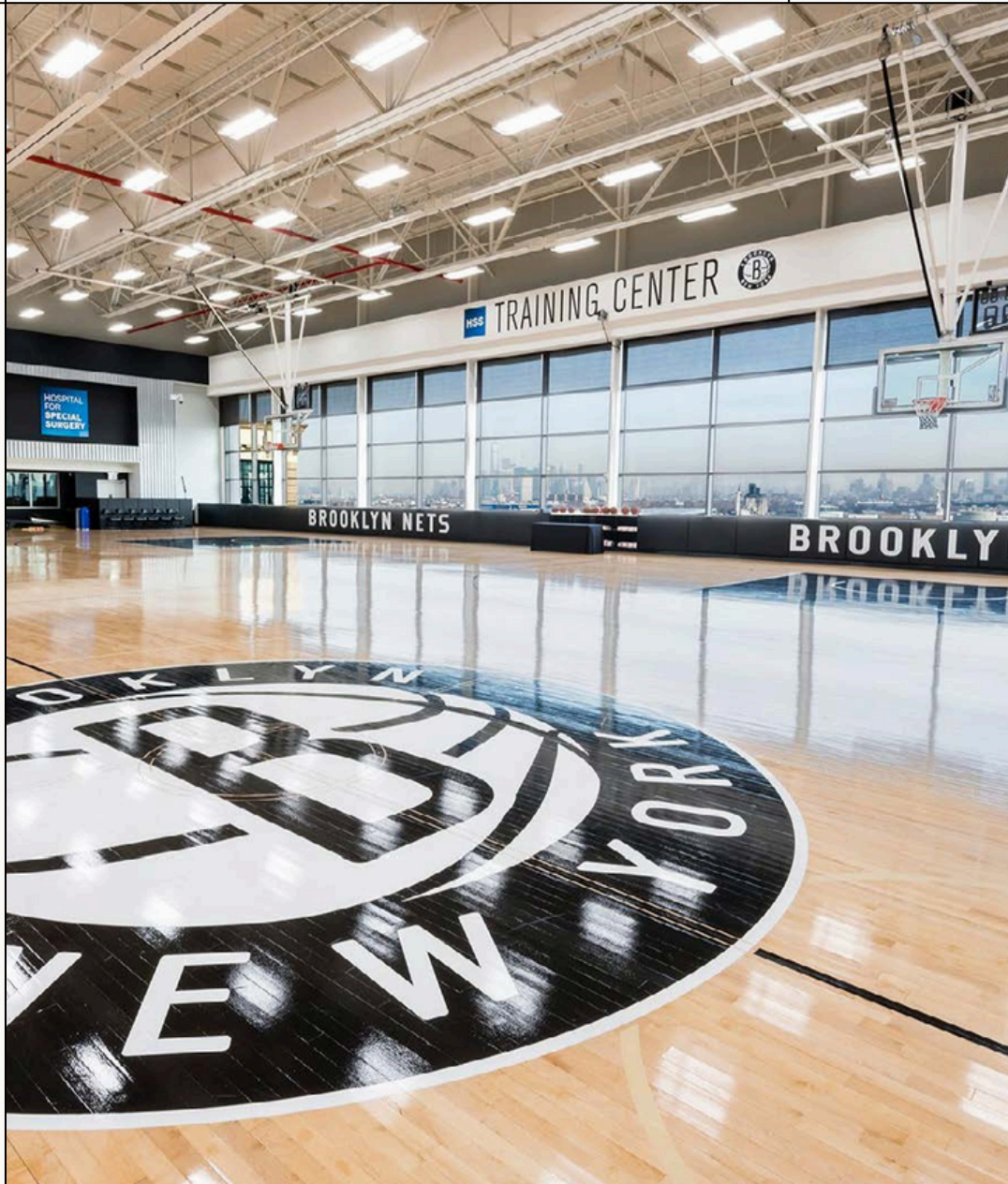
THE IC COMMUNITY

Industry City hosts over 550 tenants from diverse sectors. Each day, approximately 8,500 people work on-site, in spaces that range from 600-square-foot artist studios to expansive 200,000-square-foot headquarters.



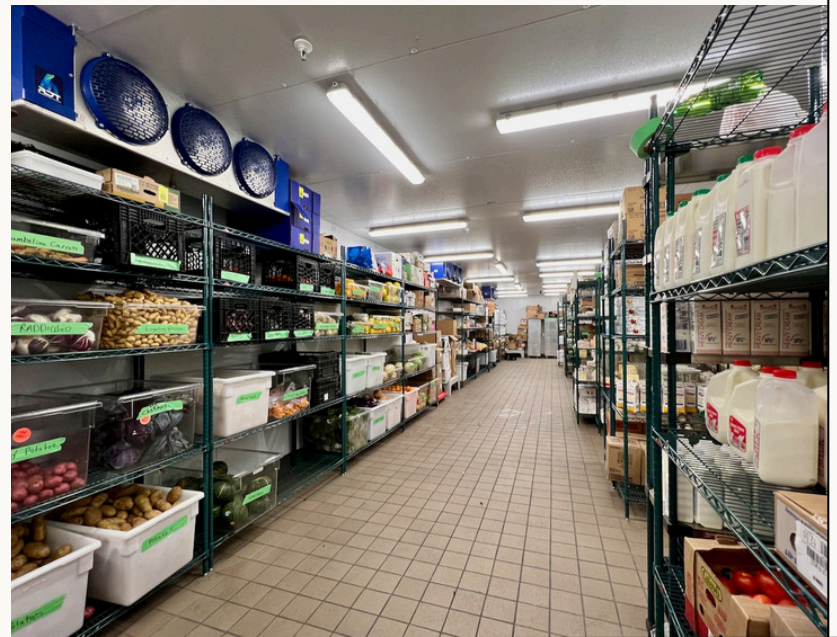
BROOKLYN NETS / BSE GLOBAL

NBA Team & Venue Operator HQ includes a 27,000 SF basketball court with 30' ceilings



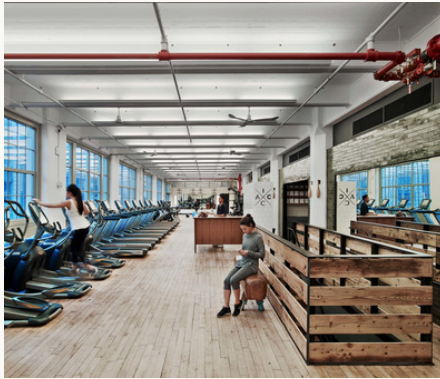
UNION SQUARE HOSPITALITY

70,000 SF commercial kitchen and office
for prominent NYC restaurant group



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.



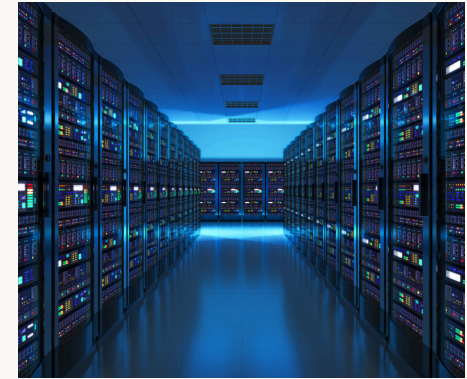
COURTYARDS + OUTDOOR SPACE

Three furnished, heated courtyards with distinctive personalities.



EXECUTIVE LOUNGE + CONFERRING

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



35 ISPS AND DARK FIBER CABLING

Access to 35+ 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.



CONNECTIVITY

**THE LARGEST INTERCONNECTED
CAMPUS IN THE US**

Dark fiber access connects the Industry City carrier hotel to other major carrier hotels in the metro-area including 32 Avenue of the Americas, 60 Hudson Street, and 111 Eighth Avenue while guaranteeing redundancy, and the capacity to transport large files at the quickest speed in the market.

DATAVERGE, LOCATED ON-SITE IN BUILDING 10, IS THE SOLE MEETING POINT FOR CONNECTIVITY AT INDUSTRY CITY.

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

ADDITIONAL DATAVERGE OFFERINGS:

- 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



SECURITY

Industry City is a secure, 24/7 campus that deeply understands how to service tenants with unique privacy needs using both physical strategies and technological solutions.

The Industry City campus offers:

- Tenant-exclusive lobbies, including private elevators and the option for integration into IC's Security Command Center.
- The central station command center is staffed 24/7 and linked to a state-of-the-art CCTV System supported by a platform of five Network Video Recorders with over 400 motion sensor cameras.
- High-resolution cameras in all common areas and at all rooftop exit doors. Cameras are equipped with built-in analytics including, but not limited to, facial recognition, pedestrian counting, and loitering alerts.
- Rooftop exit doors are equipped with an alarm system that signals directly to the Security Command Center 24/7.
- State-of-the-art access control system with the ability to lock all access control points, including doors and elevators, with programming features allowing for customized access.
- Professionally trained and licensed security and fire guards stationed throughout and supervised daily by an on-site regional manager, assistant regional manager, and three supervisors, all closely connected to NYPD Precinct#72.
- Patrol guards in vehicles roving the campus 24/7.
- The Industry City shuttle stops at the 36th Streets Subway station, the Industry City Food Hall, and throughout the campus.



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. We've successfully assisted countless businesses in securing benefits through the programs listed below.

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 annually for each full-time employee, for up to 12 years.

150 Full Time Employees: \$450,000 per year

175 Full Time Employees: \$525,000 per year

200 Full Time Employees: \$600,000 per year

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.

GETTING TO INDUSTRY CITY

ONE EXPRESS STOP FROM ATLANTIC AVE – BARCLAYS CENTER

One block from the 36th St Subway Station **D N R**

SUBWAY

| | | |
|-------------------------------------|-------------------------|--------|
| Fulton Street | 2 3 4 5 > D N | 15 Min |
| Union Square - 14 th St | N | 25 Min |
| 34 th St - Herald Square | D | 35 Min |
| Grand Central - 42 nd St | 4 > N | 38 Min |

CAR

Directly off of BQE Exit 23; over 1200 parking spots

| | |
|------------------------------------|-------------|
| Financial District | 10 - 18 Min |
| Union Square - 14 th St | 18 - 30 Min |

BIKE

Adjacent to the Brooklyn Greenway; 5 CitiBike Stations

| | |
|-------------------|--------|
| Park Slope | 10 Min |
| Downtown Brooklyn | 20 Min |

RIDE SHARE

Average wait time is 4 minutes

