

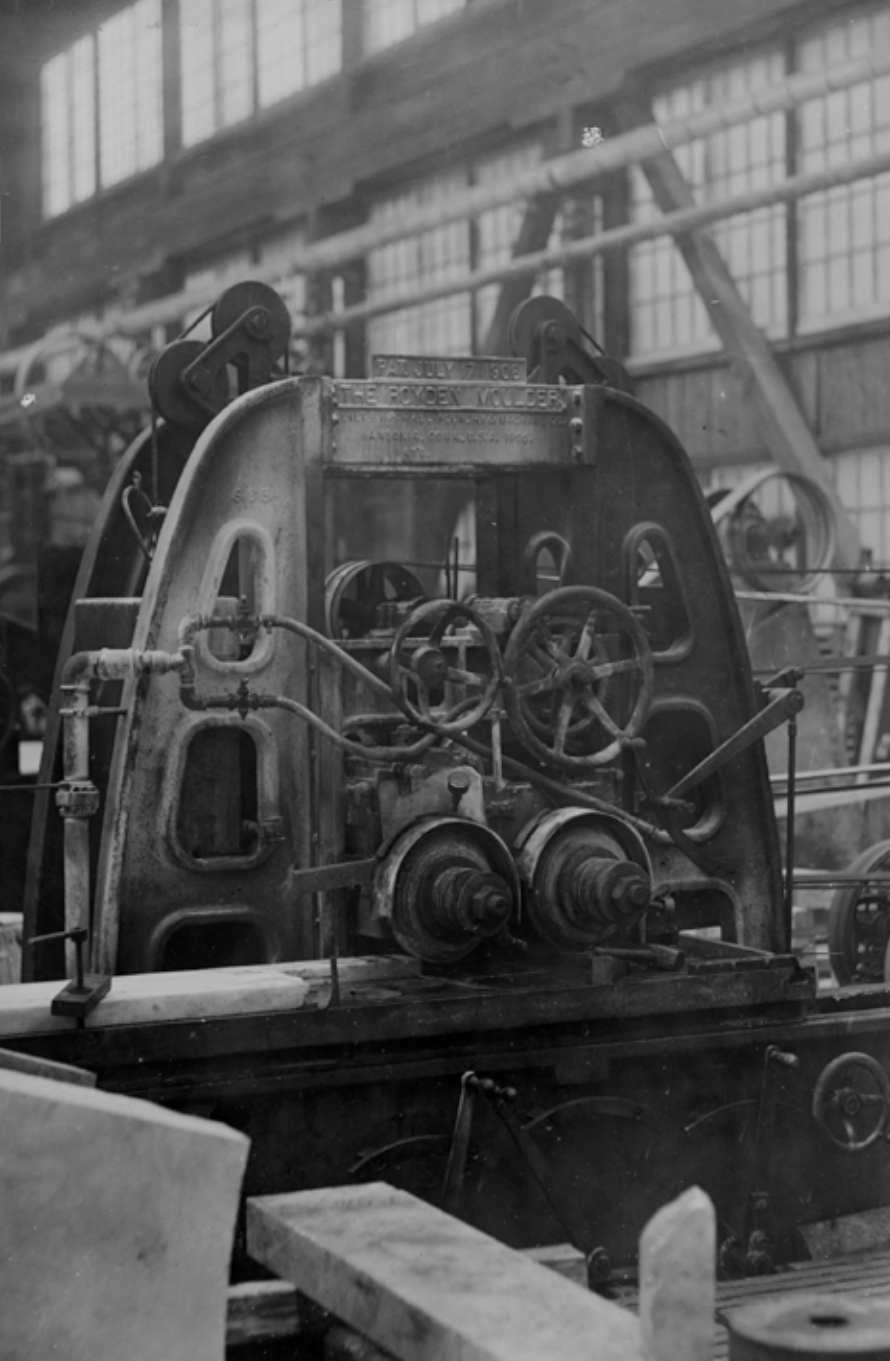
47TH AVENUE

THE FACTORY



CATERING AVAILABLE

SWEET C  
THAI T...



*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**

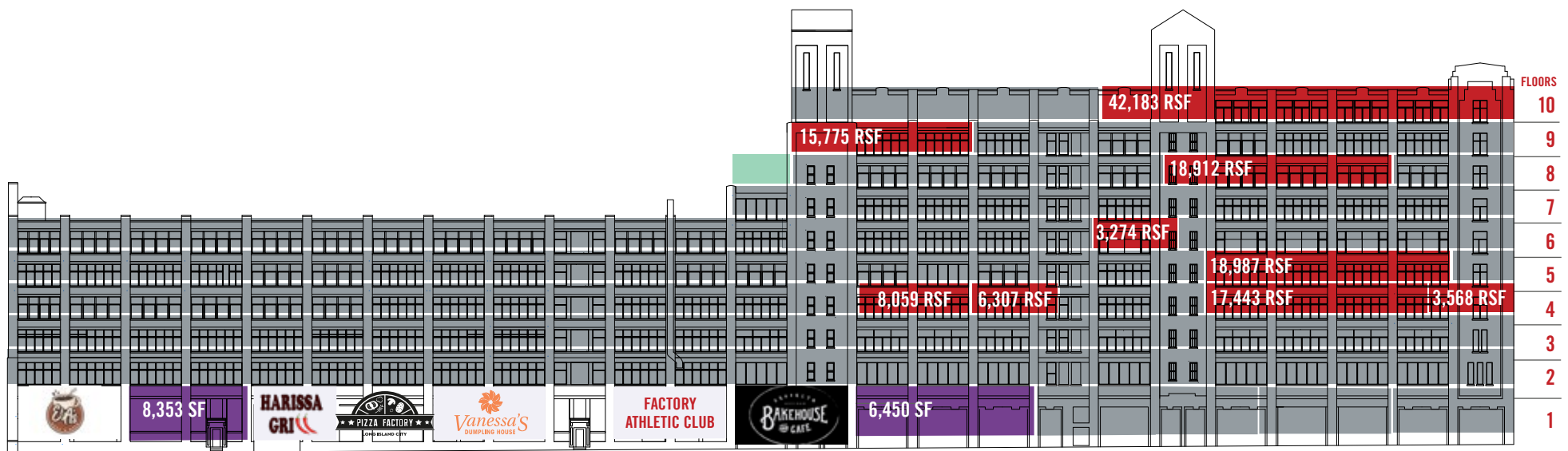
FACTORY  
**ATHLETIC CLUB**

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

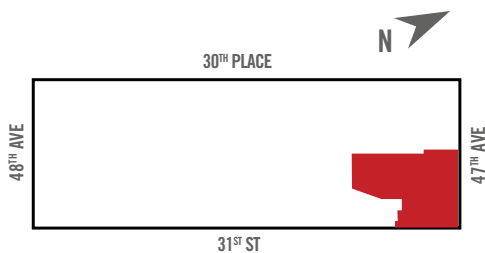
SECURE **BIKE** STORAGE



# SUITE 100

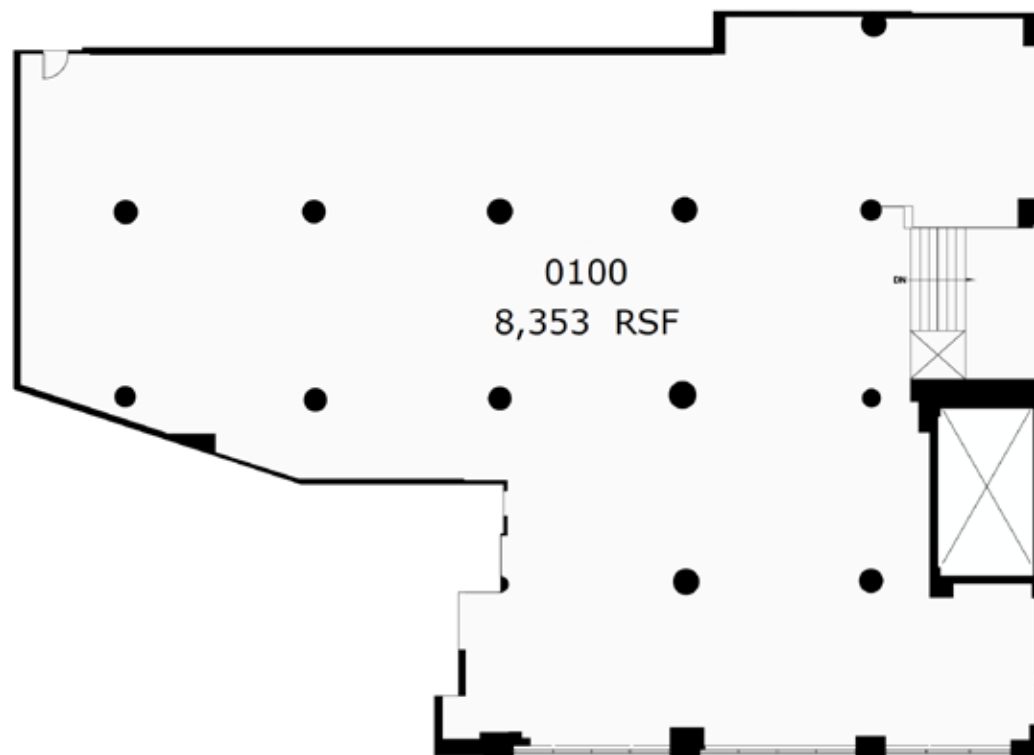
Retail Flex Space

FLOOR: 1 AREA: 8,353 SF  
776 M<sup>2</sup>



## 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 47<sup>th</sup> Avenue  
Long Island City - NY, NY 11101

CONTACT:  
**212.372.2110**

Howard J. Kessler Jr.  
Howard.Kessler@nmrk.com

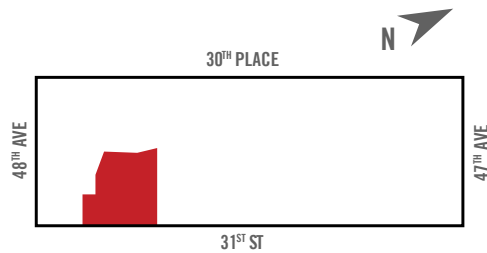




# SUITE 170

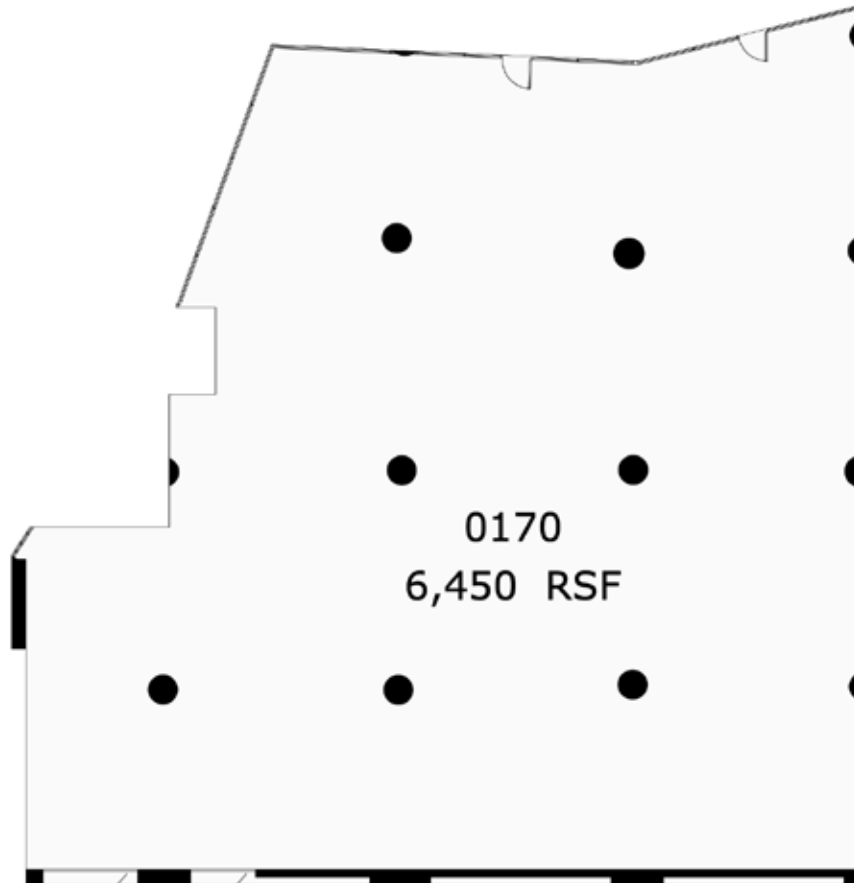
Retail Flex Space

FLOOR: 1 AREA: 6,450 SF  
599 M<sup>2</sup>



## 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



30-30 47<sup>th</sup> Avenue  
Long Island City - NY, NY 11101

CONTACT:  
**212.372.2110**

Howard J. Kessler Jr.  
Howard.Kessler@nmrk.com

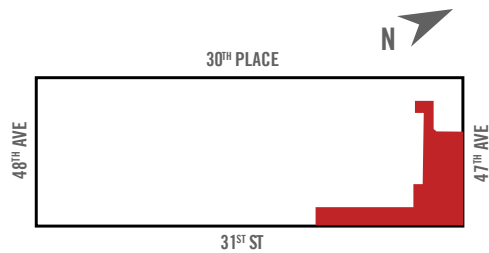


# SUITE 430

Work-Ready Loft

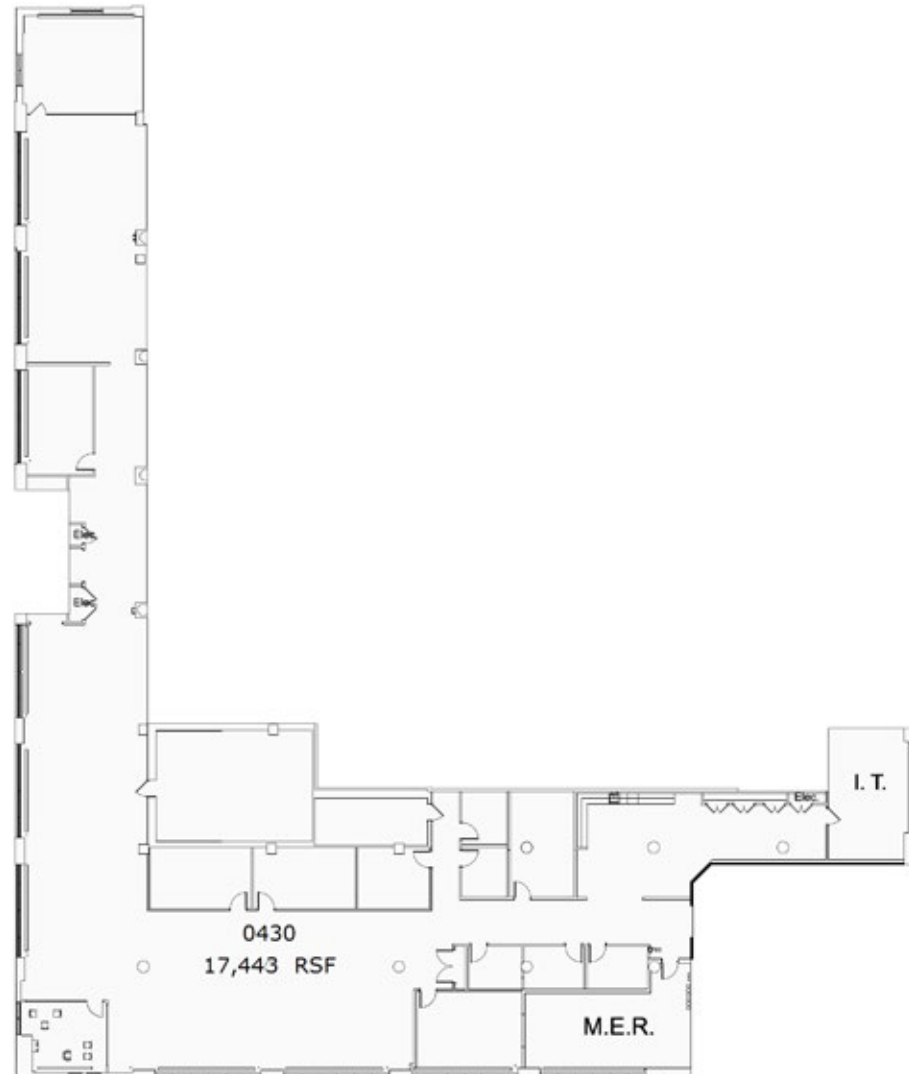
FLOOR: AREA:

4 17,443 SF  
1,620 M<sup>2</sup>



## FEATURES:

- » L-SHAPED SPACE WITH EXCELLENT NATURAL LIGHT
- » 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



30-30 47<sup>th</sup> Avenue  
Long Island City - NY, NY 11101

CONTACT:  
**212.372.2110**

Howard J. Kessler Jr.  
Howard.Kessler@nmrk.com





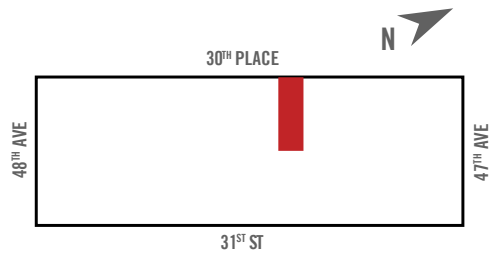
SUITE **455**  
*Work-Ready Loft*

---

FLOOR: AREA:

**4** **8,059** SF  
749 M<sup>2</sup>

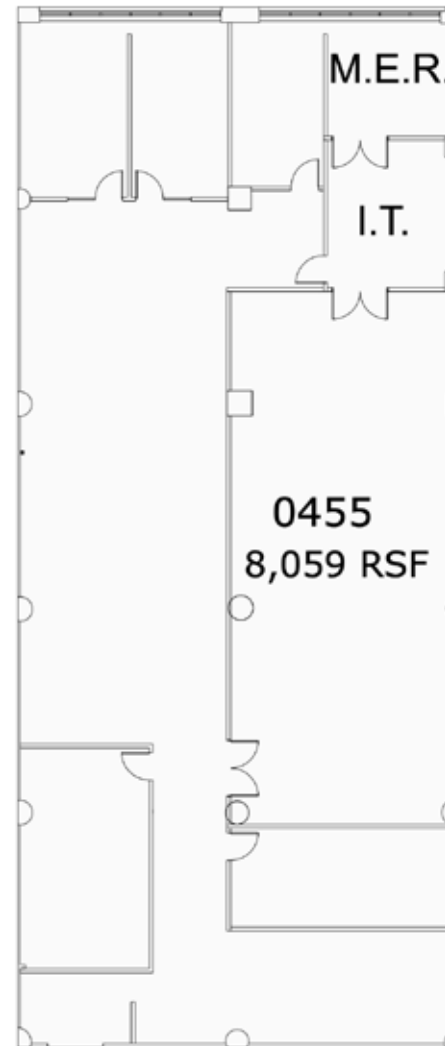
---



---

**FEATURES:**

- » PRE-BUILD IN EXCELLENT CONDITION
- » APPROX. 12' CEILINGS
- » APPROX. 22' COLUMN SPACING



---

30-30 47<sup>th</sup> Avenue  
Long Island City - NY, NY 11101

---

**CONTACT:**  
**212.372.2110**

---

Howard J. Kessler Jr.  
Howard.Kessler@nmrk.com

---



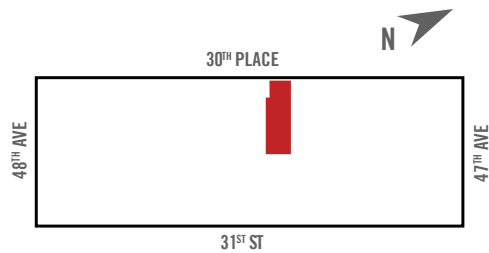
# SUITE 460

Work-Ready Loft

FLOOR: AREA:

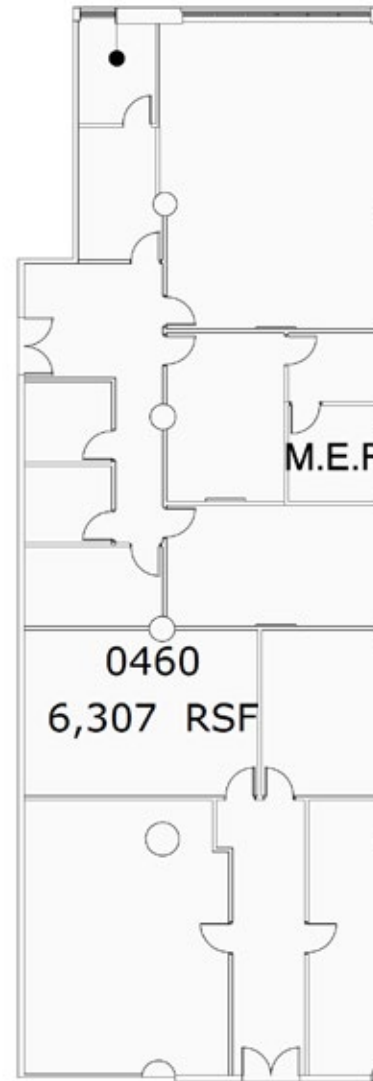
4 6,307 SF

586 M<sup>2</sup>



## FEATURES:

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



30-30 47<sup>th</sup> Avenue  
Long Island City - NY, NY 11101

CONTACT:  
**212.372.2110**

Howard J. Kessler Jr.  
Howard.Kessler@nmrk.com



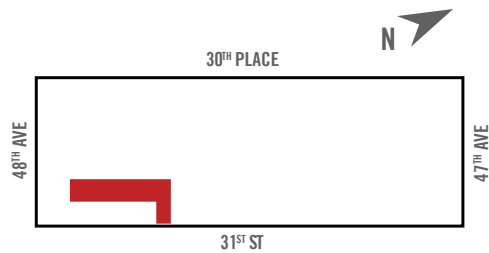
SUITE **480**  
*Work-Ready Loft*

---

FLOOR: AREA:

**4** **3,568** SF  
332 M<sup>2</sup>

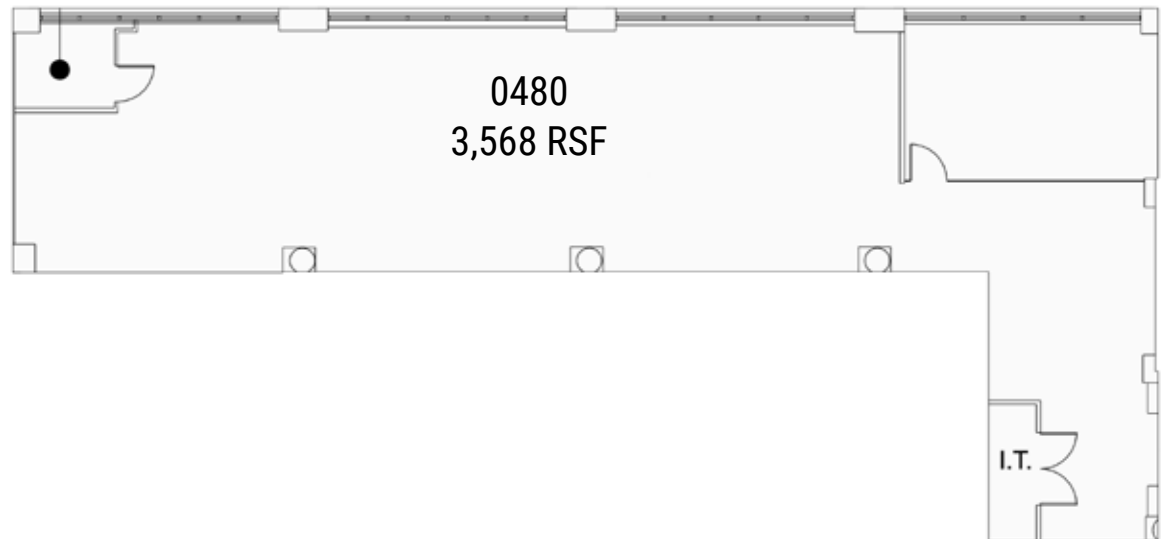
---



---

**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



---

30-30 47<sup>th</sup> Avenue  
Long Island City - NY, NY 11101

---

CONTACT:  
**212.372.2110**

---

Howard J. Kessler Jr.  
Howard.Kessler@nmrk.com

---





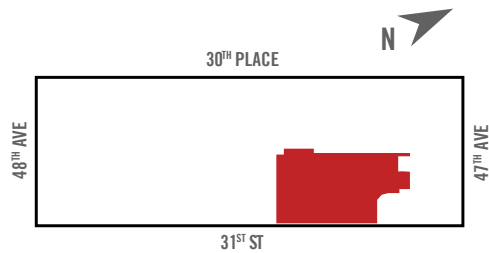
SUITE **530**  
*Work-Ready Loft*

---

FLOOR: AREA:

**5** **18,987** SF  
1,764 M<sup>2</sup>

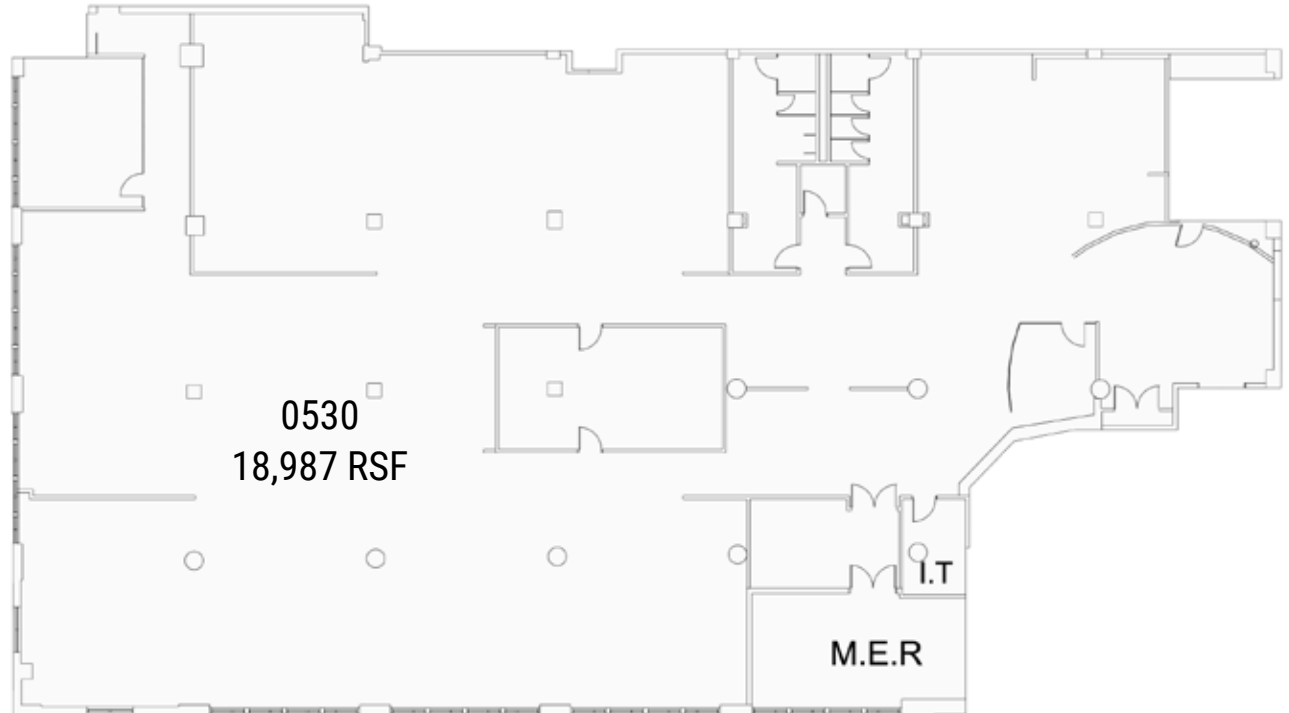
---



---

**FEATURES:**

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



---

30-30 47<sup>th</sup> Avenue  
Long Island City - NY, NY 11101

---

**CONTACT:**  
**212.372.2110**

---

Howard J. Kessler Jr.  
Howard.Kessler@nmrk.com

---



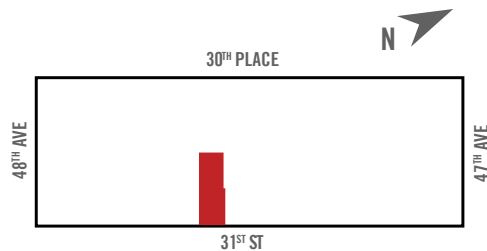
# SUITE 660

Work-Ready Loft

---

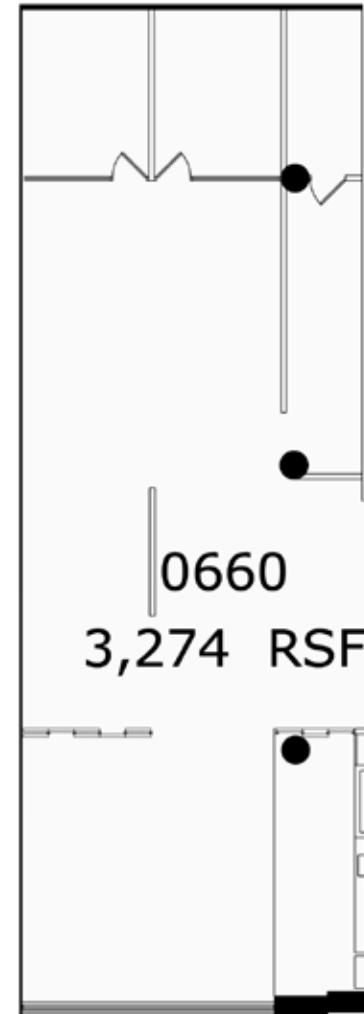
FLOOR: 6 AREA: 3,274 SF  
304 M<sup>2</sup>

---



## FEATURES:

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



---

30-30 47<sup>th</sup> Avenue  
Long Island City - NY, NY 11101

---

CONTACT:  
**212.372.2110**

---

Howard J. Kessler Jr.  
Howard.Kessler@nmrk.com

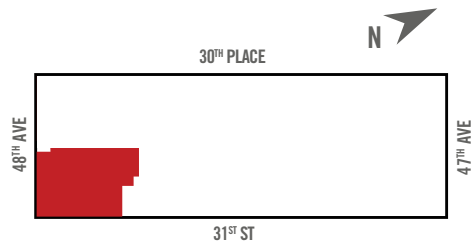
---



# SUITE 820

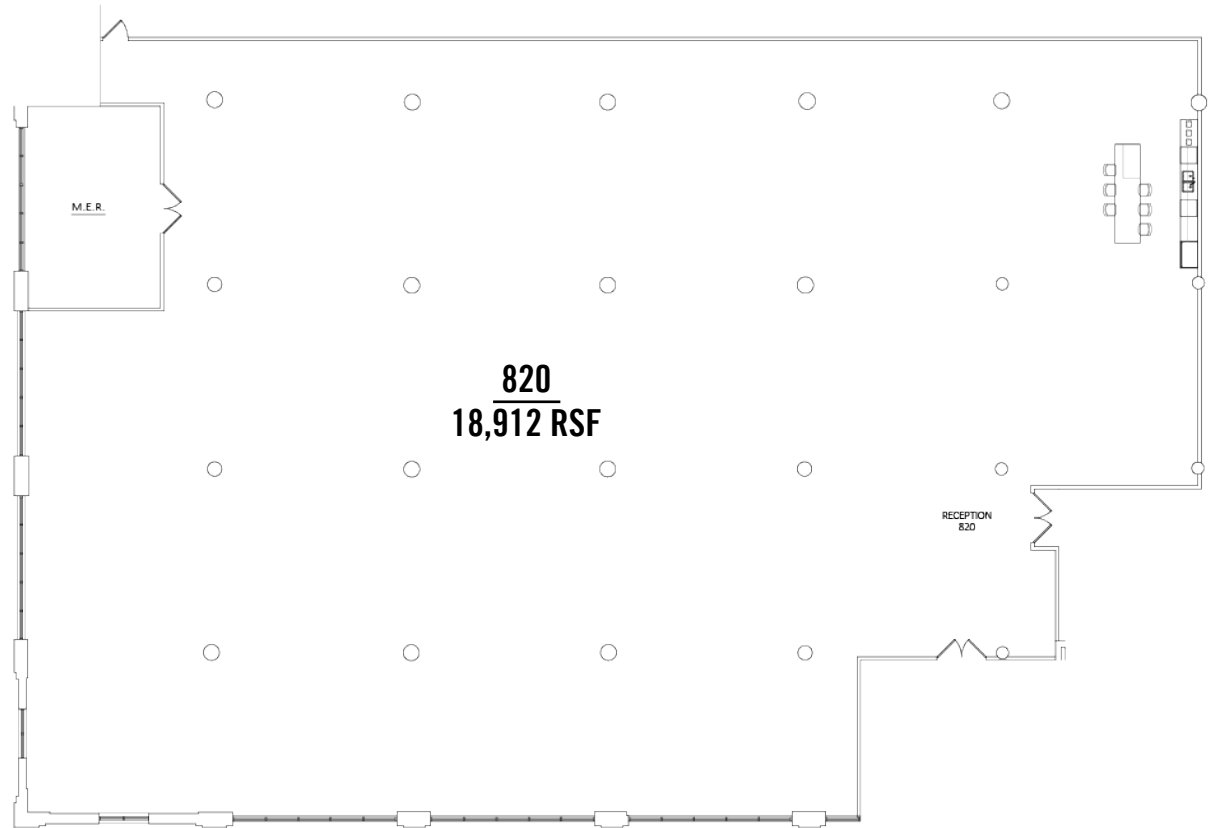
Work-Ready Loft

FLOOR: 8 AREA: 18,912 SF  
1,756 M<sup>2</sup>



## 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



30-30 47<sup>th</sup> Avenue  
Long Island City - NY, NY 11101

CONTACT:  
**212.372.2110**

Howard J. Kessler Jr.  
Howard.Kessler@nmrk.com

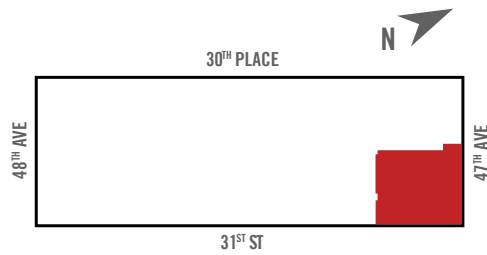




# SUITE 920

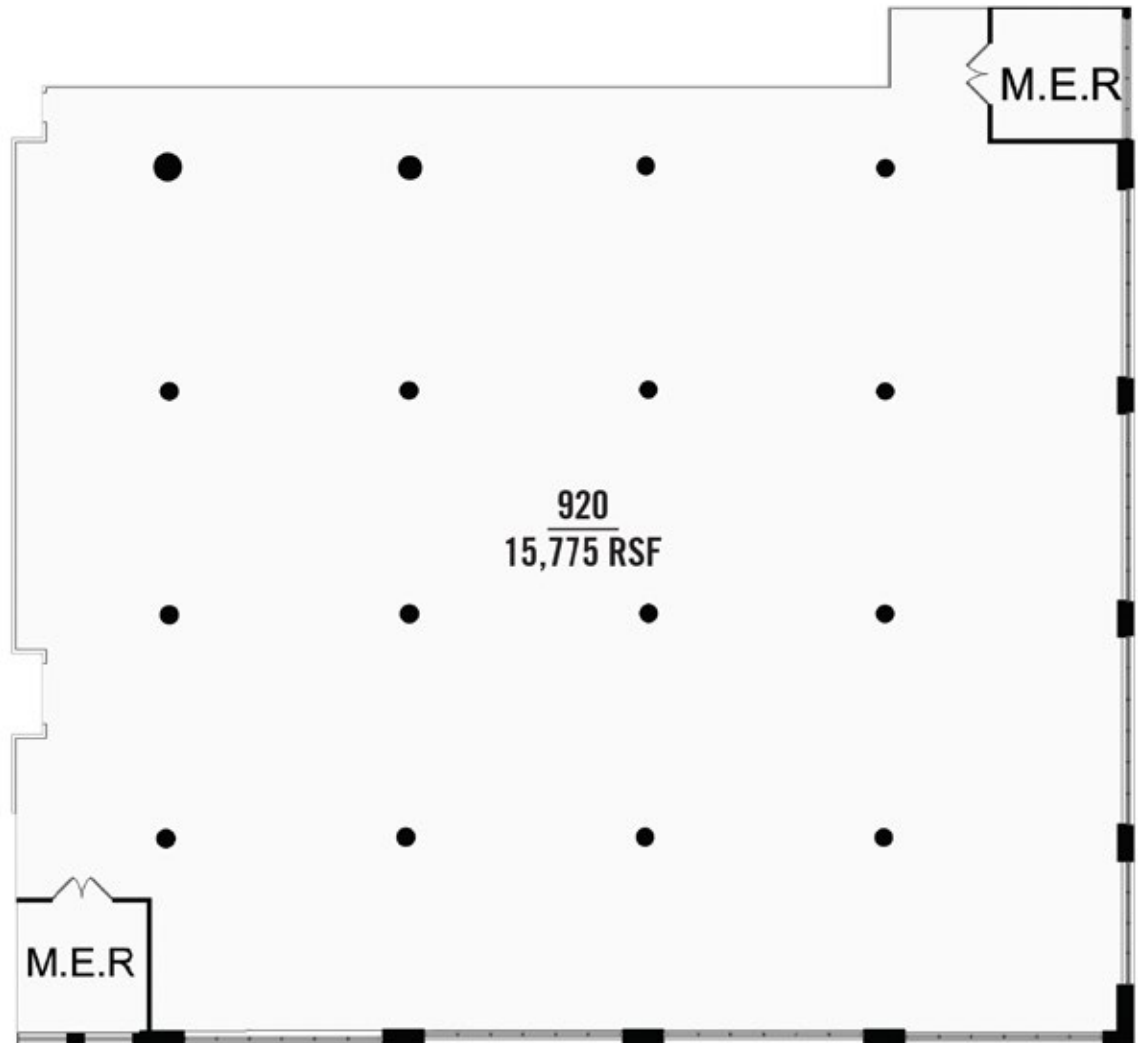
Work-Ready Loft

FLOOR: 9 AREA: 15,775 SF  
1,466 M<sup>2</sup>



## 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



30-30 47<sup>th</sup> Avenue  
Long Island City - NY, NY 11101

CONTACT:  
**212.372.2110**

Howard J. Kessler Jr.  
Howard.Kessler@nmrk.com



SUITE **1020**  
*Work-Ready Loft*

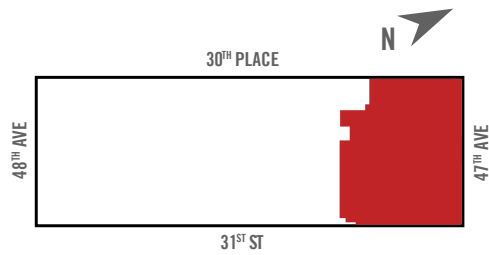
---

FLOOR: AREA:

---

**10** **42,183** SF  
3,919 M<sup>2</sup>

---



---

**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



---

30-30 47<sup>th</sup> Avenue  
Long Island City - NY, NY 11101

---

CONTACT:  
**212.372.2110**

---

Howard J. Kessler Jr.  
Howard.Kessler@nmrk.com

---



# 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



- WESTBOUND FACTORY SHUTTLE**
- MORNING, LATE AFTERNOON + EVENING (HUNTERS POINT > COURT SQUARE > THE FACTORY)**
- LATE AFTERNOON + EVENING PICK UP AT THE FACTORY**
- LATE AFTERNOON + EVENING ADDITIONAL DROP-OFF**
- EASTBOUND FACTORY SHUTTLE**
- MORNING HUNTERS POINT EXPRESS TO THE FACTORY**
- MIDDAY (COURT SQUARE > HUNTERS POINT > THE FACTORY)**



# TRANSIT



6 MIN. WALK TO  
**7** TRAIN



15 MIN. TO  
GRAND CENTRAL



3 MIN. SHUTTLE TO  
LIRR



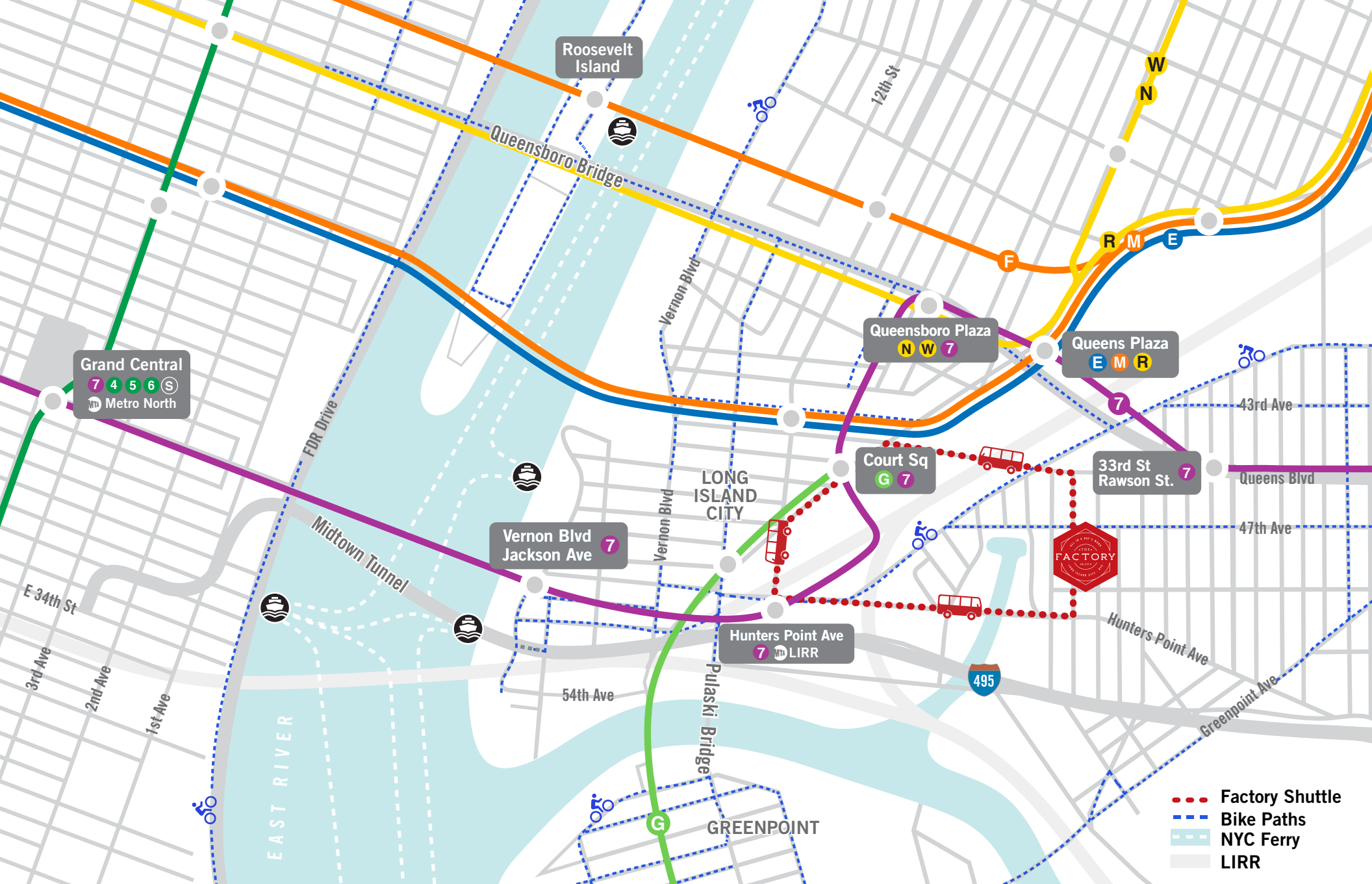
25 MIN. TO  
HUDSON  
YARDS



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
<b>TOTAL ANNUAL SAVINGS</b>	<b>\$19.00/RSF</b>	<b>\$29.00/RSF</b>

*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 •



Howard J. Kessler 212.372.2110 Howard.Kessler@nmrk.com  
Jordan A. Gosin 212.372.2289 Jordan.Gosin@nmrk.com

Brian S. Waterman 212.372.2299 Brian.Waterman@nmrk.com  
Alex Rosenblum 212.850.5468 Alex.Rosenblum@nmrk.com

**NEWMARK**

