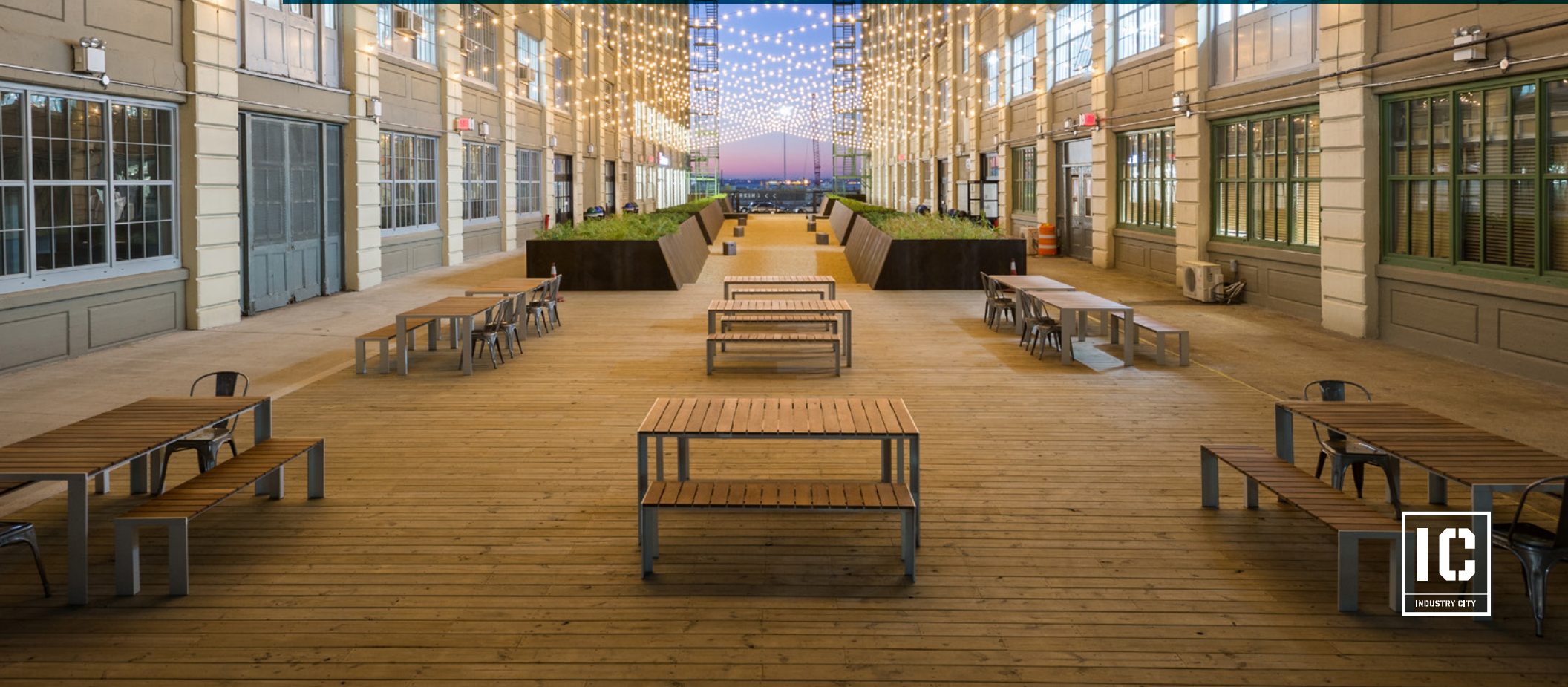


WHAT IS INDUSTRY CITY?

35 ACRES • 16 BUILDINGS • 6 MILLION SF

- *ONE* hub of creativity
- Technology, media, fashion, photography, design and production
- Home to Time Inc., The Brooklyn Nets, GAP, BaubleBar, David Stark, West Elm and over 400 innovative companies



WHERE IS INDUSTRY CITY?



INDUSTRY CITY

COSTCO



4TH AVE RETAIL CORRIDOR

SUNSET PARK

MICROCENTER
BED BATH &
BEYOND
SAKS OFF
FIFTH

FINANCIAL DISTRICT

DUMBO

PARK SLOPE

PROSPECT PARK

1
SUBWAY
STOP TO
ATLANTIC
TERMINAL

ATLANTIC
TERMINAL
BARCLAYS
CENTER



& LIRR

SUBWAY

- ONE BLOCK FROM D, N, R SUBWAY
- ONE STOP FROM ATLANTIC TERMINAL
 - CONNECTION TO 2, 3, 4, 5, 6, B, Q SUBWAYS
 - CONNECTION TO LONG ISLAND RAIL ROAD

BUS

- 1 BLOCK FROM B61 BUS SERVICE

CAR

- 8 MINUTES FROM THE HUGH CAREY TUNNEL
- ONE MINUTE FROM THE 39TH STREET BQE EXIT

BIKE

- OUTDOOR BIKE RACKS AND INDOOR BIKE ROOMS

CAR SHARE

- UBER AND LYFT SERVICE THE IC COMPLEX WITHIN MINUTES OF OUTREACH

PARKING

- LOT WITH DAILY SPOTS AVAILABLE FOR TENANTS AND VISITORS

WHAT'S HAPPENING IN BROOKLYN?

- 6th Largest market in the US for companies over 35,000 SF with office and light manufacturing use
- Over 1,000 new creative business started in the last decade
- Fastest growing borough in NYC, population growth of 4% since 2012 and home to the highest density of the millennial workforce in NYC
- 160% increase in new gallery spaces since 2004
- 149% increase in cultural nonprofits since 2005

Time Inc

55K SF
Industry City

Brooklyn Nets

85K SF
Industry City

Etsy

200K SF
Dumbo

72andSunny

50K SF
Dumbo

WeWork

220K SF
Brooklyn Navy Yard





CRED
ERGO
SUM

WILL INDUSTRY CITY BUILD SPACE ON BEHALF OF ITS TENANTS?

Yes. You name it and we will do it. And quickly.



INDUSTRY FOCUS & IC TENANT SYNERGY

Industry City is home to over 400 tenants in a variety of industries creating an opportunity for tenants to be a part of a community of idea sharing and collaborations.

DESIGN

Perez Architecture
Design Within Reach
Studio A+I

TECHNOLOGY & MEDIA

AeroBo
AbelCine
Brooklyn Nets
DOOB
FilmRise
Force Majeure
Material WRLD
PillPack
Publicis
Serious Eats
Time Inc.
The Line

FASHION & ACCESSORIES

Adidas
Alexis Bittar
BaubleBar
M.M LeFleur
Maria Castelli
Marionat
Material WRLD
Janelle Funari
Freida Rothman
GAP
Rag & Bone
West Elm

HEALTH

Hero Health
PillPack
Suneris
Almond
Onomie
Irmat
NYU Lutheran

EDUCATION & NONPROFIT

The Brooklyn Rail
Dedalus
Eyebeam
The Bruce High Quality Foundation
CUNY City Tech
NYU Tandon School
Cooper Hewitt, Smithsonian Design Museum



WHAT'S AVAILABLE AT INDUSTRY CITY?

- *Narrow floor plates flooded with light and multiple exposures*
- *20th Century architecture with 21st Century amenities*
- *Floor plates ranging in size from 15,000 SF – 125,000 SF*
- *Flex spaces ranging in size from 500 SF – 50,000 RSF*
- *Event and Outdoor Spaces for rent on an hourly or daily basis*

Minimum
13' Ceilings

WiredScore Certified
more than one dozen
wired onsite ISPs

Oversized energy
efficient, double
glazed windows

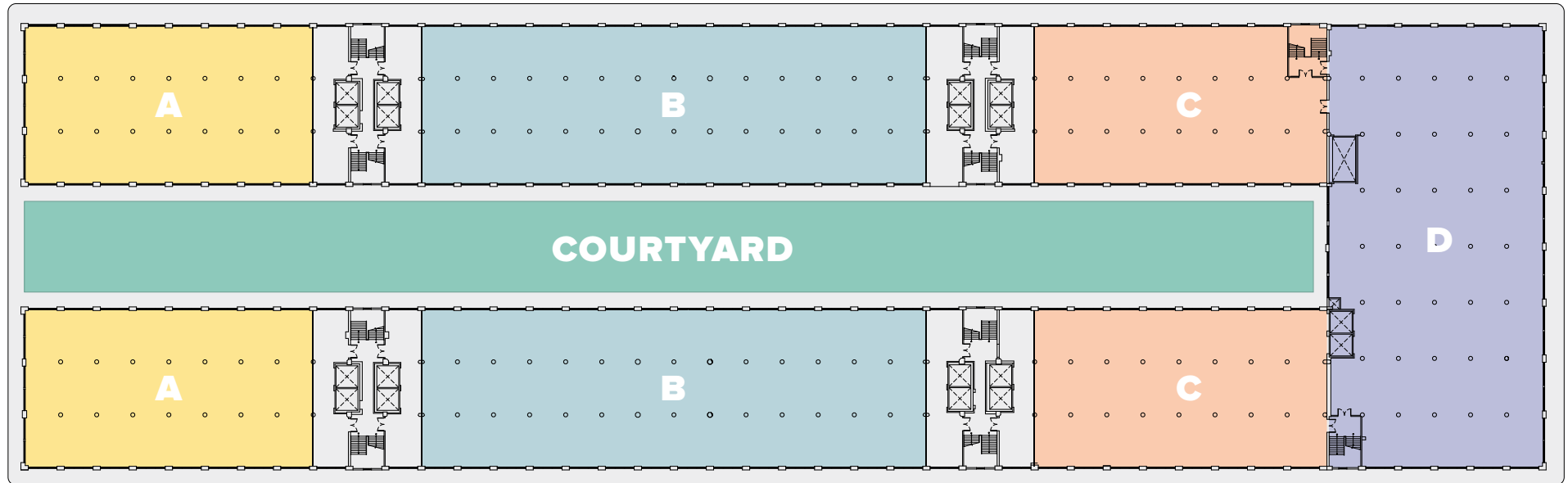
Floor loads up
to 200 lbs.

Large freight
elevators and efficient
access to loading



FINGER BUILDING FLOOR PLATES

IEWS OF WATER & MANHATTAN SKYLINE



VIEW OF SUNSET PARK

FULL FLOOR PLATE 135,000 RSF Approx.

A

15,000 RSF Approx.

Three sides of exposure

*Views of Manhattan
Skyline, Lady Liberty
and Manhattan Harbor*

Full Floor Presence

B

25,000 RSF Approx.

Divisible to 2,000 RSF

Two sides of exposure

Full Floor Presence

C

15,000 RSF Approx.

Two sides of exposure

Full Floor Presence

D

25,000 RSF Approx.

*Views of Lady Liberty
and Manhattan Harbor*

Four sides of exposure

Full Floor Presence









INDUSTRY CITY FOOD HALL

The food hall at Industry City, put together by the same people behind Chelsea Market, is home to some of New York City's finest food producers in a dynamic, visitor-friendly making and retailing environment that sits at the heart of the complex.

- Soom Soom
- Burger Joint

- Colson Patisserie
- Ends Meat

- The Fashion Chef
- Liddabit Sweets

- Home Town BBQ
- Table 87 Pizza

- Taco Mix



COURTYARDS

5 Acres of open space



WHAT'S THE SCENE AT INDUSTRY CITY?

THE LANDING

Tenant Lounge



INNOVATION ALLEY

Maker Retail



GYM

Operated by IC



SITE ACTIVATIONS

Food and Furniture Pop-ups

