

THE REFINERY

at Domino



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About Two Trees



AN ICON IN THE CENTER OF NEW YORK'S MOST CREATIVE NEIGHBORHOOD

NEW YORK'S NEWEST ICON

Meticulously designed by PAU Architects and located at the epicenter of New York City's most creative and dynamic neighborhood, The Refinery represents a once-in-a-lifetime opportunity for business leaders to claim an unmissable and defining part of the New York City skyline.

With the expansive waterfront Domino Park at your doorstep, The Refinery offers all the perks and amenities of a brand new, Class-A building with the cultural relevance and historic significance of a beloved landmark address. This is a matchless opportunity to embody the modern live, work, and play lifestyle that inspires creativity, drives innovation, and propels meaningful business growth.



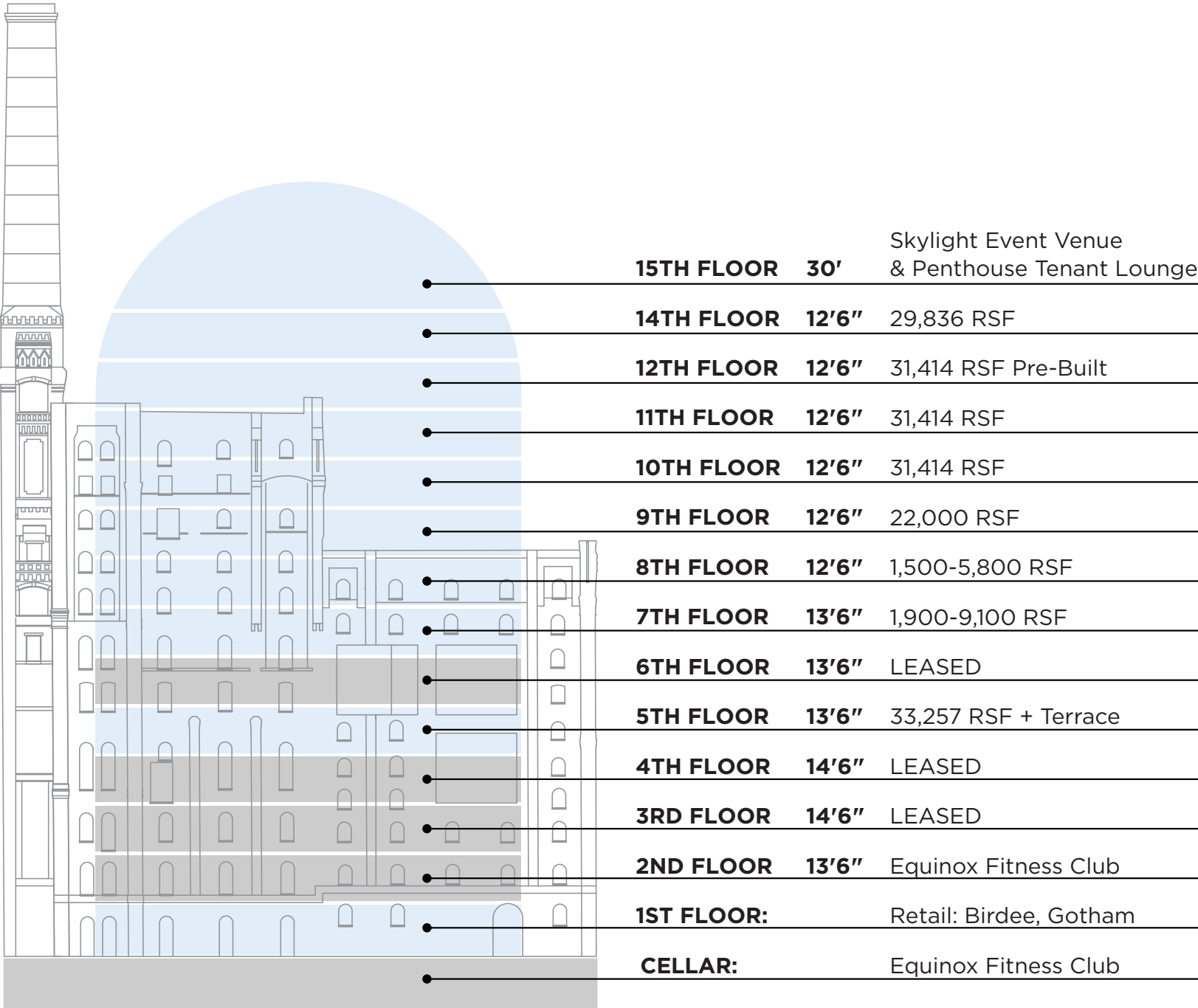


**“IT’S THE CITY’S
MOST AUDACIOUS
ARCHITECTURAL
TRANSFORMATION
SINCE THE HIGH
LINE PARK.”** — CURBED

THE OPPORTUNITY

An original 19th century sugar refinery is now Brooklyn’s most recognizable landmark, and one of the city’s most prominent and exciting new Class-A green buildings.

This unique design allows for all the benefits of Class-A new construction with the character of a renowned and distinctive building, with efficient, virtually column-free floor plates with abundant natural light, operable windows, and spectacular views of the New York City skyline. The interior also features a living landscape of cascading vines, trees and natural plantings that create a green ecosystem between the glass curtain wall and the brick masonry wall. The infusion of the natural environment enhances views and supports the well-being of all who visit.





THE OFFERING

The Refinery combines the charm of a historic brick façade with all the advantages of a 21st century vision of design, technology, and sustainability.

Move-in ready and full-floor customizable suites are available, from 1,500 RSF to 33,257 RSF.

- Full-floor offices ranging from 29,836 RSF to 33,257 RSF
- Pre-built, turnkey offices from 1,600 RSF to 31,414 RSF
- Expansive, virtually column-free floor plates
- Ceiling heights ranging from 12'6" to 15'
- Ability to connect adjacent floors with dedicated interior stairwells
- Floor-to-ceiling interior glass façade with operable windows
- Triple-height atrium attended lobby with 24/7 digital access control
- Seven high-speed elevators controlled by destination dispatch
- Large freight elevator with direct access to loading dock
- Dedicated bike entrance and bike parking
- Penthouse Tenant Lounge and Amenity Space
- Pet-Friendly

A TURNKEY FULL FLOOR ON THE WILLIAMSBURG WATERFRONT

The largest, turnkey pre-built in Brooklyn, is for the discerning tenant who understands this iconic building is at the very center of New York's most creative neighborhood.

Available now, the 12th Floor at The Refinery is 31,414 RSF of virtually column-free space with unobstructed river and Manhattan views. The floor has been efficiently and carefully thought out to appeal to both home-grown Brooklyn tenants or company seeking a satellite office in close proximity to employees or a company.



12TH FLOOR



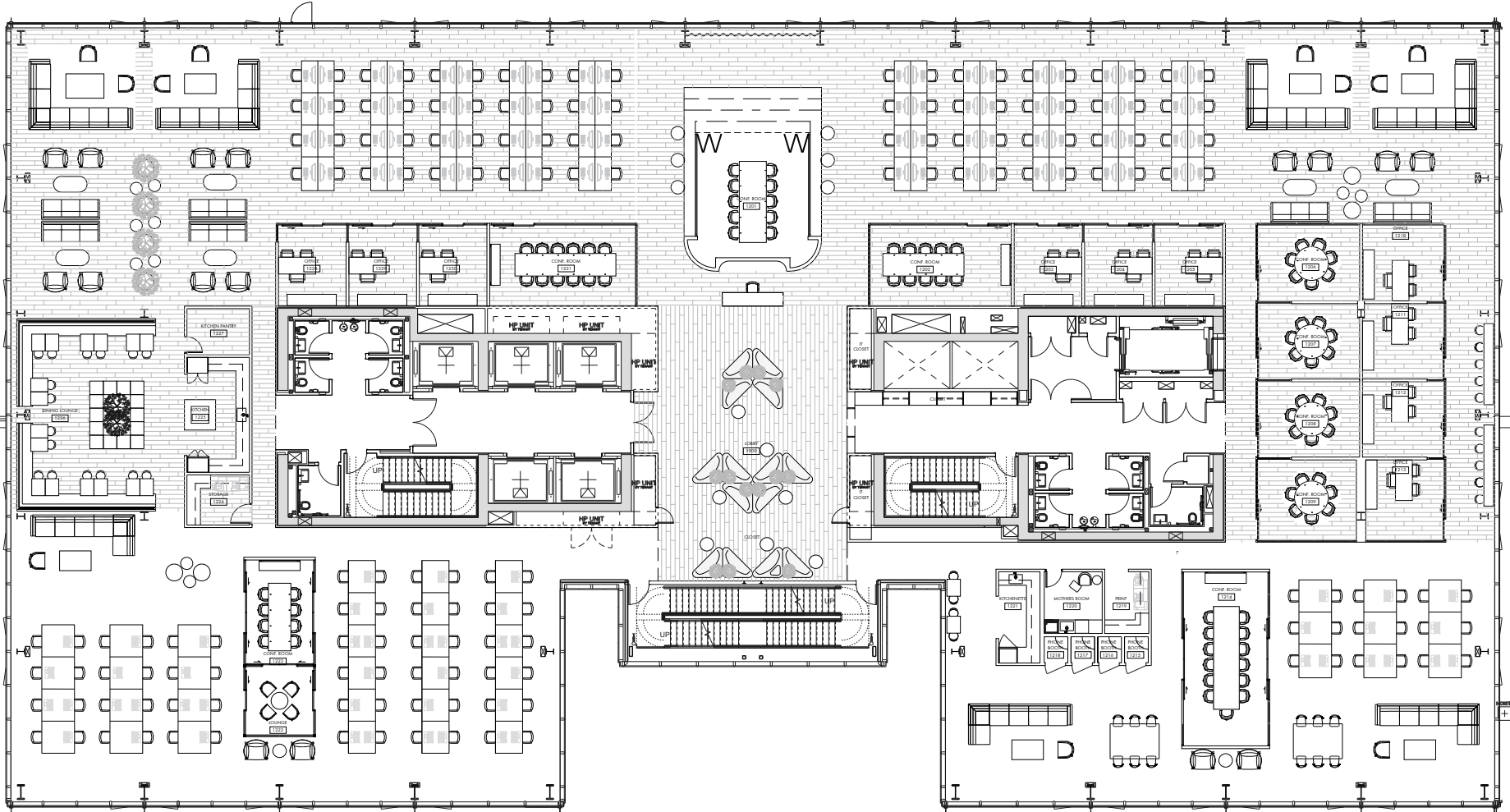


12TH FLOOR



AS-BUILT FLOOR PLAN

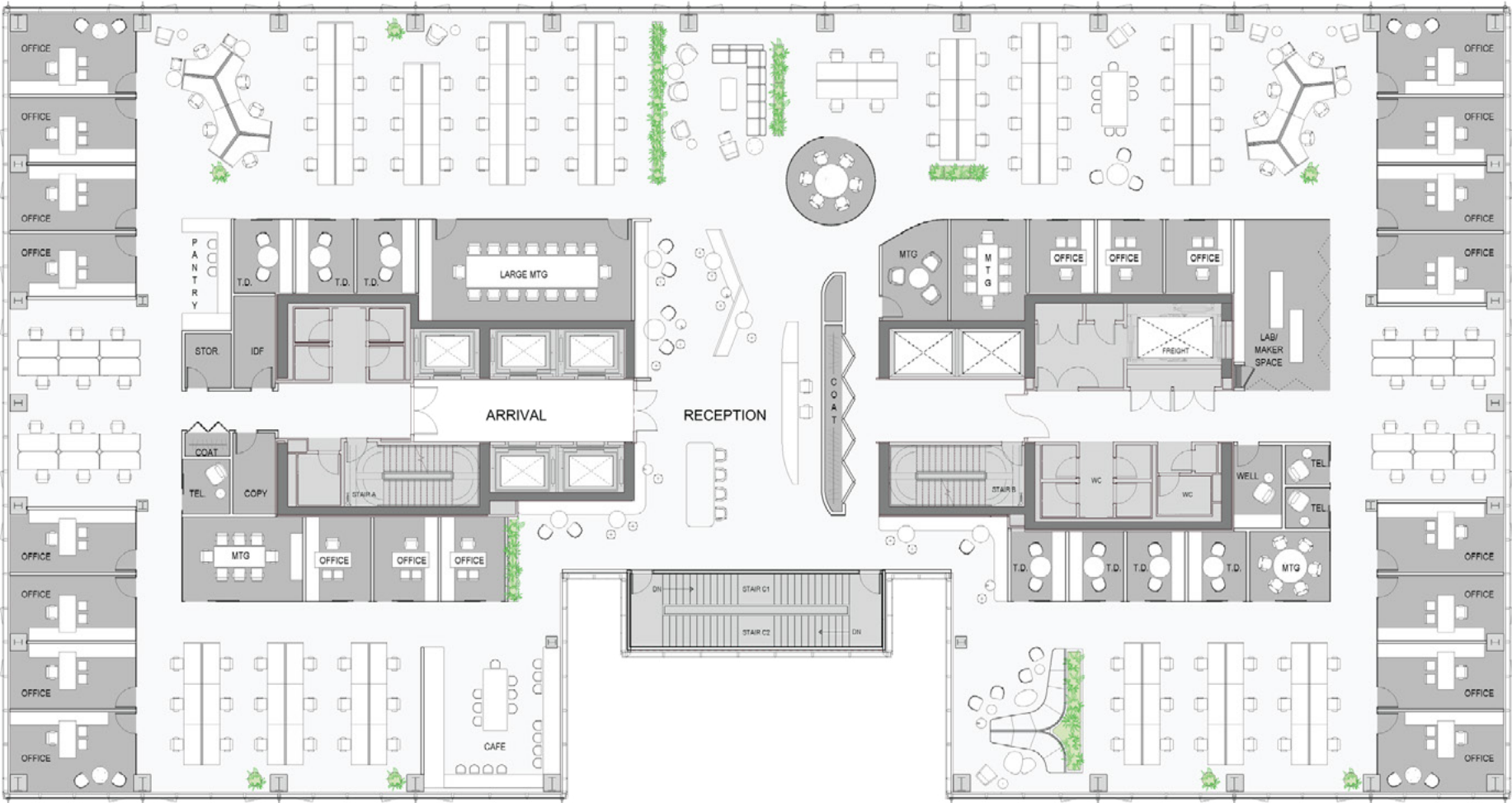
Entire 12th Floor
31,414 RSF



- Features**
- Efficient full floor design and layout
 - Raised platform conference room with stadium seating
 - Four (4) conference rooms
 - Five (5) medium huddle rooms
 - Ten (10) offices
 - Four (4) telephone rooms
 - Two (2) high-end pantries
 - Concrete and oak floors
 - Exposed 12'6" ceilings
 - Open seating for 158+ employees

CUSTOMIZABLE FULL FLOOR OPPORUNITIES

14th Floor Test Fit
29,836 RSF



- Features**
- Open seating for 116
 - 22 private offices
 - One (1) large conference room
 - Three (3) conference rooms
 - Eight (8) medium huddle rooms
 - Two (2) telephone rooms
 - One (1) pantry with seating
 - Exposed 12'6" ceilings

MOVE-IN READY PRE-BUILTS

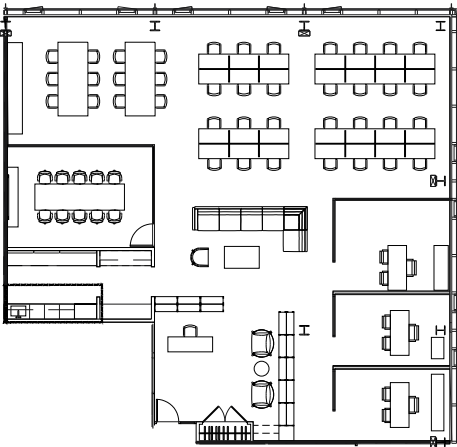
The Refinery's location, amidst a prominent population of creative thinkers, will attract and retain the best talent. Its position on the waterfront amplifies the significance, recognition, and identity of any team, and the proximity to Domino Park will attract the city's brightest minds. The Refinery's small suite pre-built program allows for burgeoning, home-grown Brooklyn companies and satellites to prosper effortlessly.



SAMPLE PRE-BUILT SUITES

Suite 304

3,211 RSF



Features

Corner suite with two sides of light

Water and bridge views

One (1) large conference room

Three (3) offices

High-end pantry

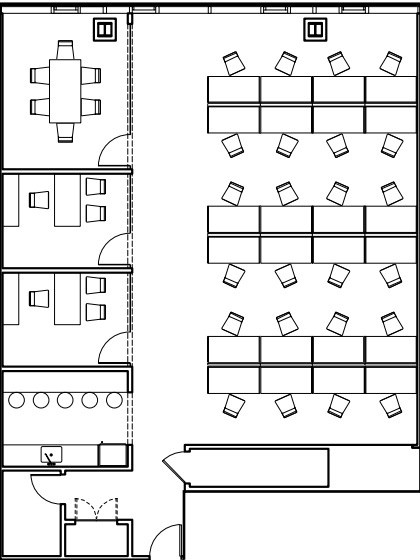
Open seating area for 28

Walnut floors

Exposed 15' ceilings

Suite 704

2,850 RSF



Features

Water and bridge views

One (1) conference room

Two (2) offices

Open seating for 19

IT closet and resource area

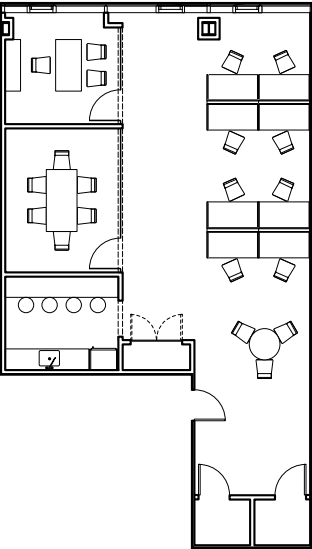
High-end pantry

Exposed 13'6" ceilings



7TH FLOOR

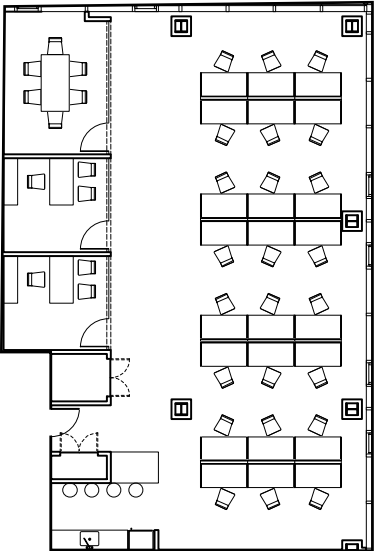
Suite 703
1,975 RSF



- Features**
- Water and bridge views
 - Two (2) phone booths
 - Two (2) offices
 - Open seating for 13
 - High-end pantry
 - Exposed 13'6" ceilings

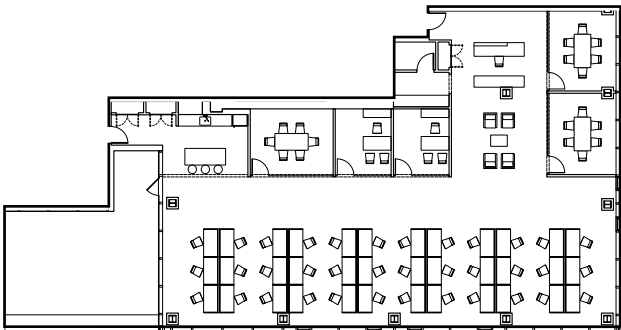


Suite 706
3,380 RSF



- Features**
- Corner suite with two sides of light
 - Water views
 - One (1) conference room
 - Two (2) offices
 - Open seating for 22
 - IT closet
 - High-end pantry
 - Exposed 13'6" ceilings

Suite 707
6,100 RSF



- Features**
- Corner suite with two sides of light
 - Private Terrace
 - Three (3) conference rooms
 - Two (2) offices
 - Open seating for 30
 - IT closet and resource area
 - High-end pantry
 - Exposed 13'6" ceilings



THE PENTHOUSE TENANT LOUNGE

The north side of the exceptional glass domed penthouse offers office tenants a lounge space unlike any other in the city.

Within the expansive lounge, tenants have access to a bar and barista station, a private executive conference room, and salon-style, design-forward work and meeting areas for collaboration, meetings, or solo reflection.

SKYLIGHT AT THE REFINERY

The south side of the penthouse is home to Skylight at The Refinery.

This jewel box event venue offers dramatic views of the Manhattan skyline and Williamsburg waterfront. The polished, 7,500 SF of flexible space provides a canvas for world-class experiences. The space has attracted numerous high profile events including fashion shows by Hermès and Prada, in addition to high profile fundraisers and more. A preferred tenant rate is available through our partners at Skylight.



RETAIL

The Refinery features four highly visible flagship locations for modern retailers, including Equinox Fitness Club, a 40,000 SF, full-service, 2-story facility inclusive of pools and a full spa.

The Refinery will also welcome world-class dining and retail establishments, including Birdee, a new bakery from the Kent Hospitality Group.



THE CAMPUS

For the past decade, Two Trees has been executing an ambitious redevelopment of over half a mile of the Williamsburg waterfront, transforming it from an industrial enclave into Brooklyn’s most coveted neighborhood. The Refinery anchors this visionary and transformative 11-acre urban campus.

Once complete, the campus will collectively include over 4,000 residential units, 10 acres of world-class open space, 700,000 SF of office space and a myriad of independent retailers.

Domino Park

Designed by Field Operations and built and maintained by Two Trees, the park features a scenic elevated walkway, picnic area, dog run, playground, beach volleyball and bocce courts and Danny Meyer’s Tacocina. Tenants of The Refinery are only steps away from a perfect place to relax, take a break or socialize after work.

To the south of The Refinery is a new addition to Domino Park, Domino Square. The 1-acre public plaza and flexible outdoor space will host programming such as farmers markets, community gatherings, summer movie nights, arts and cultural performances and seasonal ice skating. It will provide tenants with optimal lunchtime seating areas and unparalleled views of the Williamsburg Bridge and the Manhattan skyline.



TRANSPORTATION AND HIGHLIGHTS

Bus

B32, Q59
Williamsburg Bus Terminal

Ferry

East River ferry to South and North Williamsburg stops

By Bike

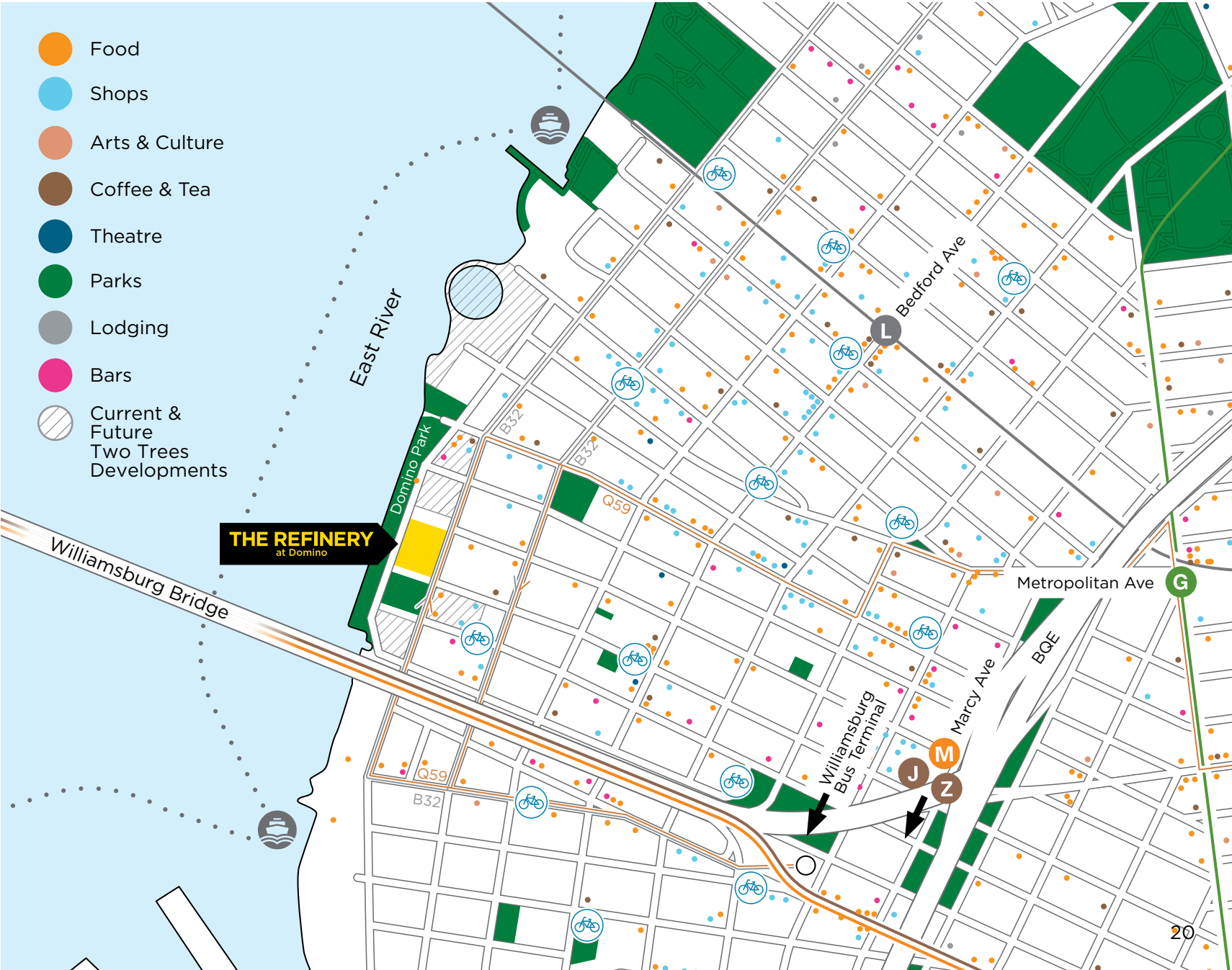
Dedicated bicycle lanes on Kent Avenue and surrounding streets and multiple Citi Bike stations nearby

Dedicated bike entrance, ramp and parking at The Refinery

By Foot

A short walk to and from the Williamsburg Bridge

Subway



“THIS IS THE BEST
PIECE OF NEW
ARCHITECTURE
ALONG THE
NEW YORK
WATERFRONT
RIGHT NOW, AND,
ARGUABLY, THE
MOST IMPORTANT.”

— AIR MAIL



INCENTIVES

For qualifying companies, moving your office to The Refinery makes you eligible for numerous financial benefits and incentives, allowing businesses to save millions of dollars. Our experienced and dedicated team is involved throughout the process and has helped hundreds of businesses apply and get approved.

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.

For example, a Manhattan-based company relocates its office with 150 full-time employees to The Refinery. The asking price for the 25,000 SF office is \$70 PRSF, which is \$1,750,000 in rent a year. After submitting an annual NYC tax filing, the company receives a check from the city for \$450,000 ($\$3,000 \times 150$), thus reducing the rent from \$70 PRSF to \$52 PRSF and the annual rent total from \$1,750,000 to \$1,300,000. Assuming the company is in the space for five years, the total savings is up to \$2,250,000.

Commercial Rent Tax (CRT)

Brooklyn office tenants are exempt from the NYC Commercial Rent Tax.

Industrial & Commercial Abatement Program (ICAP)

This city program reduces property tax obligations for up to 25 years.



ABOUT TWO TREES

Two Trees Management Company is a family-owned, Brooklyn-based real estate development firm best known for its singular role in transforming DUMBO from a neglected, industrial waterfront into a vibrant, mixed-use community, as well as the on-going creation of the Domino Campus on the Williamsburg waterfront.

Since its founding in 1968, Two Trees has operated under the fundamental belief that successful neighborhoods offer a wide variety of uses and attract diverse groups of people, and that developers must play a fundamental role in cultivating livable streetscapes - because people prosper when neighborhoods bloom.

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