

LIBERTY BKLYN

850 Third Ave
Sunset Park



18,400 - 366,000 SF AVAILABLE FOR LEASE



MADISON
CAPITAL

ROBUST SPACE FOR SOLID WORK

APPROVED FOR OFFICE AND INDUSTRIAL

- 1.3 million SF building
- \$150 million invested in improvements
- Significant Economic Incentives (PILOT, REAP, ICAP, IBZ)
- Potential for exclusive employee lobby and freight elevator(s)



**FULL FLOORPLATES
OF 183,000 SF**



**AVAILABILITY
OF 18,400 SF
OR MORE**



**30,000 SF DEDICATED TRUCK
COURT WITH DIRECT ACCESS
TO 60,000 SF LOADING/
STAGING AREA**



**12 FREIGHT &
6 PASSENGER
ELEVATORS**



**24/7 TENANT
CONTROLLED HVAC**

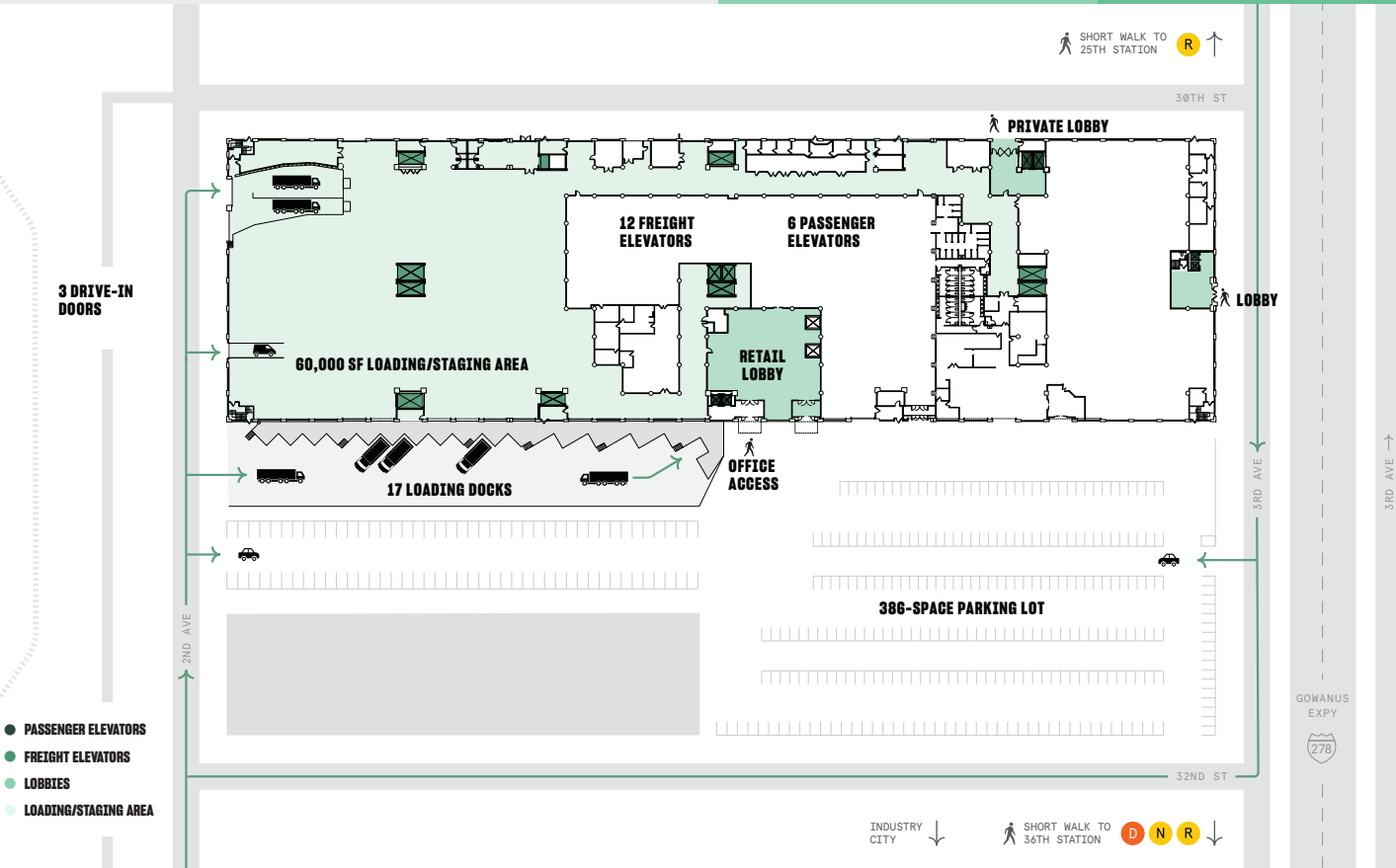
BUILDING ACCESS

STAGING/LOADING AREA

- 17 loading docks
- 3 additional drive-in doors
- Reinforced floor loads

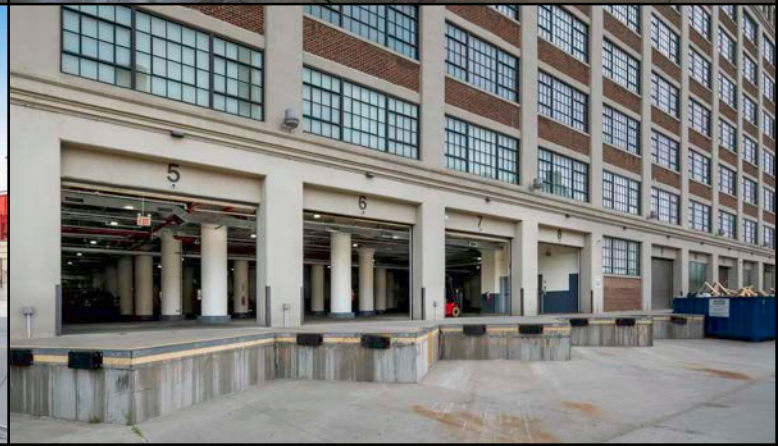
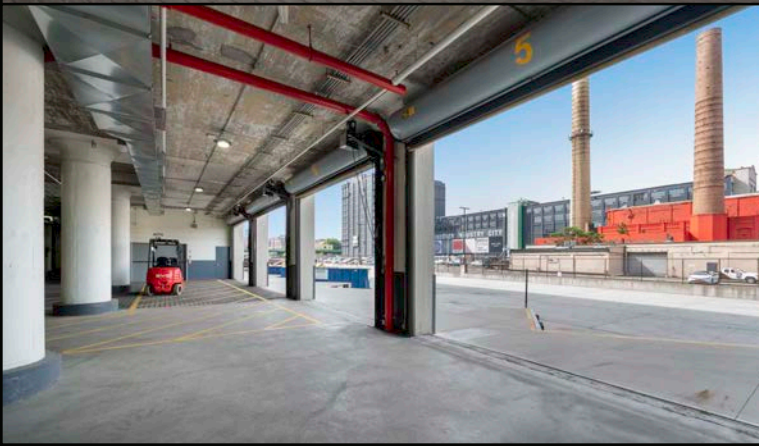
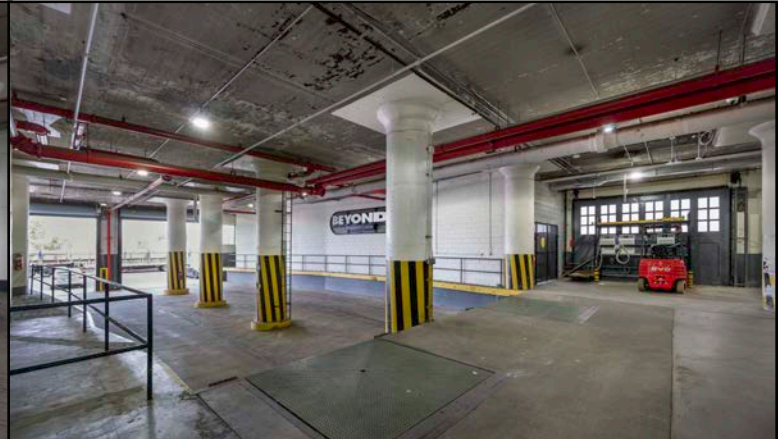
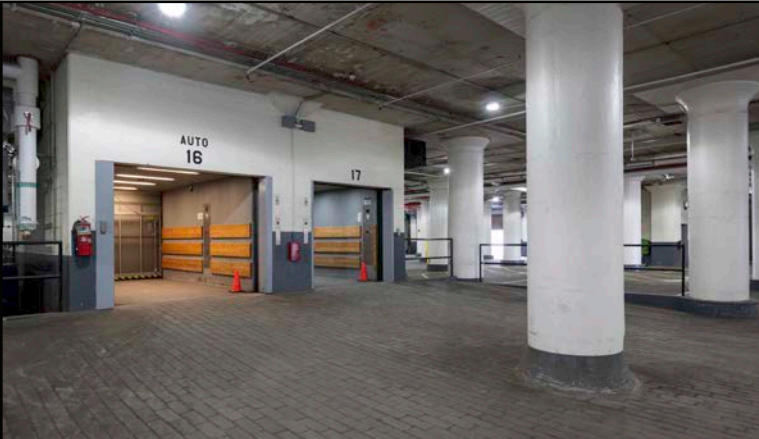
ENTRANCES

- 3 separate lobbies
- Private lobby available
- 386-space parking lot



SUPERIOR LOADING

24/7 365 ACCESS
17 LOADING DOCKS
3 DRIVE-IN DOORS
12 FREIGHT ELEVATORS



MORE OPTIONS, MORE SPACE

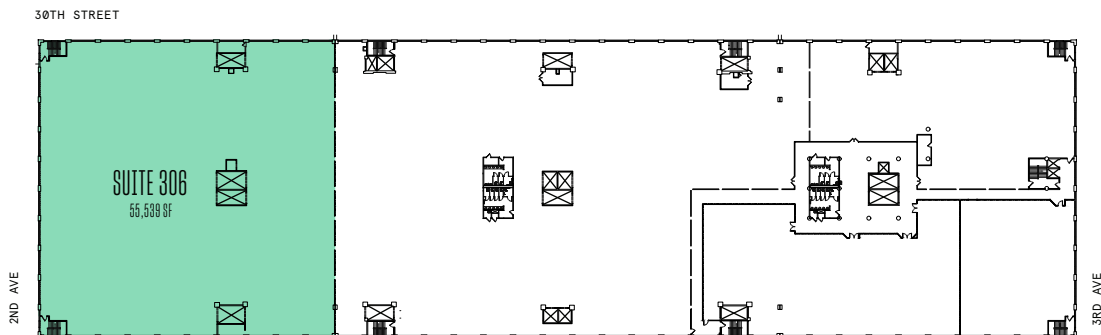
**SPACES RANGING FROM
18,400 TO 366,000 SF
FOR EXCITING MIX OF USE**



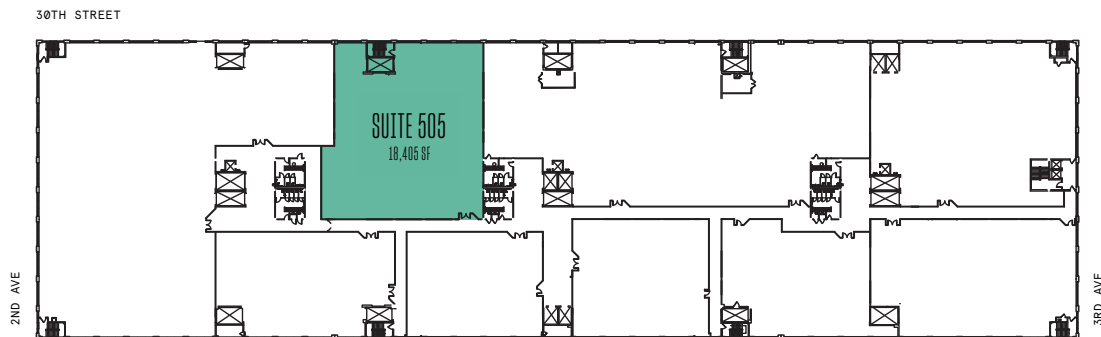
FLEXIBLE PLANS

**EXPANSIVE FLOORPLATES
SUPPORTING BUSINESS GROWTH**

3RD FLOOR



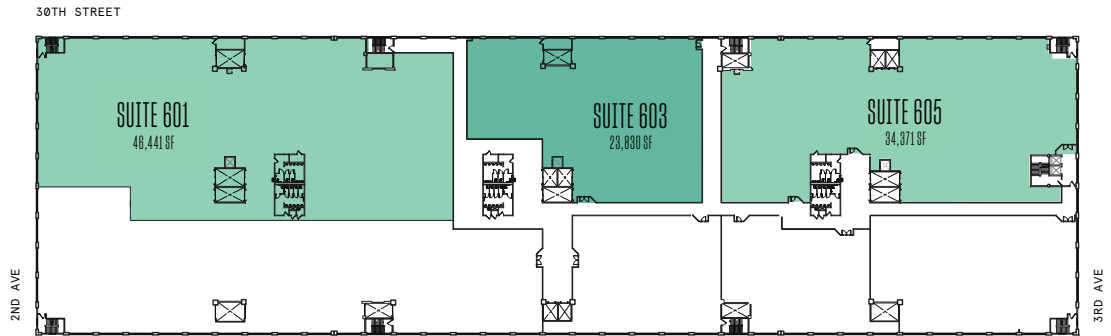
5TH FLOOR



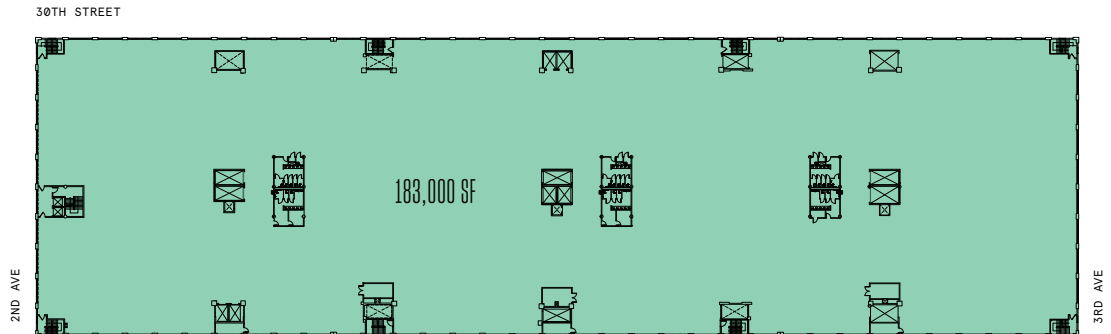
FLEXIBLE PLANS

**EXPANSIVE FLOORPLATES
SUPPORTING BUSINESS GROWTH**

6TH FLOOR

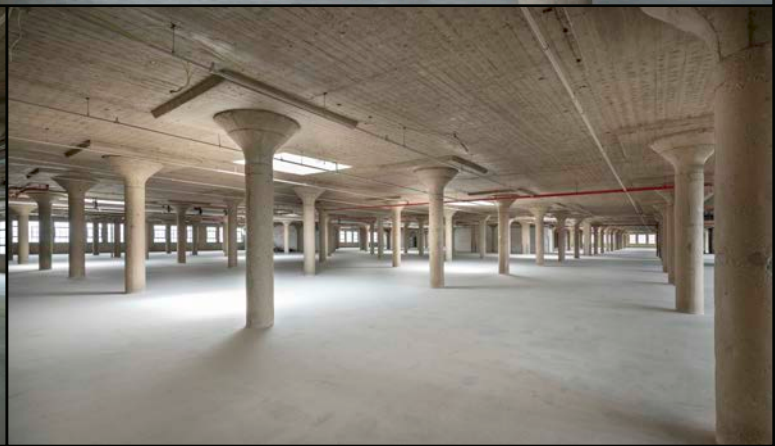
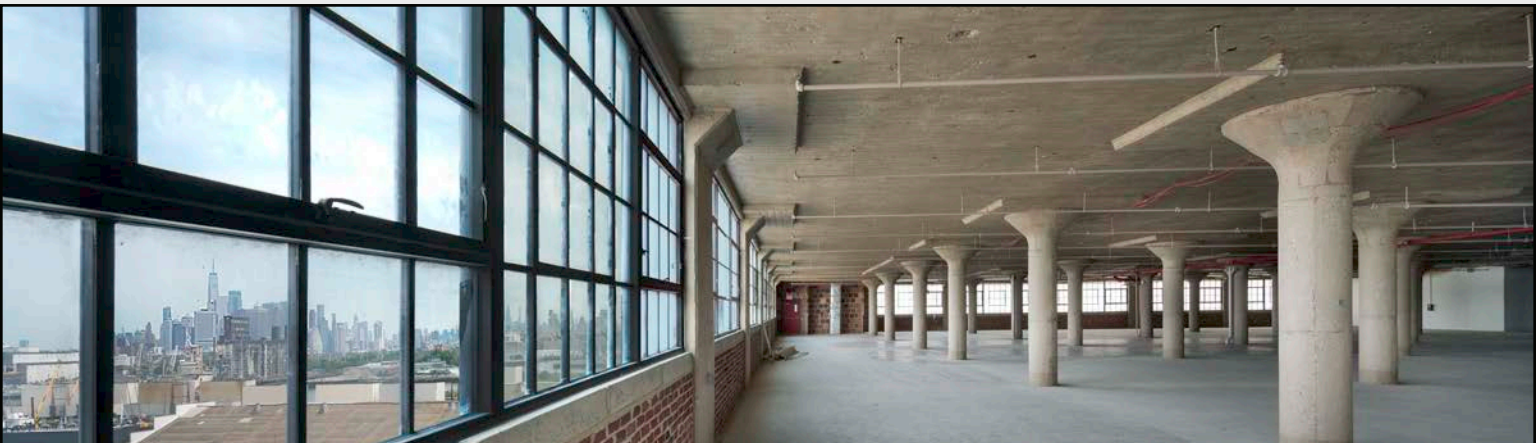


7TH & 8TH FLOORS



FLEXIBLE PLANS

**EXPANSIVE FLOORPLATES
SUPPORTING BUSINESS GROWTH**

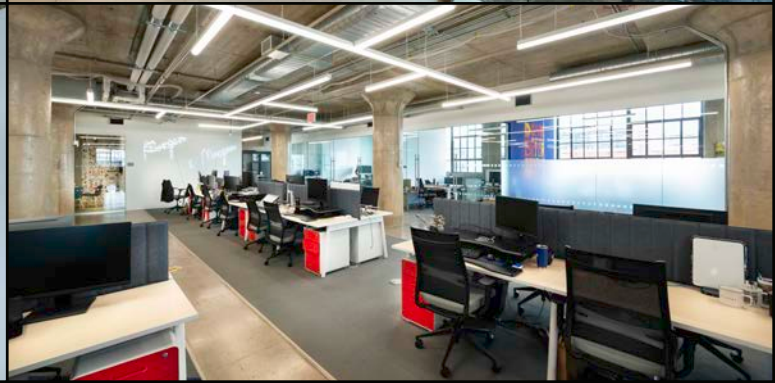
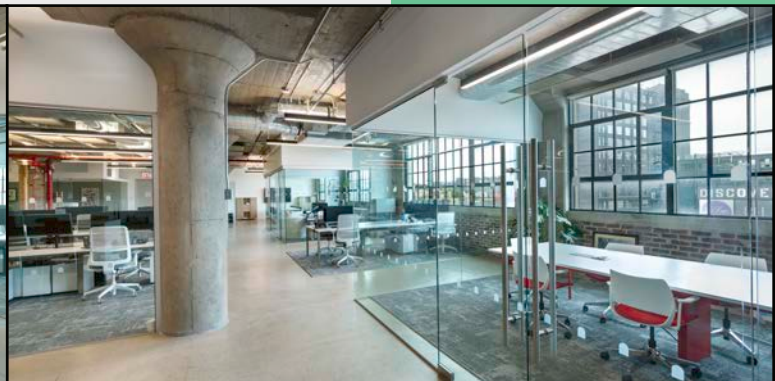
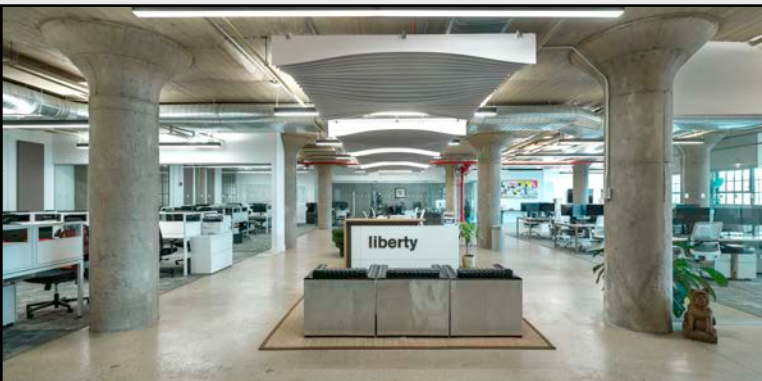


OFFICE SPACE THAT FLEXES TO YOUR NEEDS

**CUSTOM OFFICE
BUILD-OUTS AVAILABLE**

**SUITES RANGING FROM
18,400-366,000 SF**

**STATE-OF-THE-ART 24/7
TENANT-CONTROLLED HVAC**



INCENTIVES TO HELP YOUR BUSINESS THRIVE



NYC RELOCATION AND EMPLOYMENT ASSISTANCE PROGRAM (REAP)

Provides a 12-year tax credit (refundable in the first 5 years) of \$3,000 per job per year for each job relocated to Brooklyn.¹

INDUSTRIAL BUSINESS ZONE RELOCATION CREDIT (IBZ)

Provides a one-time tax credit of \$1,000 per relocated employee available to industrial and manufacturing firms relocating to one of the City's sixteen IBZs from outside of an IBZ. Firms relocating within an IBZ are also eligible.

FOREIGN TRADE ZONE PROGRAM (FTZ)

Reduce, defer, or eliminate duties on imported goods used

for warehousing, repackaging, or manufacturing. Items re-exported may qualify for duty-free status.

ENERGY COST SAVINGS PROGRAM (ECSP)

Provides a discount of as much as 45% on the distribution portion of electric costs.²

ADDITIONAL ENERGY SAVINGS

From Con Edison's Business Incentive Rate (BIR) Program.³

INDUSTRIAL & COMMERCIAL ABATEMENT PROGRAM (ICAP)

This program provides abatements for property taxes for periods of up to 25 years. To be eligible, industrial and commercial buildings must be built, modernized, expanded, or otherwise physically improved,

qualifying Liberty Bklyn for the program. ICAP replaced the Industrial Commercial Exemption Program (ICIP) which ended in 2008. Previously approved ICIP benefits were not affected.

PILOT (PAYMENT IN LIEU OF TAXES)

This project was granted a PILOT from New York City. As part of our tenant attraction package, we can offer/negotiate a significantly reduced real estate tax liability package.

1. REAP is available for any company relocating employees from outside New York City or from Manhattan south of 96th Street (REAP is discretionary for companies relocating from Lower Manhattan).

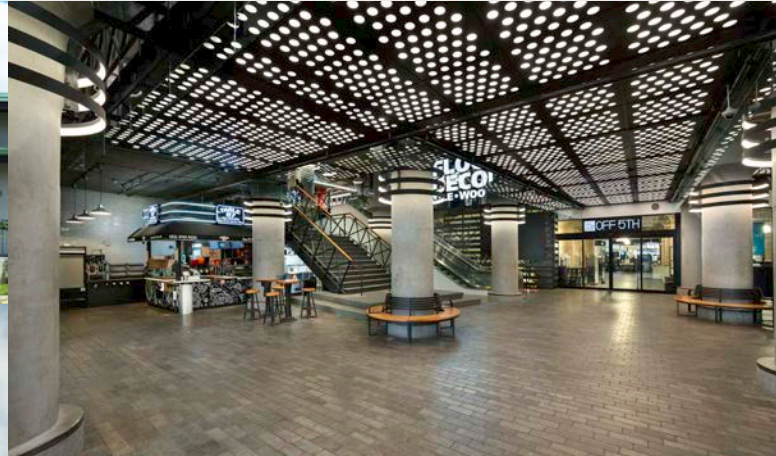
2. ECSP is up to 12 years.

3. The Con Ed BIR is for up to 15 years. The BIR is available only tenants receiving more comprehensive discretionary incentives from New York City.

RETAIL, DINING, AND ENTERTAINMENT FROM TOP TO BOTTOM

BROOKLYN GRANGE ROOFTOP FARM

- 3.2 acre working farm
- Largest rooftop farm in New York
- Weekly Farmers Market
- Rooftop Event Space



SHOPPING

- Micro Center
- Floor & Décor
(National Flagship;
First NYC Location)

CONNECTED TO THE WHOLE CITY

SUBWAY

6 MINS

Atlantic Ave/Barclays

19 MINS

Broadway/Lafayette

29 MINS

Union Square

37 MINS

Columbus Circle

CAR

7 MINS

Atlantic Ave/Barclays

9 MINS

Dumbo

18 MINS

Union Square

27 MINS

Grand Central Station

BIKE

10 MINS

Park Slope

14 MINS

Atlantic Ave/Barclays

15 MINS

Prospect Park

31 MINS

Brooklyn Navy Yard

COMMUTE TO AIRPORT

29 MINS

LaGuardia Airport

30 MINS

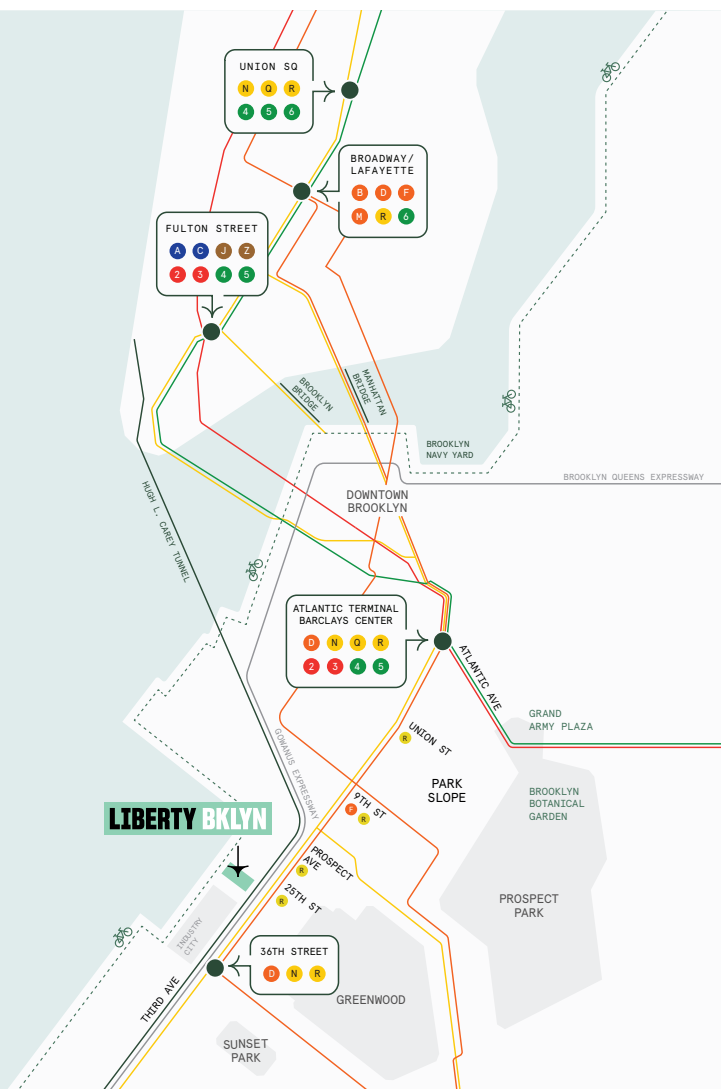
Newark Airport

33 MINS

JFK Airport

41 MINS

Teterboro Airport



EASY ACCESS TO THE BEST OF BROOKLYN

WITH SHUTTLE SERVICE



ROCK-SOLID INFRASTRUCTURE



BUILT

1918

PROPERTY TYPE

8 story industrial
Loft building

BUILDING CLASS

Semi-fireproof Warehouse (E3)

ZONING DISTRICT

M3-1

TOTAL SF

1.3 million SF

TOTAL RSF (PER FLOOR)

183,000 RSF

BUILDING ENTRANCE

3 separate lobbies

ACCESS

24/7 access

ELEVATORS

18 brand new elevators
(12 freight and 6 passenger cars)

HVAC SYSTEM & HOURS OF OPERATION

Operating 24/7, the system has a state-of-the-art building management system. A computer-based system that controls and monitors all of the building's HVAC equipment including 100% air exchange

LOADING DOCKS (ON PREMISES)

17 loading docks
3 drive-in doors

PARKING

On site parking for 386 cars

ELECTRIC CAPACITY

12,000 AMPS (entire building)
Additional available

GENERATOR

1.5MW to operate all essential life safety systems

FLOOR LOADS

1st floor: 500 lbs. per SF
2nd-3rd floors: 300 lbs. per SF
4th-6th floors: 250 lbs. per SF
7th-8th floors: 200 lbs. per SF

TELECOMMUNICATIONS

Fiber optic, broadband and cable services provided

GET IN TOUCH



LEASING TEAM

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