



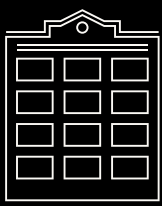
INDUSTRY CITY

WORK LOOKS DIFFERENT HERE

Industry City is a vibrant creative hub where start-ups, established companies, artists, and industrial users thrive. **With renowned tenants like the Brooklyn Nets, Meta, West Elm, and the Brooklyn Chamber of Commerce, innovation is inherent in the campus' DNA.** Design, nonprofits, biotech, services, and manufacturing all coexist 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.





35 ACRES
16 BUILDINGS
6 MILLION SQUARE FEET
ONE CREATIVE COMMUNITY

70+ RETAILERS

- | | | |
|--------------|---------------|-------------------|
| Auto Dealers | Design Stores | International |
| Bars | Distilleries | Pop-ups |
| Breweries | Eateries | Restaurants |
| Coffee Shops | Entertainment | Specialty |
| Craftmakers | Galleries | Vintage + Novelty |

550+ UPPER FLOOR BUSINESSES

INDUSTRIES

- Art
- Biotech
- Design
- E-Commerce
- Education
- Food
- Light Manufacturing
- Logistics
- Media
- Nonprofit
- Production
- Services
- Technology
- Warehousing

SPACE USES

- Artist Studios
- Commissary Kitchens
- Content Studios
- Fabrication Spaces
- Fitness Studios
- Incubators
- Laboratories
- Makerspaces
- Manufacturing Centers
- Offices
- Showrooms
- Storage
- Studios
- Workshops

8,500
WEEKDAY
WORKERS

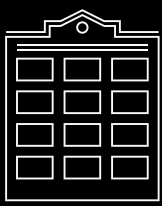
15,000
WEEKEND
VISITORS

145,000
INSTAGRAM
FOLLOWERS

35,000
WEBSITE
WEEKLY VIEWS

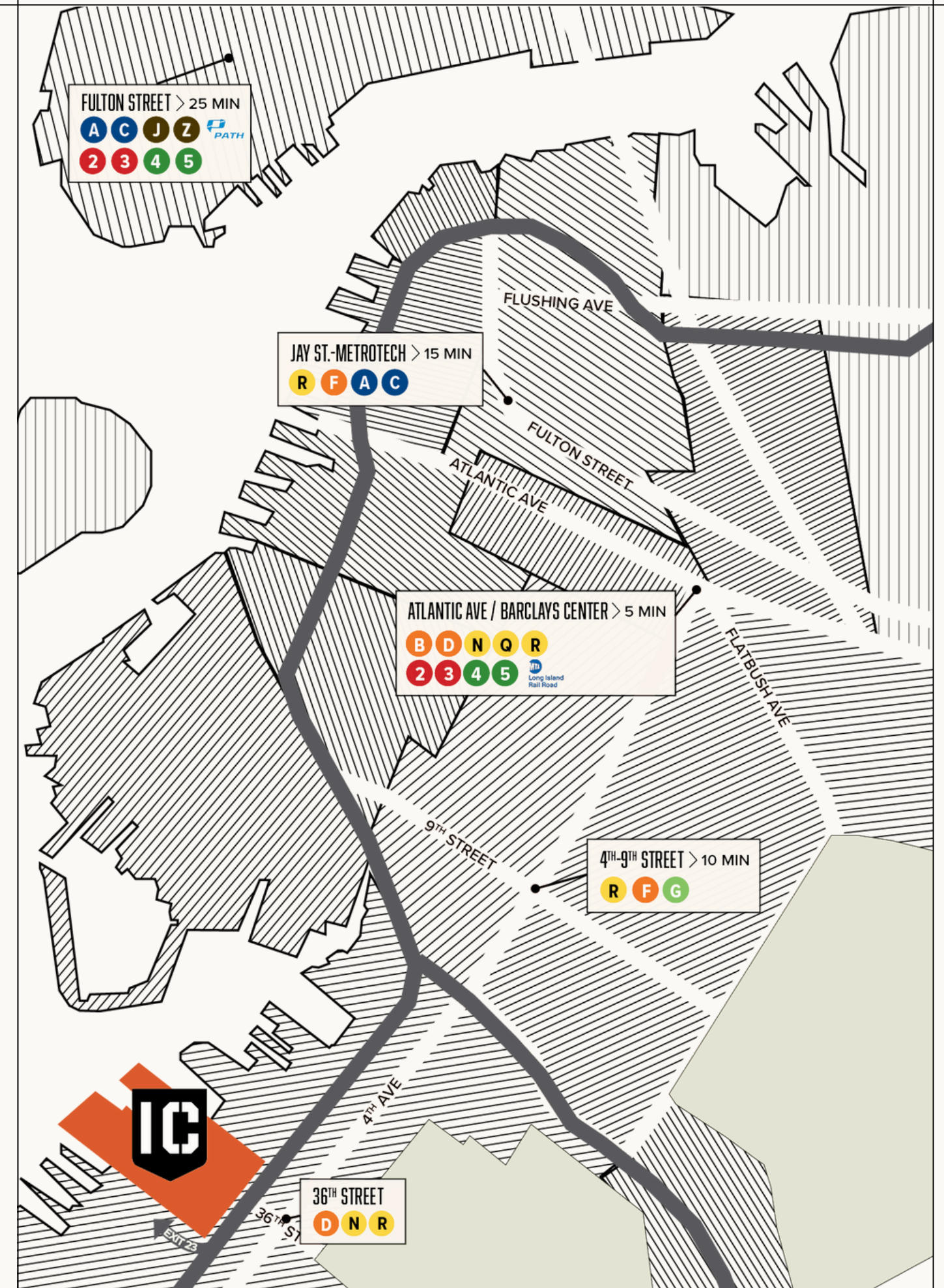
28,000
FACEBOOK
FOLLOWERS

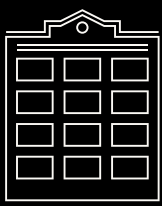
80,000
NEWSLETTER
SUBSCRIBERS



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	



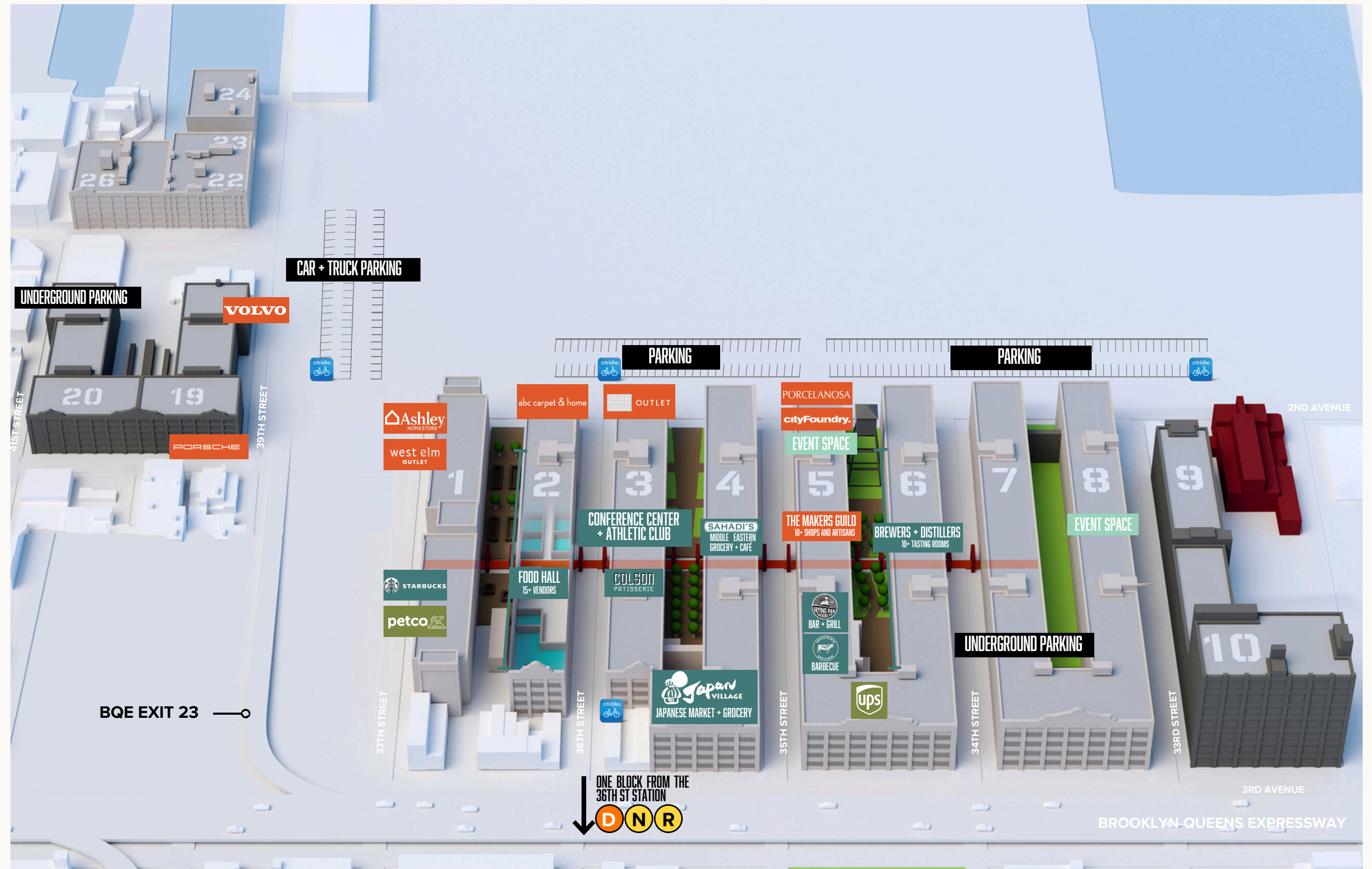


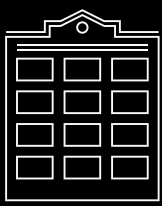
ABOUT INDUSTRY CITY CAMPUS PLAN

35 ACRES
16 BUILDINGS
6 MILLION SQUARE FEET
ONE CREATIVE COMMUNITY






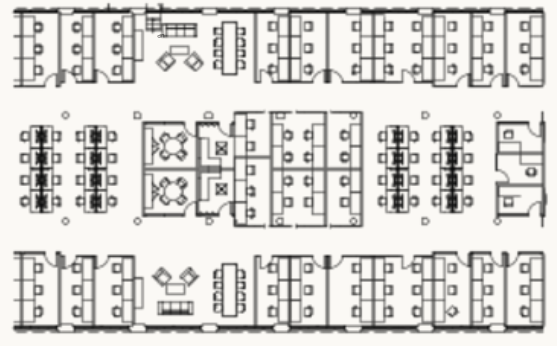


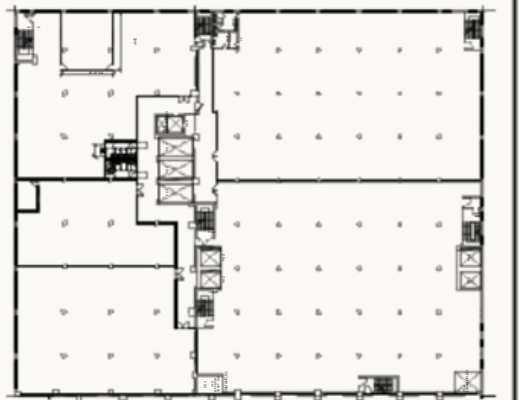
INDUSTRIES SPACE USES

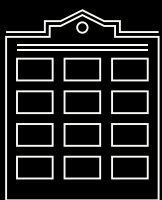
- | | |
|---------------------|--------------------|
| Art | Artist Studios |
| Biotech | Commissary |
| Design | Kitchens |
| E-Commerce | Content Studios |
| Education | Fabrication Spaces |
| Food | Fitness Studios |
| Light Manufacturing | Incubators |
| Logistics | Laboratories |
| Media | Makerspaces |
| Nonprofit | Manufacturing |
| Production | Centers |
| Services | Offices |
| Technology | Showrooms |
| Warehousing | Storage |
| | Studios |
| | Workshops |





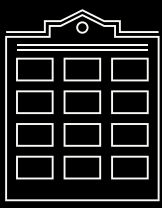
ABOUT INDUSTRY CITY
SPACE TYPES

	 COWORKING / FURNISHED OFFICE	 CREATIVE WORKSHOPS	 SMALL OFFICE	 LARGE OFFICE	 MANUFACTURING / STORAGE / FLEX
SIZE	1 - 25 PEOPLE	500 - 2,000 SF 1 - 15 PEOPLE	2,001 - 6,000 SF 16 - 30 PEOPLE	6,001 - 90,000 SF 31 - 400 PEOPLE	2,000 - 125,000 SF
FEATURES	FURNISHED OFFICE OR DEDICATED DESK CONFERENCE ROOMS PANTRY AND BATHROOMS ON-SITE OFFICE MANAGER	13'-0" CEILING OPERABLE WINDOWS SHARED CONFERENCE ROOMS	13'-0" CEILING OPERABLE WINDOWS SHARED CONFERENCE ROOMS PREBUILT SPACES AVAILABLE	13'-6" CEILING OPERABLE WINDOWS DIRECT ELEVATOR ACCESS PREBUILT SPACES AVAILABLE	13'-6" - 15'4" CEILING OVERSIZED FREIGHTS DIRECT ELEVATOR ACCESS ABUNDANT LOADING
SAMPLE FOOTPRINTS					



ABOUT INDUSTRY CITY
550+ COMPANIES
ACROSS INDUSTRIES


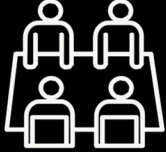









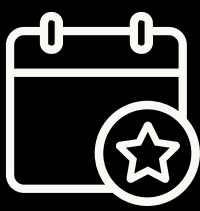
ABOUT INDUSTRY CITY TENANT OFFICES



TENANT-EXCLUSIVE AMENITIES

 <p>TENANT EVENTS</p>	<p>Exclusive events and special access to programming for IC-based businesses</p>
 <p>EXECUTIVE LOUNGE + CONFERENCE CENTER</p>	<p>Ground floor lounge for business owners + C-Suite staff members</p>
 <p>THE IC APP + EXCLUSIVE PERKS</p>	<p>Digital marketplace to access tenant exclusive discounts, event notifications, directory + more</p>
 <p>TENANT-ONLY ATHLETIC CLUB</p>	<p>Full service gym with personal training, free wellness classes, locker rooms, and showers</p>
 <p>INTERNET CONNECTIVITY</p>	<p>Access to 30+ carriers, network operators, ISPs, and major cloud providers; dark fiber cabling</p>
 <p>CAMPUS SHUTTLE</p>	<p>Private shuttle service for tenants that runs through the campus, connecting the 36th St subway station to 1st Ave-39th Street (Buildings 22-26)</p>
 <p>IN-HOUSE DEVELOPMENT TEAM</p>	<p>Handles construction process and delivers customized spaces</p>





TENANT EVENTS

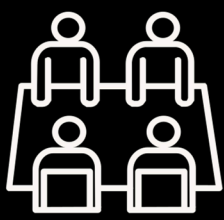
A PACKED CALENDAR

With 8,500 people on campus every day and 15,000 visitors per weekend, there is always something going on-- and IC tenants are the first to know.

Past programming includes:

- Industry-specific Mixers
- Lunch-and-Learns
- Workshops + Classes
- B2B Networking
- Brand Activations
- Festivals
- Markets + Sample Sales
- Kids Programs
- Trade Shows + Expos
- Film Screenings
- Concerts + Live Music





EXECUTIVE LOUNGE + CONFERENCE CENTER

CAMP DAVID

The ground floor of Camp David is open to business owners and C-Suite staff members of IC-based companies with one guest.

The space functions as an executive lounge and meeting space where entrepreneurs are encouraged to connect. Meeting rooms are available for booking and the entire ground floor can be privatized for events.





STAYING CONNECTED ON CAMPUS

Industry City built a tenant-exclusive app to create a unified platform that facilitates B2B connections. The IC App holds:

- Monthly programming calendars
- Daily events announcements
- Discussion board
- Wellbeing class schedules
- Ongoing discount programs
- Product and services promotions
- Discussion forums
- IC Shuttle tracker





TENANT-ONLY ATHLETIC CLUB

THE IC ATHLETIC CLUB X LA PALESTRA

\$35 / MONTH

Individual memberships and corporate group rates available

EQUIPMENT

Cardio: treadmills, ellipticals, Jacob’s ladder, stair master, versa climber, fluid rowers, arc trainers, bikes

Weights: free weights, kettlebells, squat/ bench racks, hex bar, Cybex machines
Accessories: Medicine balls, physioballs, Bosu balls, jump ropes, TRX, bands, ropes

DAILY CLASSES

Yoga, HIIT, Pilates, Boot Camp, and Mobility as well as lunch-and-learns, Run Club, and Hiking Club

**SHOWERS +
LOCKER ROOM**

Towel service, Malin + Goetz body + hair care products, hair styling tools

**PERSONAL
TRAINING**

1-on-1 training sessions, or partner training sessions offered





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

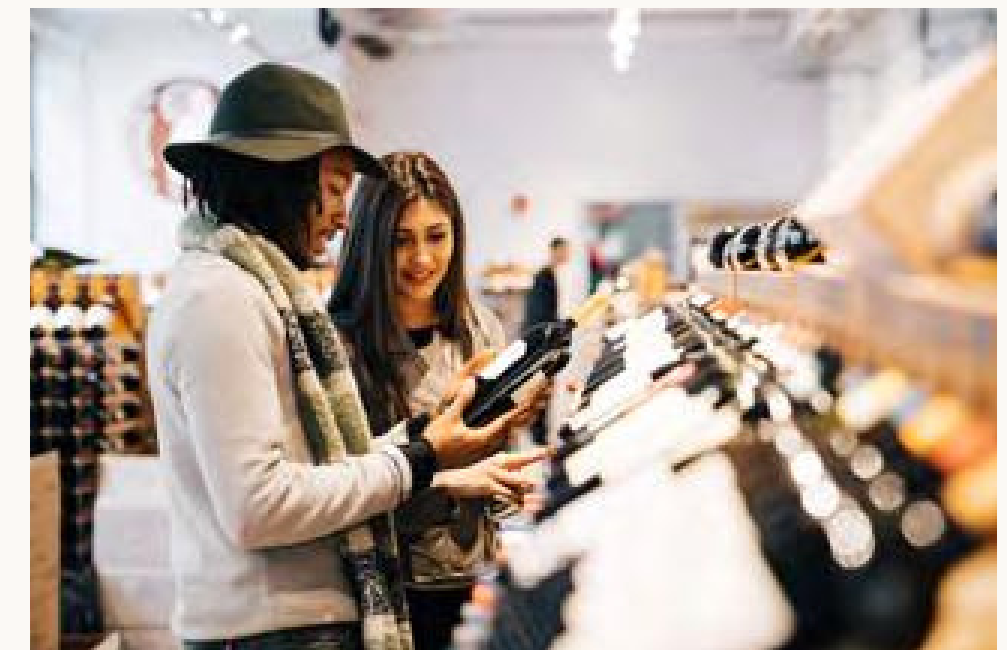
ADDITIONAL DATAVERGE OFFERINGS:

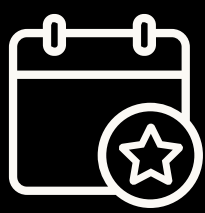
- On-site managed WiFi services, allowing for turn-key connectivity with 10 Gbps, DDoS Protection, and 99.99% reliability
- Telecommunications consultants on-call to assist with service procurement project management
- Data center, including 24/7 security and technical support:
 - Allows tenants to host 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



PUBLIC AMENITIES

 <p>EVENTS + VENUE RENTAL</p>	<p>Multiple turnkey event spaces available for booking and have hosted trade shows, markets, festivals, and more</p>
 <p>FOOD + BEVERAGE</p>	<p>Over 35+ restaurants, bars, breweries, distilleries, and grocery stores including a 40,000 SF food hall</p>
 <p>ROBUST RETAIL</p>	<p>Over 30+ specialty shops, design retailers, and craftmakers</p>
 <p>JAPAN VILLAGE</p>	<p>NYC's largest Japanese food hall with a grocery store, dry goods shop, liquor store, and a dollar store</p>
 <p>COURTYARDS + OUTDOOR SPACE</p>	<p>Three furnished, heated courtyards with distinctive personalities</p>
 <p>CAMPUS SECURITY</p>	<p>Security Command Center is staffed 24/7 and monitors the campus vis CCTV surveillance and roving mobile patrols.</p>
 <p>PARKING + TRANSIT</p>	<p>5 minute walk to D, N, R lines at 36th St Secure bike room, 5 CitiBike docks Monthly parking available Electric Vehicle charging stations</p>





EVENTS + VENUE RENTAL

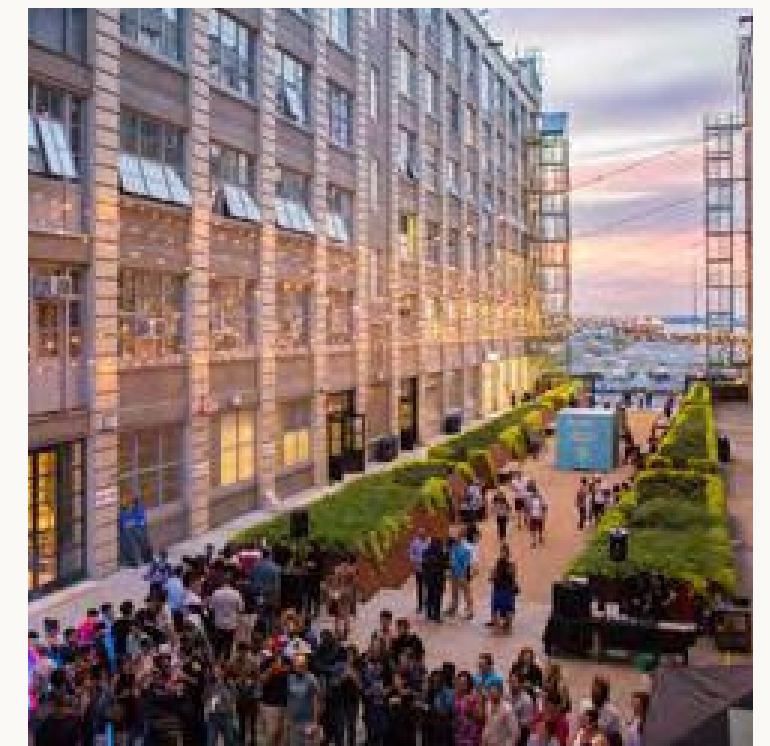
SIGNATURE + SEASONAL SPACES

Industry City offers striking, light-filled indoor event spaces to suit a wide range of occasions and audiences.

From cocktail parties to galas, photo shoots to trade shows, there are a variety of options for hosting memorable moments at IC.

Event Spaces:

- Five / Two / A
- The Box Factory
- Camp David
- The Gallery
- Courtyards + Private Streets
- The Ice Rink (Winter)
- The Band Shell





INTERNATIONAL INSPIRATION MEETS LOCAL FLAVOR

FOOD

- Ample Hills Creamery
- Avocaderia
- Bangkok B.A.R
- Burger Joint
- Carreau Club
- Colson Patisserie Confidant
- Ejen
- Ends Meat
- Frying Pan BK
- HiFi Records Listening Bar
- Hometown Bar-B-Que Japan Village
- Kotti Berliner
- LiLac Chocolates Sahadi's
- Starbucks
- Table 87
- Taco Mix
- Taza Mkt
- Uluh
- WakuWaku

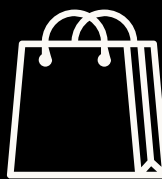
BEVERAGE

- Barrow's Intense
- Bitter Monk
- Brooklyn Kura
- Fort Hamilton Distillery
- Gumption Coffee
- Gun Hill Brewing
- HiFi Records Listening Bar
- Oldies
- Standard Wormwood
- Tadaina

GROCERY + WINE

- Japan Village
- Moore Brothers Wine
- Sahadi's
- Sahadi Spirits
- Sunrise Mart





ROBUST RETAIL

NEXT GENERATION BRICK AND MORTAR

DESIGN RETAIL

ABC Carpet & Home Outlet
 Ashley Furniture
 City Foundry
 DWR Outlet
 IC Store by WantedDesign
 Kohler
 Porcelanosa
 Remix Market
 RH Outlet
 West Elm Outlet

THE MAKERS GUILD

Bios Apothecary
 Court Tree Collective
 Francis Waplinger
 Gossamer Rozen
 Hollander & Lexer
 Ippin Project
 Megan Euell
 Mise En Scent
 Mr. Boddington
 N+A Jewelers
 Rue de Paradis
 Sirko Fitness
 Tadaima
 Tania Whalen Ceramics
 Whirlwind Yarn
 William Storms

AUTO DEALERSHIPS

Genesis
 Porsche
 Volvo

ENTERTAINMENT

BK One Productions
 Brooklyn Escape Room
 Brooklyn Game Knight
 Brooklyn Pop Culture Exhibit
 Hapik

OTHER

Adventurers Supply
 Book Off
 DAISO
 Gloss BK Hair Salon
 Hilti
 HiFi Records
 IC General Supply
 King of Kings Barbershop
 Petco
 Powerhouse Books
 St. Marks Comics
 Theo Rock Nazz
 Upside Frown Tattoos
 UPS Store





JAPAN VILLAGE

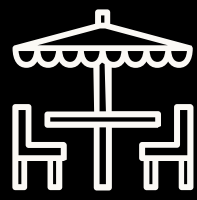
A HUB FOR CULTURE AND CUISINE

Japan Village, a homage to the rich traditions of Japan, brings together a 10+ stall food hall brimming with Japanese delicacies. It celebrates the timeless craftsmanship of ancient Japan, blending it with the vibrant spirit of the present day.

JAPAN VILLAGE RETAIL

- Book Off** - Anime + Collectibles Shop
- Daiso** - Dollar Store
- Kuraichi** - Sake + Spirits Shop
- Oldies** - Cocktail Bar
- Sunrise Mart** - Grocery
- The Loft** - Cultural Center
- WakuWaku** - Seated Dining





COURTYARDS + OUTDOOR SPACE

FOUR COURTYARDS FOR ANY SEASON

The courtyards are open to the public, welcoming refreshing waterfront breezes in the summer and offering cozy warmth during crisp fall and winter nights. They are furnished, heated, and host a rotating roster of seasonal tents and structures.

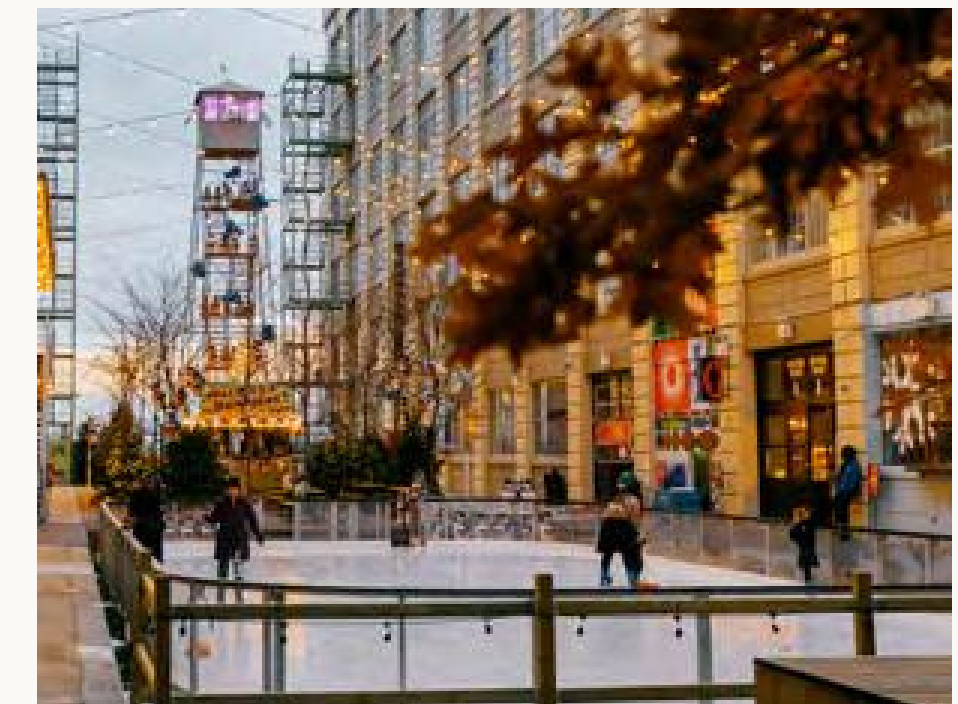
COURTYARDS

Courtyard 1/2 - The Band Shell and the Food Hall

Courtyard 3/4 - Zen garden, Sahadi's, and Japan Village

Courtyard 5/6 - Brewers + Distillers, the Turf, and the Ice Rink

Courtyard 7/8 - Event Space near The Box Factory





Industry City's ownership, responsible for the development of NYC's Chelsea Market and millions of square feet nationwide, is actively involved in on-site development, management, leasing, and events.

[EMAIL LEASE@INDUSTRYCITY.COM](mailto:LEASE@INDUSTRYCITY.COM)

