



## TOP FLOOR, 6,300 RSF STUDIO WITH PANORAMIC VIEWS AND SKYLIGHTS



**INDUSTRY CITY**

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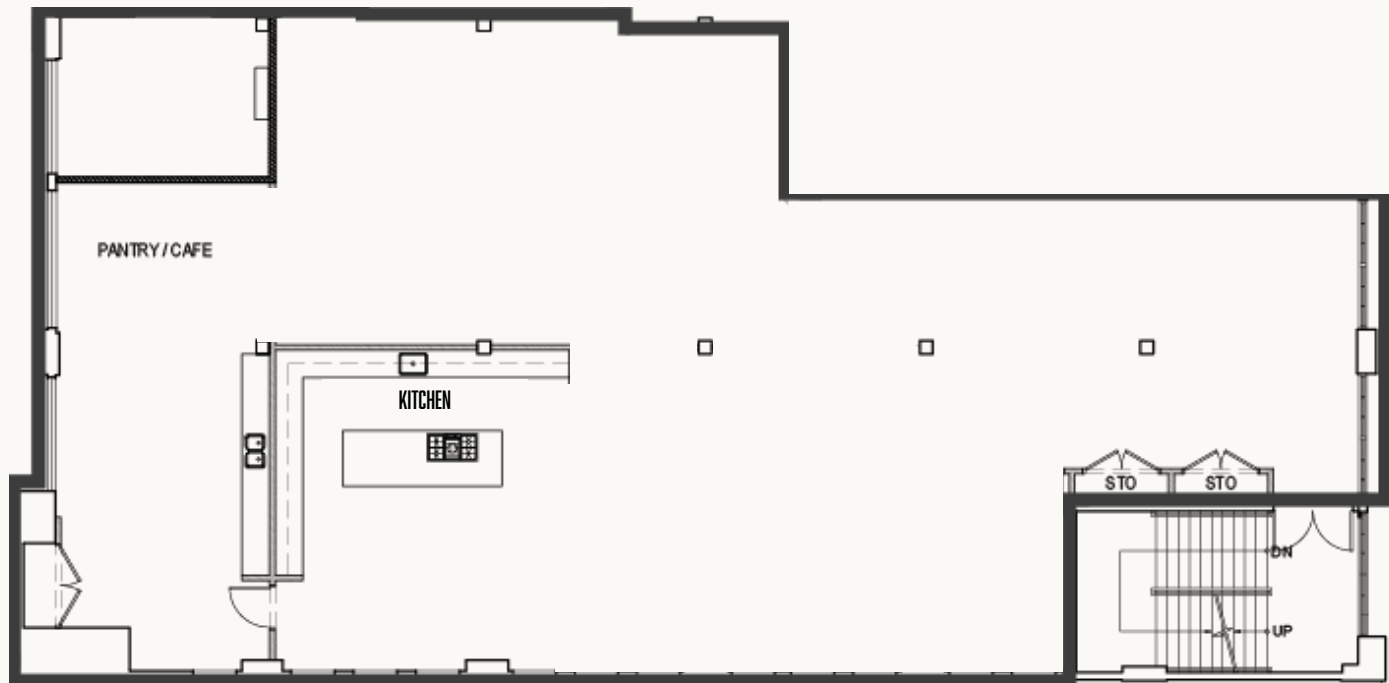
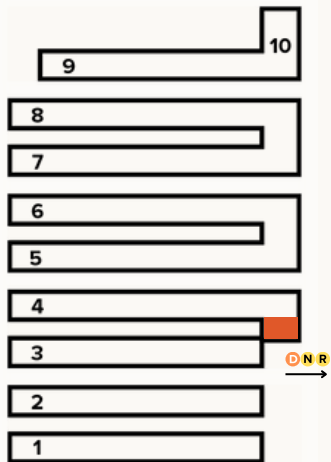
# BUILDING 4 FLOOR 6 - SUITE 02

Built top floor space with high ceilings, three sides of windows, and skylights. HVAC, electrical distribution and a pantry are already in place.

## SPACE INFO

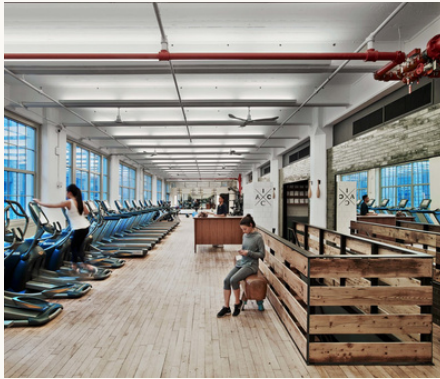
Building 04  
Floor 06  
RSF 6,305

## CAMPUS KEY



# AMENITIES

At Industry City, workspace is more than just four walls and a roof. We offer a dynamic community-focused environment, complemented by a range of amenities that are thoughtfully designed to elevate your workday.



## IC ATHLETIC CLUB

Full-service gym with personal training, free wellness classes, locker rooms, and showers.



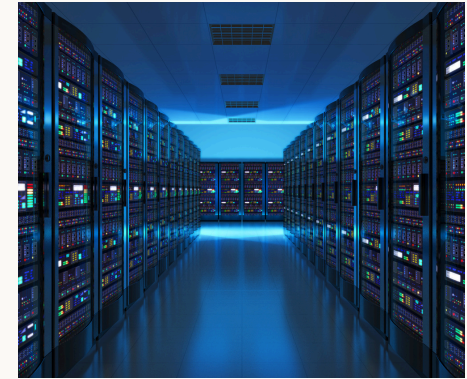
## COURTYARDS + OUTDOOR SPACE

Three furnished, heated courtyards with distinctive personalities.



## EXECUTIVE LOUNGE + CONFERRING

Exclusive lounge for business owners, access to conference rooms, and private event venues.



## 35 ISPS AND DARK FIBER CABLING

Access to 35+ carriers, network operators, ISPs, and major cloud providers.



## EATERIES AND BARS

Over 50 restaurants, bars, breweries, distilleries, and grocery stores.



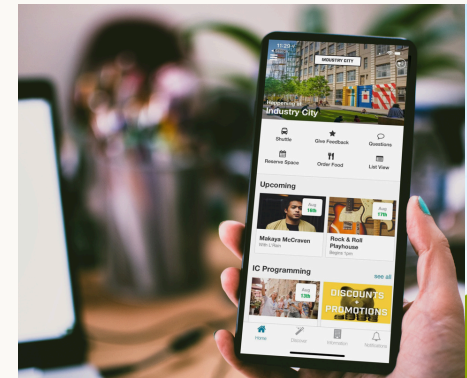
## BIKE STORAGE AND CITIBIKE DOCKS

Secure indoor bike room and four CitiBike docks along the perimeter of the campus.



## CAR AND TRUCK PARKING

Daily parking available with Electric Vehicle charging stations.



## IC APP AND TENANT DISCOUNTS

Digital resource to access tenant exclusive discounts, collaboration opportunities + events.



# ECONOMIC INCENTIVES

THE VALUE OF MOVING TO BROOKLYN

Establishing your business presence in Brooklyn could unlock a host of financial benefits and incentives, potentially saving your company hundreds of thousands of dollars.

## 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 in tax credits annually for each full-time employee, for up to 12 years.

For example, an eligible business relocating to Industry City with 40 full-time employees would receive a New York City income tax credit equal to \$120,000 (\$3,000 x 40) per year - effectively reducing the annual rent of a 5,000 SF office from \$175,000 to \$55,000.

Industry City will assist your business in securing benefits through the above program.

## COMMERCIAL RENT TAX (CRT)

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

## ENERGY COST SAVINGS PROGRAM (ECSP)

Qualified companies are eligible for savings of up to 22.5% on annual energy costs.