

**BKLYN
LOFTS
CITYPOINT**

BECCOME

BIRMINGHAM

BORN

**WORK IN
THE
CENTER
OF
DOWNTOWN
BROOKLYN**

DOBRO IS THE CENTER OF BROOKLYN AND HOME TO CITY POINT.

City Point is a 1.9 million square foot development bringing together residential, commercial, retail and food in a 21st Century commercial center the borough has never seen before.

TRANSPORTATION IS KEY

Dekalb Avenue stop on site



Within a one-block radius



Plus several bus lines

DEKALB MARKET HALL IS AT THE BASE

DeKALB MARKET HALL

DeKalb Market Hall, a 26,000-square-foot dining hall boasting an authentically curated group of 40 eateries. Here are a few of our vendors:

KATZ'S DELI

MELT KRAFT

FORTINA

FLETCHER'S BBQ

AMPLE HILLS

BÚN-KER

SEVEN 1 CAKE

HOME FRITE

PAIN D'AVIGNON

AREPA LADY

**NEWLY
CONSTRUCTED**

**OPEN
PLAN
LAYOUTS**

ELECTRIC: DIRECT TENANT CONTROLLED HVAC 20 FOOT CEILING HEIGHT



4TH FLOOR

9,515 RSF

5 Offices
37 Desks
6 Conference Rooms



5TH FLOOR

8,858 RSF

5 Offices
37 Desks
4 Conference Rooms



**HERE
ARE
ALL
THE
PERKS**

EMPLOYEE AND EMPLOYER BENEFITS

RELOCATION AND EMPLOYMENT ASSISTANCE PROGRAM (REAP)

REAP is a 12-year tax credit against New York City business taxes equal to \$3,000 per employee relocated to Downtown Brooklyn. For the first five years, a company can receive a cash grant if the benefit is higher than their city business taxes. To qualify for REAP, an eligible business must relocate from outside New York City or from below 96th street in Manhattan.

INDUSTRIAL AND COMMERCIAL INCENTIVE PROGRAM (ICP)

This unique program, which is no longer active but available to City Point, creates a 25-year tax abatement of the building tax component, and increases only on the land tax component. It is expected that this benefit will reduce real estate taxes from \$5 per square foot to \$1 per square foot.

COMMERCIAL REAL ESTATE TAX (CRT) ABATEMENT

Downtown Brooklyn does not have commercial rent tax, which may provide businesses with significant tax savings.

ENERGY COST SAVINGS PROGRAM (ECSP)

A 12-year program offered by NYC Department of Small Business Services that grants a 45% reduction in energy costs to companies relocating to Downtown Brooklyn. The program runs for 12 years; 8 years of full benefit with a 4 year phase-out. New York State Energy research and Development Authority (NYSERDA) Existing and New Facilities Programs Businesses may receive up to \$30,000 in rebates on pre-qualified energy-efficient equipment.

BUSINESS INCENTIVE RATE (BIR)

BIR is a discretionary benefit that provides a reduction on regulated electric costs by 30%-35% for a term of five years, which new commercial tenants to City Point are eligible for.

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