

35 ACRES
16 BUILDINGS
6 MILLION SF
500+ COMPANIES
ONE CREATIVE COMMUNITY



AN URBAN CAMPUS

With five acres of outdoor space, a robust restaurant and retail program, and unrivaled tenant amenities, IC is a bustling hub of creativity where 8,000 people come to work daily.

AROUND THE NEIGHBORHOOD

HOTELS



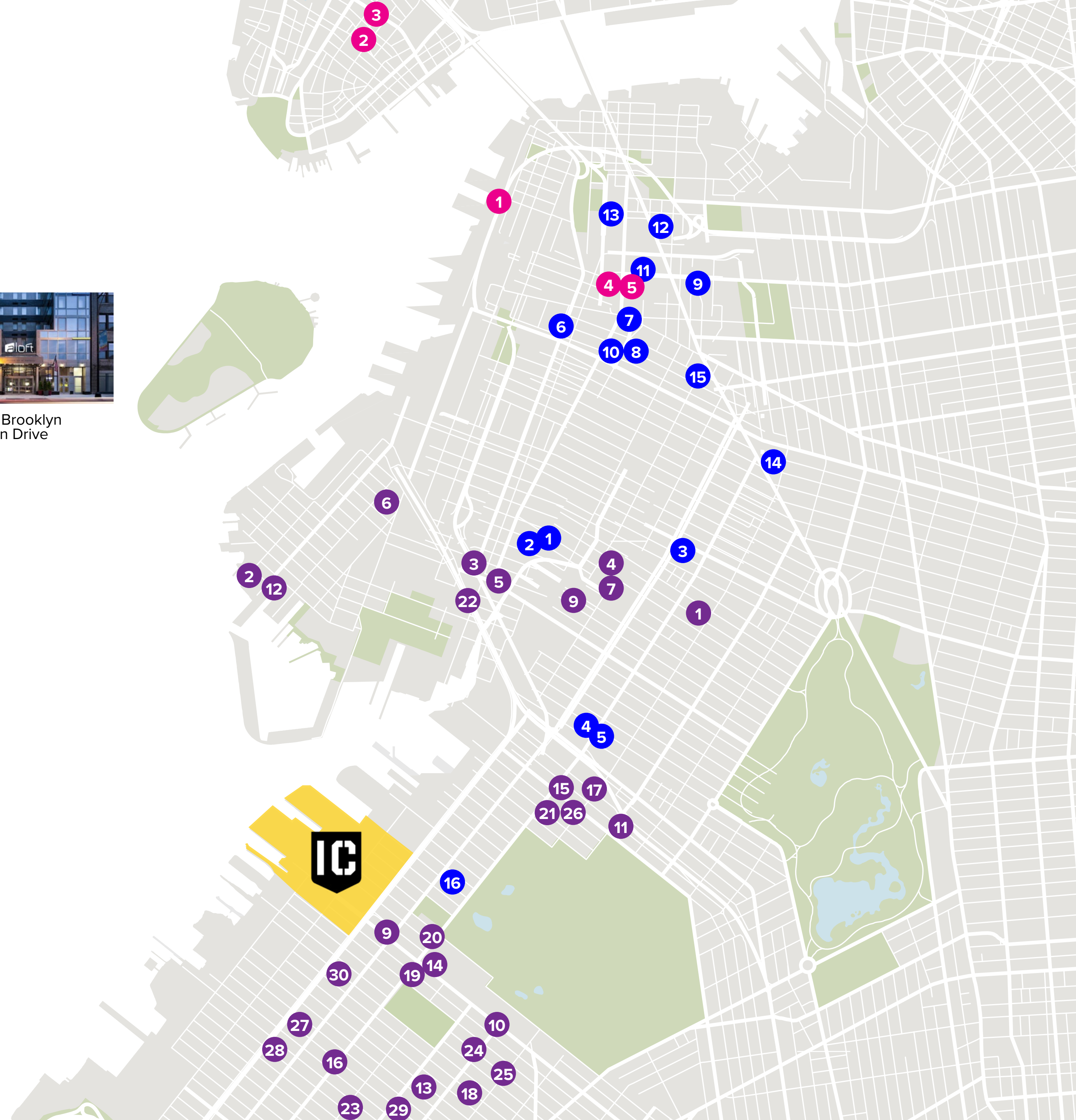
- 1 1 Hotel Brooklyn
10 Min Drive
- 2 AKA Wall St
12 Min Drive
- 3 The Beekman
14 Min Drive
- 4 Hilton Downtown BK
9 Min Drive
- 5 Aloft Brooklyn
14 Min Drive

RESIDENTIAL

- 1 365 Bond Street
- 2 363 Bond Street
- 3 223 4th Avenue
- 4 191 Prospect Avenue
- 5 581 4th Avenue
- 6 125 Court Street
- 7 10 City Point
- 8 Hoyt & Horn
- 9 The Margo
- 10 Be@Schermerhorn
- 11 The Oro
- 12 The Eagle
- 13 The Amberly
- 14 461 Dean
- 15 The Ashland
- 16 Heritage Equity Partners
18-story residential building
**Anticipated 2020*

FOOD + DRINK

- 1 Blue Ribbon
- 2 Brooklyn Crab
- 3 Buttermilk Channel
- 4 Claro Oaxacan Eatery
- 5 Court Street Grocery
- 6 Defonte's
- 7 Dirty Precious
- 8 Famous Gourmet
- 9 Four & Twenty Blackbirds
- 10 Golden Rich
- 11 Greenwood Park Beer Garden
- 12 Hometown Bar-B-Que
- 13 Hot Space
- 14 Kofte Piyaz
- 15 Korzo
- 16 La Brasa Peruana
- 17 Lot 2
- 18 Lucky Eight
- 19 Maria's Bistro
- 20 Melody Lanes
- 21 Nostro
- 22 Other Half Brewing Company
- 23 Pacificana
- 24 Parlay
- 25 Pho Viet
- 26 Sea Witch
- 27 Slimak Cafe
- 28 Tacos El Bronco
- 29 The Roast
- 30 Zona Sur



INDUSTRY CITY

Statue of Liberty +
Manhattan Views

2nd Avenue

Landscaped + Programmed
Courtyards

Brooklyn Greenway

Pedestrian Pathway

Food Hall

Distillery Row
+ Beer Garden

Japan Village

Amenities Lobby

One block from
the 36th St Station



39th St

37th St

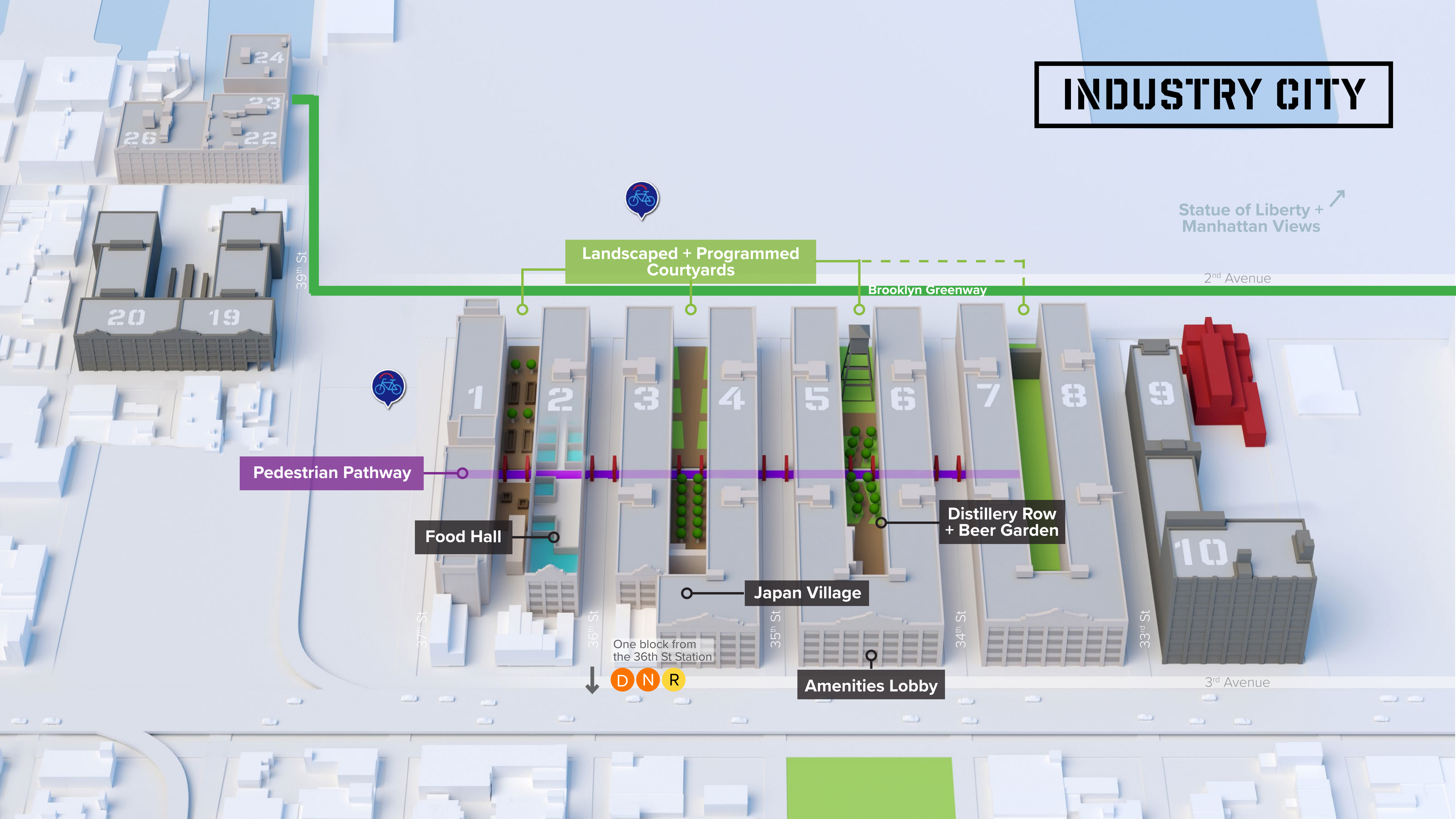
36th St

35th St

34th St

33rd St

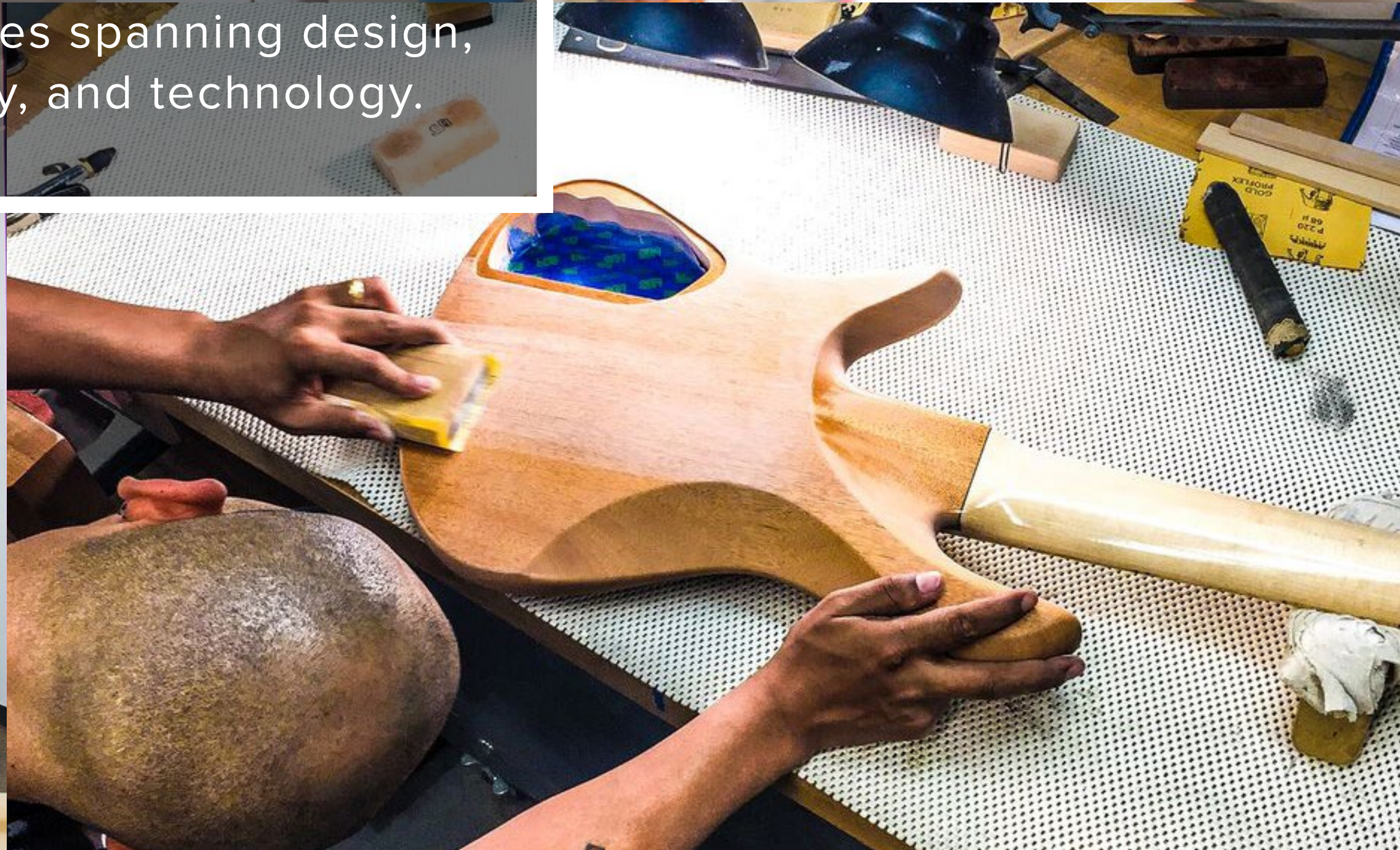
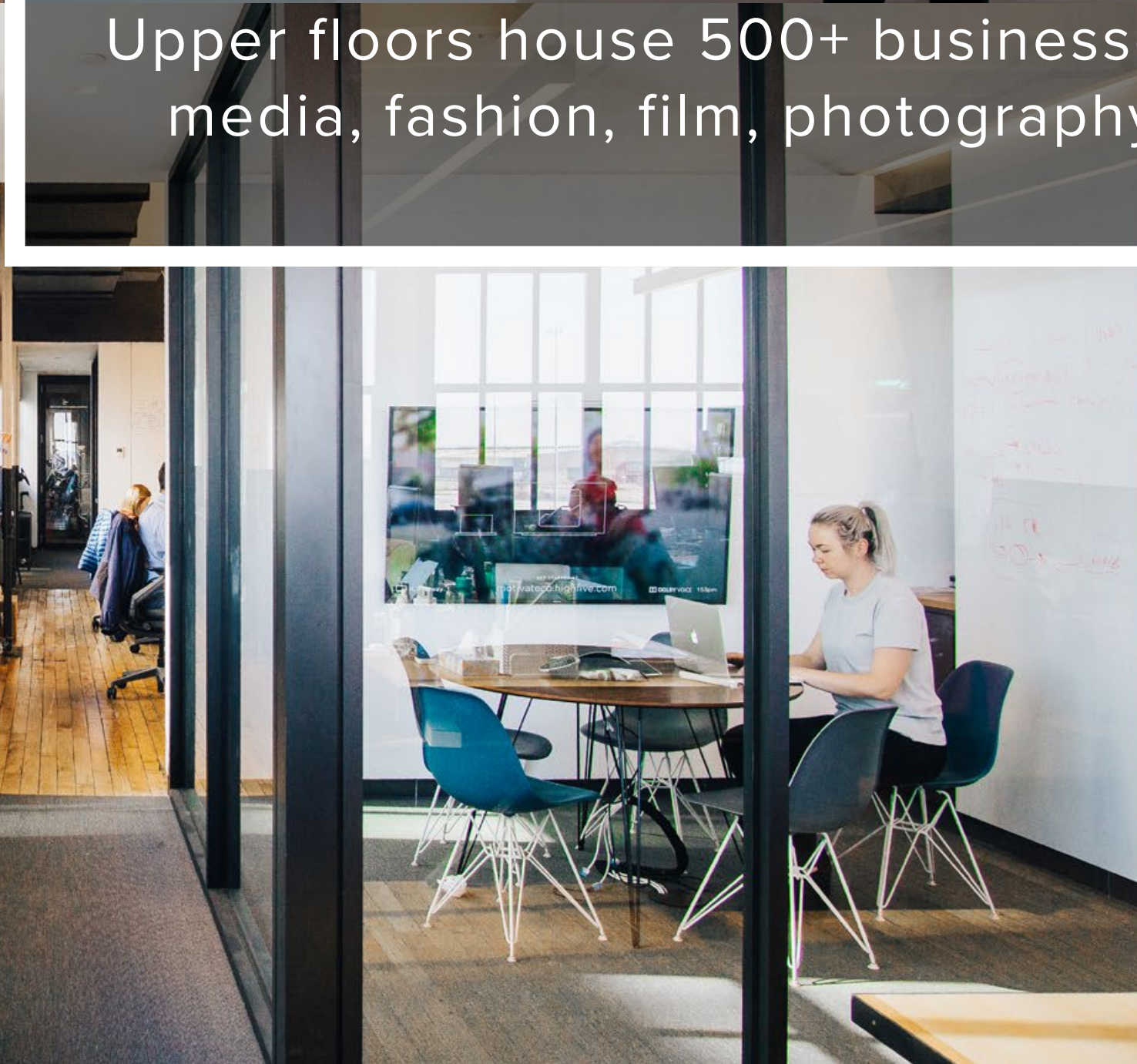
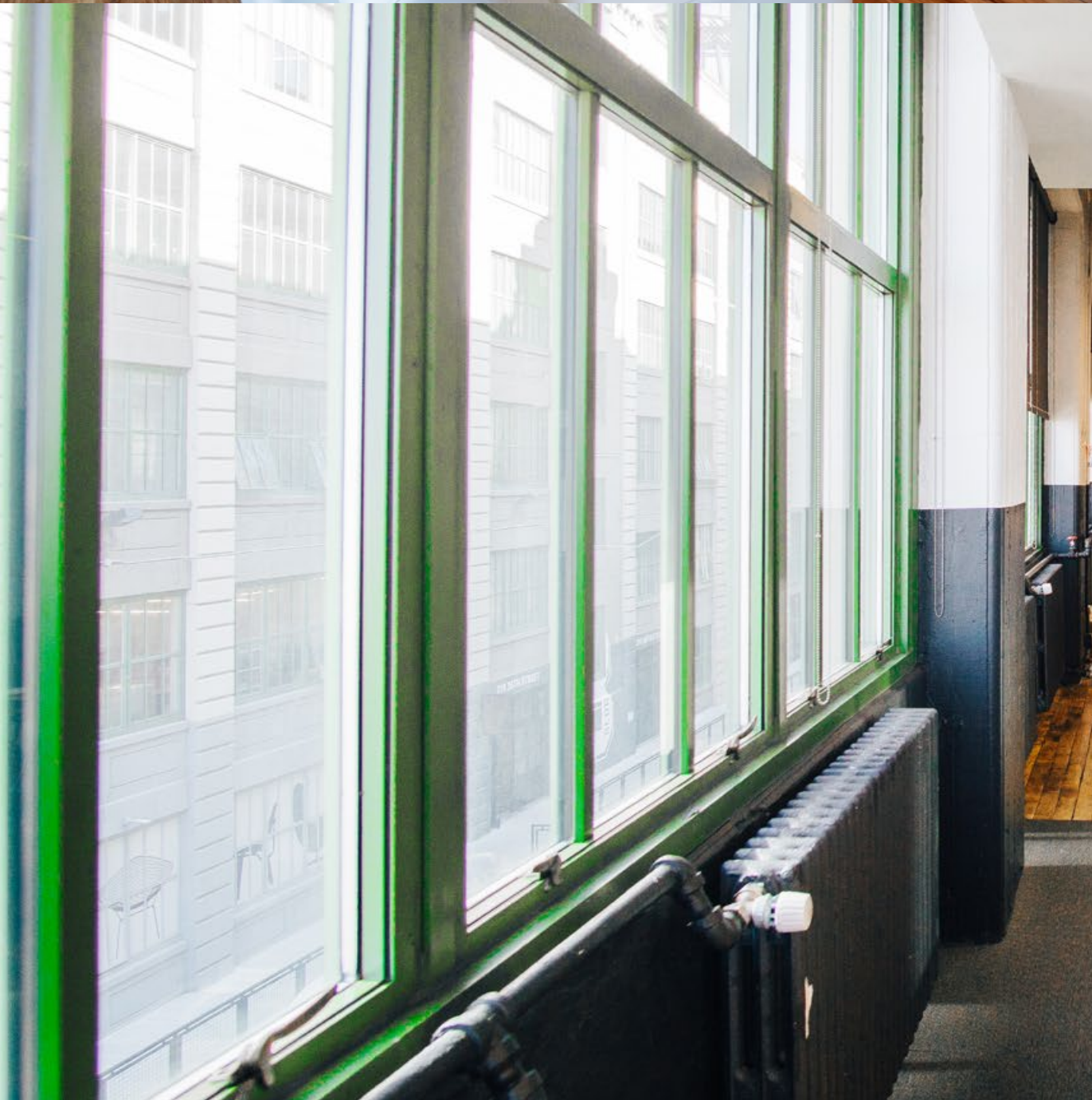
3rd Avenue





WORKSPACE

Upper floors house 500+ businesses spanning design, media, fashion, film, photography, and technology.

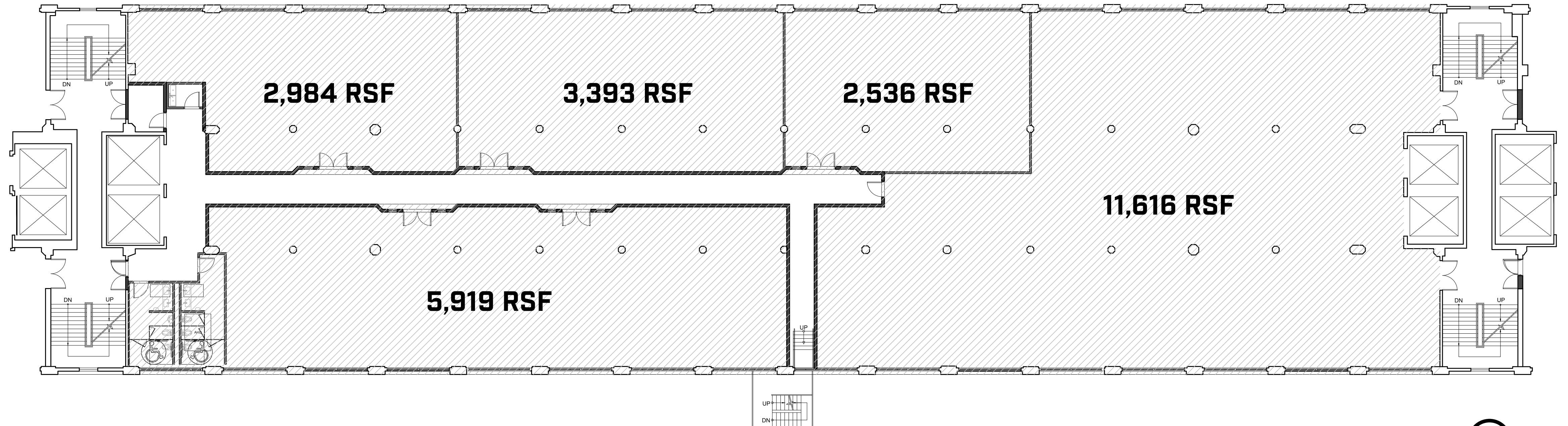




PREBUILT SPACES

With ceiling heights up to 12'9", flexible layouts, abundant light, and a variety of sizes to choose from, your space is a canvas for creative expression.

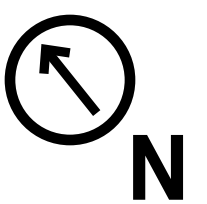
SAMPLE LAYOUT



ADDITIONAL DETAILS

Whiteboxed, prebuilt conditions
12'9" ceilings
New, oversized, operable windows
Shared conference rooms
200 lb floor loads
Oversized freight elevators
Custom buildouts

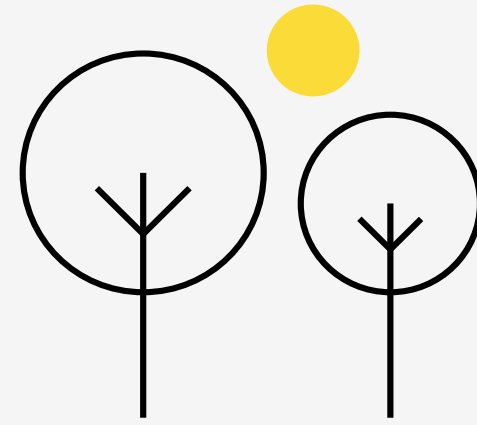
Lease terms between 3 - 7 years
Full broker commission upon deal execution
WiredScore Platinum
One block from the subway (D, N, R lines)
One express stop from Atlantic Terminal
(D, N, R, 2, 3, 4, 5, B, Q, LIRR)



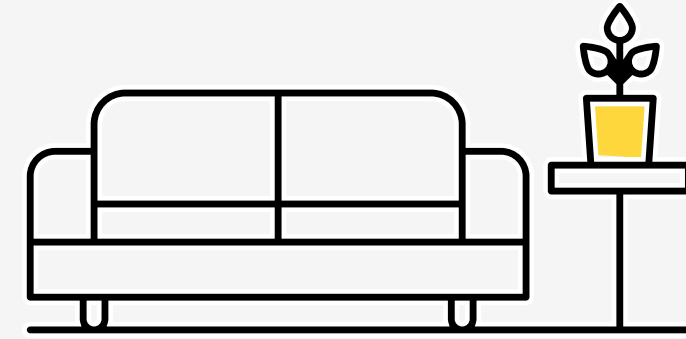
AMENITIES



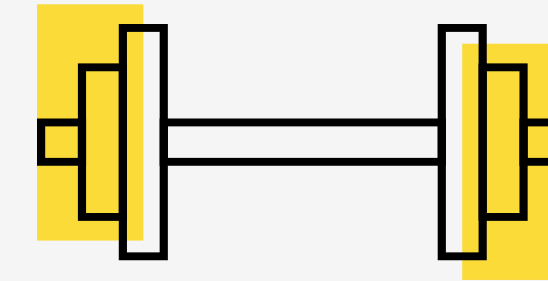
**35+
RETAILERS**



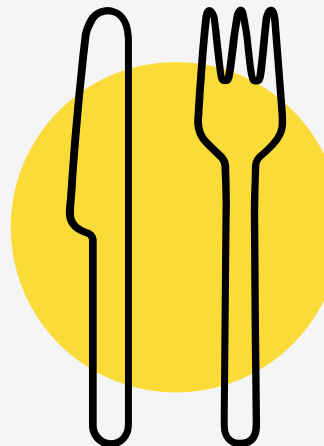
**LANDSCAPED
COURTYARDS**



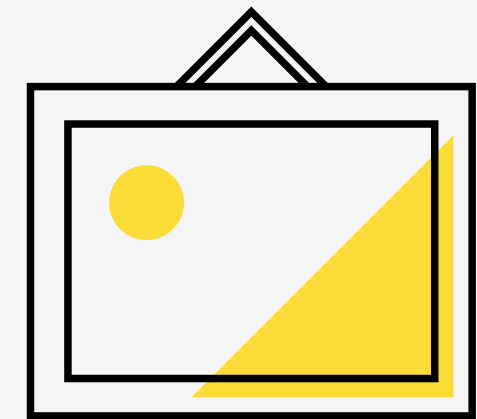
**COMMUNAL
TENANT LOUNGE**



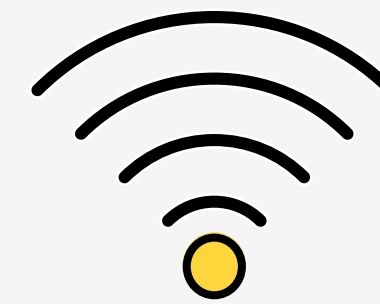
**ONSITE GYM +
WELLNESS PROGRAMS**



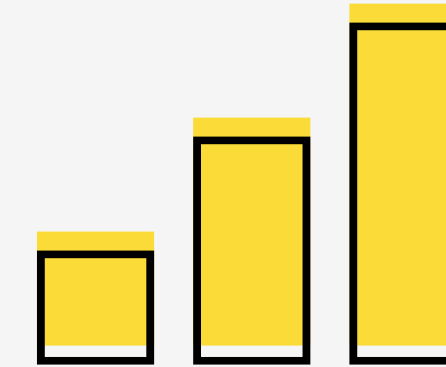
**40,000 SF
FOOD HALL**



**IMMERSIVE ART
INSTALLATIONS**



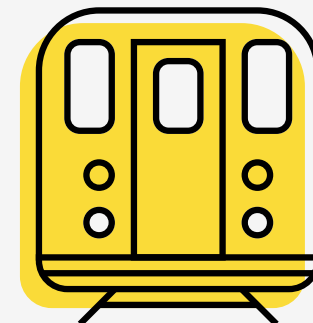
**FREE GROUNDLOOR GIGABIT WIFI
(INDOORS + OUTDOORS)**



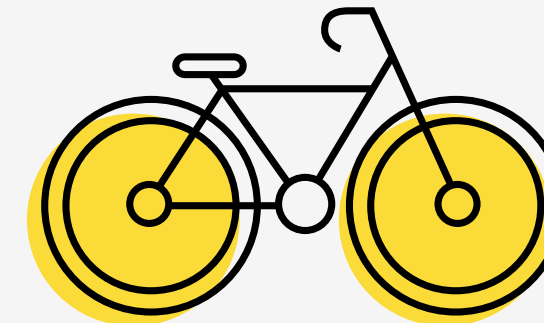
**WIREScore
CERTIFIED PLATINUM**



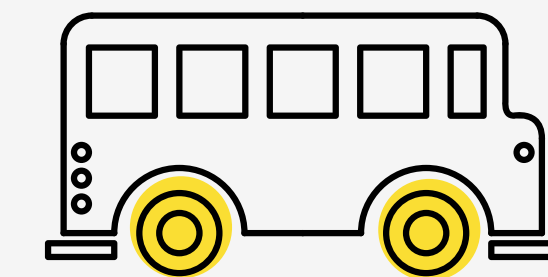
**ON-SITE
PARKING**



**1 BLOCK FROM
THE D,N,R**



**2 CITIBIKE STATIONS +
OUTDOOR BIKE RACKS**



**CAMPUS
SHUTTLE**



OUTDOOR SPACE



ART INSTALLATIONS



FOOD + DRINK

- Avocaderia
- Bangkok Bar
- Barrows Intense Ginger Liqueur
- Big Alice Brewing
- Blue Marble Ice Cream
- Boil Boil Ramen
- Breadberry
- Brooklyn Kura
- Burger Joint
- Colson Patisserie
- Ejen Korean Comfort Food
- Ends Meat
- Filament at The Landing
- Frying Pan Brooklyn
- Gumption Coffee
- Hometown Deli
- Japan Village
- Kotti Berliner Doner Kebab
- Li-Lac Chocolates
- Maglia Rosa
- One Girl Cookies
- Pickle Shack
- Sahadi's
- Table 87 Pizza
- Taco Mix
- Yaso Tangbao Soup Dumplings
- ...and more on the way!



AMENITIES

- 35+ restaurants and retailers
- Bi-level tenant lounge, café and bar
- Tenant gym and wellbeing program that includes 2 fitness classes each weekday
- Five acres of landscaped, furnished outdoor space
- On-site parking and Citi Bike stations
- Outdoor bike racks and indoor bike rooms
- Campus shuttle
- Brooklyn Greenway pedestrian and bike path
- On-site workforce development training center

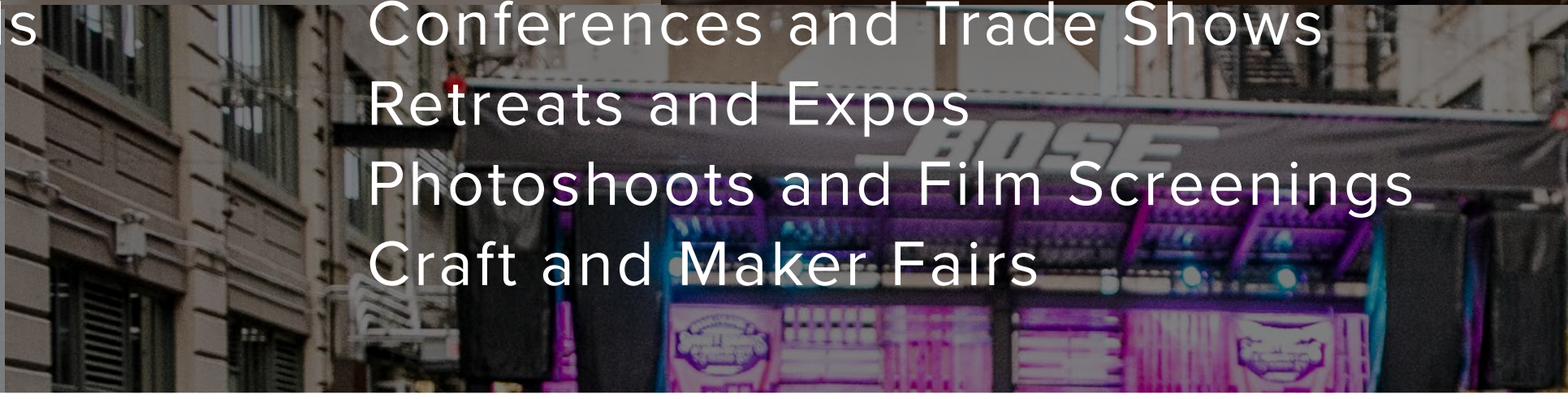




EVENTS + PROGRAMMING

Food and Wine Festivals
Live Concerts
Lunch-and-Learns
Sample Sales

Conferences and Trade Shows
Retreats and Expos
Photoshoots and Film Screenings
Craft and Maker Fairs



TENANT PORTAL

An online platform that promotes and supports community collaboration and interests. Includes information regarding:

- Events announcements
- Discount programs
- Product and service promotions
- Discussion forum
- IC Shuttle tracker





JAMESTOWN

Industry City's ownership, the same that developed NYC's Chelsea Market and millions of square feet across the country, is hands-on with development, management, leasing, and events teams on-site.