

47TH AVENUE



• COURAGE • PROGRESS • INDUSTRY •

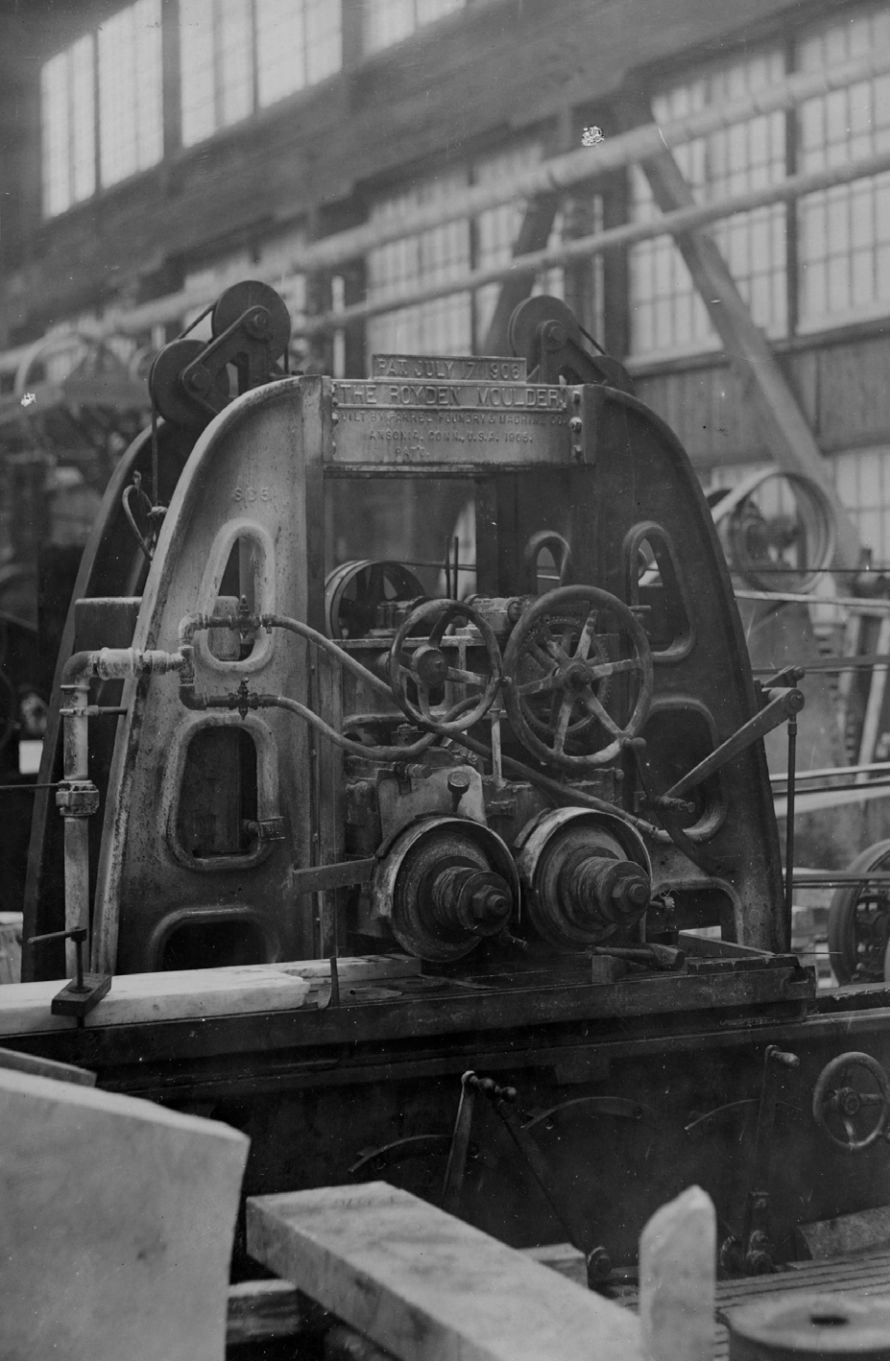
- THE -

FACTORY

- LIC -

• LONG ISLAND CITY • NEW YORK •





The Factory ca. 1930 as the former R.H. Macy and Co. warehouse

- THE -
FACTORY

• LONG ISLAND CITY • NEW YORK •

Built in 1926 and originally used by Macy's as a furniture warehouse, The Factory is one of Long Island City's most desirable workspaces. A center for cultivating the growth of forward-thinking companies as they enter traditional sectors and transform them. The Factory is driven by people's passion for their work.

Ownership completed a historically sensitive renovation creating large, flexible full-floors, as well as work-ready converted lofts.

Exceptionally high ceilings and brand new fully operable windows on every floor provide unmatched views of the Manhattan skyline.

Tenants enjoy thoughtfully assembled amenities including a newly designed lounge, food marketplace, breakroom, gymnasium, parking, and bike storage, along with the opportunity for private roof decks. The Factory restoration is founded on a design plan that celebrates an active and collaborative work environment.





THE BREAKROOM



LOBBY, LOUNGE & FOOD MARKETPLACE

24h ACCESS & SECURITY

FREE LOBBY **WIFI**

VARIETY OF MARKETPLACE
DINING OPTIONS





SOCIAL

LARGE, AIRY TENANT
LOUNGE
FOR SOCIALIZING AND DINING

OUTDOOR
EVENT SPACE

PRIVATE
ROOF DECK
AVAILABLE

PET FRIENDLY



ROOF DECK



Rendering

CREATIVE WORKSPACE

OVER **228,000 RSF** BLOCK OF
CONTIGUOUS SPACE FROM FLOORS 7 THROUGH 9

WORK-READY LOFTS

APPROX. **12'** CEILINGS

CLASSIC BUILDING WITH
MODERN INFRASTRUCTURE







ABUNDANT NATURAL LIGHT





VALUE

MORE AT LOWER PRICES PSF
THAN MANHATTAN & BROOKLYN

LARGE WINDOWS

HIGH CEILINGS

ALLURING **AMENITIES**

CREATIVE
WORK ENVIRONMENT





A **CREATIVE** HUB

CURATED
FOOD TRUCKS

GALLERY
EVENTS



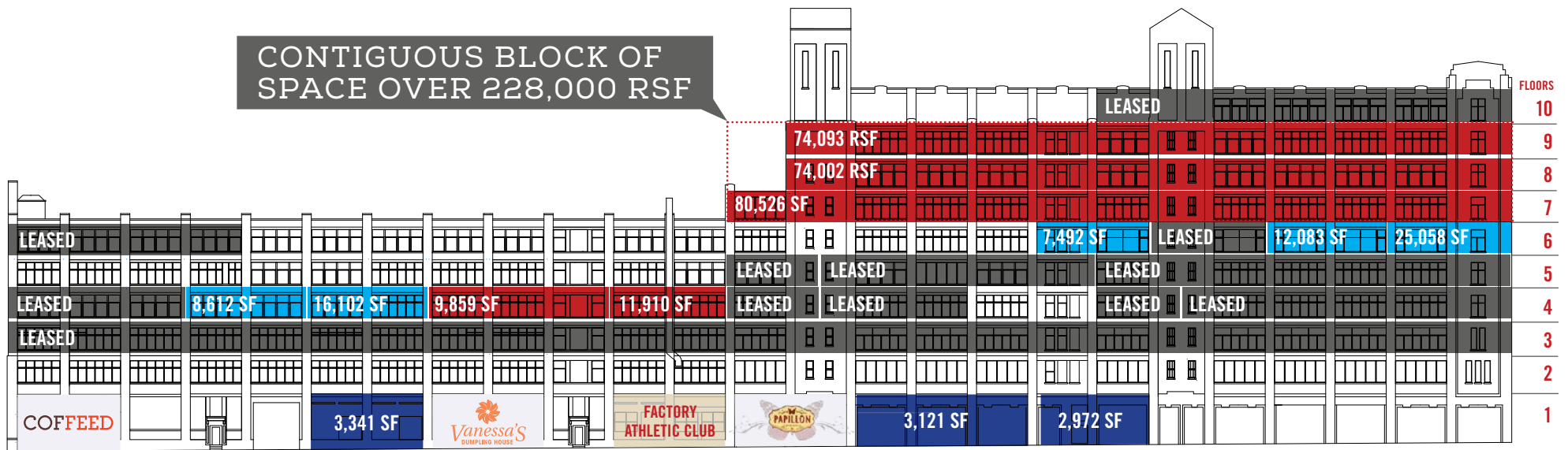
FACTORY
ATHLETIC CLUB

GROUP
YOGA CLASSES

PELTON
CYCLE EXPERIENCE



SPACES AVAILABLE IMMEDIATELY



■ AVAILABLE
 ■ PREBUILDS
 ■ RETAIL
 ■ RECENTLY LEASED



BUILDING SPECS

INDOOR **PARKING** AVAILABLE

MULTIPLE **FREIGHT** ELEVATORS

LOADING DOCKS

FLOOR LOADS OF **120LBS** OR MORE

AMPLE **ELECTRICAL** CAPACITY

MULTIPLE **IT** PROVIDERS

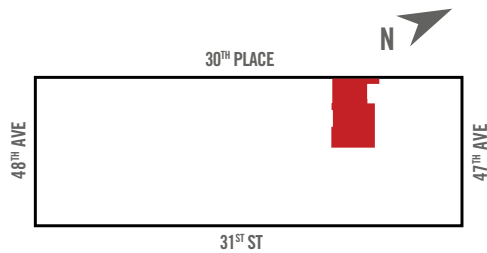
SECURE **BIKE** STORAGE



SUITE 412

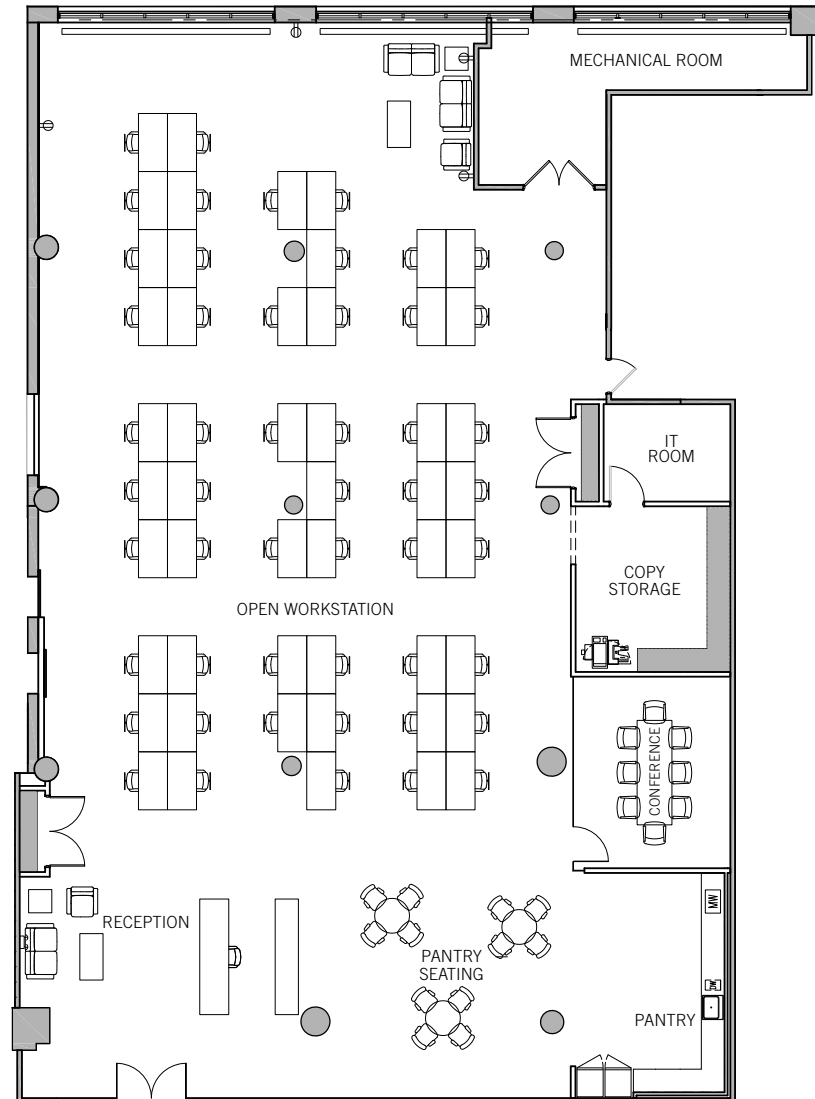
Work-Ready Prebuild

FLOOR: **4** AREA: **8,612 SF**
800 M²



FEATURES:

- » WORK-READY LOFT SPACE
- » APPROX. 12' CEILINGS
- » INDOOR PARKING AVAILABLE
- » NEW FULLY FUNCTIONAL WINDOWS
- » TENANT CONTROLLED AC
- » 24H ACCESS AND SECURITY
- » FREIGHT ELEVATORS
- » SHUTTLE SERVICE TO SUBWAY & LIRR
- » RENOVATED LOBBY
- » NEW LOUNGE WITH VARIETY OF DINING OPTIONS
- » SECURE BIKE STORAGE
- » WIREScore GOLD CERTIFIED



30-30 47th Avenue
 Long Island City - NY, NY 11101

CONTACT:
212.372.2110

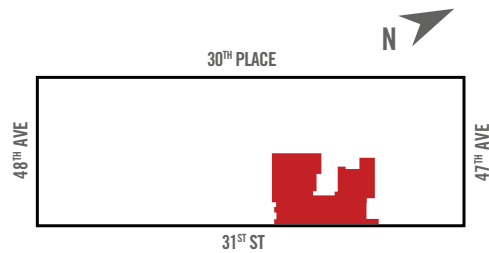
Howard J. Kessler Jr.
 hkessler@ngkf.com



SUITE 414

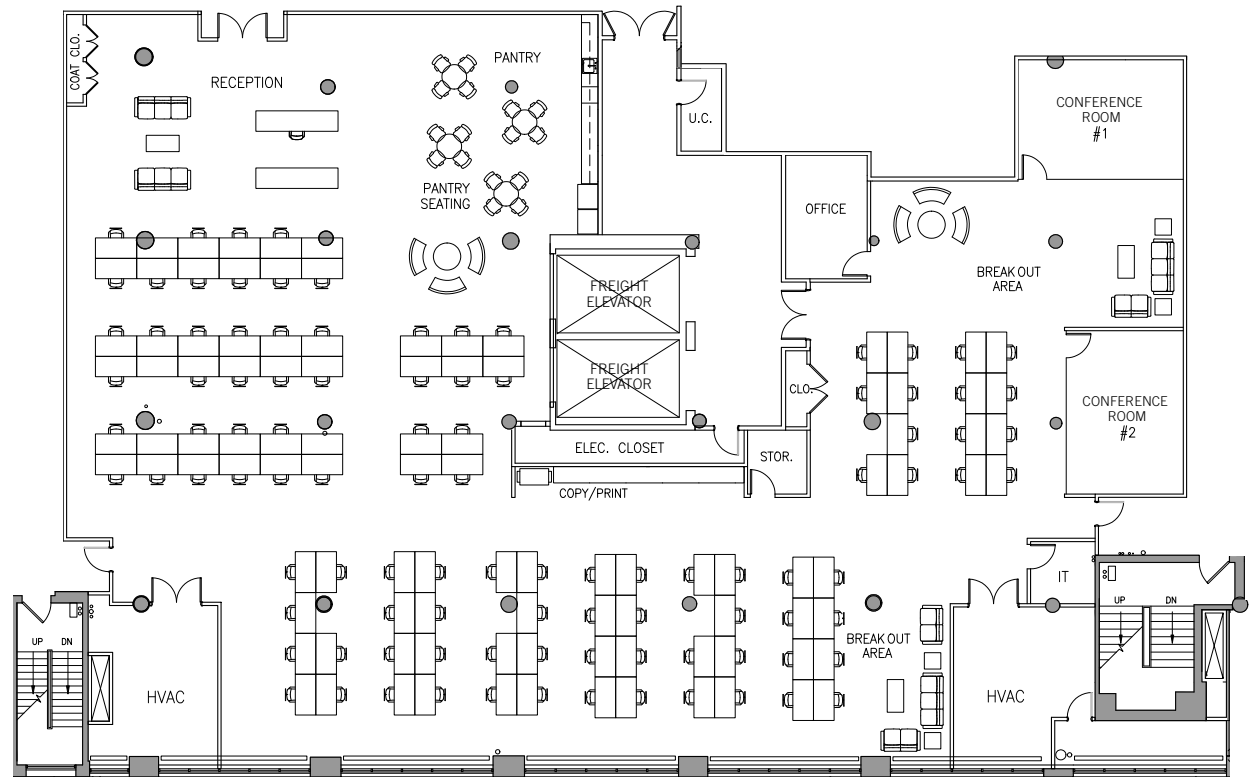
Work-Ready Prebuild

FLOOR: 4
AREA: 16,102 SF
1,495 M²



FEATURES:

- » WORK-READY LOFT SPACE
- » APPROX. 12' CEILINGS
- » INDOOR PARKING AVAILABLE
- » NEW FULLY FUNCTIONAL WINDOWS
- » TENANT CONTROLLED AC
- » 24H ACCESS AND SECURITY
- » FREIGHT ELEVATORS
- » SHUTTLE SERVICE TO SUBWAY & LIRR
- » RENOVATED LOBBY
- » NEW LOUNGE WITH VARIETY OF DINING OPTIONS
- » SECURE BIKE STORAGE
- » WIREScore GOLD CERTIFIED



30-30 47th Avenue
Long Island City - NY, NY 11101

CONTACT:
212.372.2110

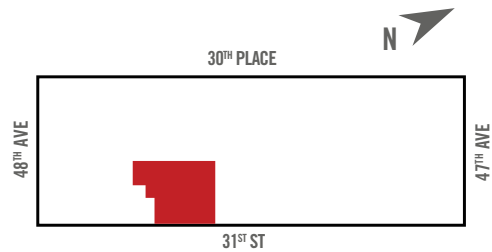
Howard J. Kessler Jr.
hkessler@ngkf.com



SUITE 650

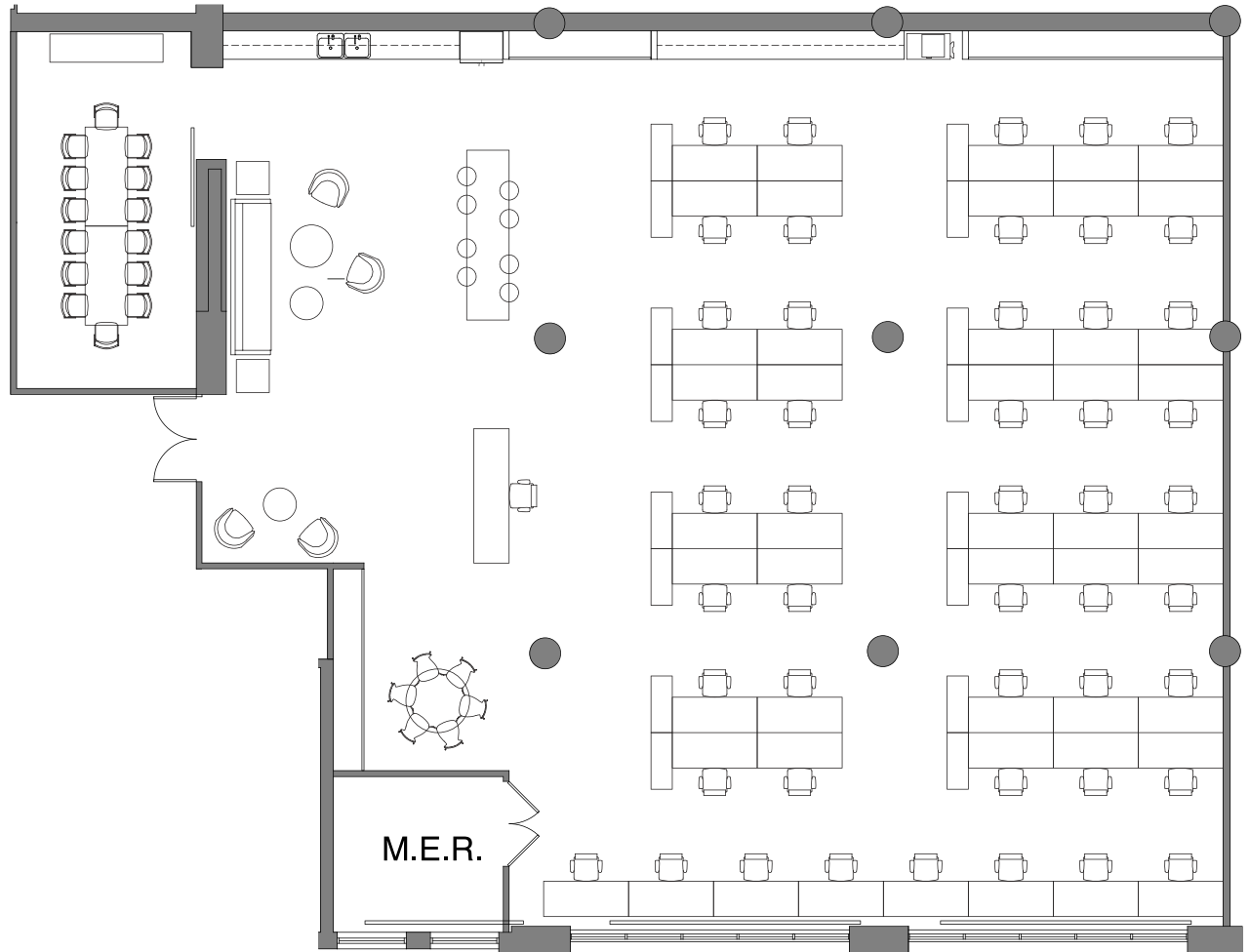
Work-Ready Prebuild

FLOOR: 6
AREA: 7,492 SF
696 M²



FEATURES:

- » WORK-READY LOFT SPACE
- » APPROX. 12' CEILINGS
- » INDOOR PARKING AVAILABLE
- » NEW FULLY FUNCTIONAL WINDOWS
- » 24H ACCESS AND SECURITY
- » FREIGHT ELEVATORS
- » SHUTTLE SERVICE TO SUBWAY & LIRR
- » RENOVATED LOBBY
- » NEW LOUNGE WITH VARIETY OF DINING OPTIONS
- » SECURE BIKE STORAGE
- » WIREScore GOLD CERTIFIED
- » TENANT CONTROLLED AC



30-30 47th Avenue
Long Island City - NY, NY 11101

CONTACT:
212.372.2110

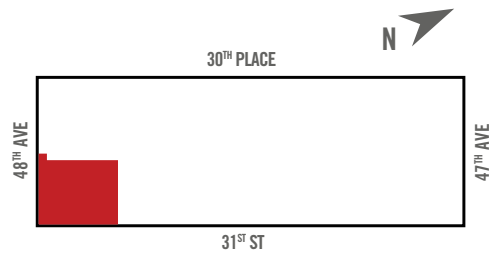
Howard J. Kessler Jr.
hkessler@ngkf.com



SUITE 670

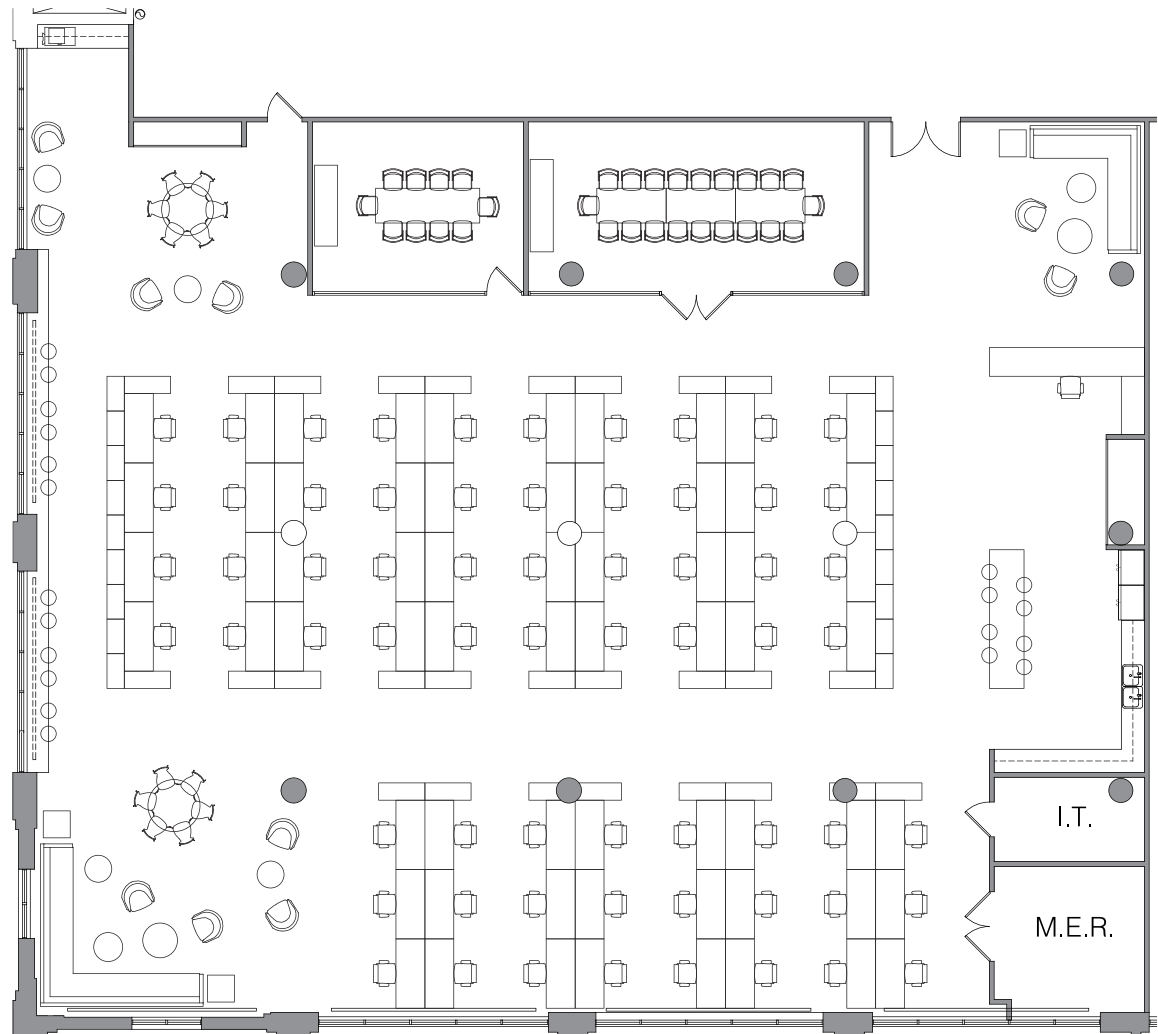
Work-Ready Prebuild

FLOOR: 6 AREA: 12,083 SF
1,122 M²



FEATURES:

- » WORK-READY LOFT SPACE
- » APPROX. 12' CEILINGS
- » INDOOR PARKING AVAILABLE
- » NEW FULLY FUNCTIONAL WINDOWS
- » 24H ACCESS AND SECURITY
- » FREIGHT ELEVATORS
- » SHUTTLE SERVICE TO SUBWAY & LIRR
- » RENOVATED LOBBY
- » NEW LOUNGE WITH VARIETY OF DINING OPTIONS
- » SECURE BIKE STORAGE
- » WIREScore GOLD CERTIFIED
- » TENANT CONTROLLED AC



30-30 47th Avenue
Long Island City - NY, NY 11101

CONTACT:
212.372.2110

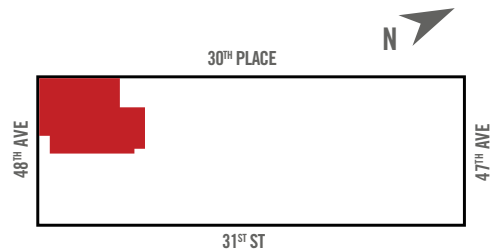
Howard J. Kessler Jr.
hkessler@ngkf.com



SUITE 680

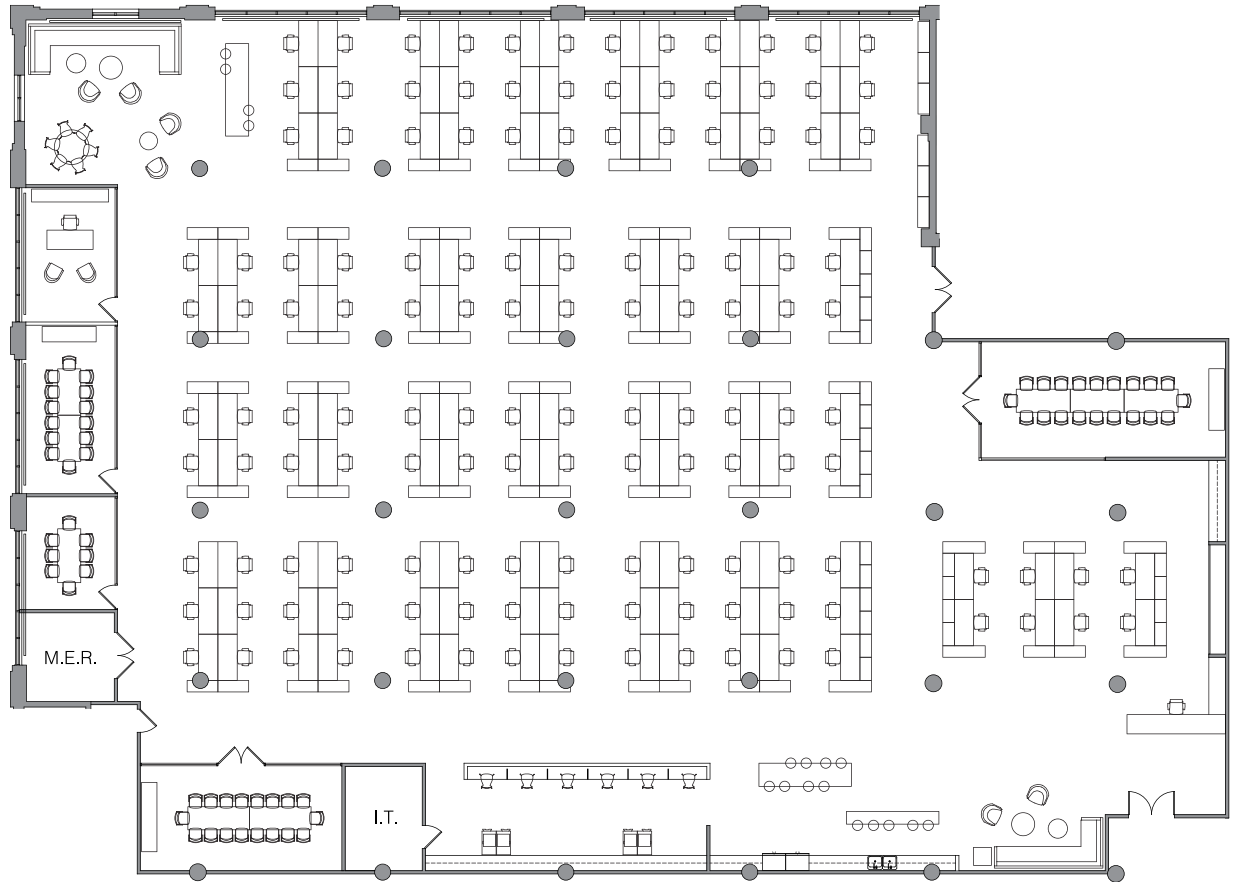
Work-Ready Prebuild

FLOOR: **6** AREA: **25,058 SF**
2,328 M²



FEATURES:

- » WORK-READY LOFT SPACE
- » APPROX. 12' CEILINGS
- » INDOOR PARKING AVAILABLE
- » NEW FULLY FUNCTIONAL WINDOWS
- » 24H ACCESS AND SECURITY
- » FREIGHT ELEVATORS
- » SHUTTLE SERVICE TO SUBWAY & LIRR
- » RENOVATED LOBBY
- » NEW LOUNGE WITH VARIETY OF DINING OPTIONS
- » SECURE BIKE STORAGE
- » WIREScore GOLD CERTIFIED
- » TENANT CONTROLLED AC



30-30 47th Avenue
 Long Island City - NY, NY 11101

CONTACT:
212.372.2110

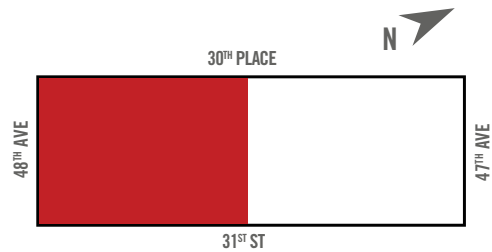
Howard J. Kessler Jr.
 hkessler@ngkf.com



SUITE 800

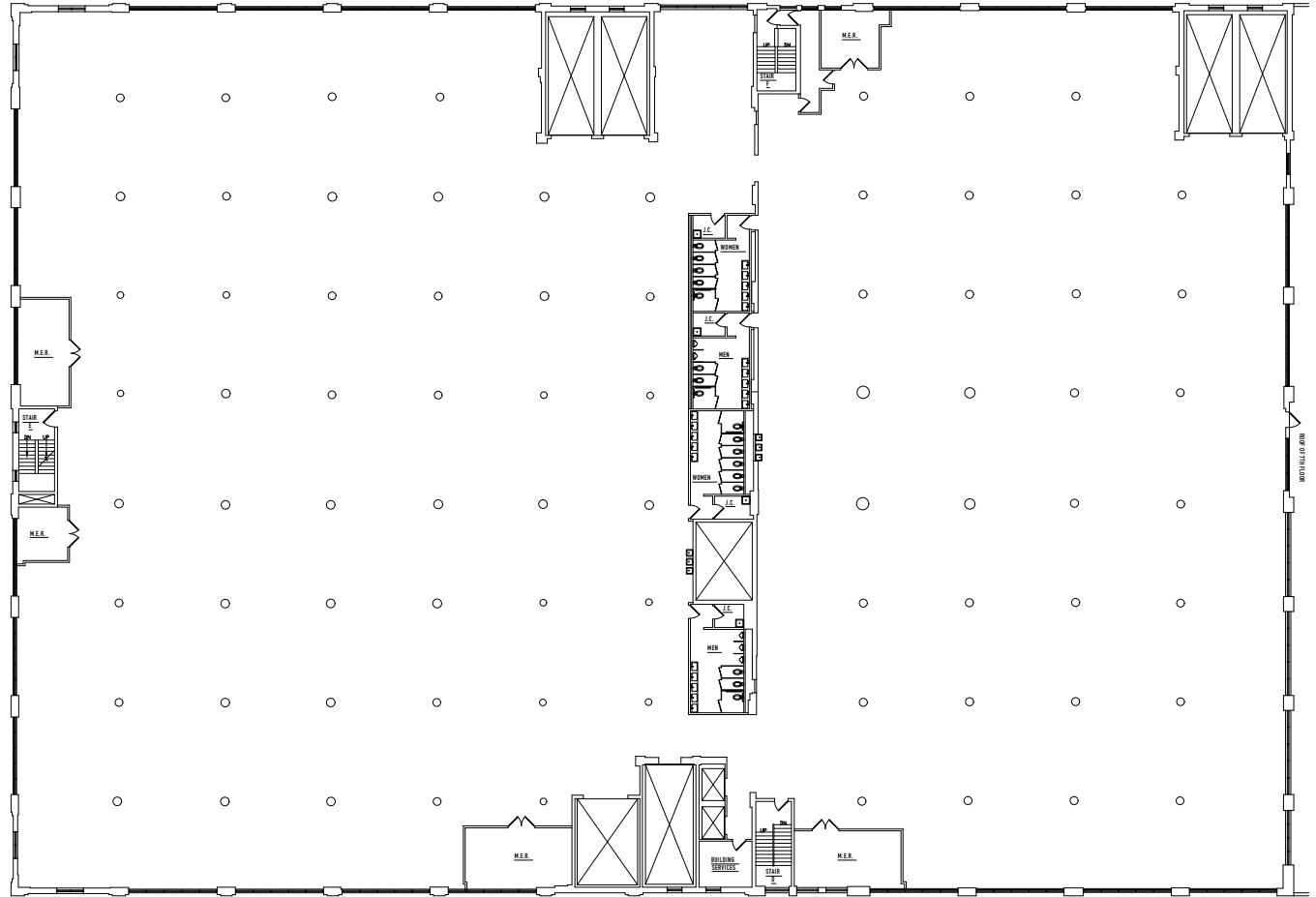
Entire Floor

FLOOR: 8
AREA: 74,002 SF
6,875 M²



FEATURES:

- » FLEXIBLE OPEN PLAN
- » APPROX. 12' CEILINGS
- » APPROX. 22' COLUMN SPACING
- » INDOOR PARKING AVAILABLE
- » NEW FULLY FUNCTIONAL WINDOWS
- » 24H ACCESS AND SECURITY
- » FREIGHT ELEVATORS
- » SHUTTLE SERVICE TO SUBWAY & LIRR
- » RENOVATED LOBBY
- » NEW LOUNGE WITH VARIETY OF DINING OPTIONS
- » SECURE BIKE STORAGE
- » WIREScore GOLD CERTIFIED
- » TENANT CONTROLLED AC



30-30 47th Avenue
Long Island City - NY, NY 11101

CONTACT:
212.372.2110

Howard J. Kessler Jr.
hkessler@ngkf.com





LET THE CITY PAY YOUR RENT

QUALIFIED FOR REAP, NEW YORK CITY COMMERCIAL
REVITALIZATION PROGRAM AND ENERGY SAVINGS
REAL ESTATE TAX ABATEMENT





POTENTIAL PROGRAM

POTENTIAL VALUE*

REAP @ \$3,000 PER JOB PER YEAR	\$300,000
CEP TAX ABATEMENT @ \$2.50 PSF	\$50,000
ENERGY COST SAVINGS PROGRAM (ECSP) CAN REDUCE REGULATED ENERGY COSTS UP TO 45%	\$10,000
EXEMPTION FROM COMMERCIAL OCCUPANCY TAX @ \$3 PSF	\$60,000
TOTAL POTENTIAL ANNUAL INCENTIVES	\$420,000
TOTAL POTENTIAL INCENTIVES PSF PER YEAR FOR THE LEASE TERM	\$21.00

**Potential value calculated for 20,000SF and 100 employees. Subject to certain lease qualifications.*



AMENITIES

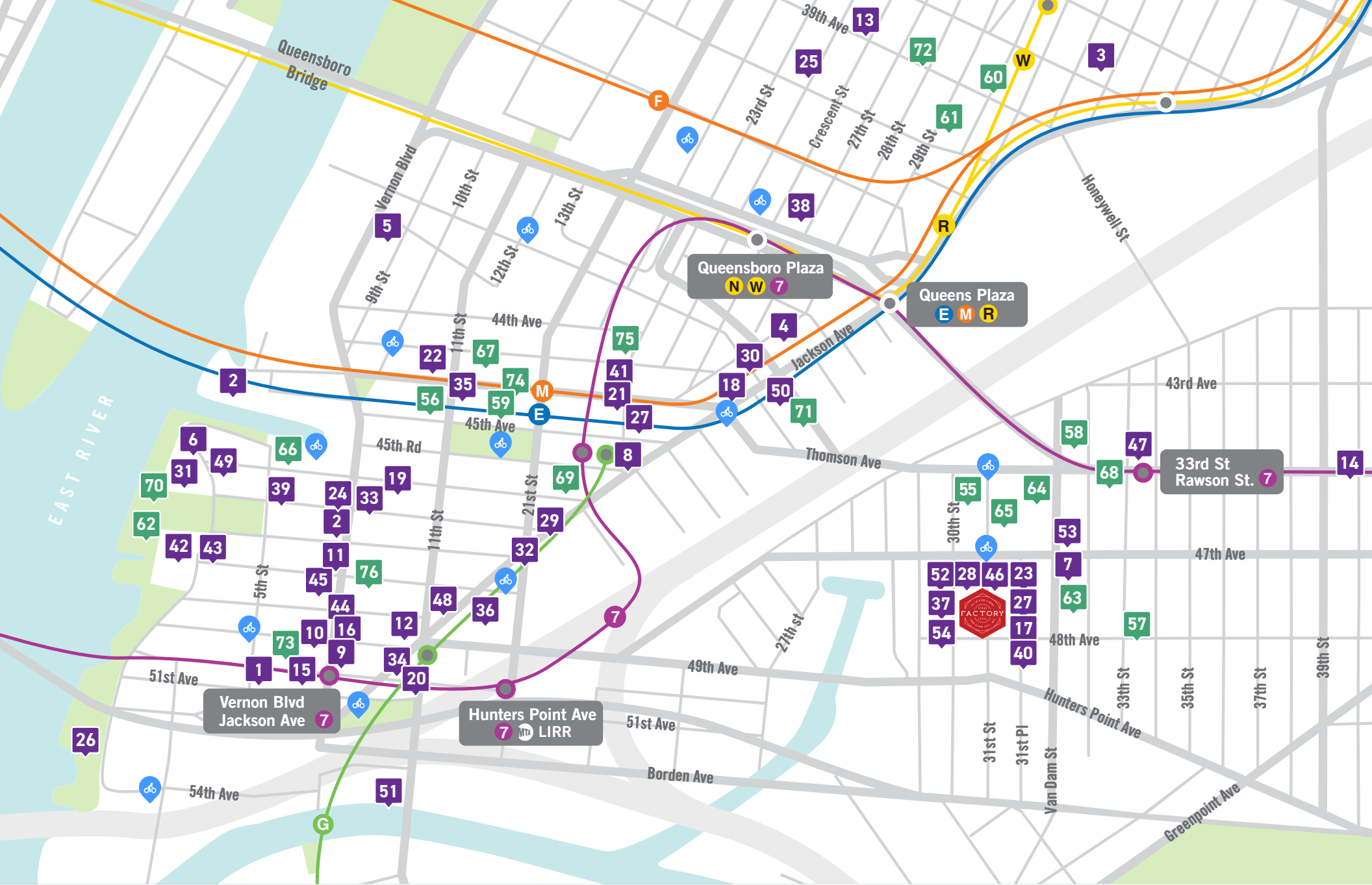
CULINARY EXPERIENCES

- | | | |
|------------------------------------|--------------------------|-----------------------------|
| 1 Alewife | 20 Hibino | 39 Rockaway Brewing Co. |
| 2 Anable Basin Sailing Bar & Grill | 21 Il Falco | 40 Sans Bakery |
| 3 Astoria Seafood | 22 John Brown Smokehouse | 41 The Shannon Pot |
| 4 The Beast Next Door | 23 Juice Press | 42 Shi |
| 5 Big Alice Brewing | 24 L.I.C. Bar | 43 Skinny's Cantina |
| 6 Blend on the Water | 25 LIC Beer Project | 44 Slice |
| 7 Bobby Spot Nuvo Cafe | 26 LIC Landing | 45 The Standing Room |
| 8 The Burger Garage | 27 LIC Market | 46 Stolle Bakery |
| 9 Cafe Henri | 28 L'Arte del Gelato | 47 Sweet & Sara |
| 10 Casa Enrique | 29 M. Wells Dinette | 48 Sweetleaf |
| 11 Corner Bistro | 30 M. Wells Steakhouse | 49 Sweetleaf Cocktails |
| 12 The Creek and the Cave | 31 Maiella | 50 Toby's Estate |
| 13 Crescent Grill | 32 Manducatis | 51 Transmitter Brewing |
| 14 Dazies | 33 Manducatis Rustica | 52 Two Boots Pizza |
| 15 Domaine bar a vins | 34 Manetta's | 53 Van Dam Diner |
| 16 Dominie's Hoek | 35 The Mill | 54 Vanessa's Dumpling House |
| 17 Doughnut Plant | 36 Mu Ramen | |
| 18 Dutch Kills | 37 Papillon Bistro | |
| 19 The Gutter | 38 Resobox | |

WELLNESS & CULTURE

- | | |
|--|----------------------------------|
| 55 Bard Early Colleges | 69 MoMA PS1 |
| 56 BrickHouse Ceramic Art Center | 70 Pepsi-Cola Sign |
| 57 City Ice Pavilion | 71 Sculpture Center |
| 58 CityView Racquet Club | 72 Space Gallery |
| 59 Dorsky Gallery | 73 The Chocolate Factory Theater |
| 60 Fisher Landau Center for Art | 74 The Cliffs at LIC |
| 61 Flux Factory | 75 The Secret Theatre |
| 62 Gantry State Park Plaza | 76 The Yoga Room |
| 63 Indoor Extreme Sports Paintball & Laser Tag | |
| 64 LaGuardia Community College | |
| 65 LaGuardia Performing Arts Center | |
| 66 LIC Flea & Food | |
| 67 Local Project Art Space | |
| 68 Long Island City YMCA | |





TRANSIT



3 MIN. WALK TO
7 TRAIN



15 MIN. TO
GRAND CENTRAL



5 MIN. SHUTTLE TO
LIRR



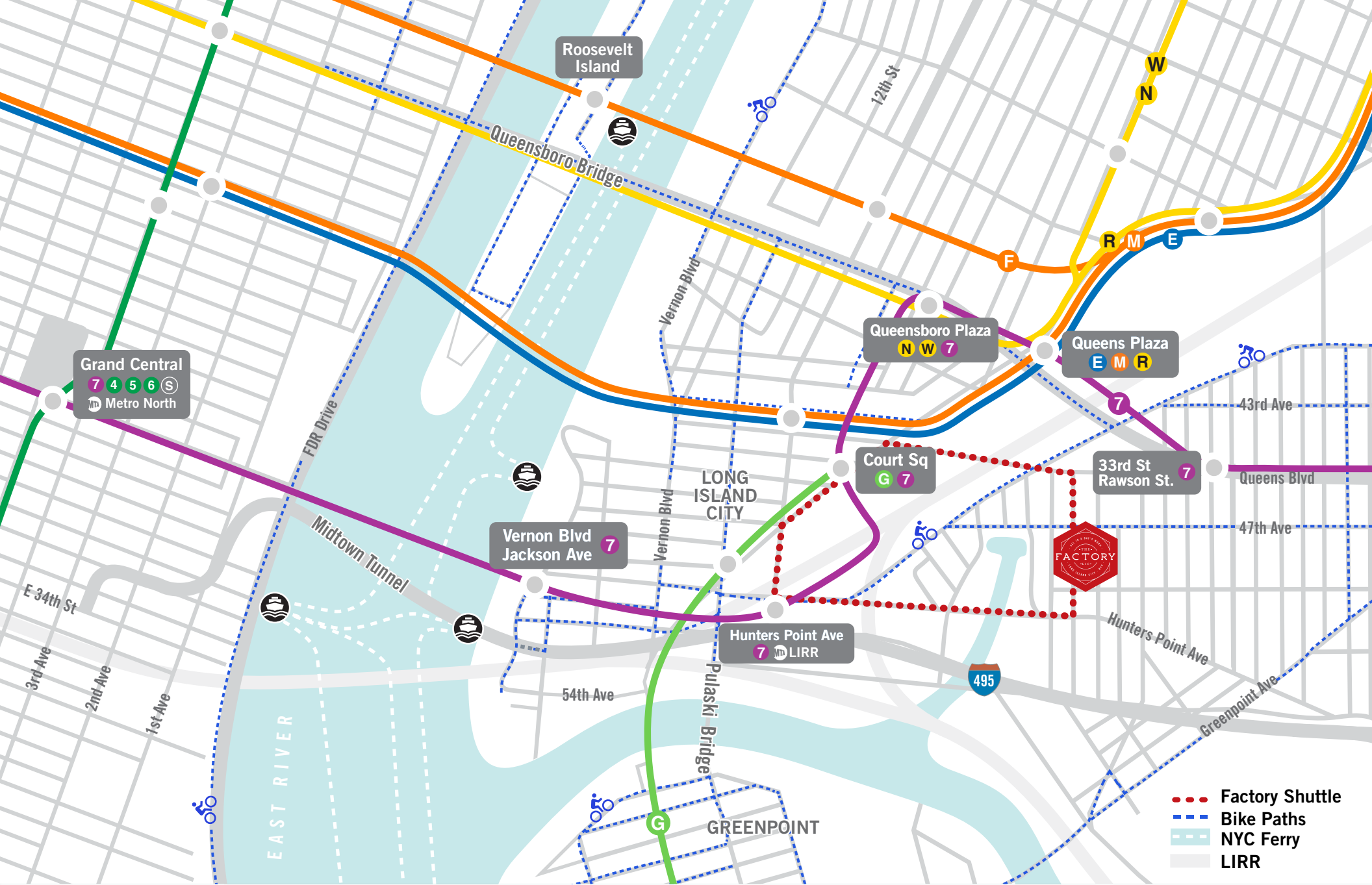
25 MIN. TO
**HUDSON
YARDS**



10 MIN. **G** TRAIN
OR BIKE RIDE TO
BROOKLYN



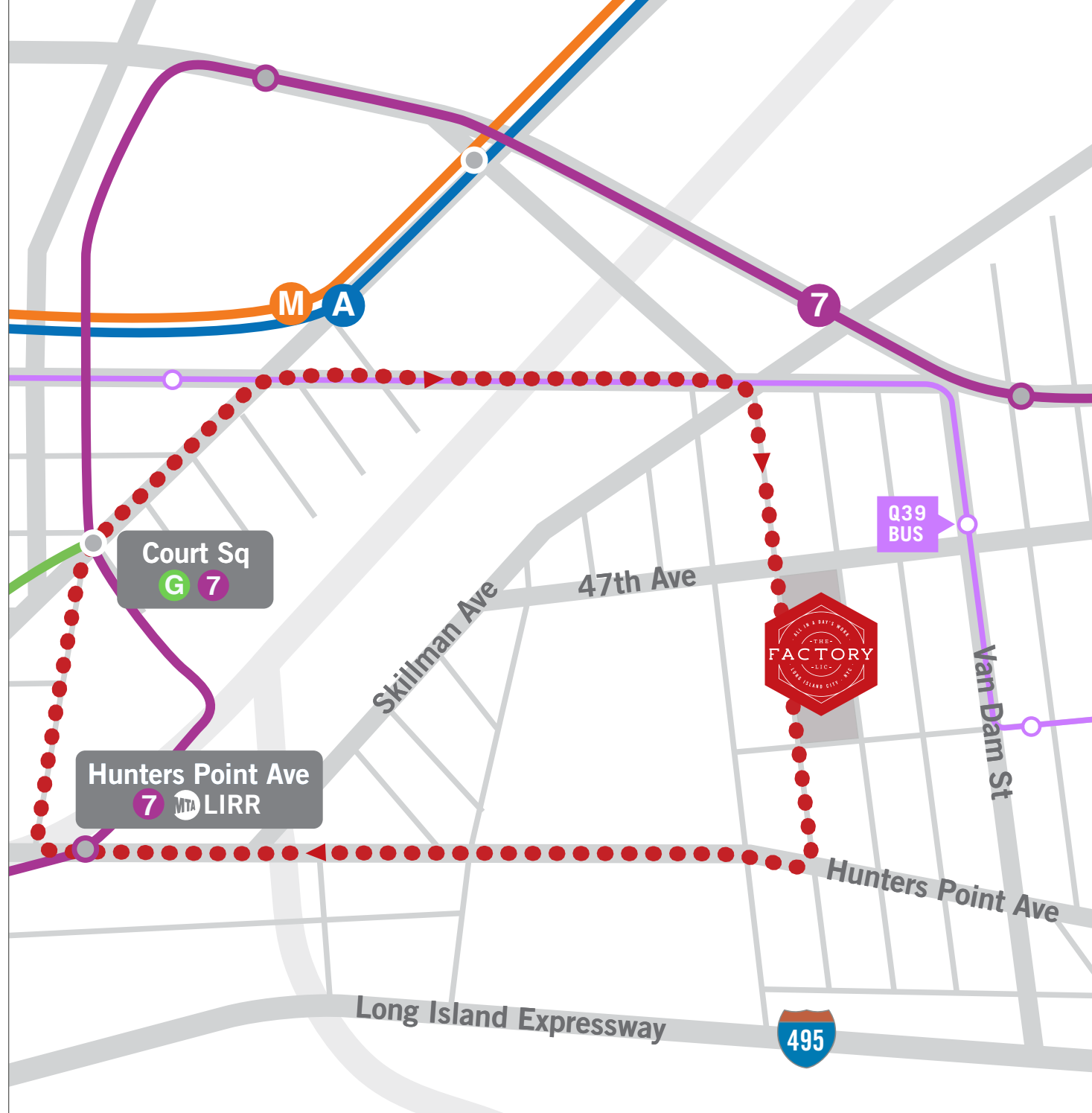
5 MIN. TO THE
**LONG ISLAND
EXPRESSWAY**



FACTORY SHUTTLE MAKES IT EVEN EASIER TO GET HERE

3 MIN. BY SHUTTLE TO
HUNTERS POINT AVE

7 MIN. BY SHUTTLE TO
COURT SQ





JOIN OUR COMMUNITY



OF INNOVATIVE
MAKERS,
DOERS, AND
CREATORS.



- THE -
FACTORY

• LONG ISLAND CITY • NEW YORK •



Howard J. Kessler Jr. 212.372.2110 hkessler@ngkf.com
Jordan A. Gossin 212.372.2289 jogossin@ngkf.com

Brian S. Waterman 212.372.2299 bwaterman@ngkf.com
Brett Bedevian 646.441.3801 bbedevian@ngkf.com

