

47TH AVENUE

THE FACTORY

· COURAGE · PROGRESS · INDUSTRY ·

- THE -

FACTORY

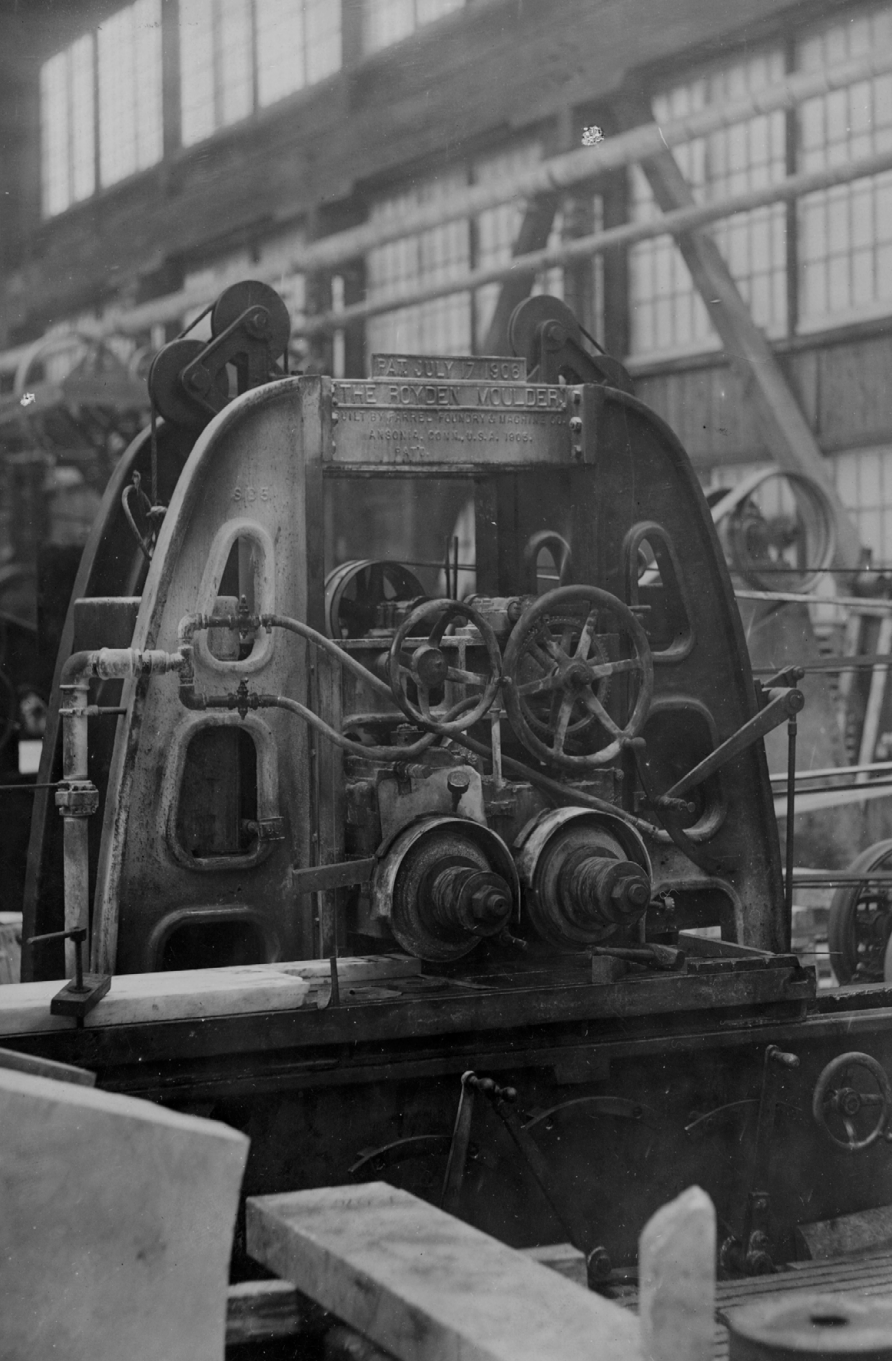
- LIC -

· LONG ISLAND CITY · NEW YORK ·

CATERING AVAILABLE

SWEET C
THAI T... MESE C

OPAR



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 **188,000 RSF** BLOCK OF
CONTIGUOUS SPACE FROM FLOORS 7 THROUGH 9

WORK-READY LOFTS

APPROX. **12** available
in the full
version **CEILINGS**

CLASSIC BUILDING WITH
MODERN INFRASTRUCTURE







ABUNDANT NATURAL LIGHT





VALUE

MORE AT LOWER PRICES PSF
THAN MANHATTAN & BROOKLYN

LARGE WINDOWS

EFFICIENT LAYOUTS

ALLURING **AMENITIES**

CREATIVE
WORK ENVIRONMENT





A CREATIVE HUB

CURATED
FOOD TRUCKS

GALLERY
EVENTS



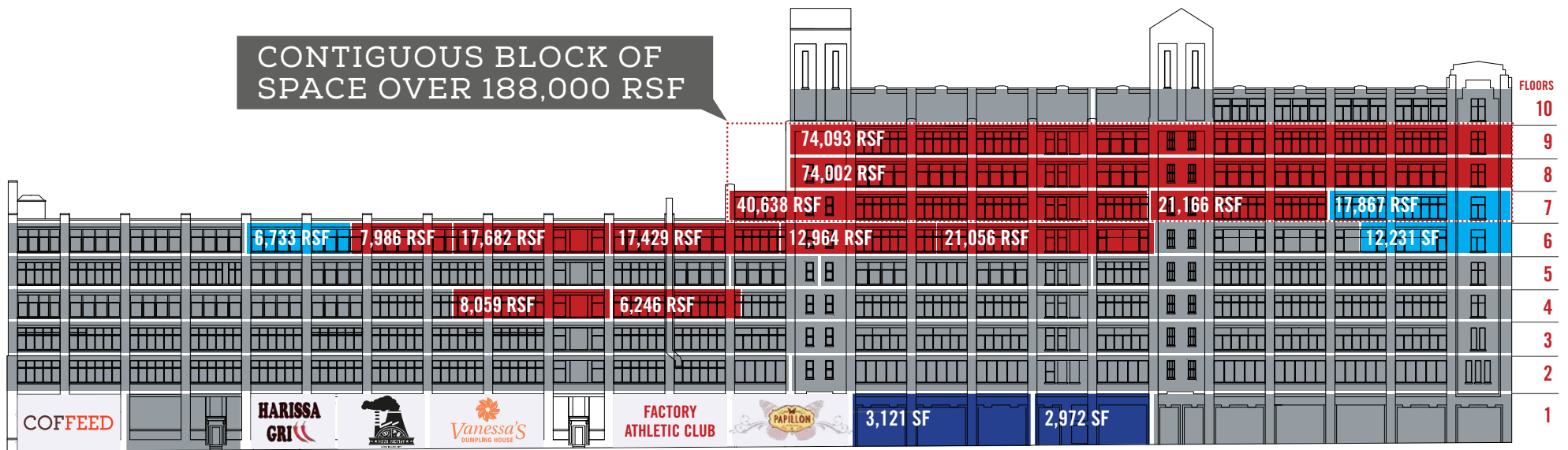
FACTORY
ATHLETIC CLUB

GROUP
YOGA CLASSES

PELTON
CYCLE EXPERIENCE



SPACES AVAILABLE IMMEDIATELY



■ AVAILABLE
 ■ PREBUILDS
 ■ RETAIL
 ■ LEASED



BUILDING SPECS

INDOOR **PARKING** AVAILABLE

MULTIPLE **FREIGHT** ELEVATORS

LOADING DOCKS

FLOOR LOADS OF **120LBS** OR MORE

AMPLE **ELECTRICAL** CAPACITY

MULTIPLE **IT** PROVIDERS

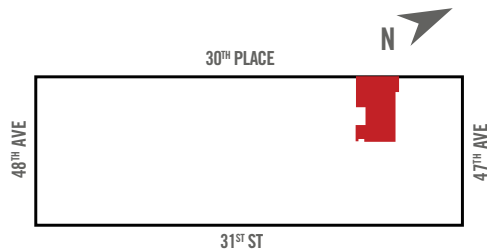
SECURE **BIKE** STORAGE



SUITE 620

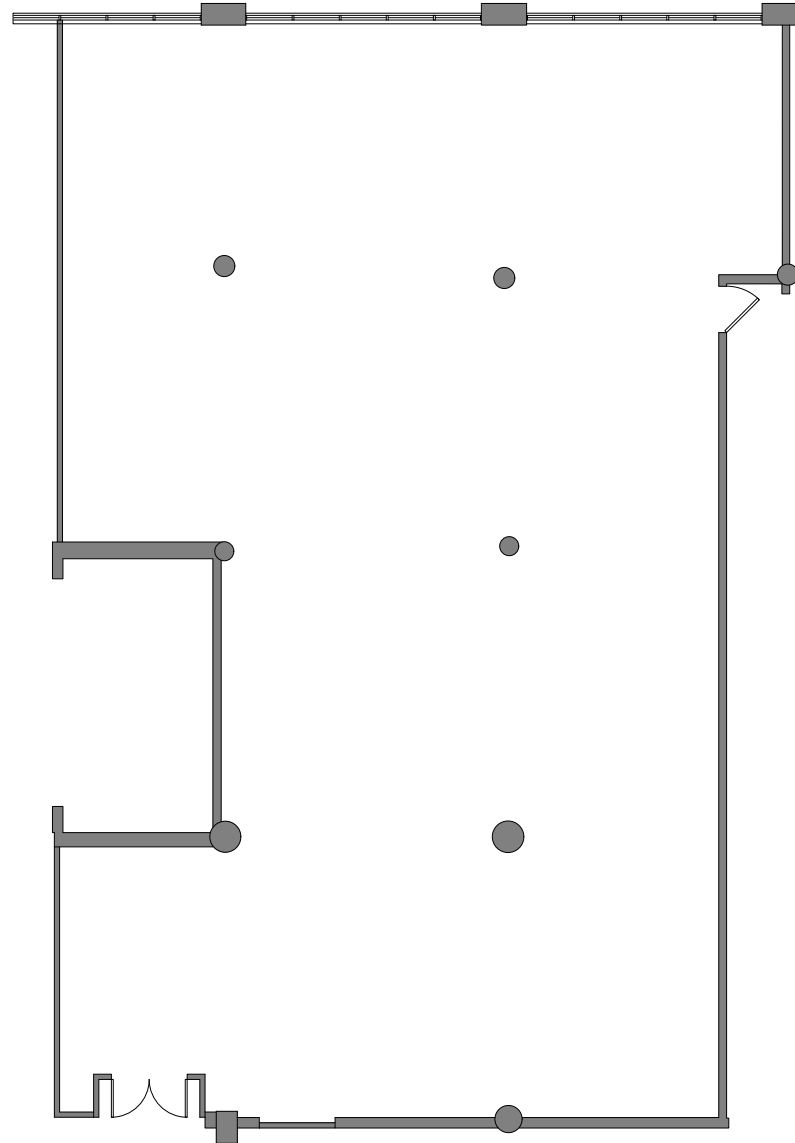
Work-Ready Prebuild

FLOOR: 6
AREA: 6,733 SF
626 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

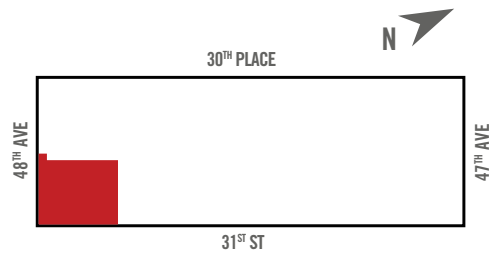
Howard J. Kessler Jr.
hkessler@ngkf.com



SUITE 670

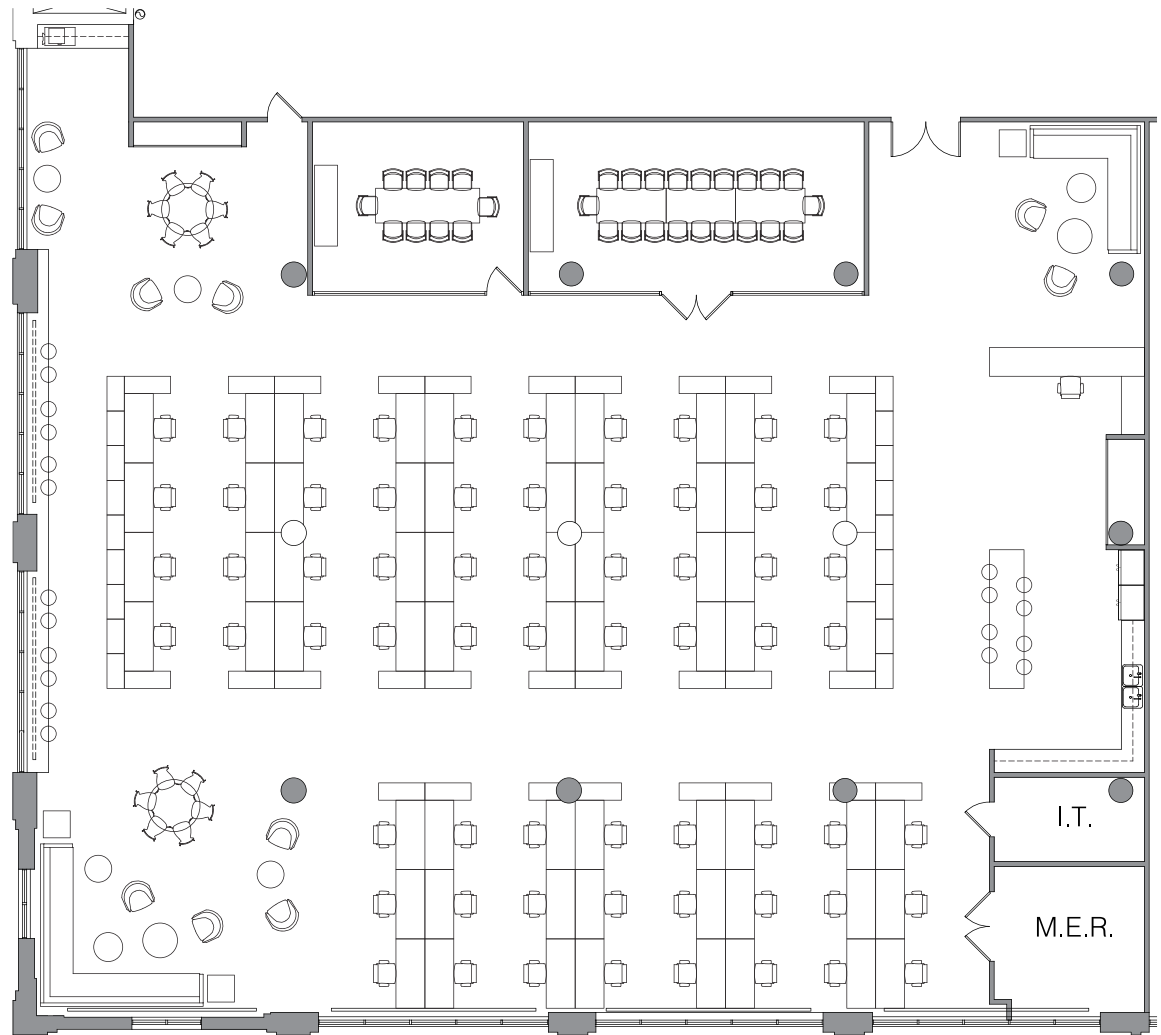
Work-Ready Prebuild

FLOOR: 6
AREA: 12,231 SF
1,136 M²



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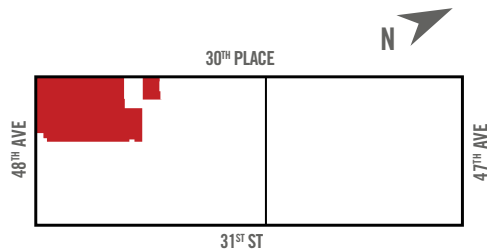
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SUITE 720

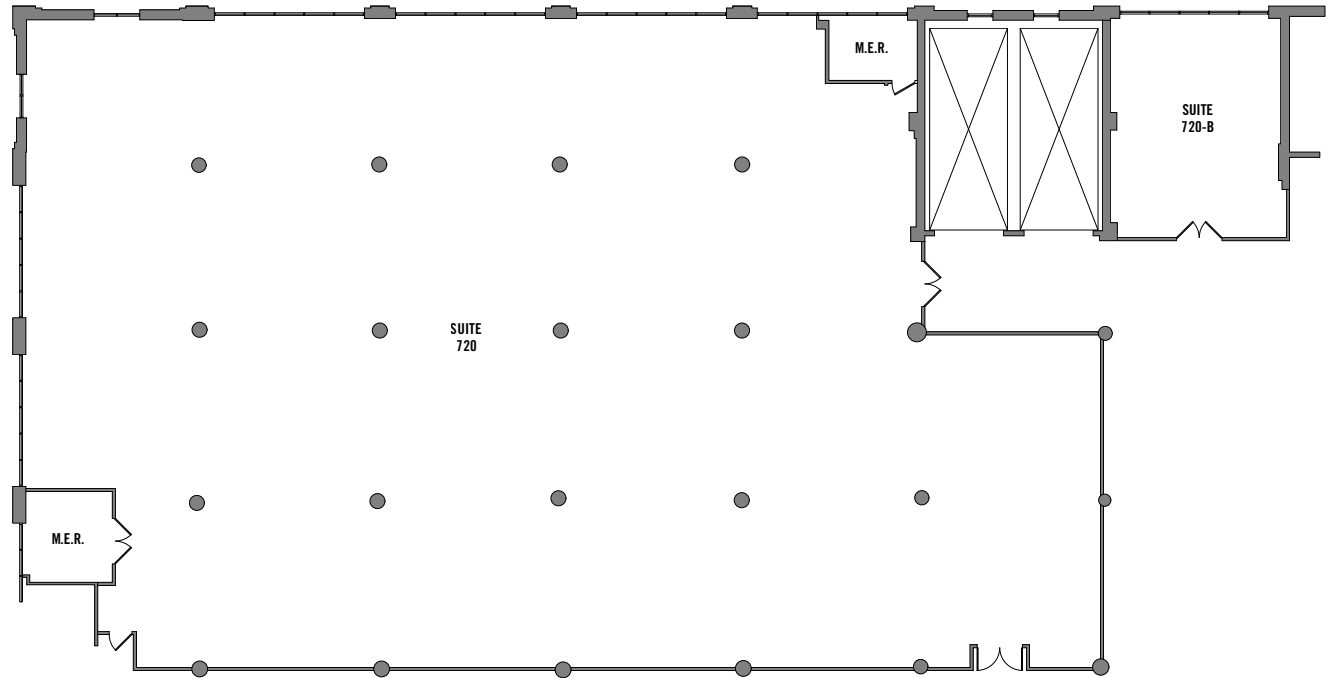
Work-Ready Prebuild

FLOOR: 7
AREA: 17,867 SF
1,659 M²



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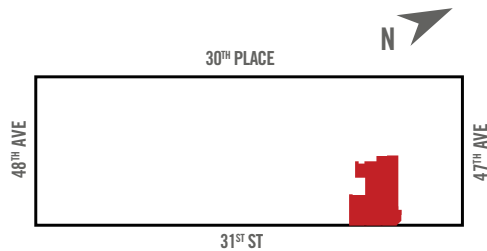
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SUITE 625

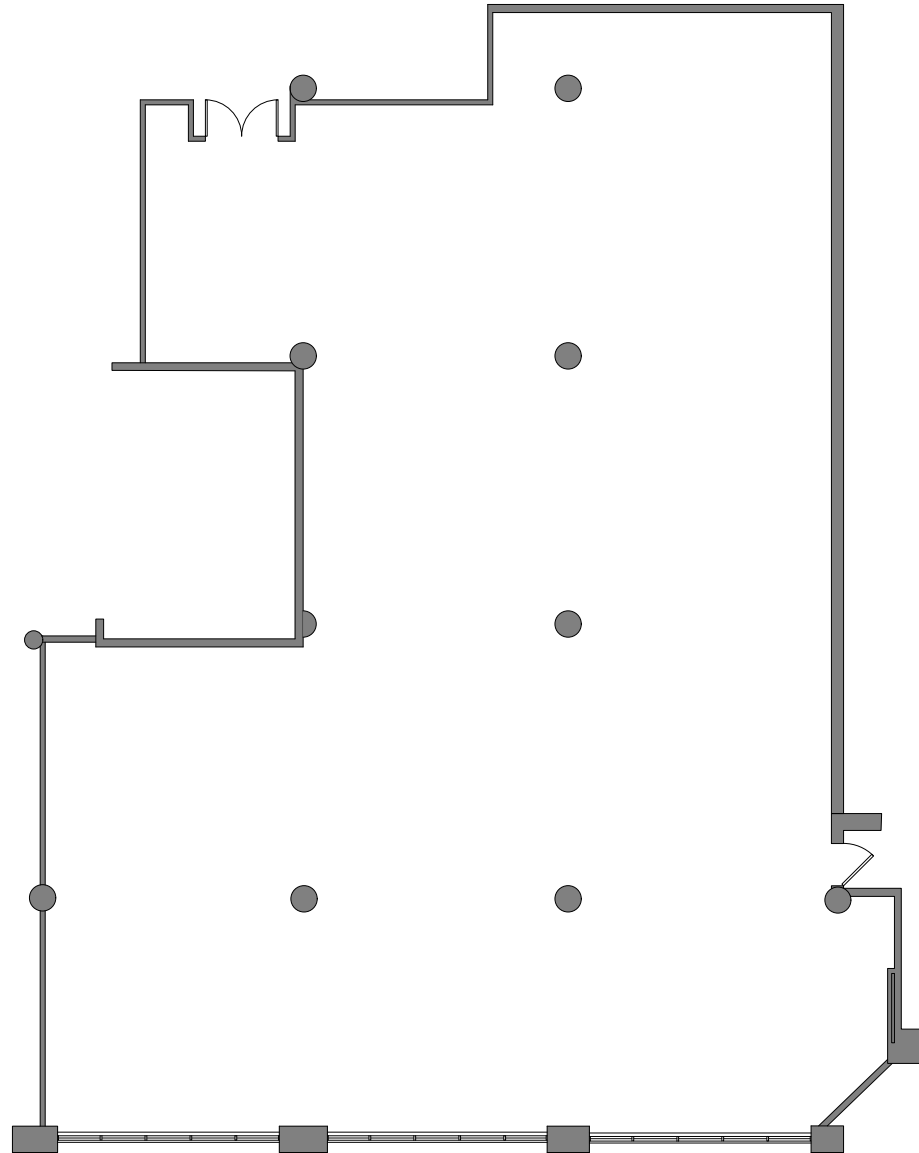
Work-Ready Loft

FLOOR: 6
AREA: 7,986 SF
742 M²



FEATURES:

- » WORK-READY LOFT SPACE
- » APPROX. 12 FT CEILINGS
- » APPROX. 22 FT COLUMN SPACING
- » INDOOR PARKING AVAILABLE
- » NEW FULLY FUNCTIONAL WINDOWS
- » TENANT CONTROLLED AC
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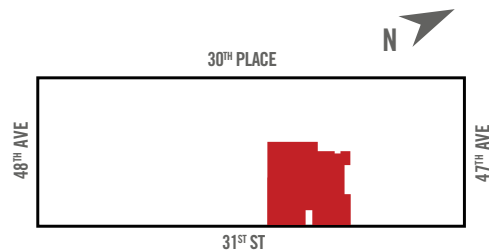
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SUITE 635

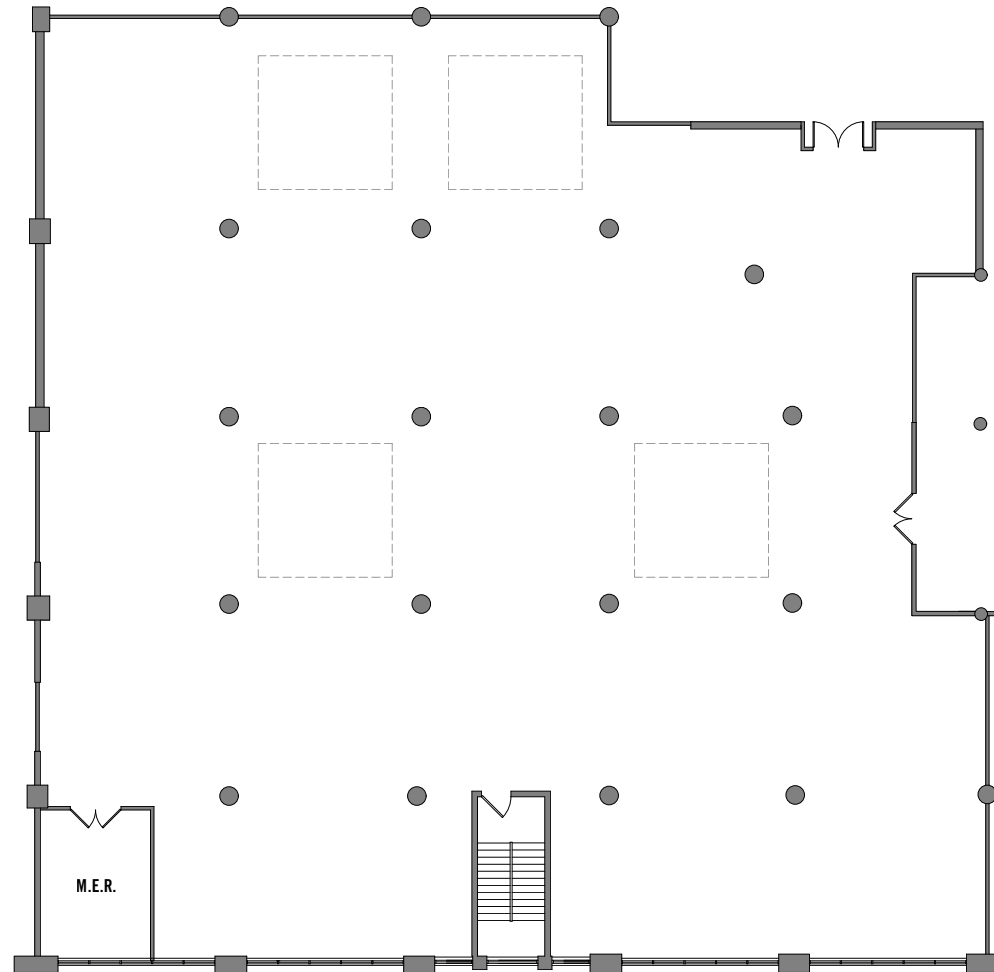
Work-Ready Loft

FLOOR: 6
AREA: 17,429 SF
1,619 M²



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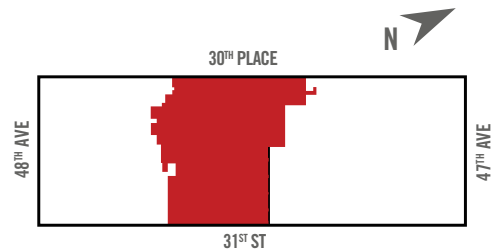
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SUITE 710

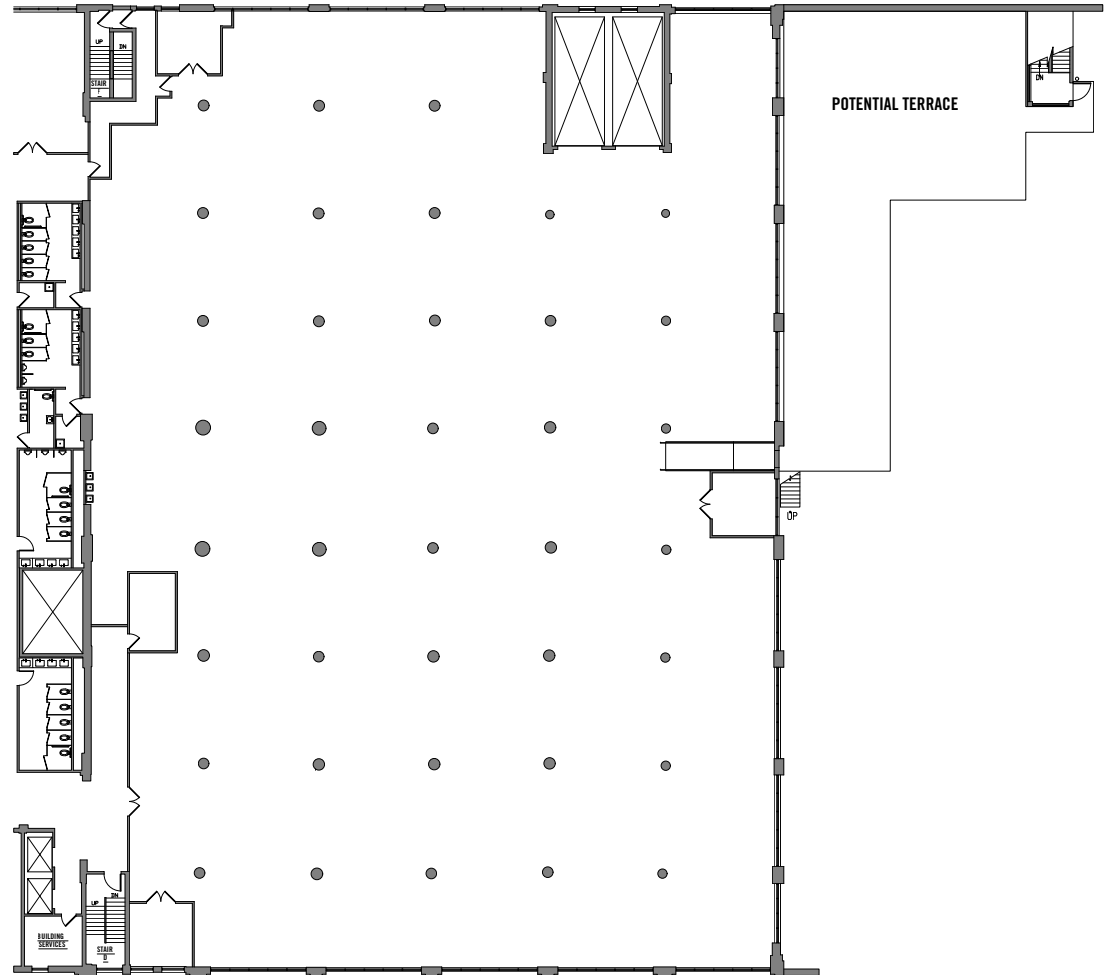
Work-Ready Loft

FLOOR: 7
AREA: 40,638 SF
3,775 M²



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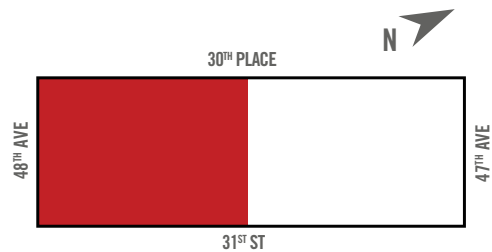
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SUITE 800

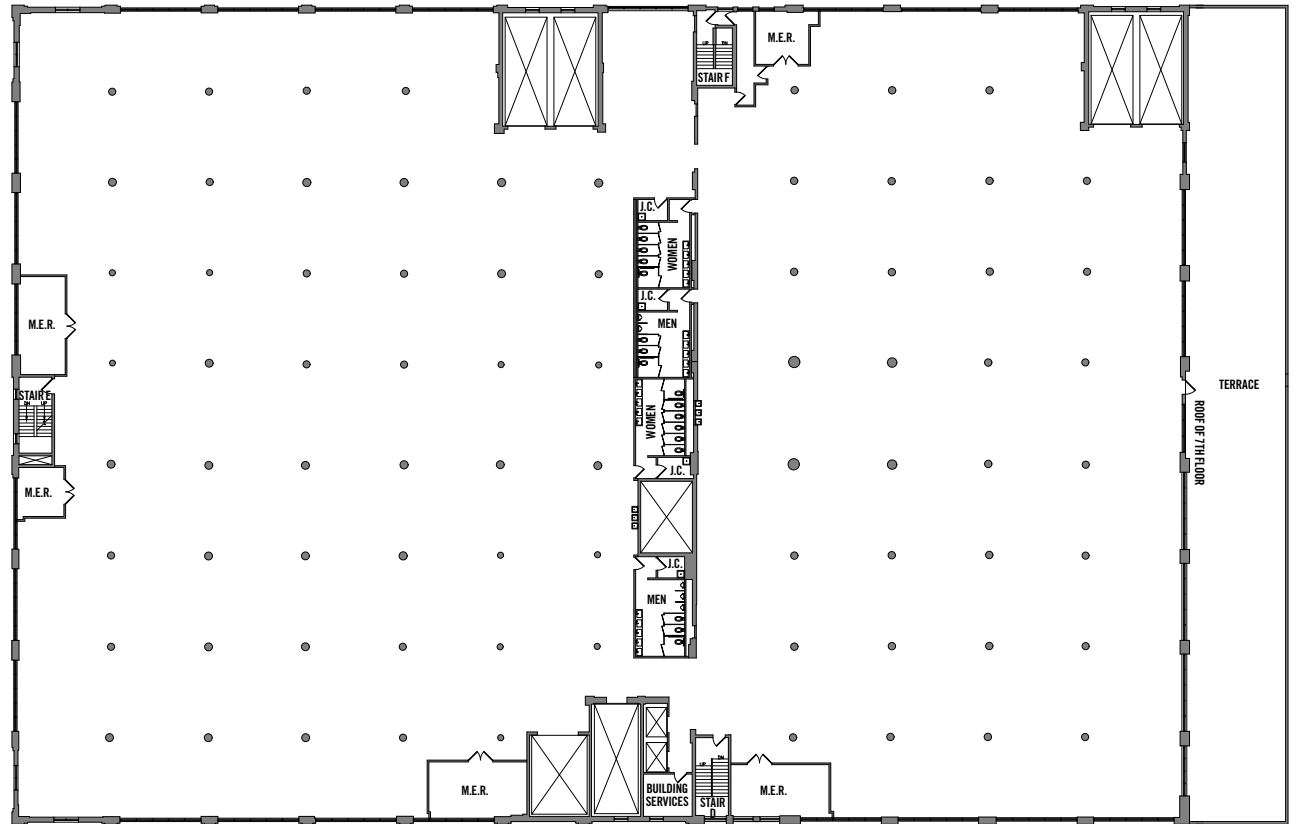
Entire Floor (potential to divide)

FLOOR: 8
AREA: 74,002 SF
6,875 M²



FEATURES:

- » FLEXIBLE OPEN PLAN
- » APPROX. 12' CEILINGS
- » APPROX. 22' COLUMN SPACING
- » INDOOR PARKING AVAILABLE
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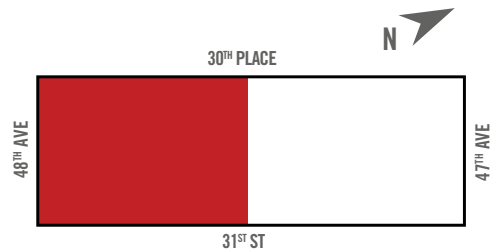
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SUITE 900

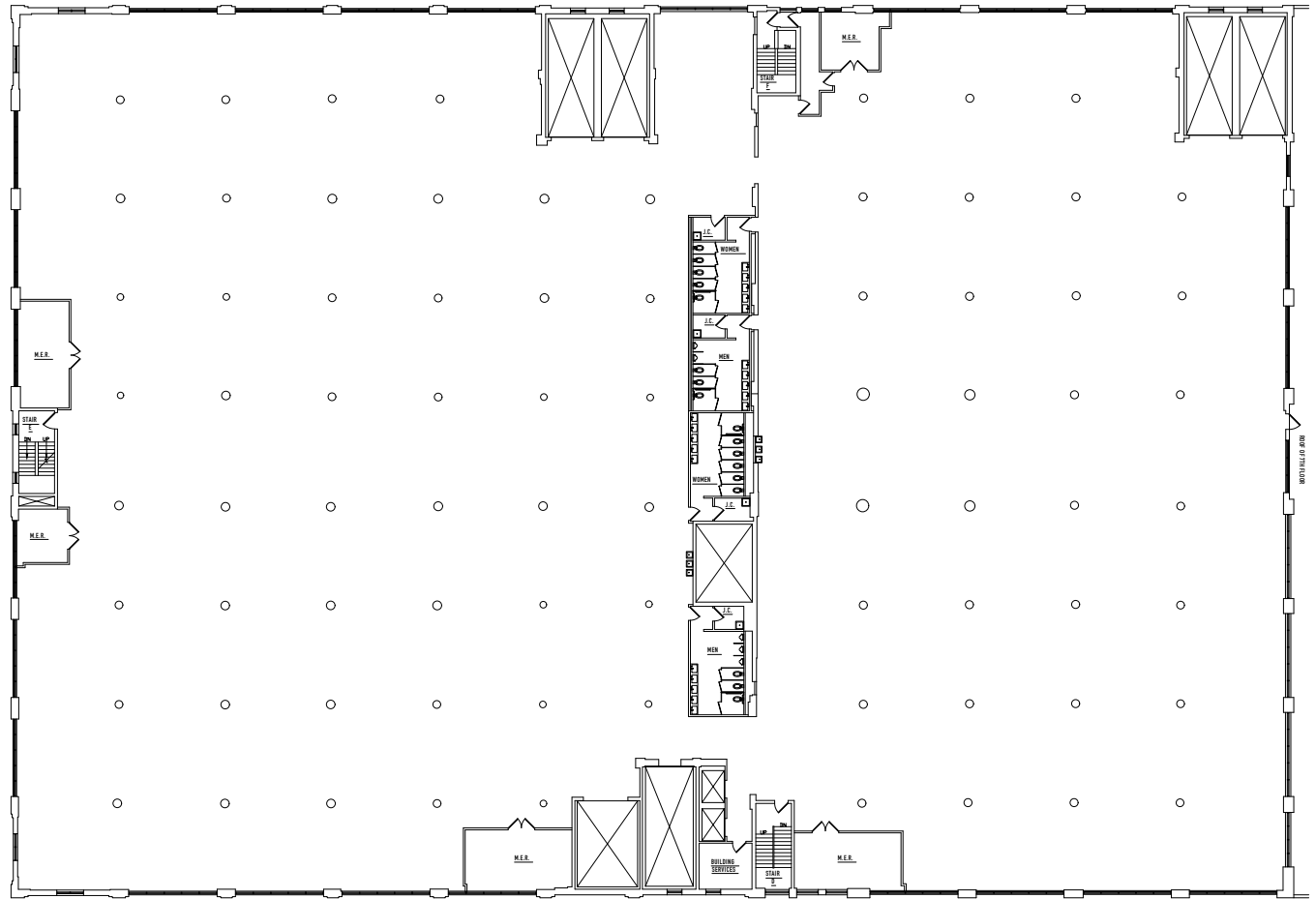
Entire Floor

FLOOR: 9
AREA: 74,093 SF
7,527 M²



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THE FACTORY SHUTTLE MAKES IT EVEN EASIER TO GET HERE

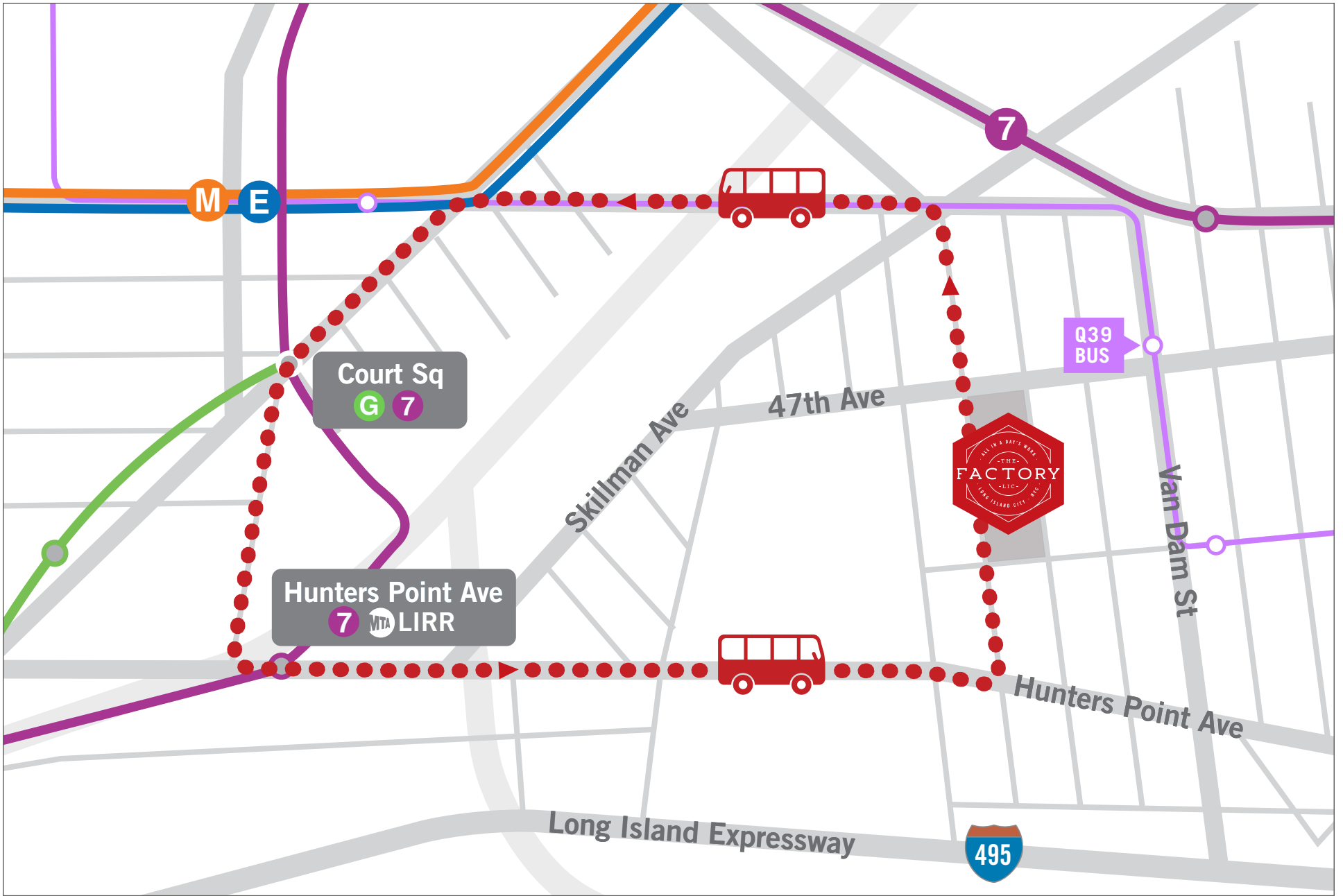


3 MIN. BY SHUTTLE TO
**HUNTERS
POINT AVE**



7 MIN. BY SHUTTLE TO
COURT SQ





TRANSIT



3 MIN. WALK TO
7 TRAIN



15 MIN. TO
GRAND CENTRAL



5 MIN. SHUTTLE TO
LIRR



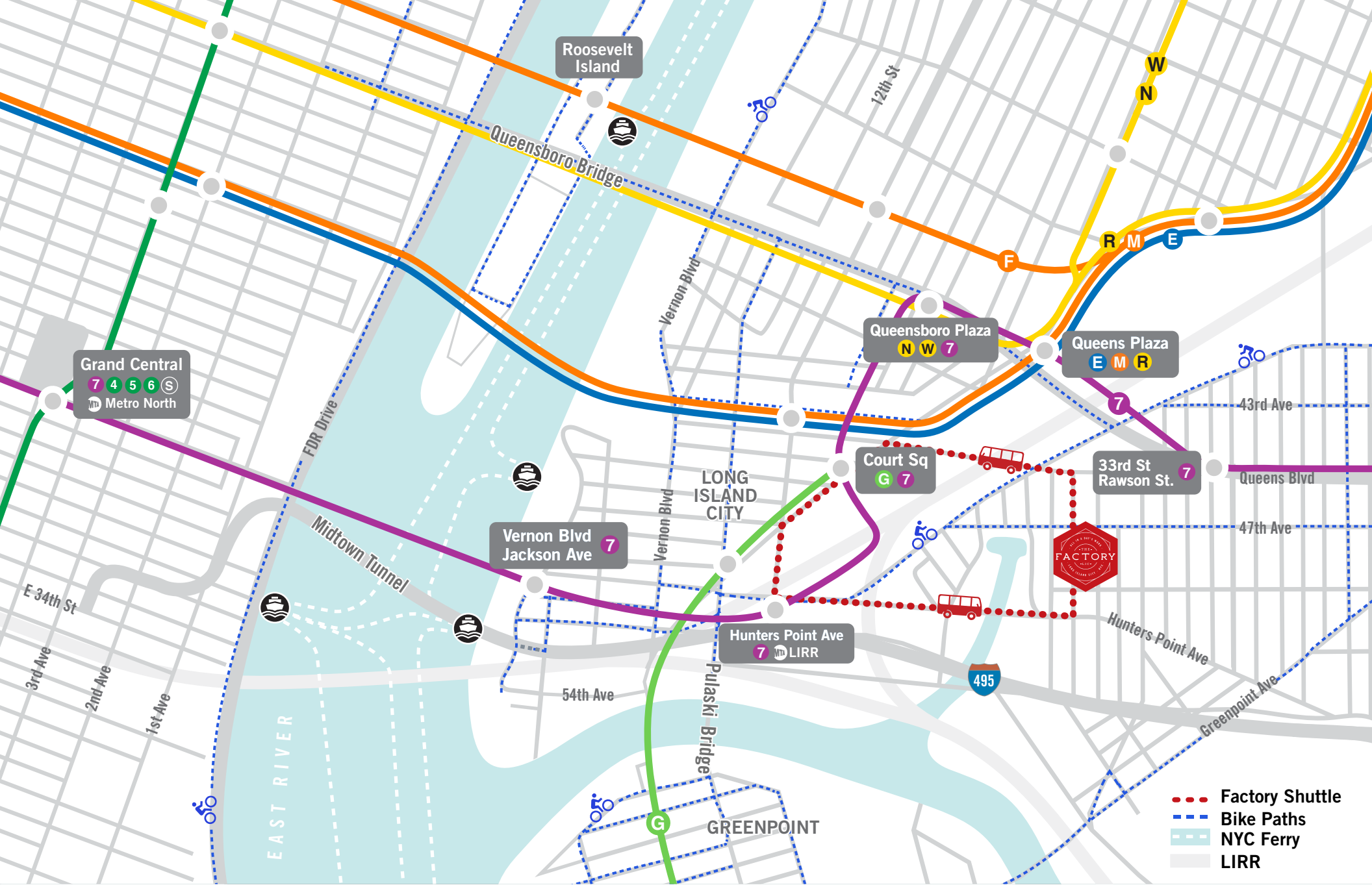
25 MIN. TO
HUDSON
YARDS



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



5 MIN. TO THE
LONG ISLAND
EXPRESSWAY



AMENITIES

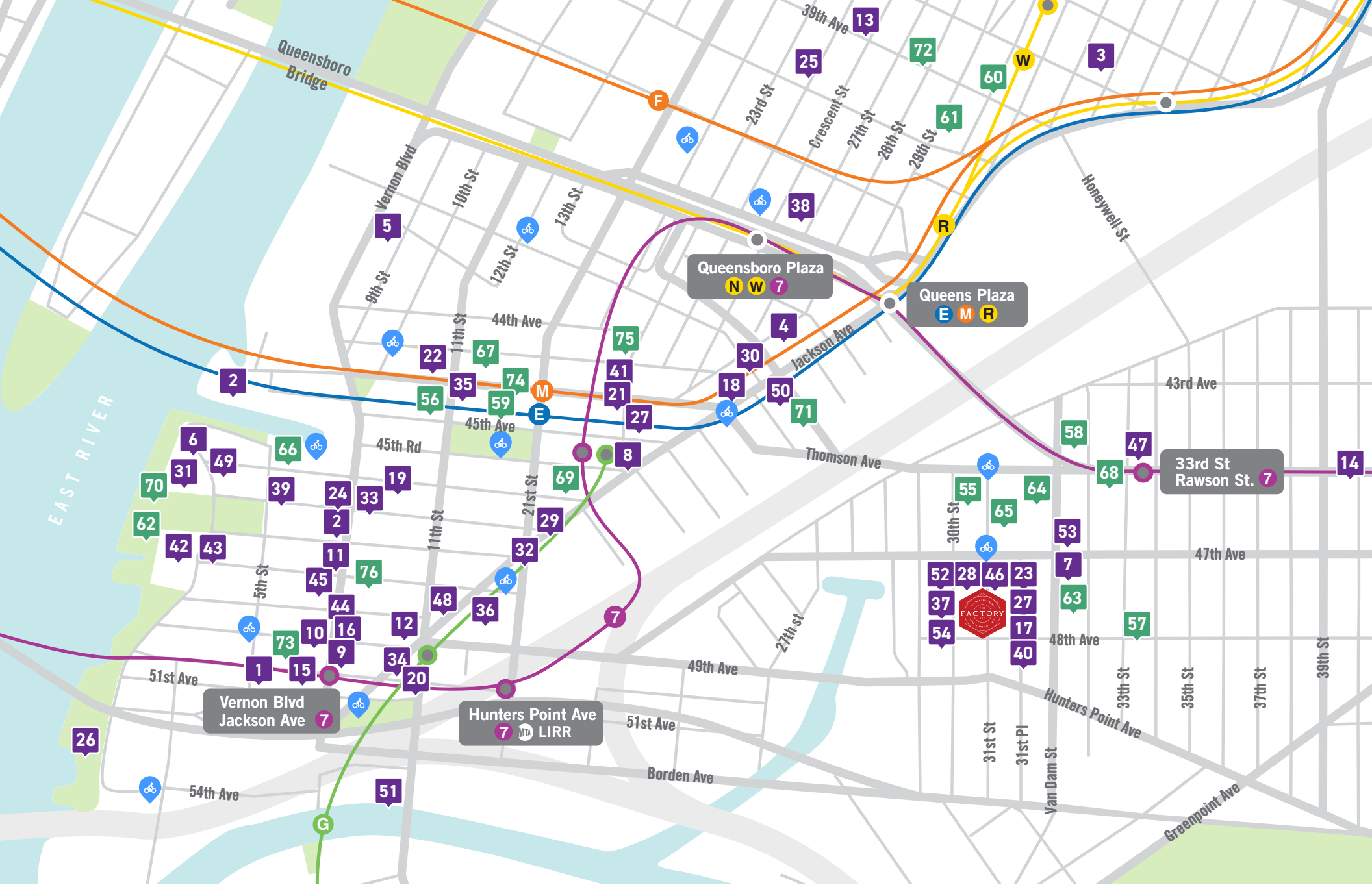
CULINARY EXPERIENCES

- | | | |
|------------------------------------|--------------------------|-----------------------------|
| 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 Pizza Factory |
| 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 | |







LET THE CITY PAY YOUR RENT

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





INCENTIVE PACKAGE/EXEMPTION	LOW DENSITY (200 SF PER EMPLOYEE)	HIGH DENSITY (120 SF PER EMPLOYEE)
REAP @ \$3,000 PER JOB PER YEAR	\$15.00/RSF	\$25.00/RSF
ENERGY COST SAVINGS PROGRAM (ECSP) CAN REDUCE REGULATED ENERGY COSTS UP TO 45%	\$1.00/RSF	\$1.00/RSF
COMMERCIAL RENT TAX EXEMPTION (3.9%)	\$3.00/RSF	\$3.00/RSF
TOTAL ANNUAL SAVINGS	\$19.00/RSF	\$29.00/RSF

Other discretionary benefits may be available. Incentive package/exemption is subject to qualification.







JOIN OUR COMMUNITY



OF INNOVATIVE
MAKERS,
DOERS, AND
CREATORS.



- THE -
FACTORY

• LONG ISLAND CITY • NEW YORK •



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