

47TH AVENUE

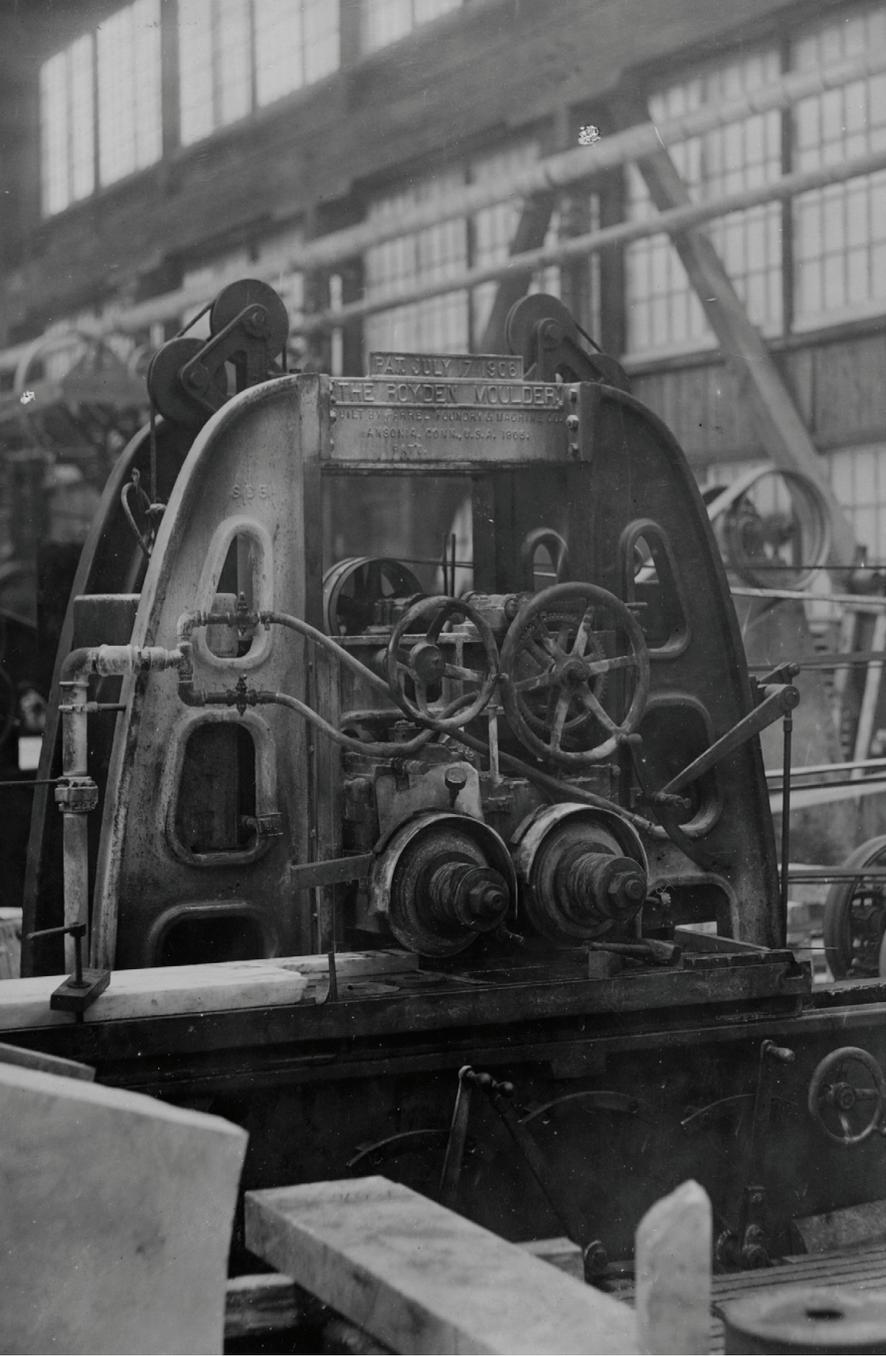
THE FACTORY

• COURAGE • PROGRESS • INDUSTRY •
- THE -
FACTORY
- LIC -
• LONG ISLAND CITY • NEW YORK •

CATERING AVAILABLE
READY TO GO BACK FOR YOUR PARTY

SWEET C
THAI & VIETNAMESE 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.** 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

MULTIPLE CULINARY OPTIONS
FOR BREAKFAST, LUNCH AND DINNER @FACTORY MARKETPLACE

BUILDING EVENTS AND TENANT APP





SOCIAL

LARGE, AIRY TENANT
LOUNGE
FOR SOCIALIZING AND DINING



FACTORY
ATHLETIC CLUB



LOBBY SEATING

PET FRIENDLY





ABUNDANT NATURAL LIGHT



CREATIVE WORKSPACE

CLASSIC BUILDING WITH
MODERN INFRASTRUCTURE

WORK-READY LOFTS



APPROX.
12-18 FT CEILINGS

CURATED
GALLERY EVENTS





VALUE

MORE AT LOWER PRICES PSF
THAN MANHATTAN & BROOKLYN

EFFICIENT LAYOUTS

ALL WINDOWS ARE OPERABLE FOR
FRESH AIR FLOW

ALLURING **AMENITIES**

CREATIVE
WORK ENVIRONMENT



FITNESS OPTIONS

FACTORY

ATHLETIC CLUB

GROUP

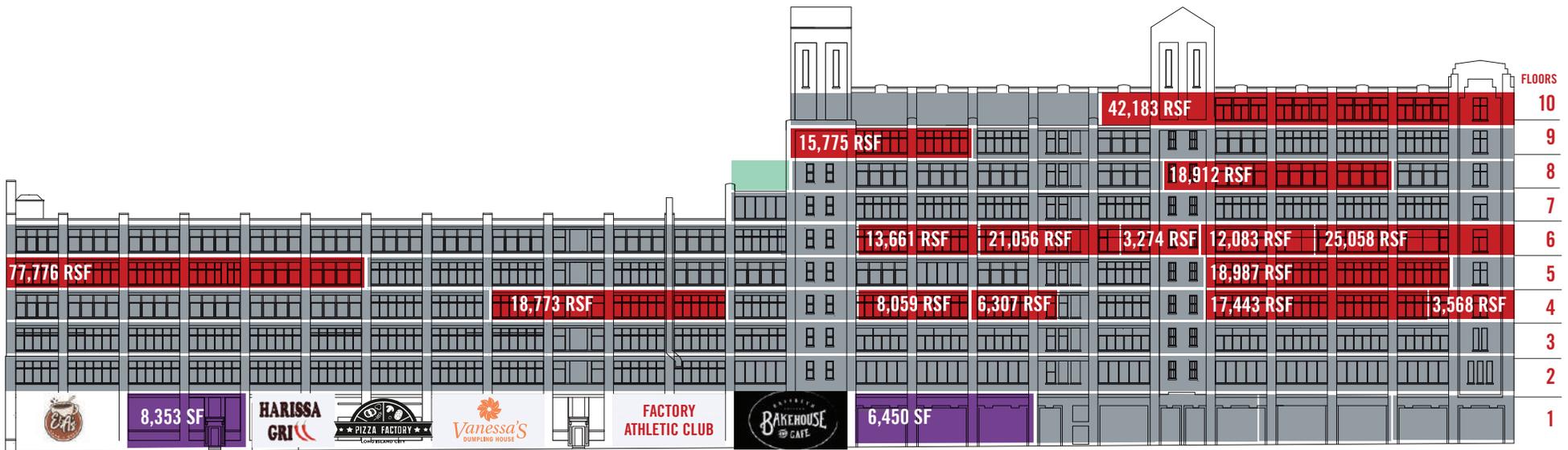
YOGA CLASSES

PELOTON

CYCLE EXPERIENCE



SPACES AVAILABLE IMMEDIATELY



AVAILABLE OFFICE



OFFICE / LOGISTICS / RETAIL



LEASED



TERRACE



BUILDING SPECS

INDOOR **PARKING** AVAILABLE

NEW FULLY FUNCTIONAL **WINDOWS**

MULTIPLE **FREIGHT** ELEVATORS

LOADING DOCKS

24H ACCESS AND **SECURITY**

TENANT CONTROLLED

HVAC SYSTEM DEDICATED TO EACH SPACE

AMPLE **ELECTRICAL** CAPACITY

MULTIPLE **I.T.** PROVIDERS

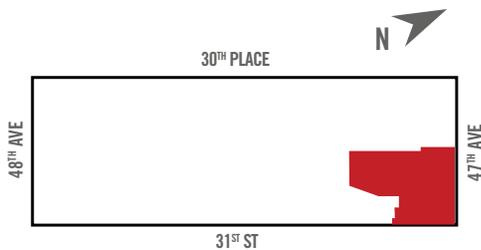
SECURE **BIKE** STORAGE



SUITE 100

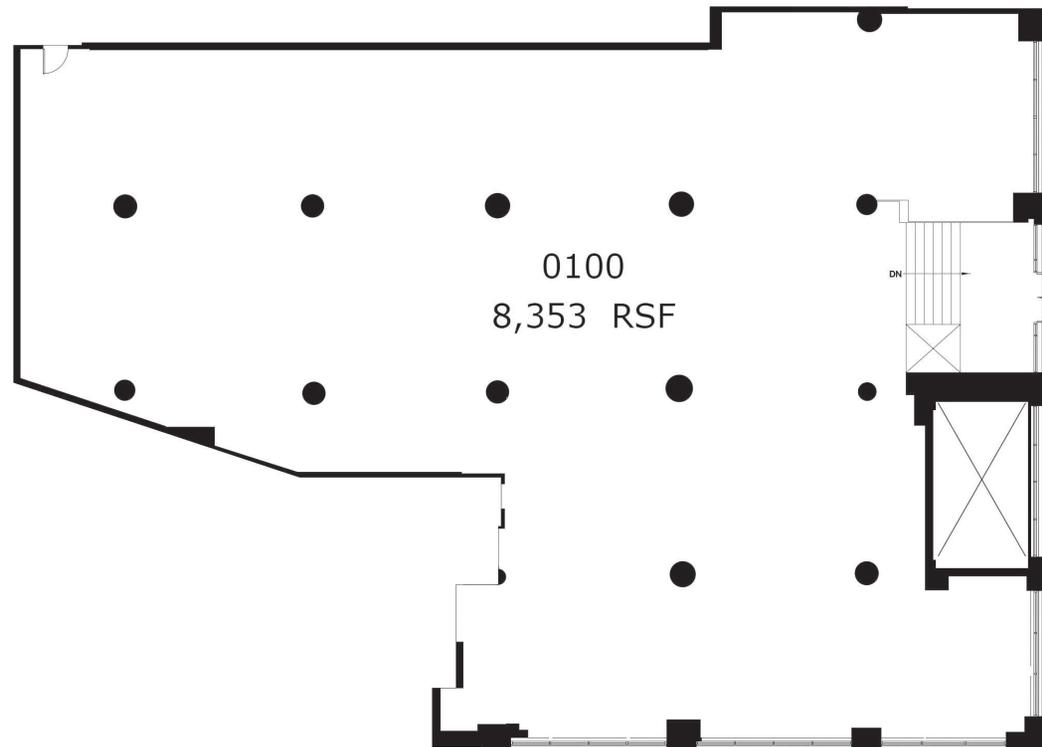
Retail Flex Space

FLOOR: 1 AREA: 8,353 SF
776 M²



FEATURES:

- » GROUND FLOOR SPACE WITH ACCESS TO LOADING DOCK ON 31ST STREET
- » PRIVATE ENTRANCE
- » PERFECT FOR OFFICE USERS WHO WANT A UNIQUE SPACE OR LOGISTICS TENANTS SEEKING QUICK ACCESS TO THE LONG ISLAND EXPRESSWAY
- » OVERSIZED WINDOWS ALLOWING SPECTACULAR NATURAL LIGHT
- » APPROX. 14' CEILINGS



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

CONTACT:
212.372.2110

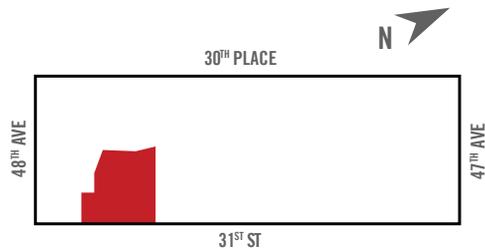
Howard J. Kessler Jr.
Howard.Kessler@nmrk.com



SUITE 170

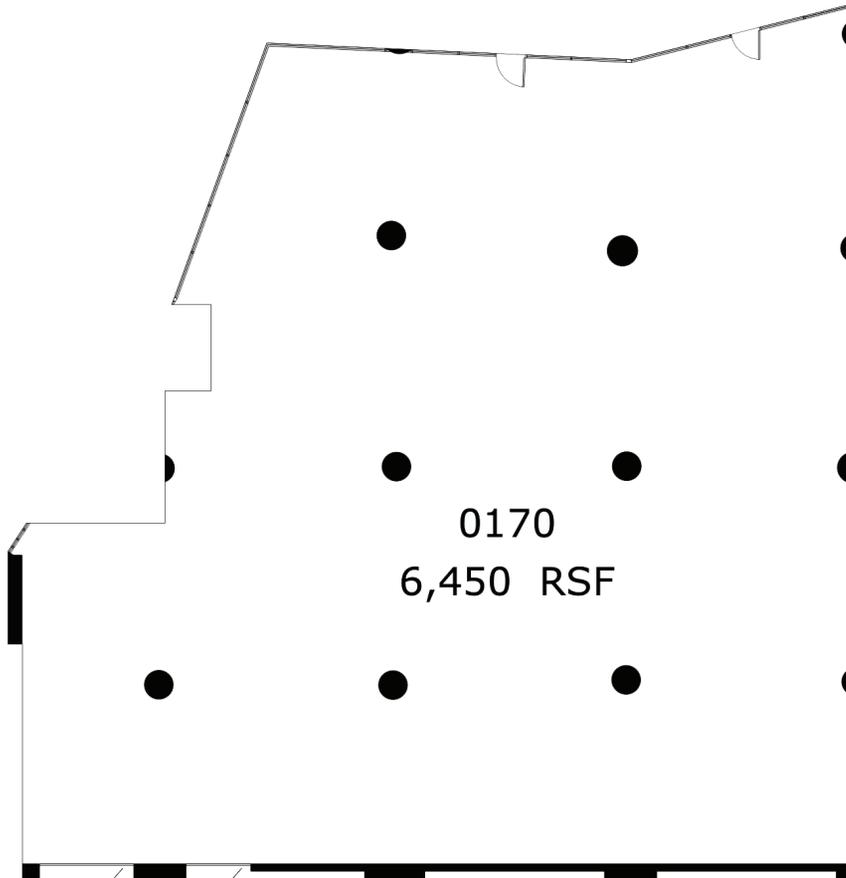
Retail Flex Space

FLOOR: 1 AREA: 6,450 SF
599 M²



FEATURES:

- » 6,450 SF OF GRADE LEVEL SPACE WITH A DEDICATED LOADING DOCK ON 31ST
- » PERFECT FOR FOOD RETAIL, COMMISSARY, OR FLEX USER
- » APPROX. 14' CEILINGS



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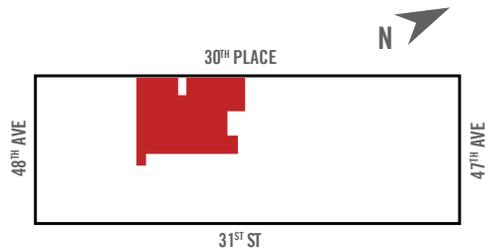
Howard J. Kessler Jr.
Howard.Kessler@nmrk.com



SUITE 420

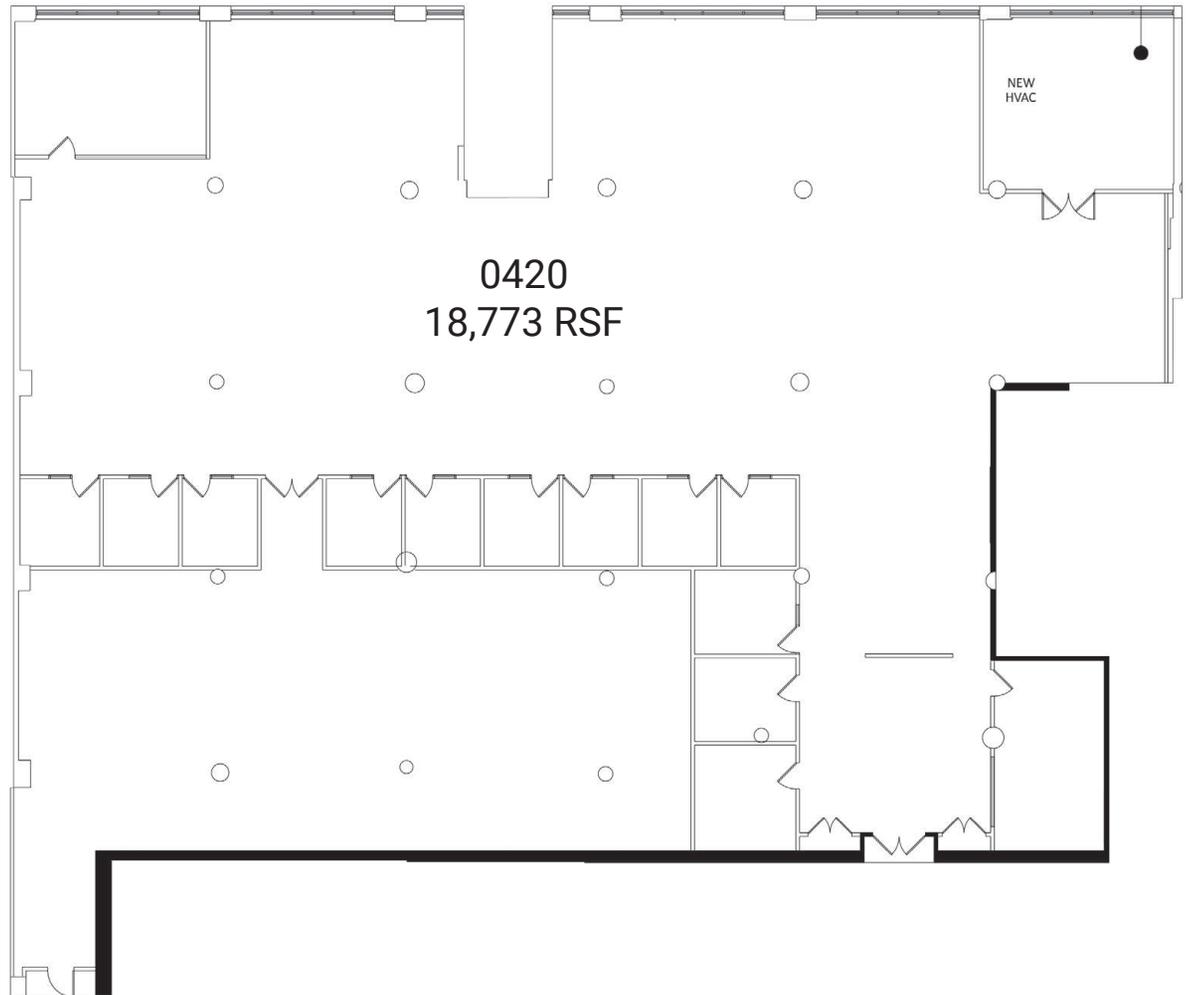
Work-Ready Loft

FLOOR: 4
AREA: 18,773 SF
1744 M²



FEATURES:

- » PRE-BUILT SPACE CONSISTING OF GLASS FRONTS, POLISHED CONCRETE FLOORS & EXPOSED CEILINGS
- » EXCELLENT NATURAL LIGHT
- » WESTERN MANHATTAN SKYLINE VIEWS
- » APPROX. 12' CEILINGS
- » EFFICIENT OPEN FLOOR PLAN



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Long Island City - NY, NY 11101

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212.372.2110

Howard J. Kessler Jr.
Howard.Kessler@nmrk.com

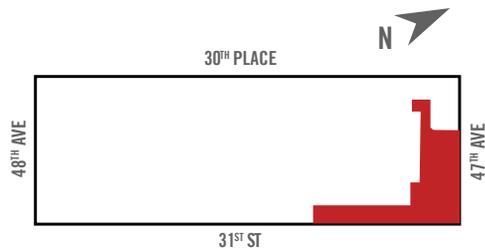


SUITE 430

Work-Ready Loft

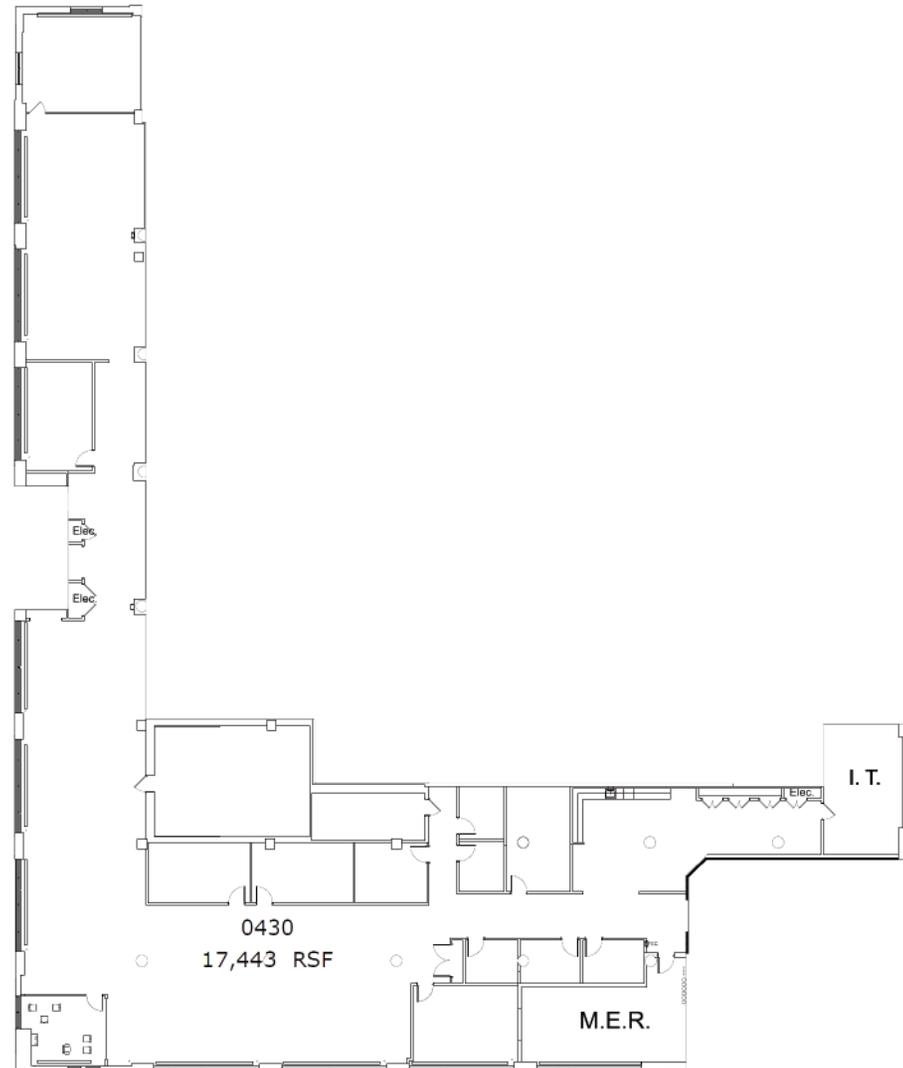
FLOOR: AREA:

4 **17,443 SF**
 1,620 M²



FEATURES:

- » L-SHAPED SPACE WITH EXCELLENT NATURAL LIGHT
- » PRE-BUILD IN EXCELLENT CONDITION
- » MIX OF GLASS FRONTS, PANTRY, POLISHED CONCRETE FLOORS AND EXPOSED CEILINGS
- » LOCATED DIRECTLY NEXT TO ELEVATORS
- » APPROX. 12' CEILINGS
- » APPROX. 22' COLUMN SPACING



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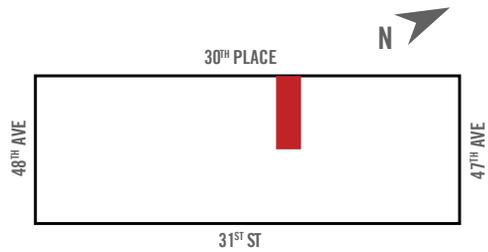
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Howard.Kessler@nmrk.com



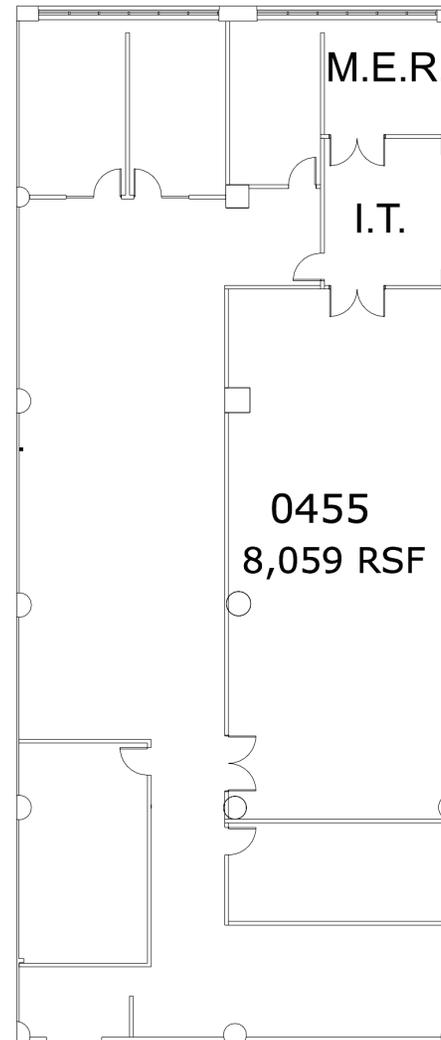
SUITE **455**
Work-Ready Loft

FLOOR: AREA:
4 **8,059 SF**
749 M²



FEATURES:

- » PRE-BUILD IN EXCELLENT CONDITION
- » APPROX. 12' CEILINGS
- » APPROX. 22' COLUMN SPACING



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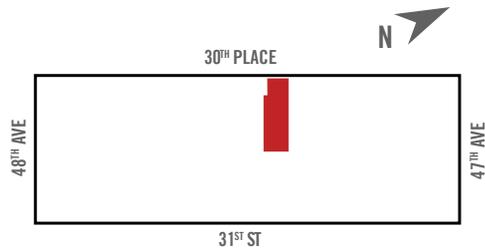
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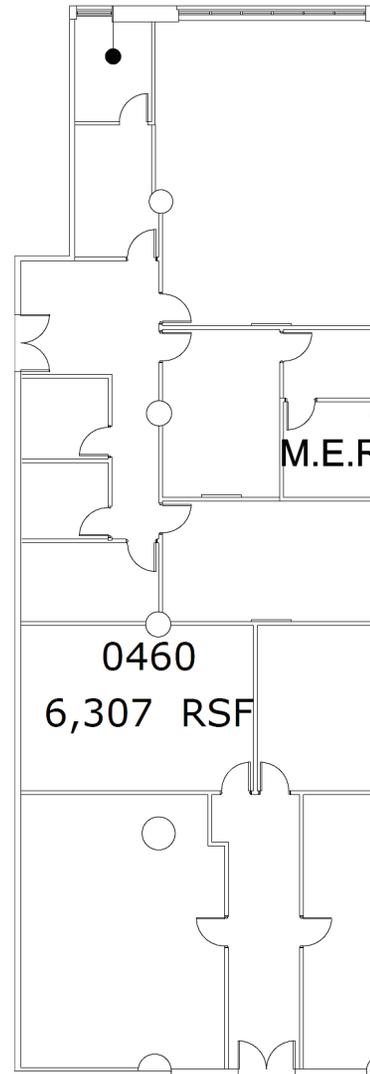
SUITE **460**
Work-Ready Loft

FLOOR: AREA:
4 **6,307 SF**
 586 M²



FEATURES:

- » PRE-BUILD IN EXCELLENT CONDITION
- » PHOTO STUDIO BUILD-OUT
- » APPROX. 12' CEILINGS
- » APPROX. 22' COLUMN SPACING



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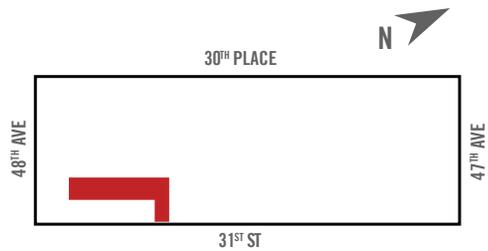
Howard J. Kessler Jr.
Howard.Kessler@nmrk.com



SUITE **480**
Work-Ready Loft

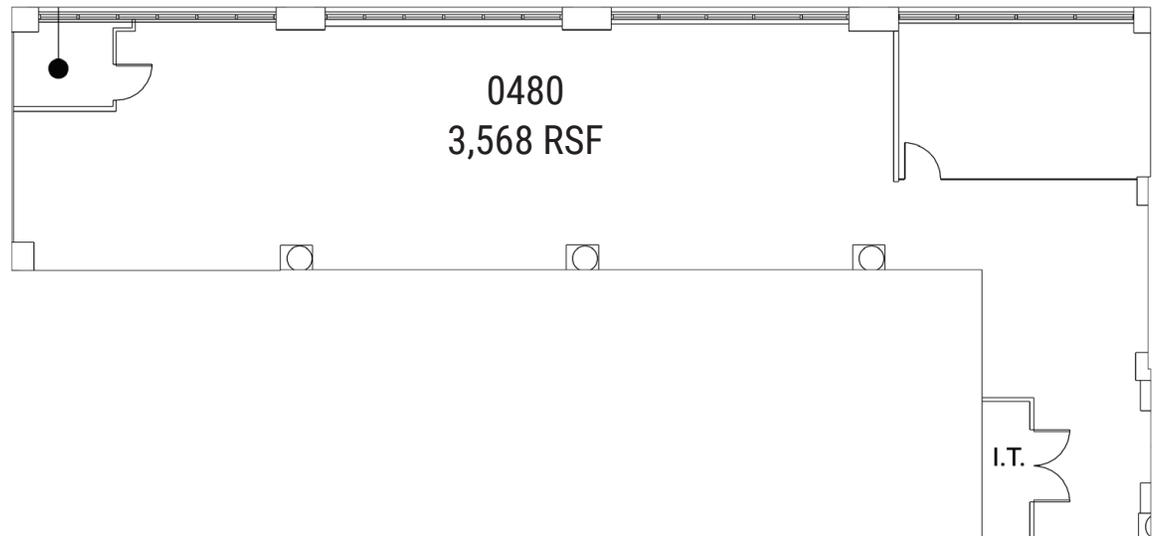
FLOOR: AREA:

4 **3,568 SF**
332 M²



FEATURES:

- » PRE-BUILT SUITE WITH GLASS FRONT FINISHES, PANTRY, EXPOSED CEILINGS AND POLISHED CONCRETE FLOORS
- » EXCELLENT NATURAL LIGHT
- » ACCESS TO FREIGHT ELEVATORS
- » APPROX. 12' CEILINGS
- » APPROX. 22' COLUMN SPACING



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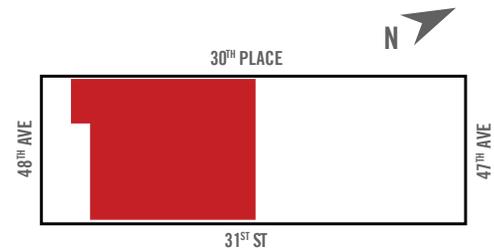
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Howard.Kessler@nmrk.com



SUITE 510

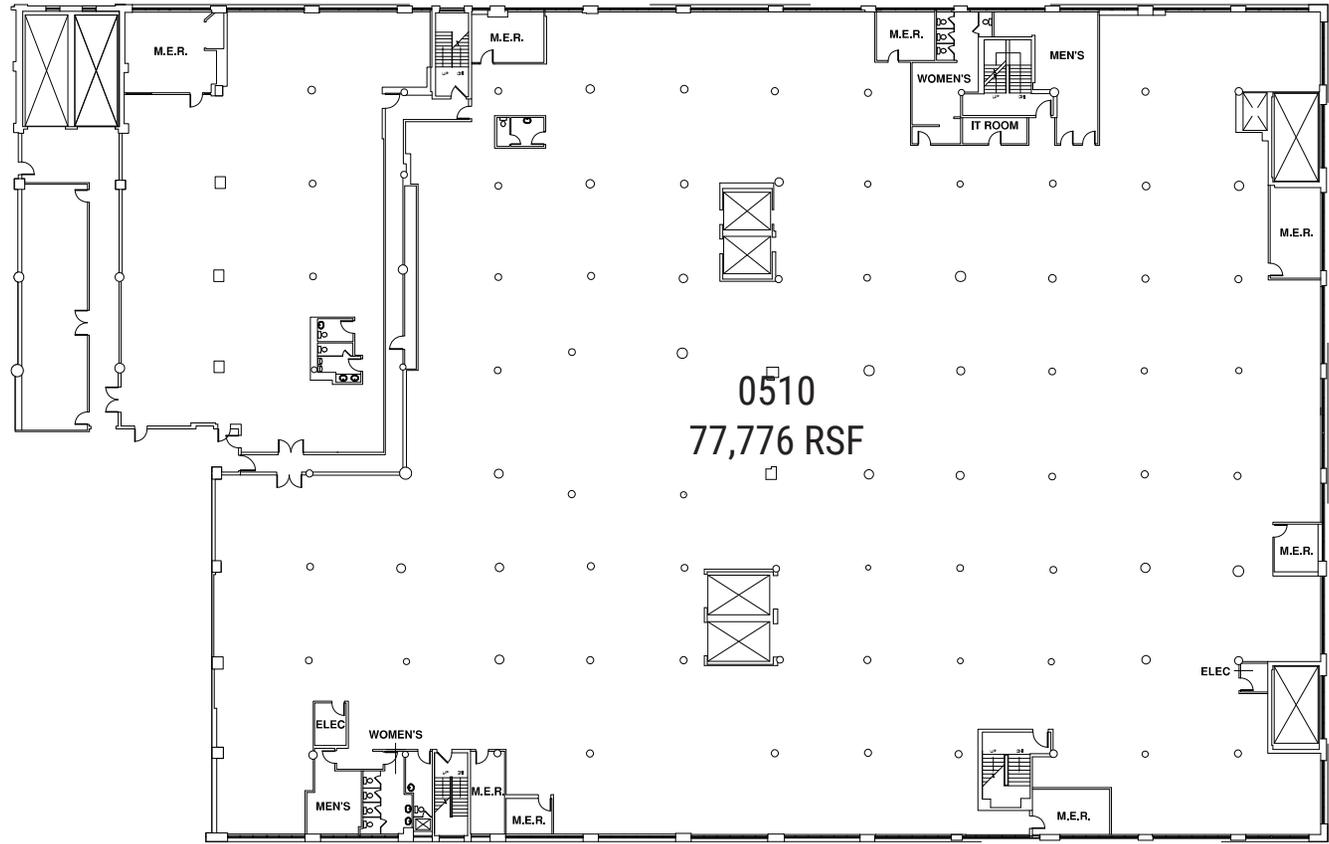
Work-Ready Loft

FLOOR: 5
 AREA: 77,776 SF
 7,226 M²



FEATURES:

- » AVAILABLE IN NOVEMBER 2024
- » EXCELLENT NATURAL LIGHT WITH CITY VIEWS AND NORTHERN AND EASTERN EXPOSURE
- » APPROX. 12' CEILINGS
- » APPROX. 22' COLUMN SPACING
- » DIRECT ACCESS TO MULTIPLE LOADING DOCKS AND FREIGHT ELEVATORS



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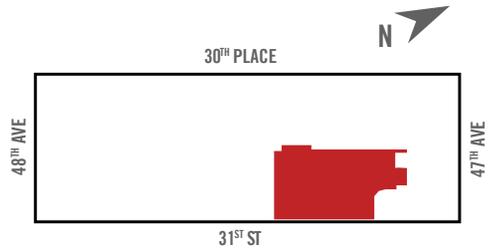
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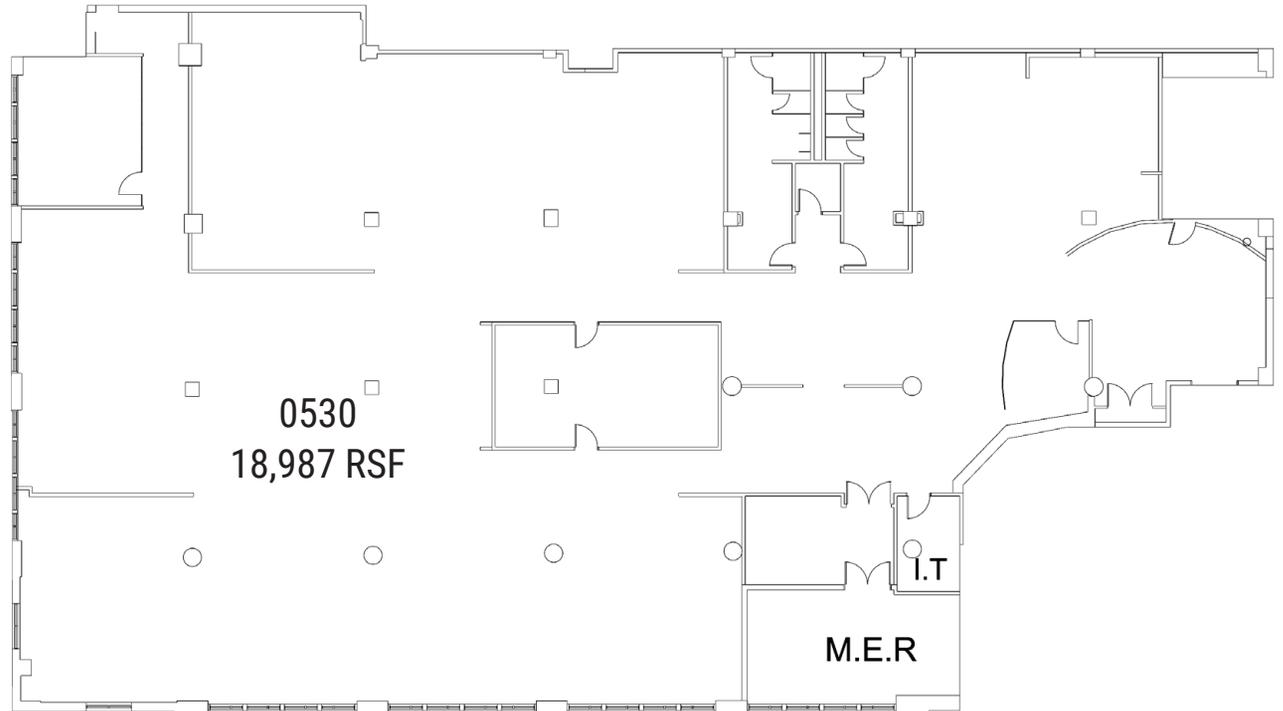
SUITE **530**
Work-Ready Loft

FLOOR: AREA:
5 **18,987 SF**
 1,764 M²



FEATURES:

- » BUILT PHOTO STUDIO/OFFICE LOFT SPACE IN EXCELLENT CONDITION
- » AVAILABLE: 2Q23
- » APPROX. 12' CEILINGS



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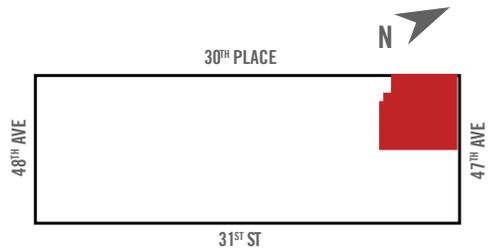
Howard J. Kessler Jr.
Howard.Kessler@nrmk.com



SUITE 640

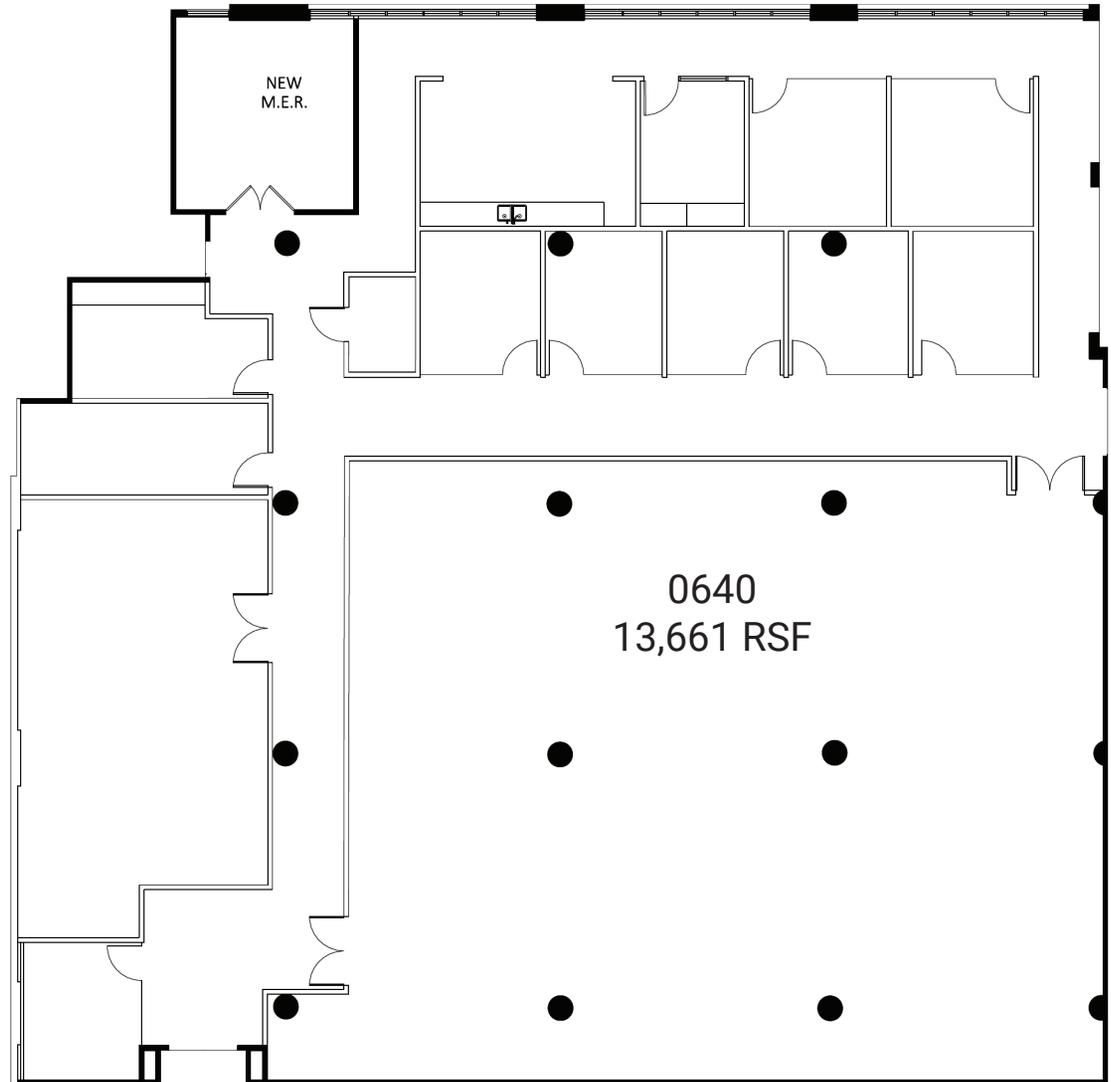
Work-Ready Loft

FLOOR: 6 AREA: 13,661 SF
1,269 M²



FEATURES:

- » PRE-BUILT SPACE CONSISTING OF GLASS FRONTS, POLISHED CONCRETE FLOORS & EXPOSED CEILINGS
- » EXCELLENT NATURAL LIGHT
- » WESTERN MANHATTAN SKYLINE VIEWS
- » APPROX. 12' CEILINGS
- » EFFICIENT OPEN FLOOR PLAN
- » CAN BE COMBINED WITH OTHER SUITES TO MAKE A SINGLE 55,000 SF UNIT



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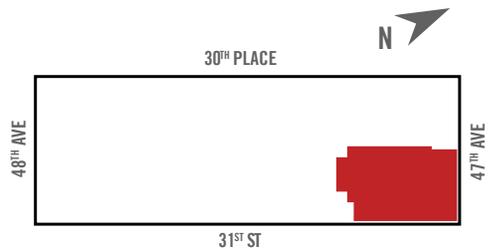
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Howard.Kessler@nmrk.com



SUITE 650

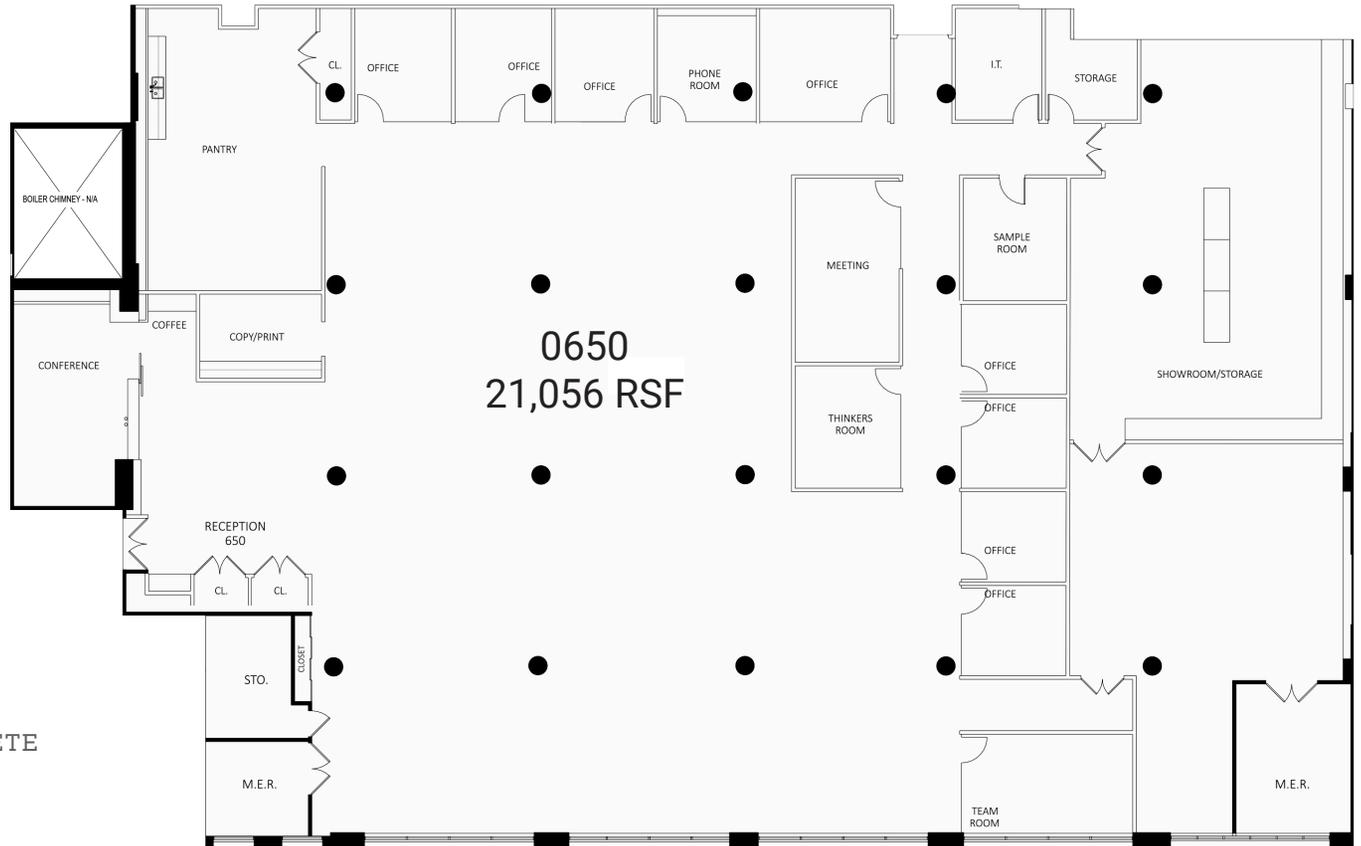
Work-Ready Loft

FLOOR: 6 AREA: 21,056 SF
1,956 M²



FEATURES:

- » PRE-BUILT SPACE CONSISTING OF GLASS FRONTS, POLISHED CONCRETE FLOORS & EXPOSED CEILINGS
- » EXCELLENT NATURAL LIGHT
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- » EFFICIENT OPEN FLOOR PLAN



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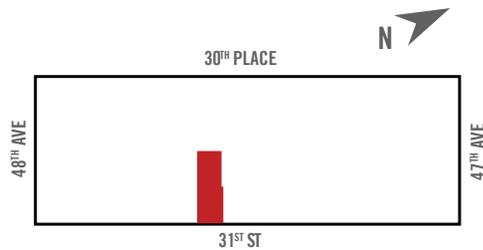
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Howard.Kessler@nrmk.com



SUITE 660

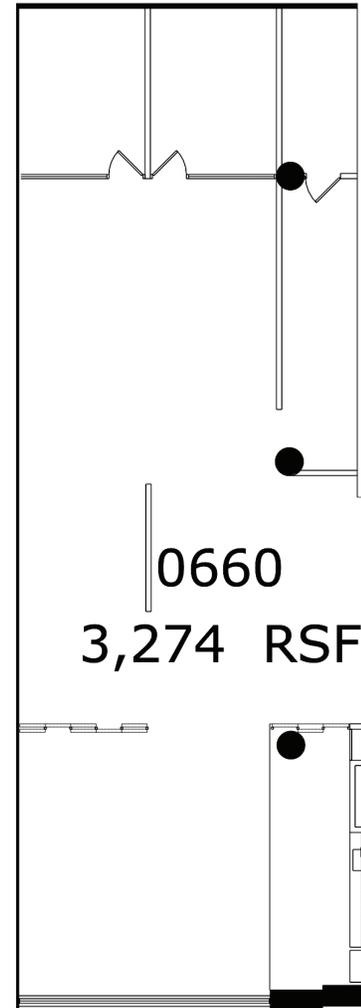
Work-Ready Loft

FLOOR: 6 AREA: 3,274 SF
304 M²



FEATURES:

- » PRE-BUILT SPACE CONSISTING OF GLASS FRONTS, POLISHED CONCRETE FLOORS & EXPOSED CEILINGS
- » EXCELLENT NATURAL LIGHT
- » APPROX. 12' CEILINGS
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- » CAN BE COMBINED WITH OTHER SUITES TO MAKE A SINGLE 55,000 SF UNIT



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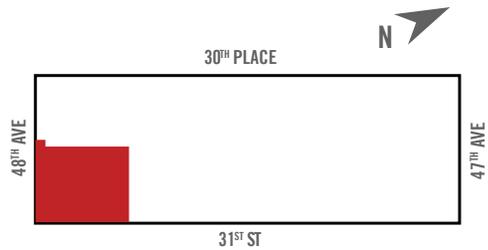
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Howard.Kessler@nmrk.com



SUITE 670

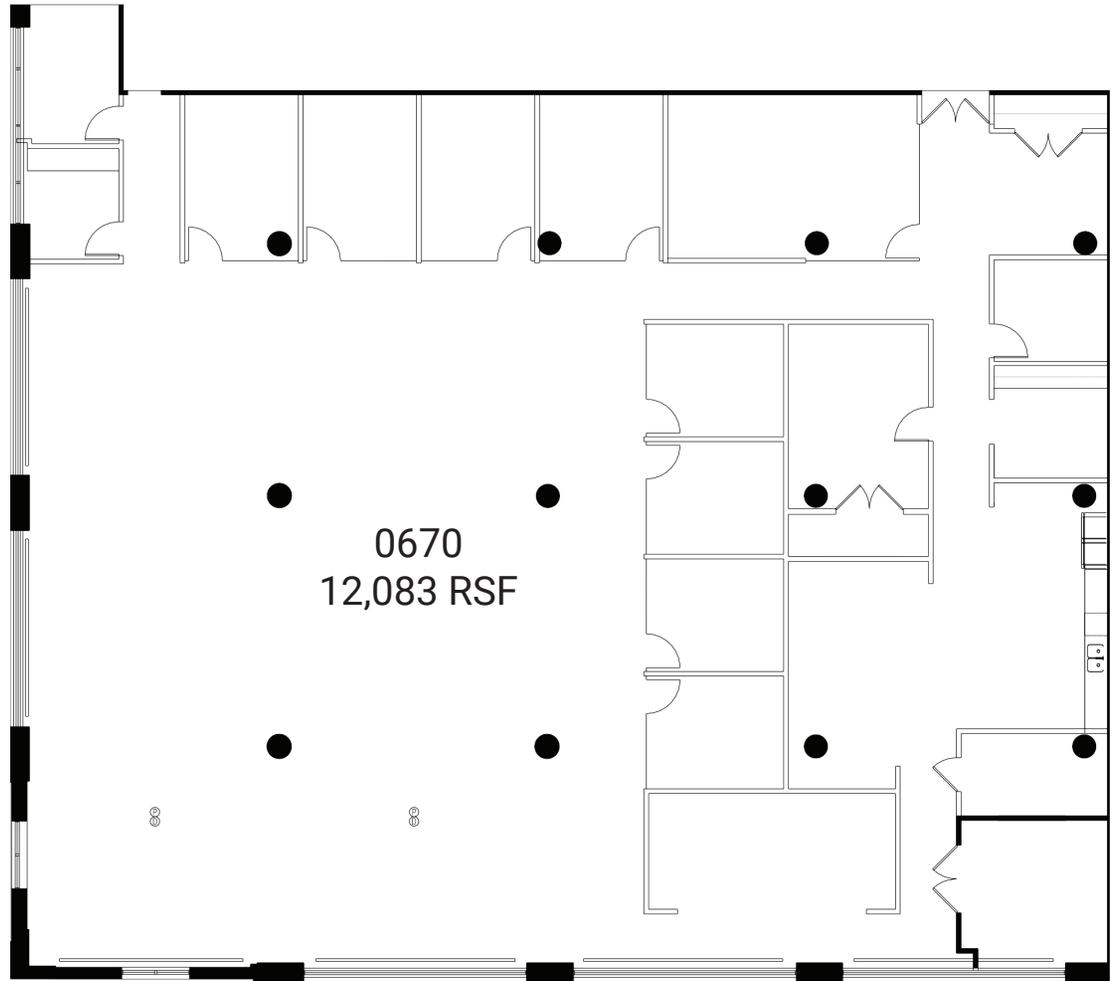
Work-Ready Loft

FLOOR: 6 AREA: 12,083 SF
1,123 M²



FEATURES:

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- » EXCELLENT NATURAL LIGHT
- » APPROX. 12' CEILINGS
- » EFFICIENT OPEN FLOOR PLAN
- » CAN BE COMBINED WITH OTHER SUITES TO MAKE A SINGLE 55,000 SF UNIT



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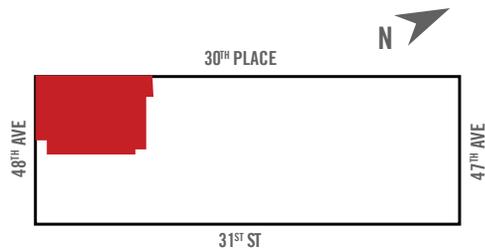
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SUITE 680

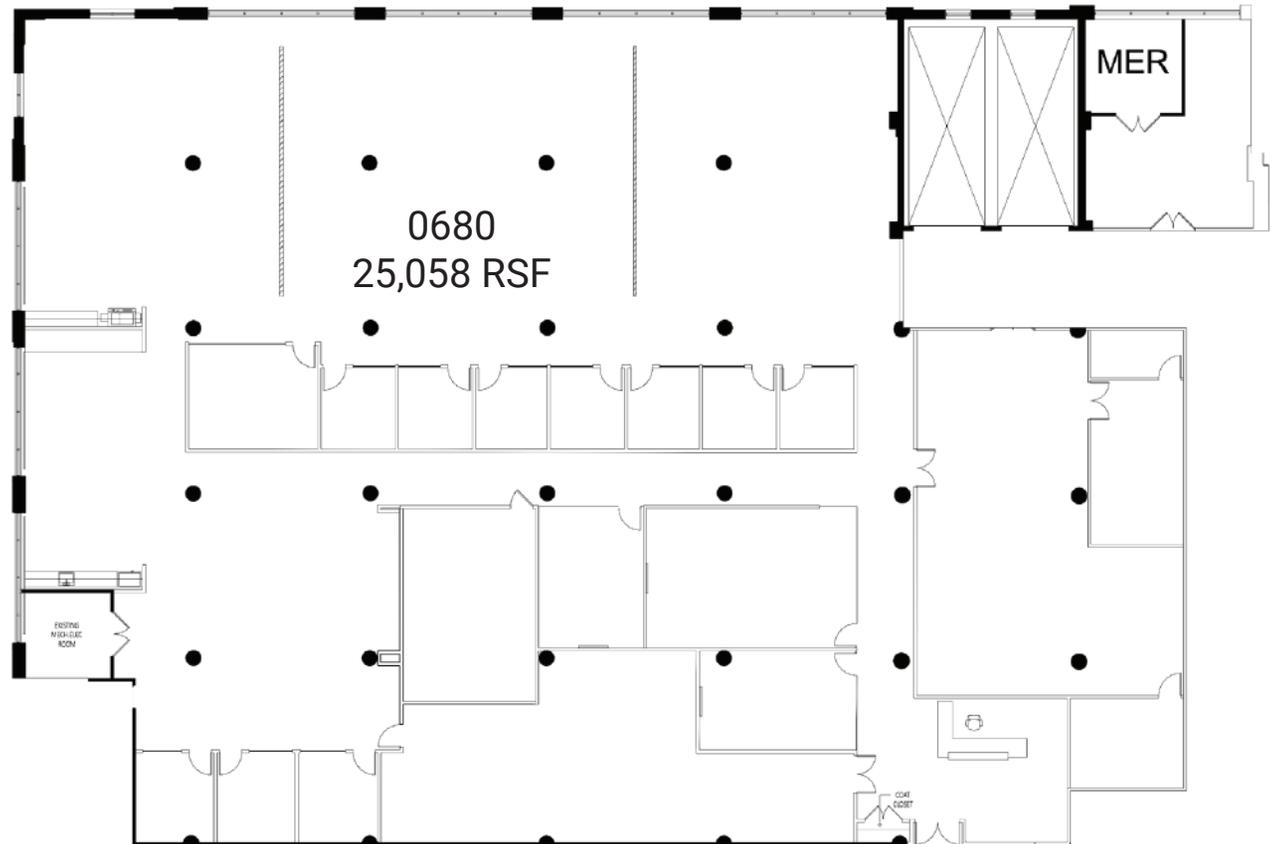
Work-Ready Loft

FLOOR: 6 AREA: 25,058 SF
2,328 M²



FEATURES:

- » PRE-BUILT SPACE CONSISTING OF GLASS FRONTS, POLISHED CONCRETE FLOORS & EXPOSED CEILINGS
- » EXCELLENT NATURAL LIGHT
- » WESTERN MANHATTAN SKYLINE VIEWS
- » APPROX. 12' CEILINGS
- » EFFICIENT OPEN FLOOR PLAN
- » CAN BE COMBINED WITH OTHER SUITES TO MAKE A SINGLE 55,000 SF UNIT



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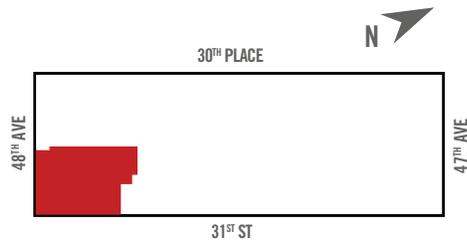
Howard J. Kessler Jr.
Howard.Kessler@nmrk.com



SUITE 820

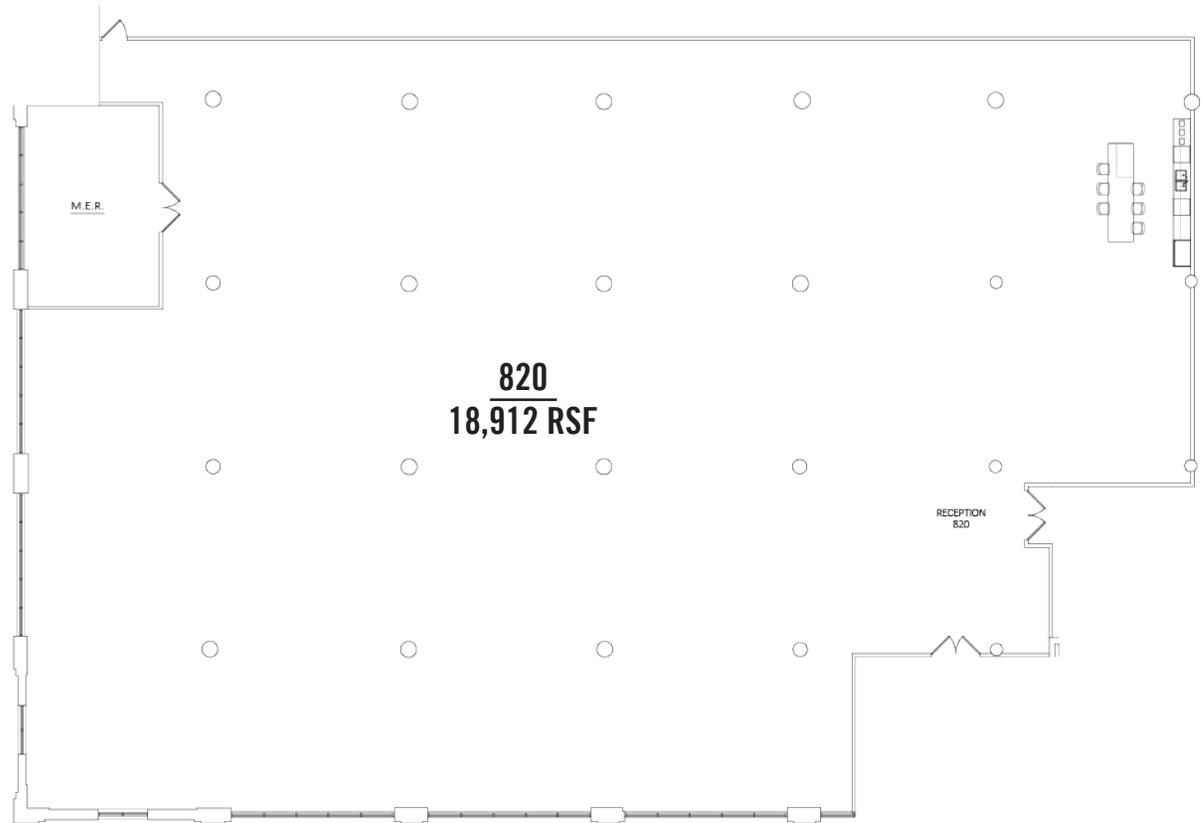
Work-Ready Loft

FLOOR: 8
AREA: 18,912 SF
1,756 M²



FEATURES:

- » CURRENTLY IN RAW CONDITION
- » EXCELLENT LIGHT AND VIEWS WITH NORTHERN AND EASTERN EXPOSURE
- » LANDLORD WILL BUILD NBI
- » DIRECT ACCESS TO FREIGHT ELEVATOR
- » APPROX. 12' CEILINGS
- » APPROX. 22' COLUMN SPACING



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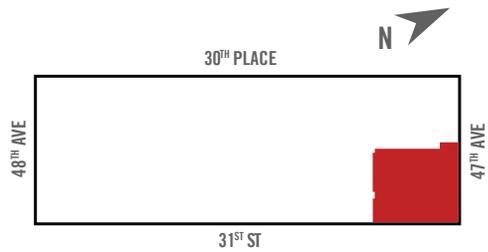
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Howard.Kessler@nmrk.com



SUITE 920

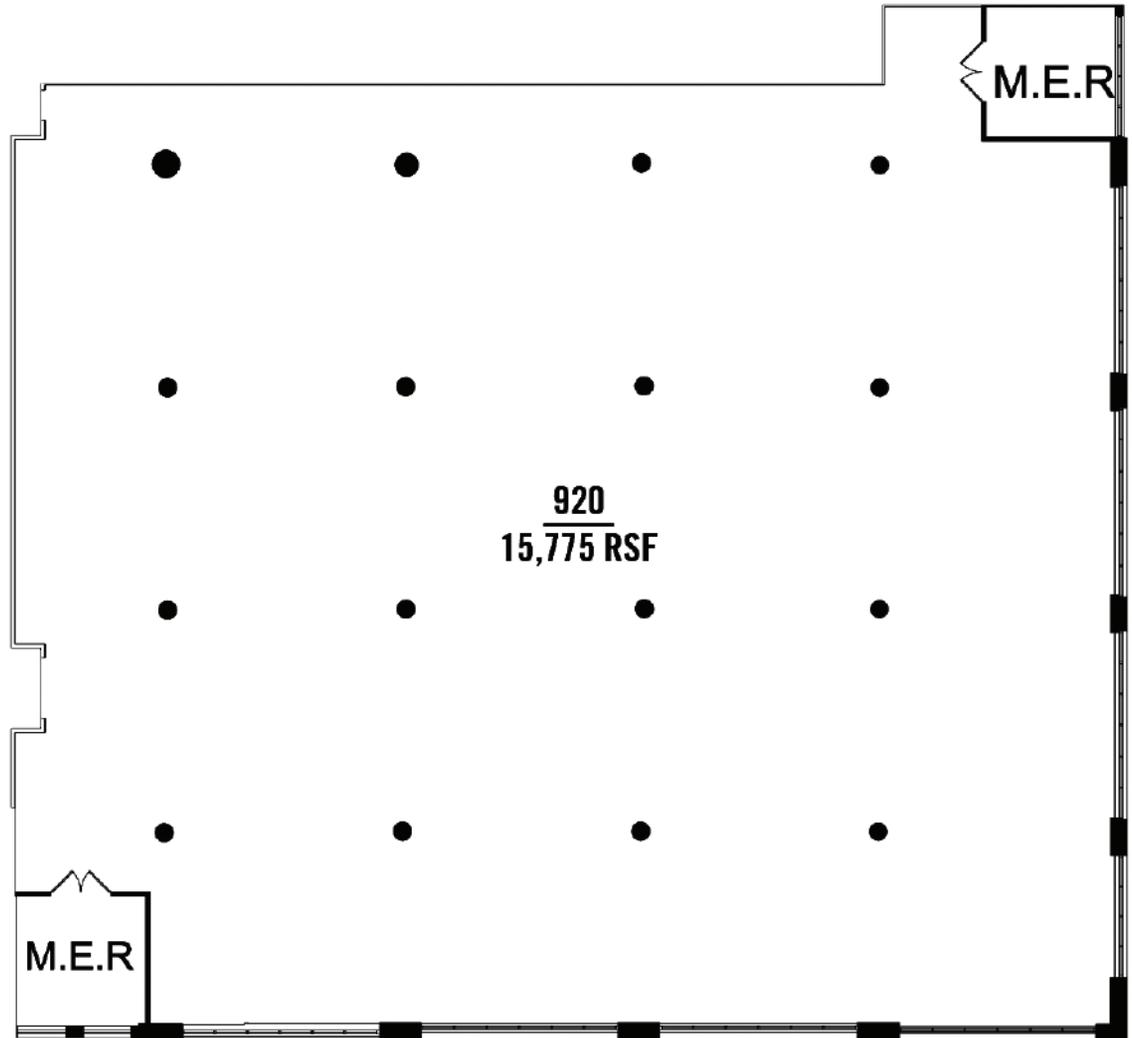
Work-Ready Loft

FLOOR: 9
AREA: 15,775 SF
1,466 M²



FEATURES:

- » WORK-READY LOFT SPACE
- » EXCELLENT LIGHT AND VIEWS WITH NORTHERN AND EASTERN EXPOSURE
- » CURRENTLY IN RAW CONDITION
- » LANDLORD WILL BUILD NBI
- » DIRECT ACCESS TO FREIGHT ELEVATORS
- » APPROX. 12' CEILINGS
- » APPROX. 22' COLUMN SPACING



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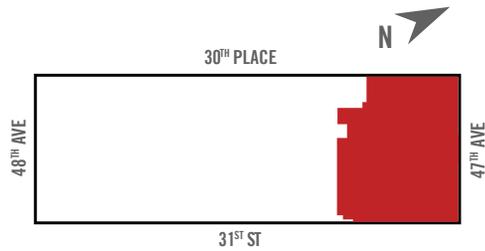
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Howard.Kessler@nmrk.com



SUITE 1020

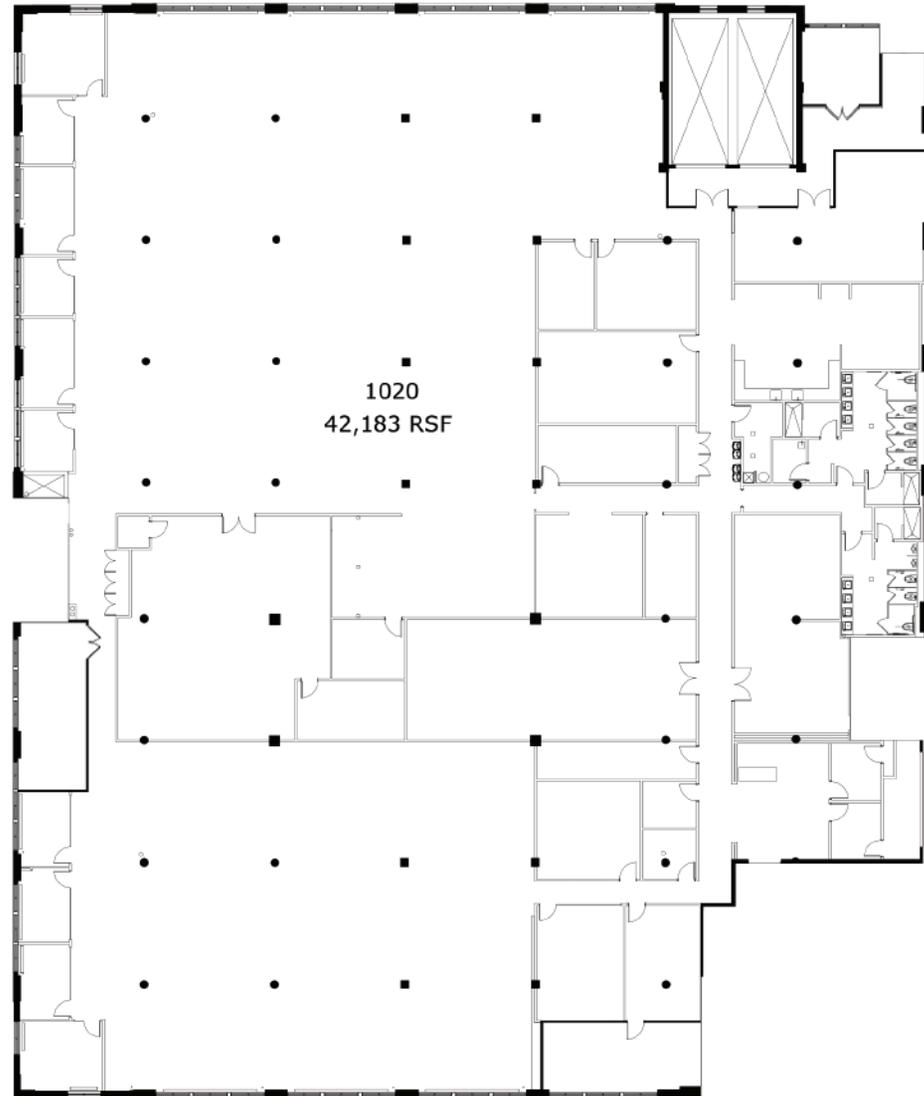
Work-Ready Loft

FLOOR: 10 AREA: 42,183 SF
3,919 M²



FEATURES:

- » UNIQUE BUILD-TO-SUIT PENTHOUSE OPPORTUNITY
- » AVAILABLE: OCTOBER 2023
- » 12'-18' CEILING HEIGHTS
- » NEW FULLY FUNCTIONAL WINDOWS AND FEATURED SKYLIGHTS WITH SPECTACULAR LIGHT AND VIEWS
- » DIRECT ACCESS TO FREIGHT ELEVATOR AND LOADING DOCK
- » APPROX. 22' COLUMN SPACING



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THE FACTORY SHUTTLE MAKES IT EVEN EASIER TO GET HERE



3 MIN. BY SHUTTLE TO



AND

HUNTERS POINT
AVENUE



7 MIN. BY SHUTTLE TO

COURT SQUARE





THE FACTORY SHUTTLE ROUTE



- WESTBOUND FACTORY SHUTTLE
- MORNING, LATE AFTERNOON + EVENING (HUNTERS POINT > COURT SQUARE > THE FACTORY)
- LATE AFTERNOON + EVENING PICK UP AT THE FACTORY
- LATE AFTERNOON + EVENING ADDITIONAL DROP-OFF
- EASTBOUND FACTORY SHUTTLE
- MORNING HUNTERS POINT EXPRESS TO THE FACTORY
- MIDDAY (COURT SQUARE > HUNTERS POINT > THE FACTORY)



TRANSIT



6 MIN. WALK TO
7 TRAIN



15 MIN. TO
GRAND CENTRAL



3 MIN. SHUTTLE TO
LIRR



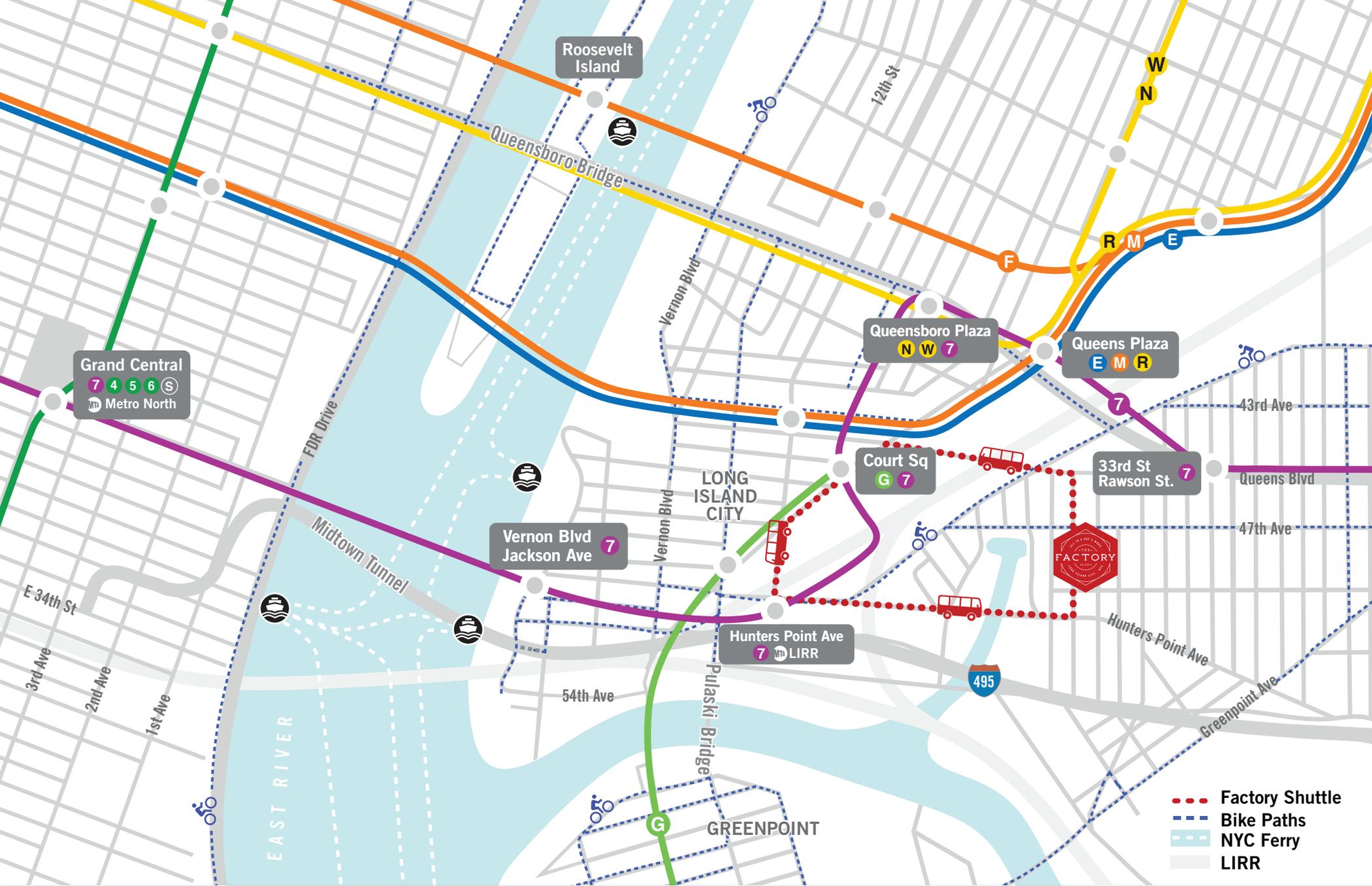
25 MIN. TO
HUDSON
YARDS



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



5 MIN. TO THE
LONG ISLAND
EXPRESSWAY



AMENITIES

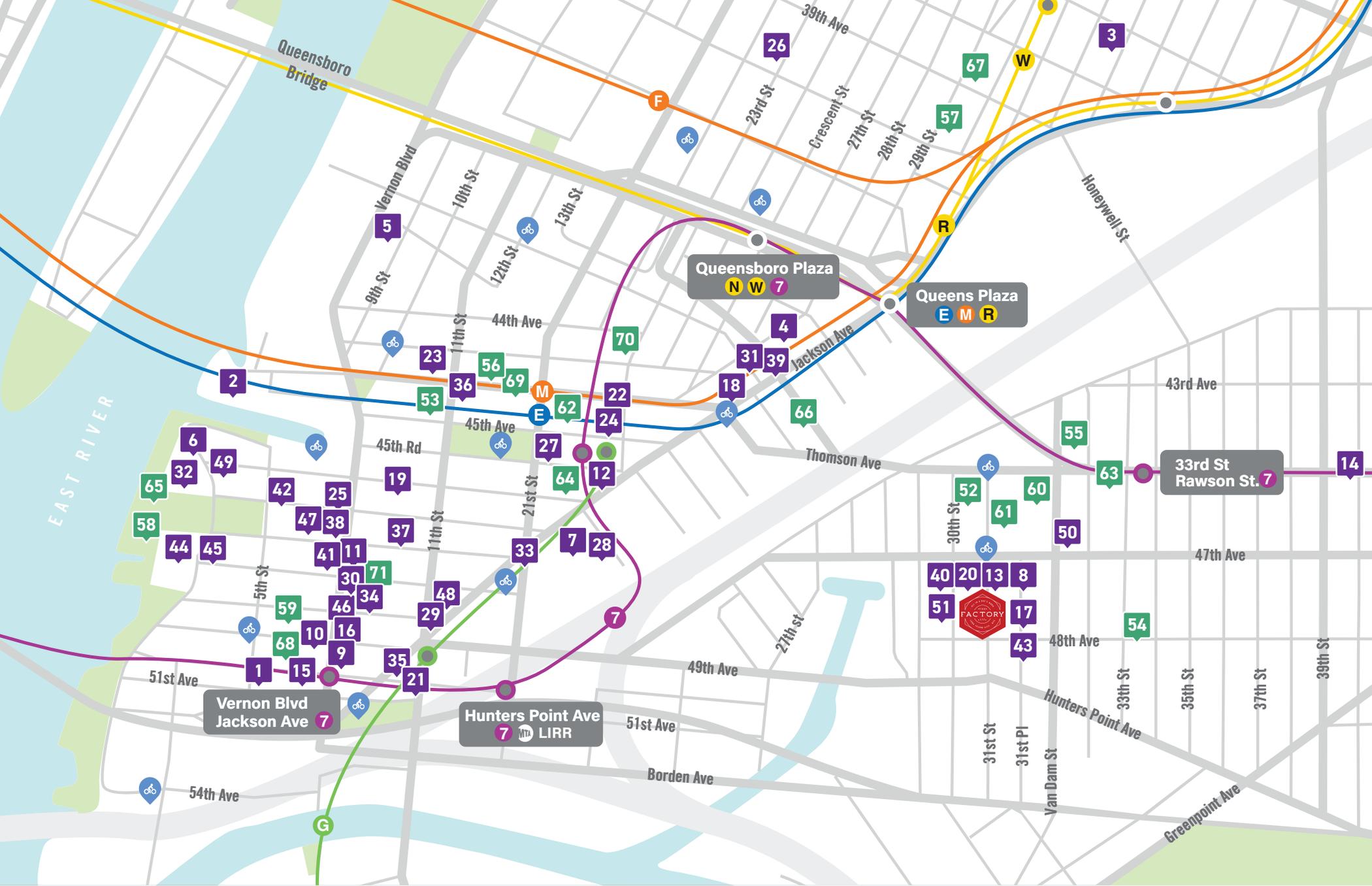
CULINARY EXPERIENCES

- | | | |
|------------------------------------|--------------------------|-----------------------------|
| 1 Alewife | 20 Harissa Grill | 39 Partners Coffee Roasters |
| 2 Anable Basin Sailing Bar & Grill | 21 Hibino | 40 Pizza Factory |
| 3 Astoria Seafood | 22 Il Falco | 41 R40 |
| 4 The Beast Next Door | 23 John Brown Smokehouse | 42 Rockaway Brewing Co. |
| 5 Big Alice Brewing | 24 The Inkan | 43 Sans Bakery |
| 6 Blend on the Water | 25 L.I.C. Bar | 44 Shi |
| 7 ABC Eats Food Hall | 26 LIC Beer Project | 45 Skinny's Cantina |
| 8 Brooklyn Bakehouse | 27 LIC Corner Cafe | 46 Slice |
| 9 Cafe Henri | 28 Koi Sushi + Poke | 47 Sweet Chick |
| 10 Casa Enrique | 29 Kuku Chicken LIC | 48 Sweetleaf |
| 11 Centro Pizza Bar | 30 Madera | 49 Sweetleaf Cocktails |
| 12 Court Square Diner | 31 M. Wells Steakhouse | 50 Van Dam Diner |
| 13 E&A Bake 'N' Brew | 32 Maiella | 51 Vanessa's Dumpling House |
| 14 Dazies | 33 Manducatis | |
| 15 Domaine bar a vins | 34 Mango Mango LIC | |
| 16 Dominie's Hoek | 35 Manetta's | |
| 17 Doughnut Plant | 36 The Mill | |
| 18 Dutch Kills | 37 Noodlecraft | |
| 19 The Gutter | 38 Petey's Burger | |

WELLNESS & CULTURE

- | | |
|---------------------------------------|----------------------------------|
| 52 Bard Early Colleges | 67 Space Gallery |
| 53 BrickHouse Ceramic Art Center | 68 The Chocolate Factory Theater |
| 54 City Ice Pavilion | 69 The Cliffs at LIC |
| 55 CityView Racquet Club | 70 The Secret Theatre |
| 56 The Cliffs at LIC | 71 The Yoga Room |
| 57 Flux Factory | |
| 58 Gantry State Park Plaza | |
| 59 Hunters Point Park - Tennis Courts | |
| 60 LaGuardia Community College | |
| 61 LaGuardia Performing Arts Center | |
| 62 Orangetheory Fitness | |
| 63 Long Island City YMCA | |
| 64 MoMA PS1 | |
| 65 Pepsi-Cola Sign | |
| 66 Sculpture Center | |







LET THE CITY PAY YOUR RENT

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



360° VIEWS



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

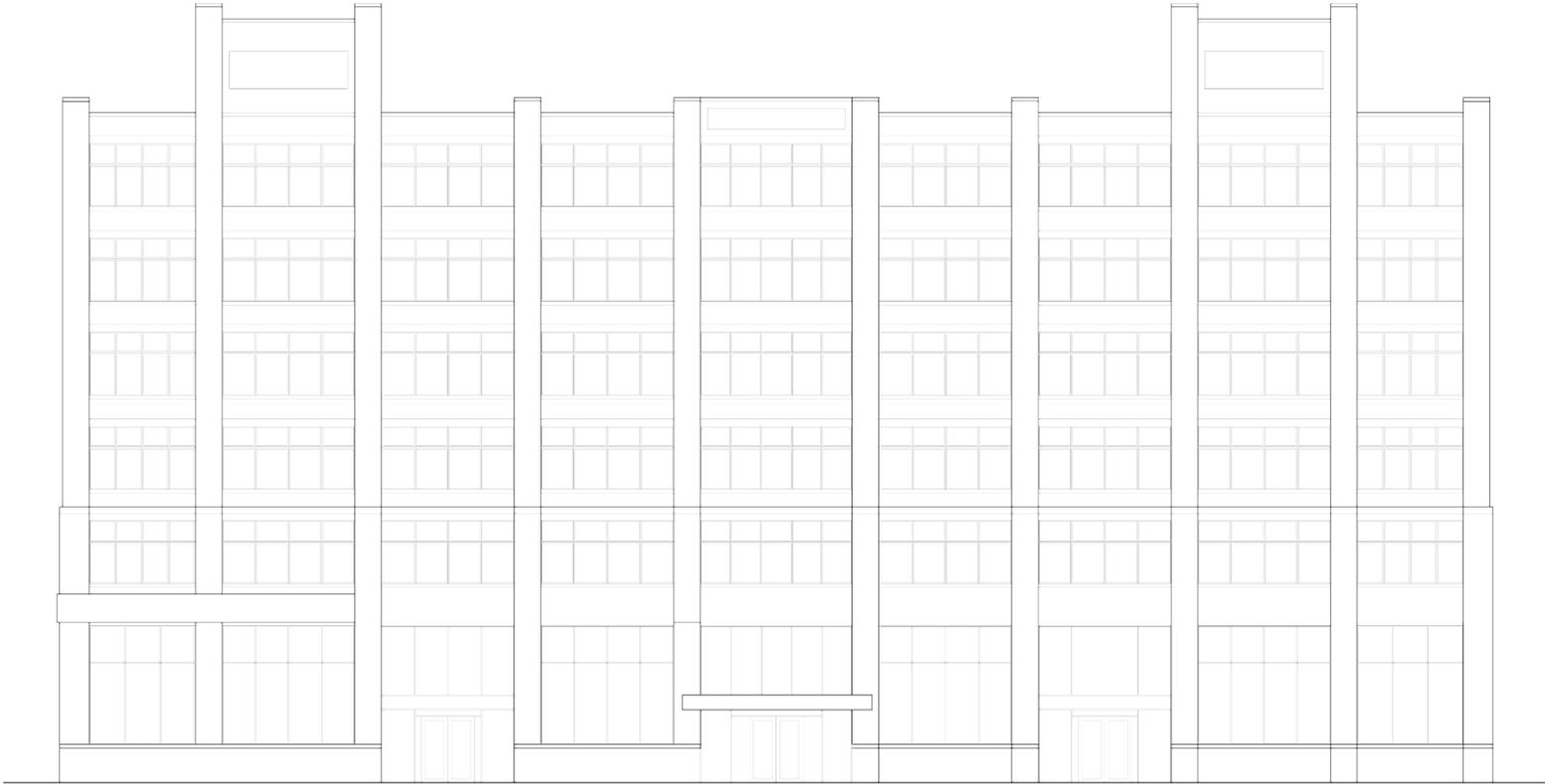


OF INNOVATIVE
MAKERS,
DOERS, AND
CREATORS.



- THE -
FACTORY

• LONG ISLAND CITY • NEW YORK •



Howard J. Kessler 212.372.2110 Howard.Kessler@nmrk.com
Jordan A. Gosin 212.372.2289 Jordan.Gosin@nmrk.com

Brian S. Waterman 212.372.2299 Brian.Waterman@nmrk.com
Alex Rosenblum 212.850.5468 Alex.Rosenblum@nmrk.com

NEWMARK

