



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

- T H E -  
**FACTORY**

• L O N G I S L A N D C I T Y • N E W Y O R K •



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

Built in 1926 and originally used by Macy's as a furniture warehouse, The Factory is one of Long Island City's newest and most desirable workspaces. A hub for cultivating the growth of like-minded companies as they enter traditional sectors and turn them upside down – The Factory is driven by people's passion for their work.

With new ownership, a historically sensitive renovation is underway to create large, flexible full-floors, as well as work-ready converted lofts. Exceptionally high ceilings and brand new mullioned steel casement windows on every floor provide unmatched views of the Manhattan skyline.

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

With quick and easy access to Manhattan, Brooklyn, and Queens, the building is situated amidst the best of New York business, culture, and leisure. Pioneering entrepreneurs looking for an emerging commerce district, as well as an area with established museums, non-profits, and parks dedicated to the arts, can't do better than Long Island City. The Factory is at the epicenter at what is quickly becoming New York's most exciting neighborhood.

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**Newmark Grubb  
Knight Frank**



# FULL OF LIGHT

LARGE WINDOWS, HIGH CEILINGS  
CONVERTED LOFT WORKSPACES



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# FULL FLOORS

FLEXIBLE AND WORK-READY



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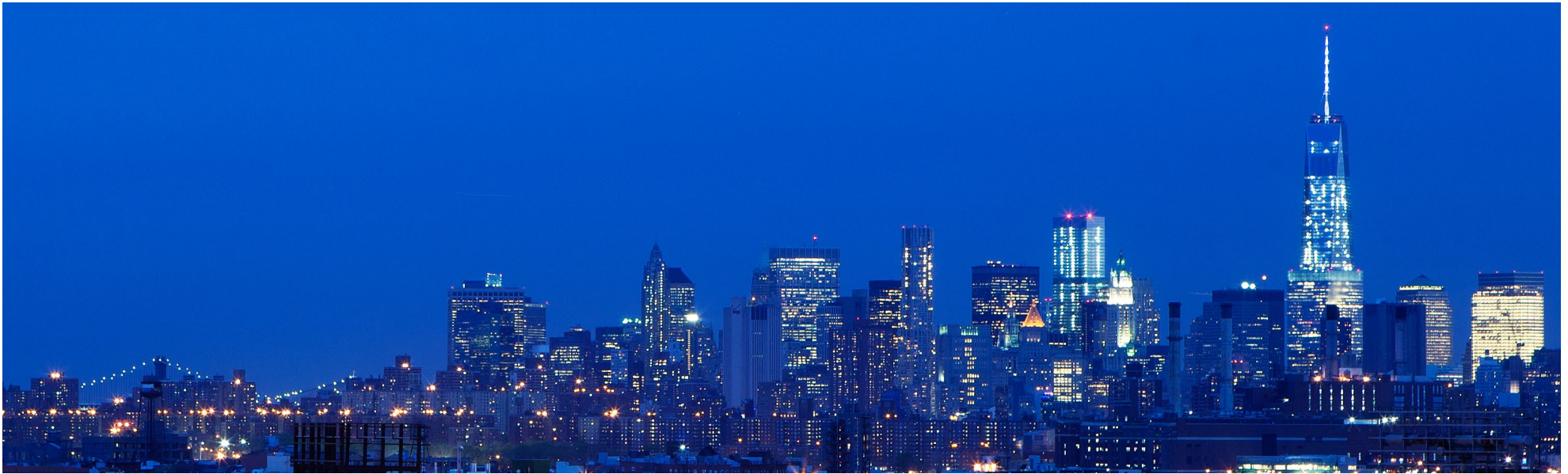
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# FULL VIEWS



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**FULL VALUE**  
MORE AT LOWER PRICES PSF  
THAN MANHATTAN AND BROOKLYN



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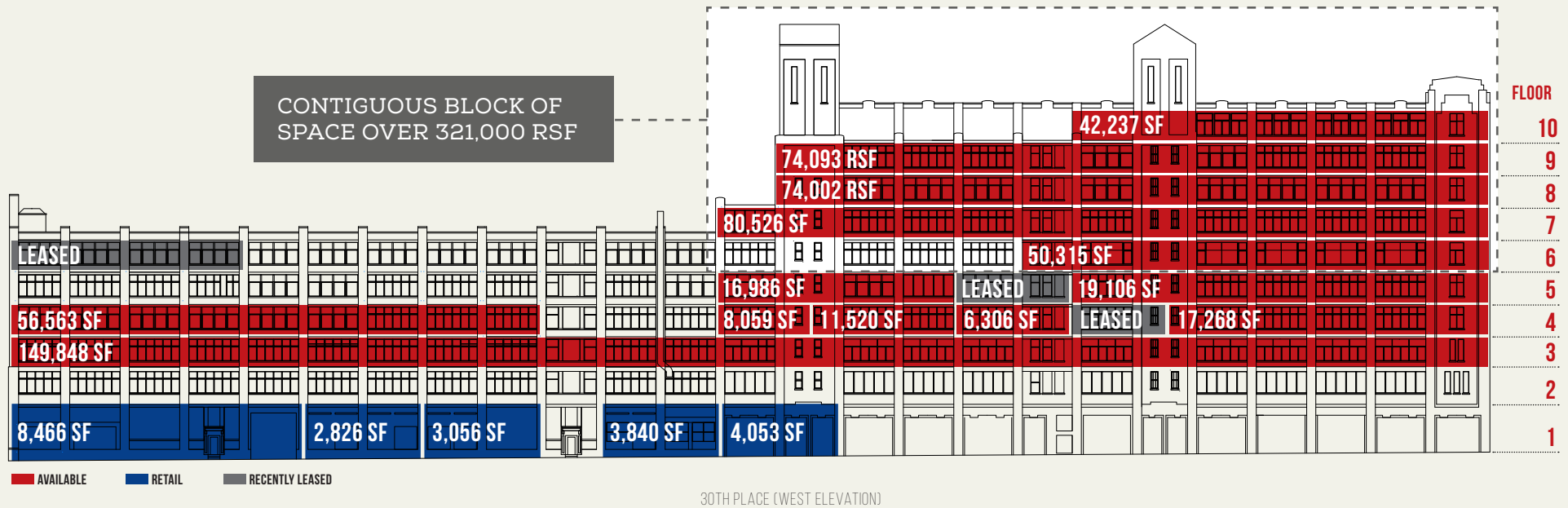
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# SPACES AVAILABLE IMMEDIATELY



## WORK:

- › Over 321,000 SF block of contiguous space from floors 6-10
- › Approx. 12' ceilings on most floors
- › Large open floor plates with natural light on four sides
- › Work-ready lofts
- › Indoor parking available
- › 24h access and security

- › Shuttle service to subway & LIRR
- › Freight elevators
- › Abundant loading docks
- › Heavy floor loads
- › Ample electrical capacity
- › WiredScore Silver Certified

## PLAY:

- › Lobby renovation near completion
- › New planned lounge and food marketplace with a variety of dining options
- › Private roofdeck available
- › Outdoor event space
- › Secure bike storage



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Hot dog vendor next to his cart in rush hour in New York, ca 1936

## QUITTIN' TIME! GET R&R FROM A HARD DAY'S WORK AT THE NEW DINING AND SOCIAL LOUNGE

- » Newly designed common and lobby spaces
- » Large, airy lounge for socializing and dining
- » A variety of carefully selected dining options
- » Rotating vendors
- » Foodtrucks
- » Free WiFi



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# EVER CHANGING, EVER GROWING L.I.C.



- ART & CULTURE**
  - 01 Gotham Center
  - 02 LaGuardia Community College
  - 03 MoMA PS1
  - 04 5 Pointz
  - 05 Socrates Sculpture Park
  - 06 Laughing Devil Comedy Club
- BUSINESS**
  - 07 Silvercup Studios
  - 08 JetBlue Airways Corporation
  - 09 Uber NYC
  - 10 Citibank
  - 11 Aris Loft
  - 12 The Falchi Building
  - 13 FreshDirect, Inc
  - 14 Nespresso
  - 15 NYDesigns
  - 16 Mayo Studios
- WELLNESS**
  - 17 Yoga Studio 6 LIC
  - 18 International Training Center
  - 19 City View Racketball
  - 20 YMCA
  - 21 NYC Paintball
  - 22 City Ice Pavilion
  - 23 The Yoga Room
- DINING**
  - 24 Z Hotel New York
  - 25 Dutch Kills Bar
  - 26 LIC Market
  - 27 M. Wells Dinette
  - 28 Communita Café
  - 29 Corner Bistro
  - 30 Casa Enrique Restaurant
  - 31 Manetta's Ristorante
  - 32 Sweet & Sara
  - 33 Artisanal Premium Cheese
  - 34 Juice Press
  - 35 Food Commisary
  - 36 Vandam Diner
  - 37 The New Thomson Diner
  - 38 Fresco Deli Cafe
  - 39 Empire Express
  - 40 Café Henri
  - 41 Open Door Restaurant
  - 42 Dominic's Hoek Tavern
  - 43 Sweet Leaf Coffe Bar
  - 44 Creek and the Cave Bar
  - 45 Manducatis Rustica Trattoria
  - 46 Court Square Diner
  - 47 Sage General Store Restaurant
  - 48 Brooks 1890 Restaurant
  - 49 Burger Garage
  - 50 John Brown Smokehouse



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# THE SHUTTLE

FREQUENT SERVICE FROM THE FACTORY TO THE NEAREST SUBWAY AND TRAIN STATIONS



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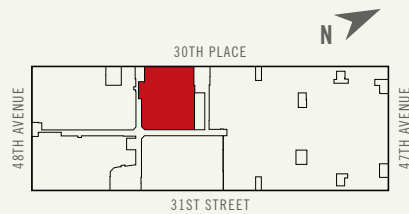
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# SUITE 0540

## Work-Ready Loft Space

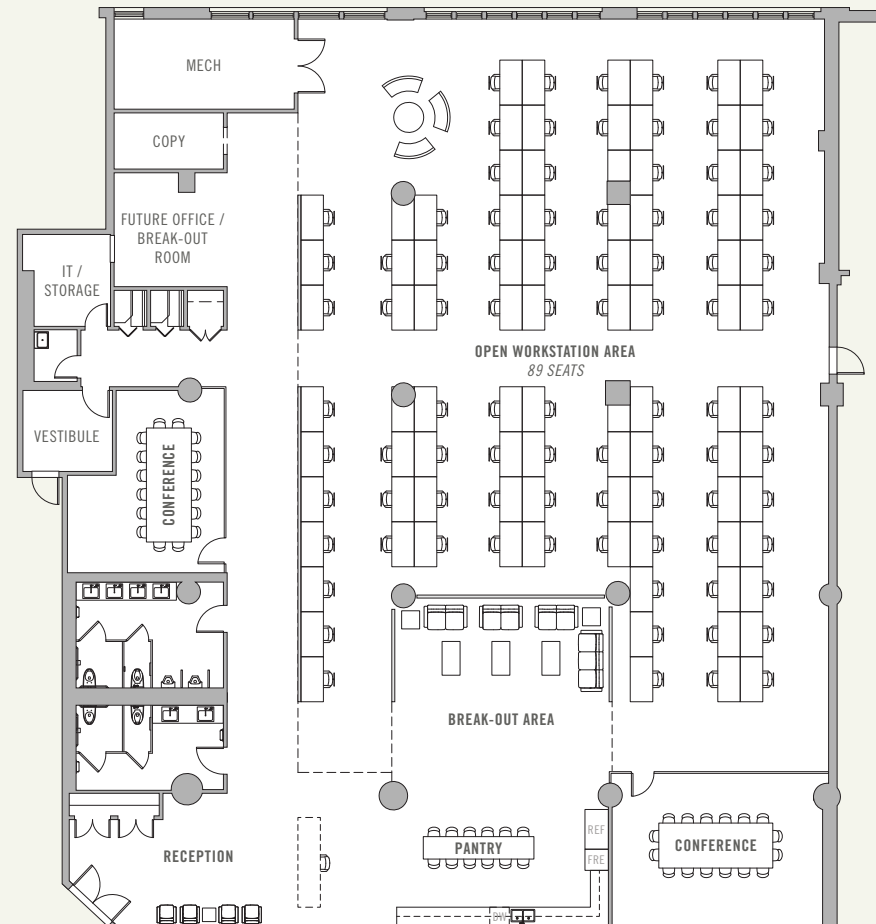
FLOOR: 5  
AREA: 12,702 SF  
1,180 M<sup>2</sup>



SCALE: 3/128"=1'-0"

### FEATURES:

- › Work-ready loft space
- › Open workstation area for 89 seats or more
- › Approx. 12' ceilings
- › Indoor parking available
- › Renovated casement windows
- › 24h access and security
- › Freight elevators
- › Shuttle service to subway & LIRR
- › Lobby renovation near completion
- › New planned lounge with variety of dining options
- › Secure bike storage



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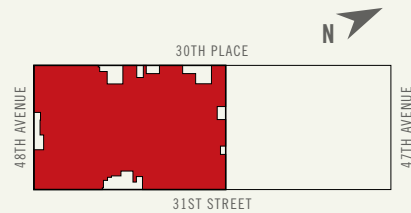
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# SUITE 0700

## Full Floor

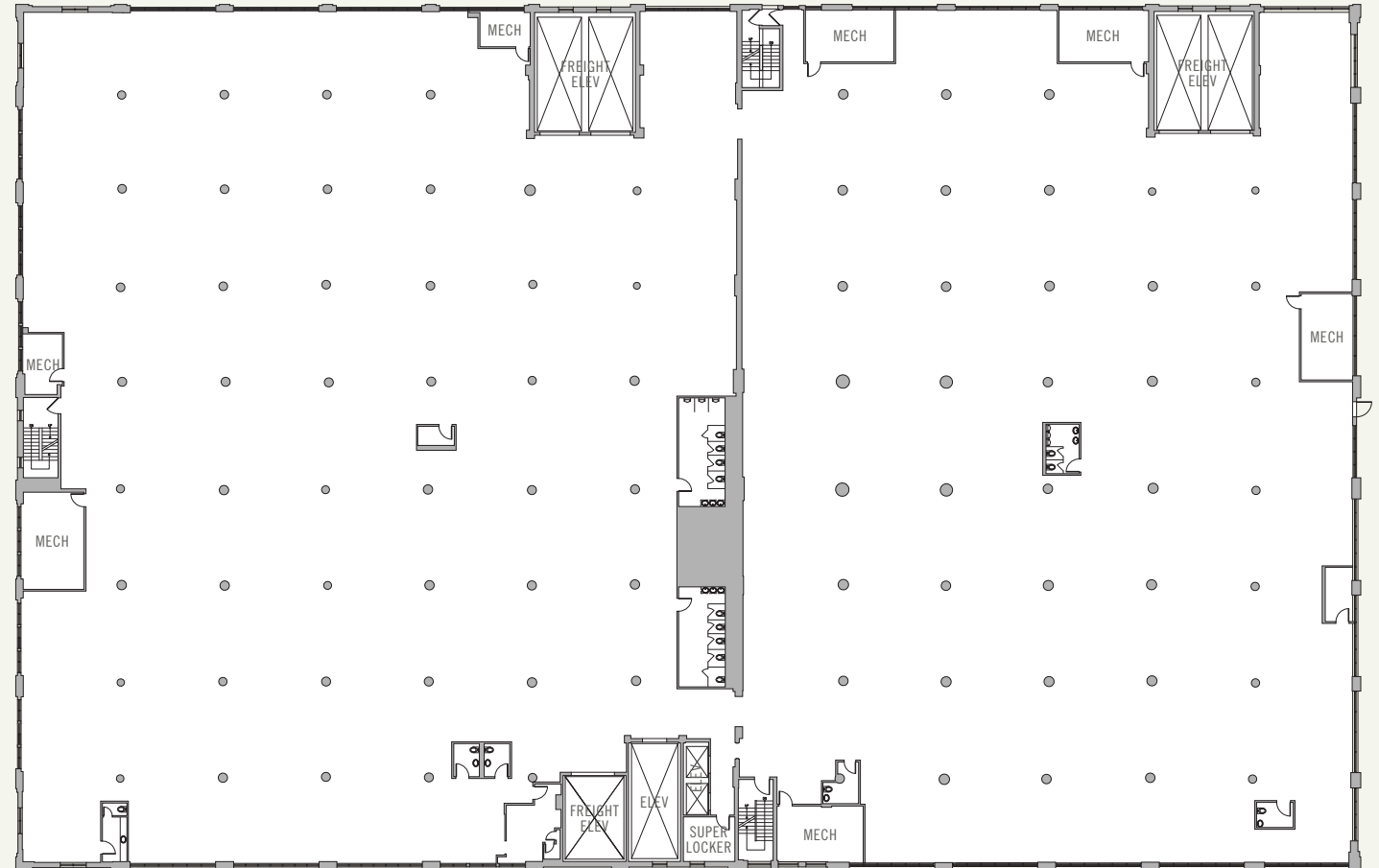
FLOOR: 7  
AREA: 80,516 SF  
7,480 M<sup>2</sup>



SCALE: 3/128"=1'-0"

### FEATURES:

- › Flexible, open floorplan
- › Approx. 12' ceilings
- › Approx. 22' column spacing
- › Indoor parking available
- › Renovated casement windows
- › 24h access and security
- › Freight elevators
- › Shuttle service to subway & LIRR
- › Lobby renovation near completion
- › New planned lounge with variety of dining options
- › Secure bike storage



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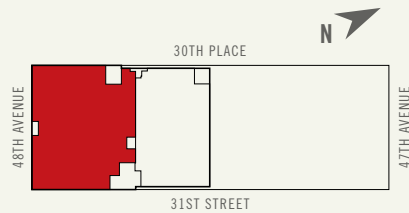
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# SUITE 1020

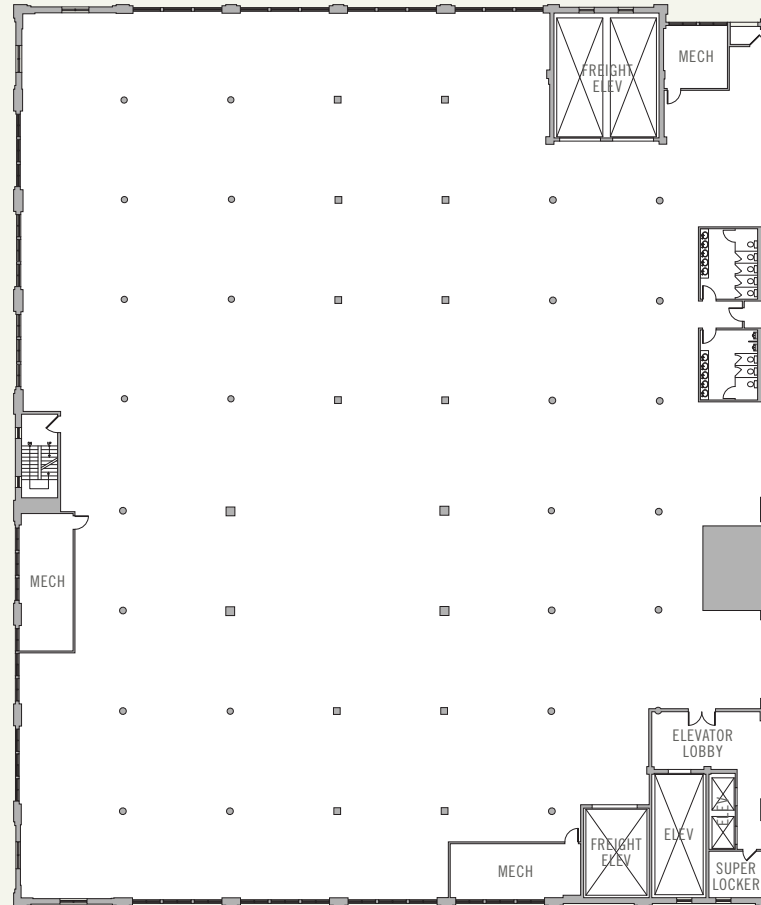
FLOOR: 10  
AREA: 42,237 SF  
3,924 M<sup>2</sup>



SCALE: 3/128"=1'-0"

## FEATURES:

- › Flexible, open floorplan
- › Approx. 12' ceilings
- › Approx. 22' column spacing
- › Indoor parking available
- › Renovated casement windows
- › 24h access and security
- › Freight elevators
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# LET THE CITY PAY YOUR RENT

QUALIFIED FOR REAP & NEW YORK CITY COMMERCIAL  
REVITALIZATION PROGRAM REAL ESTATE TAX ABATEMENT

POTENTIAL PROGRAM	POTENTIAL VALUE*
REAP @ \$3,000 PER JOB PER YEAR	\$300,000
+ REAL ESTATE TAX ABATEMENT @ \$2.50 PSF PER YEAR	\$50,000
<b>= TOTAL POTENTIAL ANNUAL INCENTIVES</b>	<b>\$350,000</b>
<b>TOTAL POTENTIAL INCENTIVES PRSF PER YEAR FOR THE LEASE TERM</b>	<b>\$17.50</b>

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



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