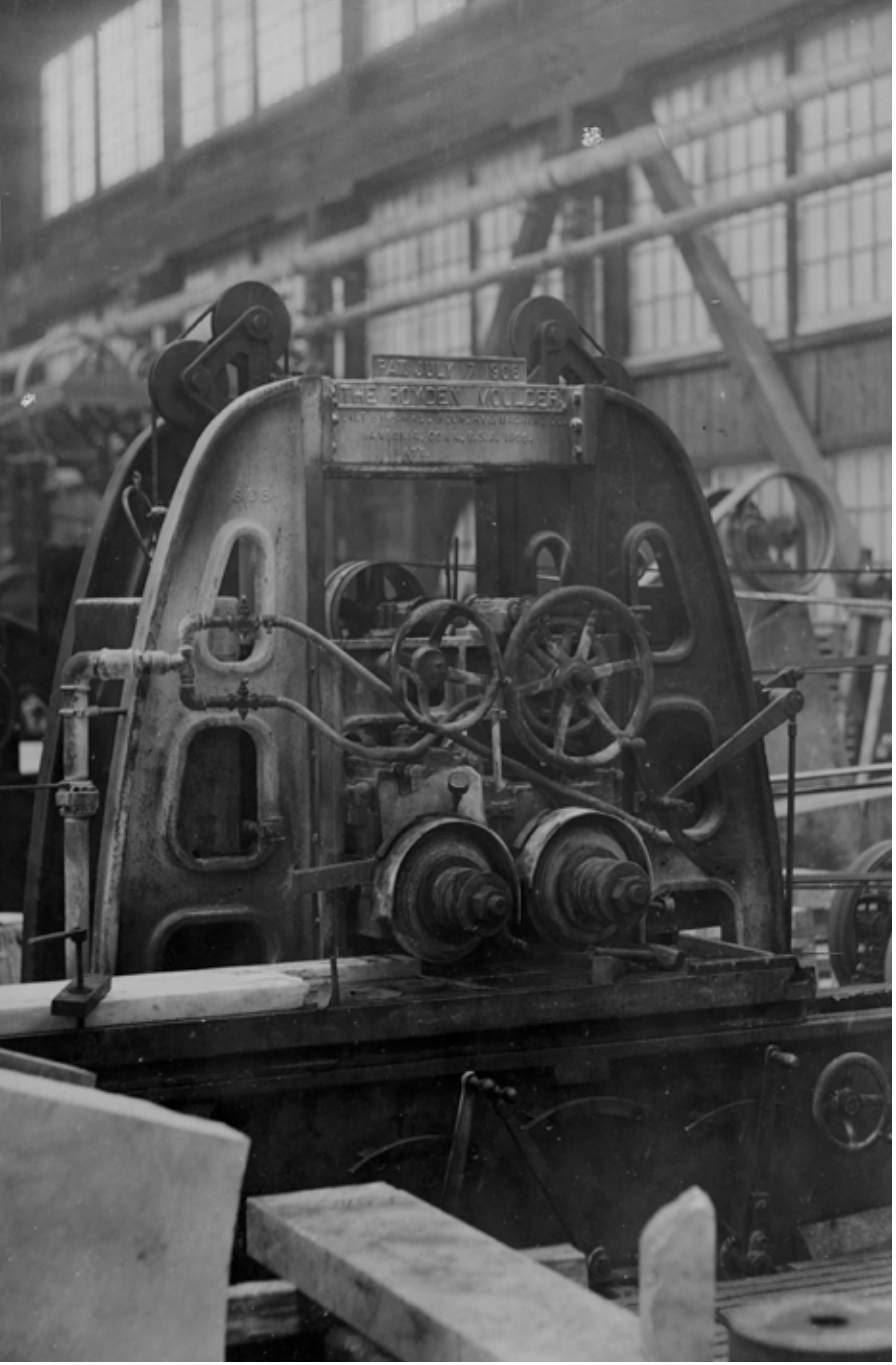

47TH AVENUE
FACTORY
COURAGE • PROGRESS • INDUSTRY
-THE-
FACTORY
-LIC-
LONG ISLAND CITY • NEW YORK





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.** 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

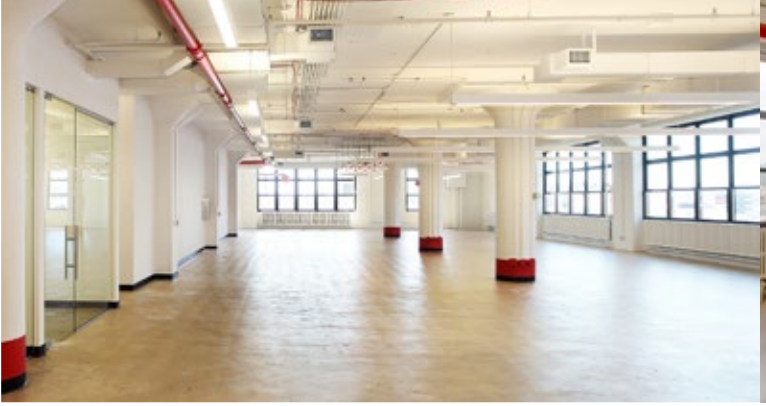
CLASSIC BUILDING WITH
MODERN INFRASTRUCTURE



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



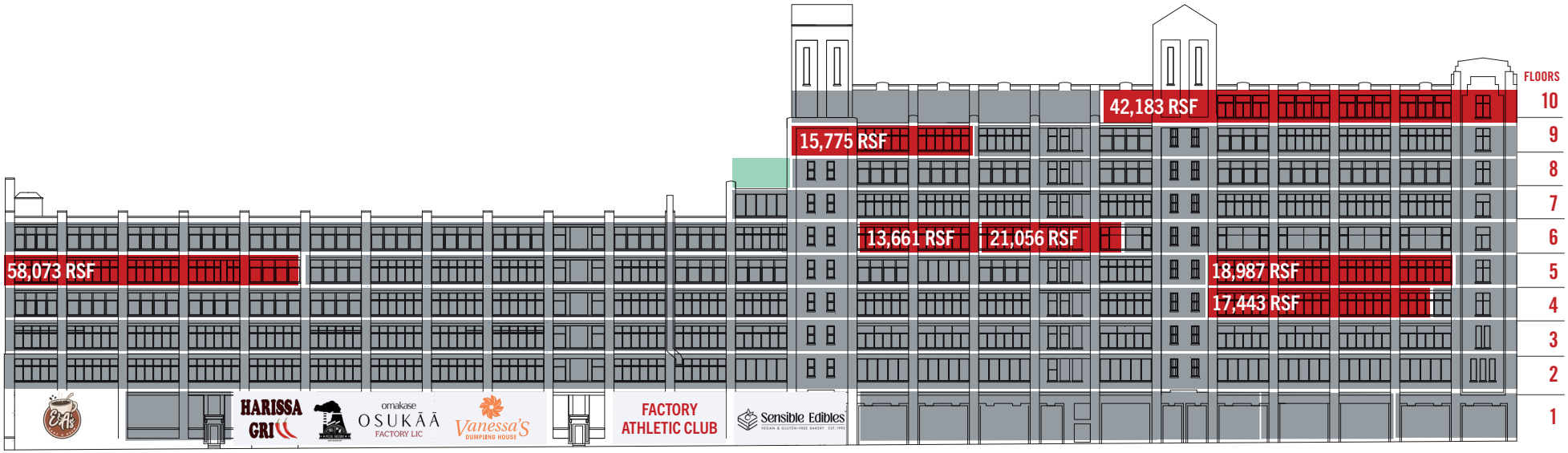
FITNESS OPTIONS

FACTORY
ATHLETIC CLUB

GROUP
YOGA CLASSES

PELOTON
CYCLE EXPERIENCE

SPACES AVAILABLE IMMEDIATELY



AVAILABLE OFFICE 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

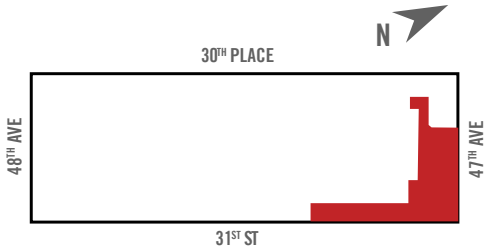
SECURE **BIKE** STORAGE

WIRED CERTIFIED GOLD

SUITE 430

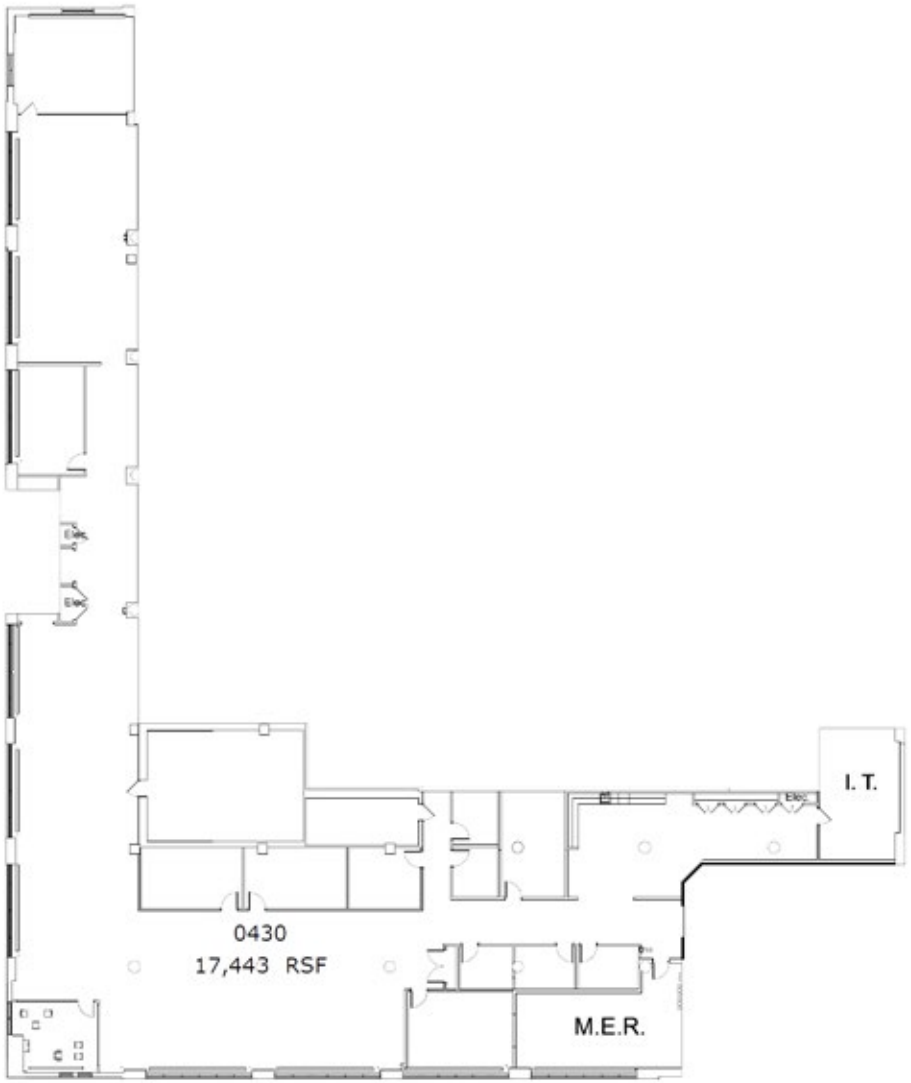
Work-Ready Loft

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



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

CONTACT:
212.372.2110

Howard J. Kesseler Jr.
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SUITE 510

Work-Ready Loft

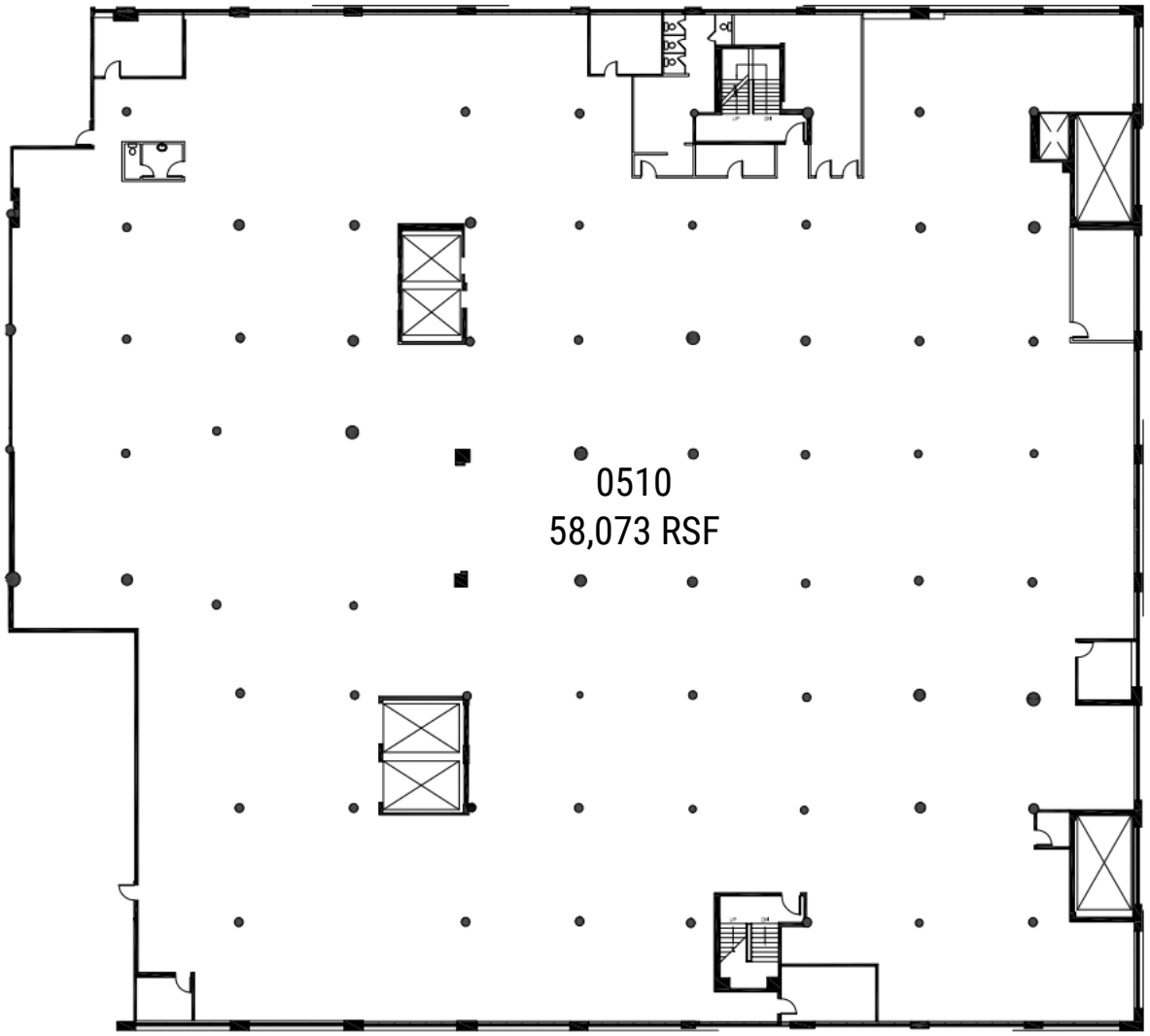
FLOOR: 5

AREA: 58,073 SF
13,930 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
- WIREDSCORE GOLD CERTIFIED



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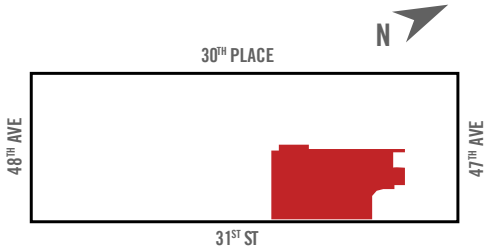
Howard J. Kesseler Jr.
Howard.Kesseler@nmrk.com

SUITE 530

Work-Ready Loft

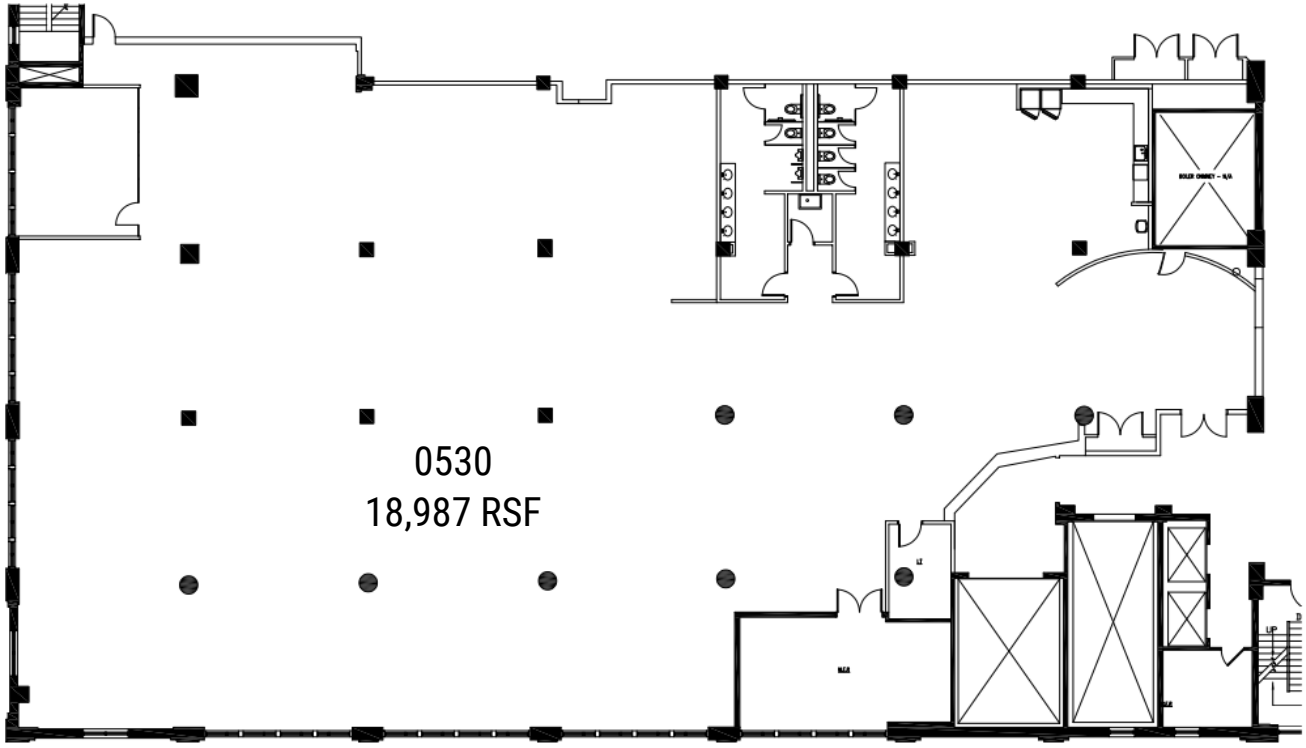
FLOOR: 5

AREA: 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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Long Island City - NY, NY 11101

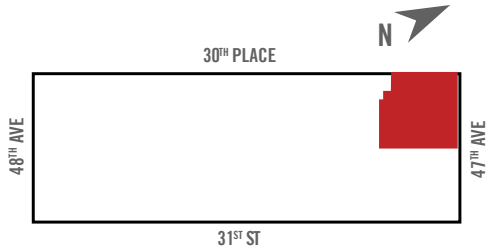
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SUITE 640

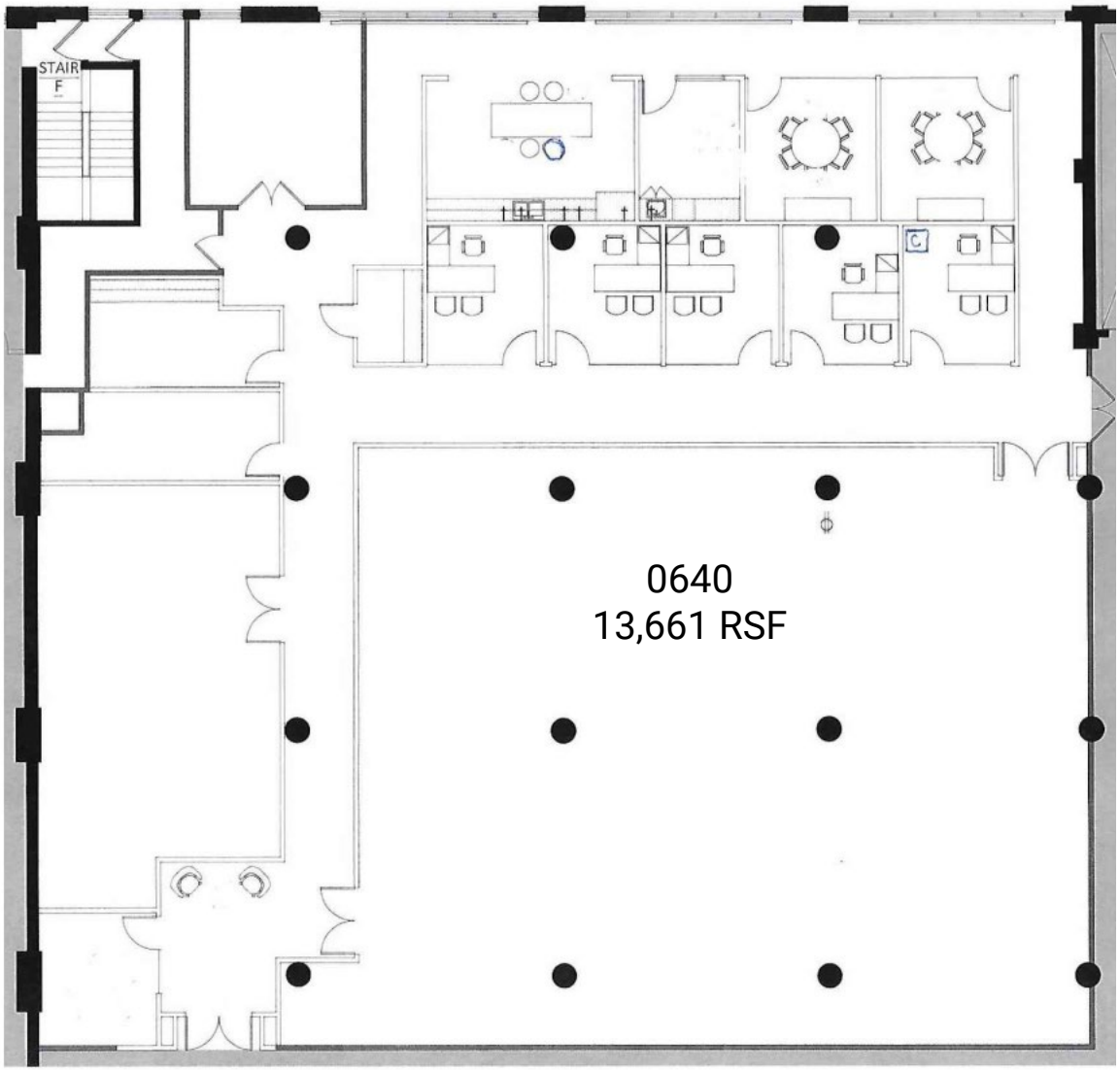
Work-Ready Loft

FLOOR:	AREA:
6	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



30-30 47th Avenue
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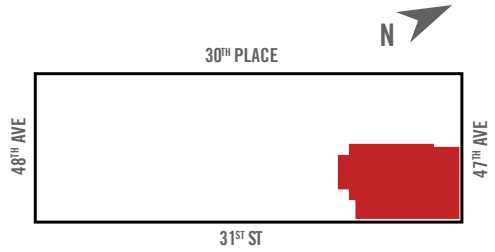
Howard J. Kesseler Jr.
Howard.Kesseler@nmrk.com

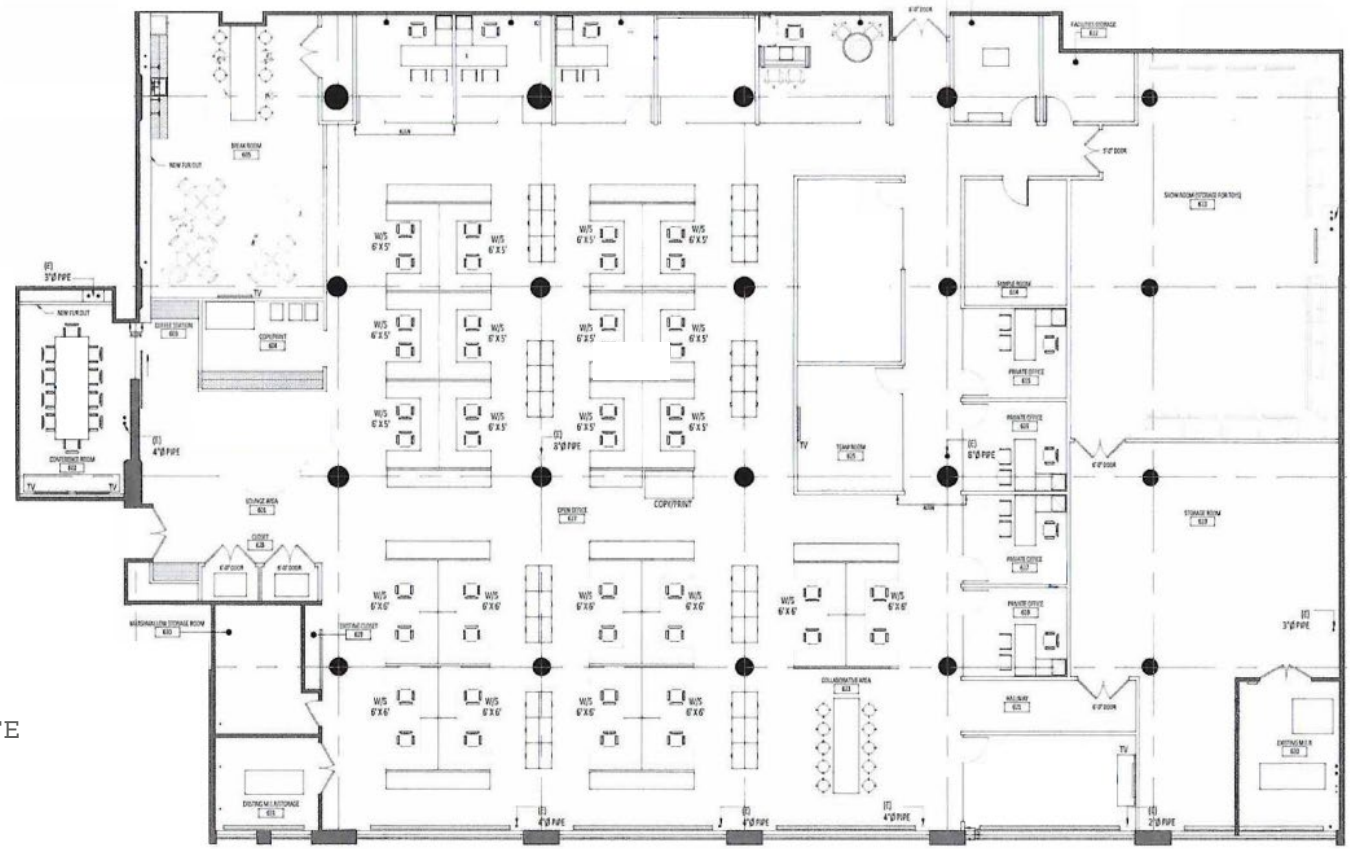
SUITE 650

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
- APPROX. 12' CEILINGS
- EFFICIENT OPEN FLOOR PLAN

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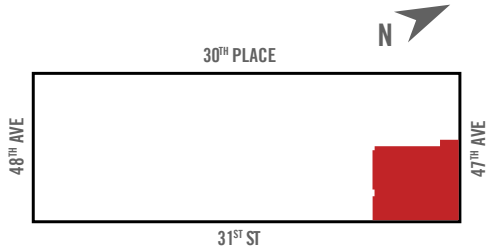
Howard J. Kesseler Jr.
Howard.Kesseler@nmrk.com

THE FACTORY LIC

SUITE 920

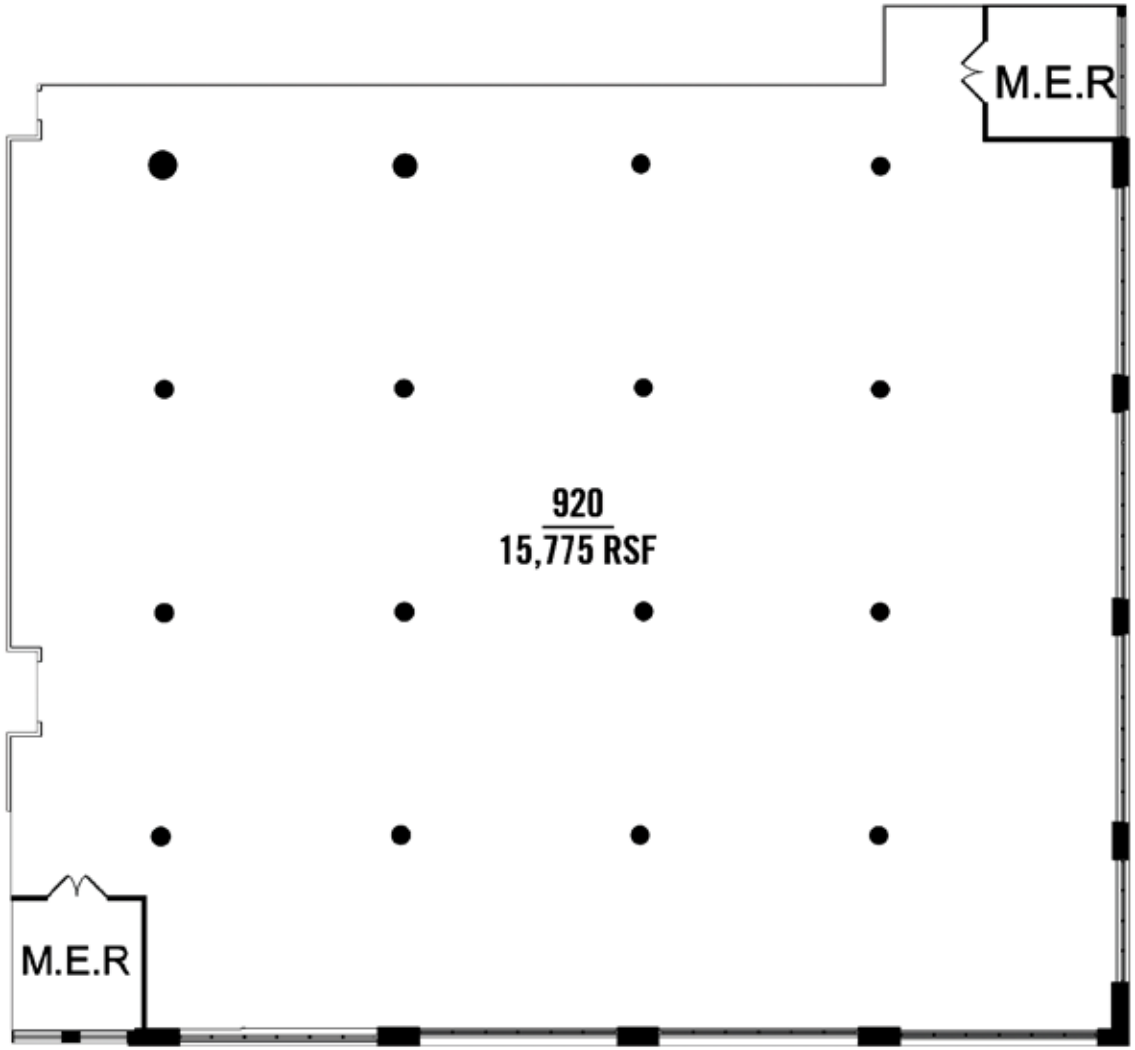
Work-Ready Loft

FLOOR:	AREA:
9	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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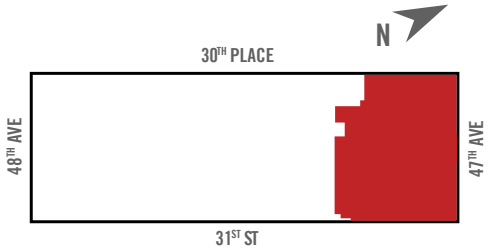
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Howard.Kesseler@nmrk.com

SUITE 1020

Work-Ready Loft

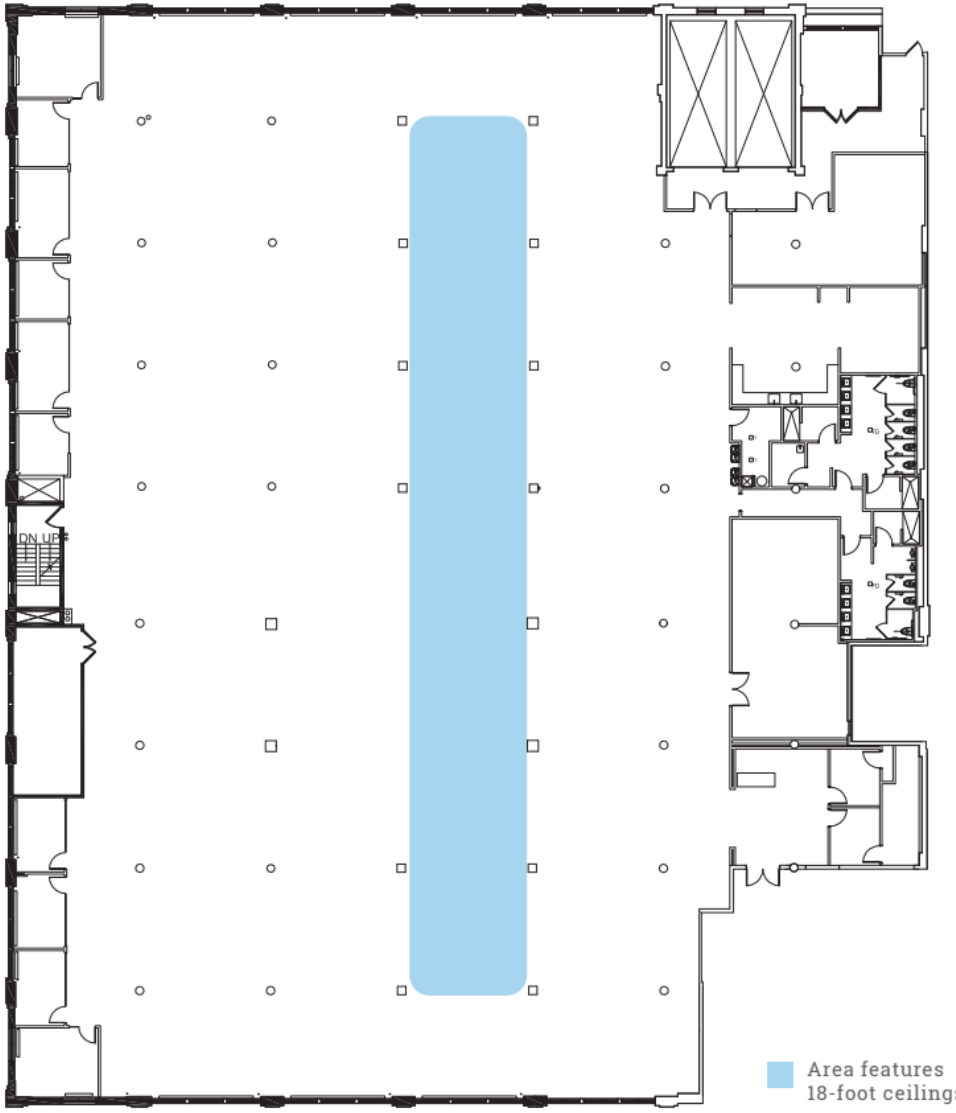
FLOOR: 10

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



30-30 47th Avenue
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THE FACTORY SHUTTLE MAKES IT EVEN EASIER TO GET HERE

LONG ISLAND

3 MIN. BY SHUTTLE TO

MTA Long Island Rail Road

AND

HUNTERS POINT AVENUE

E G M 7

7 MIN. BY SHUTTLE TO

COURT SQUARE

THE FACTORY SHUTTLE ROUTE



TRANSIT



6 MIN. WALK TO
7 TRAIN



15 MIN. TO
GRAND CENTRAL



3 MIN. SHUTTLE TO
LIRR



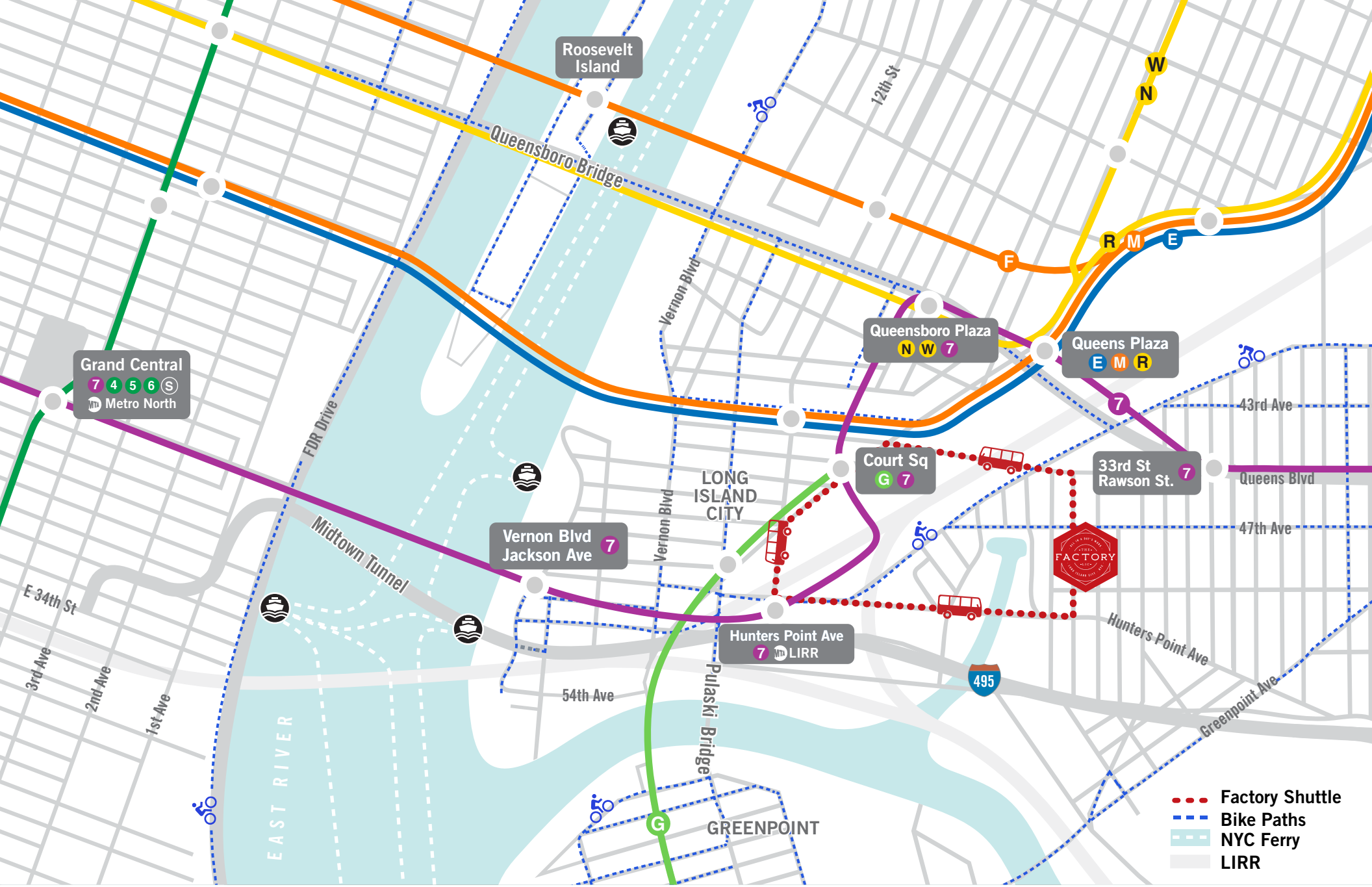
25 MIN. TO
HUDSON
YARDS



10 MIN. G TRAIN
OR BIKE RIDE TO
BROOKLYN



5 MIN. TO THE
LONG ISLAND
EXPRESSWAY


Roosevelt Island
Queensboro Bridge
12th St
Vernon Blvd
Queensboro Plaza
N W 7
Queens Plaza
E M R
W
N
R M E
F
7
Grand Central
7 4 5 6 S
Metro North
FDR Drive
43rd Ave
Court Sq
G 7
33rd St
Rawson St. 7
Queens Blvd
LONG
ISLAND
CITY
Midtown Tunnel
Vernon Blvd
Jackson Ave 7
47th Ave
FACTORY
E 34th St
Hunters Point Ave
7 LIRR
Hunters Point Ave
3rd Ave
2nd Ave
1st Ave
54th Ave
495
Pulaski Bridge
Greenpoint Ave
EAST RIVER
G
GREENPOINT
Factory Shuttle
Bike Paths
NYC Ferry
LIRR

AMENITIES

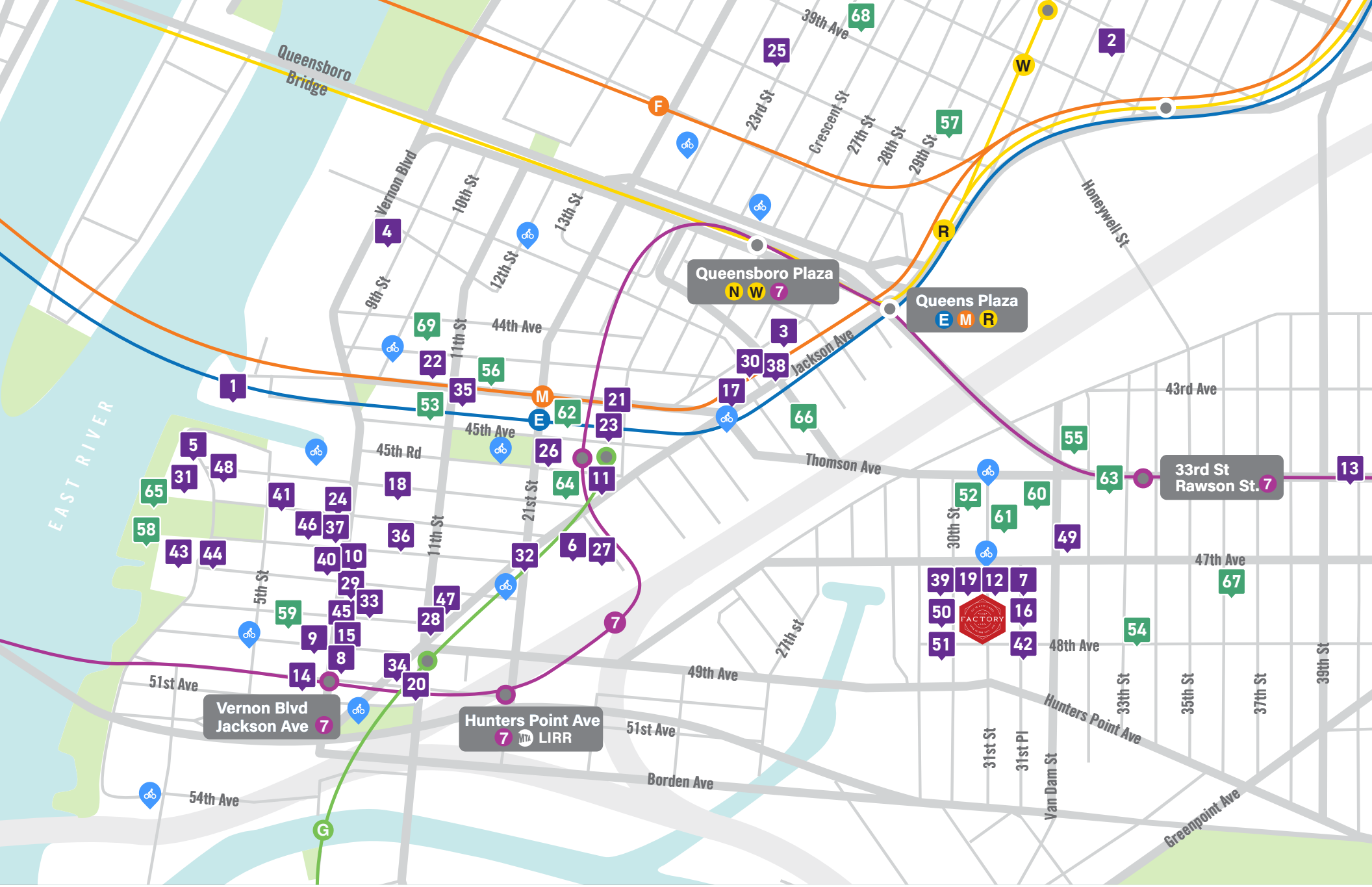
CULINARY EXPERIENCES

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

WELLNESS & CULTURE

52 Bard Early Colleges
53 BrickHouse Ceramic Art Center
54 City Ice Pavilion
55 CityView Racquet Club
56 Movement LIC
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
67 RoGallery
68 The Chocolate Factory Theater
69 The Secret Theatre

Citibike


Queensboro Bridge
EAST RIVER
Vernon Blvd
10th St
13th St
9th St
12th St
11th St
44th Ave
45th Rd
45th Ave
21st St
5th St
51st Ave
54th Ave
Queensboro Plaza
N W 7
Queens Plaza
E M R
Jackson Ave
39th Ave
23rd St
Crescent St
27th St
28th St
29th St
Honeywell St
43rd Ave
Thomson Ave
33rd St
Rawson St. 7
30th St
47th Ave
48th Ave
49th Ave
27th St
31st St
31st Pl
Van Dam St
33th St
35th St
37th St
39th St
Hunters Point Ave
Borden Ave
Greenpoint Ave
Vernon Blvd
Jackson Ave 7
Hunters Point Ave
7 LIRR
FACTORY



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 •



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NEWMARK

ATLAS CAPITAL GROUP