

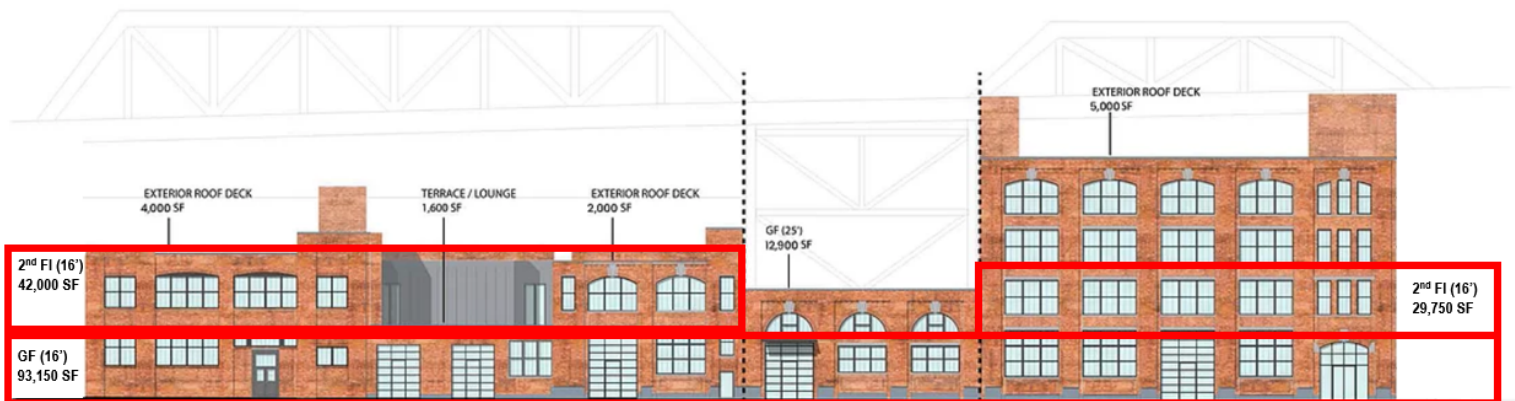
Roulston House

GOWANUS NYC

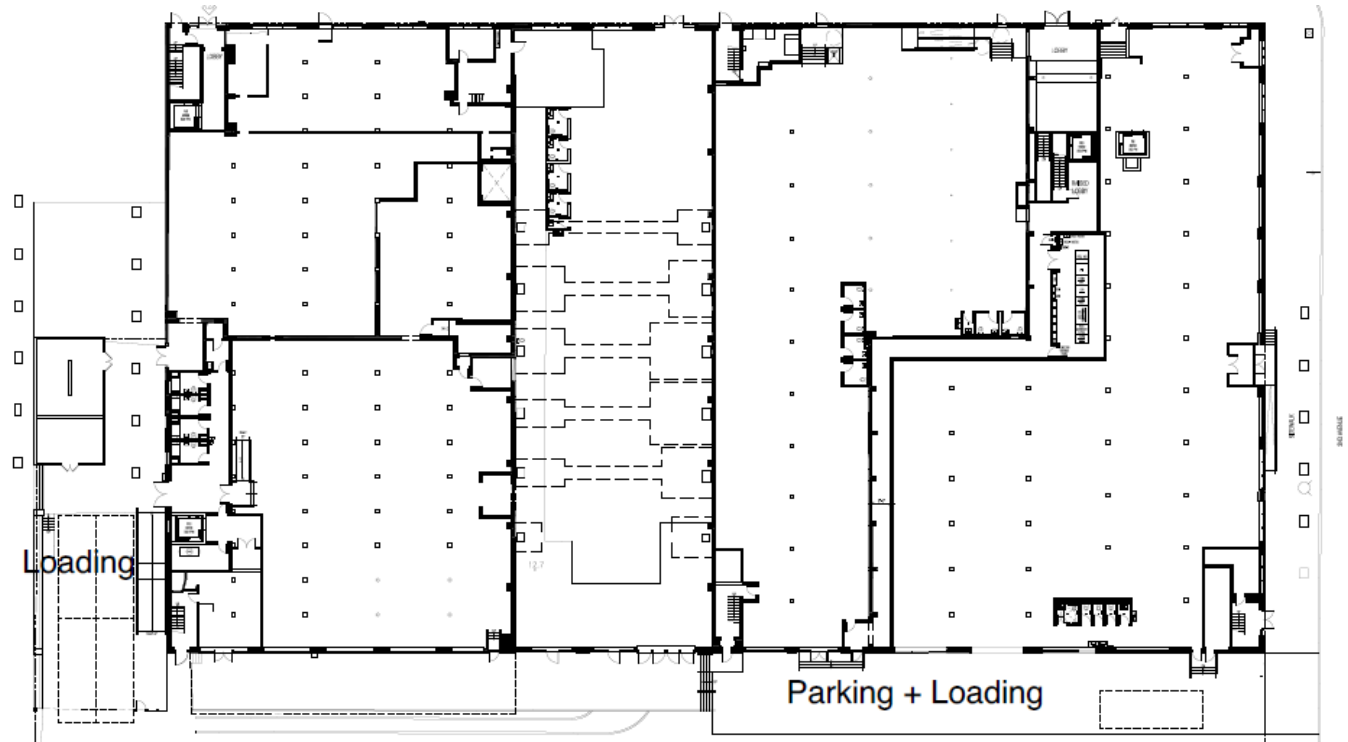
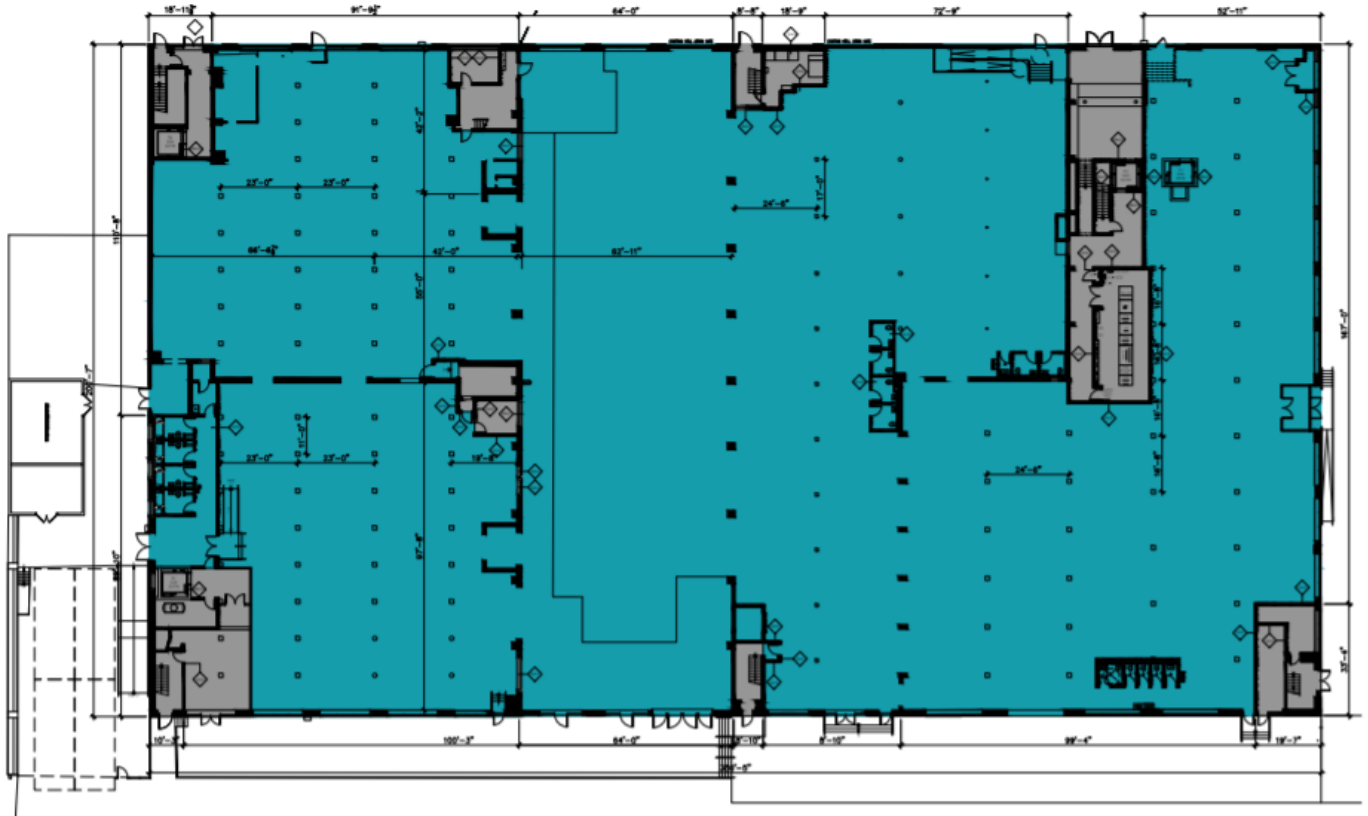


94 9TH ST. GOWANUS

NYC's most innovative creative space comes to life in Gowanus, Brooklyn. This historic industrial factory is revived through a unique transformation, with 200,000 sq. ft. of office & retail space expertly designed by renowned architect Moris Adjmi.

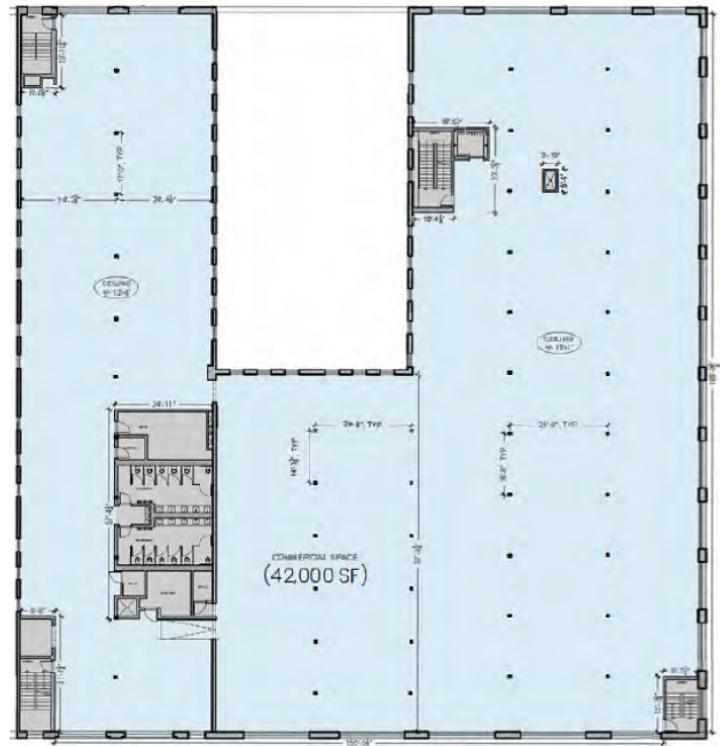
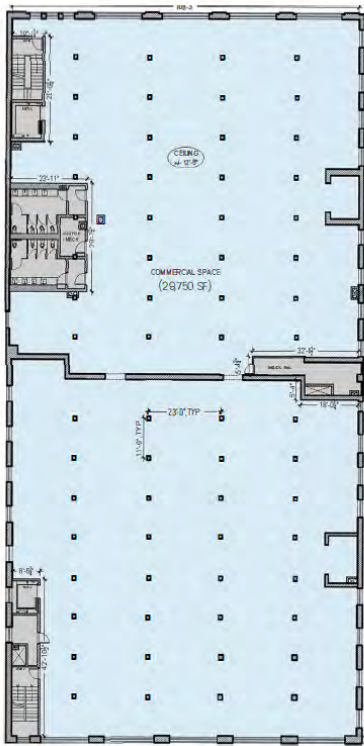


GROUND FLOOR



SECOND FLOOR

OPEN FLOOR PLATE



AS-BUILT FLOOR PLAN



GOWANUS



Conveniently located in the heart of Brooklyn, New York, Gowanus is surrounded by equally high-trend areas such as Brooklyn Heights, Park Slope, Carroll Gardens, Sunset Park, Redhook, Park Slope, Cobble Hill, Downtown Brooklyn, Fort Greene, Clinton Hill, and Prospect Heights.

TRANSIT/SUBWAY

Smith-9 Streets Transit Stop	M7A F G	4 min walk
4 Avenue-9 Street	M7A D M N R	7 min walk
4 Avenue-9 Street	M7A F	7 min walk
Carroll Street Transit Stop	M7A F G	13 min walk
Prospect Avenue	M7A D M N R	14 min walk

AIRPORT

La Guardia Airport	21 min drive
John F. Kennedy International Airport	26 min drive
Newark Liberty International Airport	34 min drive

Distance	1 Mile	3 Miles	5 Miles
Majority Household Income	\$150,000	\$150,000	\$150,000
Population	200,000	1,000,000	2,500,000

AMENITIES



Brand New
Turn-Key
Offices



Multiple
Lounge
Areas



Access to Food &
Beverage Retailers
On The Ground
Floor



Stunning Roof
Deck With
Cityscape
Views



High Speed
Fios &
Spectrum
Internet



F, G, R Trains
On The Same
Block As The
Property



Bike Storage



Multiple
Outdoor
Areas



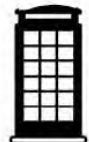
Common Pantry
On Every Floor



Multiple
Conference
Rooms



Showers
On-Site



Multiple
Phone
Booths

ADDITIONAL INFORMATION

ECONOMIC INCENTIVES

REAP

Relocation Employment Assistance Program

\$25

Up to \$25 per Square Foot to Tenants

\$3,000

Annual benefits for each full-time employee

This city program benefits companies relocating to Brooklyn from Manhattan (below 96th St) or outside of NYC, by providing \$3,000 annually for each full-time employee. Eligible companies must sign an office lease for at least a 3-year term and may collect the REAP benefits for up to 12 years. Companies may redeem their REAP benefits as a tax credit against city taxes, however, in the case of start-ups or small businesses not generating sufficient taxable income, REAP benefits may be collected as a direct payment from the city.

CRT

Commercial Rent Tax

Reduced Property Tax

Avoid a 3.9% rental tax charged to tenants paying more than \$250K per year in rent in Manhattan business districts

Brooklyn office tenants are exempt from the NYC Commercial Rent Tax, which imposes a tax of 3.9% on tenants paying more than \$250,000 rent per year, in most office districts in Manhattan.

EXAMPLE: A tenant in Midtown Manhattan and a tenant in Williamsburg, Brooklyn both pay a \$300,000 annual rent payment. The Midtown tenant is required to pay the Commercial Rent Tax of \$11,700 ($\$300,000 \times .039\%$) while the Brooklyn tenant is exempt from this payment.

ICAP

Industrial & Commercial Abatement Program

25 Years

This city program reduces property tax obligations by up to 25 years

This city program reduces property tax obligations for up to 25 years, subject to overall capital improvements. This program benefits tenants by keeping their percentage of real estate tax obligations to a minimum.

