

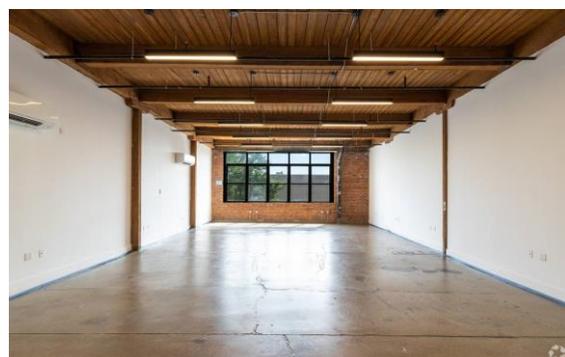
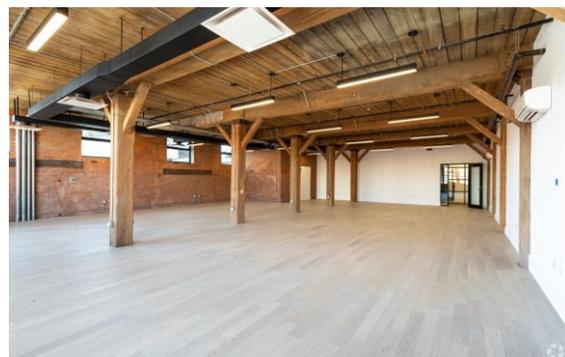
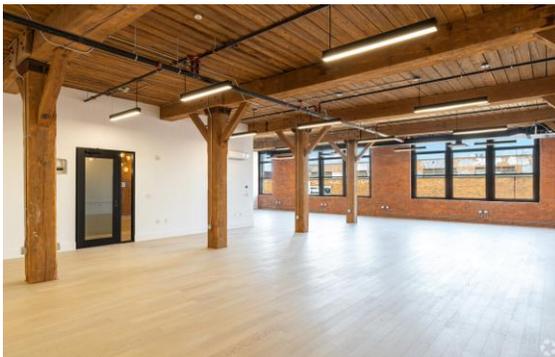
## ROULSTON HOUSE PRE-BUILT OFFICE SUITES

The Roulston House offers turn-key private office suites ranging in size from 200-5,000 SF+

*Our office space is furnished, wired, and ready to go, allowing tenants of all sizes the ability to be operational immediately.*

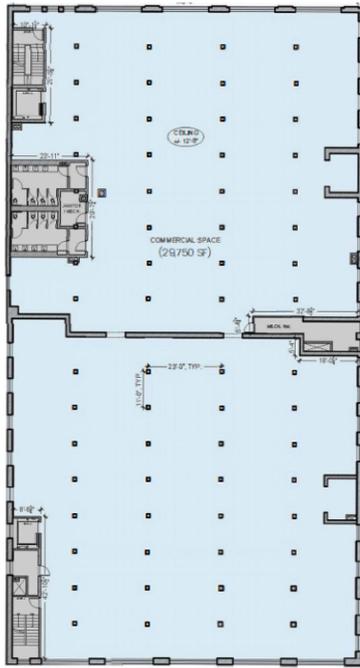


## OFFICE SUITES

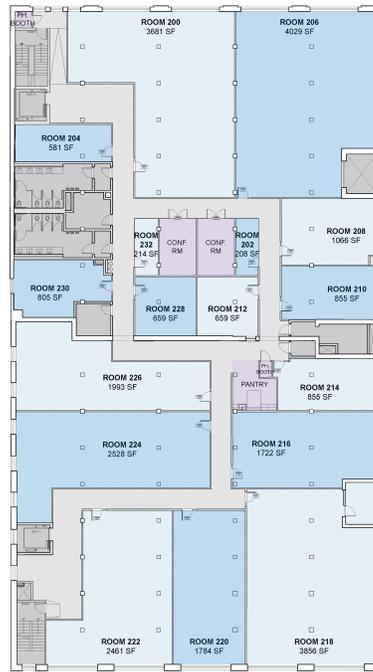


All suites offer large windows to allow for natural light, exceptional ceiling heights and the exposed original heavy timbre and brick from 1910

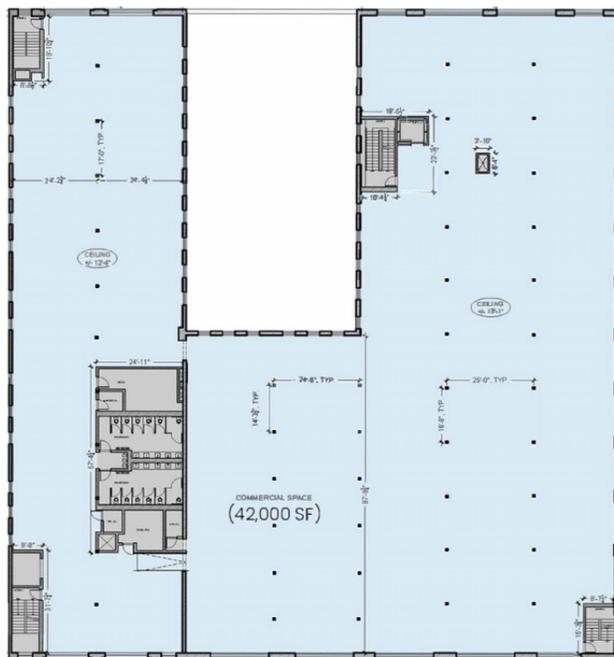
Open Plate Floor-Plan



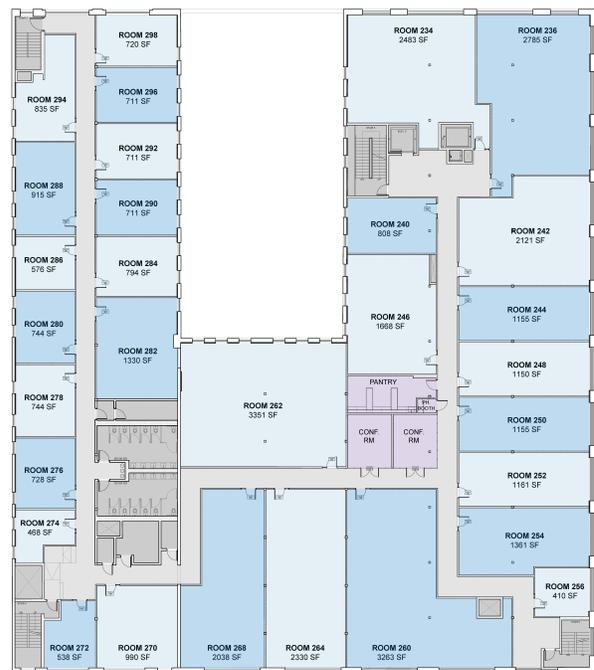
Pre-Built Office Floor-Plan



Open Plate Floor-Plan



Pre-Built Office Floor-Plan



## TAX INCENTIVES

### REAP

Employment Assistance

\$3,000

Annual savings for each full-time employee  
\$20

Up to \$20 per Square Foot in savings to tenants

### ICAP

Commercial Abatement

25 Years

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

### CRT

Commerical 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

## BEST IN CLASS AMENITIES

- High Speed Internet & WiFi
- High-Tech Conference Rooms
- Private Mailboxes
- Virtual Doorman (Butterfly System)
- Tenant Controlled HVAC
- Wet Pantries
- Calling Booths
- Access to lounges and roof deck terraces
- Bike Storage Room
- Private Bathrooms & Showers
- Daily Cleaning & HVAC Filters as per CDC Guidelines

## TRANSPORTATION

### TRANSIT/SUBWAY

Smith-9 Streets Transit Stop   	3 min walk	0.2 mi
4 Avenue-9 Street     	8 min walk	0.4 mi
4 Avenue-9 Street  	8 min walk	0.4 mi
Carroll Street Transit Stop   	12 min walk	0.6 mi
Prospect Avenue     	15 min walk	0.7 mi

## CONTACT

### JOSH SLOAN

*Managing Director*  
Industrie Capital Partners  
561 7th Ave., Floor 5  
New York, NY 10018  
JS@icprealty.com  
O: (212) 812-1312  
M: (516) 350-2621

### JOSEPH HAMWAY

*Principal*  
Industrie Capital Partners  
561 7th Ave., Floor 5  
New York, NY 10018  
Joseph@icprealty.com  
O: (212) 812-1312  
M: (917) 414-4961

# Roulston House

GOWANUS NYC

94 9th St  
Gowanus, Brooklyn  
NY 11215