



NGKF completes two leases totaling 16,269 s/f at The Factory in Long Island City

July 27, 2015 - New York City

According to Atlas Capital Group, two new leases totaling 16,269 s/f have been signed at The Factory.

Gwynnie Bee leased a 12,702 s/f pre-built suite on the fifth floor. The new pre-built comes standard with scarified and sealed concrete floors, 12-ft. ceilings, high efficiency lighting with occupancy sensors, two glass fronted conference rooms, modern pantry with stainless steel appliances, and new windows with low-e glass and postcard views of the Manhattan skyline. Gwynnie Bee was represented by Robin Fisher and Christie Bennett from Newmark Grubb Knight Frank (NGKF).

Applied Research & Consulting (ARC) is moving from West 13th St. in Manhattan. ARC inked 3,567 s/f on the fourth floor. ARC was represented by Haley Fisher and Michael Blanchard from Cushman & Wakefield.

"We really like the overall design aesthetic of The Factory, with its emphasis on large, open spaces and its updated, industrial style. We're also excited about moving to a part of New York City that's evolving quickly as a business neighborhood," said Chris Bumcrot, partner at ARC.

Ownership was represented by Howard Kessler, Brian Waterman, Jordan Gosin and Brett Bedevian from Newmark Grubb Knight Frank.

"The Long Island City submarket has evolved to a desire play. The Factory attracts new tenants looking for an environment similar to Midtown South and Chelsea, at a fraction of the cost," Waterman. "The open floor plates, complimented by high ceilings provide a unique and inviting setting that help tenants be productive at The Factory."

The Factory is a 1.1 million s/f office building. Ownership, a partnership between Atlas Capital Group and Square Mile Capital, is in the midst of a \$20 million capital improvement program that includes a new building entrance, refurbished lobby, new public corridors, new restrooms, new pre-built suites and new building amenities. The building is WiredScore Silver Certified, provides large and flexible full-floors, as well as work-ready converted lofts. Every floor has exceptionally high ceilings and brand new, fully functional windows. Building amenities will include a convenient shuttle to local public transportation, secure bike storage, indoor parking and a food marketplace. With a diverse mix of commercial space, complimented by a healthy mix of retail and building amenities, The Factory is the epicenter at what is quickly becoming New York's most exciting neighborhood.

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