

THE REFINERY
AT DOMINO

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Welcome to The Refinery at Domino

An icon in the center of New York's most creative neighborhood.

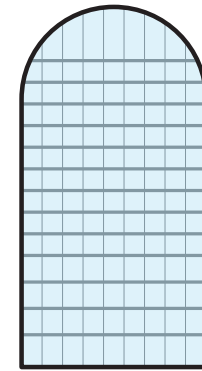
For a company looking to establish itself as culturally relevant in the epicenter of New York City's most desirable neighborhood, The Refinery presents the opportunity to claim an iconic piece of the city's skyline. Located in the heart of Domino Park in Williamsburg, Brooklyn, this 19th century landmark has been transformed into an unparalleled architectural masterpiece containing 460,000 rentable square feet of office space, a triple height atrium lobby, exceptional amenities, and acclaimed ground floor retailers. The Refinery is scheduled to be ready for occupancy in the fourth quarter of 2023. Once completed, the Domino campus will feature 3,000 apartments, 600,000 RSF of office space, best in class retail and 6 acres of open space and parks.

Set within the building's historic brick façade is a newly constructed 15-story glass building that provides efficient, virtually column-free floor plates with abundant natural light, operable windows, and spectacular views of the New York City skyline. This unique design allows for all the benefits of Class-A new construction with the character of a renowned and distinctive building. The Refinery's location, amidst the world's largest population of creative thinkers, will attract and retain the best talent while its position on the Domino Park waterfront will amplify the significance and identity of any company located here.

A Modern Office Building Within a Landmark

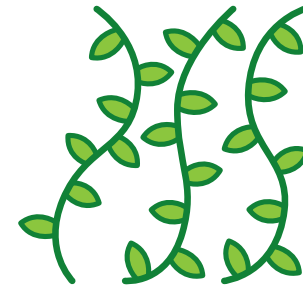
New

A brand new state-of-the-art glass and steel office building with floor-to-ceiling interior windows is set back 15 feet from the historic brick façade to maximize light, views and air. This innovative design yields wide open floor plates surrounded by natural light on all exposures.



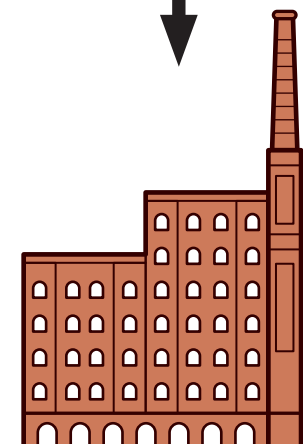
Green

A living landscape including cascading vines, trees and natural plantings creates a green ecosystem between the glass curtain wall and the brick masonry walls. This infusion of the natural environment enhances views and supports the health and well-being of building occupants.



Iconic

The original 19th century brick factory façade is Brooklyn's most recognizable landmark and has been meticulously restored. The building represents a once-in-a-lifetime opportunity for a company to become a visible part of the New York City skyline.





DOMINO
SUGAR



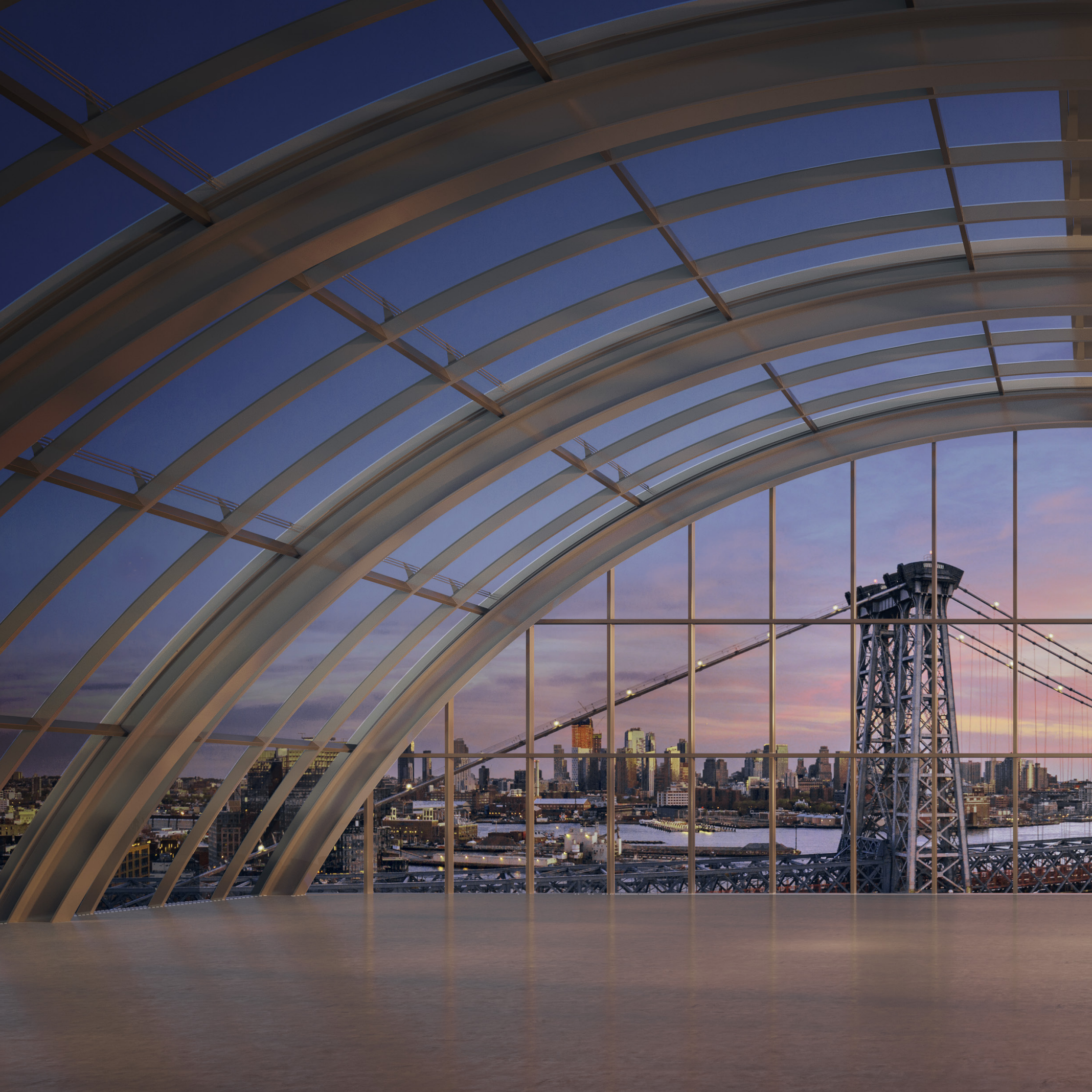
The Offices

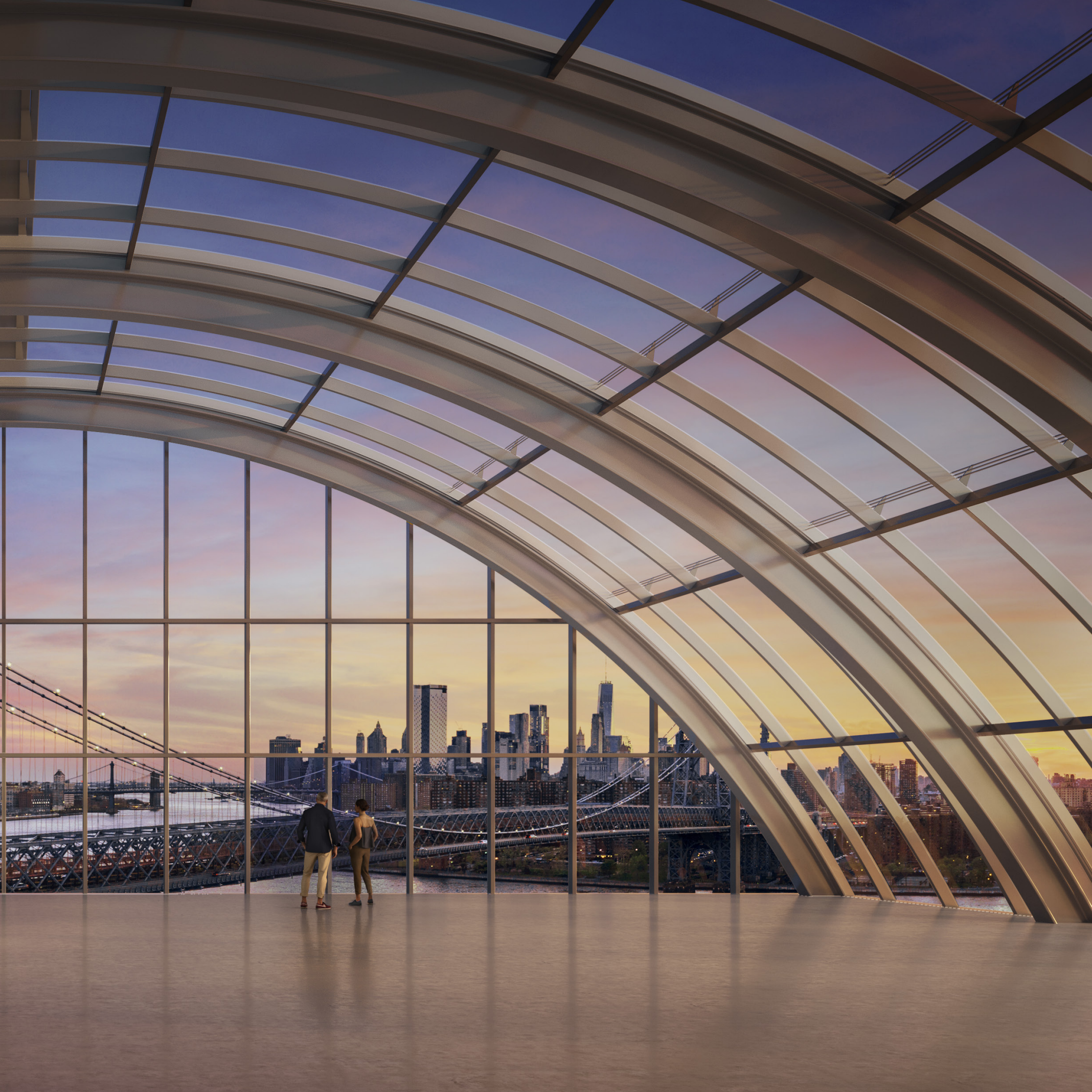
Located in prime Williamsburg and the centerpiece of Domino Park, The Refinery combines the charm of a historic building with all the advantages of new construction.

- Expansive floorplates are virtually column-free.
- Ceiling height ranges from 12'6" to 14'6"; 30' clear at the penthouse.
- Ability to connect adjacent floors with dedicated interior circulation.
- Floor to ceiling interior glass façade with operable windows for outside air.
- Seven high-speed elevators controlled by destination dispatch.
- Large freight elevator with direct access to loading dock.
- Expansive triple height atrium lobby with full-service concierge and security.
- Dedicated lobby space for an anchor tenant can be made available.
- Options for pre-built and turnkey spaces of all sizes with flexible layouts.











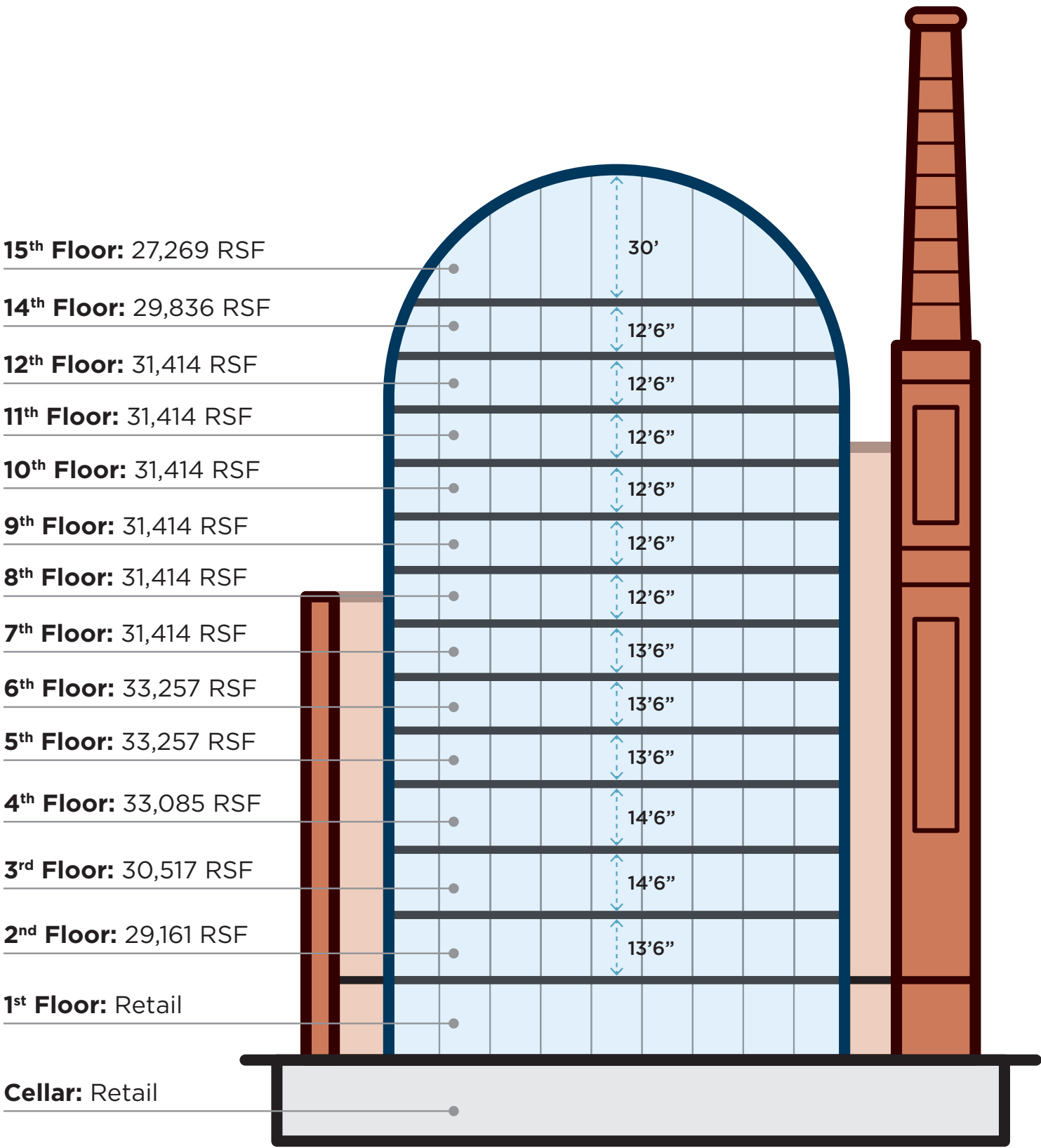
A View Unlike Any Other

The breathtaking 27,000-RSF glass dome penthouse that crowns the top of the building is the most compelling feature of The Refinery. Rising above the iconic yellow “Domino Sugar” sign, this 30’ high space makes a dramatic architectural statement and accommodates a variety of uses, including office, studio, private club, event space etc. Column-free and with sweeping 360-degree views in every direction, The Refinery penthouse is the single best space in New York City.

Exclusive Access for an Anchor Tenant

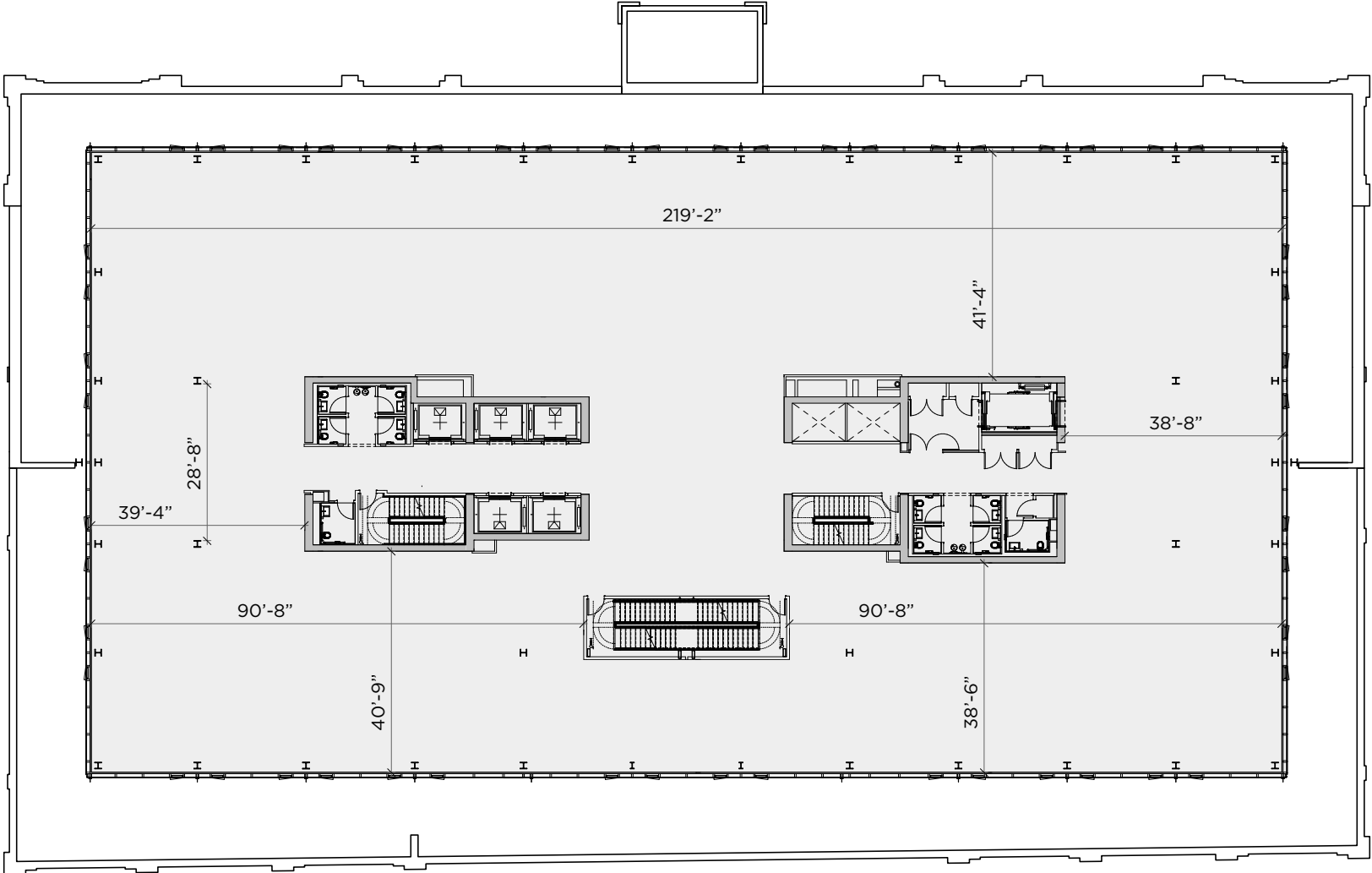
For a large-block tenant, the penthouse can be made available for exclusive use. A unique experience can be provided with a private lobby on the ground floor and dedicated elevators that open onto this one-of-a-kind space with breathtaking views of the city.

Floor Plates and Ceiling Heights



Typical Core and Shell Plan

27,269-33,257 RSF







Full Floor Test Fit - Creative

6th Floor: 33,257 RSF



Enclosed Rooms	
Office - 1 Seat	6
Huddle - 3 Seat	8
Medium Meeting - 8 Seat	5
Large Meeting - 16 Seat	1
Telephone - 1 Seat	3
Total	23

Open Space	
6' Workstation	200
Open Collaboration	84

Total Headcount: 290

Full Floor Test Fit - Office Intensive

12th Floor: 31,414 RSF



Enclosed Rooms	
Perim. Office - 1 Seat	16
Int. Office - 1 Seat	6
Touch Down - 2 Seat	7
Huddle	1
Medium Meeting - 8 Seat	4
Large Meeting - 16 Seat	1
Telephone - Seat	3
Total	38

Open Space	
6' Workstation	128
Open Collaboration	52

Total Headcount: 202

Divided Floor Test Fit - North/South



Tenant 1 15,576 RSF

Enclosed Rooms	
Huddle - 3 Seat	8
Medium Meeting - 6 Seat	3
Large Meeting - 14 Seat	1
Telephone - 1 Seat	2
Total	14
Individual Seats	
6' Workstation	99

Tenant 2 16,104 RSF

Enclosed Rooms	
Touch Down - 2 Seat	3
Huddle - 3 Seat	3
Medium Meeting - 6 Seat	3
Telephone - 1 Seat	4
Total	13
Individual Seats	
6' Workstation	98

Divided Floor Test Fit - East/West



Tenant 1 16,104 RSF

Enclosed Rooms	
Huddle - 3 Seat	7
Medium Meeting - 8 Seat	2
Large Meeting - 16 Seat	1
Telephone - 1 Seat	2
Total	12
Individual Seats	
6' Workstation	97

Tenant 2 15,576 RSF

Enclosed Rooms	
Office - 1 Seat	7
Small Meeting - 3 Seat	3
Medium Meeting - 8 Seat	1
Large Meeting - 12 Seat	1
Telephone - 1 Seat	5
Total	17
Individual Seats	
6' Workstation	85



Building Specifications

Location: The Refinery at Domino, 300 Kent Avenue, Brooklyn, NY 11249

Architect: Practice for Architecture and Urbanism (PAU)

Executive architect: dencityworks | architecture

Landscape architect: James Corner Field Operations

Interior design: bonetti/kozerski

Building size: 460,000 RSF, 15 stories

Lobby & access: Triple height atrium on Kent Avenue with 24/7/365 access, full-service front desk, turnstile security, loading dock, freight elevator and delivery entrance.

Office floor plate sizes: 27,269 RSF to 33,257 RSF

Ceiling heights: 12'6" to 14'6"; 30' clear at the penthouse.

Building construction: Steel frame with glass curtain wall (Type I-B Non-Combustible (BC 602.2))

Floor live loads: Cellar - 4th floor and 15th floor: 100 PSF; 5th - 14th floors: 50 PSF

Elevator specs: Five 4,000 LB/600 FPM passenger elevators, one 8,000 LB/350 FPM Service elevator with 6'5 x 11' cab adjacent to loading dock, two dedicated express 4,000 LB/600 FPM passenger elevators to the 15th floor.

HVAC: All electric air-cooled VRF system with 60 tons of capacity per floor.

Electricity: 6/Watts/SF for lighting and power; sub-metered.

Life safety: Fully sprinklered with a two-way voice communication fire alarm system with smoke/heat/CO detection. 500 KW generator to support base building life safety elements.

Security: State-of-the-art turnstile access control system, full-time lobby concierge, 24/7 video surveillance, building-wide key fob entry control.

Telecom/cable: Verizon Fios (fiber), redundant risers for tenant use, telecom closets on each floor, capacity for other carriers.

Bathrooms: Fully finished on multi-tenant floors or custom built to tenant specifications.

Kitchenette: Domestic water and sanitary connections provided.



Amenities and Wellness

The Refinery offers a best-in-class variety of on-site amenities. Tenants will have access to a stunning shared amenity floor featuring open workspaces, multiple private conference rooms with advanced technological capabilities and gathering areas for collaboration and private events. With panoramic river views, the amenities are unmatched in New York City.

To complement the expansive green space outside, The Refinery features a unique indoor vertical garden between the glass curtain wall and the building's brick exterior. With mature trees, vines and plantings, building occupants will be able to experience the natural environment while taking in breathtaking views of the river and the city.

The building features a dedicated bicycle lobby with a separate entrance, ramp and secure bike parking. The Refinery will house a 40,000 SF retail fitness club with an indoor pool and full-service gym. Collectively, these amenities have been designed to promote the health and wellbeing of The Refinery's tenants and guests.





Greener Than Green: A Net-Zero Carbon Building

The Refinery is one of the most sustainable, environmentally responsible office buildings in New York City. With a mechanical system that utilizes efficient, all-electric equipment, the building is one of only a handful citywide to have net-zero carbon emissions. The building is also part of an unprecedented private water reuse system located on the Domino campus. As a result, all of the wastewater generated by The Refinery is treated and reused onsite, diverting polluted water from city outfalls, improving the quality of the East River and reducing stress on the city's burdened infrastructure. These infrastructure investments, combined with the building's efficient design, set The Refinery apart from other office buildings in New York City, making it a true trailblazer and leader in sustainability (LEED Gold accreditation is anticipated).

The Refinery has also been designed to maximize indoor environmental quality (IEQ). Large, operable windows provide access to outside air and lush vertical gardens. In addition, The Refinery's high ceilings, efficient and open floorplates, and floor-to-ceiling glass curtain wall maximize occupants' access to natural light and air.



A Green Campus

The Refinery is surrounded by 5 acres of world-class park and open space.

Domino Park

Since opening in 2018, Domino Park has become a world-renowned attraction, hosting nearly 1 million visitors per year. The 5 acre public park pays tribute to the site's history as America's largest sugar refinery. Designed by James Corner Field Operations and built and maintained by Two Trees, the park features a scenic elevated walkway, picnic area, dog run, playground, beach volleyball and bocce courts and Danny Meyer's Tacocina. Tenants of The Refinery will be only steps away from a perfect place to relax, take a break or socialize after work.

Domino Square

A new addition to Domino Park, Domino Square is a 1 acre public plaza and flexible outdoor space. Domino Square will host programming such as farmers markets, community gatherings, summer movie nights, arts and cultural performances and seasonal ice-skating. Domino Square is located immediately to the south of The Refinery, providing tenants with an optimal lunchtime seating area with unparalleled views of the Williamsburg Bridge and the Manhattan skyline.

Refinery Plaza

The West side of The Refinery opens onto a 7,500 SF pedestrian plaza with unobstructed views of Domino Park, the East River and the Manhattan skyline. Beautifully landscaped and generously furnished with seating, this space has been designed as an outdoor amenity for tenants of The Refinery and their clients.

Surrounded by these permanent open spaces, The Refinery will forever benefit from its waterfront location, light and expansive views.







Transforming the Waterfront

For the past decade, Two Trees has been working to execute an ambitious redevelopment of over half a mile of the Williamsburg waterfront, transforming it from an industrial enclave into Brooklyn's most coveted neighborhood. The Refinery is the heart of this transformation.

Once complete, the Domino Sugar Project and River Ring Project will collectively include over 4,000 residential units, 10 acres of world-class open space, 700,000 SF of office space and a myriad of independent retailers.

The Domino Sugar Project

With construction complete on the first 900 apartments, 150,000 SF of office space, and the award-winning Domino Park, the area has established itself as Brooklyn's most desirable neighborhood. The remainder of the development is anticipated to be completed by 2027.

The River Ring Project

Building upon the success of the Domino Sugar Project, Two Trees has obtained New York City approval for River Ring: Williamsburg's most innovative waterfront redevelopment located just two blocks north of The Refinery. Set to break ground in 2026, River Ring will be a model for urban waterfront resiliency and transform the way New Yorkers interact with the water. The project is anchored by an extraordinary 4 acre waterfront park that employs leading-edge sustainable design principles to restore and enrich the natural habitat while protecting the adjacent communities from flooding. The park will provide visitors with unprecedented access to the river's ecosystem and the unique ability to enjoy a natural setting that does not exist elsewhere on the Williamsburg waterfront. The buildings will contain over 1,000 housing units, a YMCA with an indoor swimming pool, office space and local retail—expanding what is already a thriving neighborhood.



River Ring

1,000 Apts.,
Mixed Use, Park, YMCA
Est. Delivery: 2030

**Ten Grand Street
& One South First**
140,000 RSF Office,
330 Apts., Retail
Delivery: 2019



Site B
1,000 Apts.,
Retail, Public School
Est. Delivery: 2027

The Refinery
460,000 RSF Office
Retail, Park
Est. Delivery: Q4 2023

325 Kent
525 Apts., Retail
Delivery: 2017

Site D
560 Apts., Retail
Est. Delivery: 2024

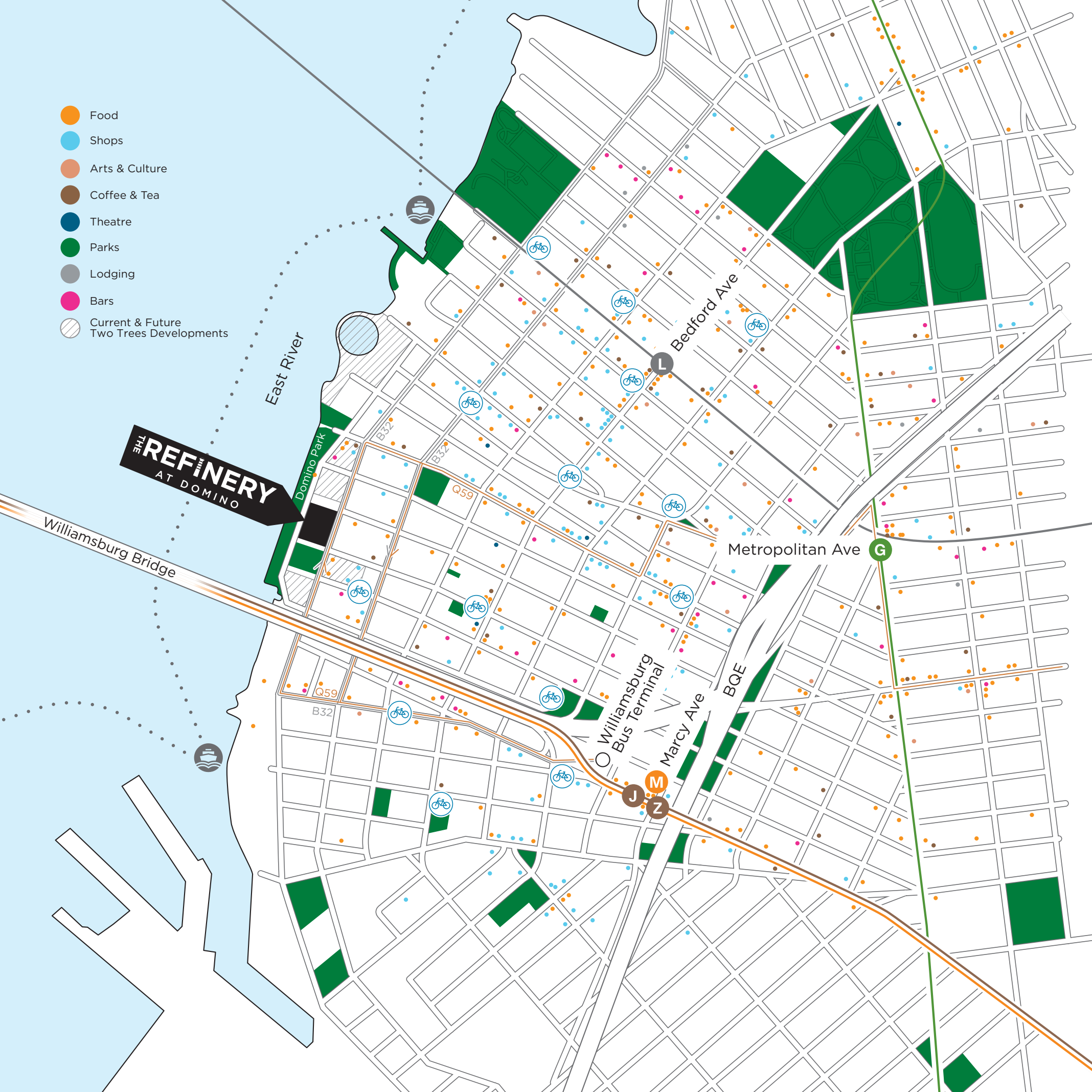


Neighborhood

Williamsburg is one of the most influential and unique neighborhoods in New York City. Dynamic and diverse, it is steeped in authenticity and rich history while standing at the forefront of the new. As one of the most sought-after destinations in the city, Williamsburg is home to a vibrant creative community. Our tenants enjoy and appreciate the many celebrated restaurants, independent boutiques and iconic cultural institutions and events.



- Food
- Shops
- Arts & Culture
- Coffee & Tea
- Theatre
- Parks
- Lodging
- Bars
- Current & Future Two Trees Developments



Transportation and Highlights

The Refinery is ideally situated, making for a seamless commute from anywhere in and around New York City.

Subway



Bus

B32, Q59

Williamsburg Bus Terminal

Ferry

East River ferry to South and North Williamsburg stops.

The Domino Sugar Project includes approval for a new ferry dock proximate to The Refinery. Ownership is open to discussing options for ferry service for large anchor tenants.

By Bike

Dedicated bicycle lanes on Kent Avenue and surrounding streets and multiple Citi Bike stations nearby.

By Foot

A short walk to and from the Williamsburg Bridge.



Incentives

Having an office at The Refinery qualifies companies for numerous financial benefits and incentives, allowing businesses to save millions of dollars. Our experienced and dedicated team is involved throughout the process and has helped hundreds of businesses apply and get approved for the various programs below.

Relocation Employment Assistance Program (REAP)

REAP benefits companies relocating to Brooklyn from Manhattan (below 96th St), or outside of NYC, by providing up to \$3,000 annually for each full-time employee, for up to 12 years.

For example, a Manhattan-based company relocates its office with 250 full-time employees from Manhattan to Williamsburg. The asking price for the 30,000 RSF office is \$75PRSF, which is \$2,250,000 in rent a year. After submitting an annual NYC tax filing, the company receives a check from the city for \$750,000 ($\$3,000 \times 250$), thus reducing the rent from \$75PRSF to \$50PRSF and the annual rent total from \$2,250,000 to \$1,500,000. Assuming the company is in the space for five years, the total savings is up to \$3,750,000.

Commercial Rent Tax (CRT)

Brooklyn office tenants are exempt from the NYC Commercial Rent Tax.

Industrial & Commercial Abatement Program (ICAP)

This city program reduces property tax obligations for up to 25 years.



About Two Trees

Two Trees is a family-owned, Brooklyn-based real estate developer best known for its singular role in transforming the Brooklyn neighborhood of DUMBO from a neglected industrial waterfront to a thriving mixed-use community. Our fundamental belief is that successful neighborhoods offer a wide variety of uses and attract diverse groups of people. Developers must play a fundamental role in cultivating livable streetscapes because people prosper when neighborhoods bloom. In addition to residential and commercial buildings in DUMBO, Williamsburg, Fort Greene, Brooklyn Heights, Hell's Kitchen and the Flatiron neighborhoods, Two Trees' other notable projects include Domino Park, River Ring, The Wythe Hotel and Jane's Carousel.

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TWO TREES

