

the 1896 studios & stages

BROOKLYN, NY

Welcome,

The 1896 Studios and Stages are rare and memorable spaces.

Functioning primarily as a television and photo studio, The 1896 has housed a multitude of productions for the last two decades featuring leading stars such as Lupita Nyong'o, Beyonce, Gemma Chan, Madonna, Dave Chappelle, Ethan Hawke and David Bowie to name a few.

These gorgeous buildings were built in 1896 and their raw brick industrial interior allows for ambitious creative design and an unforgettable experience.

Located in the heart of the Bushwick neighborhood of Brooklyn, around the corner from the Jefferson stop on the L train, this hidden gem covers approximately 26,000 sq. ft. with three interior stages surrounding a large private brick-lined courtyard.

The 1896 is something you'll want to see in person, and we'd love to give you a tour. Please take a look at the info below and image catalogues attached. We look forward to showing you around and discussing the details of your vision here at The 1896.

Our general office is open for appointments M-F 10:30a-5:00p.

Weekend viewings may be possible when staff is on premise.

We look forward to meeting you and sharing in your vision.



-The 1896 Team and Owners, Jen & Michael



EVENTS @ THE 1896

AREAS/PRICING:

At The 1896, we have a total of **four** unique areas available for booking events: three indoor warehouses (Area 2, Area 3, Area 4) and one outdoor space (the Courtyard/Drive).

Please see images in the “Locations” section of our website: www.the1896.com.

Pricing varies for ‘Single Area,’ ‘Double Area,’ ‘Triple Area’ or “All Access” rentals and includes a **14- hour time frame**.

Single Area rental*: \$9,000

Double Area rental: \$15,000

Triple Area rental: \$18,000

Four Area rental (‘All Access’): \$20,000

Prep/Wrap days rent at 75% of the event pricing.

***24-hour time frame rentals** are available “All Access” at \$30,000 for event days, and 75% for prep and wrap days.

Please note:

*Special Holiday rates may apply for popular nights: 4th of July, Halloween, New Year’s Eve

*Area 2 is the only space that can’t be rented by itself as it does not have direct means of egress. While it is technically possible to rent the Courtyard on its own, please keep in mind that a ‘single’ area rental of the Courtyard will not afford you any interior space.

AVAILABILITY:

Due to the last-minute nature of the Television and Photo industry (The 1896’s primary use) events with multi-day ‘All-Access’ requests are given preference over smaller and further out event requests.

ADDITIONAL INFORMATION:

RENTAL TIMES – Your rental affords you fourteen (14) consecutive hours on prep/wrap days and fourteen (14) consecutive hours on event days. These hours will include your set up, breakdown, deliveries, and all pickups.

CAPACITY – We are not zoned as a Public Assembly venue currently, and therefore our capacity permits up to 275 guests total for ‘All Access’ Events. If your request is for a larger event, a TPA (temporary permit of assembly) is required, and the permit and staging will dictate your maximum capacity. We estimate Area 3 can each hold about 500 people standing; our Courtyard can hold approximately 200 people; and Areas 2 and 4 can hold approximately 275 people each for a total of approximately 1,250 guests (empty).

For seated events, we have found that somewhere around 175 works well in Areas 3 — depending on your layout — though we have accommodated more. Under 100 works in Area 2 and Area 4.

TIMING – If you want to extend your event hours past 2am, there is a \$1,500/hr. surcharge for music on/guests in house. If you are just loading/wrapping out past 2am, there is no additional fee.

PERMITS – The 1896 is not zoned as an event space, so it is your responsibility to obtain any permitting required for your event. We currently require ‘All Access’ events over 275 ppl at once to obtain a Temporary Permit of Assembly and will connect you with our preferred architect @ *Back40 Architecture*, who is available for hire to oversee that process. Our recommended architect, Mike Mitchell is well versed with these spaces and will try minimizing the amount of change the egress, security signage requires to cut down on client costs.

If alcohol is served, we require caterers to have their own liquor license and to obtain liquor liability insurance.

INSURANCE – We require a certificate of general liability insurance from all hired vendors, in the coverage amount of \$1,000,000, in our four names (see contract for names). The Caterer must also provide liquor host insurance in addition to general liability insurance naming us as additional insured if alcohol is being served. No one under 21 permitted for events serving alcohol.

For clients needing low-cost, one-time insurance, we suggest eventhelper.com. Please have a copy of the policy sent directly to us. Certificates of insurance should come from each vendor OR you should provide a certificate of insurance that covers your vendors (i.e., add your vendors as additional insured to your policy).

STAFFING/SECURITY – Depending on the size and times of your event, The 1896 staff chaperoning your event will be billed to the client @ \$35–\$50/hr (regular/holiday rates). Security guards may be required if the event is open to the public or larger than 150 ppl, and will be hired per our discretion at client’s expense @ \$35–50/hr. (regular/holiday rates).

We also recommend our Clients use our security company, *First Priority*, as they are excellent and well versed with the spaces here.

The 1896 staff and security guards will overlap for large events and will be hired at the volume we feel necessary (generally 2 staff for events over 500 guests and 2–3 guards for any late-night large events).

BLOCKING FEES – If your event is over 250 ppl or open to the public, The 1896 reserves the right to block off Hair and Make-up rooms / storage / balconies / bathrooms etc. The fee for blocking and unblocking restricted areas is \$35/hr. per laborer.

Blocking of the natural light / skylights in Area 3, if requested by client, is charged at a rate of \$350 for installation and \$250 for de-installation. Although if already blocked for a previous client we will happily waive this cost. This is always on a case-by-case basis and cannot be guaranteed.

POWER – Our Power breakdown is listed below, if you need to use our CAM LOK/Tie in, there is a \$500 fee associated for the duration of each event day. If only using general power, there is no fee.

- Each interior stage has 450 Amps of power total – including CAM LOK and all outlets throughout.
- Each interior stage has a CAM LOK box with 300 amps of power (rated 450 amps) male and female. Three-phase. Each leg is 150amp max.
- In addition, we have 110v outlets throughout (see floorplan) including several individual 30-amp lines depending on the stage.
- Distro hookups are not included with your rental – if you want to order them through The 1896 please order in advance, or add them to your EQ order.
- (Note: Please consult in advance of shoot day if you need 220v power.)

BATHROOMS – For most small events, we have three bathrooms for use in our interior areas and one additional bathroom within the executive dressing room, when accessible. Events with over roughly 150 guests may be required to provide portable restrooms as ours can only accommodate smaller events. Some events may also require specific bathrooms including ADA accessible units.

TRASH – If you use our service to throw away your trash, we charge \$90/yard, but availability of this service depends on the size of your event. Advance arrangement is required.

CLEANING – You are responsible for any/all cleaning during the duration of your event; however, The 1896 staff will advise on the general cleanliness of our space. General cleaning after your event is \$500 minimum or \$35/hr. per cleaner. Special cleanups, including confetti or gum removal, incur additional cleaning fees (see contract).

COURTYARD – Our Courtyard houses many raw and unusual props and may not be appropriate for your event, but we will happily clear it for you ahead of your rental — just let us know! We require two weeks' notice to clear all props.

PROPS / EXPENDABLES – The 1896 is home to the Primate Props collection (www.primatereprops.com). Many props and expendables (tables, chairs, steamers etc.) may be available for rent for your event depending on the size and scope. Please note – our collection consists of one-offs, not multiples.

KITCHEN – While The 1896 has no proper kitchen, we do have a small kitchenette for your use. Caterers may opt to bring in additional cooking equipment, and there are water hookups in all three of our rental areas. The 500 square foot flex space maybe used as a kitchen / prep area if you wish. Past events have also brought mobile food trucks into their rental space or staged catering on the Ingraham sidewalk.

HEAT AND A/C – Both dressing areas have heat and air conditioning. For winter and fall rentals, our interior areas are fully heated with large industrial heaters. For summer rentals, the interior areas have no air conditioning but are outfitted with ventilation fans to allow hot air to escape up top, as well as multiple ground fans to help circulate air (gratis). While our dressing

rooms and the 'flex space' are outfitted with air conditioning. Our roll gates may also be kept partially, or completely, open as per your wishes. In the summer, the interior stages are similar to the temperature of a shaded area. Outside A/C vendors can be supplied upon request.

CANCELLATIONS – No refunds are given due to cancellation of the event. If possible, we may be able to reschedule your rental for a date that does not conflict with our rental calendar, but this is at the discretion of The 1896 and may incur a penalty fee. Cancellations will be invoiced for the full rental amount. Cancellation policies for events cancelled two months or more in advance may be cancelled at a 50% penalty once the credit-card authorization form has been signed by the client (and counter-signed). The 1896 may also reserve this right, with a full refund of any pre-paid fees.

PAYMENT – To secure your location rental, 50% of the event fee will be due upon the signing of our contract. We must receive the signed contract and 50% of the event fee within seven days of the contract's being issued. The remaining 50% of your event fee is due two weeks prior to your first rental day. Payment by cash, check or credit card is allowed, but be advised that there is an additional 3.75% fee for payment by credit card.

DEPOSIT – A separate security deposit is required and must be provided prior to your event day. The security deposit will be deposited and may be held for 10 days following the end of your rental to cover any possible damages, use of additional space, overtime, staffing and cleaning fees. After your rental, you will be issued a final invoice detailing any additional charges.

VENDORS – We allow use of vendors of your choice so that you can truly transform The 1896 into your dream location. We are happy to recommend caterers, event planners, etc. that have been here in the past. Our one exception if you want to bring in photo/film equipment & lighting, we require use of our vendor: Be Electric, Root, or Eastern Effects. All orders must go through The 1896 staff first.

POSSIBLE ADDITIONAL FEES –

- \$350 blocking skylights in Area 3 (see 'BLOCKING' section)
- \$500 32' scissor lift + tax for a 1-day rental, \$800 for weekly rental
- Security Light/Exit sign installation @ \$50/hr. if required by your particular TPA – Temporary permit of assembly – there will be a fee of \$50/hr to install and uninstall any necessary emergency lighting/exit signs from what we currently have installed, pending on your TPA guidelines and Event floorplan. If additional lights/signs are required, it is the responsibility of the client to purchase.
- Portable restrooms (and permitting if on street SAPO / including barricades)
- Insurance from client and all hired vendors
- Trash pick-up if necessary
- FDNY fee (paid day-of by client with check) if TPA is filed.

POSSIBLE ADDITIONAL PERMITTING:

- *TEMPORARY LIQUOR PERMIT – (filed with the SLA / State Liquor Authority)
*If a liquor permit is pulled and/or alcohol will be served, it must be a 21+ event
- SAPO – Permit for bathrooms to be placed on the sidewalks (barricades required)
- OPEN FLAME PERMIT / FDNY – Candles, firepits, etc.
- HAZER PERMIT / FDNY – filed thru the FDNY for all smoke/ fog/ *haze machines.

*Mineral Oil based Haze machines are not permitted on The 1896 premises.

Please let us know if you have any questions! Looking forward to showing you around this special place.

Wishing you all the best,

The 1896

