

King Street Properties

GFP REAL ESTATE

innolabs

LONG ISLAND CITY


think big
discover better
do good



a platform for progress



InnoLabs encompasses all the features innovative life-science companies seek. State-of-the-art lab/office space, an incredibly well-connected LIC location, and a dynamic amenity program allow tenants to work productively and efficiently, with ample opportunity for collaboration. This is where the bright and talented scientists of today are taking on the incredibly complex challenges of tomorrow.





266,800 RSF
6 Floors

100 LB/SF
Live Load

4 BAY
Loading Dock

ROBUST
Central Mechanical System

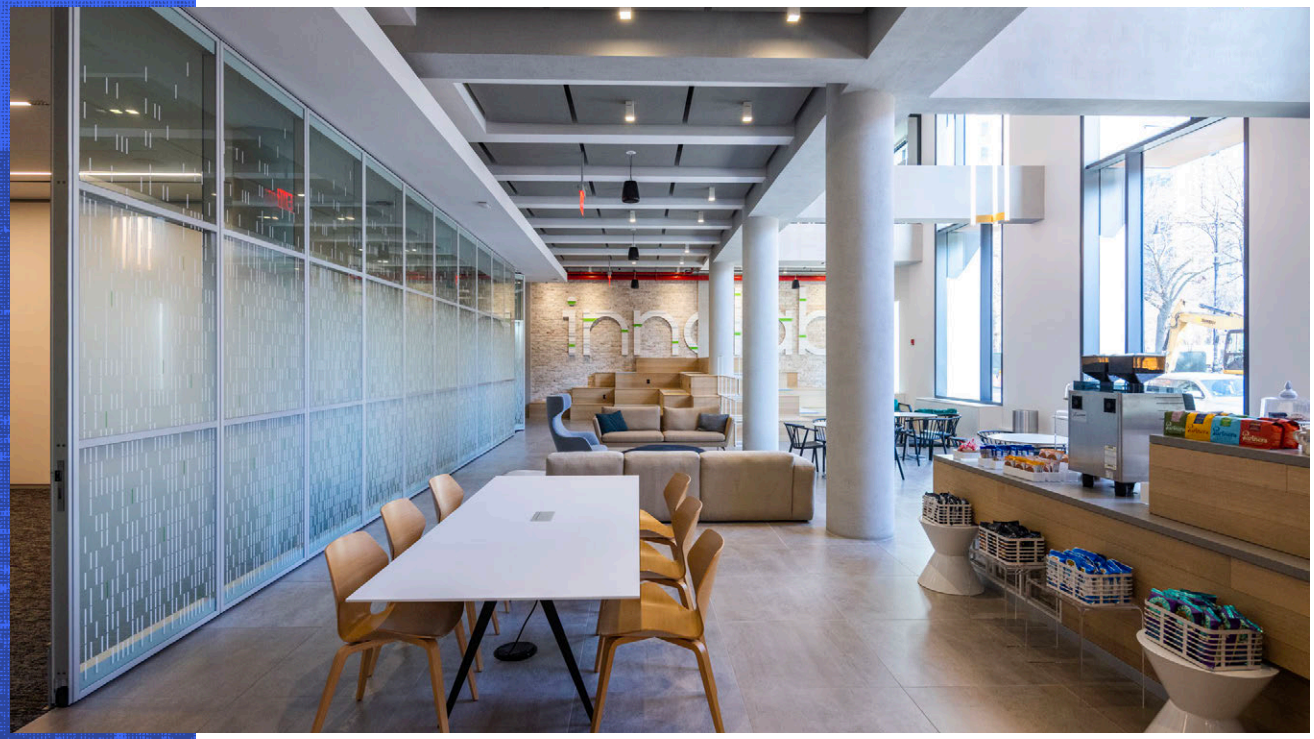
all the right elements



In addition to modern lab space, InnoLabs offers a selection of amenities designed to enhance the tenant experience. Store your bike safely, grab a coffee (and a shower!), or attend an industry lecture—all without leaving the building—making your days seamless and convenient.

WELCOMING LOBBY

Spacious reception and generous adjacent hospitality-level gathering space.



FLEXIBLE EVENT SPACE

A ground-level and multi-purpose room to host small teams and town-hall meetings.





SECURE
Bike Storage

LOCKER ROOMS
with Showers & Storage



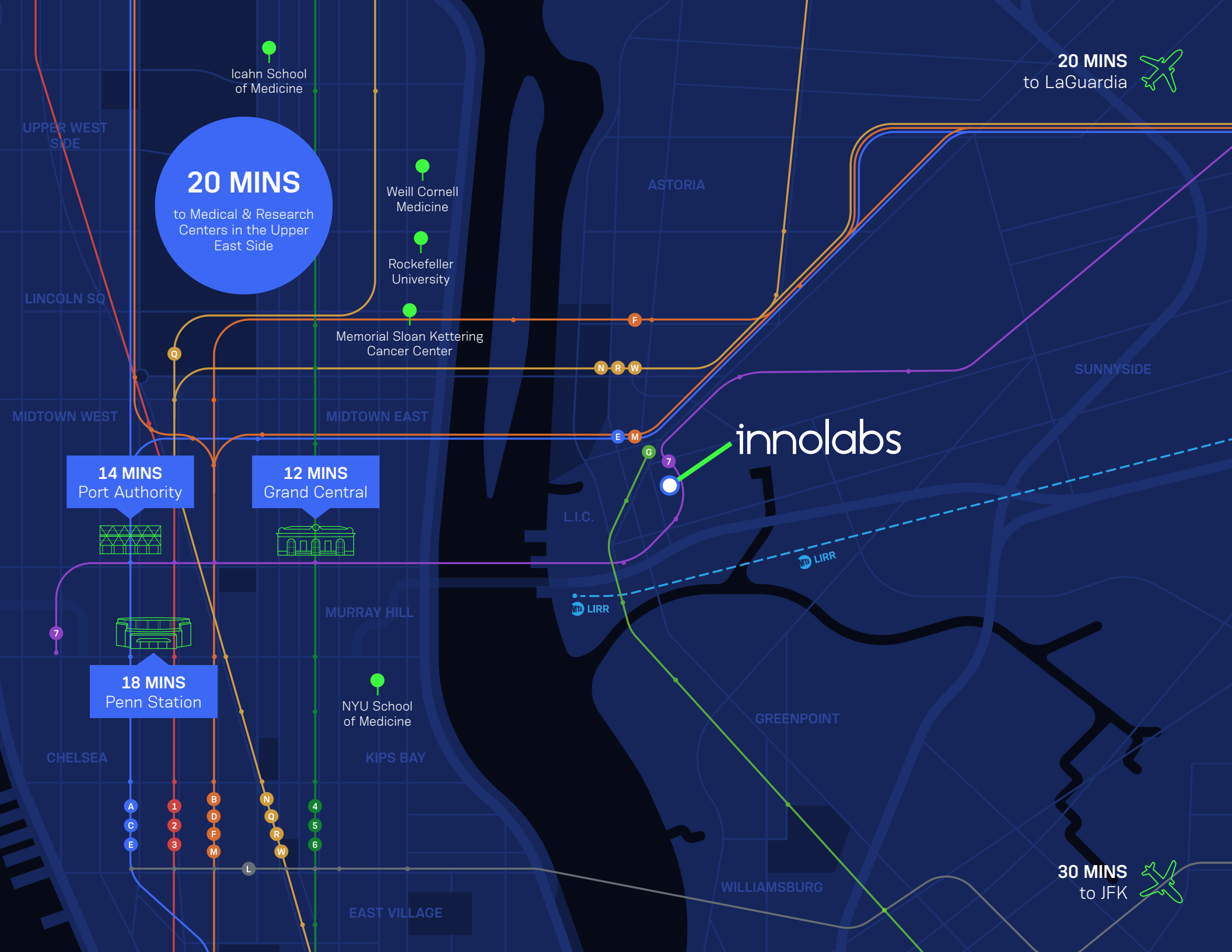


meant to be





Long Island City is a vibrant and diverse community offering abundant options for living, working and playing. With fast and easy transit to Manhattan and beyond, access to an educated and talented workforce, and meaningful incentives, it's incredibly well suited to serve a growing life-science community.


Icahn School of Medicine
UPPER WEST SIDE
20 MINS
to Medical & Research Centers in the Upper East Side
Weill Cornell Medicine
Rockefeller University
LINCOLN SQ
Memorial Sloan Kettering Cancer Center
ASTORIA
20 MINS
to LaGuardia
SUNNYSIDE
MIDTOWN WEST
MIDTOWN EAST
innolabs
14 MINS
Port Authority
12 MINS
Grand Central
L.I.C.
LIRR
LIRR
MURRAY HILL
18 MINS
Penn Station
NYU School of Medicine
GREENPOINT
CHELSEA
KIPS BAY
WILLIAMSBURG
30 MINS
to JFK
EAST VILLAGE

top picks nearby

FOOD & DRINK

1. Big aLICe Brewing
2. The Cellar Bar
3. Silver Kitchen
4. Luzzo's
5. Etto Espresso
6. The Local
7. Caffeina Espresso Bar
8. Xi'an Famous Foods
9. Clear Lake Chinese
10. The Mill
11. LIC Market
12. Pantry Market LIC
13. The Burger Garage
14. Gaw Gai
15. Anable Basin Sailing Bar & Grill
16. LIC Corner Café
17. Blend on the Water
18. Communitea
19. Manducatti's
20. Cannelle LIC
21. Bellwether
22. The Creek & The Cave
23. Casa Enrique
24. Hibino LIC
25. Bricktown Bagels

ARTS & CULTURE

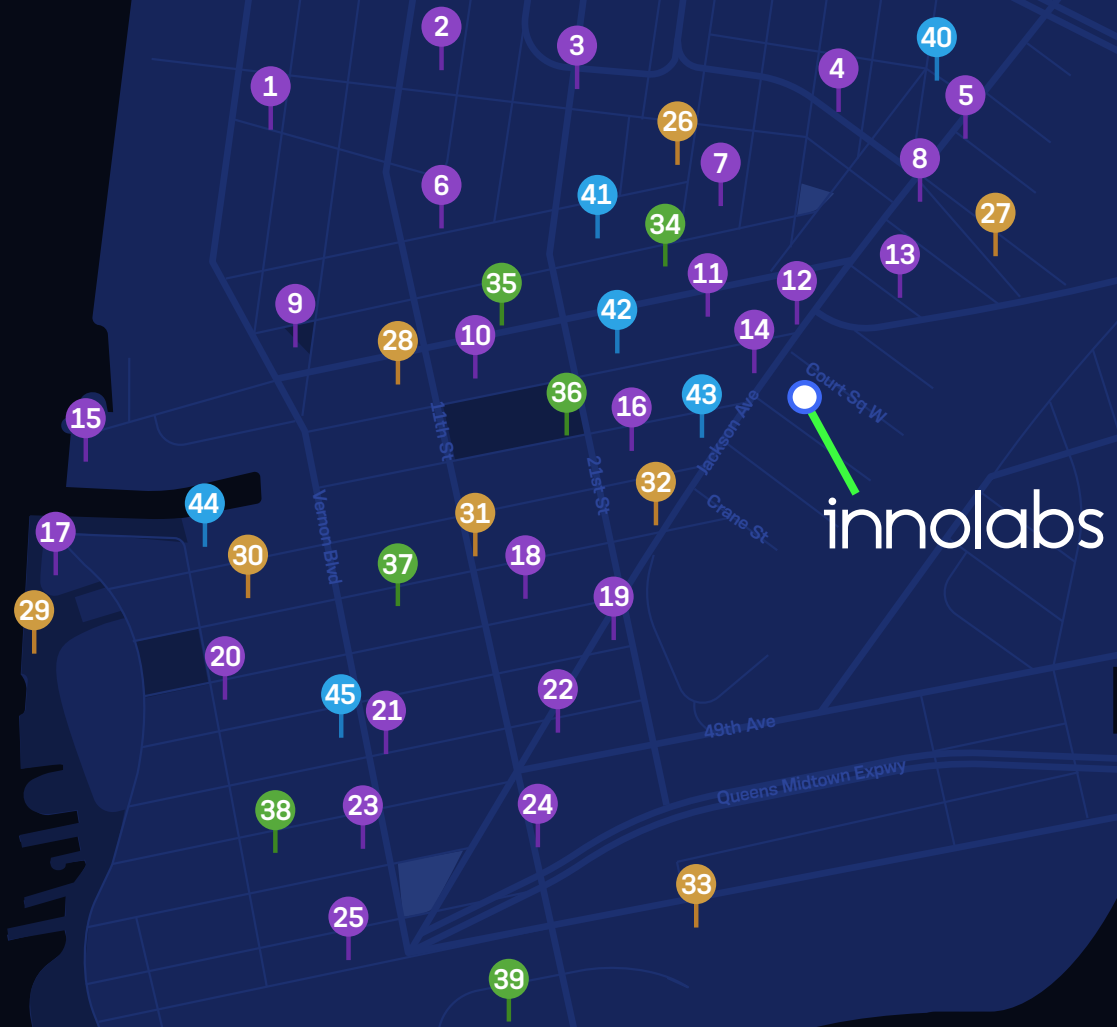
26. Reis Studio
27. Sculpture Center
28. Brickhouse Ceramics
29. Pepsi-Cola Sign
30. Krypton Neon
31. Eleventh Street Arts
32. MoMA PS1
33. Slate Studios

HEALTH & FITNESS

34. Barre3
35. The Cliffs LIC
36. Murray Playground
37. CrossFit Gantry
38. Sacred Waters
39. HarborLAB

SHOPS & FLEAS

40. Olives Organic Market
41. Freed of London
42. KeyFood
43. Square Wine & Spirits
44. LIC Food & Flea
45. Spokesman Cycles



*Full list of amenities on innolabs.com

FIVE
Waterfront Parks

40+
Art & Cultural Institutions

50,000+
Higher Education Students

31,000+
Hotel Rooms

540,000 SF
of New Retail







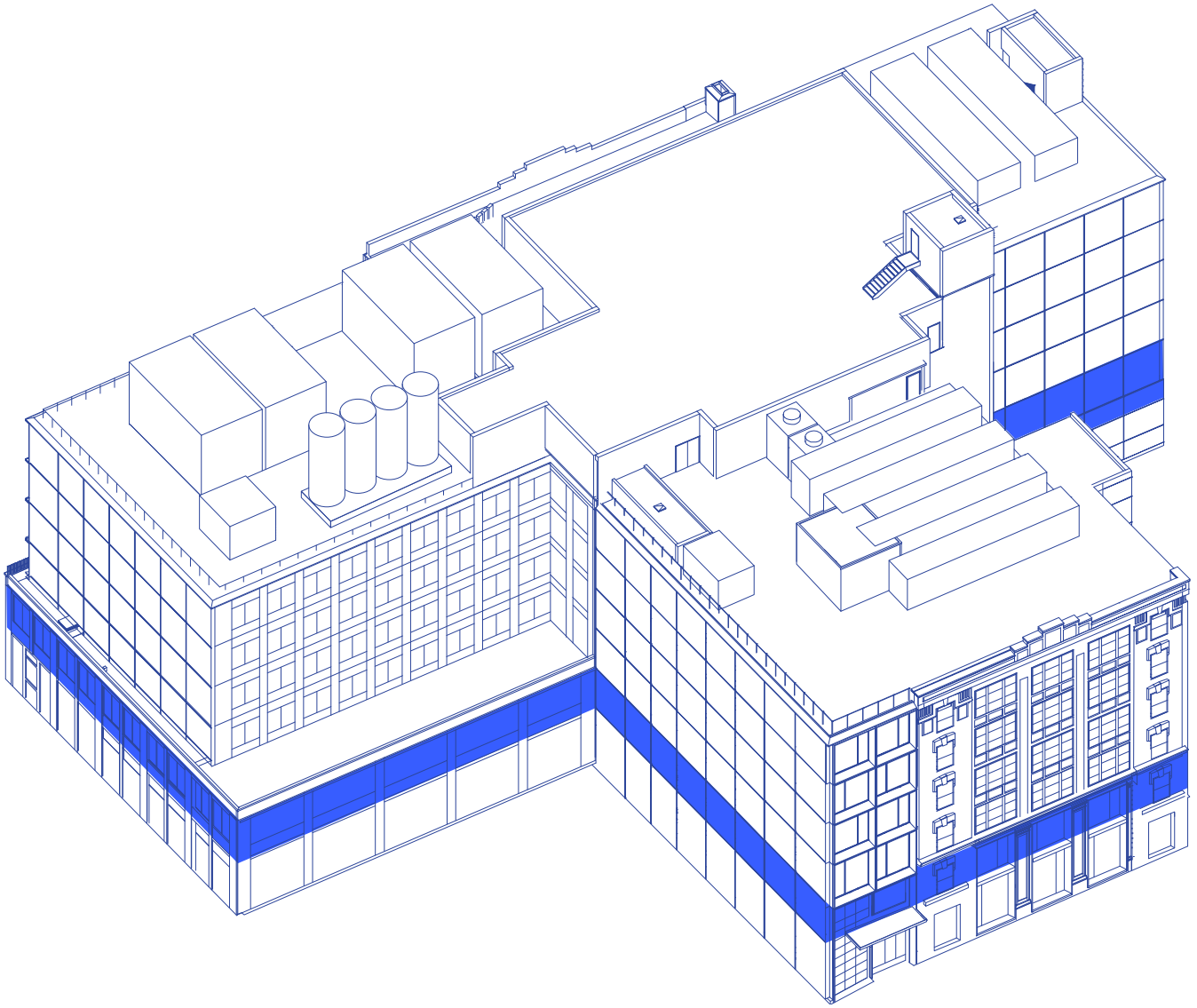
partners in your journey



King Street Properties is a private real estate investment management firm focused on serving the complex needs of science-based companies and institutions. It is the largest private developer of life science space in greater Boston, and has a wealth of experience as an owner/operator of high-quality lab space. Inspired by their tenants' mission, King Street partners with clients to help them through the process of building spaces that meet their needs, enabling them to pursue their vision for a better world.

availability

Floor	Area
6th Floor	LEASED
5th Floor	LEASED
4th Floor	LEASED
3rd Floor	LEASED
2nd Floor	48,223 RSF
1st Floor	LEASED



SECOND FLOOR – 48,223 RSF

As Built



THE PERFECT CATALYST

Building Specifications

Building Height:

6 Stories.

Structural Frame:

New flat slab and column concrete superstructure, with existing concrete encased steel construction.

Structural Capacity:

100 psf live load at lab/office, 150 psf in mechanical penthouse.

Exterior Façade:

New window wall and metal plate exterior façade systems with refurbished existing masonry walls and window replacement at punched openings.

Roof:

Fluid applied protected membrane roofing with rigid insulation, pitched to interior roof drains.

Floor-to-floor Height:

Floor 1: 16'
Floor 2: 13'-3"
Floors 3-6: 12'-3"
Penthouse: 18'

Finished Ceiling Height:

Ranging from 8-9 ft. depending on tenant program requirements.

Elevators:

Passenger: Two (2) – 3,500 lb capacity, 350fpm, Traction MRL elevator

Swing: One (1) - 4,000 lb capacity, 350fpm. Traction MRL elevator

Freight: One (1) 12,000 lb capacity, 150fpm, Overhead Geared Traction

Amenities:

Multi-purpose room/event space, café/grab-n-go, central security/reception, secure bike storage, shower/locker facility.

Lab Support:

pH system centralized at basement level; ability to add: compressed air, RO/DI skid and distribution, vacuum, bulk tank distribution, nitrogen generators, central services or utility space for tenant equipment.

Loading:

Fully enclosed loading area with 4 loading bays. Includes a dedicated shipping/receiving area with private dock manager office.

Electrical System:

Electrical service is provided from a dedicated spot network consisting of three 1,000 KVA transformers and two service take-offs. The interior distribution system is a 120/208 volt, 3 phase, 4 wire service. Laboratory equipment and convenience outlets are served from a dedicated distribution system consisting of bus ducts for flexibility for future alterations and relocation of major equipment. Dedicated bus plugs are provided to distribute services to the Tenant-furnished 120/208 volt distribution panels, and in turn serve the Tenant mechanical equipment, UPS modules, lighting, and supplementary service panels. Base building lighting: interior LED lighting with special architectural lighting accents at lobby and amenity spaces.

HVAC System:

The facility is fully heated and air-conditioned. Outdoor air provided at up to 12 air changes per hour in lab space and 6 air changes per hour in office space for a 50%/50% lab/office mix. Supply and exhaust air risers serve the base building common areas and Tenant areas. Chilled water is provided by air-cooled chillers, with hot water provided by high-efficiency condensing boilers. Fume hood exhaust is provided by high plume, high dilution exhaust fans. Air handling units, chillers, boilers, and exhaust fans are cross-connected, allowing for resiliency when one or more of the individual units are taken out of service. The base building systems are designed to support the Tenant's fitout of tracking pair variable air volume boxes for laboratory spaces and overhead Direct Outside Air Boxes for the office spaces.

Fire/Life Safety:

An automatic combination standpipe sprinkler system is provided with combination fire standpipe risers located in each stairwell. Each stairwell is provided with a dedicated sprinkler floor control assembly, which can be utilized for future Tenant connections. The base building's fire protection system is capable of supporting Light and Ordinary Hazard classifications suitable for future Tenant research and development, laboratory, and office uses. Dry system protection and associated controls are provided in the loading dock. The central fire command center is located on the 1st floor. An addressable notifier fire alarm system with ADA compliant audio visual devices is tied back to fire command center.

Plumbing:

A series of lab waste and vent risers, connected to the base building pH neutralization systems, are provided to support future tenant connections. In addition, a series of sanitary, vent, and domestic cold water risers are provided to support future tenant connections. Water efficient plumbing fixtures are utilized throughout the facility. Duplex booster pumps distribute potable cold water throughout the building via a series of risers that serve Tenant demises. Domestic hot water heaters, central to each floor, provide domestic hot water to base building fixtures only. Mechanical space is provided for tenant potable hot water systems, and process equipment.

Emergency Generator:

One 750kW generator for base building life safety and standby loads, and one 1,000kW generator for Tenant critical equipment. Each generator has a 6,000 gallon dedicated fuel oil tank for 72-hour run time.

Security:

24/7 security camera coverage on the exterior, the lobby, and public areas. The building is secured via a card access system locking key egress pathways, as well as all entrances and exits.

Telecommunications:

Voice and data service brought into the building through both copper and fiber via major carriers (Verizon, Comcast).



leasing info

savills

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