

The Labs @ 

# Built for Excellence

—  
The Labs @ 121 represent the epitome of purpose and performance. This ~200,000 RSF, new construction science and technology building is being precisely developed to not only meet — but far surpass — today's most technologically demanding requirements.

Steered by your mission and finished to your unique specifications, The Labs @ 121 provide the perfect foundation for your greatest achievements to take shape — without compromise.



# Built for Excellence

## New construction science & technology space

With flexibility to accommodate a variety of infrastructure requirements

## Premier Harlem location

With proximity to NYC's major medical & academic institutions

## Efficient floor configurations

With floor plates ranging from 12,600 to 21,500 RSF

## Terrace opportunities

On several floors

## Economic incentives

Opportunity zone in conjunction with other meaningful as-of-right incentives [LEARN MORE](#)


## Advanced window systems

Energy-efficient View Smart Glass™ throughout the building [LEARN MORE](#)

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### HIGHLIGHTS



An architectural rendering of a modern building's main lobby entrance. The building features a mix of light-colored brick and dark grey panels. Large glass windows and doors provide a view into the brightly lit interior lobby. The entrance is flanked by mature green trees. In the foreground, a sidewalk shows people walking, a person on a bicycle, and a Citi Bike station with several blue bicycles. A blurred car is visible on the street to the right. The overall scene is bright and lively, suggesting a vibrant urban environment.

The Labs @ 121

—  
MAIN LOBBY ENTRANCE  
WITH CONNECTING  
GRAB-N-GO COFFEE SHOP

The Labs @ **121**

—  
24/7 ATTENDED LOBBY  
WITH THE LATEST  
TOUCHLESS TECHNOLOGY



view

—  
CONFERENCE ROOMS WITH  
TOP-OF-THE-LINE TECHNOLOGY  
AND BUILT-IN VIEW SMART GLASS™

CLEAR



view

—  
CONFERENCE ROOMS WITH  
TOP-OF-THE-LINE TECHNOLOGY  
AND BUILT-IN VIEW SMART GLASS™

TINTED



EFFICIENT CONFIGURATIONS CATER  
TO A VARIETY OF TECHNOLOGICALLY  
ADVANCED TENANTS





—  
14.6' SLAB-TO-SLAB HEIGHTS  
MAXIMIZE NATURAL LIGHT AND  
AIR CIRCULATION



FLEXIBILITY TO BUILD  
TO UNIQUE TENANT  
SPECIFICATIONS



— AT THE HEART OF HARLEM'S  
RAPIDLY EXPANDING LIFE  
SCIENCE CLUSTER

# Built for Growth

—  
Recognized as a crossroads of culture and history, Harlem is one of New York City's most illustrious neighborhoods. The last two decades have seen an explosion of investment in the area, spurring a new era of revitalization and development.



# Harlem Cluster

High-tech users continue to flock to Harlem for its easy access to all of Manhattan and concentration of prestigious institutions.

## LIFE SCIENCE FACILITIES

- 1 Harlem BioSpace
- 2 Taystee Lab Building
- 3 Alexandria LaunchLabs @ Columbia
- 4 Jerome L. Greene Science Center
- 5 New York Proton Center
- 6 NYC Public Health Lab

## ACADEMIC INSTITUTIONS

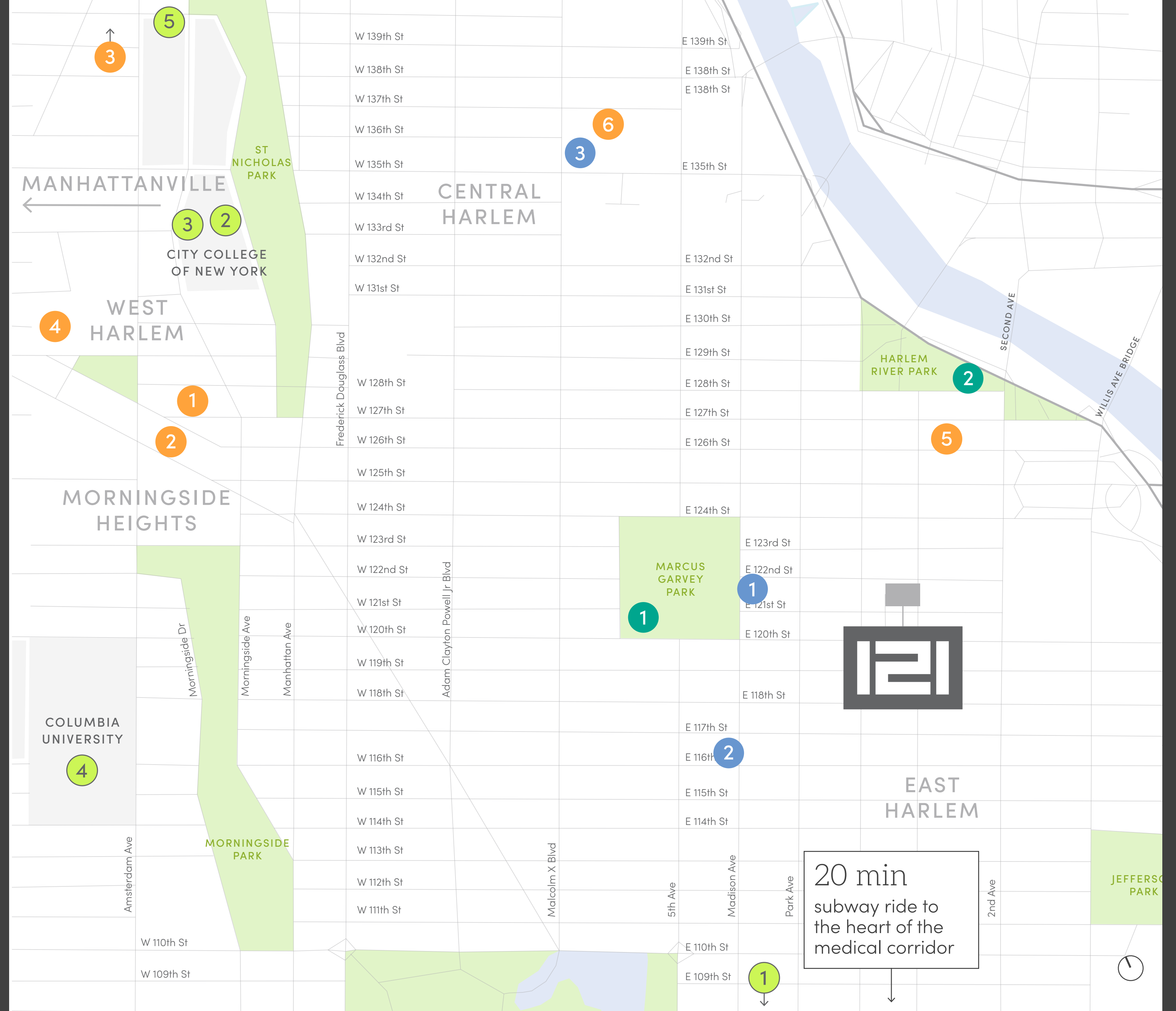
- 1 Icahn School of Medicine
- 2 CUNY Advanced Science Research Center
- 3 New York Structural Biology
- 4 Columbia University
- 5 Sophie Davis School of Biomedical Education

## HOSPITALS

- 1 Henry J. Carter Specialty Hospital
- 2 Mount Sinai
- 3 NYC Health + Hospitals / Harlem

## GREEN SPACE

- 1 Marcus Garvey Park
- 2 Harlem River Park



20 min  
subway ride to  
the heart of the  
medical corridor

# Access

The Labs @ 121 are located blocks from a range of public transit options, Harlem's Innovation Corridor, and the area's main commercial and residential artery along 125th Street.

**1 min**

walk to planned 2nd Avenue subway platform

**10 min**

walk to 125th Street Metro North station

**4 min**

walk to 4, 5, 6 trains with express and local service

**14 min**

walk to 2, 3 trains with express and local service

**6 min**

walk to 116th & 125th Street crosstown buses

**20 min**

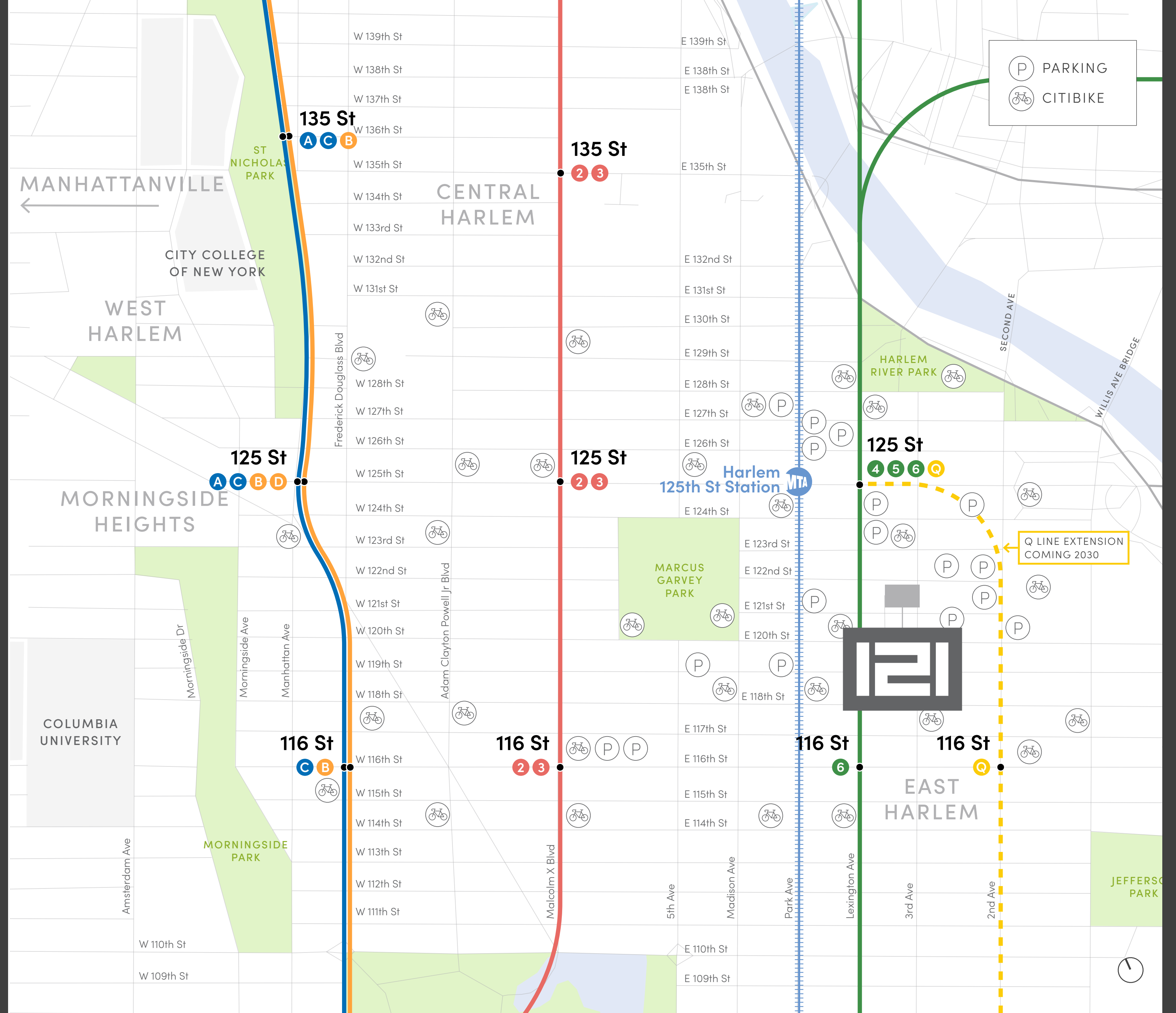
subway ride to the heart of the medical corridor

**10 min**

Metro North ride to Grand Central

**25 min**

bus ride to Columbia University & Mount Sinai Morningside Hospital



# Recent Harlem Revival

With over \$500 million in new development underway, Harlem is currently experiencing its biggest revival.

## RESTAURANTS

- 1 Amuse Bouche
- 2 Archer & Goat
- 3 Casa Blanca Halal
- 4 Corner Social
- 5 Ginny's Supper Club
- 6 Harlem Shake
- 7 Patsy's
- 8 Rao's
- 9 Red Rooster
- 10 Sylvia's

## BARS

- 1 67 Orange Street
- 2 BIXI
- 3 Santiago's Beer Garden
- 4 Sugar Monk

## CULTURE

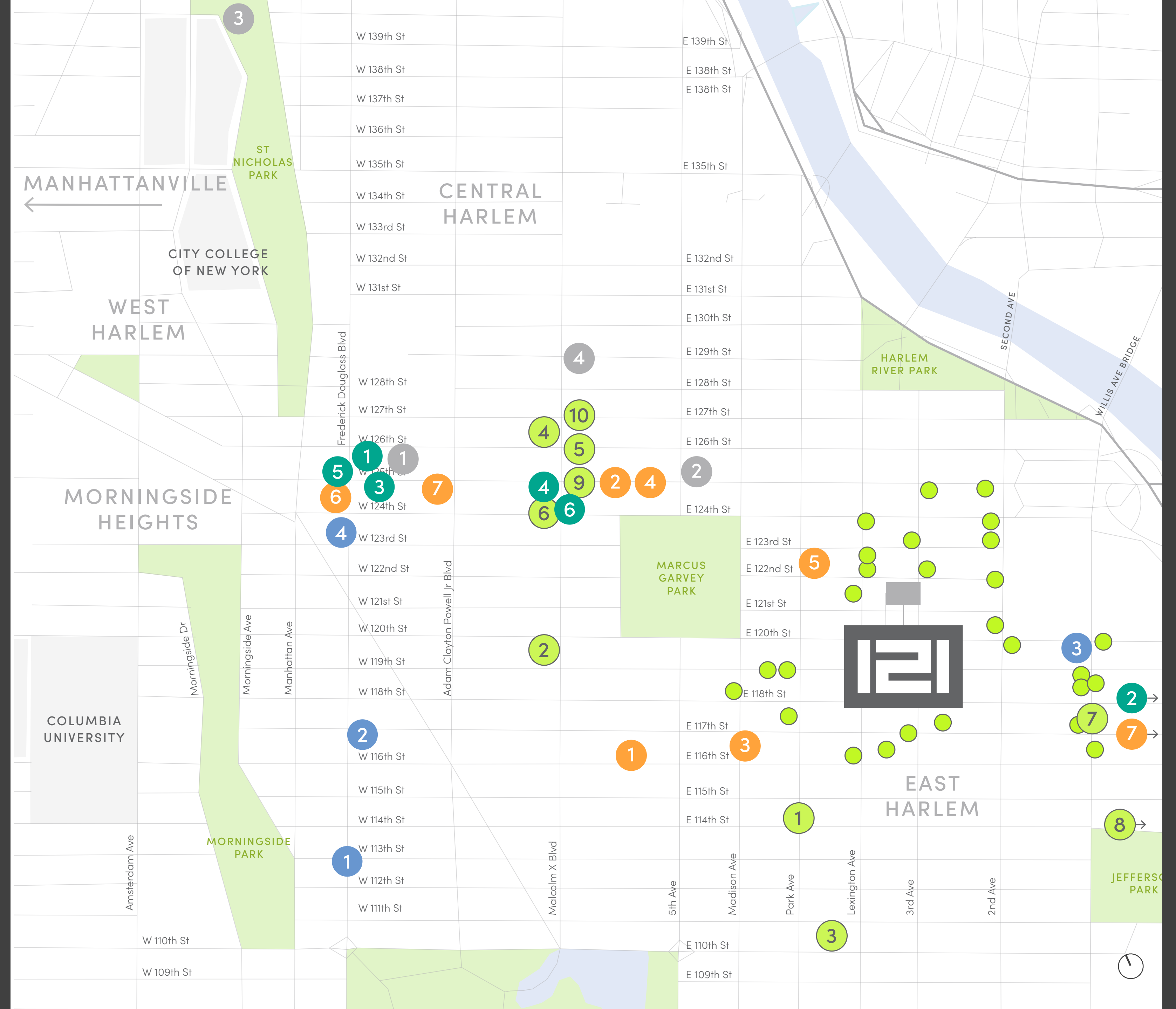
- 1 Apollo Theater
- 2 National Black Theater
- 3 The Hamilton Grange
- 4 The National Jazz Museum in Harlem

## FITNESS

- 1 Blink Fitness
- 2 Harlem Cycle
- 3 Harlem Kettlebell Club
- 4 Harlem Yoga Studio
- 5 JDI Barbell
- 6 NY Sports Club
- 7 Planet Fitness

## RETAIL

- 1 Blick Art Materials
- 2 Costco
- 3 Gap
- 4 H&M
- 5 Old Navy
- 6 Whole Foods Market





HARLEM BROWNSTONES



RED ROOSTER



MARCUS GARVEY PARK



VIBRANT STREET ART



SYLVIA'S





APOLLO THEATER



HARLEM ART PARK



HARLEM SHAKE



LENOX LOUNGE



HARLEM MEER IN CENTRAL PARK

# Built for Efficiency

Fall 2023

core & shell complete

~200,000 RSF

total availability

145'

and 10 stories tall

12,600 to 21,500 RSF

floor plates

14'-6"

slab-to-slab heights

125 PSF

floor load capacity

10	12,946 RSF
9	13,939 RSF
8	14,470 RSF
7	16,245 RSF
6	16,245 RSF
5	21,443 RSF
4	21,821 RSF
3	21,821 RSF
2	21,821 RSF
1	18,957 RSF
C	17,719 RSF

# One Tenant Test Fit

## TYPICAL BASE FLOOR

TENANT	21,821 RSF
Workstations	43
Offices	4
Conference (4-6 people)	5
Conference (8+ people)	1
Lab Bench Count	71
<b>TOTAL</b>	<b>118</b>

- Office (Open)
- Office (Closed)
- Office Support
- Lab (Open)
- Lab Support



121st St

Third Ave



# Two Tenant Test Fit

## TYPICAL BASE FLOOR

### TENANT 1 10,457 RSF

Workstations	14
Offices	2
Conference (4-6 people)	2
Conference (8+ people)	1
Lab Bench Count	32

### TOTAL 48

### TENANT 2 11,105 RSF

Workstations	24
Offices	2
Conference (4-6 people)	3
Conference (8+ people)	1
Lab Bench Count	28

### TOTAL 54

- Office (Open)
- Office (Closed)
- Office Support
- Lab (Open)
- Lab Support



# View Smart Glass™

View Smart Glass™ windows help create a comfortable, flexible, and sterile environment designed for life science innovators.

## Transform Your Workspace

### TINT AUTOMATICALLY

in response to outdoor conditions or based on your preferences

### MAXIMIZE NATURAL LIGHT

& views by eliminating the need for blinds & shades

### CONSERVE ENERGY

by reducing the need for lighting & heating/cooling

### MAINTAIN PRIVACY

to help protect intellectual property & equipment

### BLOCK UV RAYS

43x better than traditional windows, blocking 99.9% of damaging UV light

### CONTROL HEAT & GLARE

to maintain all-day comfort & maximize usable floorspace

## Maximize Disinfection & UV Protection

### DELIVER

near-complete disinfection of surfaces within 24 hours

### ELIMINATE

up to 100% of bacteria by letting in the short-wavelength, high-energy spectrum of daylight

### COMPLY

with Current Good Manufacturing Practices (cGMP) regulations for a sterile lab environment

### BLOCK

>99.9% of UV radiation to help protect sensitive equipment & safely conduct experiments next to window

## Improve Employee Health, Wellness & Productivity

### 77% LESS LIKELY

to report feeling depressed

### 14% MORE

productivity

### 42% INCREASE

in cognitive ability

### 50% FEWER

headaches, eyestrain, and drowsiness

### 37 MIN

more sleep

### 3X MORE EXCITED

to go into work

### 5X MORE LIKELY

to report company pride

view

# As of Right Incentives

\$26.90 per RSF

Total Estimated Annual Incentives

## INDUSTRIAL & COMMERCIAL ABATEMENT PROGRAM (PROPERTY TAX ABATEMENT)

\$10.60 per RSF

Estimated Value<sup>1</sup>

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### CALCULATION OF ABATEMENT

Abatement base is the difference between post-completion tax liability and 115% of initial liability of the property, based on assessed value prior to construction.

### SCHEDULE (FOR PROJECTS NORTH OF MANHATTAN 96TH STREET)

For commercial work with no more than 10% retail: 100% for first 16 years, stepping down 10% per year for the next 9 years. For retail portion > 10%: 100% abatement for first 11 years, stepping down 20% a year for next 4 years.

<sup>1</sup>Annual average over abatement period. Benefits apply only to tenants with a NET lease.

## RELOCATION & EMPLOYMENT ASSISTANCE PROGRAM

\$15 per RSF

Estimated Value<sup>2</sup>

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### BENEFITS

Annual credit of \$3,000 for 12 years per eligible employee.

### ELIGIBILITY

Premises must be eligible for ICAP, or leased from IDA/New York City/PA/NYS Urban Development Corp.

<sup>2</sup>Assumes 200 SF per employee.

## ENERGY COSTS SAVINGS PROGRAM

\$1.30 per RSF

Estimated Value

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### BENEFITS

Reduce regulated energy costs up to 45% and regulated natural gas costs up to 35% for eligible businesses.

### ELIGIBILITY

To businesses that (a) relocate to, (b) make improvements to property in, or (c) lease space in previously improved buildings in Manhattan above 96th Street.

# Building Specs

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## Building Height

- 145'
- 10 stories
- Setbacks due to zoning regulations

## Column Spacing

- Varies 12' to 24'

## Ceiling Heights

- 14'-6" slab-to-slab
- 13'-8" clear height
- Beamless ceilings with 12" thick concrete slab

## Construction Type

- 12" concrete flat plate slabs

## Building Management Systems

- 24/7 attended lobby, security cameras, card reader, access doors, badge entry capabilities

## Building Automation

- Occupancy sensor and time-controlled dimming lighting controls
- Integrated access control system
- Security video system
- Fire alarm with FDNY in-building radio communication system

## Basic Tangibles

- Bathrooms, janitorial closet, electrical, and IT rooms located in central core on every floor

## pH Neutralization

- Plumbing pipes for acid neutralization ready for tank installation

## Hazardous Material

- Hazardous material storage room at ground floor

## Loading Dock

- One depressed bay with dock leveler off 3rd Avenue

## HVAC

- HVAC system designed to accommodate laboratory use
- Two cell cooling towers with 450 tons each on the roof
- Auxiliary potential support MEP space provision with fresh air intake on each floor

## Heating System

- Two gas-fired hot water boilers
- Each sized at 5,000 MBH w 100% redundancy

## Electrical Capacity

- Lab: up to 26 w / RSF
- Office: up to 15 w / RSF

## Shafts and Risers

- Multiple shaft and riser locations for MEP centralized next to building core

## Generator Capacity

- 1x 750KW natural gas generator
- 2x 750KW diesel generators

## Freight Elevators

- 1 freight elevator
- 5,000 lb capacity
- 6'x8'-6" x 9'-8"h cab
- 4'-6" x 8' door size

## Passenger Elevators

- 4 passenger elevators
- 3,500 lb capacity
- 6'-8" x 5'-4" x 8'-8"h cab
- 3'-6" x 8' door size

## Floor Load Capacity

- 125 PSF

# Built for Your Mission

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OWNERSHIP



LEASING





