

The  
Labs





# Built for Excellence

—

The Labs on 121 represent the epitome of purpose and performance. This 193K RSF\*, new-construction lab building is being precisely developed to not only meet – but far surpass – today’s life science demands.

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

\*Substantial life science use is currently permitted on the premises.  
The City is reviewing an application to permit a 100% life science building.

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OVERVIEW





# Built for Excellence

## New construction lab space

With flexibility to accommodate a variety of specifications

## Premier Harlem location

With proximity to NYC's major medical & academic institutions

## Efficient configurations

With floor plates ranging from 12.6K to 21.5K RSF

## 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](#)

### HIGHLIGHTS







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





The  
Labs



—  
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  
LIFE SCIENCE 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

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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

Life science 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

## HOSPITALS

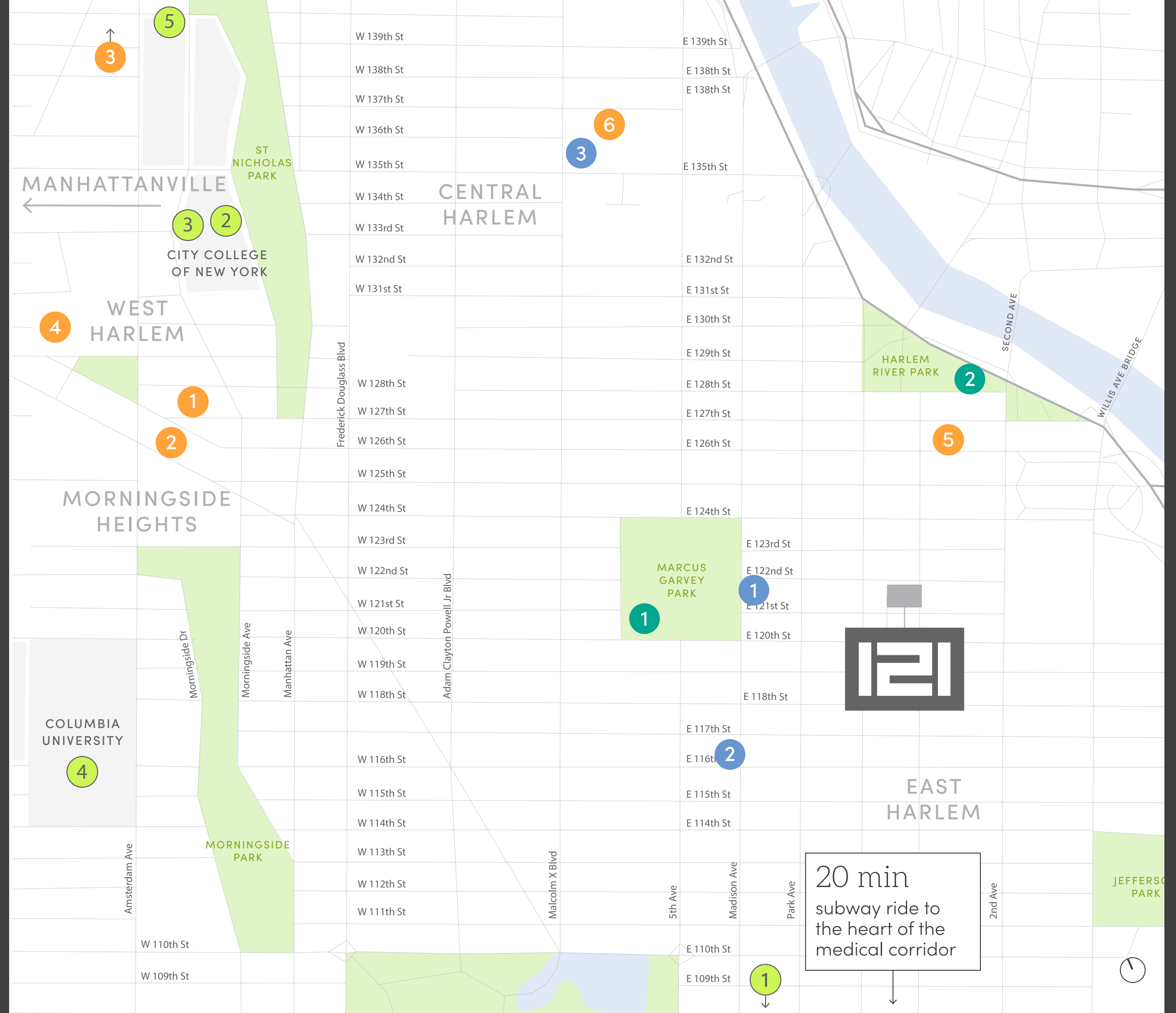
- 1 Henry J. Carter Specialty Hospital
- 2 Mount Sinai
- 3 NYC Health + Hospitals / Harlem

## 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

## GREEN SPACE

- 1 Marcus Garvey Park
- 2 Harlem River Park





# Access & Transit

The Labs 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

4 min

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

10 min

subway ride to Grand Central Terminal from 125th St Metro North Station

1.5 miles

east of Columbia University & Mount Sinai Morningside Hospital

10 min

walk to 125th Street Metro North station

14 min

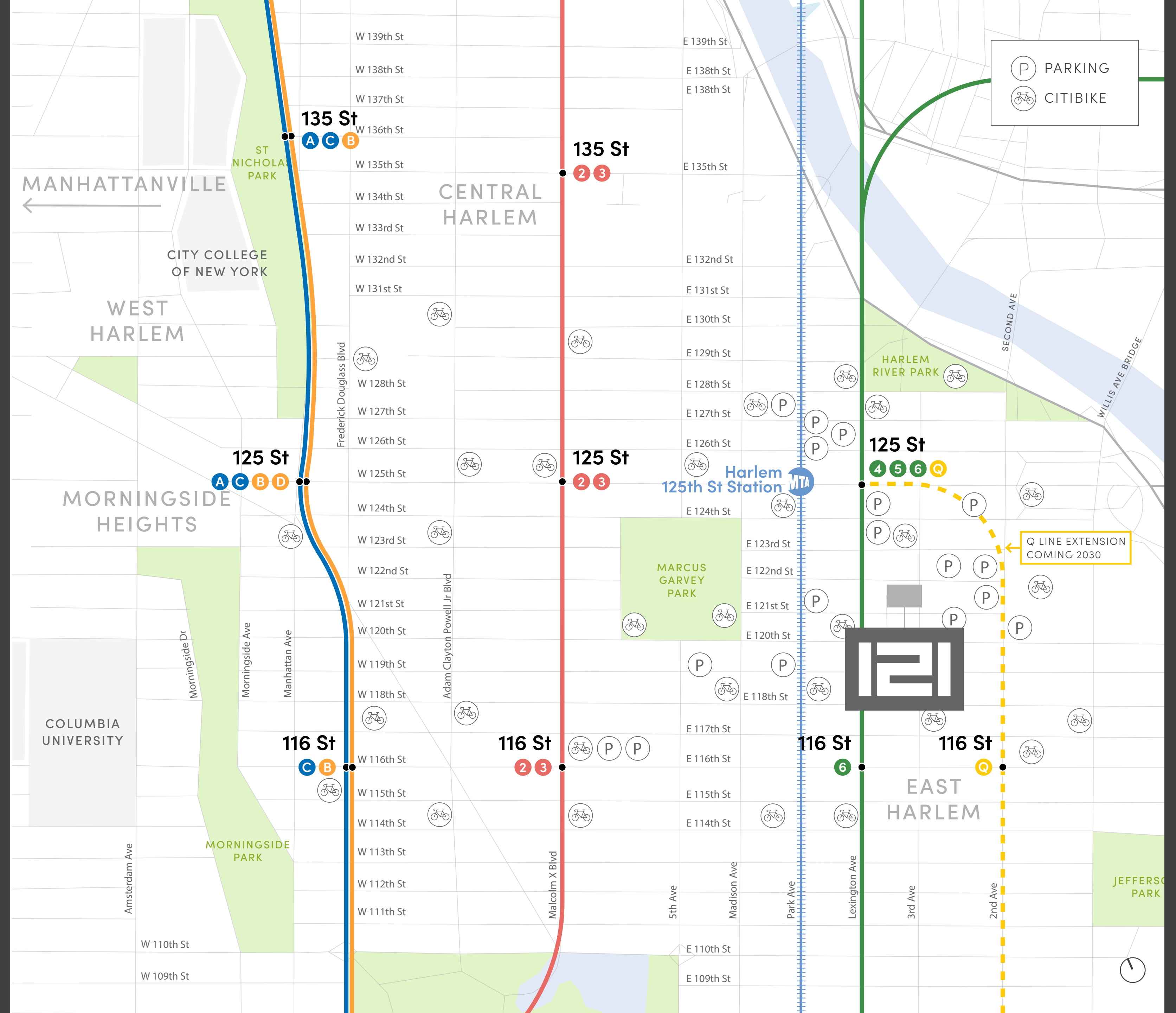
walk to 2, 3 trains with express and local service

20 min

subway ride to the heart of the medical corridor

30 min

subway ride to Penn Station from 125 St Metro North Station





# Points of Interest

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

## OFFICE

- 1 180 E 125th St (HHQ)
- 2 121 W 125th St (Mixed-Use)
- 3 160 W 124th St
- 4 22 W 137th St

## RESTAURANTS

- 1 Dunkin'
- 2 Red Rooster
- 3 Amuse Bouche
- 4 Sugar Hill Creamery
- 5 Rao's
- 6 Casa Blanca Halal

## MULTI-FAMILY

- 1 2211 3rd Ave
- 2 201 E 125th St
- 3 11 W 118th St
- 4 60 W 125th St
- 5 3 W 128th St
- 6 10 Lenox Ave
- 7 233 W 125th St (Victoria Tower)

## RETAIL

- 1 21 W 125th St
- 2 301 W 125th St







JEROME L. GREENE SCIENCE CENTER



CUNY ADVANCED SCIENCE RESEARCH CENTER



MARCUS GARVEY PARK



NEW YORK PROTON CENTER





COLUMBIA UNIVERSITY



HARLEM ART PARK



THE ROCKEFELLER UNIVERSITY



"READING DAISY" MURAL BY PATCH WHISKY (2198 3RD AVE)



# Built for Efficiency

Fall 2023  
expected delivery

193K RSF  
total availability

145’  
and 10 stories tall

12.6K to 21.5 RSF  
floor plates

14’-6”  
slab-to-slab heights

150 PSF  
floor load capacity

10	12,622 RSF
9	13,601 RSF
8	14,125 RSF
7	15,875 RSF
6	15,875 RSF
5	21,003 RSF
4	21,522 RSF
3	21,522 RSF
2	21,522 RSF
1	17,970 RSF
C	17,429 RSF



# One Tenant Test Fit

## TYPICAL BASE FLOOR

TENANT	21,562 RSF
Workstations	43
Offices	4
Conference (4-6 people)	5
Conference (8+ people)	1
Lab Bench Count	71
TOTAL	118

- 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™

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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

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### 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

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### 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

## 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

- pH neutralization system in basement
- 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
- Auxilary 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

- 150 PSF



# Built for Your Mission

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OWNERSHIP



LEASING

# CBRE



