

### Partial 11th Floor

18,120 Total RSF (9,423 sq ft office space — 8,698 sq ft laboratory space)

### Possession

Arranged

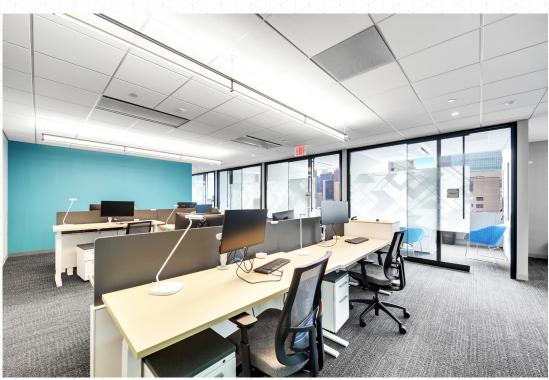
#### **Term**

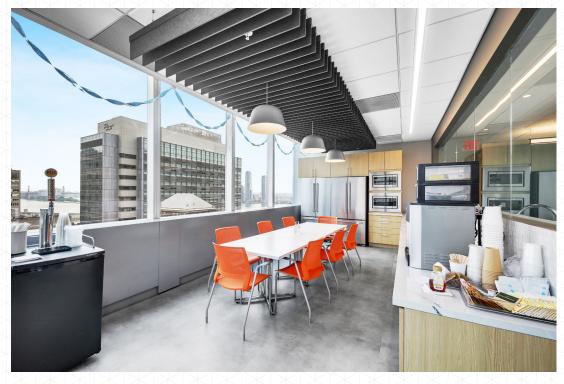
Through August 31, 2032

# Office Space Features

- 7 Private Offices with height adjustable desks
- 39 Adjustable Height Workstations
- 1 Large Meeting Room (seats 10)
- 1 Medium Meeting Room (seats 6)
- 2 Huddle Rooms (seats 5)
- 1 Open Huddle Collaboration Space
- 2 Focus Rooms (seats 1)
- 2 Coat Closets upon either side of entry
- Pantry with built-in appliances
- Wellness Room, with sink and under counter refrigerator
- Storage Closet (full shelving)
- Server Room, with Leibert Supplemental Cooling Unit
- Built-in cabinet storage with water lines located at each side of the office











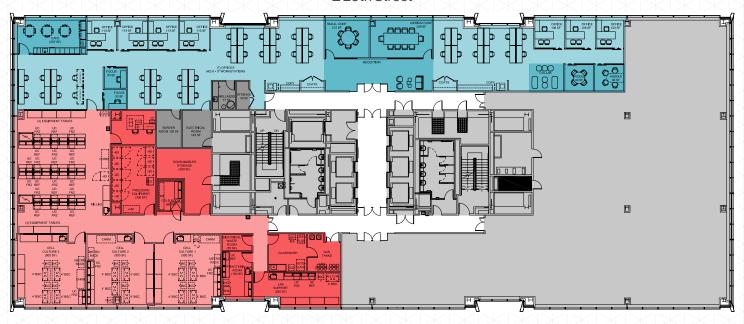




## **Laboratory Space Features**

- Open Lab Area With 21 Lab Benches
- 3 Cell Culture Rooms
- Freezer/Equipment Room
- Walk-in Cold Room
- Consumables Storage Room
- Biological Waste Room
- Bacteria Room
- Lab Support Room
- Glass Wash Room
- Gas/Tanks Room
- BeaconMedaes:C02/LN2 ManifoldsMulti Gas Low Oxygen Monitoring System
  - Eye Wash Stations
- 2 Fume Hoods in Open Lab





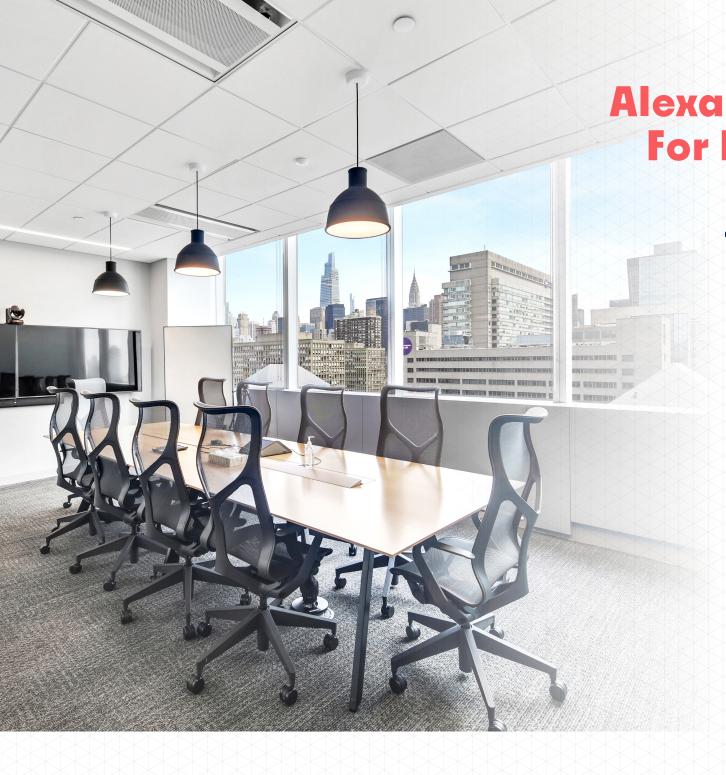
E 28th Street

### **Building Features**

- Core-and-shell building design and construction are LEED® Gold certified
- Easily accessible location by subway, bus and car
- Enhanced HVAC systems
- Upgraded electrical, telecommunications, mechanical, plumbing and life safety systems
- Waste treatment systems
- Emergency generation power for house / life safety systems with additional capacity for tenant equipment
- Extra floor loading capacity
- Platinum-level Wired Certified

### **Building Amenities**

- Apella<sup>™</sup>, Event Space at Alexandria Center: a stateof-the art digital conference and event center designed to be the destination for the most important corporate and social events, as well as premier life science industry events
- Riverpark® Restaurant
- Little River, a casual café
- Terrace at Riverpark, New York City's most urban farm and farm table
- On-site parking garage monitored by 24/7 campus security
- Unique acre of open green park with a dramatic river esplanade and garden plaza
- Tenant shuttle service to/from major transit hubs
  (PENN Station and Grand Central)



Alexandria Center For Life Sciences West Tower

430 East 29th Street