



LAST REMAINING FLOOR ENTIRE 10TH FLOOR: 32,163 SF (OR 16,085 SF AND 16,079 PARTIAL SUITES) DELIVERING Q4 2024

LEASING INFORMATION

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HUDSON RESEARCH CENTER



OVERVIEW

TWO 16K SF SUITES FLOOR 10 •-----

Park Views

DELIVERY:

- Separate 16,085 SF and 16,079 SF lab units that can be combined into one full floor suite
- Plug & play lab/office suites
- Fully furnished modular casework & fume hoods
- Fully furnished offices with well appointed pantries
- Customizable lab support rooms

TERM:

Flexible

LAB MECHANICAL **INFRASTRUCTURE**

- High capacity VAV HVAC system designed for 8 air changes/hour
- pH neutralization system
- Fume hood exhaust system with built in redundancy
- Backup generator, and robust electrical capacity

AMENITIES

- Ground floor amenity center
- Bike room with private showers
- Gated parking lot
- Drive-in loading docks



Open Office / Amenity

Core

Lab

Lab Support

Office

MEP





Suite 1: 16,085 SF

Suite 2: 16,079 SF Lab Benches: 54

Lab Benches: 47 Fume Hoods: 3

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32,163 SF FULL FLOOR FLOOR 10 •

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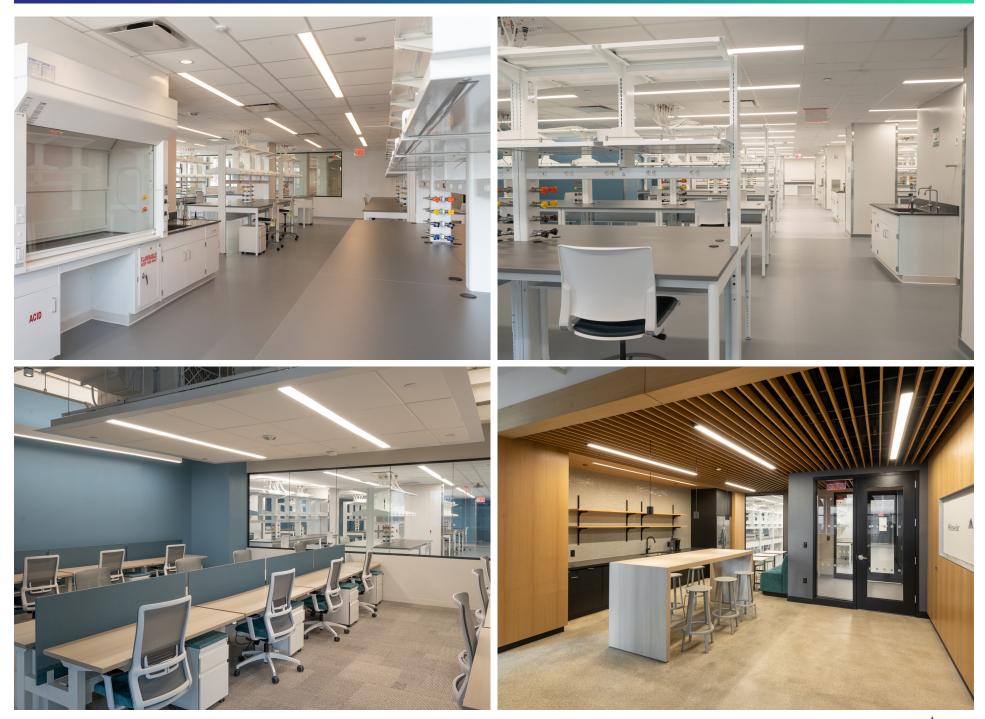


10th Floor: 32,163 RSF

Lab Benches: 101 Fume Hoods: 7 Lab Sinks: 8

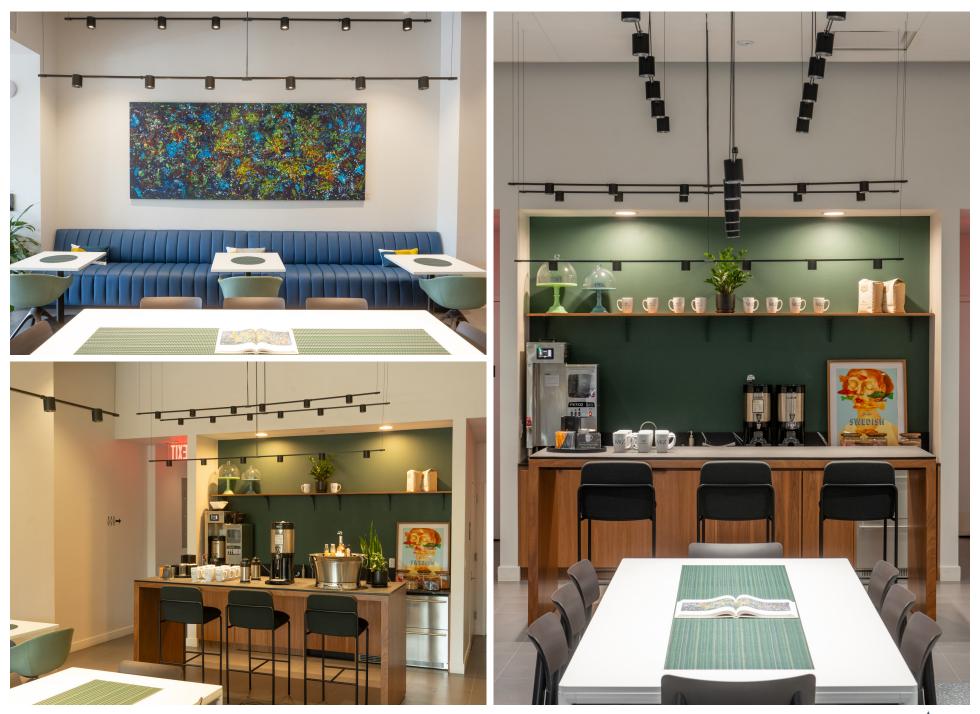
PREBUILT FINISHES





ELEVATE RESEARCH PROPERTIES

AMENITY CENTER



ELEVATE RESEARCH PROPERTIES