



HUDSON RESEARCH CENTER

619 WEST 54TH STREET

ELEVATE
RESEARCH PROPERTIES

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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CBRE

FLOOR 10 — TWO 16K SF SUITES

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

<p>Suite 1: 16,085 SF</p> <ul style="list-style-type: none"> Lab Benches: 47 Fume Hoods: 3 Lab Sinks: 4 Lab Support Rooms: 5 Conference: 1 Office/Huddle Rooms: 7 Wellness Room: 1 Workstations: 28 	<p>Suite 2: 16,079 SF</p> <ul style="list-style-type: none"> Lab Benches: 54 Fume Hoods: 4 Lab Sinks: 4 Lab Support Rooms: 5 Conference: 1 Office/Huddle Rooms: 7 Wellness Room: 1 Workstations: 28
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 Open Office /Amenity	 Lab	 MEP
 Core	 Lab Support	 Office



FLOOR 10 — 32,163 SF FULL FLOOR

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- Ground floor amenity center
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10th Floor: 32,163 RSF

- Lab Benches: 101
- Fume Hoods: 7
- Lab Sinks: 8
- Lab Support Rooms: 10
- Conference: 2
- Office/Huddle Rooms: 14
- Wellness Room: 2
- Workstations: 56





