



SCIENCE AT SQUARE 10

**AT THE VERY CENTER
OF WHAT'S NEXT**

253,000 SF
NEW HAVEN, CT

Delivering 2026



► OVERVIEW

The perfect space to innovate

Square 10 is a transformative mixed-use complex taking its place within New Haven's rapidly growing biotech cluster. Occupying a prominent corner of the site, the 253,000 SF Science at Square 10 building will house cutting-edge university research, forward-looking companies, and innovative entrepreneurs in one vibrant hub of growth and discovery.

This next generation building has been meticulously planned to provide lab and office space that fosters research, innovation, and collaboration. Cell and gene therapy? Bioengineering? AI? You'll find what you need to succeed here.

SCIENCE AT SQUARE 10



Image Credit: Spinnaker Real Estate Partners



Image Credit: Yale Innovation Summit



▶ LOCATION

A connected network rich with potential

Science at Square 10 is strategically located right between Yale's main and medical school campuses. It's a short walk to the Yale School of Medicine, Yale New Haven Hospital, and Yale's "Old Campus". Biotech leaders like Bioexcel, Trevi, Alexion, and Biohaven have all grown their footprint in the area. You'll be part of a thriving network rich with the potential for partnerships, talent, and investment.

Science at Square 10 promises to be a catalyst for growth and innovation that spurs both economic and social development in New Haven. It will provide new research, commercial, and educational spaces that will help fuel local economic growth and unlock new opportunities for New Haven residents.

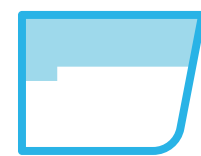


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|---------------------------------------|---------------------------------------|---|
| 01 Bioexcel | 07 Alexion | 13 Yale Medical School |
| 02 Rallybio | 08 BioLabs | 14 Yale New Haven Health |
| 03 Biohaven | 09 Biosciences Center | 15 John B Pierce Lab/New Haven Innovation Lab |
| 04 Trevi | 10 AstraZeneca, Arvinas, Biolabs | 16 Yale School of Management |
| 05 BioCT, Siduma, Modifi Bic, BioMedX | 11 Yale New Haven Children's Hospital | 17 Yale School of Engineering & Applied Science |
| 06 Celldex | 12 Yale New Haven Hospital | |

► THE BUILDING

Class A lab & office space with room to scale

Science at Square 10 offers over 253,000 SF of modern, flexible, lab-ready space. With options to build out, it's the ideal home for startups and mature companies alike.



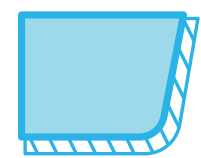
250,000 RSF of office and lab space



Column-free and highly efficient floor plates



Two enclosed loading docks and loading spaces



Access to terrace space on every floor



Fully equipped to meet current wet lab requirements



Full complement of security and access controls



Targeting LEED Gold Certification



Lab space built to accelerate progress

This next generation building has been meticulously planned and constructed to provide world-class lab and office space that fosters research, innovation, and collaboration.



STRUCTURAL

Layout	Column-free floor plan with bays at 33 ft ideal for lab bench layout
Loading Capacity	100 psf live/partition loads, higher in certain locations for special equipment
Floor-to-Floor	14'9" slab-to-slab
Vibration Rating	An average of 8,000 MIPS

HVAC

Supply Air	Large vertical shafts, with base building fume exhaust capacity on stand-by power to support office and lab 1.5 CFM/SF for 60% lab 0.35 CFM/SF for 40% office
Duct Risers	Stainless steel fume exhaust risers and exhaust fans installed as part of base building
Outdoor Air	MERV-14 filtration and UV treatment to kill microbes
Energy Management	Centralized energy management system with heat-recovery shift chiller to keep energy costs low

▶ LAB SPACE

ELECTRICAL

Emergency/ Back-up Power	One MW gas-powered generator for life safety, code and a stand by/back-up power allocation of 30 kVA/floor
Lighting Protection	UL master label lighting protection, surge protection
Generator	Space reserved on roof for additional Tenant-supplied generator if required

PLUMBING

Hydronics	Chilled, process condenser and hot water risers stubbed at each floor for tenant use Process condenser water and hot water on optional stand-by power
Potable and Waste Water	4" sanitary, 4" vent, 4" open ended drain for clear water waste, and 2" cold-water supply risers, stubbed and capped at each floor
Lab and Lab Waste	Centralized lab waste neutralization system with risers capped at each floor
Tempered Water	Centralized tempered water system for emergency shower and eyewash, stubbed and capped at each floor



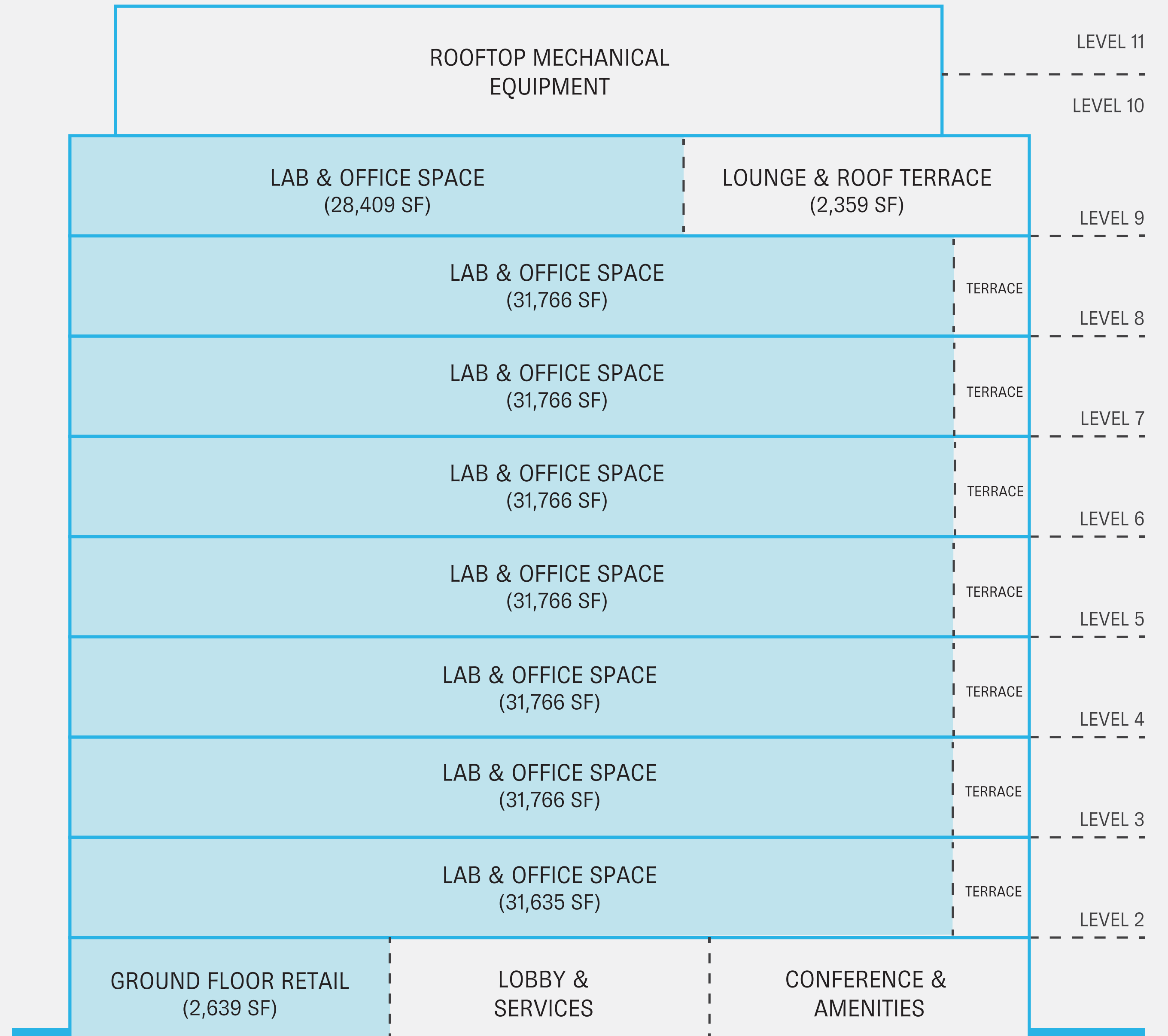
▶ THE SPACE

Available space

253,283 RSF

Life Science Lab/Office: 250,643 SF (Floors 2-9)

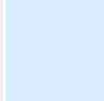
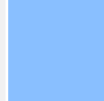






Retail (Ground Floor): 2,639 SF



► THE SPACE

Single tenant space

One of the many build-out options available.

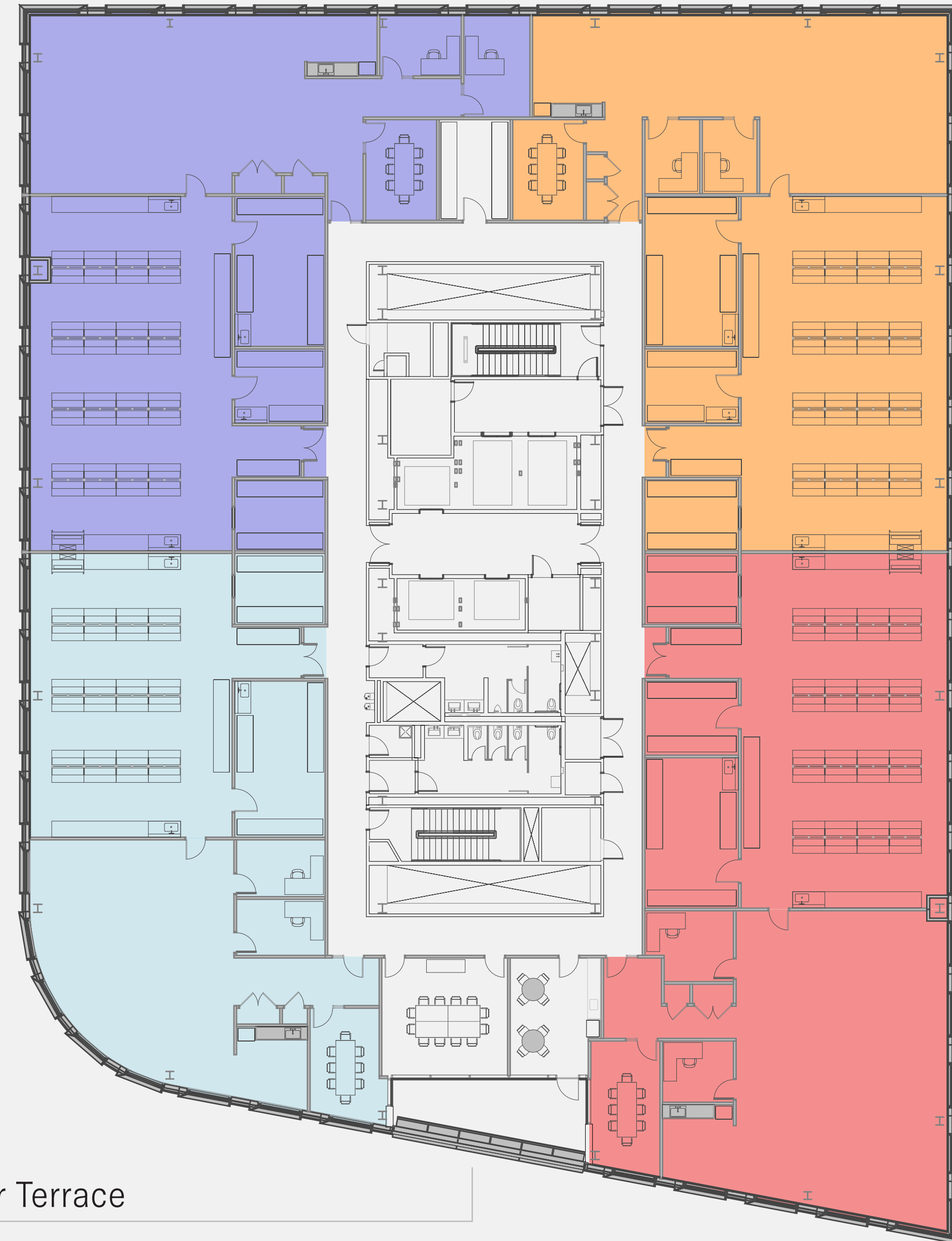
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|  | Open Plan |  | Support |
|  | Office |  | Open Labs |
|  | Conference |  | Labs Support |
|  | Collaboration |  | Break Area |



▶ THE SPACE

Multi-tenant space

- Tenant A – 5,909 RSF
- Tenant B – 6,988 RSF
- Tenant C – 7,579 RSF
- Tenant D – 6,862 RSF



▶ AMENITIES

Ground Floor Amenities offer activated experiences



3,134 SF Conference Facility with flexible layout to accommodate any size meeting



2,639 SF Ground Floor retail will be full service—locally owned, managed

Private bike entrance with secure storage near showers



2,829 SF Fitness center with locker and shower room

► AMENITIES

Building Amenities that offer optimal connectivity and convenience

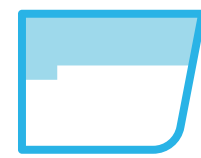
SCIENCE AT SQUARE 10 WILL FEATURE

- Penthouse entertainment space featuring expansive 2,359 SF rooftop terrace overlooking the Sound
- Access to private outdoor terraces available on every floor
- Floor-to-ceiling windows
- Wi-Fi throughout tenant common area
- Easy access to outdoor public park space
- Adjacent structured parking garage
- EV charging stations

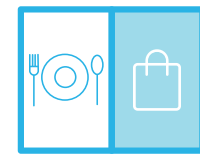


▶ AMENITIES

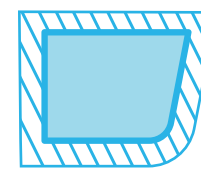
TENANTS OF SCIENCE AT SQUARE 10 WILL HAVE ACCESS TO THE BROADER AMENITIES THAT THE SQUARE 10 COMPLEX HAS TO OFFER



253,000 SF
office & lab space



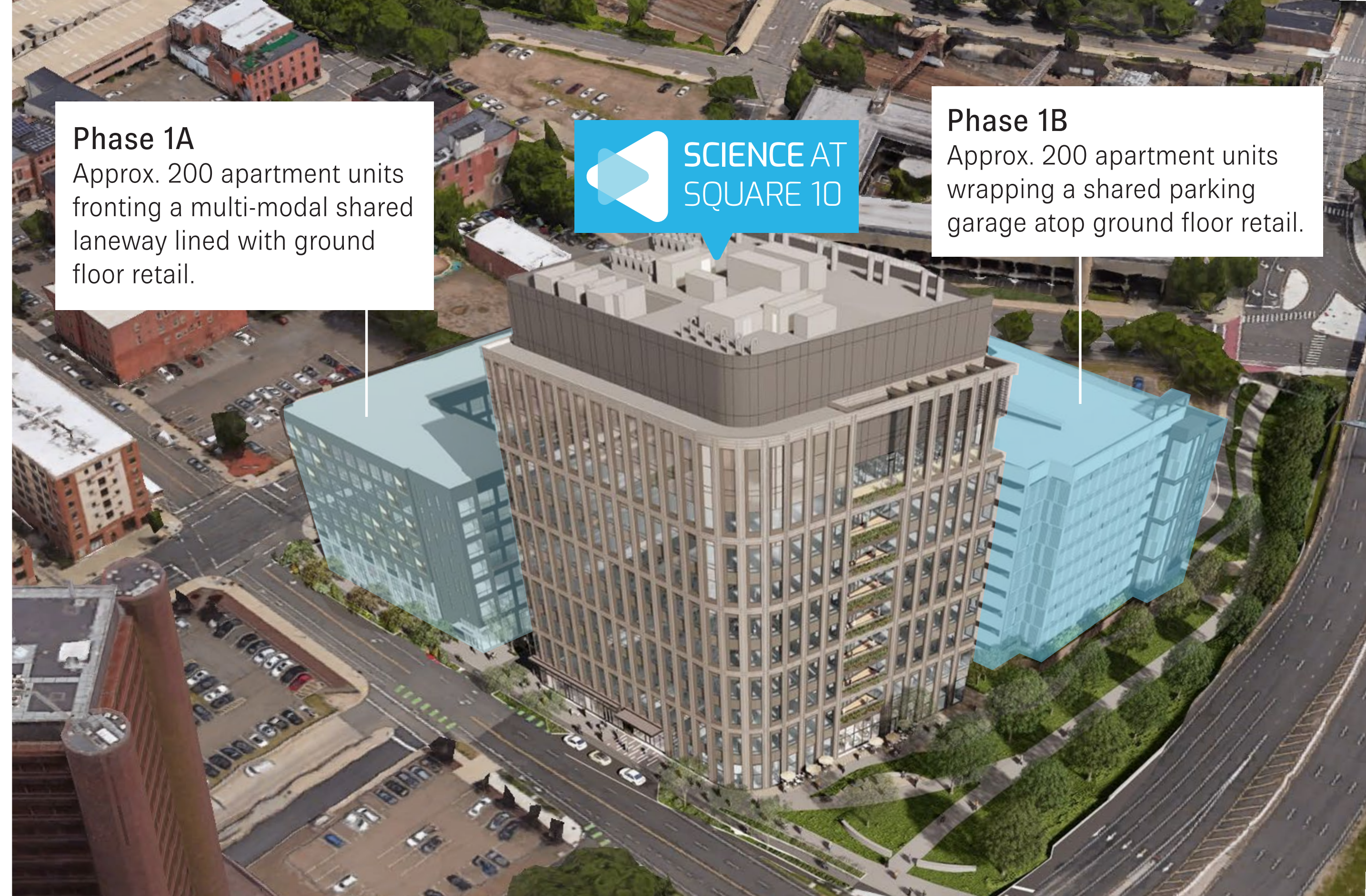
16,000 SF
of restaurant & retail space



25,000 SF
of public open space



400+
residential units



Phase 1A

Approx. 200 apartment units fronting a multi-modal shared laneway lined with ground floor retail.



SCIENCE AT SQUARE 10

Phase 1B

Approx. 200 apartment units wrapping a shared parking garage atop ground floor retail.



► ACCESSIBILITY

Right at New Haven's front door

Located the corner of South Orange Street and Route 34, Science at Square 10 is right at New Haven's front door where cars exiting Interstate 95 and Interstate 91 on Route 34 first enter downtown. It's just two blocks from Union Station and State Street Station. It offers excellent transit options with the Shore Line East and Hartford commuter rail lines, along with Metro-North Railroad's New Haven Line, Amtrak's regional and intercity lines, and several bus lines.

The area is described as both a walkers' and bikers' paradise with a quick 10-minute walk or two-minute bike ride to downtown New Haven. Everything you need is easy to reach. Within one mile you can visit 212 restaurants, 12 coffee shops, 8 gyms, and 48 banks.



Ancora L&G: Harnessing the transformative power of real estate

Ancora L&G is a real estate development company driven by a profound purpose. We are committed to creating a lasting, positive impact on our partners, local communities, tenants, and investors. We create spaces that provide the opportunity to enrich lives and advance the vitality and diversity of the areas that surround them.

Our aim is to foster an economy that works for everyone. To enable the financial and social benefits generated by our projects to be shared with every individual they touch. We never lose sight of the principles that guide us, ensuring that the places we create are sustainable, socially responsible, and governed with integrity. Through partnerships we develop places that make a difference.



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The Ancora Legal & General partnership is a testament to this innovative approach to real estate. Together we provide the connectedness, capabilities, and capital to uncover new, unexpected opportunities in markets that others overlook. To deliver fresh solutions that fully realize the potential of place. To unlock value in ways that others simply can't. We forge many powerful partnerships, joining forces with other forward-thinking organizations who share our vision.

 | [ancora.re](https://www.ancora.re)

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▶ CONTACT

Connect with us

Join us in the perfect place to innovate.
Learn more about how to lease space at
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