



ELM CITY BIOSCIENCE CENTER



55 CHURCH STREET, NEW HAVEN, CT
203-848-6474 | INFO@HURLEYGROUP.NET
WWW.ELMCITYBIO.COM

THE HURLEY GROUP
REAL ESTATE DEVELOPMENT AND MANAGEMENT

Welcome to Elm City Bioscience Center, where innovation and opportunity converge in the heart of New Haven, Connecticut. Situated within the vibrant Downtown life science research community, Elm City Bioscience Center (ECBC) is strategically positioned in proximity to renowned institutions such as Yale University and Yale New Haven Hospital. This thriving ecosystem has rapidly become a dynamic hub for the life sciences industry, providing access to world-class talent, venture capital, and invaluable partnerships.

Developed and managed by The Hurley Group, Elm City Bioscience Center at 55 Church Street has been purposefully designed to meet the specific needs of advancing life science companies. Our 8-story, 113,620 square-foot facility offers affordable laboratory + office suites for companies operating at BSL-1 and BSL-2. ECBC offers full-floor (12,570 SF) and half-floor options (6,285 SF). For larger enterprises, multiple floors may be combined to meet your needs.



55 CHURCH STREET LOBBY

As you enter our state-of-the-art facility, you'll be greeted by a naturally lit lobby with a welcoming seating area and a serene rear courtyard. Our security concierge ensures a safe and controlled environment, while 24/7 card access provides the flexibility you require. Rest easy knowing that security cameras in common areas and the building's exterior offer enhanced safety.

Transit-oriented, ECBC is convenient to major city roads, Interstates 95 and 91, the State Street and Union Street Train Stations (Metro-North, Shore Line East and Amtrak service), Routes 1 and 34 and the Merritt/Wilbur Cross Parkway. International airports are 1-1.5 hours away. Parking is available in the adjoining surface parking lot (accessed via Crown Street) or in the many garages and lots surrounding the property.

Beyond the workplace, Elm City Bioscience Center's location offers access to all the amenities Downtown New Haven has to offer. This "walker's paradise" invites you to explore the city's finest restaurants, shops, cultural attractions, fitness centers, and outdoor activities. Plus, a multitude of housing and lodging options are within walking distance, making work-life integration effortless.


Elm City Bioscience Center is more than just a space; it's your gateway to a thriving community of innovation, collaboration, and growth. Discover the possibilities that await your biotech company at the heart of New Haven. Join us in shaping the future of life sciences.



¹ Walk Score: https://www.walkscore.com/score/55-church-st-new-haven-ct-06510?utm_campaign=ws_score_widget&utm_medium=score-badge&utm_source=walkscore.com

GETTING HERE

P Limited parking available on-site; ample parking nearby.

 Within walking distance of State and Union train stations.

 Bicycle storage on-site.

 Located on CT Transit line and close to public rail systems.

Elm City Bioscience Center – Where Your Innovation Begins. Contact us today to explore your future here.

AVAILABLE LAB SPACE: 31,334 RSF (as of 5/15/24)

- **Suite 800:** 12,564 RSF of fully furnished, move-in ready laboratory + office space. Benches, hoods, snorkels, freezers, refrigeration, ice machine plus numerous other equipment in place.
- **Suite 701:** 6,202 RSF of former office, ready for conversion to half-floor lab suite. Build to suit opportunity.
- **Suite 300:** 12,568 RSF of former office, ready for conversion to full-floor or half-floor lab suite. Build to suit opportunity.

8th Floor	Suite 800 - 12,564 RSF AVAILABLE - FULLY FURNISHED LAB SUITE			
7th Floor	Suite 700 - 6,366 RSF LEASED LAB - UNDER CONSTRUCTION		Suite 701 - 6,202 RSF AVAILABLE - CONVERSION TO LAB	
6th Floor	Suite 600 - 6,145 RSF OCCUPIED LAB		Suite 601 - 6,273 RSF OCCUPIED OTHER	
5th Floor	Suite 500 - 12,570 RSF LEASED LAB - UNDER CONSTRUCTION			
4th Floor	Suite 404 - 4,541 RSF OCCUPIED OTHER		Suite 400 - 8,019 RSF OCCUPIED LAB	
3rd Floor	Suite 300 - 12,568 RSF AVAILABLE - CONVERSION TO LAB			
2nd Floor	STE 203 - 2,324 RSF OCCUPIED OTHER	Suite 204 - 2,742 RSF OCCUPIED LAB	Suite 200 - 6,855 RSF OCCUPIED LAB	Suite 201 - 2,495 RSF OCCUPIED OTHER
1st Floor	Suite 101 - 5,487 RSF OCCUPIED OTHER		Suite 100A - 2,612 RSF OCCUPIED OTHER	Suite 100B - 2,978 RSF OCCUPIED LAB
Lower Level	2,866 RSF UTILITY	1,406 RSF OCCUPIED OTHER	Suite B05 - 4,446 RSF LEASED LAB - UNDER CONSTRUCTION	Suite B04 - 3,288 RSF OCCUPIED LAB

BASIC FLOOR PLAN – TWO HALF-FLOOR SUITES OR ONE FULL-FLOOR SUITE



Suite 800 - 12,564 RSF of fully furnished, move-in ready laboratory + office suite



Suite 800 – Lab areas
Laboratory areas designed for biology and chemistry operations. Includes BSL-2 incubator room.
Benches, hoods, snorkels, freezers/refrigeration and more in place.



Lab Specifications for all laboratories:

HVAC

- Labs – Central Air Handling HVAC system providing 100% non-circulated air capable of supporting exhaust hoods and dedicated equipment exhaust at 1.25-1.50 cfm per usable Lab SF with 8-10 air changes per hour. Humidity Designed for no more than 60%RH. N+1 redundancy for exhaust fan, pumping, and boilers. Filtration designed for Merv 8 prefilter with Merv14 final (95%) filters.
- Offices - high energy efficient Variable Refrigerant Flow (VRF) System providing 0.10 cfm per SF of ventilation and serving 184 SF of usable office space per ton for comfort cooling.

Electric

- 208/120V power provided to electrical closets on each floor, conduit runs from electrical closet to panel in Tenant suite. Lab electric capacity = 7.5 watts per usable SF of lab area.

Back-up Power

- 2.5 watts per usable SF of Lab area; connected to 350 KW gas powered emergency generator.

Plumbing

- Tempered water for one emergency shower and eye wash station per ½ floor lab area.
- Building managed pH-neutralizing system.



Elm City Bioscience Center is designed by Svigals + Partners, LLP, a full-service architecture firm and a leading authority on laboratory/bioscience master planning, design and construction/FFE services founded in 1983 and located in New Haven, Connecticut.

PROPERTY & SITE		WWW.ELMCITYBIO.COM
Property Address	55 Church Street, New Haven, Connecticut	
Zoning	BD-1	
Frontage	Church Street – 196 feet Center Street – 276 feet Crown Street – 124 feet (parking lot)	
Parking & Vehicular Access	Adjacent, fenced surface lot with 76 spaces, accessed via Crown Street.	
BUILDING		
Gross Building Area	113,620 square feet	
Stories	8 + full-height lower level and mechanical penthouse	
Typical Full Floor	12,570 SF	
CONSTRUCTION		
Structural	Fireproof steel frame with reinforced concrete foundation	
Column Spacing	28' x 28'	
Exterior Walls	Pre-cast concrete and glass	
Roof	Rubber membrane	
Floor Load	Suitable for typical laboratory loads	
Ceiling Heights	Deck-to-deck: 11'-6" Deck-to-grid: 8'-6"	
GENERAL SERVICES		
Elevators	Two (2) 2,500 lb. capacity passenger elevators, 250 f.p.m. One (1) 3,500 lb. capacity freight elevator, 250 f.p.m. Freight Elevator doors – 3'-4" / Freight Elevator Cab – 4'-10" x 6'-8" x 7'-11"	
Fire/Life Safety	Central command center encompassing fire detection and suppression, notification, annunciation, smoke control and evacuation. Fully sprinklered with manual fire pull stations, speakers and horns throughout.	
Security	CCTV cameras located in the common hallways and building exterior. Programmable and addressable card access system. Video intercom with remote door release at service entrance.	
ADDITIONAL		
Amenities	Spacious lobby, on-site management, quiet outdoor courtyard.	
Utilities	Water & Sewer – City of New Haven Electricity – United Illuminating Natural Gas – Southern CT Gas Telecommunications – Various providers (high speed cable and fiber-optic available)	

Based in New Haven, Connecticut, The Hurley Group is a commercial/residential real estate development and management firm with over one million+ square feet of office, retail, R&D, industrial, warehouse, flex/creative space and apartments in New Haven and Fairfield counties.

As a committed owner/operator our goal is to build long-term relationships with our tenants rather than fulfill a short-term real estate need. The Hurley Group's in-house team of dedicated professionals conduct and oversee all construction, property management, leasing and marketing. This hands-on approach allows us to fully understand the needs of our tenants, our properties, and the communities in which they are located.

With decades of experience in real estate and property management, you can count on our local knowledge and expertise. Contact us to see what we have to offer or visit our website to learn more: www.HurleyGroup.net.

THE HURLEY GROUP
REAL ESTATE DEVELOPMENT AND MANAGEMENT

