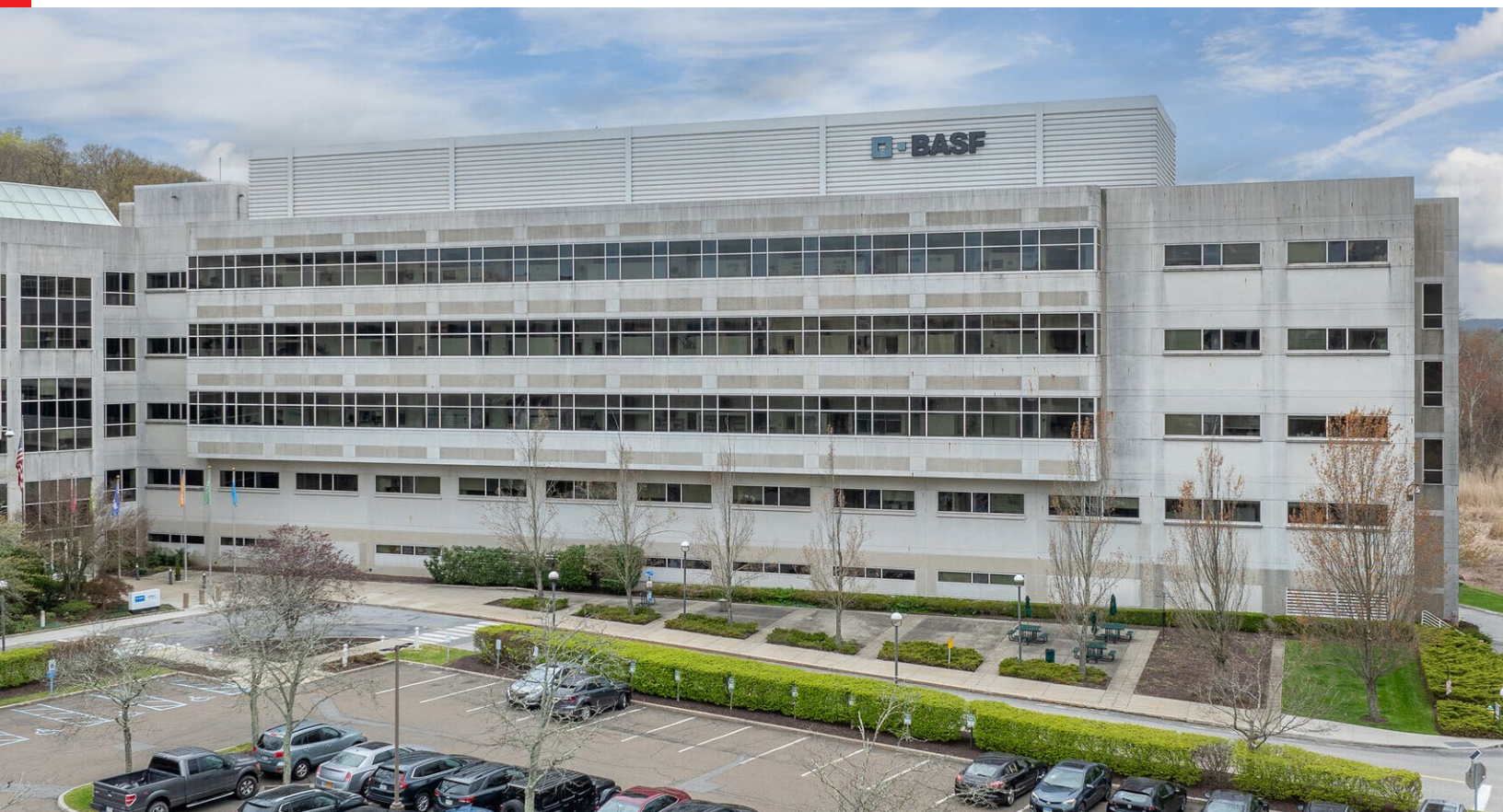


500 White Plains Road
Tarrytown, NY 10591



3,125-16,404 RSF
Lab Space available

> Current Availabilities:

- > R&D/Laboratory: 3,125 – 16,404 RSF
- > Office (adjacent to labs): 5,375 RSF

> Future Availabilities:

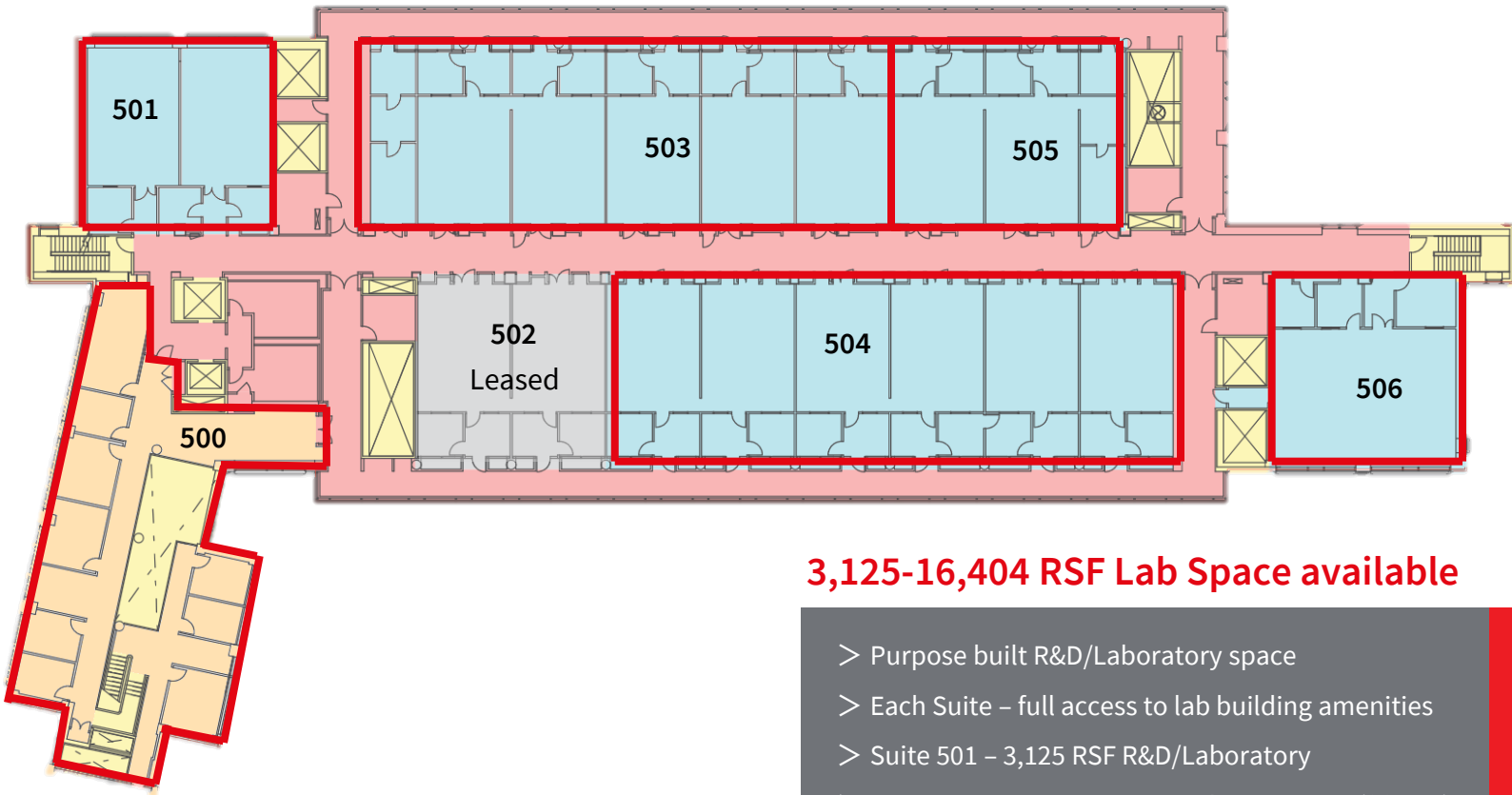
- > R&D/Laboratory: 30,000-50,000 RSF

Ian Ceppos
Executive Vice President

+1 914 806 7672
Ian.Ceppos@jll.com

John Cahill
Senior Vice President

+1 917 697 4903
John.Cahill@jll.com



3,125-16,404 RSF Lab Space available

- > Purpose built R&D/Laboratory space
- > Each Suite – full access to lab building amenities
- > Suite 501 – 3,125 RSF R&D/Laboratory
- > Suite 503 – 8,160 RSF R&D/Laboratory; 15 (fifteen) 6' fume hoods
- > Suite 500 – 5,375 RSF Office space adjacent to Labs



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Building Specifications	
Building Area:	155,987 SF
Floor Sizes:	10,647 RSF to 35,712 RSF
Floor Loads:	Floors 2 thru 5 – Total 169 PSF (100 PSF Live Load, 69 PSF Dead Load) Roof – Total 63 PSF (30 PSF Live Load adjust for snow, 33 PSF Dead Load) Storage Rooms – Total 300 PSF (200 PSF Live Load, 100 PSF Dead Load)
Ceiling Height:	Ground Floor: 19'6" slab to slab 2nd through 5th Floors: 15'6" slab to slab
Building Access:	24/7, Full-time uniformed security
Security:	Uniformed security guards control the Lobby Desk 24 hours a day, 7 days a week.
Electrical:	13.2 KV Primary feeder via Con Edison. Two (2) 2,000 KVA pad mounted transformers that feed two 4,000 amp main switchboard with tie breaker and manual transfer switch – feeding numerous 480/277 volts and 120/208 volt panels along with 3 UPS modules.
Emergency Power:	The building is equipped with one 1500 KVA diesel powered 5,300 gallon Cummins generator and two automatic transfer switches. The Automatic Transfer Switches supply emergency power to the Class "E" fire alarm system, elevators, emergency lighting, boilers, chillers, fans and various essential equipment. The generator has a fuel tank located underneath the generator in the exterior of the building.
Roof:	Silicon base construction coating over polyurethane foam insulation tapered at drains to promote water flow.
Life Safety:	Class "E" Fire Alarm System



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Building Specifications

Fire Protection: Fully Sprinklered building, fully addressable smoke detection system, public address system along with chemical pull stations. Sprinkler/standpipes are also located in both stairwells A & B. Also, each lab is equipped with a minimum of one (1) eyewash, and each floor has at least four (4) easily accessible emergency showers. Plus, throughout the building there are Sensidyne air/gas monitoring systems that will detect types of combustibles/flammable gases & vapor toxic along with oxygen deficiency or enrichment including Co and CO2.

HVAC Hours: Lab - Monday – Sunday, 24 hours, 7 days per week
Atrium – Monday – Friday, 6am – 6pm

HVAC (Heating): 2-600 HP Cleaver Brooks steam boilers (natural gas fired, low pressure). Steam distributed throughout the building to AHU coils for heating and humidity racks for humidity. Re-heat coils in each lab also for heat exchangers that provide additional heating for baseboard perimeter heating, domestic hot water and eyewash and shower stations.

HVAC (Cooling): The HVAC Consists of 2 1,100-ton McQuay electric drive centrifugal chillers (R-134A) along with two (2) cell BAC cooling towers. Induced draft, cross flow with basin heaters.

Lab Air: 2 Ingersoll Rand Air compressors run 24/7 along with 2 Ingersoll Rand air dryers that provide all the Labs air at 75 psi. Some labs are provided with high pressure air at 105 psi. The air compressors also provide “control air” at 70 psi reduced down to 20 psi for any house pneumatic controls.

AQ-guard: (Siemens AIR Sampling monitoring system) An air quality analyzer for monitoring indoor air quality of fine dust/particulates. Depending on the air quality, the AQ-guard will decrease or increase the air exchange in each lab per hour, using the building maintenance system (BMS) saving energy as needed.

Lab Vacuum: 3-460 Volts 1180 RPM Busch vacuum pump systems run 24/7 that will provide each lab with a vacuum 25” thru 29” that is vented to the roof.



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Building Specifications

Process Chillers: Two (2) independent process chillers each with two (2) 30-ton compressors along with one air-cooled 115-ton seven (7) fan condenser maintain various essential equipment throughout the building 24/7 365 day a week

Plumbing: Domestic cold water enters the Building into the Ground Floor large plumbing room at 160 psi, it is reduced to 80 psi and distributed throughout the building.

Domestic hot water is heated up to 120 degrees (via a low-pressure steam heat exchanger) and circulated throughout the Atrium pantries and bathrooms.

Lab cold water is filtered down to 25 microns and is distributed to all the labs at 70 psi.

Lab hot water is heated to 95 degrees Fahrenheit (via a low-pressure steam heat exchanger) and circulated throughout all of the labs, the eyewash and emergency shower stations.

RO Water is filtered down to 1 micron and then processed with two Reverse Osmosis systems each capable of making three (3) gallons a minute (6 gal/max total), then circulated 24/7 365 days a year, and held into two (2) stainless steel 500-gallon tanks (1,000 gal total, along with 3 separate water filtration systems.

Nitrogen: On Site is a 6,000-gallon tank that will supply each lab with Nitrogen.

Elevators: One (1) Passenger: Lobby - 5th Floor
One (1) Freight: Gr. Floor – 5th Floor

Loading Dock: Rear of Building, Ring bell for Access
All floors have access to cable, wi-fi and fiber optics located in the 3rd floor IDF closet. IDF closets are stacked for an easier installation. Current telecommunications providers include Verizon and Optimum

