



150 New Scotland Avenue

Albany New York Medical Life Sciences Cluster

150 NEW SCOTLAND AVE

CAPITAL REGION'S DESTINATION FOR LIFE SCIENCES



ALBANY MEDICAL CENTER
& COLLEGE

DOWNTOWN ALBANY

ALBANY STRATTON VA
MEDICAL CENTER


ALBANY COLLEGE OF PHARMACY
AND HEALTH SCIENCES

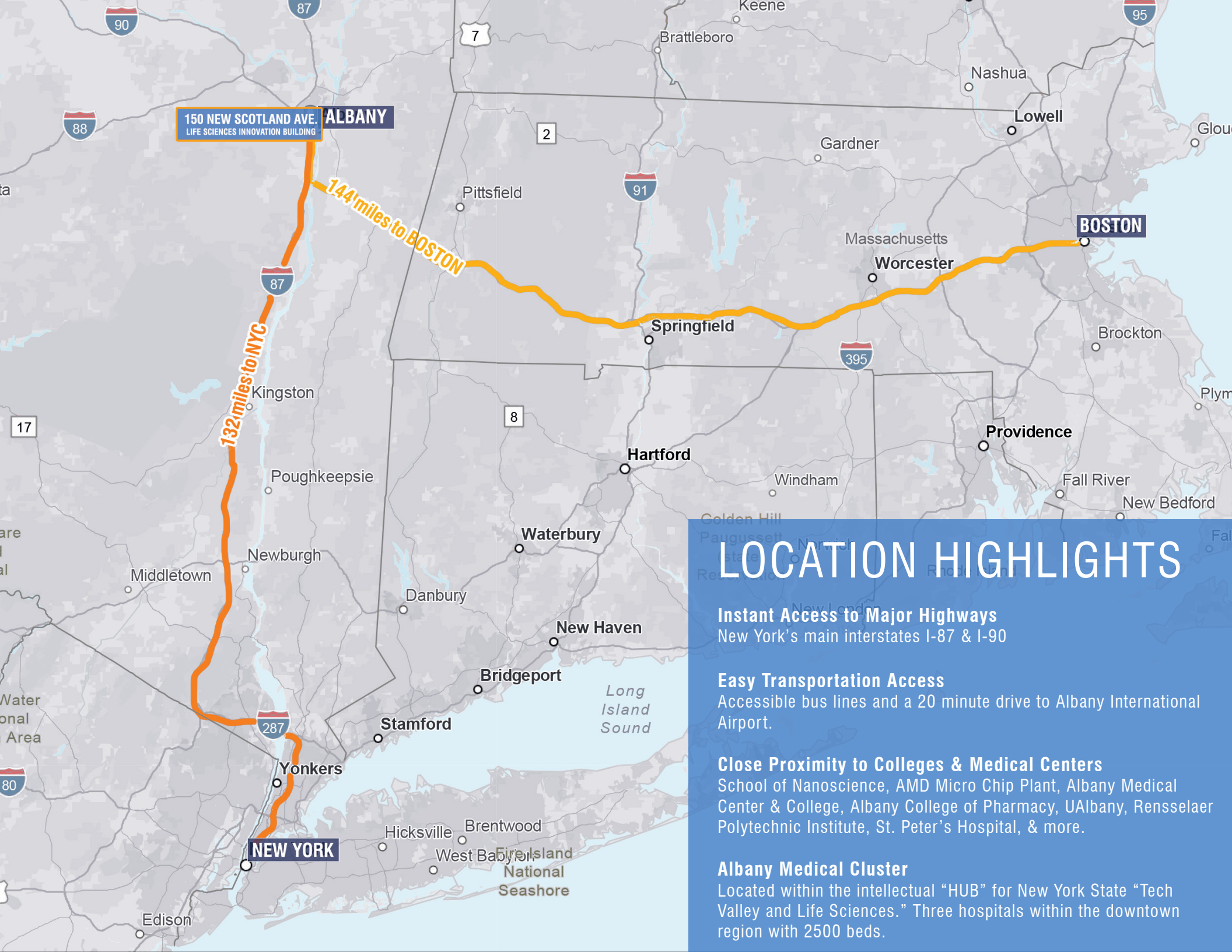
150 NEW SCOTLAND AVE.

NYS DAVID AXELROD
INSTITUTE

PARKING
150 NEW SCOTLAND AVENUE

CAPITAL DISTRICT PSYCHIATRIC CENTER

RUSSELL SAGE COLLEGE



150 NEW SCOTLAND AVE.
LIFE SCIENCES INNOVATION BUILDING

ALBANY

144 miles to BOSTON

132 miles to NYC

BOSTON

NEW YORK

LOCATION HIGHLIGHTS

Instant Access to Major Highways
New York's main interstates I-87 & I-90

Easy Transportation Access
Accessible bus lines and a 20 minute drive to Albany International Airport.

Close Proximity to Colleges & Medical Centers
School of Nanoscience, AMD Micro Chip Plant, Albany Medical Center & College, Albany College of Pharmacy, UAlbany, Rensselaer Polytechnic Institute, St. Peter's Hospital, & more.

Albany Medical Cluster
Located within the intellectual "HUB" for New York State "Tech Valley and Life Sciences." Three hospitals within the downtown region with 2500 beds.

PROPERTY PROFILE

150 NEW SCOTLAND AVENUE . ALBANY NEW YORK

PROPERTY TYPE

Mission Critical Medical Research Lab

AVAILABLE SPACE

143,000 SF

PARKING

300 Spaces

HVAC + AIR FLOW

- (2) Rooftop Plants - 95,000 Cubic Feet Air Cooling
- (8) Compressors w/ 100 Tons Cooling/Compression
 - (2) - 7,500 MBH Boiler - Preheat
 - (2) - 5,500 MBH Boiler - Reheat
- Lab Air Changes capable of 4-12 per hour
- Exhaust – (3) Strobic Fans

FIRE + SECURITY SYSTEM

Sprinklered, 100% Wet Duplex Booster Pumps
24-Hour Security Access System

SEWER

Ph Neutralization System for All Lab Waste

GENERATOR

800 KW Emergency Generator.

Life Sciences Innovation Building

@ the Stack Center for Biopharmaceutical Education and Training (CBET)

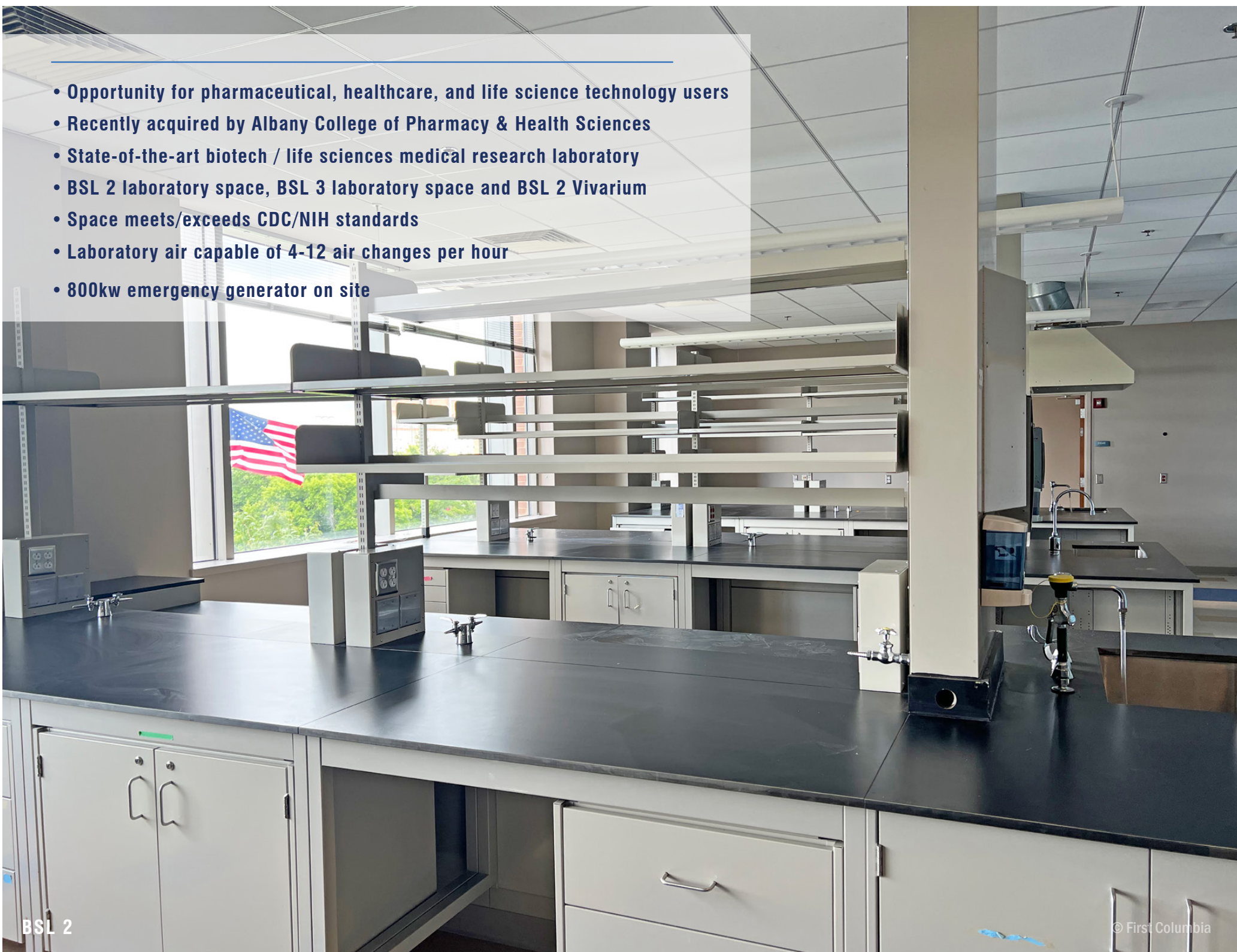


DESIGNED FOR LIFE SCIENCES

TYPICAL FLOOR PLAN: 26,400 SF



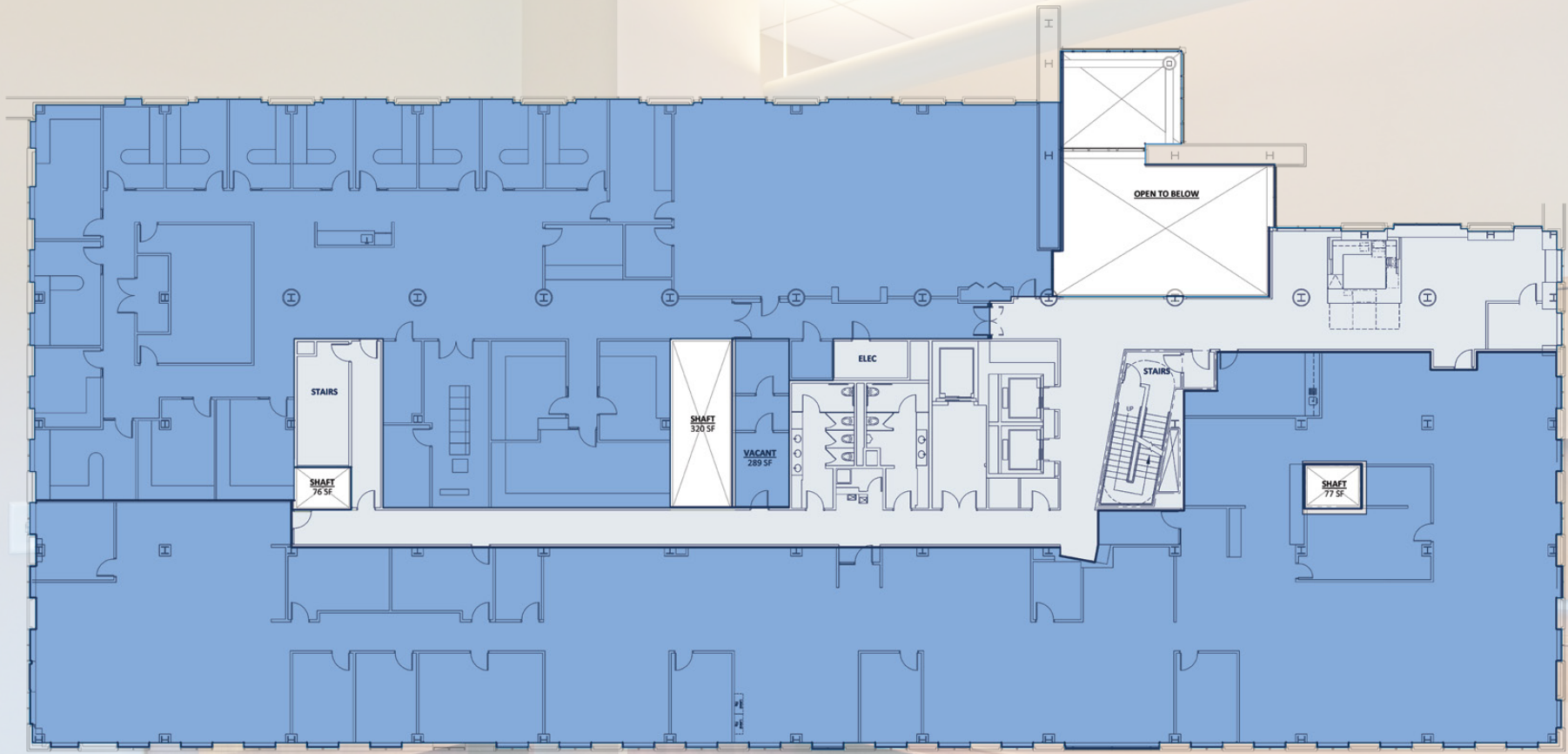
- Opportunity for pharmaceutical, healthcare, and life science technology users
- Recently acquired by Albany College of Pharmacy & Health Sciences
- State-of-the-art biotech / life sciences medical research laboratory
- BSL 2 laboratory space, BSL 3 laboratory space and BSL 2 Vivarium
- Space meets/exceeds CDC/NIH standards
- Laboratory air capable of 4-12 air changes per hour
- 800kw emergency generator on site





DESIGNED FOR LIFE SCIENCES

FLOOR 2: 15,938 SF - OFFICE SPACE LAYOUT



OFFICE

DESIGNED FOR LIFE SCIENCES

FLOOR 3: 2,348SF

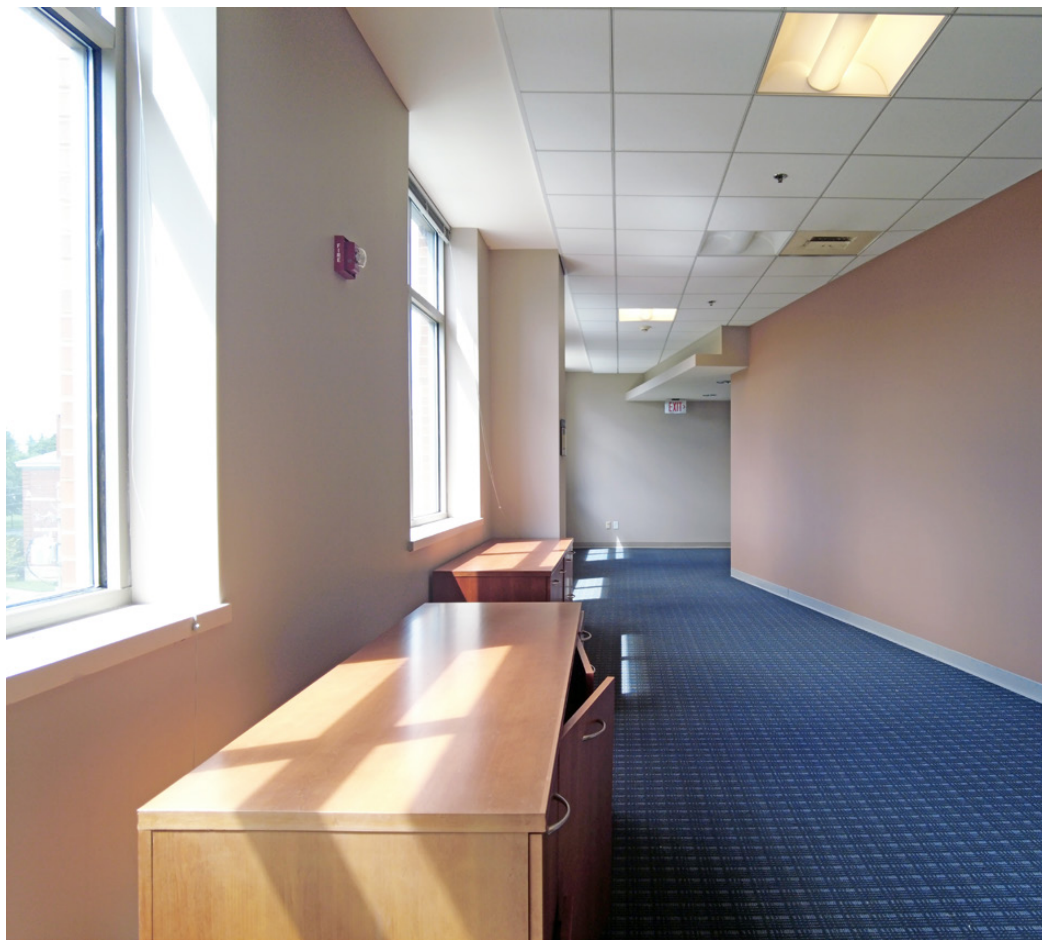
BSL - 2 LAB ZONE



OFFICE

BSL - 3 LAB ZONE





OFFICE

GROWING LIFE SCIENCE HUB

ALBANY . NEW YORK

Over the past 20 years, Albany has evolved into a dynamic life sciences cluster. Companies like Regeneron have fueled growth, attracting top biotech and life science talent. With premier resources and a skilled workforce, the Capital Region offers a cost-effective alternative to larger industry hubs.

EDUCATED WORKFORCE

The Capital Region has over 20 colleges and universities with over 100,000 students. Key institutions include:

- Albany College of Pharmacy & Health Sciences (ACPHS)
- Albany Medical Health System (Albany Medical College and Albany Medical College)
- State University of New York of Albany.
- Albany Law School

150 New Scotland Ave., located on ACPHS's campus, houses the Center for Biopharmaceutical Education and Training (CBET). CBET is dedicated to educating the biotech workforce, advancing research, and supporting companies from proof-of-concept to early-stage manufacturing.

Within a 15-minute radius of the site, Siena College is investing \$35 million in science facility upgrades, including specialized labs and active learning centers. Rensselaer Polytechnic Institute and Hudson Valley Community College are also rapidly expanding research and workforce training programs.

MAJOR LIFE SCIENCE PROJECTS

The Capital Region is home to key biotech hubs, including:

- Albany Nanotech Complex
- Regeneron's 67-acre campus (further regional expansion planned)
- Rensselaer Technology Park
- Wasworth Center, NYS Department of Health

This thriving ecosystem makes Albany a powerhouse for life sciences innovation, growth, and investment.

WORKFORCE OPPORTUNITY

In-House Center for Biopharmaceutical Education + Training On-Site for Tenants

Tenants of 150 New Scotland Avenue have the opportunity to work with an in-house training program provided by the Albany College of Pharmacy + Health Sciences. The program known as the Center for Biopharmaceutical Education and Training (CBET) provides the education necessary to advance in the pharmaceutical industry. The MBB program, training courses, and customizable corporate programs prepare talent to thrive in the industry. CBET also offers Contract Research capabilities, these are unmatched in the region. Contract research facilitates R&D and pilot-scale manufacturing by partnering with industry leaders and leveraging CBET's expertise, experience, and equipment as a springboard for innovation and advancement.

Contract Research Specialties:

- Cell & Gene Products
- Microbial Fermentation
- Downstream Processing
- Purification & Analysis

Offerings:

- Create Customized Proprietary Corporate Programs
- Up-skill/re-skill your workforce
- Pre-established courses to train available talent to highest standards
- Contract research to fast-track R & D

Pre-Established Courses Offered

- Animal Models for Therapeutic Drug Discovery
- Quantitative Drug Design
- Pharmaceutical Microbiology
- Mammalian Cell Culture
- Downstream Processing of Biopharmaceutical Products
- Clinical Biochemistry
- Microbial Fermentation
- Regulatory Science



FIRST
COLUMBIA
INNOVATIVE
REAL ESTATE SERVICES

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