

**NOW LEASING**



**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  
& HEALTH SCIENCES

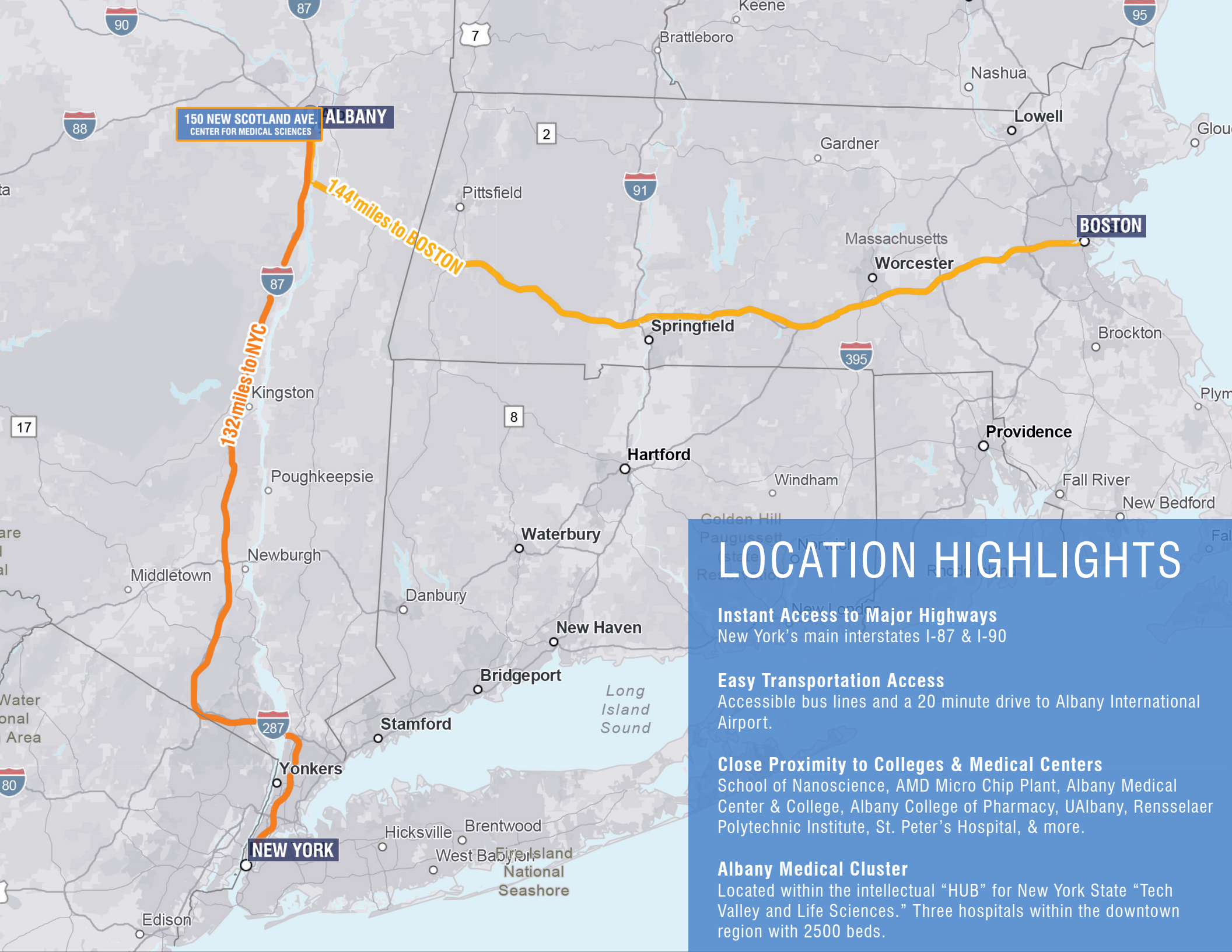
NYS DAVID AXELROD  
INSTITUTE

150 NEW SCOTLAND AVE.  
CENTER FOR MEDICAL SCIENCES

CAPITAL DISTRICT PSYCHIATRIC CENTER

RUSSELL SAGE COLLEGE





**150 NEW SCOTLAND AVE.**  
CENTER FOR MEDICAL SCIENCES

**ALBANY**

144 miles to **BOSTON**

132 miles to **NYC**

# 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.





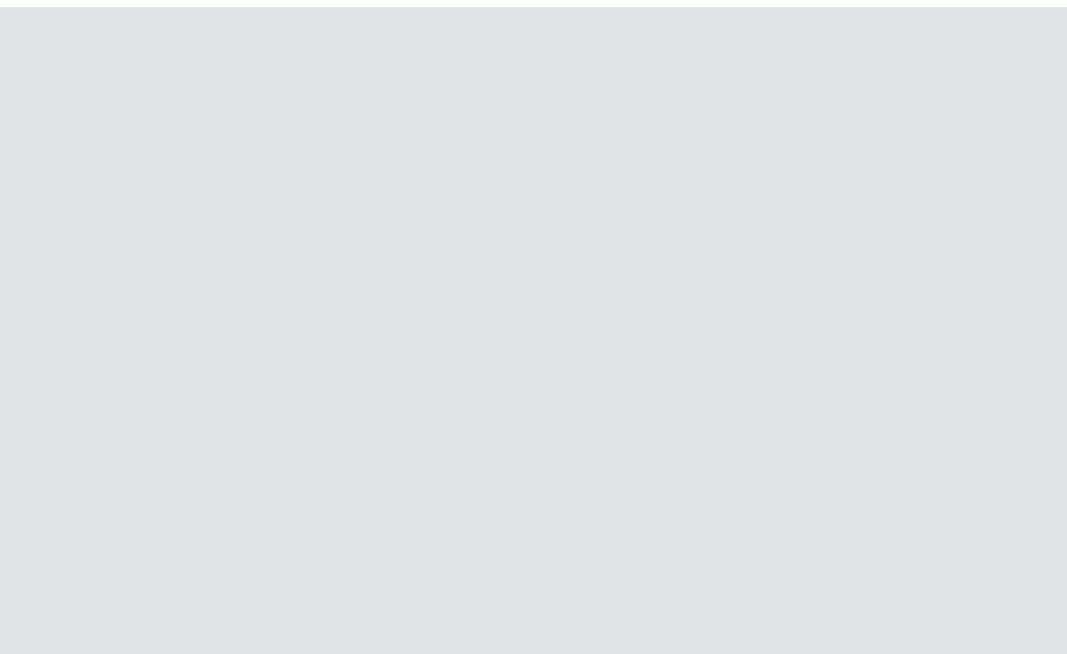
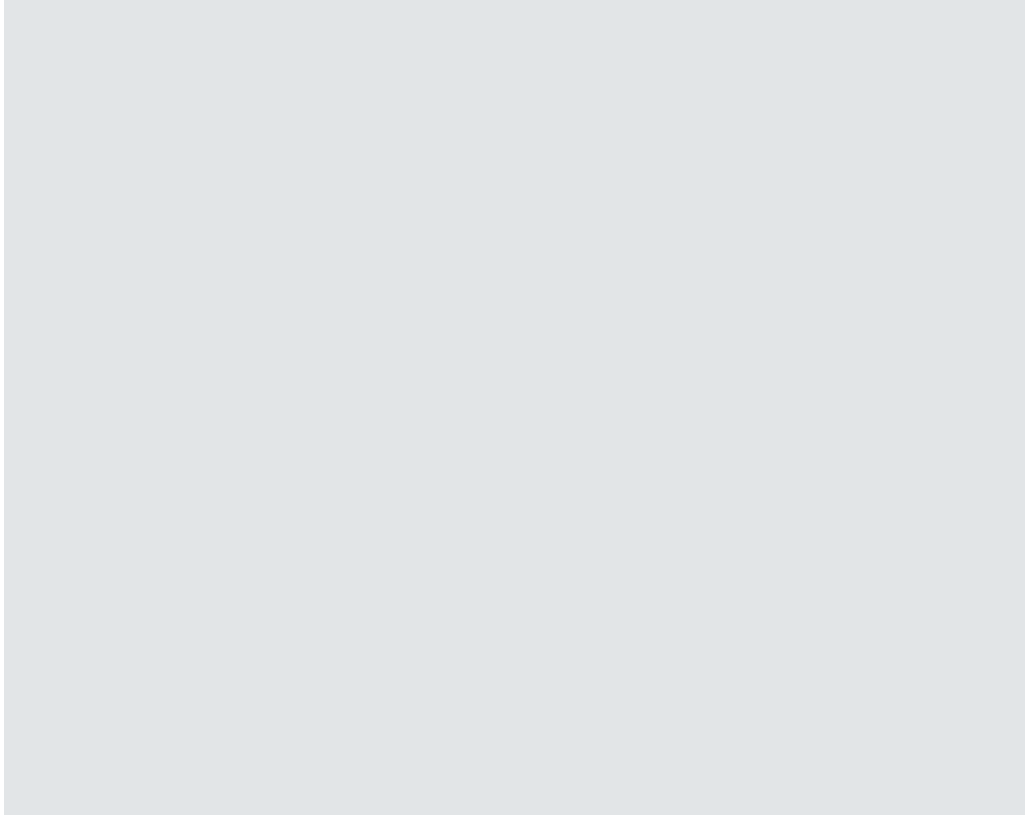
# DESIGNED FOR LIFE SCIENCES

TYPICAL FLOOR PLAN: 26,400 SF



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

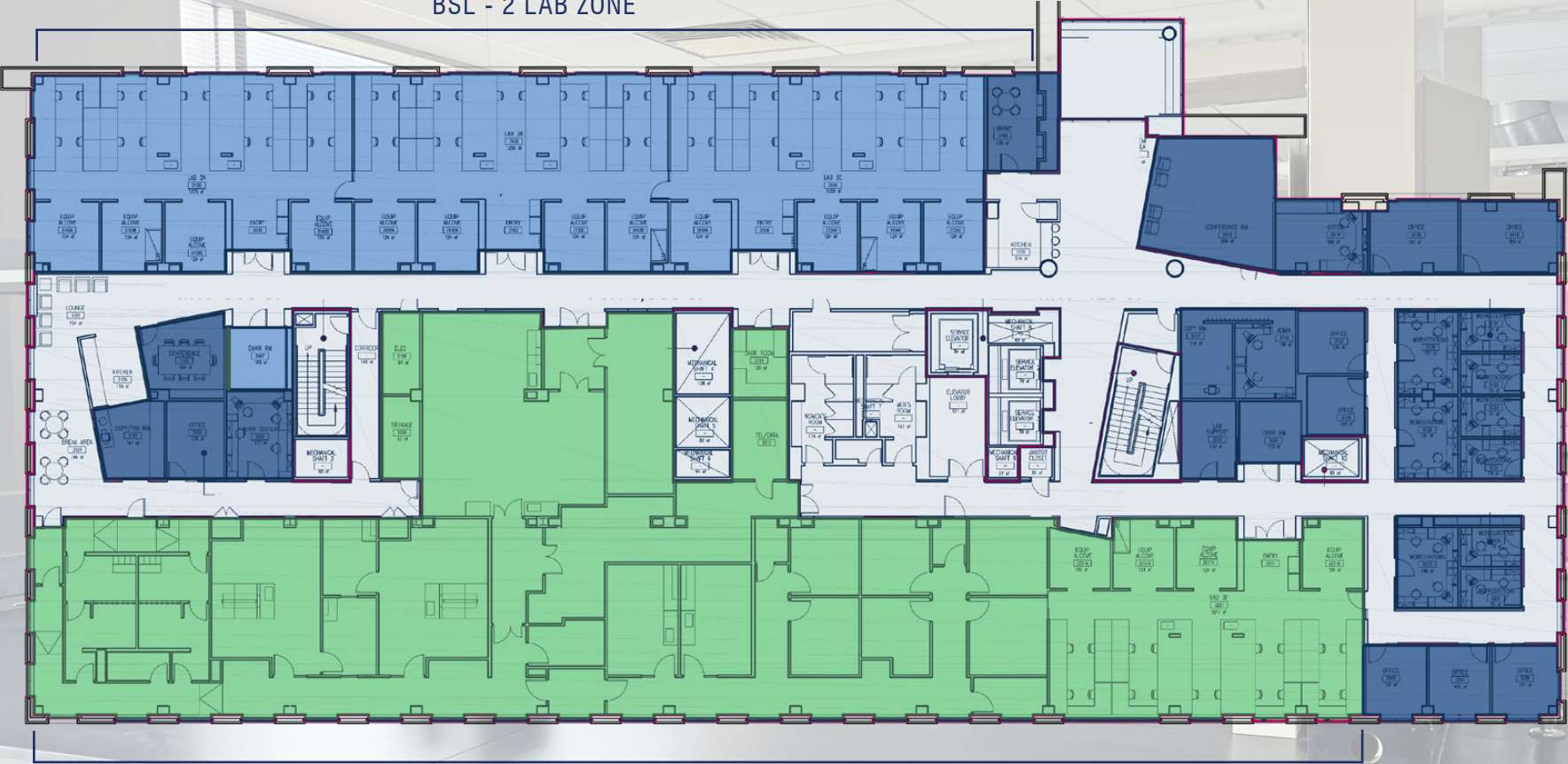




# DESIGNED FOR LIFE SCIENCES

FLOOR 3: 28,708SF

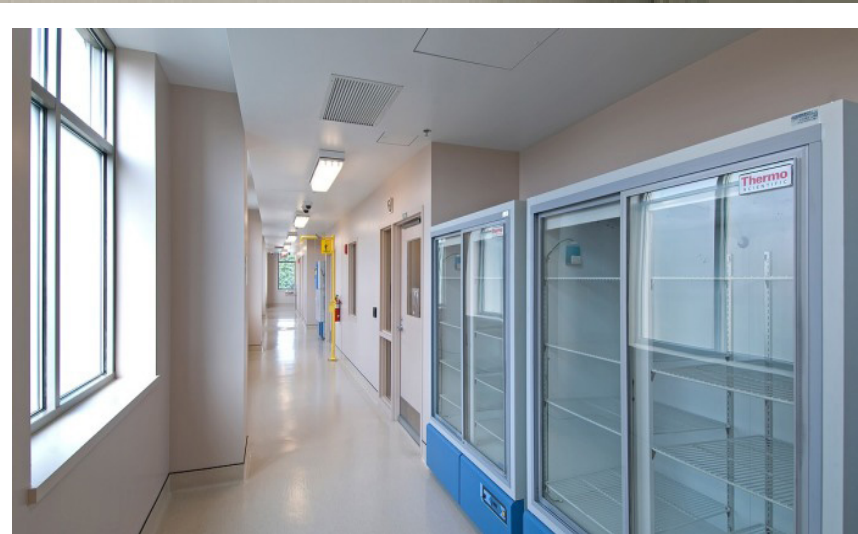
BSL - 2 LAB ZONE



BSL - 3 LAB ZONE

OFFICE







# EMERGING LIFE SCIENCE CLUSTER

## ALBANY . NEW YORK

Within the past 20 years, Albany, NY has become an emerging life sciences cluster. Pharmaceutical companies such as Regeneron have grown tremendously in the Region attracting biotech and life science professionals, putting Albany on the map as life sciences cluster.

## EDUCATED WORKFORCE

The Capital Region has over 20 colleges and universities with over 100,000 students. Albany's most prestigious colleges include; Albany College of Pharmacy & Health Sciences (ACPHS), Albany Medical College (AMC), and SUNY Albany. 150 New Scotland Ave. is located on ACPHS's campus and is within walking distance to Albany Medical Center which is home for Albany Medical College.

ACPHS's Center for Bio-pharmaceutical Education and Training (CBET) will be based at 150 New Scotland Ave., preparing talent for the life science industry. CBET's activities will help launch careers, strengthen the biopharma workforce, and enable companies to demonstrate proof-of-concept through contract research services. As the first training center of its kind in New York State and the only one in the nation to be founded at a pharmacy school, CBET is a key differentiator in bio-manufacturing training.

Siena College in Loudonville, is growing its science department with a \$35 million renovation to the science center. Traditionally known for graduating business leaders, Siena will add life science and bio-tech talent to the already booming area. The Capital Region has the resources and talent available to grow the life sciences industry, and the ability to do so at a lesser cost than other hubs for the industry.

## LIFE SCIENCE PROJECTS

Notable life science and bio-tech landmarks projects in the Capital Region are; The Albany Nanotech Complex, The Rensselaer Technology Park, NYS's Wadsworth Center (plans for a new \$750 Million Public Health Laboratory), Regeneron Pharmaceutical's 67 acre campus. Both The Wadsworth Center and Regeneron played a large role in COVID-19 response, developing testing equipment and protocols, as well as some of the first treatments.





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**COLUMBIA**  
**INNOVATIVE**  
REAL ESTATE SERVICES

## CONTACT

KRISTEN DIESEL | Director of Leasing  
518.213.1099  
kdiesel@firstcolumbia.com  
WWW.FIRSTCOLUMBIA.COM

CECELIA BETTE | Market Analyst Life Sciences  
518.605.3142  
CeceliaBette@firstcolumbia.com