



ALEXANDRIA®

Building the Future of Life-Changing Innovation®



ALEXANDRIA CENTER® FOR LIFE SCIENCE LONG ISLAND CITY

30-02 48TH AVENUE



**LEED Certified
GOLD**



**WiredScore
GOLD**

PLUG-AND-PLAY LABORATORY/OFFICE SPACE AVAILABLE FOR IMMEDIATE OCCUPANCY

Intentionally designed for early- and growth-stage life science companies

Laboratory Space Available for Immediate Occupancy

ALEXANDRIA CENTER® FOR LIFE SCIENCE - LONG ISLAND CITY

The 3-story, 180,000 SF building offers pre-built suites ranging in size from 2,700 SF to 14,000 SF

Bespoke scientific programming

MOVE-IN READY LAB & OFFICE SPACES

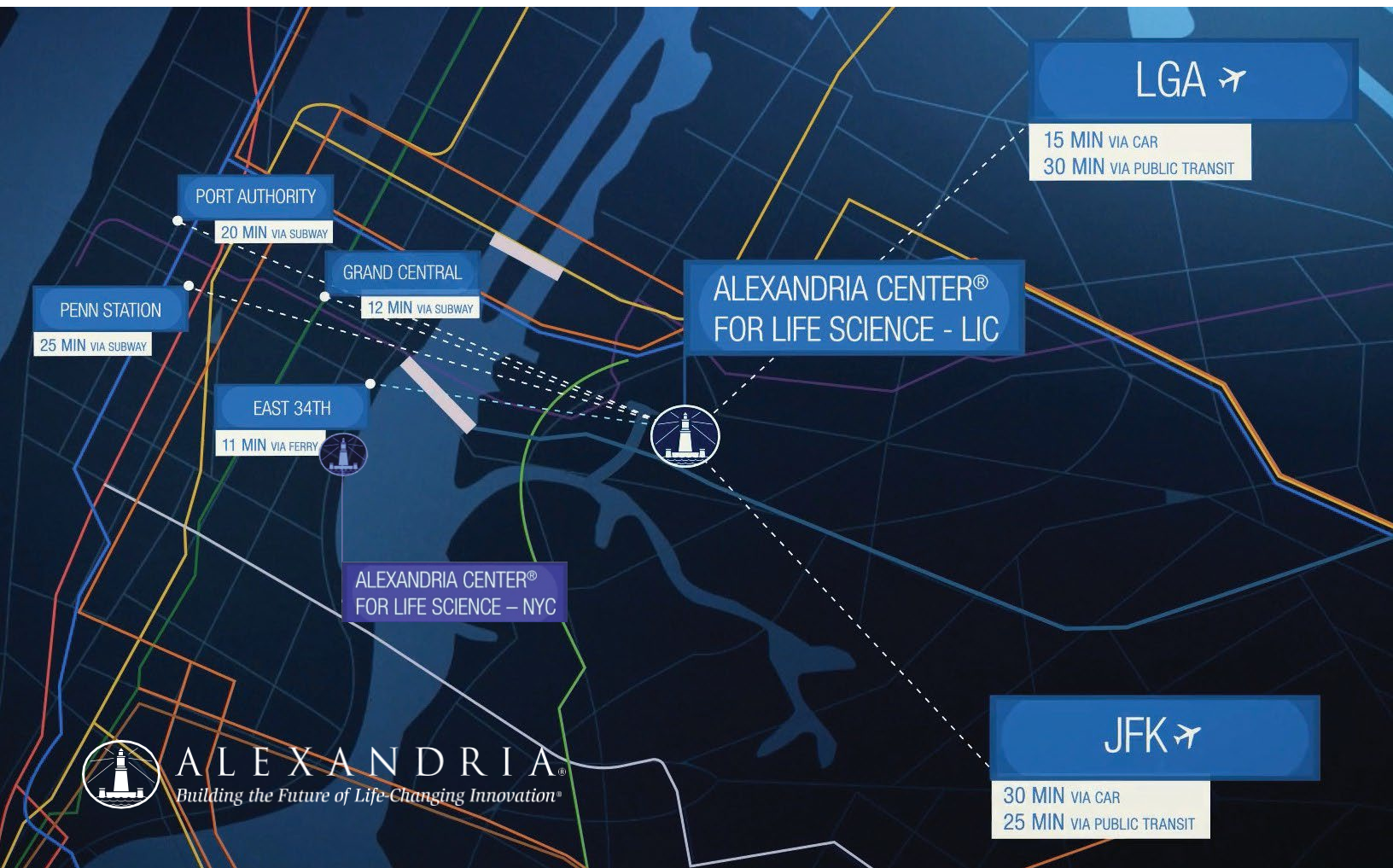
Suite	RSF	Existing Conditions	Possession
140	2,736	Science Hotel - Prebuilt Space	5/2025
150	2,897	Science Hotel - Prebuilt Space	5/2025
260	3,457	Science Hotel - Prebuilt Space	Immediate
200	5-40 K	Shell Space – Build to Suit Opportunities	Immediate
360	10,519	Science Hotel - Prebuilt Space	Immediate
380	13,645	Science Hotel - Prebuilt Space	Immediate

Access to Alexandria's best-in-class, fully equipped lab/ office suites with shared amenities:

- Shared freezer storage
- Autoclave and glass wash
- Ice chipper
- Dedicated IT support spaces
- Collaborative meeting spaces
- Kitchen/pantry
- Lounges
- Break rooms

BUILDING AMENITIES

						
On-Site Parking and Shuttle Services	CitiBike Dock and Bicycle Storage	Fitness Center	Plug-and-Play Pre-Built Spaces	Collaborative Meeting Spaces and Core Facilities	State-of-the-Art Lab Space	24/7 Engineering and Security

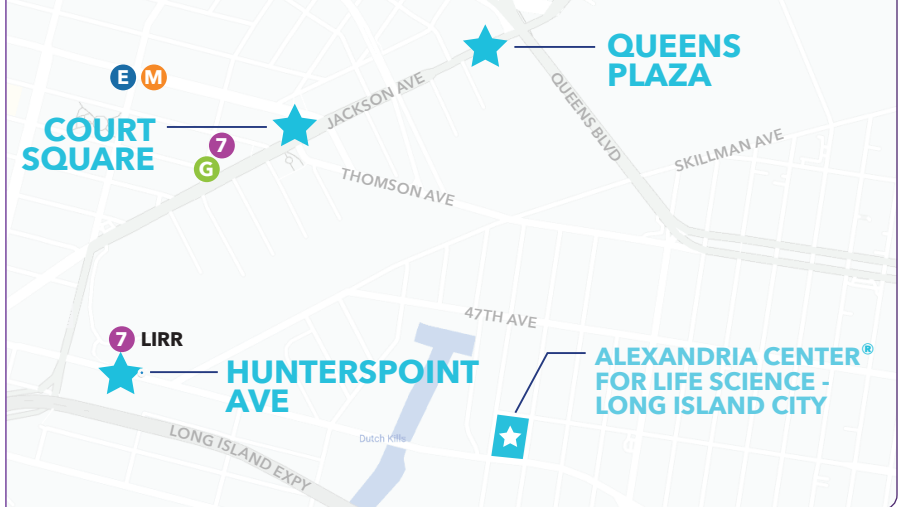




**PRE-BUILT,
PLUG-AND-PLAY
LABORATORY SPACES**



**CONVENIENT & ACCESSIBLE
LIC COMMUTER SHUTTLE**



<p>GENERAL</p> <ul style="list-style-type: none"> • Building Size: 180,000 RSF • LEED Gold • WiredScore Gold • Fully equipped for cutting edge scientific innovation <p>BUILDING STRUCTURE</p> <ul style="list-style-type: none"> • Structural Bay = 24' x 25' • Dead Load = 150 lbs./SF • Min. Live Load = 100 lbs./SF 	<p>PLUMBING SYSTEMS</p> <ul style="list-style-type: none"> • Centralized vacuum system • Centralized compressed air system • Lab waste & vent drainage system • Centralized RODI water filtration <p>ELECTRIC SERVICE</p> <ul style="list-style-type: none"> • 12 Watts/SF • 4 Watts/SF backup power via 750 kW stand-by generator 	<p>HEATING & COOLING</p> <ul style="list-style-type: none"> • Fully conditioned, 100% outside air provided to tenants at an allocation of 1.5 CFM/SF • Up to 15 air changes per hour <p>VERTICAL TRANSPORTATION</p> <ul style="list-style-type: none"> • New passenger and freight elevators with 8,000 lb. capacity. 11'd x 8' w with +/-6' wide doors.
--	--	---



ALEXANDRIA
Building the Future of Life-Changing Innovation®

JOHN S. ISAACS
Executive Vice President
T +1 212 984 8161
JIsaacs@cbre.com

JOSEPH S. DEROSA
Senior Vice President
T +1 212 984 6601
Joseph.DeRosa@cbre.com

DAVID STOCKEL
Senior Vice President
T +1 212 984 6606
David.Stockel@cbre.com