

NYC LIFE SCIENCES **OVERVIEW**

AUGUST 2019

The background of the slide features a complex, light blue molecular network graphic. It consists of numerous circular nodes of varying sizes connected by thin, light blue lines, creating a web-like structure that spans the entire page. Two large hexagons are positioned at the top: a blue one on the left and a cyan one on the right. The text 'NYC' is in white inside the blue hexagon, and 'LIFE SCIENCES' is in dark blue inside the cyan hexagon.

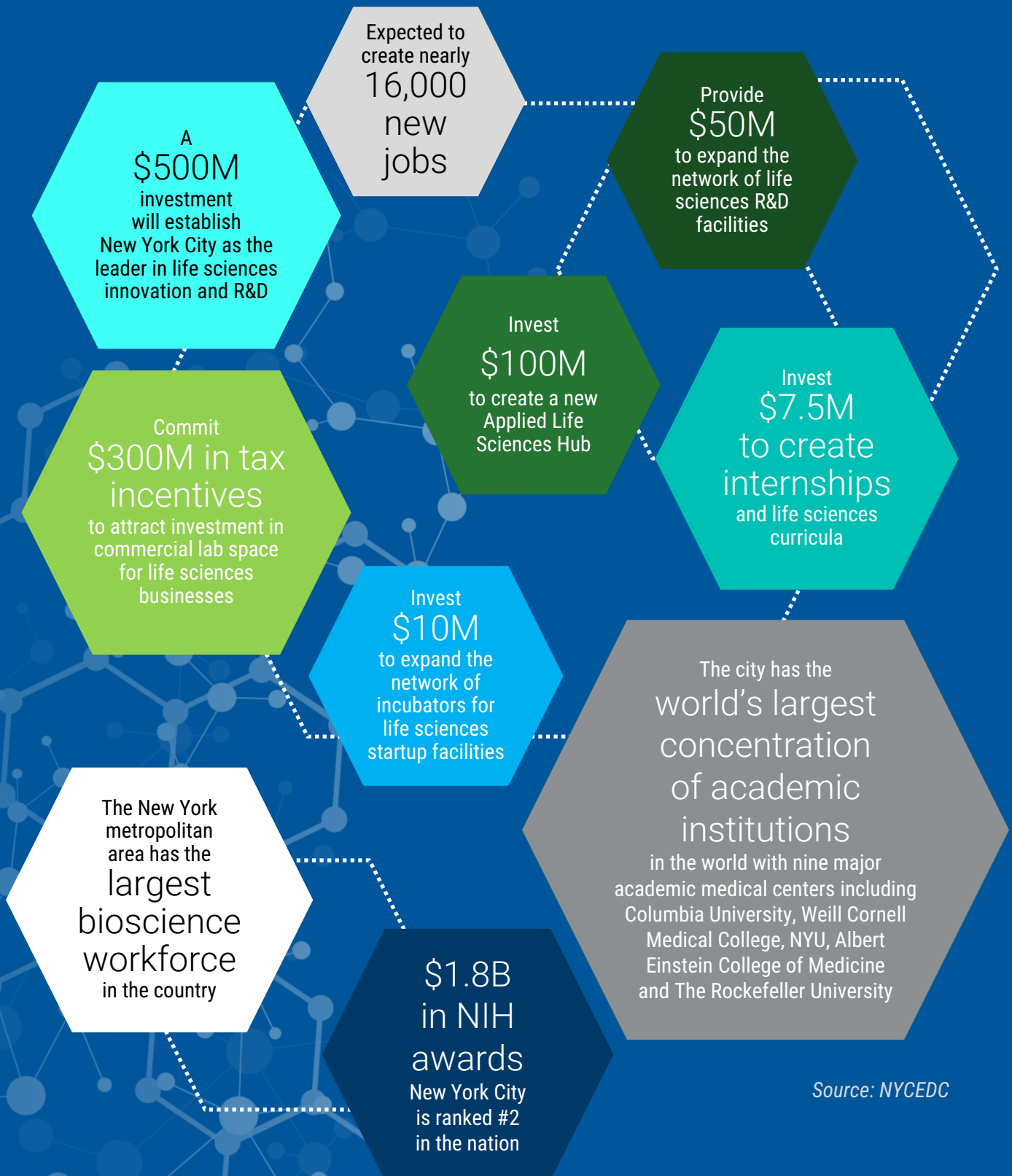
NYC

LIFE SCIENCES

The New York City real estate market has trailed other major cities in the Life Sciences sector, such as Boston, San Diego and San Francisco. Comparatively to those markets, the New York City life science inventory is in its infancy, accounting for less than 1.0% of the total office inventory. The first dedicated wet lab facility, the Alexandria Center, was built in 2010 and since then several other projects have been completed or are in the planning stages. With significant public and private funding, respected academic medical institutions and a large workforce, Life Sciences in New York City are set to emerge as a more important component of the commercial real estate market in the coming years.

WHAT MAKES NYC A LIFE SCIENCES HUB?

NYCEDC Facts



Source: NYCEDC

CURRENT LIFE SCIENCES FACILITIES

Currently there are five lab and office facilities dedicated to the Life Sciences industry in New York City totaling **1.4 million square feet** – four in Manhattan and one in Brooklyn.

1



1

The **Alexandria Center**, comprised of 430 and 450 East 29th Street, combine for 727,674 square feet of lab and office space built in 2010 and is the home of Pfizer's Center for Therapeutic Innovation, Bristol-Meyers Squibb's NYC Headquarters and many more industry leaders.

2



2

The **Hudson Research Center** (619 W 54th Street) was recently repurposed by Taconic and Silverstein Properties to house wet labs. Tenants include the NY Stem Cell Foundation and the Icahn School of Medicine.

3

101 Avenue of the Americas is the home of the **New York Genome Center**, which is also the location of JLABs, one of the many Life Sciences Incubators in the City. This property is not dedicated solely to Life Sciences, but rather a traditional office building that is open to biotech tenancies.

3



4

Sunset Park, Brooklyn is home to **BioBAT**, a nonprofit corporation created by NYCEDC and the Research Foundation of the State University of New York, on behalf of SUNY Downstate Medical Center, to further the application of biotechnology and life sciences research in NYC. BioBAT is located in 205,000 square feet of the Brooklyn Army Terminal Building A and tenants include the International Aids Vaccine Initiative and Brooklyn ImmunoTherapeutics.

4





INCUBATOR SPACE

There are several properties that boast incubator space for growing Life Sciences start-ups. Incubator space has a multiplier effect that varies by city based on the maturity of the Life Sciences market. In a more established market like Boston, this multiplier effect is 3-4x, which means the total incubator space gets leased three to four times over per year. In New York, this multiplier is unknown because the market is brand new, but it will grow as the Life Sciences market emerges in the city.

There are currently five locations spanning from Harlem to Lower Manhattan to Brooklyn that total over 139,000 square feet combined. These incubators including J Labs, SUNY Downstate Research Center, BioLabs@NYU/Langone, Audubon Business & Technology Center (LaunchLabs) and Harlem Biospace, consist of wet labs and office space.

101 Avenue
of the Americas
J Labs



760 Parkside
Avenue (BK)
**SUNY Downstate
Research
Center**



180 Varick
Street
BioLabs



3960
Broadway
LaunchLabs

423 West
127th Street
**Harlem
Biospace**



FUTURE MANHATTAN INVENTORY

1

Taystee Building



2

219 East 42nd Street



3

Alexandria Center North



1

A large project in Harlem on West 126th and West 127th Streets is under construction and expected to be completed in 2020. Janus Properties is planning to redevelop the **Taystee Building**, Mink Building and Malt House into a Life Sciences Hub. The project will bring almost 600,000 square feet of wet lab and office space to the Harlem market and will cater to start-ups and academic institutions as well as technology firms, but not solely dedicated to Life Sciences users.

2

Below 125th Street, there are two future projects that are controlled by Alexandria Real Estate Equities. The first is **219 East 42nd Street**, which Pfizer will vacate as they shift to 66 Hudson Boulevard in the coming years. Alexandria purchased the property in 2018 and plans to redevelop the building to become another Life Sciences facility that also caters to technology firms.

3

Alexandria also plans to expand the **Alexandria Center** on East 29th Street, as plans have been announced for a North Building that will be 550,000 square feet and is planned to be completed in 2024.

4

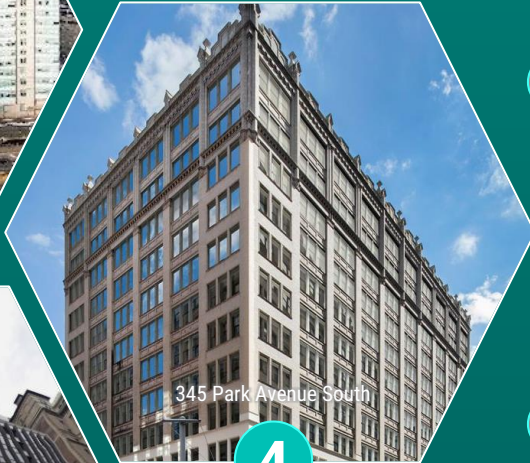
An additional future facility in Manhattan is **345 Park Avenue South**, which was purchased in 2019 by Deerfield Management, a healthcare investment firm, in partnership with MLP Ventures. Deerfield is expected to partially fill the 333,800 square-foot property with Life Sciences firms that they have invested in.

5

Another project was announced in late 2018 by Grand Central Tech and Milstein at **6 East 43rd Street**. The plan is to convert the property into 90,000 square feet of office space and 72,000 square feet of wet labs. This proposal is in very early stages and will need public funding to be completed.

4

345 Park Avenue South



5

6 East 43rd Street



1

Bindery Building



2

47-50 30th Street



3

45-18 Court Square



FUTURE LIC INVENTORY

The market expected to see the most major shift in focus on the Life Sciences industry is Long Island City. There are no current facilities or incubators, but three future projects that will cater to the industry.

1

The first project is the **Bindery Building**, purchased by Alexandria in 2018 with plans to convert the former warehouse building into the 176,759 square-foot future Alexandria Life Sciences Factory.

2

Alexandria is also in contract to purchase **47-50 30th Street** that will close in September 2019. Alexandria also plans to convert this 52,500 square-foot property, with possibility of increasing footprint, into a Life Sciences hub.

3

In early 2019, GFP announced a partnership with King Street Properties to develop **45-18 Court Square**. King Street Properties is a Boston-based leader in the bio-tech space and plan to redevelop the space into a 263,000 square-foot facility. The project is expected to cost over \$240 million and is slated to be completed in 2021.

With these three projects, Long Island City will boast nearly 500,000 square feet of dedicated Life Sciences office and lab space.

INVENTORY **BY MARKET**

Manhattan

Current Inventory

1.3M SF

Future Projected Inventory

3.3M SF

Long Island City

Current Inventory

NA

Future Projected Inventory

500,000 SF

Brooklyn

Current Inventory

255,000 SF

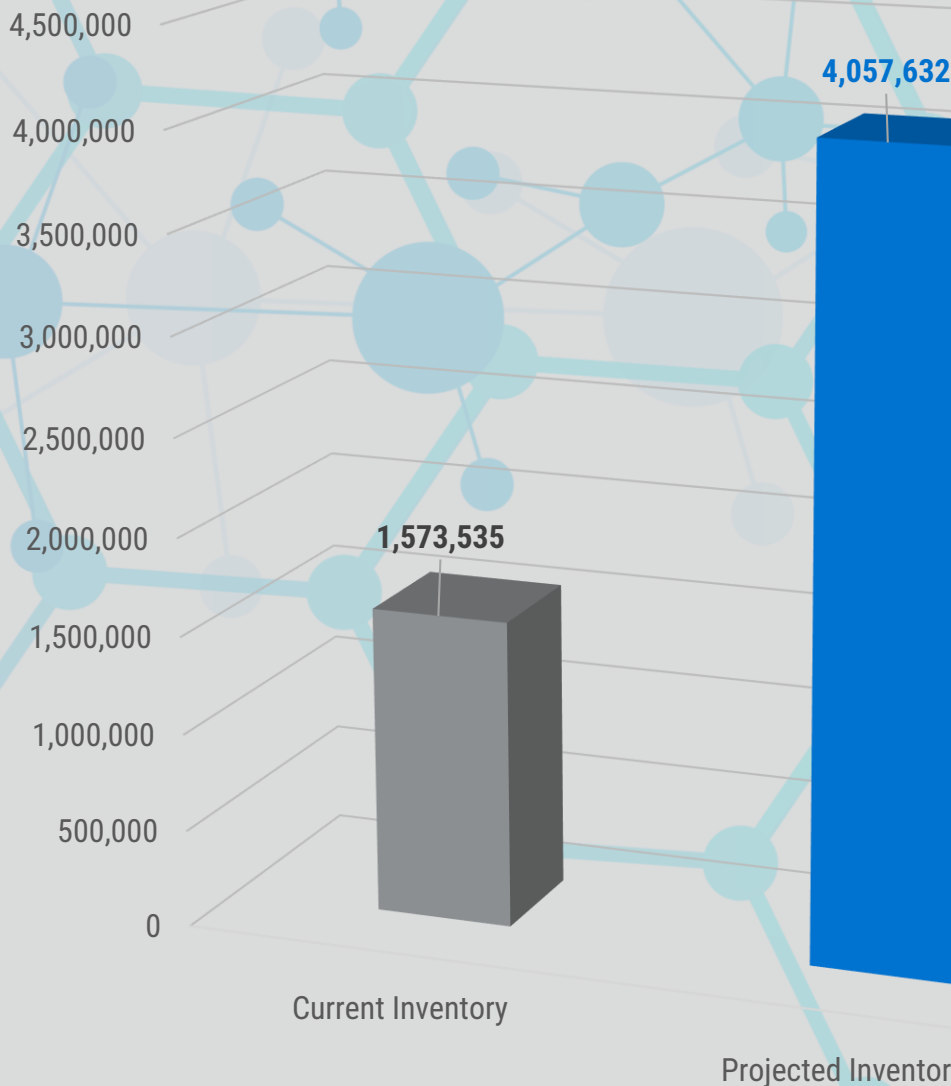
Future Projected Inventory

255,000 SF

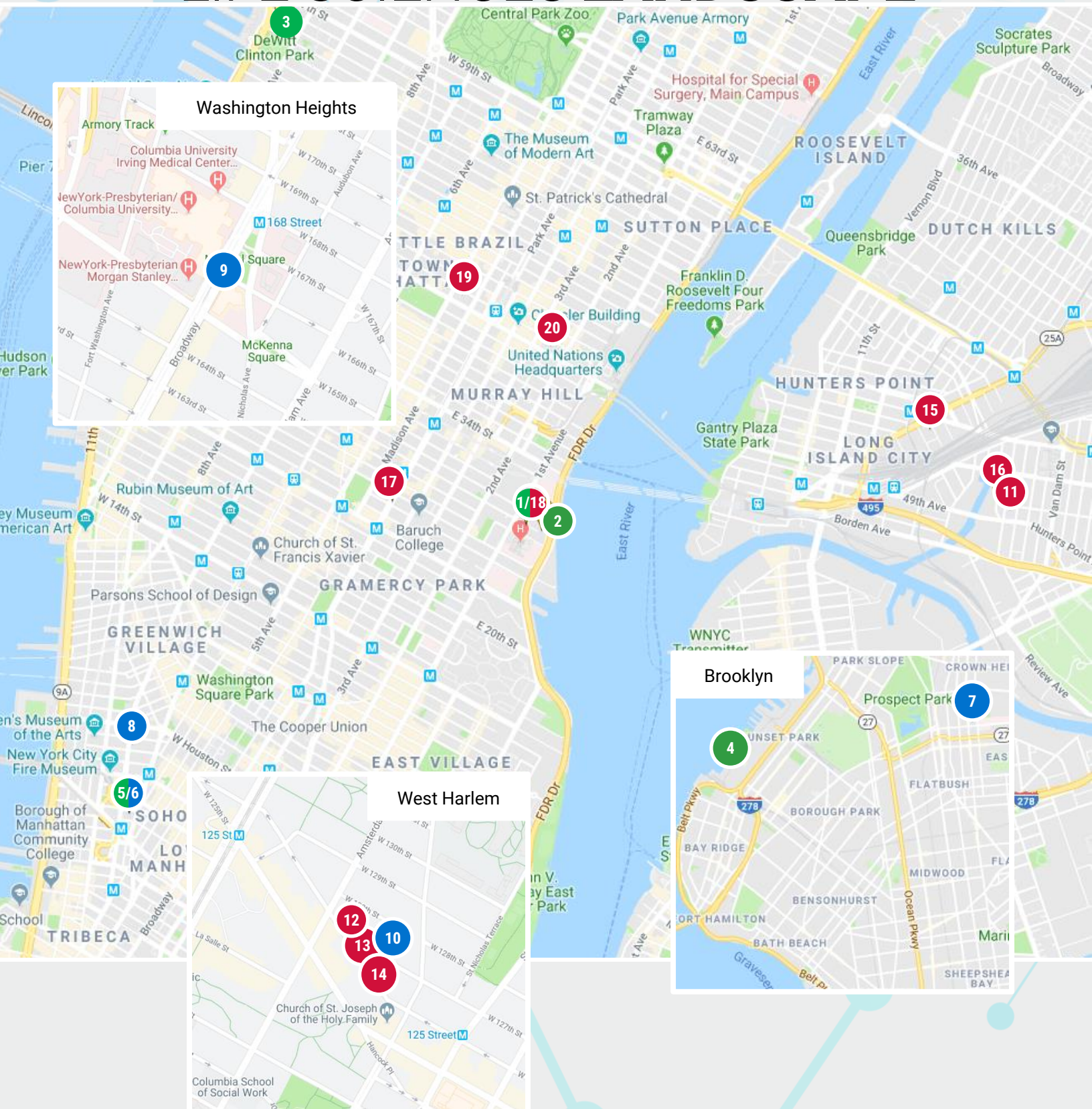
FUTURE OF LIFE SCIENCES IN NYC

With current facilities and incubators included, the total Life Sciences inventory sits at **1.6 million square feet**. With new construction and building purchases over the next five years, the inventory is expected to grow to **4.1 million square feet** – a **157.9% increase**.

NYC Projected Inventory



LIFE SCIENCES LANDSCAPE



	ADDRESS	BUILDING/INCUBATOR	FACILITY (SF)	STATUS	COMPLETION
1	430 E 29TH STREET	Alexandria Center West	418,639	Current Facility	
2	450 E 29TH STREET	Alexandria Center East	309,035	Current Facility	
3	619 W 54TH STREET	Hudson Research Center	326,861	Current Facility	
4	140 58TH STREET	BioBAT	205,000	Current Facility	
5	101 AVENUE OF THE AMERICAS	NY Genome Center*	175,000	Current Facility	
6		JLabs	30,000	Incubator	
7	760 PARKSIDE AVENUE	SUNY Downstate Research Center	50,000	Incubator	
8	180 VARICK STREET	BioLabs@NYU/Langone	50,000	Incubator	
9	3960 BROADWAY	Audubon Business & Technology Center (LaunchLabs)	6,000	Incubator	
10	423 W 127TH STREET	Harlem Biospace	3,000	Incubator	
11	30-02 48TH AVENUE	Bindery Building	176,759	Future Facility	2019
12	1361 AMSTERDAM AVENUE	Mink Building	50,000	Future Facility	2020
13	461 W 126TH STREET	Malt House	196,000	Future Facility	2020
14	450 W 126TH STREET	Taystee Building	350,091	Future Facility	2020
15	45-18 COURT SQUARE	GFP/King Street Properties Site	263,000	Future Facility	2021
16	47-50 30TH STREET	Future Alexandria Site	52,500	Future Facility	2021
17	345 PARK AVENUE SOUTH	Deerfield Management Incubator	333,800	Future Facility	2021
18	ALEXANDRIA CENTER NORTH	Alexandria Center North	550,000	Future Facility	2024
19	6 E 43RD STREET	Grand Central Tech	162,000	Future Facility	2024+
20	219 E 42ND STREET	Pfizer Site	349,947	Future Facility	2024+

■ Current Facility
 ■ Incubator
 ■ Future Facility

* Life Sciences Tenancy

**NEW YORK CITY
HEADQUARTERS**
125 Park Avenue
New York, NY 10017
212.372.2000

Jonathan Mazur

Senior Managing Director
National Research
212.372.2154
jmazur@ngkf.com

Stephanie Jennings

Managing Director
National Research
212.372.2099
stjennings@ngkf.com

Michael Miceli

Associate Director
646.441.3777
michael.miceli@ngkf.com

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MIDDLE EAST
Saudi Arabia
United Arab Emirates

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