

west end labs[®]

125 West End Avenue, New York, NY



West End Labs

ConnectWEL

TACONIC
PARTNERS

ELEVATE
RESEARCH PROPERTIES

west end labs[®]

125 West End Avenue, New York, NY

wel

established ↗

introduction

designed ↗

building

placed ↗

location

built ↗

availability

led ↗

team

designed

versed

wel established

placed

Original Chrysler Facility (1929)



honoring the past

First built in the 1920s as an automotive showroom and repair facility for the Chrysler Corporation, 125 West End Avenue is being redeveloped as West End Labs (WEL) – a state-of-the-art research and development hub, purpose-built for a new generation of scientific discoveries and achievements.



building the future

WEL embraces its industrial roots by retaining integral components of its existing structure that will now support and parallel the needs of the life science industry. Once designed to move and repair cars, the reinforced concrete structure and original automotive helix will now move ideas through a new physical and cultural framework while reimagining the look, feel, and systems needed for cutting edge R&D.

At WEL, what was old is new again.

wel established

driving discovery

a modern engine for innovation

WEL provides the chassis and infrastructure of a high-performance research building along with a finely appointed interior of spaces to support a mission-driven community. Designed specifically for those leading discovery, pushing innovation, and creating a brighter tomorrow – all within easy reach of New York’s greater life science ecosystem.

+ 400,000 SF

delivered spring 2023

+ ParkWEL

landscaped rooftop terrace with Hudson River views

+ best-in-class systems

state-of-the-art building infrastructure for modern laboratory operations

+ ConnectWEL

300-person, state-of-the-art conference & event center designed with Convene

+ 55,000 RSF

the largest available lab floor plates in NYC

+ the Helix

a former automotive ramp redesigned as inspiring collaborative work spaces

+ energy efficient

cutting edge mechanical systems & infrastructure, operational on day 1

+ robust loading & access

secure & covered multi-bay loading dock, plus direct access into tenant spaces

placed

engineered

wel designed

versed

established

wel designed

Built for the Chrysler Corporation, WEL embraces its past, but supports a new industry as a state-of-the-art facility that can foster the emergence and growth of life science entities from small companies in early stage development and funding to large scale research institutions.

400,000 SF
development

designed to support the complete life
science growth cycle



newly imagined lobby

a signature contemporary look sets the tone for a new entry experience that foretells the story of the facility's design approach





ConnectWEL

hold meetings and events of all sizes:
from intimate gatherings and pitches to
large-scale presentations



connect
@
wel

ConnectWEL

300-person conference and events center designed with state-of-the-art facilities including pre-function space, catering kitchen, and audiovisual support systems



ParkWEL

roof terrace with generous gathering spaces and Hudson River views

placed

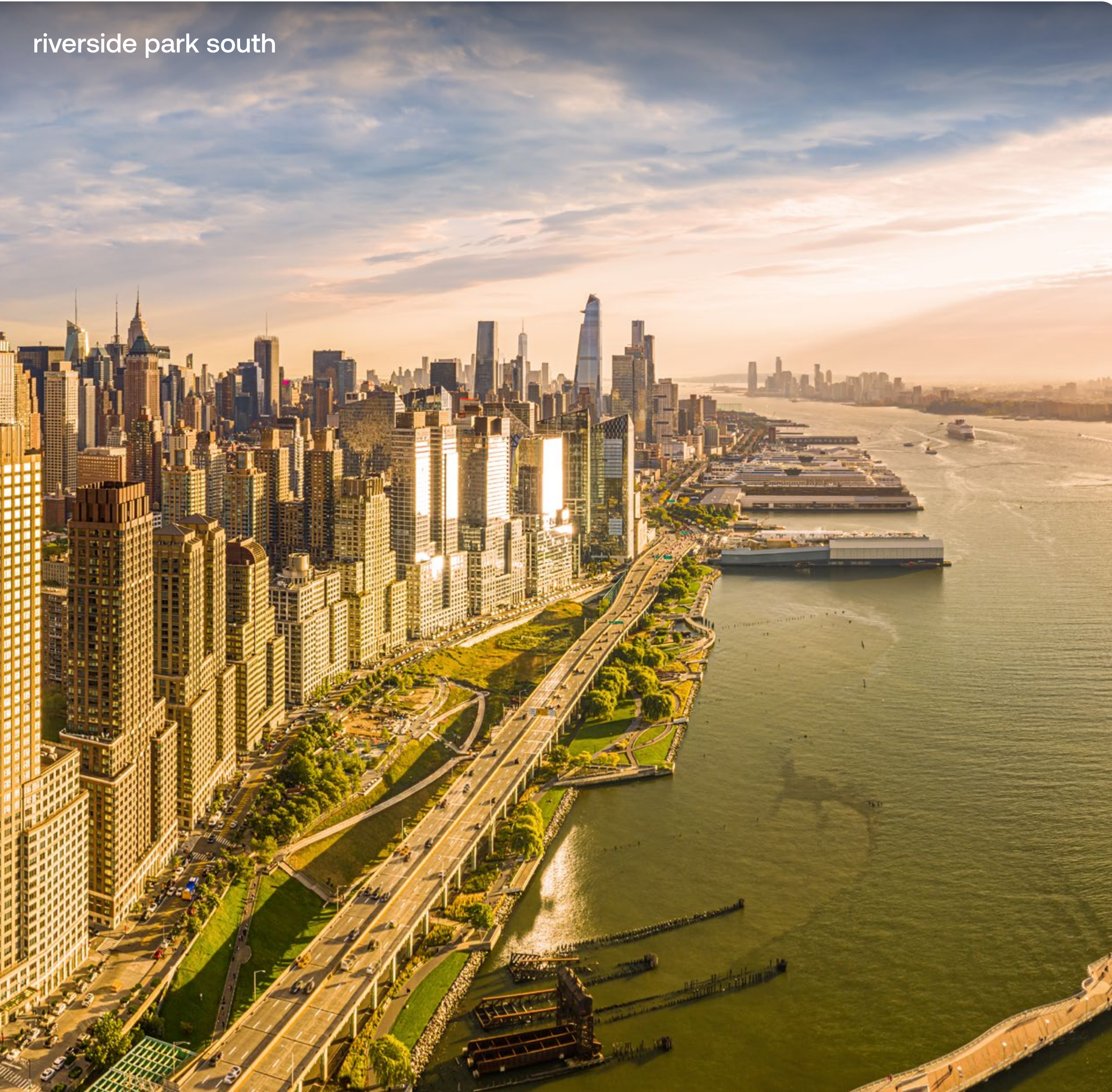
engineered

wel placed

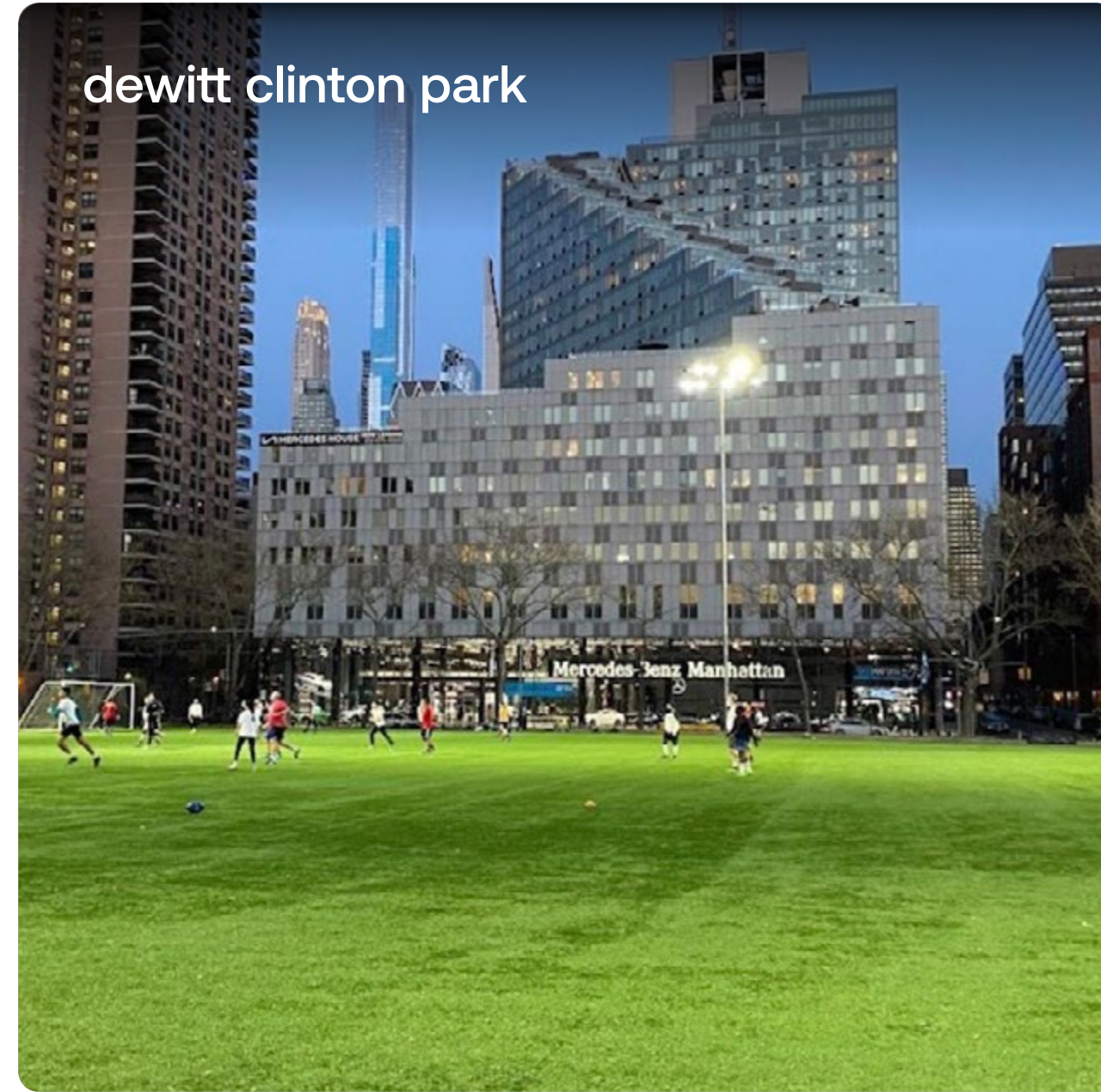
versed

established

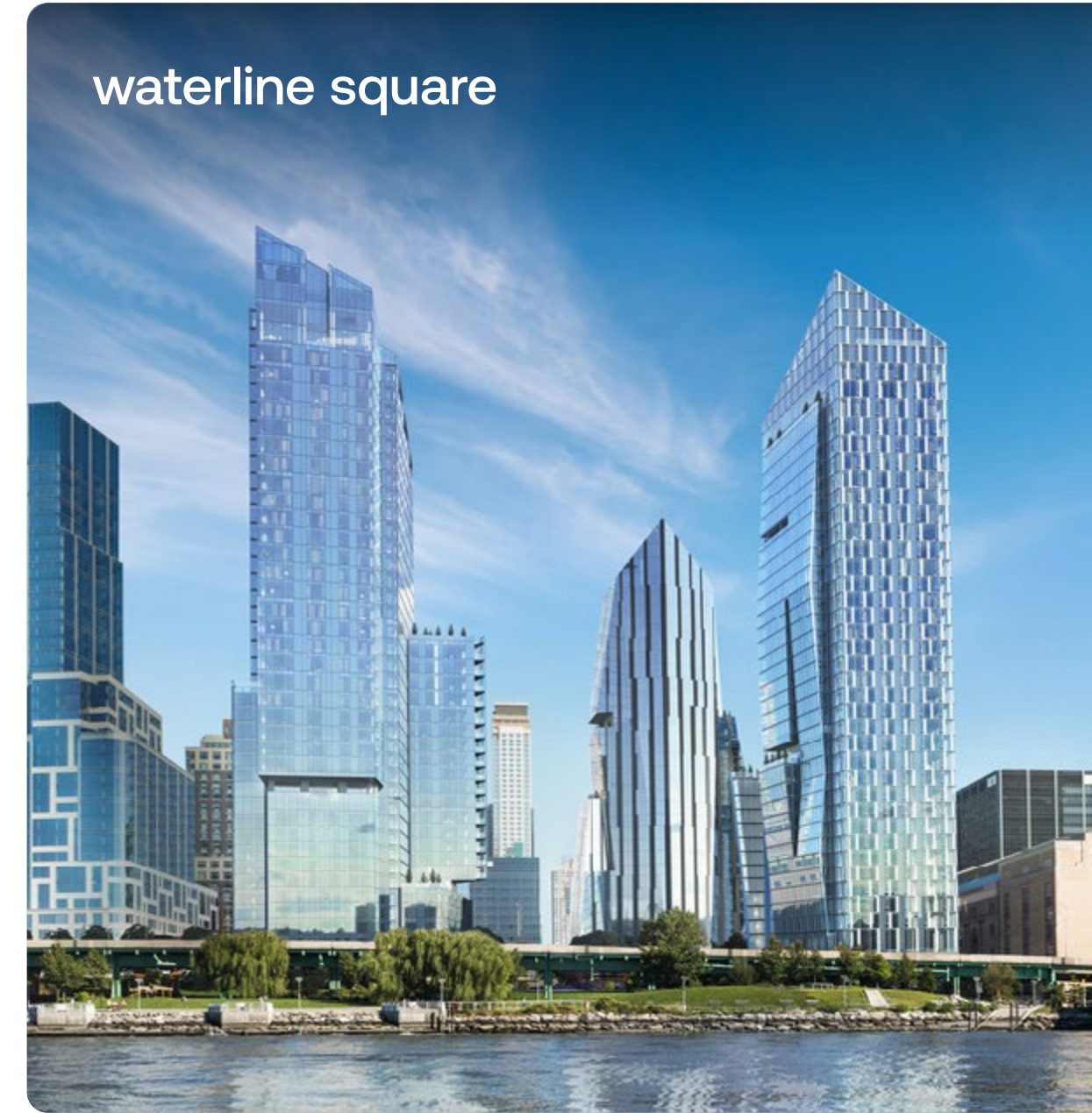
riverside park south



dewitt clinton park



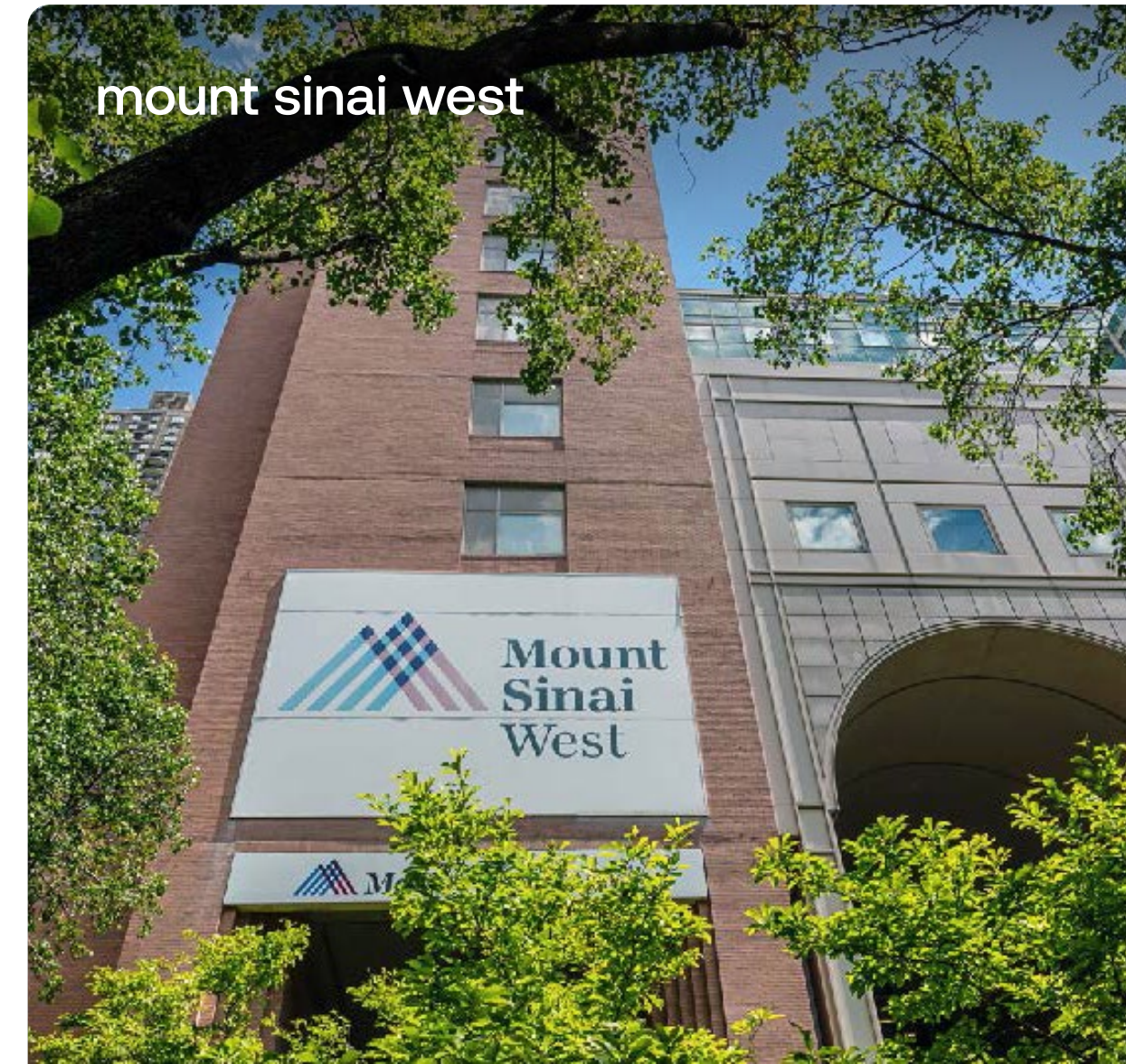
waterline square



hudson research center



mount sinai west



nyc life science ecosystem

● academic & medical institutions

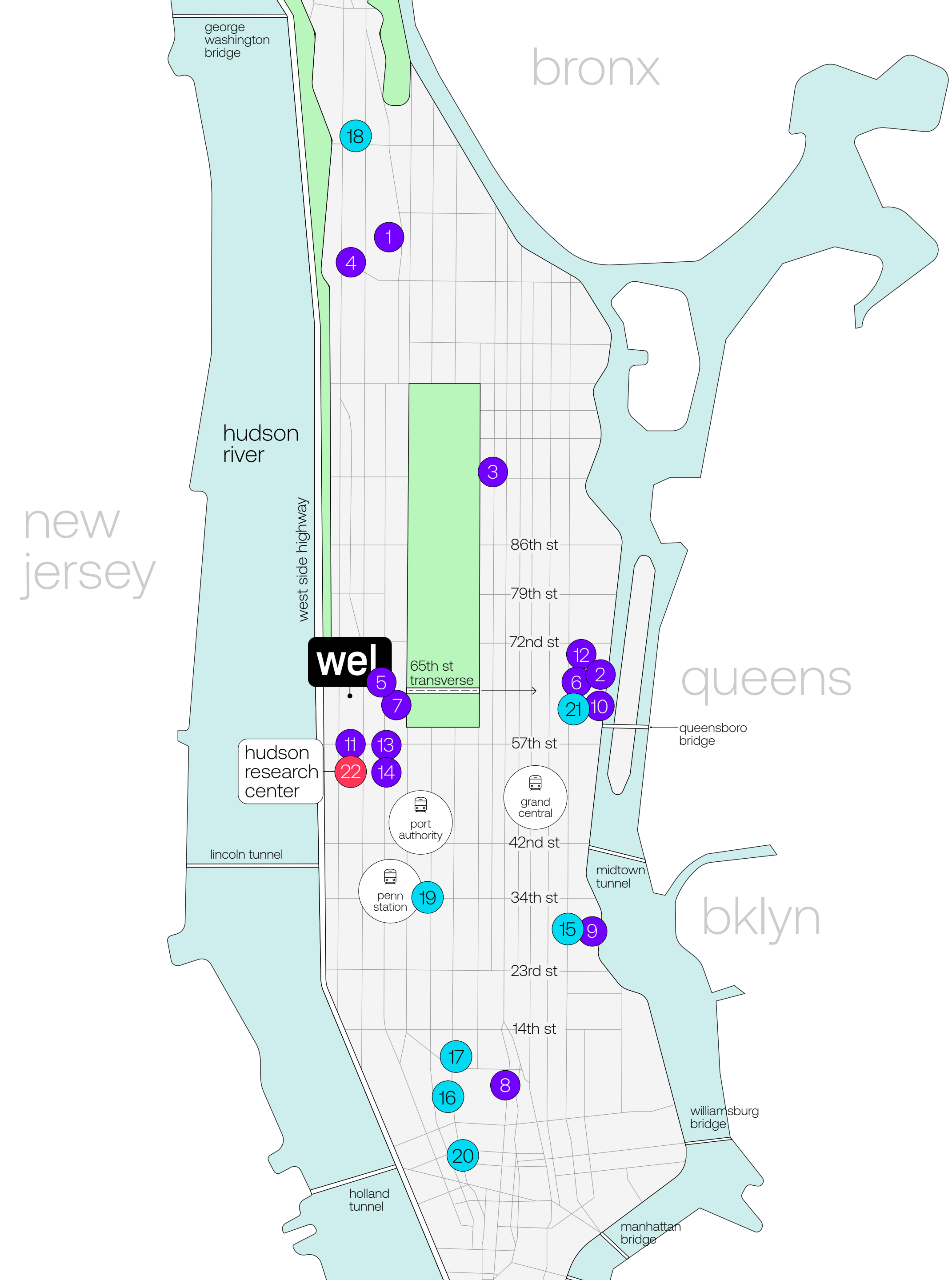
1. CUNY Advanced Science Research Center
2. Hospital for Special Surgery
3. Icahn School of Medicine at Mount Sinai
4. Jerome L. Greene Science Center
5. New York Institute of Technology
6. Memorial Sloan Kettering
7. Mount Sinai West
8. NYU Center for Genomics and Systems Biology
9. NYU Langone
10. The Rockefeller University
11. Tisch MS Research Center of New York
12. Weill Cornell Medicine - Belfer Research Building
13. Icahn School of Medicine Genomic and Neurologic Research Facility
14. Mount Sinai Ambulatory Center for Spine and Joint and Breast Surgery

● incubators

15. Alexandria LaunchLabs NYC
16. BioLabs @ NYU Langone
17. Columbia Startup Lab (CSL)
18. Harlem Biospace
19. IndieBio NY
20. JLABS @ NYC
21. Tri-i TDI Incubator @ Rockefeller University

● hudson research center

- 22. New York Stem Cell Foundation
- C16 Biosciences
- HiberCell
- Rensselaer Polytechnic Institute



wel placed ——— convenient access to manhattan, long island, new jersey, & westchester

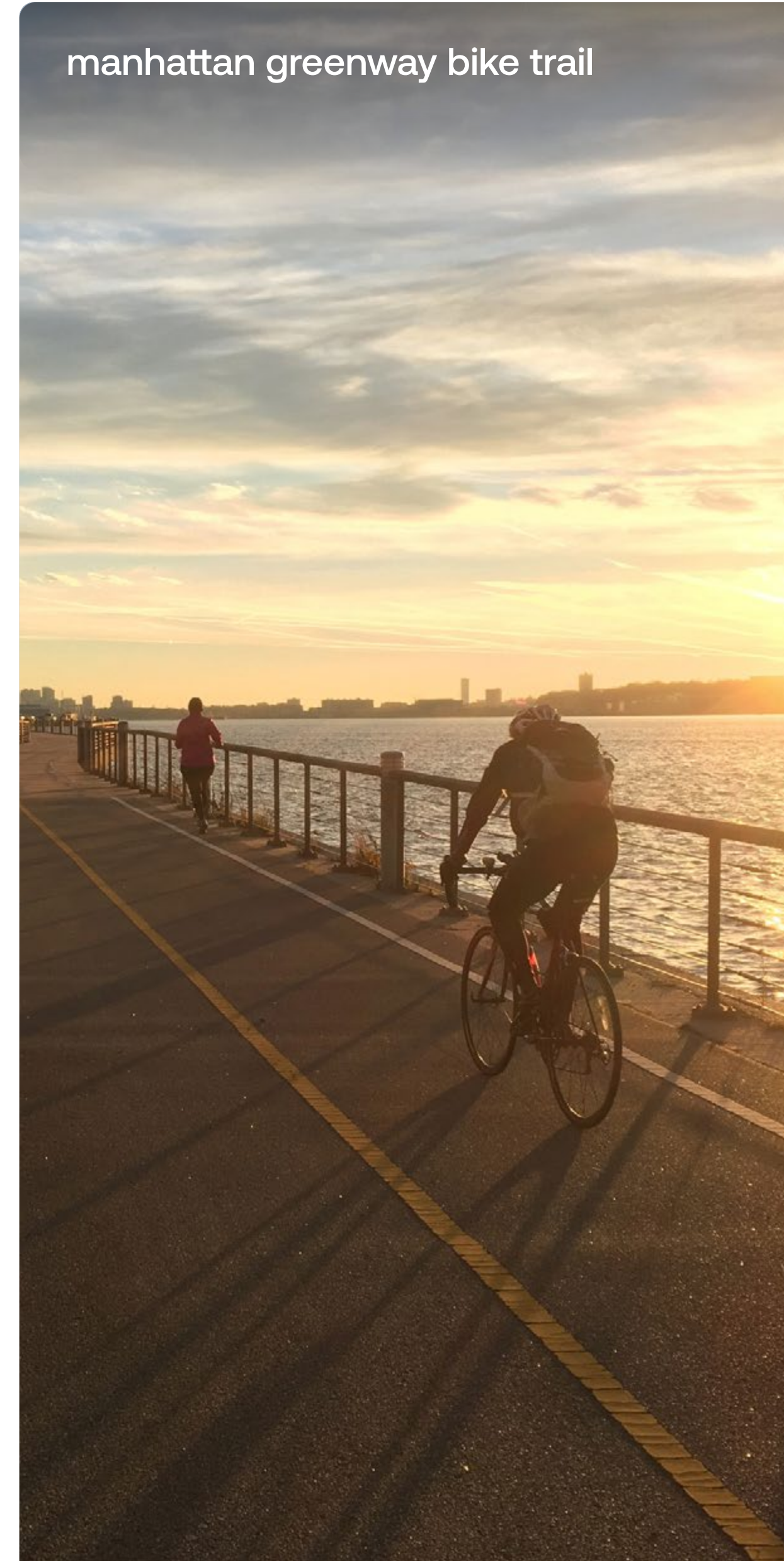
72nd street subway station



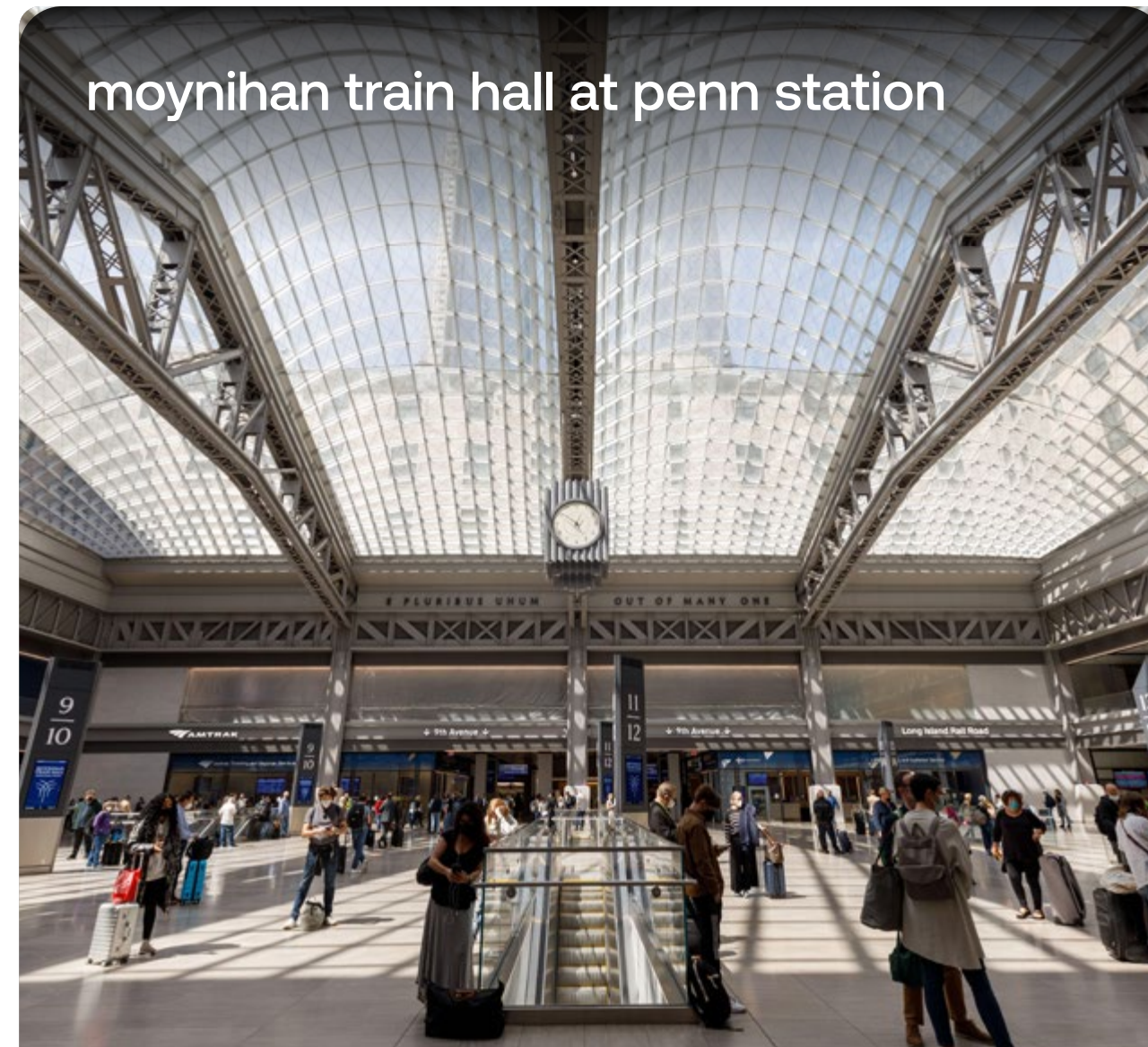
65th st transverse through central park



manhattan greenway bike trail



moynihan train hall at penn station



access & transportation

+1 train
subway stop at Lincoln Center

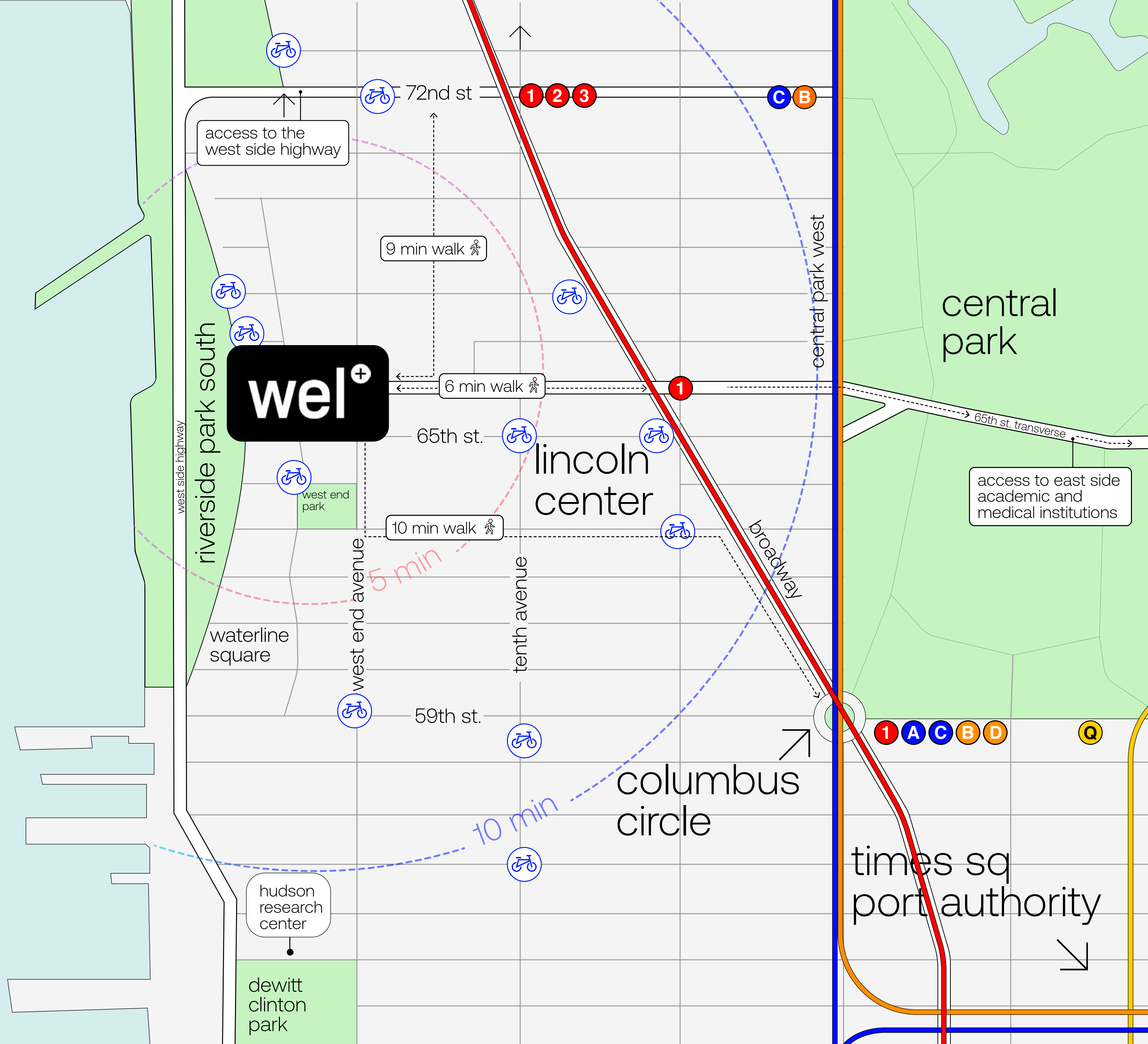
+ central park transverse
quick access to the east side life science cluster via 65th street

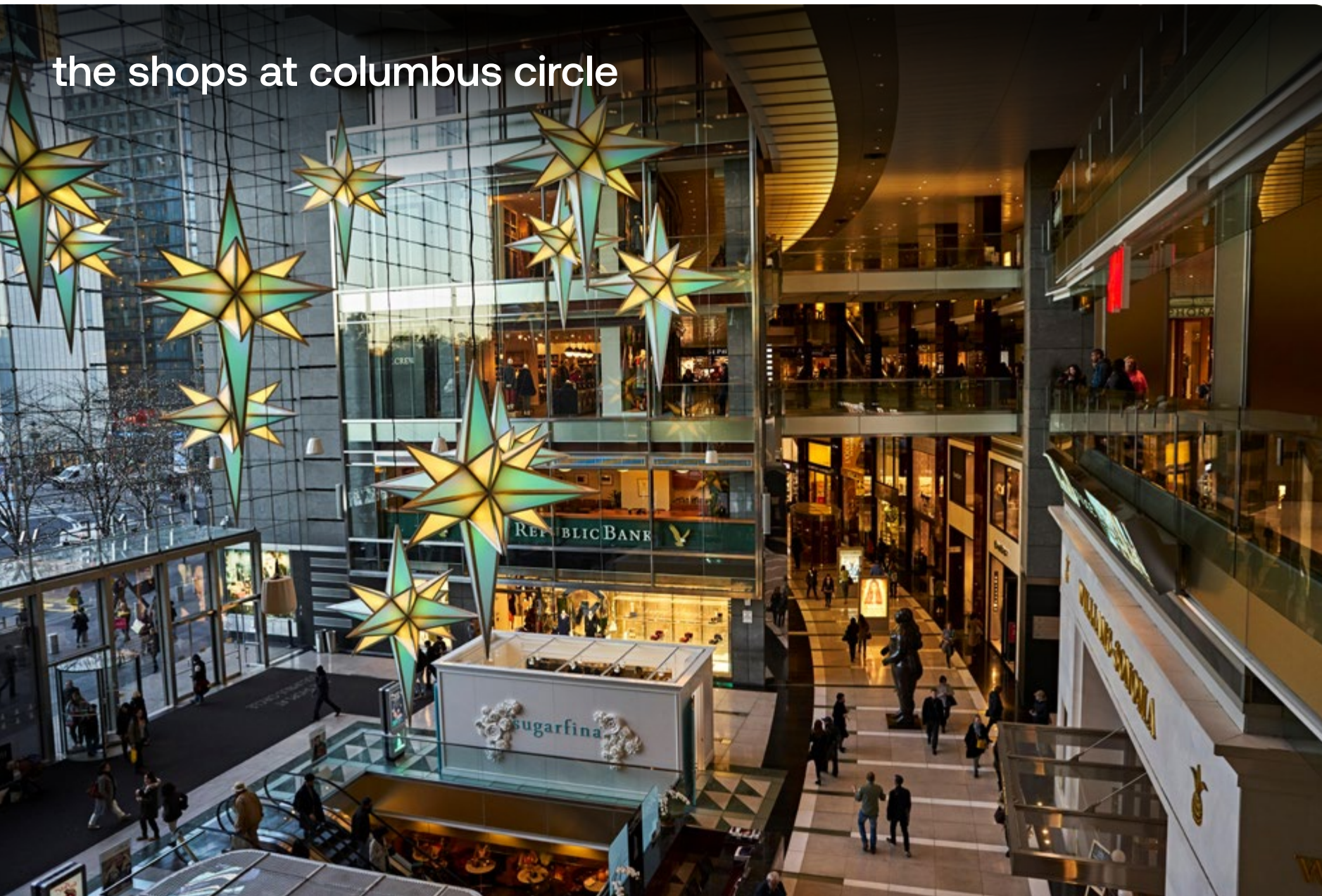
+10 min walk
Hudson Research Center, Mt. Sinai West Campus, Central Park & Columbus Circle shopping & subway hub

+ citibike access
8 stations within 2 blocks

+ west side highway access
allowing easy commutes from New Jersey & Westchester

+ multiple parks within 1/2 mile
including newly renovated Riverside Park South





the shops at columbus circle



metropolitan opera house at lincoln center



apple store at 72nd street & broadway



the beacon theater on the upper west side



riverside park south

neighborhood points of interest

food & beverage

1. Waterline Square
 - Empellón Taqueria
 - Harry's Table by Cipriani
 - Bellini at Harry's Table
 - Harry's Market at Harry's Table
 - Somm Wine & Spirits
2. Cafe Luxembourg
3. P.J. Clarke's
4. Vin Sur Vingt Wine Bar
5. Friedman's

cafés

1. White Noise Coffee Co.
2. Blu Café
3. Starbucks

shopping

1. Apple
2. The Shops at Columbus Circle:
 - Coach
 - H&M
 - J. Crew
 - Jo Malone
 - Lululemon
 - Sephora
 - TUMI
 - Williams Sonoma

fitness

1. Central Rock Gym
2. Barry's UWS
3. Equinox

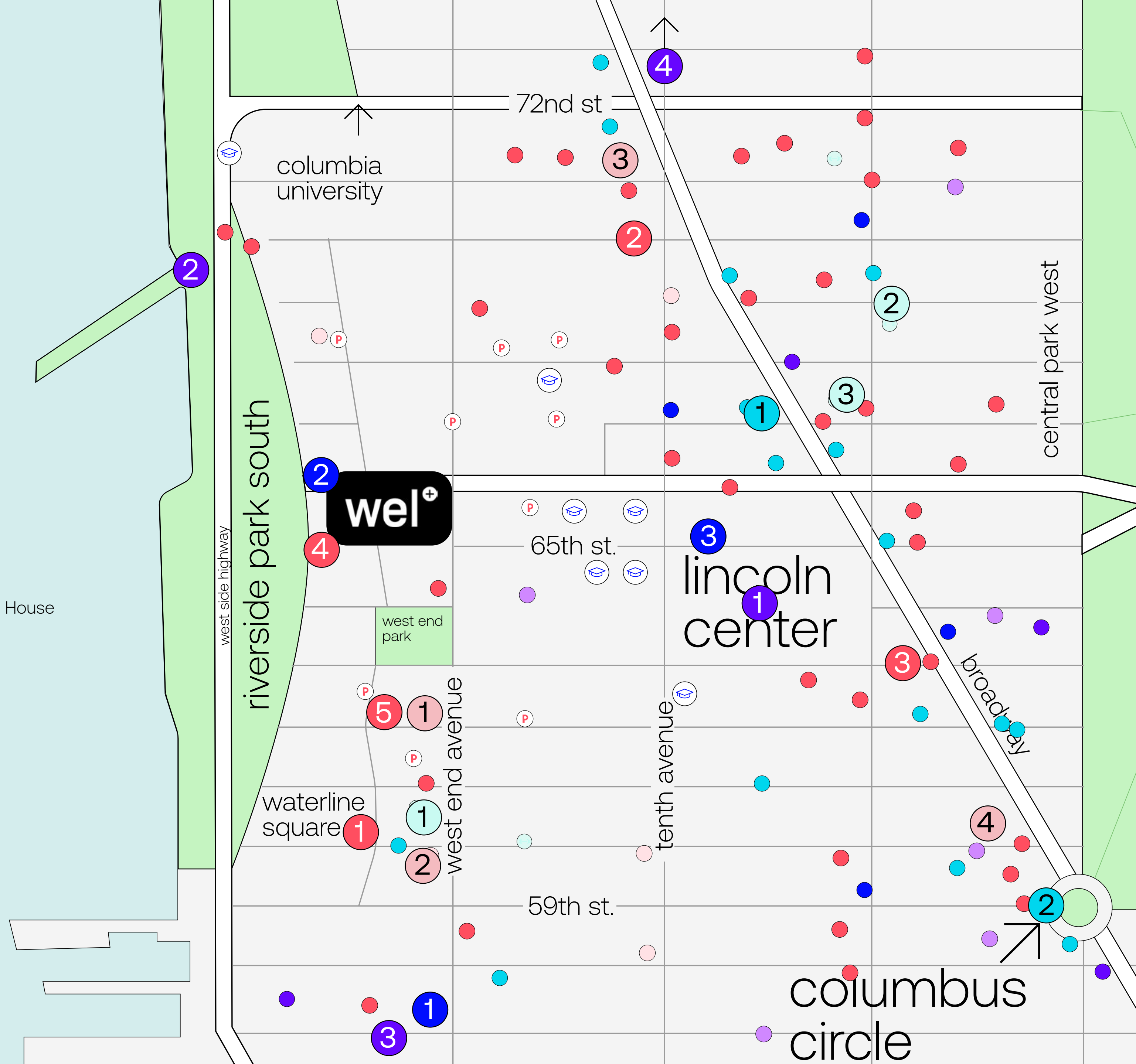
culture

1. Lincoln Center & Metropolitan Opera House
2. Pier i Café
3. Terminal 5
4. Beacon Theatre

grocery

1. Brooklyn Fare
2. Morton Williams
3. Trader Joe's
4. Whole Foods at Columbus Circle

- hotels
- P parking
- Ⓤ education



placed

established

wel built

versed

established



roof deck

rooftop mechanicals

new high-performing curtain wall facade

150-250 lbs/sf floor loads

24'-33' center column spacing

EV charging station

secure private parking

tenant space for specialty lab use

robust building loading facility

direct loading into private tenant spaces



expansive floor plates

the largest lab floor plates in New York City at 55,000 SF enable companies of every scale to find a home in WEL



lab-ready floors

robust infrastructure to support multi-disciplinary research in wet and dry labs



the Helix

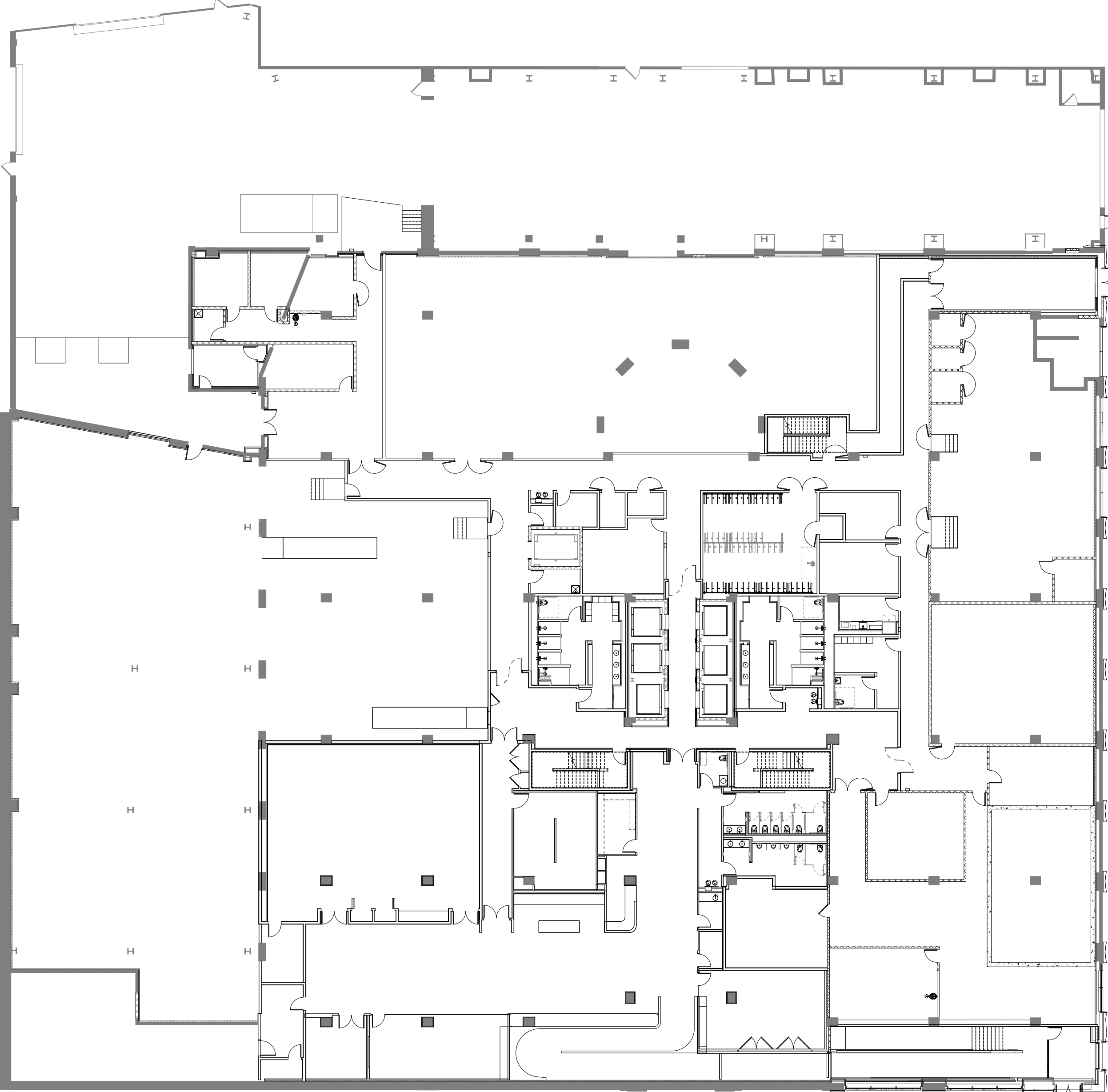
a vestige of its automotive past, the Helix has been reimagined as inspiring collaborative space



the Helix

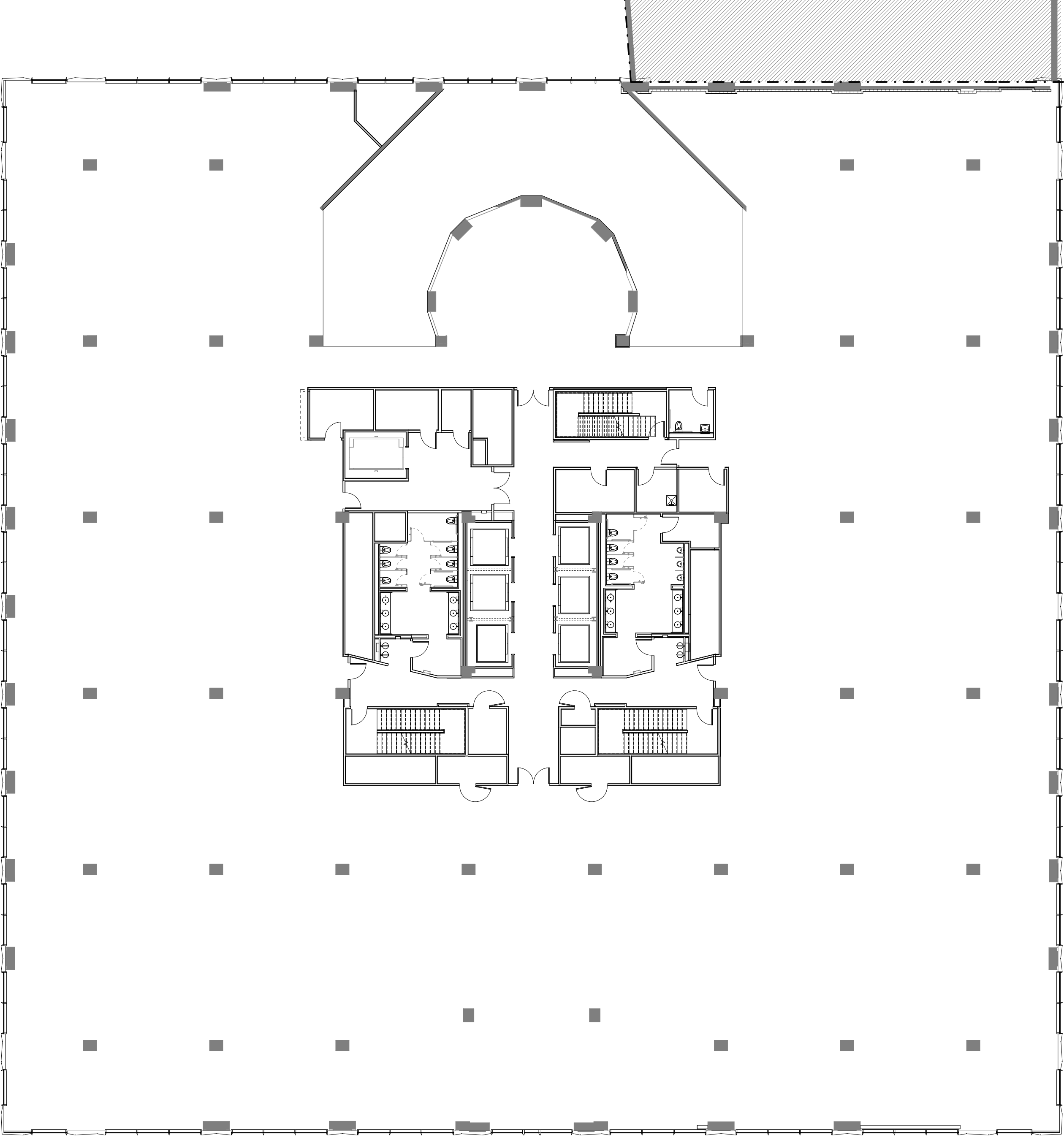
a vestige of its automotive past, the Helix has been reimagined as inspiring collaborative space

cellar
core & shell



level 4-7
core & shell

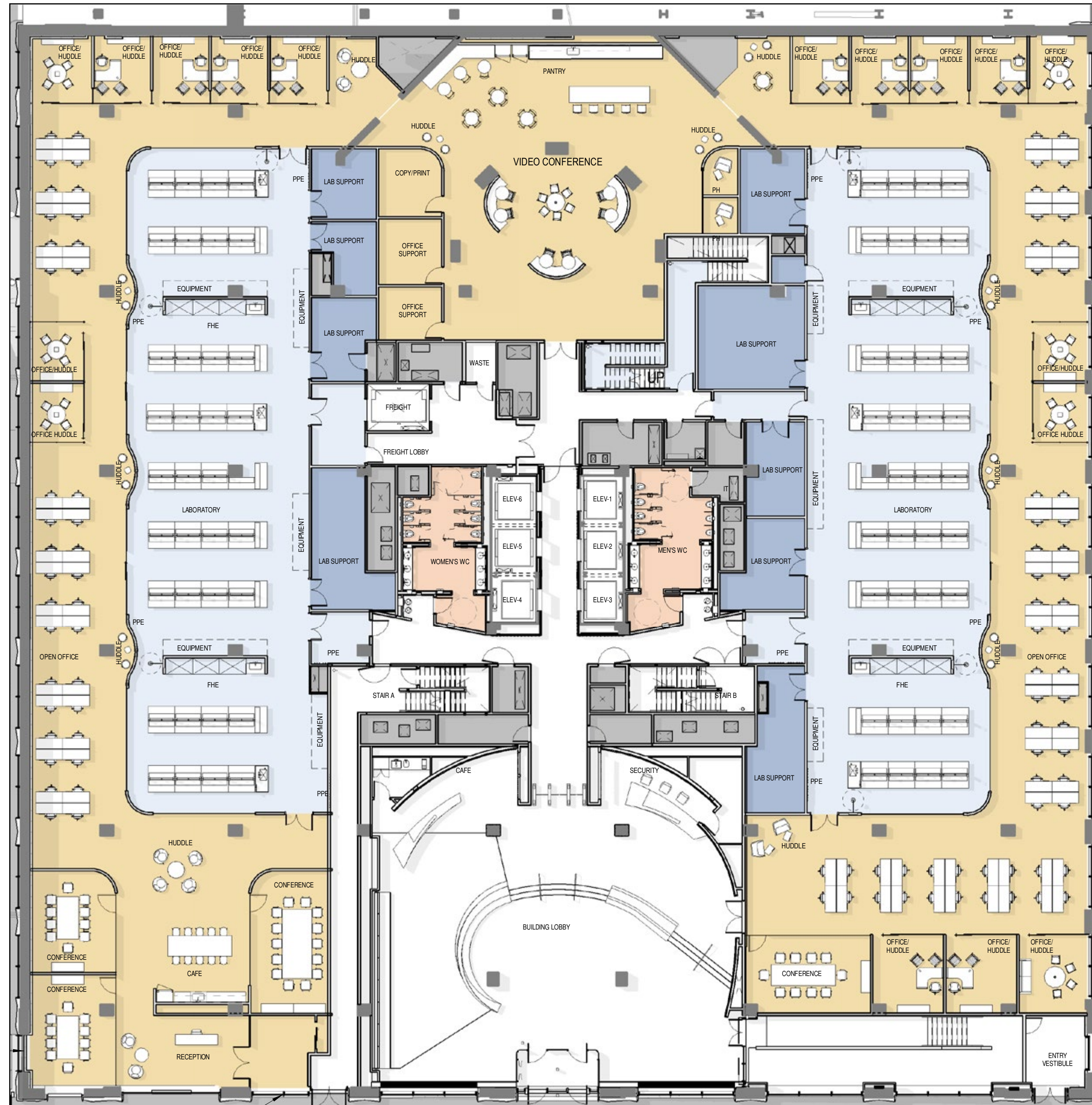
55,000 RSF



level 1 single tenant

45,000 RSF

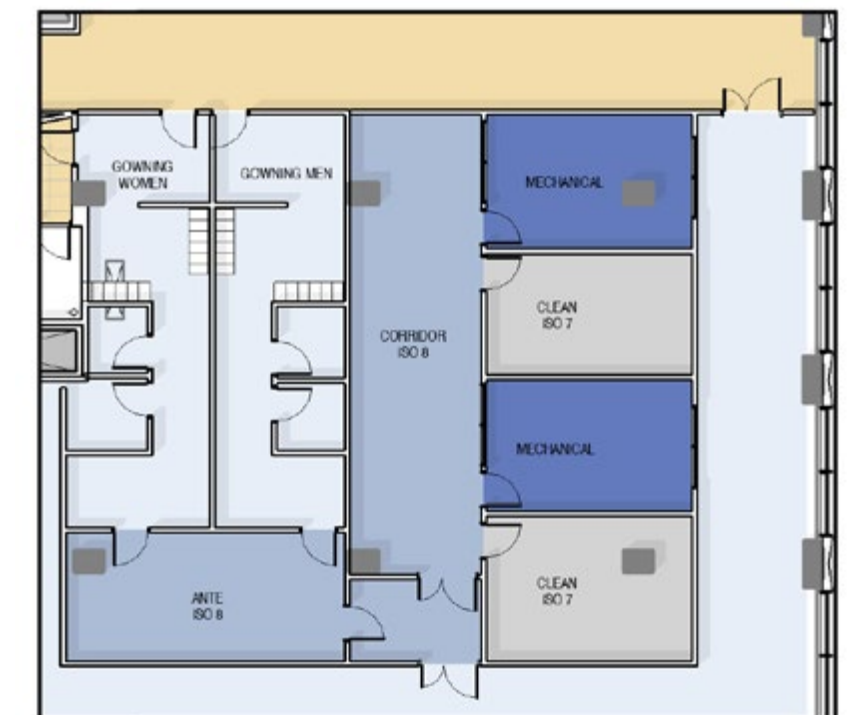
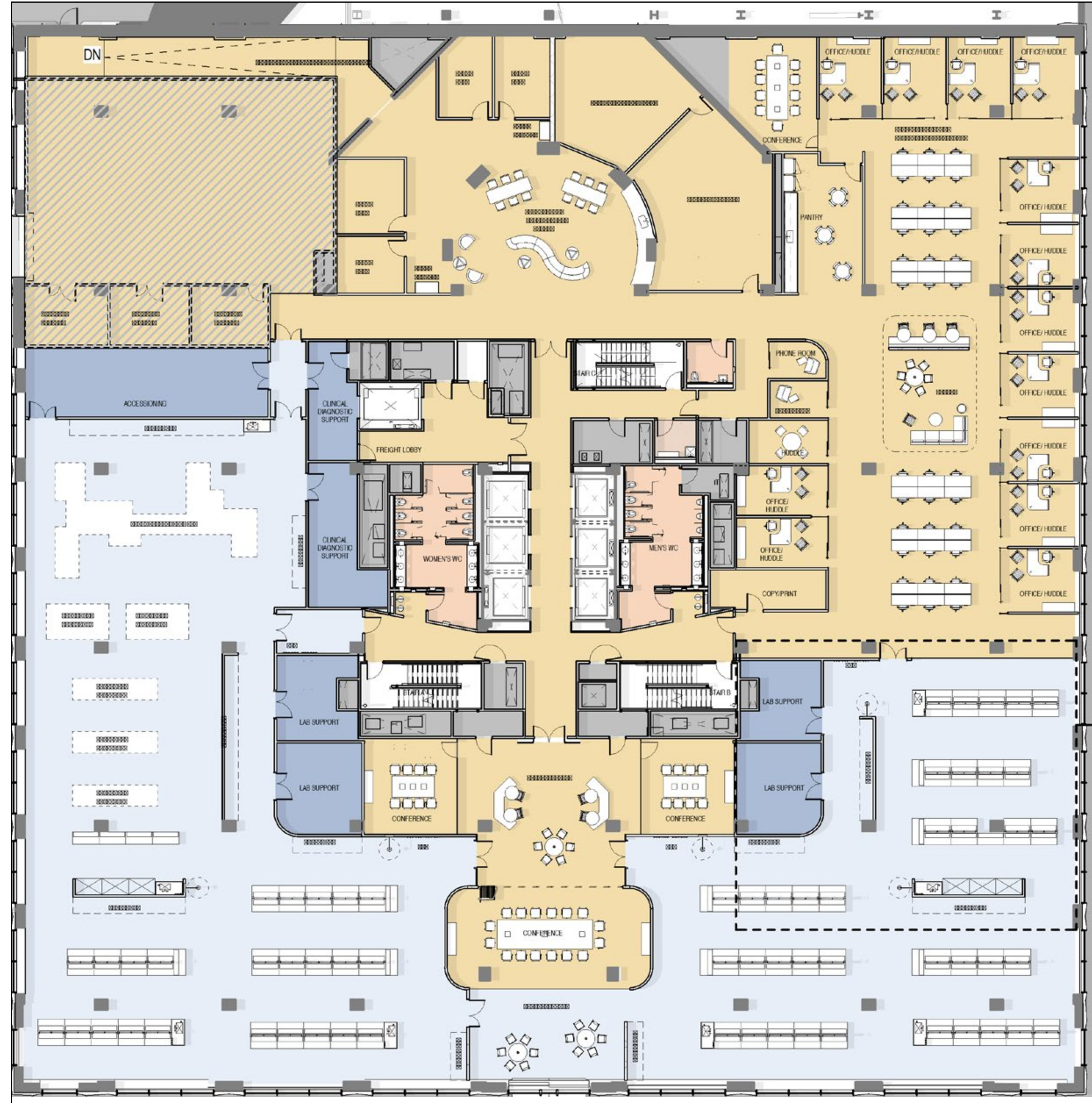
- Bathrooms
- Labs
- Lab Support
- Office/Amenity



level 2
single tenant
with direct
loading

55,000 RSF

- Bathrooms
- Labs
- Lab Support
- Office/Amenity



Alternate option clean room (ISO 7)

level 3 pre-build 3 tenants

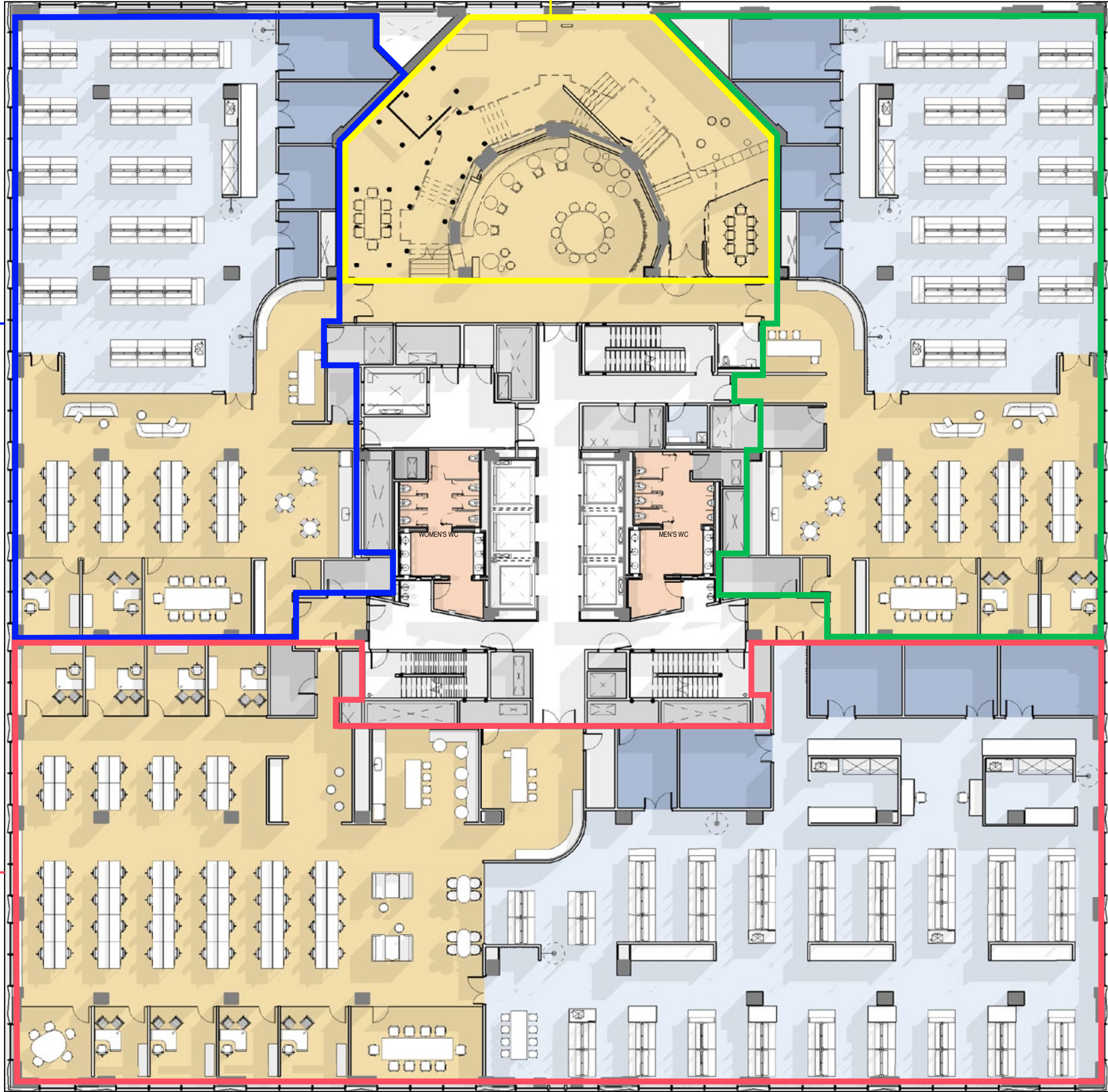
- Bathrooms
- Labs
- Lab Support
- Office/Amenity

Helix: Shared conference and collaborative space

Tenant Space 1:
13,500 RSF

Tenant Space 2:
13,500 RSF

Tenant Space 3:
27,000 RSF



levels 4-7 single tenant

55,000 RSF

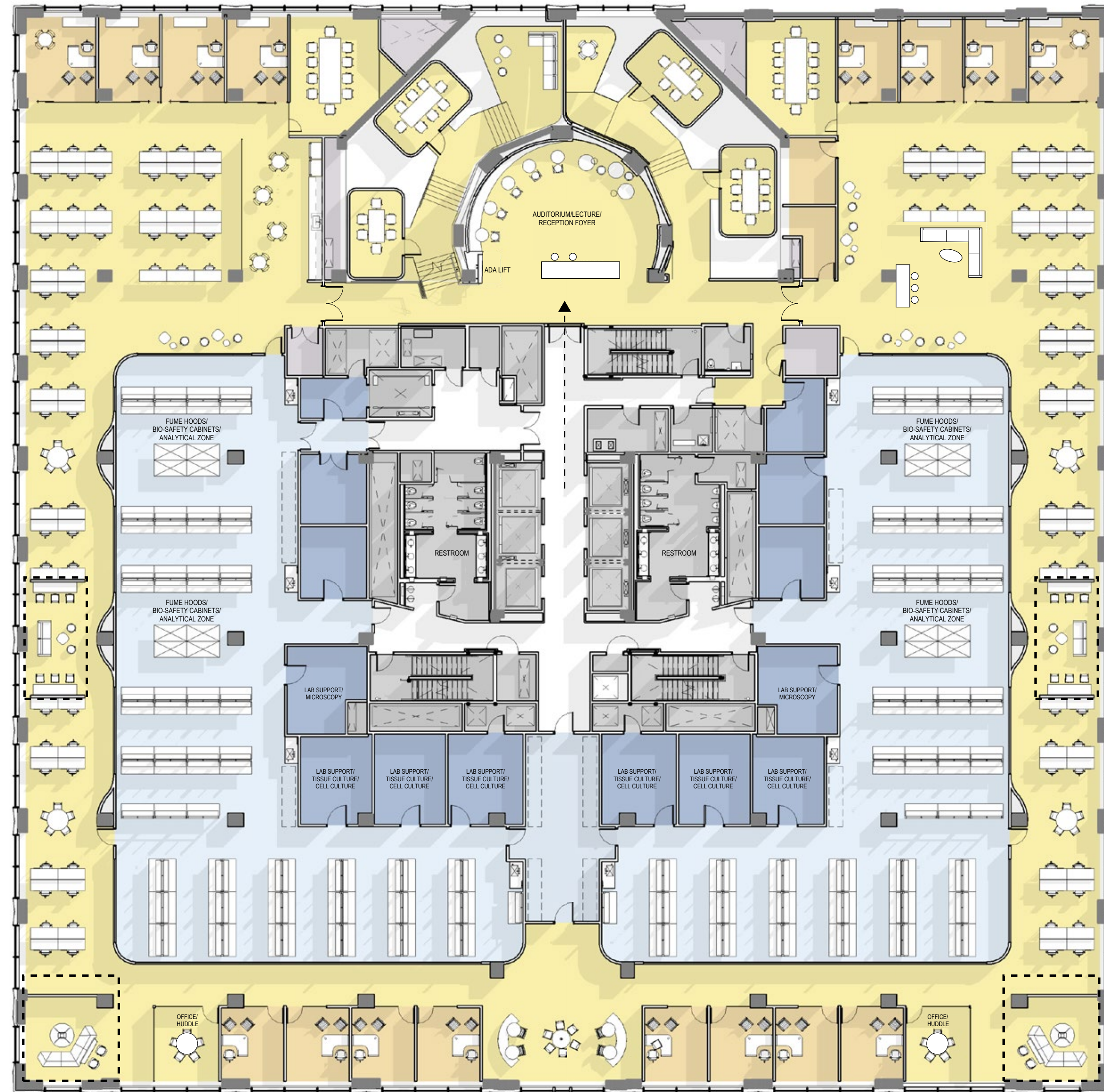
- Bathrooms
- Labs
- Lab Support
- Office/Amenity



levels 4-7
single tenant,
dual labs

55,000 RSF

- Bathrooms
- Labs
- Lab Support
- Office/Amenity



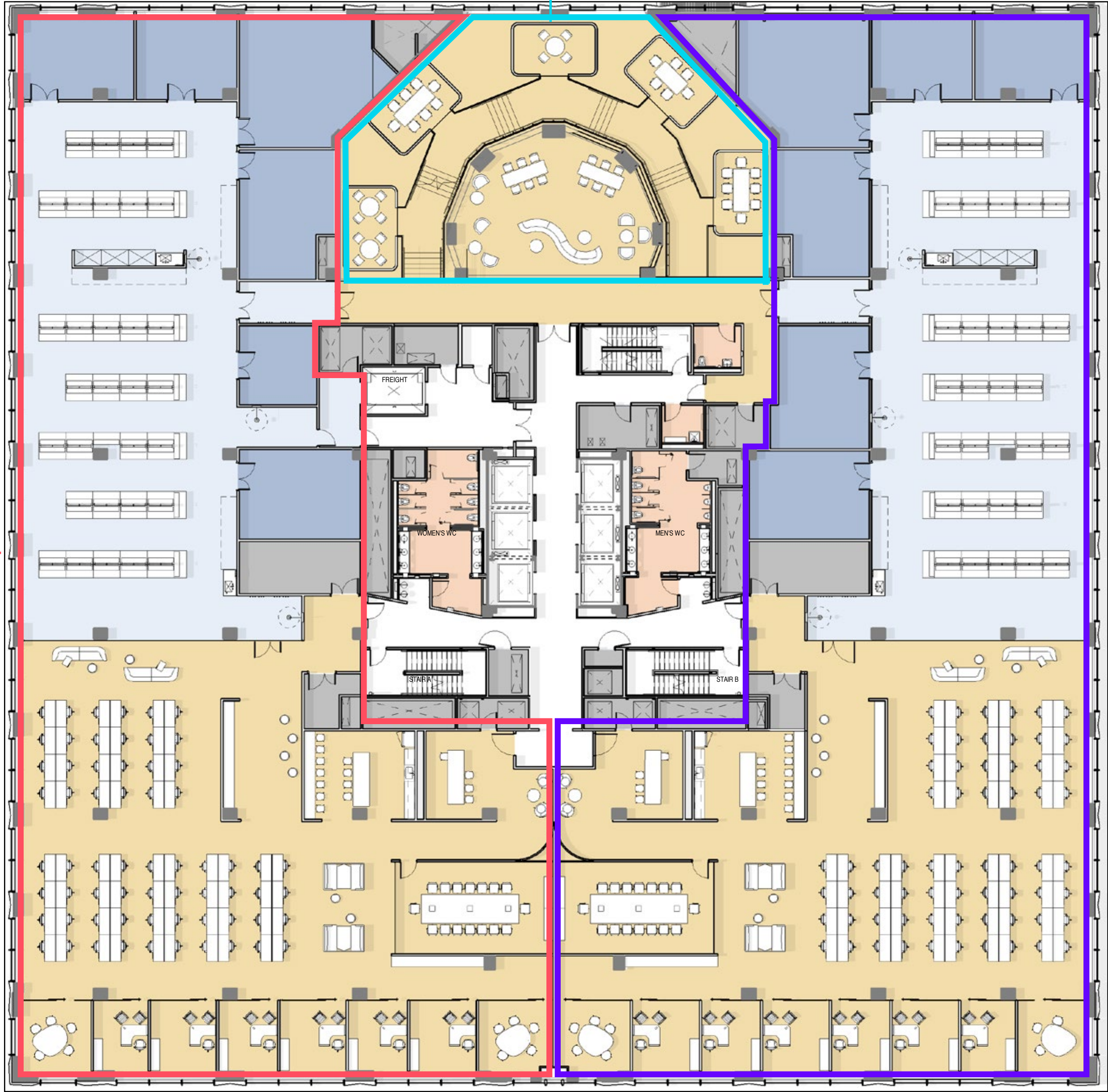
levels 4-7
two tenants

- Bathrooms
- Labs
- Lab Support
- Office/Amenity

Helix: Shared conference and collaborative space

Tenant Space 1:
Levels 4-7: 26,000 RSF

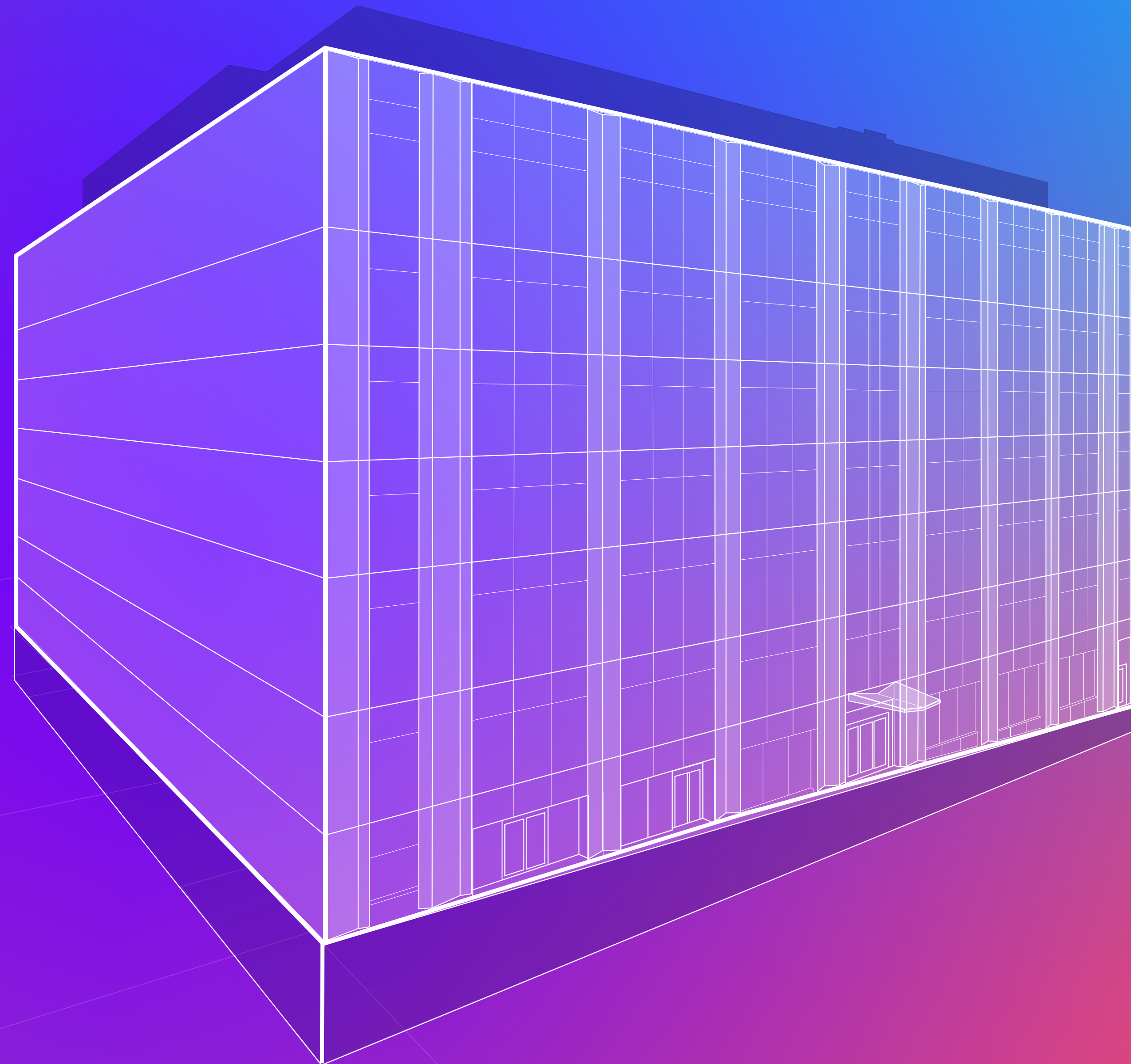
Tenant Space 2:
Levels 4-7: 26,000 RSF



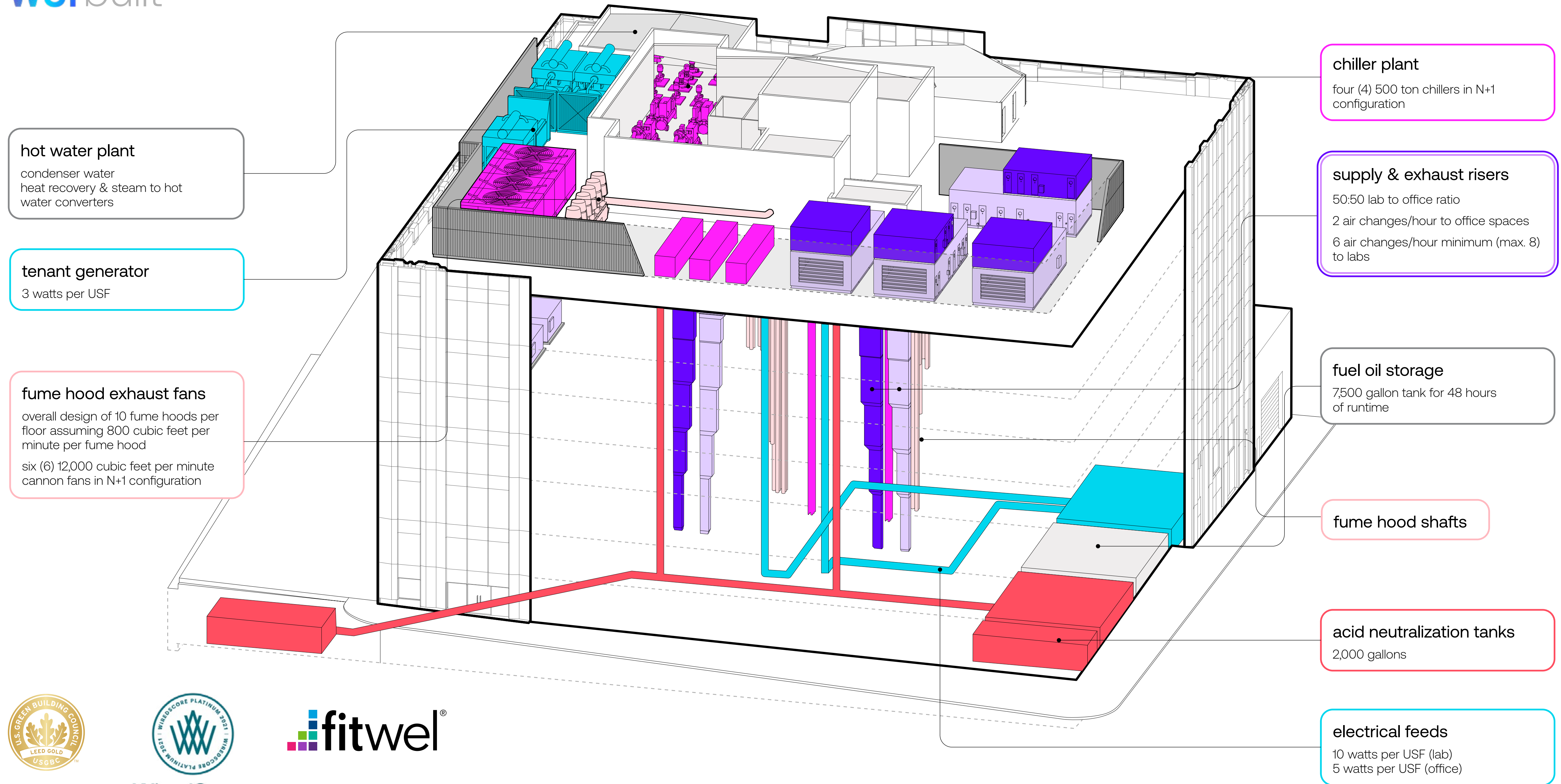
availability

Level	Rentable Floor Area*	Ceiling Height
Level 7	26,000 RSF	15'9"
Level 6	55,000 RSF	13'3"
Level 5	55,000 RSF	13'3"
Level 4	55,000 RSF	13'3"
Level 3	28,000 RSF	15'9"
Level 2	55,000 RSF	13'6"
Level 1	45,000 RSF	13'6"
Lower Level	24,000 RSF	16'

*square footages are drafted estimates and not guaranteed for the purposes of lease negotiation



- 07 Available
- 06 Available
- 05 Available
- 04 Available
- 03 Available
- 02 Available
- 01 Available
- 00 Storage, Specialty Lab Space, ConnectWEL



hot water plant
 condenser water
 heat recovery & steam to hot
 water converters

tenant generator
 3 watts per USF

fume hood exhaust fans
 overall design of 10 fume hoods per
 floor assuming 800 cubic feet per
 minute per fume hood
 six (6) 12,000 cubic feet per minute
 cannon fans in N+1 configuration

chiller plant
 four (4) 500 ton chillers in N+1
 configuration

supply & exhaust risers
 50:50 lab to office ratio
 2 air changes/hour to office spaces
 6 air changes/hour minimum (max. 8)
 to labs

fuel oil storage
 7,500 gallon tank for 48 hours
 of runtime

fume hood shafts

acid neutralization tanks
 2,000 gallons

electrical feeds
 10 watts per USF (lab)
 5 watts per USF (office)



WiredScore
 PLATINUM

placed

versed

welled

built

established



ELEVATE

RESEARCH PROPERTIES

Elevate Research Properties builds, manages and operates premier life science real estate facilities in strategic core markets. Elevate is a wholly-owned subsidiary of Taconic Partners that will function as a separate division while leveraging certain resources of Taconic. The platform will focus on establishing and growing a strong regional life sciences portfolio and will be responsible for all life science investment activities including acquisitions, debt and equity capital markets, development and construction, leasing, operations, and property management.

TACONIC

PARTNERS

Taconic Partners is one of New York City's premier vertically-integrated real estate development firms focused on innovative and forward-thinking projects which define the places we live and work. After establishing a strong track record of successful investments and developments in office, retail, telecom, medical, and residential sectors, the company began building a best-in-class life sciences portfolio in 2015 to meet the unmet needs of a rapidly-growing industry.

nuveen

A TIAA Company

Nuveen Real Estate is one of the largest investment managers in the world with \$127 billion of assets under management. Managing a suite of funds and mandates, across both public and private investments, and spanning both debt and equity across diverse geographies and investment styles, we provide access to every aspect of real estate investing. With over 80 years of real estate investing experience and more than 660 employees located across over 25 cities throughout the United States, Europe and Asia Pacific, the platform offers unparalleled geographic reach, which is married with deep sector expertise.

LaSalle

INVESTMENT MANAGEMENT®

LaSalle Investment Management is one of the world's leading real estate investment managers. On a global basis, LaSalle manages more than \$82 billion of assets in private and public real estate property and debt investments as of Q2 2022. The firm's diverse client base includes public and private pension funds, insurance companies, governments, corporations, endowments, and private individuals from across the globe. LaSalle sponsors a complete range of investment vehicles including separate accounts, open- and closed-end funds, public securities, and entity-level investments.



Perkins&Will

architect

The New York Studio of Perkins and Will is a multi-disciplinary design practice focused on a diverse range of projects. At the core is a fundamental belief in the power of design and the potential to improve, inspire, and ultimately transform our lives. The Science+Technology Practice at Perkins and Will has deep expertise in designing world-class research and engineering facilities, as well as large-scale research and innovation districts.

JBB
JAROS BAUM & BOLLES

engineer

JB&B's rapidly developing life sciences services sector is an expression of the firm's dynamic approach to the possibilities of creative engineering. JB&B has been responsible for the design of over 20 million square feet of life sciences laboratory/research-type facilities, leveraging a seasoned engineering staff with a proven record of innovative design and experience in responding to the unique challenges of life sciences projects with technical expertise and solid professionalism.

wel led

for leasing

Contact our team for more information

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