HUDSON RESEARCH CENTER

619 WEST 54TH STREET

SILVERSTEIN PROPERTIES

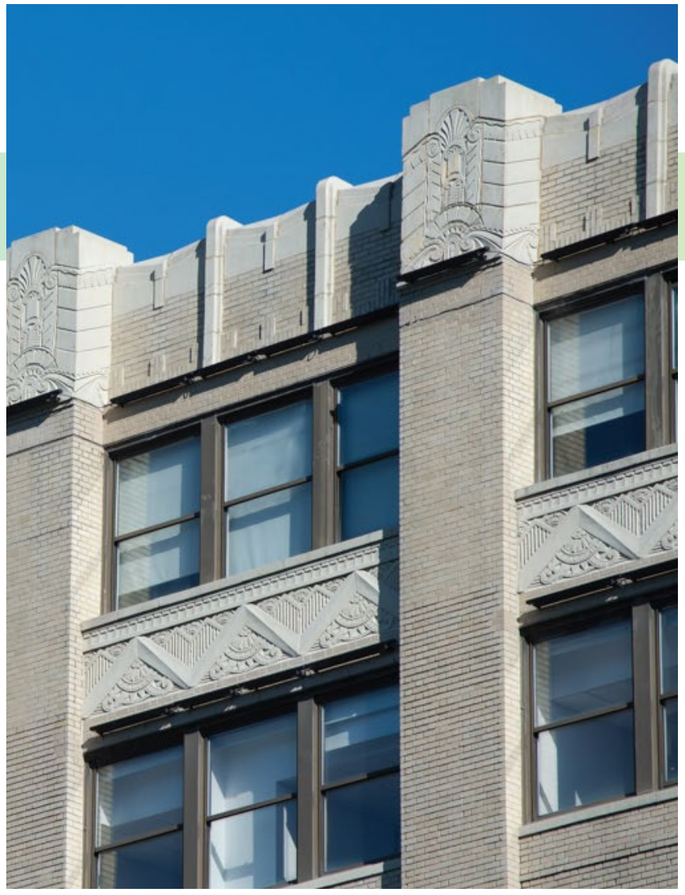
TACONIC INVESTMENT PARTNERS LLC

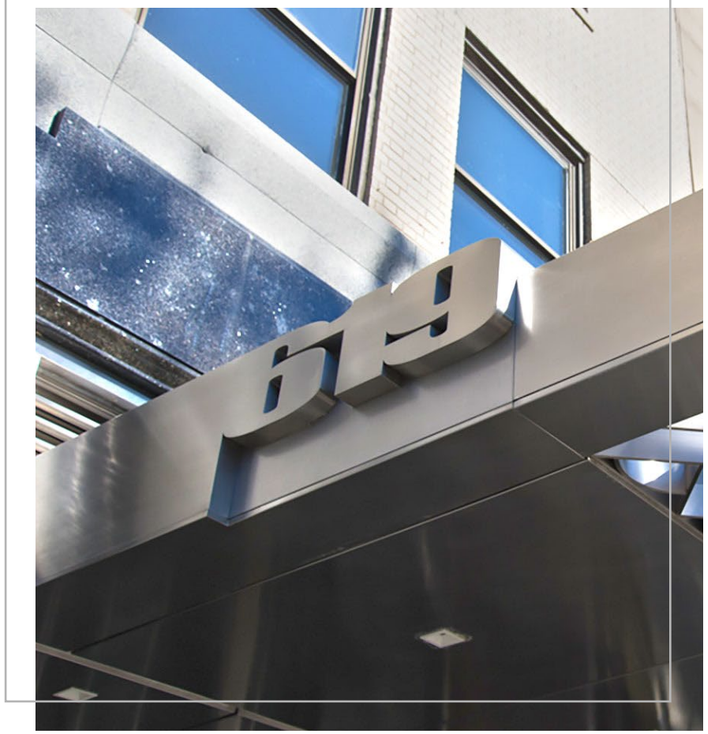
BUILDING
OVERVIEW

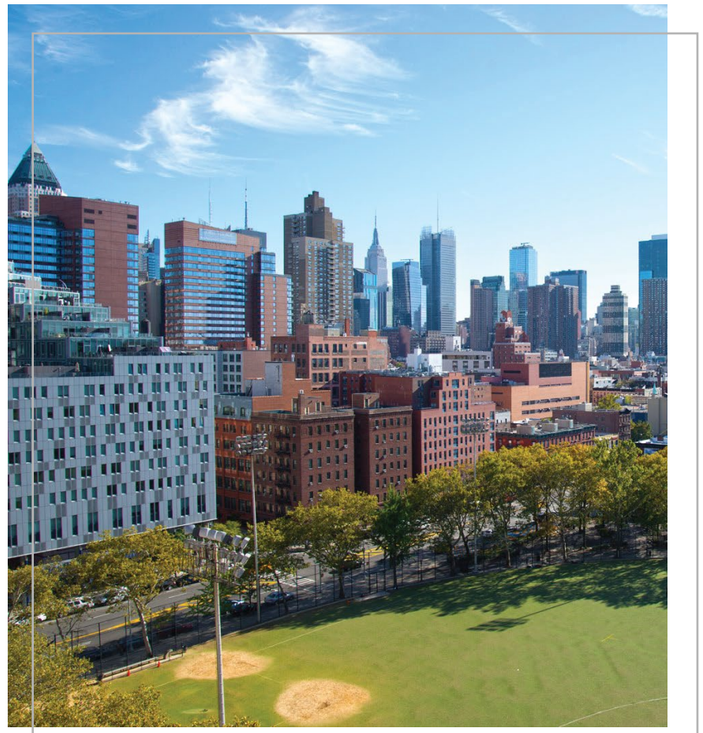
HUDSON RESEARCH CENTER
619 WEST 54TH STREET

A HUB FOR INNOVATION AND COLLABORATION

Hudson Research Center is an exciting new hub for innovation and collaboration on Manhattan's West Side. With all of the infrastructure required for state-of-the-art research facilities, Hudson Research Center is the future of the burgeoning New York City life science cluster.







BUILDING
SPECIFICATIONS

HUDSON RESEARCH CENTER
619 WEST 54TH STREET

ADDRESS
619 West 54th Street, New York, NY 10019

BUILT
1930

STRUCTURE
Steel column with cast-in-place concrete slab

FACADE
Brick and masonry

CEILING HEIGHTS (BEAM FREE)
Ground Floor: 16’ | 2nd - 9th Floors: 11’4” | 10th Floor: 11’6”

COLUMN SPACING
20' on center

FLOOR LOADS
Ground, 2nd & 3rd floors: 250lbs PSF
4th -10th floors: 150lbs PSF

ELEVATORS
All floors : (3) passenger cars & (1) freight service
(1) dedicated passenger car services certain existing tenants

SPRINKLER
Fully sprinklered

FIRE SAFETY
Class E (installed 2013)

SECURITY
Staffed lobby desk

TELECOM
WiredScore Certified Gold, Verizon, Time Warner, Rainbow Broadband

GENERATOR CAPACITY
1 MW of Emergency Power

LOADING
Base building loading docks and freight elevator

LAB
SPECIFICATIONS

HUDSON RESEARCH CENTER
619 WEST 54TH STREET

GENERATOR CAPACITY
1 MW of Emergency Power

ELECTRICAL CAPACITY
Up to 25 watts per SF

LOADING
Base building loading docks and freight elevator

HVAC
Rooftop chiller plant and AHUs on tenant floors designed to wet lab specifications.
Base building exhaust fans and risers serving tenant floors

DEDICATED TENANT SYSTEMS
Shaft and roof space available for tenant dedicated units

PH NUETRALIZATION
Base building pH neutralization system in basement.

GAS STORAGE + DISTRIBUTION
Access to base building natural gas service to feed tenant lab space.
Basement space available for storage of in-building gas tanks

AMENITIES
OVERVIEW

PARKING
Available on-site gated parking lot

BIKE ROOM
Includes showers

STORAGE
Storage & Tenant mechanical spaces available

VIEWS
Breathtaking park and river views

NATURAL LIGHT
Large windows on 3 sides of building flood floors with light

ROOF AMENITY
Plans for future roof deck

CURRENT
TENANTS

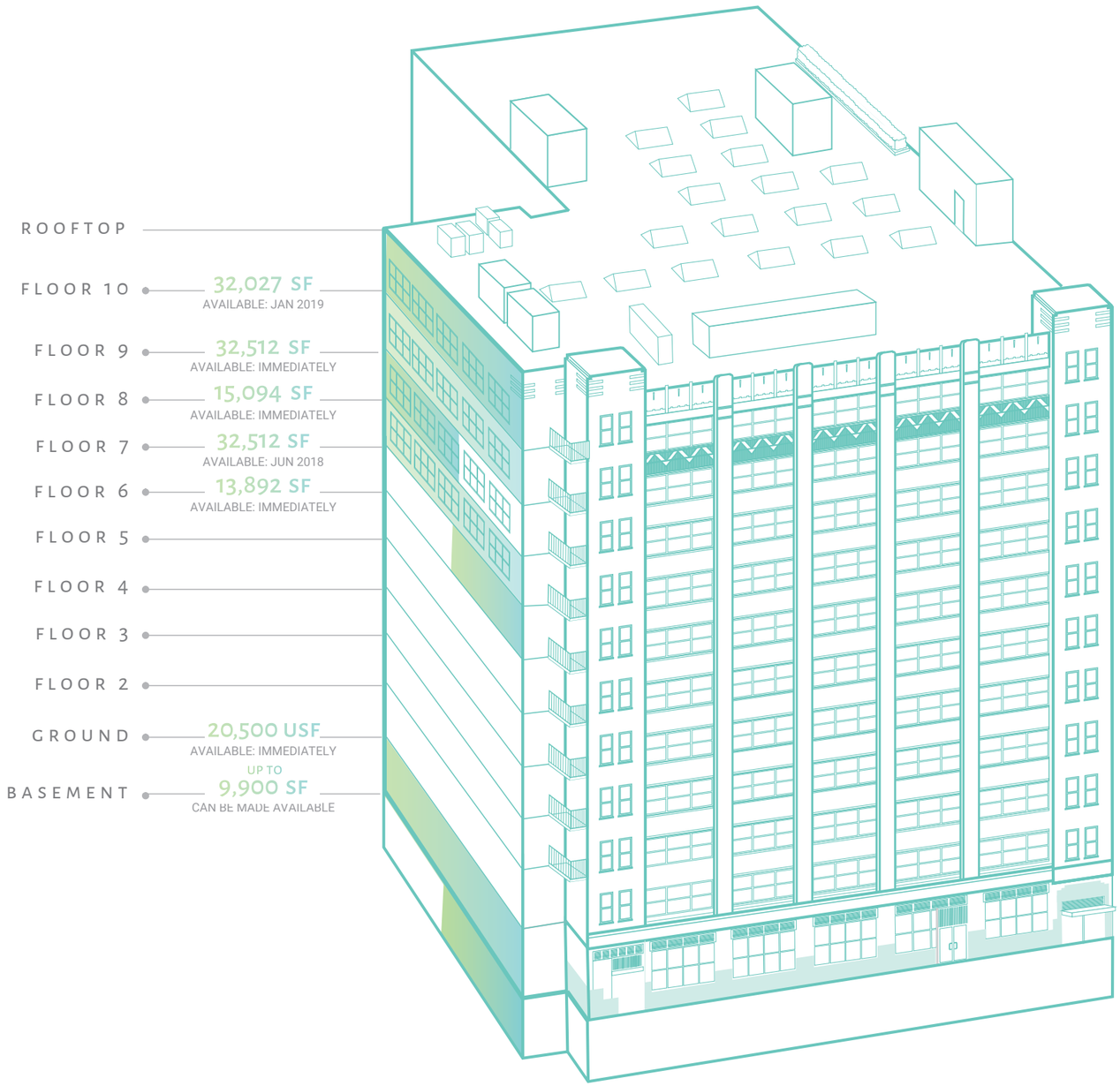
NYSCF · Rogosin Institute · CUNY The City University of New York · Manhattan Surgery Center · Westside GI · blackbaud · VOLVO · BRK Bridal New York

"As we expand NYSCF to make room for new collaborations and further cutting-edge research we are excited to help develop and strengthen midtown Manhattan as a major biotechnology hub." said Susan Solomon, NYSCF CEO and Co-founder. "Bringing together our laboratory and office at 619 West 54th allows us to not only physically grow our footprint, but also expand our technological capacities and programs, a fitting step for NYSCF as the organization celebrates its tenth anniversary."

- SUSAN SOLOMON,
CEO NYSCF

STACKING
PLAN

HUDSON RESEARCH CENTER
619 WEST 54TH STREET



ROBUST INFRASTRUCTURE AND EXPANSIVE 32,512 FLOOR PLATES MAKE HUDSON RESEARCH CENTER
A VERSATILE BUILDING PERFECT FOR LIFE SCIENCE LABS AND OFFICES ALIKE.

HUDSON RESEARCH CENTER

619 WEST 54TH STREET

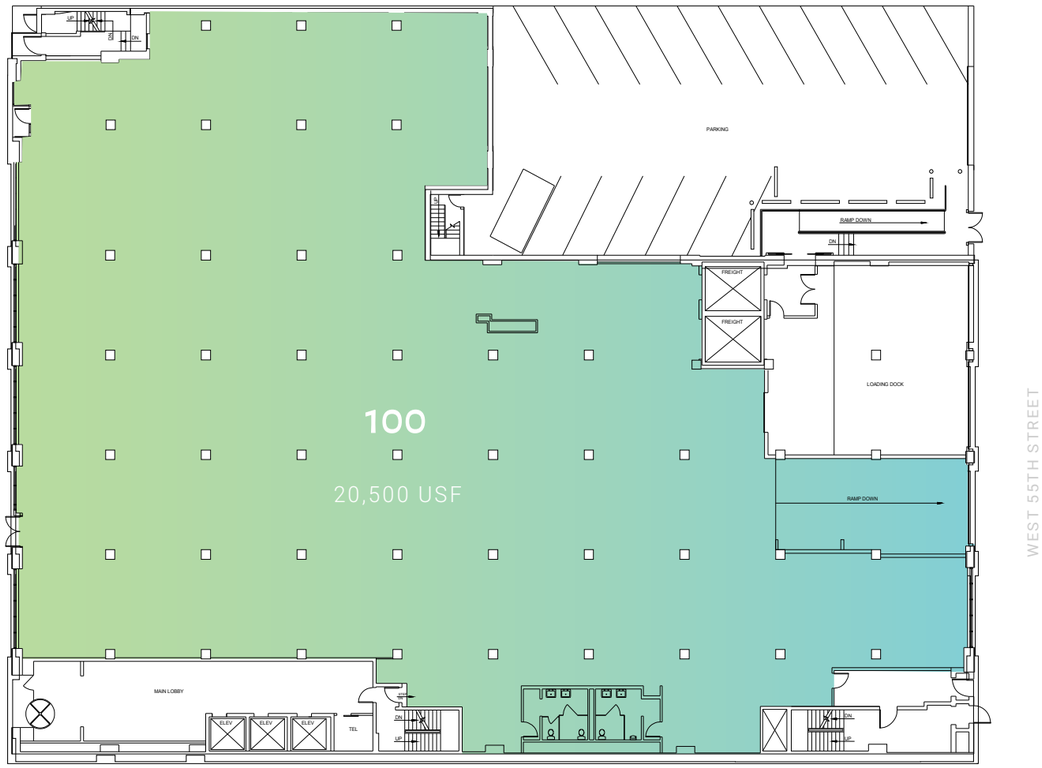
FLOOR PLANS

BASEMENT & GROUND FLOOR

HUDSON RESEARCH CENTER

619 WEST 54TH STREET

BASEMENT



GROUND FLOOR

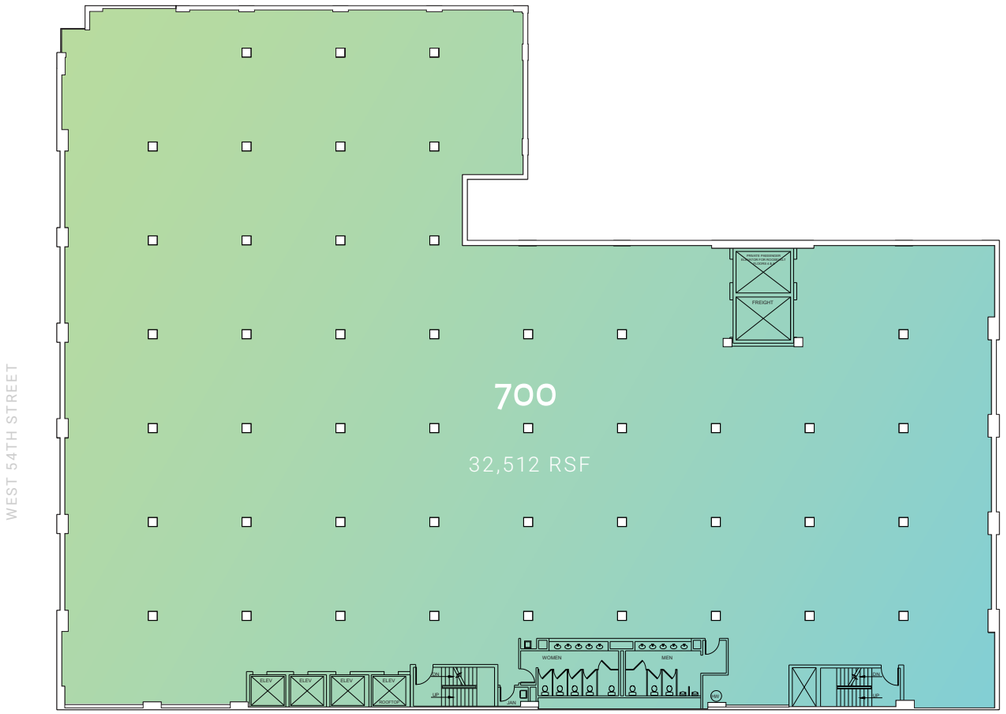
FLOOR PLANS
FLOOR 6

HUDSON RESEARCH CENTER
619 WEST 54TH STREET

FLOOR 6

FLOOR PLANS
& TEST FITS - FLOOR 7

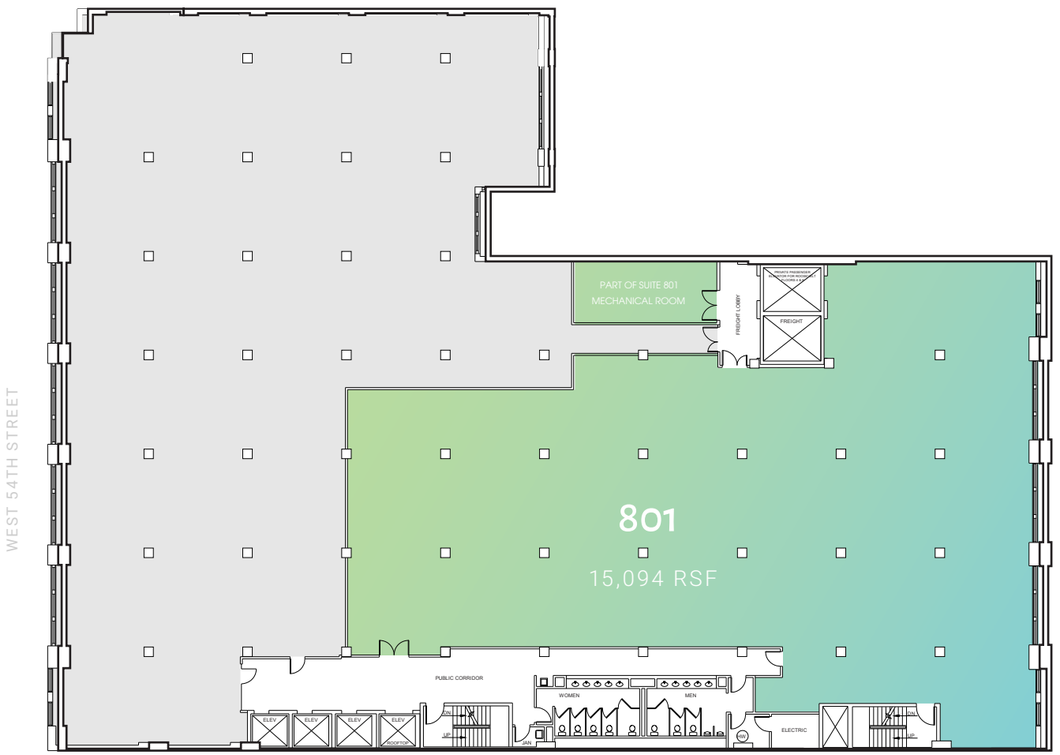
HUDSON RESEARCH CENTER
619 WEST 54TH STREET



FLOOR 7

FLOOR PLANS
& TEST FITS - FLOOR 8

HUDSON RESEARCH CENTER
619 WEST 54TH STREET



FLOOR 8

AREA LEGEND

- AMENITIES
- CORE
- LAB SUPPORT
- LABORATORY
- OFFICE
- MEP

FLOOR PLANS
& TEST FITS - FLOOR 9

HUDSON RESEARCH CENTER
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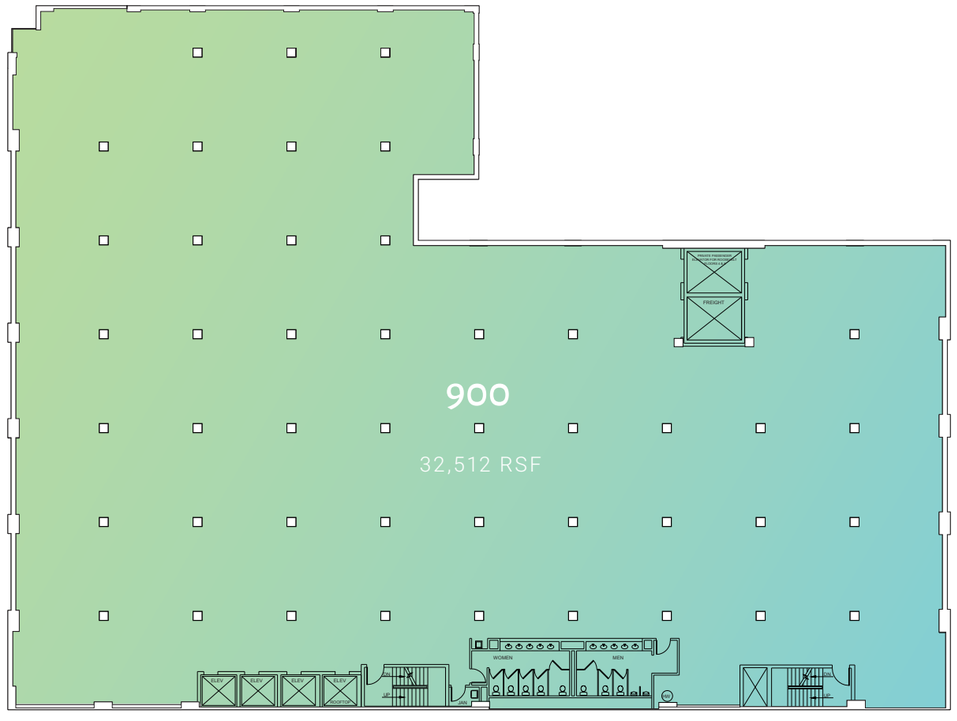


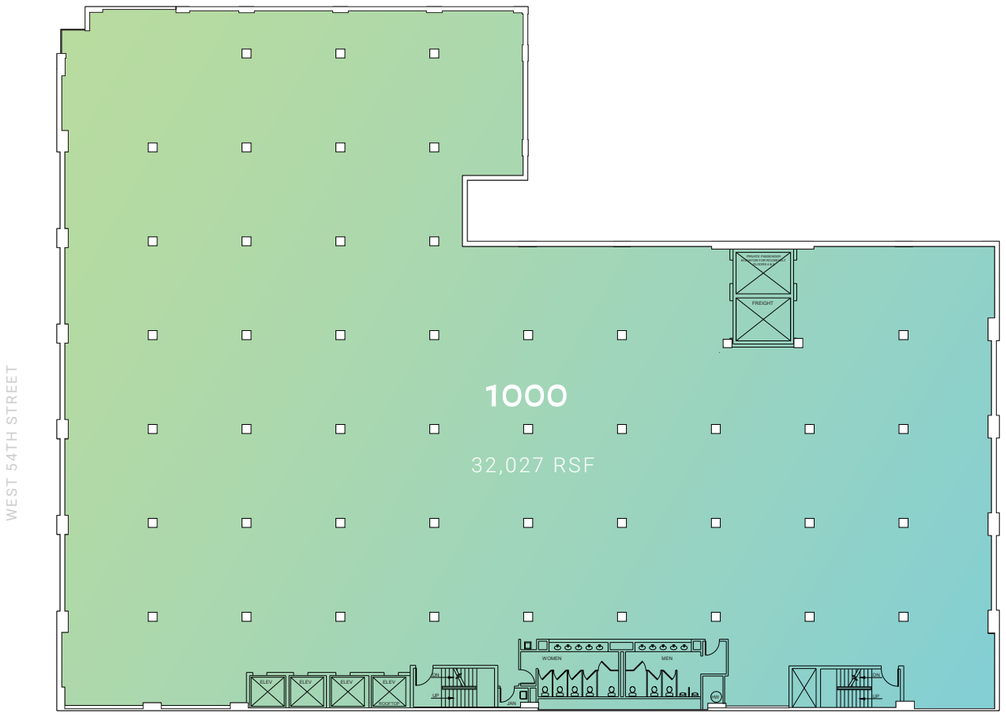
FLOOR 9

AREA LEGEND

- AMENITIES
- CORE
- LAB SUPPORT
- LABORATORY
- OFFICE
- MEP

FLOOR PLANS
& TEST FITS - FLOOR 10

HUDSON RESEARCH CENTER
619 WEST 54TH STREET



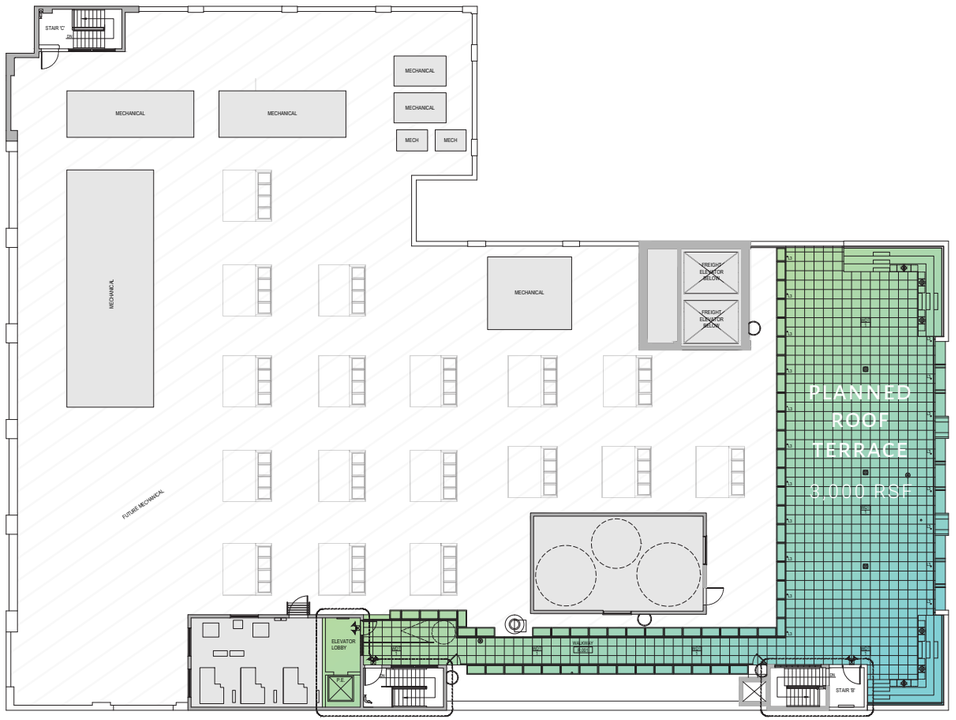
FLOOR 10

AREA LEGEND

- AMENITIES
- CORE
- LAB SUPPORT
- LABORATORY
- OFFICE
- MEP

FLOOR PLANS
ROOFTOP & TERRACE

HUDSON RESEARCH CENTER
619 WEST 54TH STREET



ROOFTOP

NEIGHBORHOOD
VICINITY MAP

DINING

1. Hudson Eatery
2. Rex
3. Hanci Turkish Cuisine
4. Il Baretto
5. Cafe Ole
6. Route 66 Cafe
7. La Bergamote
8. American Retro
9. El Centro
10. Annabel
11. Puff Cha Ramen
12. Azuri Cafe
14. Empanada Mama
15. Landmark Tavern
16. Gotham West Market
17. Ousia

BARS + LOUNGES

18. Mamasita Bar & Grill
19. Ardesia Wine Bar
20. Valhalla
21. Z Bar
22. The Waylon
23. Jasper's Taphouse
24. On the Rocks
25. Hibernia Bar & Grill

HOTELS + RESIDENTIAL

26. Hudson Hotel
27. Holiday Inn - Midtown
28. Ink 48 Hotel
29. Skyline Hotel
30. 525 W 57th Street
31. The Helena
32. Mercedes House
33. Avalon Clinton

ARTS + LEISURE

35. Alvin Ailey Theater
36. Pier 92-94
37. Terminal 5
38. CBS
40. The Intrepid Museum
41. Lincoln Center
42. Landmarc Theater
42. Row House Gym

TRANSPORTATION

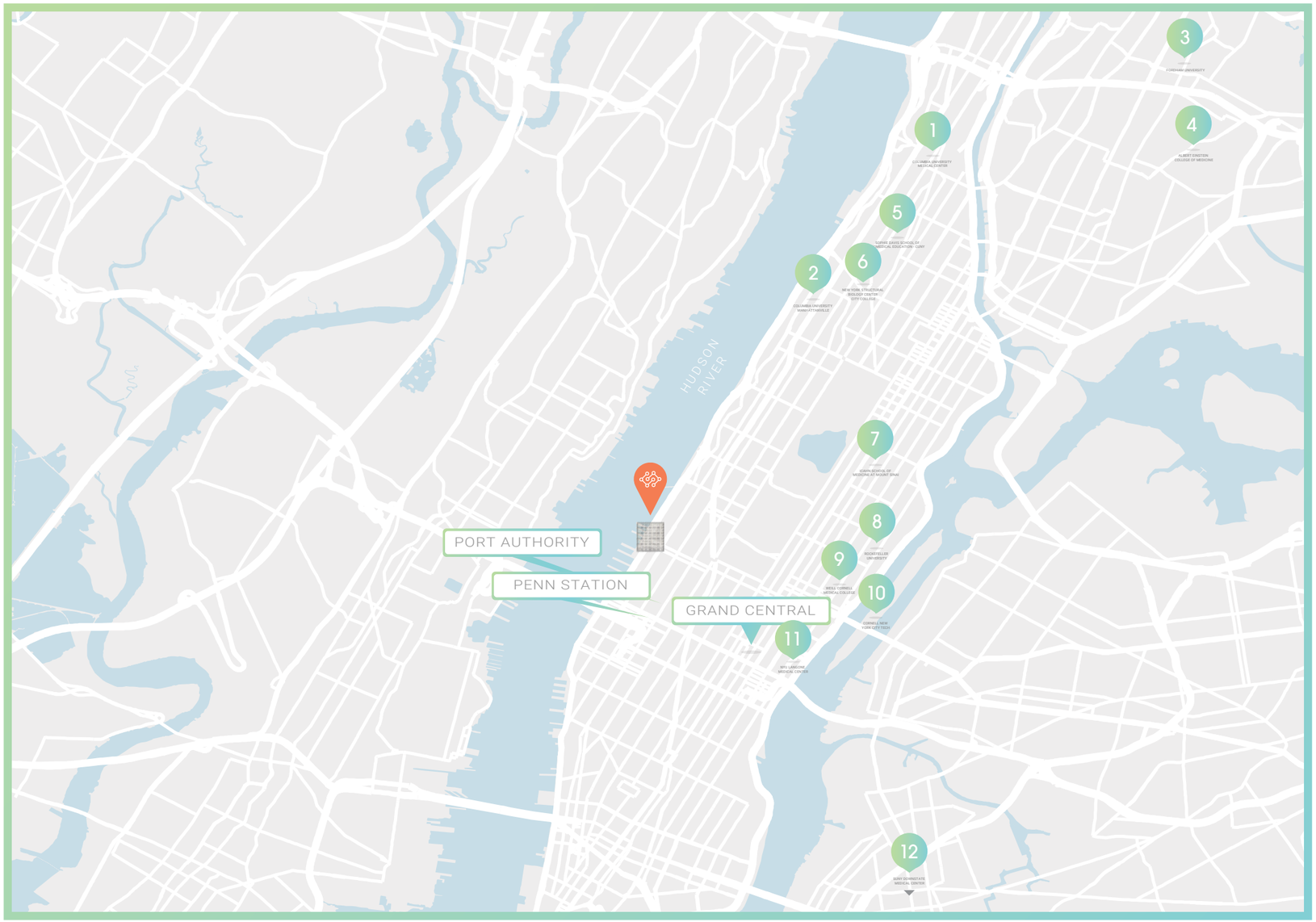
BUS LINES 11 12 31 57

SUBWAY A C B D

NY WATERWAY M W 11

CITIBIKE

NEIGHBORHOOD
LIFE SCIENCE MAP



ACADEMIC MEDICAL INSTITUTIONS

1. Columbia University Medical Center
2. Columbia University Manhattanville
3. Fordham University
4. Albert Einstein College Of Medicine
5. Sophie Davis School Of Biomedical Education - CUNY
6. New York Structural Biology Center - City College
7. Icahn School Of Medicine At Mount Sinai
8. Rockefeller University
9. Weill Cornell Medical College
10. Cornell New York City Tech
11. NYU Langone Medical Center
12. SUNY - Downstate Medical Center

The MARKET
@MERCEDES HOUSE
CAFE DELI
GOURMET NATURAL ORGANIC

CHOZA
TAQUERIA
FANCY A TACO

GOTHAM WEST MARKET
EAT DRINK BIKE PLAY

DANCE

INTREPID
AN EXHIBITION 13 BILLION YEARS IN THE MAKING.
OPENS OCT. 23

DEVELOPERS
INFORMATION

SILVERSTEIN PROPERTIES

Silverstein Properties, Inc. (SPI) is a privately held, full-service real estate development, investment and management firm based in New York. Founded in 1957 by Chairman Larry Silverstein, the company develops and acquires office, residential, hotel and retail properties. SPI has developed, owned and managed more than 40 million square feet of commercial, residential and retail space. Recent projects include 7 World Trade Center, the first LEED-certified office tower in New York City (2006), 4 World Trade Center (2013) and the Four Seasons Downtown (2016). Currently, the firm has $10 billion of development underway including One West End and 2 and 3 World Trade Center. In addition, SPI is focused on joint ventures for development and acquisitions in Europe and Israel. The company has been recognized as one of the “Best Places to Work in New York City” by Crain’s New York Business for eight years in a row. For further information on Silverstein Properties, visit www.silversteinproperties.com.

TACONIC
INVESTMENT PARTNERS LLC

Since 1997, Taconic Investment Partners has acquired, redeveloped and repositioned over 12 million square feet of commercial office and mixed-use space, as well as 3,000+ units of luxury and workforce housing in the New York metropolitan area, Chicago, Washington, D.C., and Atlanta. As a fully integrated real estate operating company with a keen eye for uncovering value, its diverse capabilities are evidenced by its multifaceted success with luxury properties, as well as adaptive reuse and urban revitalization projects. In New York City, Taconic recently co-developed 837 Washington in New York’s Meatpacking District, is currently developing 71 Laight Street in TriBeCa, and has assembled significant land holdings in Coney Island for residential development. The firm also manages various real estate funds on behalf of institutional and pension fund investors. For more information visit: www.taconicinvestments.com.

CONTACT
INFORMATION

STEVE PURPURA

STEVE.PURPURA@TRANSWESTERN.COM

JONATHAN TOOTELL

JONATHAN.TOOTELL@TRANSWESTERN.COM

JONATHAN SCHIFRIN

JONATHAN.SCHIFRIN@TRANSWESTERN.COM

ALESSIO TROPEANO

ALESSIO.TROPEANO@TRANSWESTERN.COM