



707

ELEVENTH

Crafted for excellence.

LEED Gold and WELL Certifications



All-Electric Building

Rooftop Photovoltaics

Ventilation Air Handling Units

Three (3) units at 40,000 cfm each with high-efficiency total energy recovery wheel

Supply and Exhaust Risers

Six (6) air changes/hr. for lab ventilation air
One (1) air change/hr. for office ventilation air

Chilled and Condenser Water Risers

Valves and caps for tenant use

Boiler Plant

Electric hot water boilers in compliance with Local Law 97 and NYC electrification goals

Chiller Plant

Two (2) 500-ton magnetic bearing water cooled chillers

Central Acid Neutralization System

2,000-gallon acid neutralization tank

Fume Hood Exhaust Fan Platform

Shafts ready to receive tenant-designed system

Standby Generator

750 kW (3 watt/USF available for tenant use)
Natural gas-fired (no need for fuel deliveries in an extended power outage)

Life Safety Generator

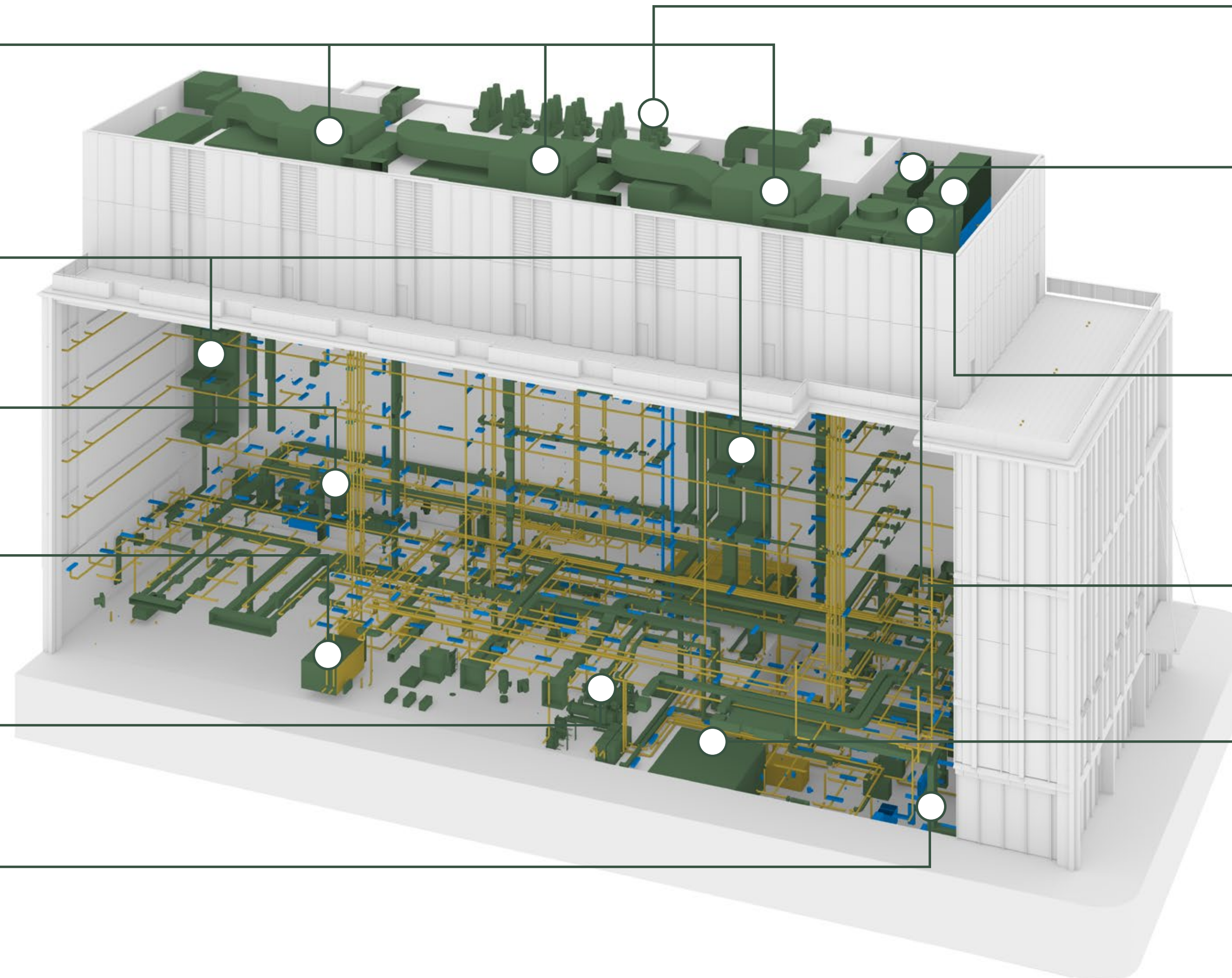
Diesel-fired with six (6) hours of fuel storage

Cooling Towers

Two (2) 650-ton cells with fan VFD's

Electrical Capacity

Connected Loads:
20W/SF for Lab
6W/SF for Office



Built to deliver.

A high-quality, high-performance space.

Building Height

135'

Ceiling Height

~14'6"

Column Spacing

33' +

Building Structure

Concrete

Floor Loading

125 PSF live load

Loading Docks/Dimensions

Three (3) bays at 50'D x 12'W

Vibration Isolation

Baseline lab: 8,000 μ in/s

Footfall vibration (structure): 4,000 μ in/s

MEP vibration isolation (via spring & neoprene methodology)

Supply and Exhaust Risers

60:40 lab-to-office ratio

Lab HVAC Specifications

Up to 1.5 CFM/SF ventilation air

Passenger Elevators

Three (3) passenger elevators

High-end finishes

3,500lb capacity

350 fpm

Freight Elevator

One (1) freight elevator with option for second

Designed for Class A freight loading

5,000lb capacity

350 fpm

Vivarium

Future-proofing to accommodate up to a 5,000 SF vivarium

Kastle Security & Access Control

Best-in-class seamless system

Bike Room

20-space capacity with workbench and tools

Shower Room

Featuring spa-like features and located next to the bike room

Mother's Room

Accessible to all tenants

Multi-Purpose Events Room

With conferencing, classroom, and lounge functionality

Cafe & Wine Bar

Day-to-night food and beverage offerings

Catering

Back-of-house facilities to host catered events