



707  
ELEVENTH





Plan. Pursue. Perfect.



# Uncompromising design. Purposeful progress.

Meet the world's greatest challenges with space that is up to the task. Place yourself at the forefront of discovery. Place yourself at 707 Eleventh.

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## 185K RSF

total with 31K RSF floor plates

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## 7 Stories

of wet and dry lab/research space

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## Modern Amenities

include a cafe and wine bar, multi-purpose conference room, mother's room, and bike storage with adjacent shower room

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## Private Terraces

on each floor with southern exposure



OVERVIEW

# 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

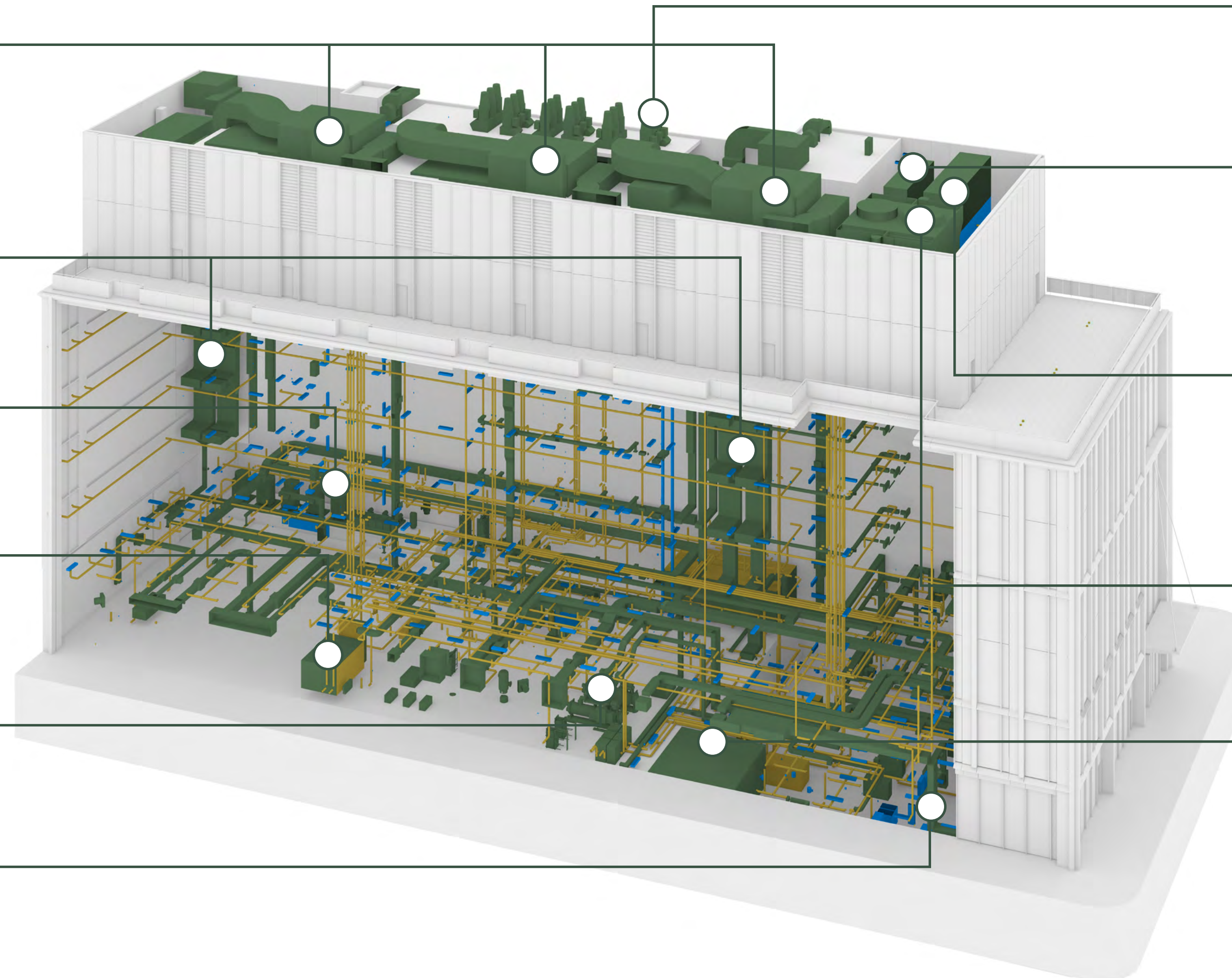
Diesel-fired with six (6) hours of fuel storage

## 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.

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## Building Height

135'

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## Ceiling Height

~14'6"

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## Column Spacing

33' +

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## Building Structure

Concrete

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## Floor Loading

125 PSF live load

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## Loading Docks/Dimensions

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

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## Vibration Isolation

Baseline lab: 8,000  $\mu$ in/s

Footfall vibration (structure): 4,000  $\mu$ in/s

MEP vibration isolation (via spring & neoprene methodology)

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## Supply and Exhaust Risers

60:40 lab-to-office ratio

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## Lab HVAC Specifications

Up to 1.5 CFM/SF ventilation air

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## Passenger Elevators

Three (3) passenger elevators

High-end finishes

3,500lb capacity

350 fpm

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## Freight Elevator

One (1) freight elevator with option for second

Designed for Class A freight loading

5,000lb capacity

350 fpm

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## Vivarium

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

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## Kastle Security & Access Control

Best-in-class seamless system

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## Bike Room

20-space capacity with workbench and tools

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## Shower Room

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

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## Mother's Room

Accessible to all tenants

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## Multi-Purpose Events Room

With conferencing, classroom, and lounge functionality

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## Cafe & Wine Bar

Day-to-night food and beverage offerings

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## Catering

Back-of-house facilities to host catered events

SEVEN STORIES OF SOPHISTICATED  
MIXED-USE LAB SPACES.



OVERVIEW



INVITING BREAKOUT AREAS ADJACENT TO LABS AND OFFICES ENABLING CONTINUAL CREATIVE COLLABORATION.



OVERVIEW

LIGHT-FILLED, MODERN WORKSPACES PROMOTING  
EMPLOYEE RETENTION AND WELL-BEING.



OVERVIEW

PRE-BUILT LAB SUITES TO ACCOMMODATE  
VARIOUS TENANT SIZES.



OVERVIEW



Surpassing expectations.

# Thoughtful amenities designed for all to thrive.



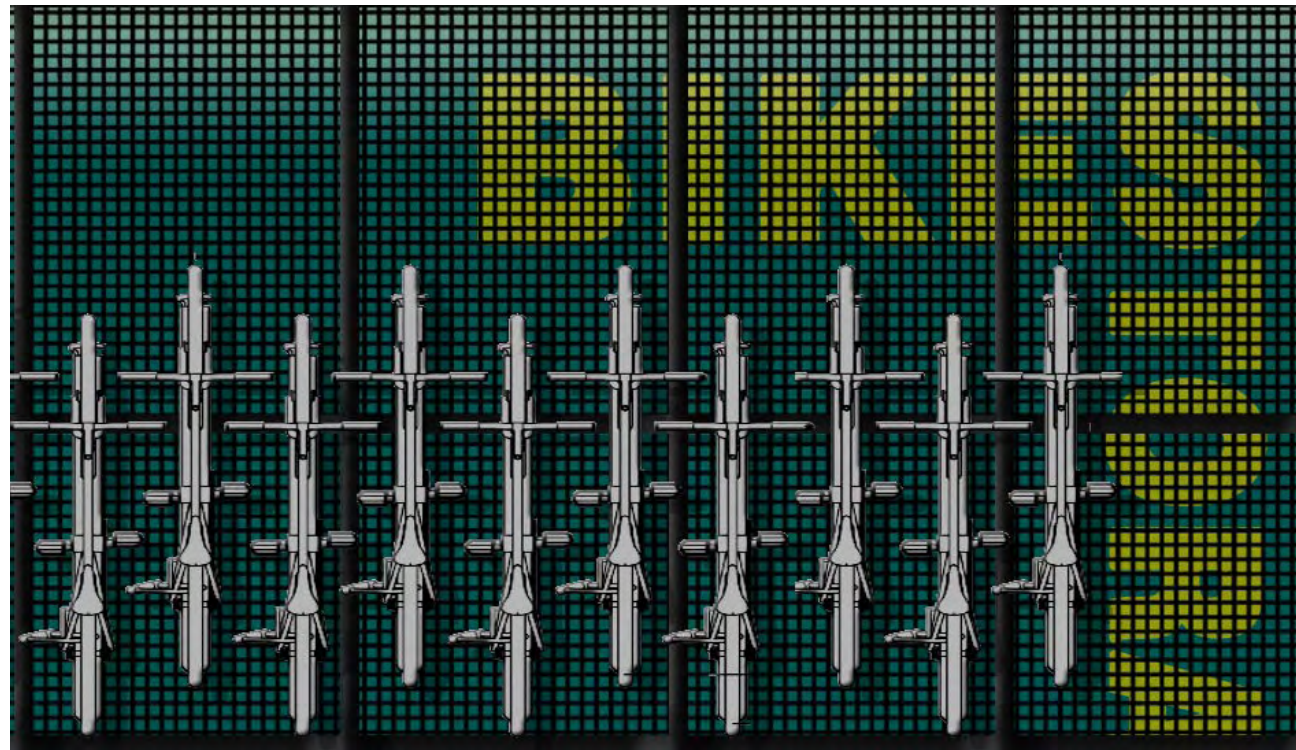
**Ground Floor Cafe and Wine Bar**  
with day-to-night food and beverage offerings



**Large, Multi-Purpose Room**  
with conferencing, classroom, lounge functionality,  
and BOH facilities for catered events.



**Private South-Facing Terraces**  
on each floor



**Bike Room**  
with 20-space capacity, workbench, and tools



**Shower Room**  
adjacent to bike room



**Mother's Room**  
accessible to all tenants

DESIRABLE OUTDOOR SPACE FOR WORK,  
GATHERING, OR A MOMENT OF RESPITE.



AMENITIES

A SOPHISTICATED LOBBY EXPERIENCE ANCHORED  
BY A CHIC, DAY-TO-NIGHT CAFE AND WINE BAR.



AMENITIES

RESERVABLE, MULTI-FUNCTION AMENITY ROOM THAT TRANSFORMS FROM COLLABORATIVE LOUNGE TO LECTURE HALL.

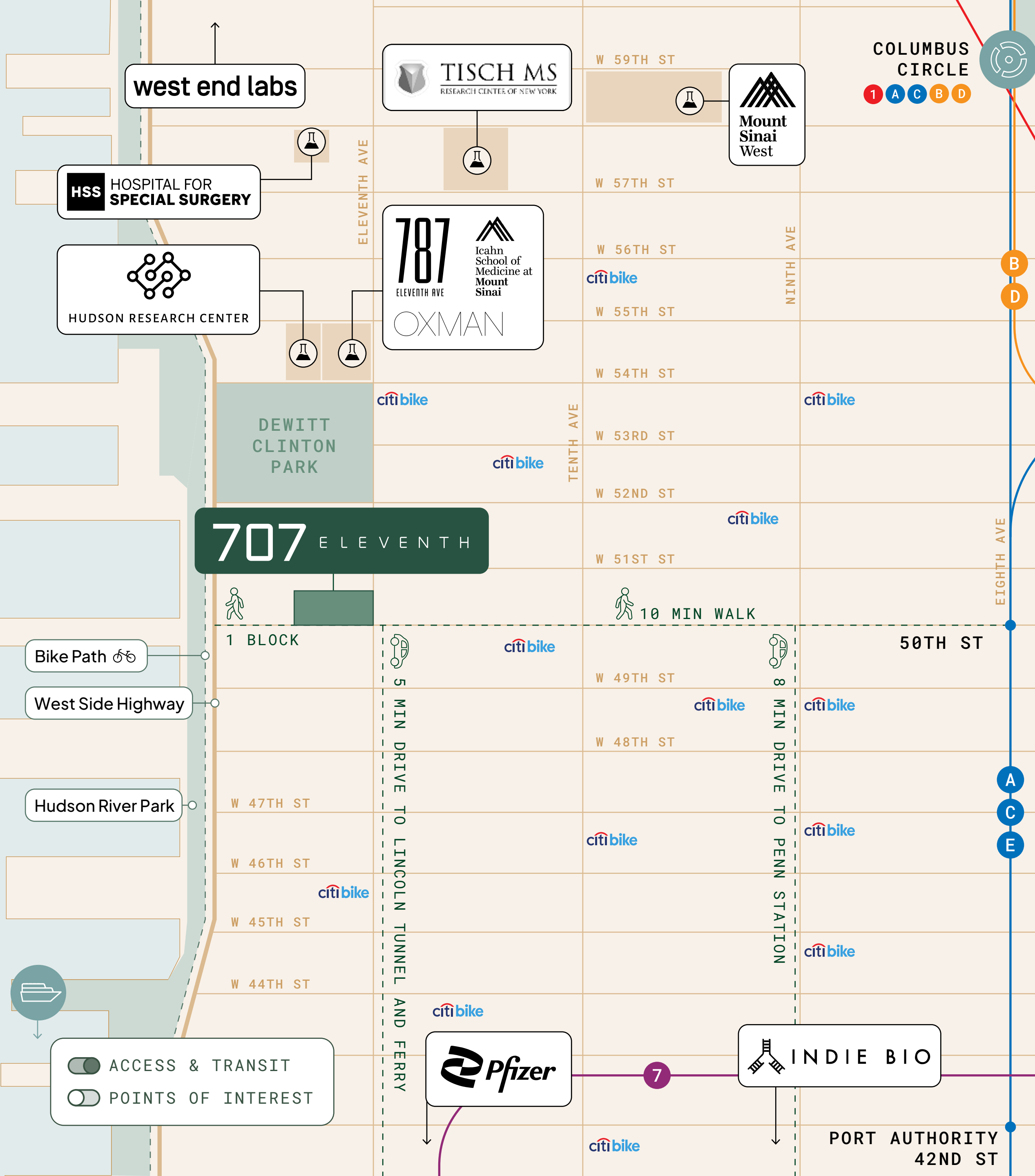


AMENITIES





The epicenter of life science growth.



# Booming life science cluster between Hudson Yards and the Upper West Side.

Supported by proximity to:

## 50th St Station

10 min walk to C & E subway lines

## Lincoln Tunnel

5 min drive

## NY Waterway Ferry

10 min walk to Midtown West stop

## West Side Highway

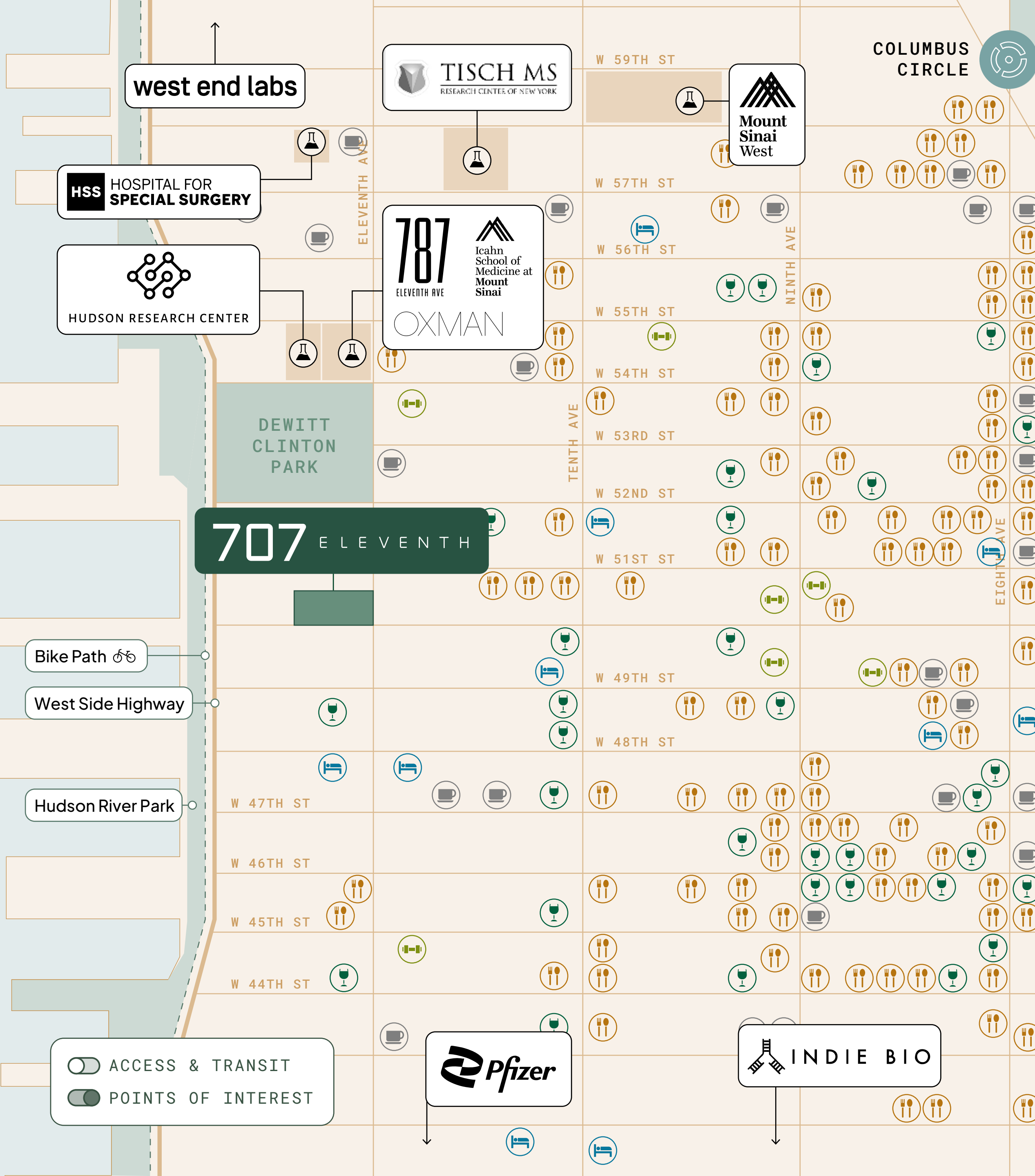
1 block away

## Penn Station

8 min drive

## 10+ Citi Bike

dock locations nearby



# An abundance of options for all.

## Dining

- 44 & X Hell's Kitchen
- Añejo
- Bareburger
- Bar Masa
- Blue Ribbon Sushi
- Bocca di Bacco
- Bulbap Grill
- Gotham West Market
- HaSalon
- Il Baretto To Go
- Joe Allen
- Kare Thai
- Momofuku
- Obao Noodles & BBQ
- Per Se
- PRINT.
- Sesamo
- The Landmark Tavern
- Totto Ramen
- Westville Hell's Kitchen

## Cafes

- Afficionado Coffee Roasters
- Birch Coffee
- Blank Street
- Dunkin' Donuts
- Gregorys Coffee
- Ground Central
- Kahve
- Rex
- Starbucks
- Sullivan Street Bakery
- The Jolly Goat
- WFM Coffee
- White Noise Coffee Co.

## Hotels

- Fairfield Inn & Suites by Marriot
- Ink 48 Hotel
- Mandarin Oriental
- Trump International
- YOTEL

## Bars

- all & sundry
- As Is NYC
- Ascent Lounge
- Bar Veloce
- Birdland Jazz Club
- Cantina Bar
- Dizzy's Club
- On the Rocks
- Pocket Bar NYC
- The Press Lounge

## Fitness

- Equinox Columbus Circle
- Manhattan Plaza Health Club
- Mercedes Club
- Orangetheory Fitness
- Planet Fitness
- Sonic Yoga
- TMPL
- TrampoLEAN



Where possibilities are made reality.

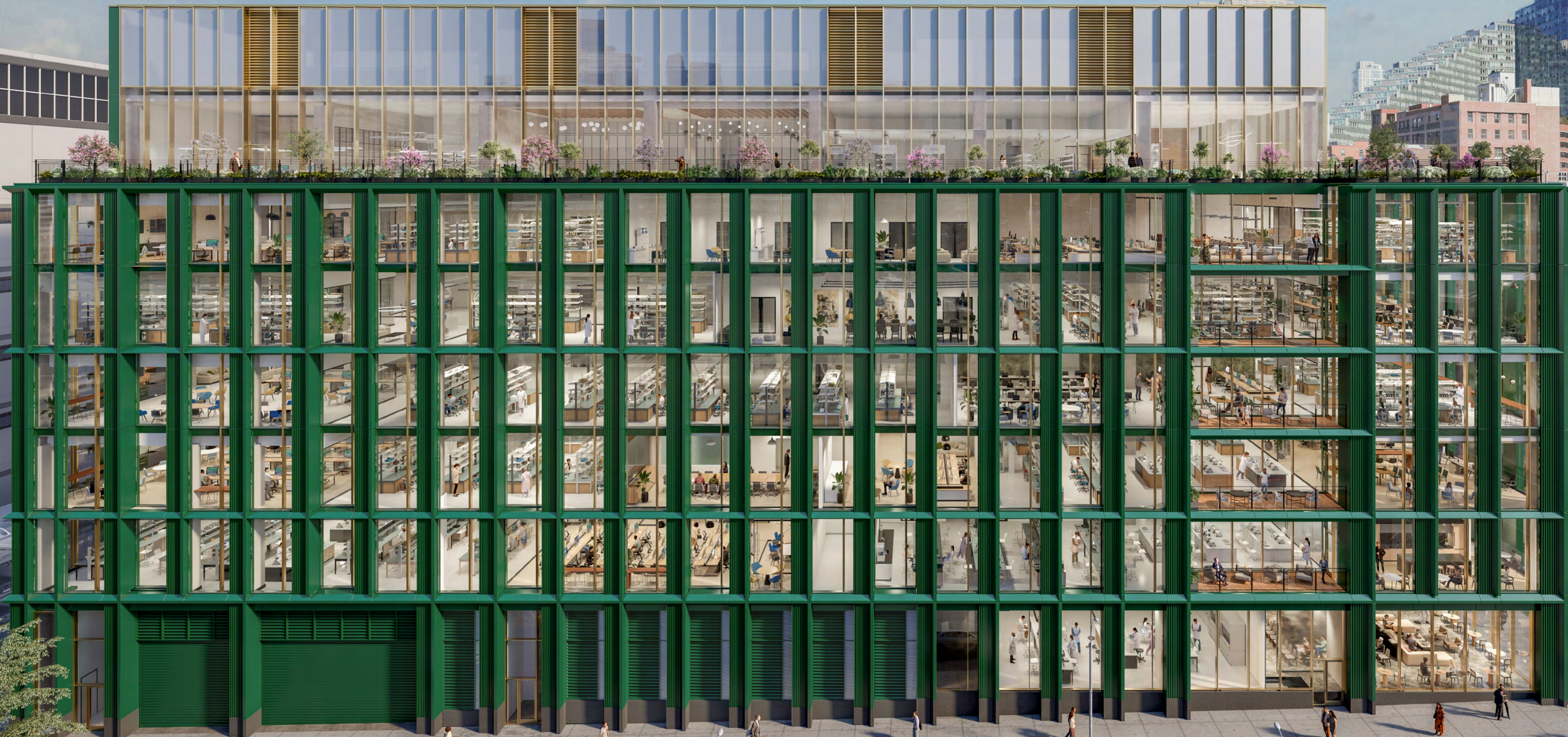
# An ecosystem to inspire big ideas.

185K RSF Available

31K RSF Floor Plates

7 Stories  
of wet and dry lab/research space

Private Terraces  
on each floor



AVAILABILITY

# Ground floor (including pre-built spec suite)

## Starter Lab — 6,646 RSF

37 TOTAL SEATS

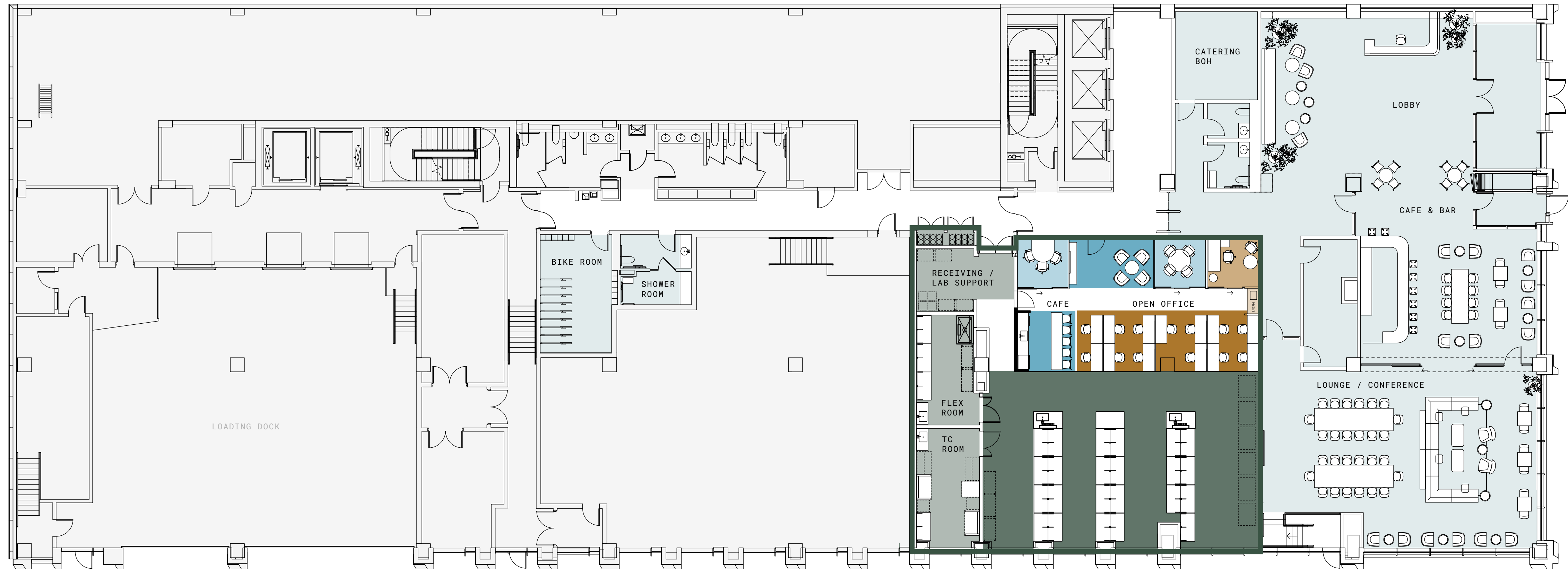
1 OFFICE

23 LAB BENCHES

2 CONFERENCE ROOMS

13 OPEN DESKS

■ Lab benches	■ Hoteling
■ Lab support	■ Collaboration
■ Open desks	■ Conference
■ Office	■ Amenity
■ Office support	■ Building core



ELEVANTH AVENUE

AVAILABILITY

W 50TH STREET



# Floor 2: Pre-built spec suites

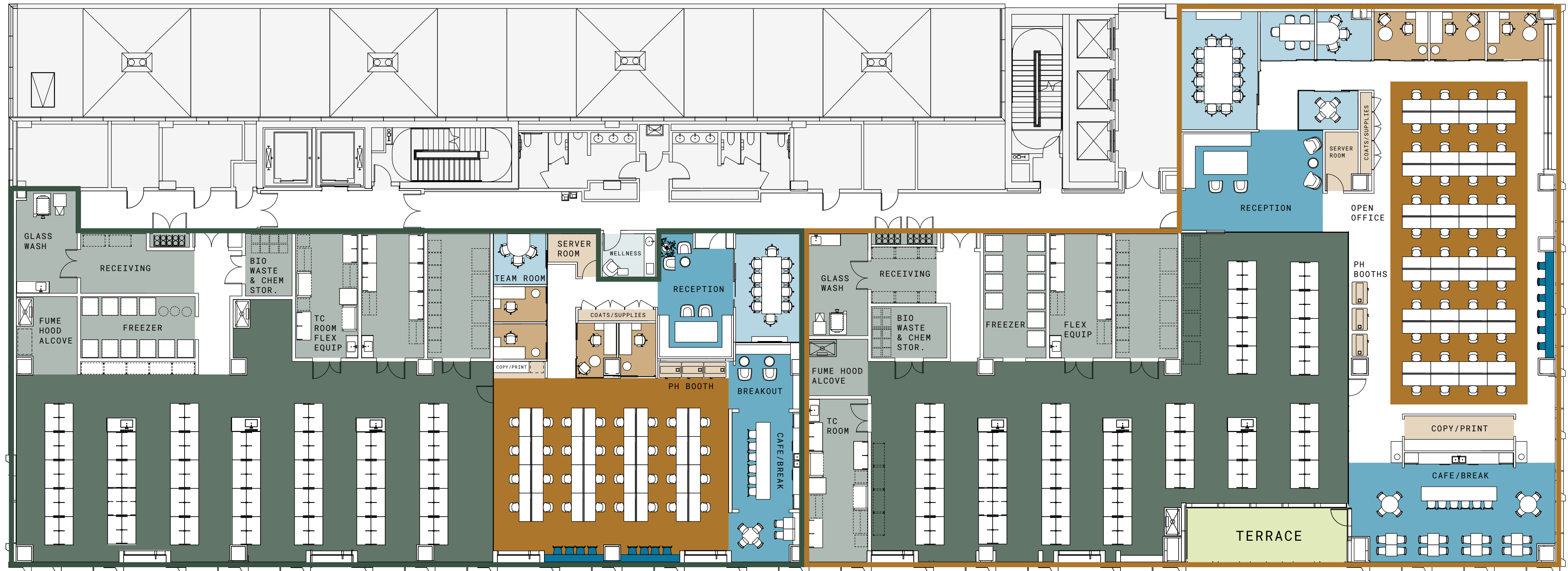
## Growth Lab (West) — 14,283 RSF

108 TOTAL SEATS      4 PRIVATE OFFICES  
 64 LAB BENCHES      8 HOTELING SEATS  
 32 OPEN DESKS      2 CONFERENCE ROOMS

## Mature Lab (East) — 16,908 RSF

125 TOTAL SEATS      3 PRIVATE OFFICES  
 68 LAB BENCHES      6 HOTELING SEATS  
 48 OPEN DESKS      4 CONFERENCE ROOMS

■ Lab benches	■ Hoteling
■ Lab support	■ Collaboration
■ Open desks	■ Conference
■ Office	■ Amenity
■ Office support	■ Building core



W 50TH STREET

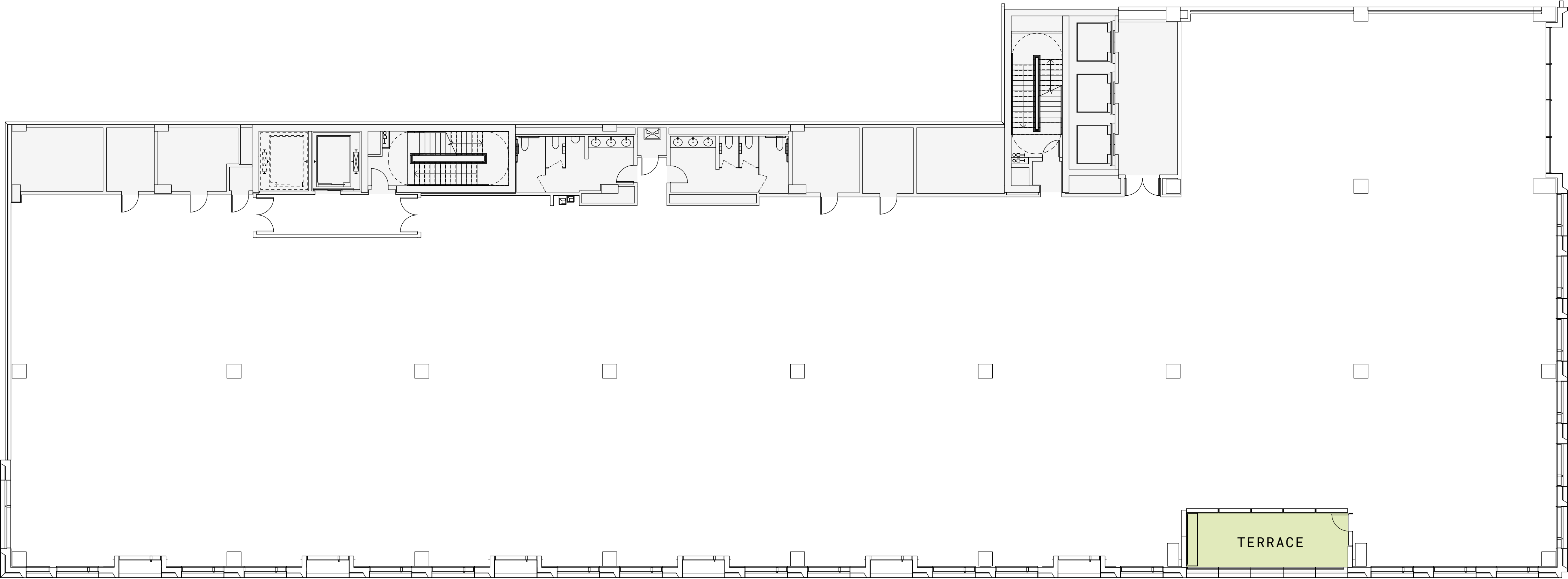


AVAILABILITY

ELEVENTH AVENUE

# Floors 3-6: Typical floor plan

31,191 RSF



ELEVENTH AVENUE

W 50TH STREET



AVAILABILITY



# Floors 3-6: Typical floor test fit

## Single Tenant — 31,191 RSF

202 TOTAL SEATS

16 HOTELING SEATS

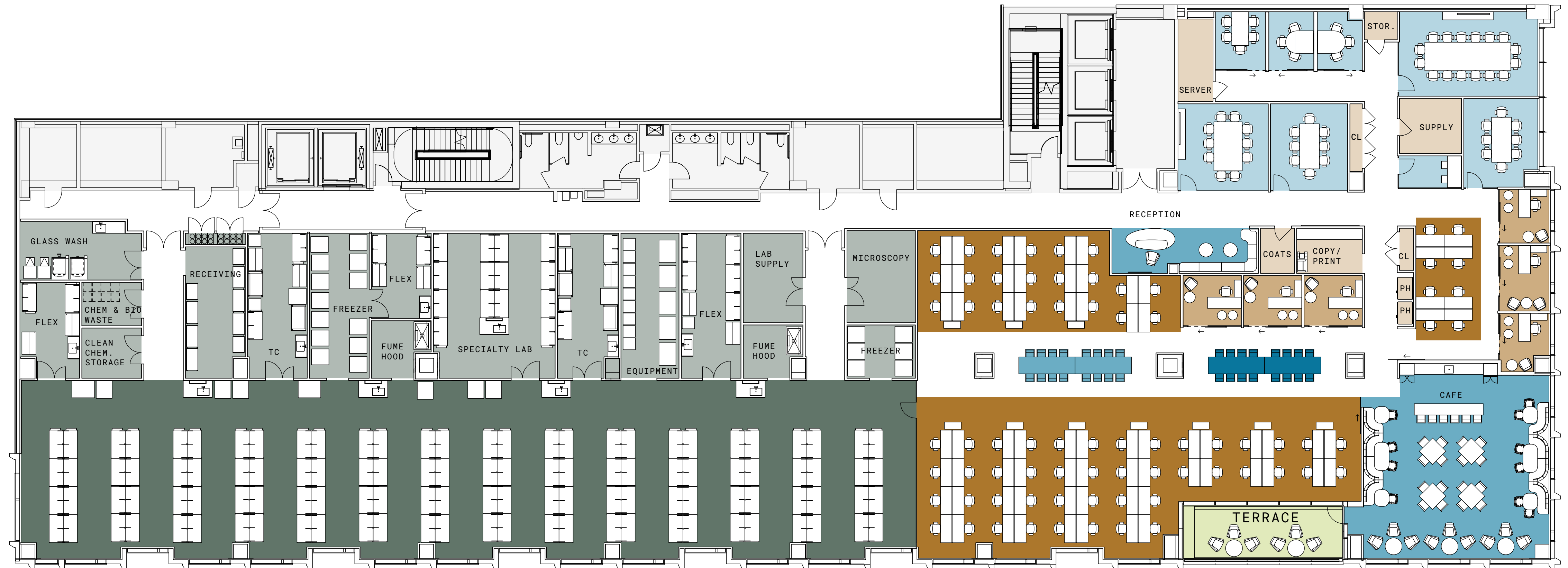
112 LAB BENCHES

6 PRIVATE OFFICES

74 WORKSTATIONS

8 CONFERENCE ROOMS

■ Lab benches	■ Hoteling
■ Lab support	■ Collaboration
■ Open desks	■ Conference
■ Office	■ Amenity
■ Office support	■ Building core



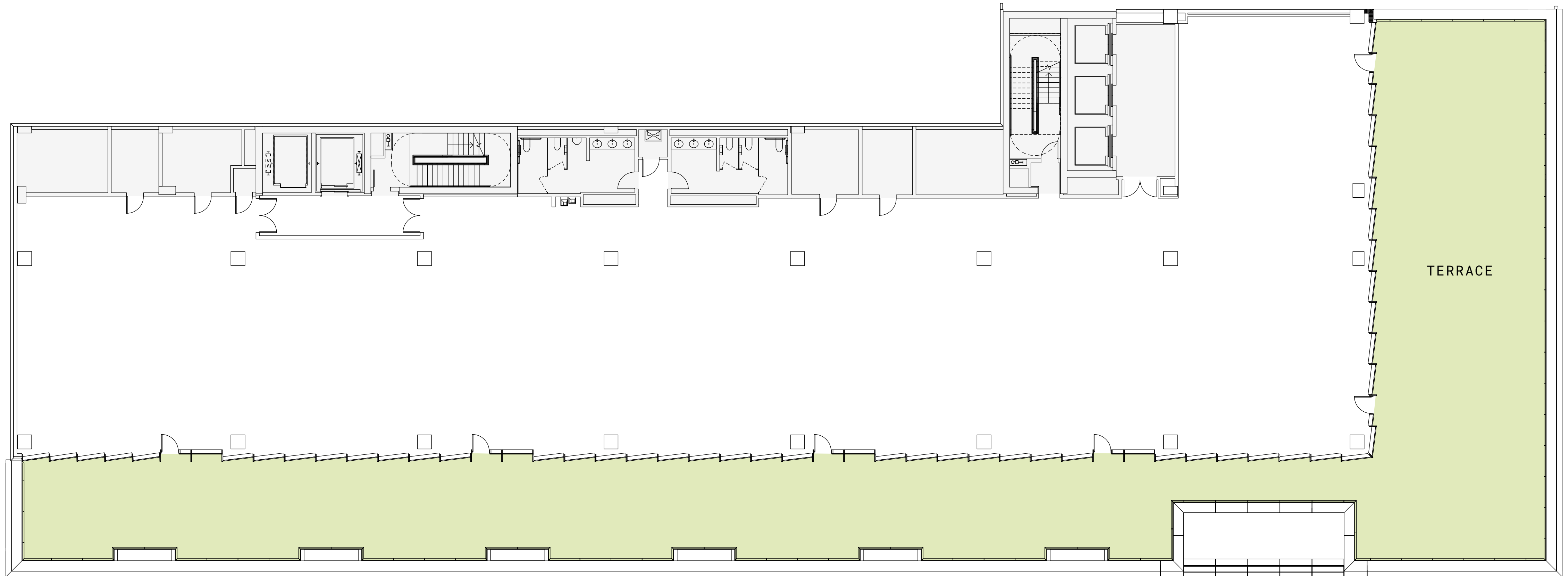
W 50TH STREET

ELEVENTH AVENUE



# Floor 7: Penthouse

20,184 RSF



ELEVENTH AVENUE

AVAILABILITY

W 50TH STREET





Executed with precision.

# Developed by a highly-experienced team.

## THE GEORGETOWN COMPANY

Founded in 1978 and headquartered in New York, Georgetown is a privately-held, diversified real estate investment and development firm focused on creating value through unlocking complex projects.

Georgetown offers a vertically integrated team spread across offices in 5 major US markets, allowing for a broad investment prospective combined with an execution approach supported by local technical expertise and market knowledge.

Learn more at [georgetownco.com](http://georgetownco.com).



787 Eleventh — New York, NY



The IAC Building — New York, NY

## BEACON CAPITAL PARTNERS

Beacon was founded in 1998 with a real estate legacy spanning over 75 years. The company is headquartered in Boston, with offices in Chicago, Los Angeles, Denver, New York, San Francisco, Seattle, and Washington, D.C.

The company's life science portfolio totals 12.1M SF comprised of 4.1M SF of existing or under construction projects and 8M SF of future development opportunities, including projects in Boston, Boulder, Chicago, Houston, Maryland, Philadelphia, the San Francisco Bay Area, and Seattle.

Learn more at [beaconcapital.com](http://beaconcapital.com).



Southline Boston — Boston, MA



Berkeley Commons — Berkeley, CA

# Delivered by the best.

ELKUS | MANFREDI

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## Design Architect

**Elkus Manfredi Architects** is a full-service design firm providing architecture, master planning, urban design, interior architecture, historic preservation, space planning, programming, and experiential graphic design.



Pier 4 — Boston, MA

  
**HUNTER  
ROBERTS**  
CONSTRUCTION GROUP

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## Construction Manager

**Hunter Roberts** delivers a broad range of construction management services proven by a founding executive team whose collective experience is unsurpassed industry wide.



Annenberg Public Policy Center — Philadelphia, PA

*Cosentini*  
A TETRA TECH COMPANY

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## MEP Engineer

**Cosentini Associates** is a long-established building systems consulting engineering firm headquartered in New York City.



Memorial Sloan-Kettering Cancer Center — New York, NY

# 707 ELEVENTH

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