

HATCH

LIFE SCIENCES

CBRE



Lab spaces —
it's what we do.



214,016 RSF
Total Square Feet

71,840 RSF
Spec Lab/Office on Floors 2-3

142,176 RSF
Core/Shell available on Floors 1, 4-7



Outdoor Terraces

Iconic views of the Manhattan skyline on Floors 5 & 7



Ease of Access



Multiple points of access via bike, car, LIRR, or subway - two stops from Midtown Manhattan.



Elevate™ Amenity Program

Longfellow's premier hospitality program and at-your-fingertips services.



15 Parking Spaces

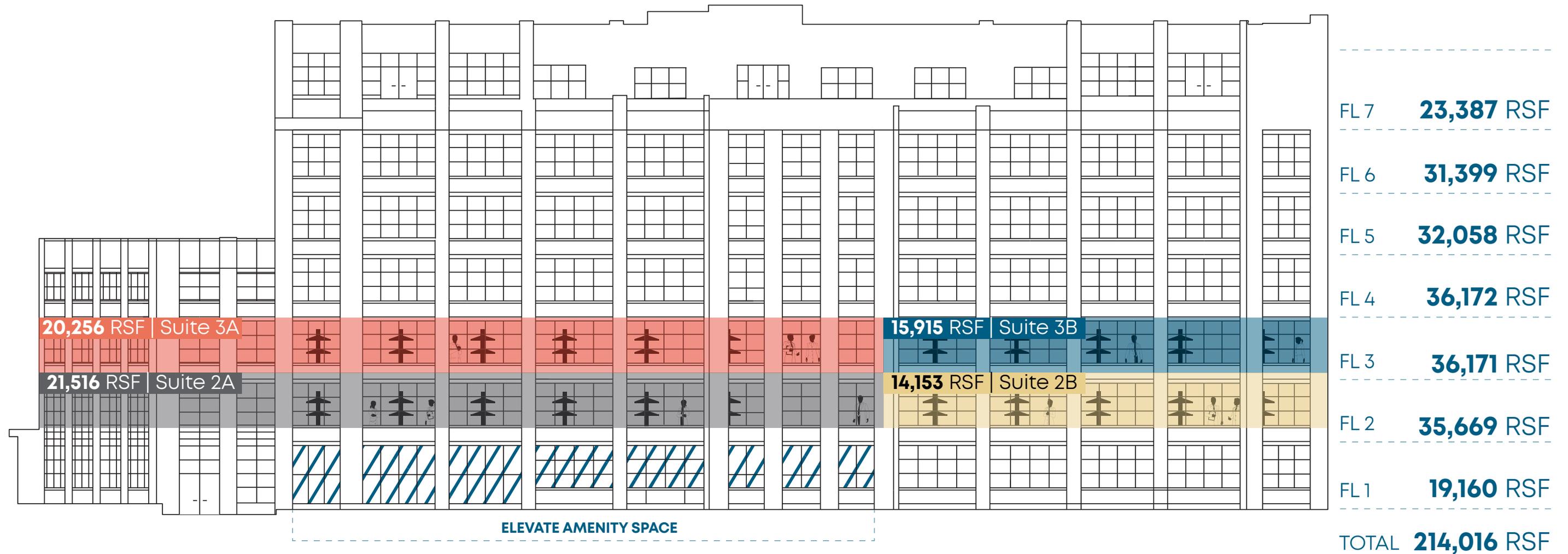
Parking available, including 4 EV charging stations



30+ Restaurants/Cafes

Within 10 minute walk

Cultivating what's next



Hatch provides Class A space that is sustainably conscious and socially responsible. Our lab spaces enable life-changing work to thrive and empower early- and growth-stage life science companies to become **stewards of tomorrow**.

Purpose-built Spec Labs

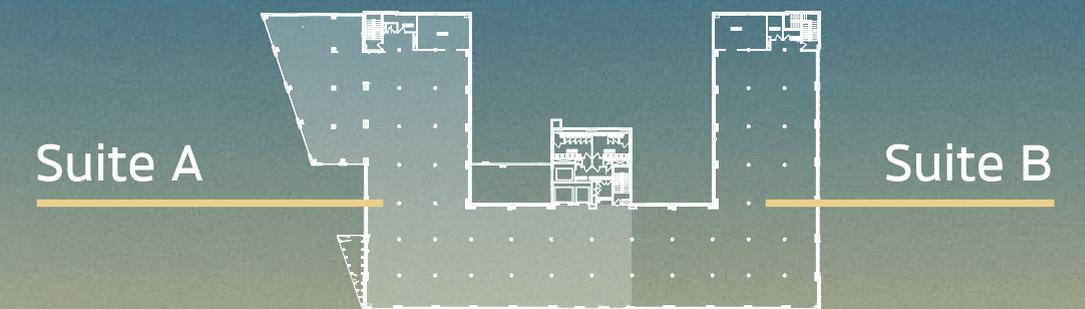


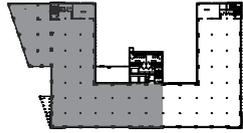
50% Provided Casework
with ability to customize

1 Fume Hood per suite
with ability to add more

Pantry and conference rooms
with high end finishes and appliances

1:1 Lab to Office Ratio

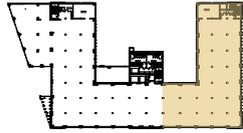




Suite 2A | **21,516 RSF**

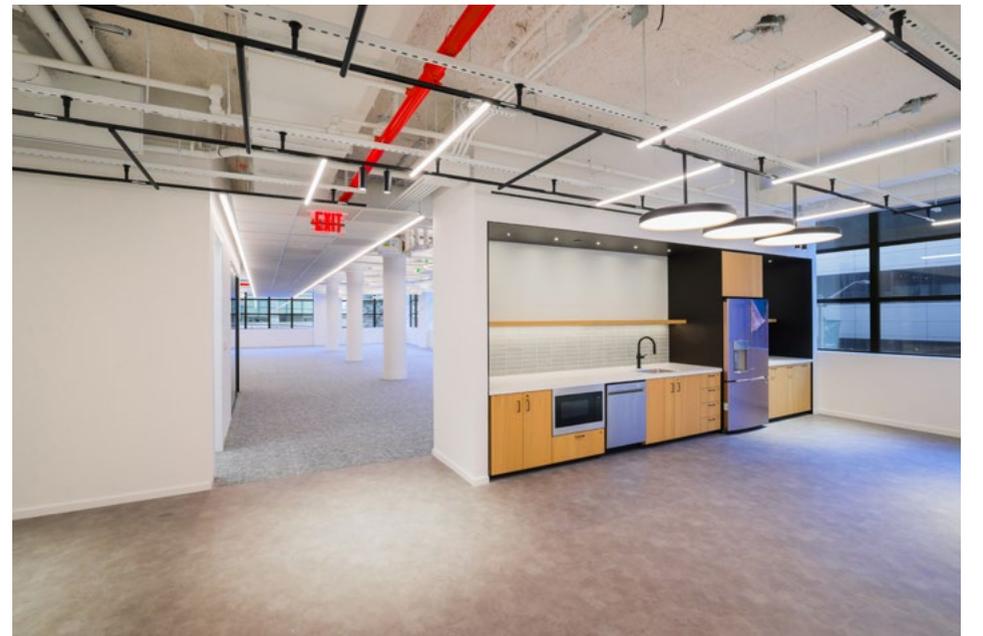
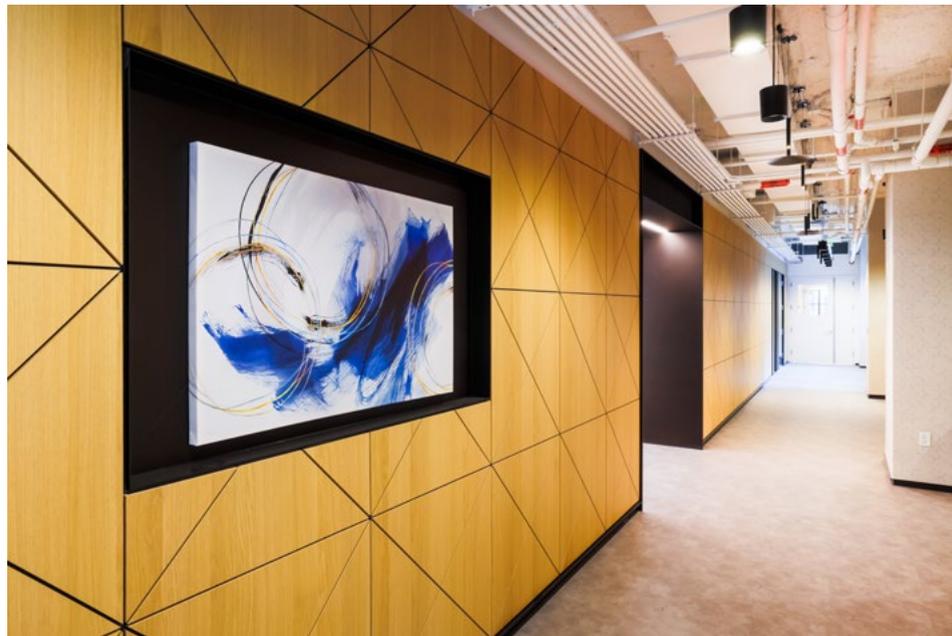
Floor 2

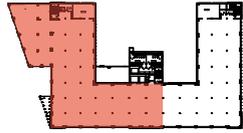




Suite 2B | **14,153 RSF**

Floor 2





Suite 3A | **20,256 RSF**

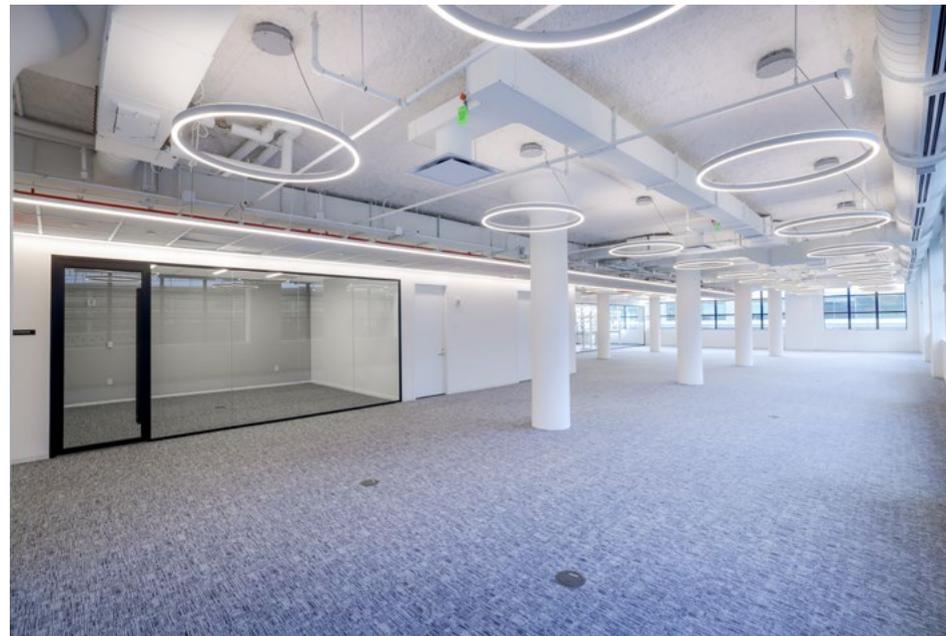
Floor 3





Suite 3B | 15,915 RSF

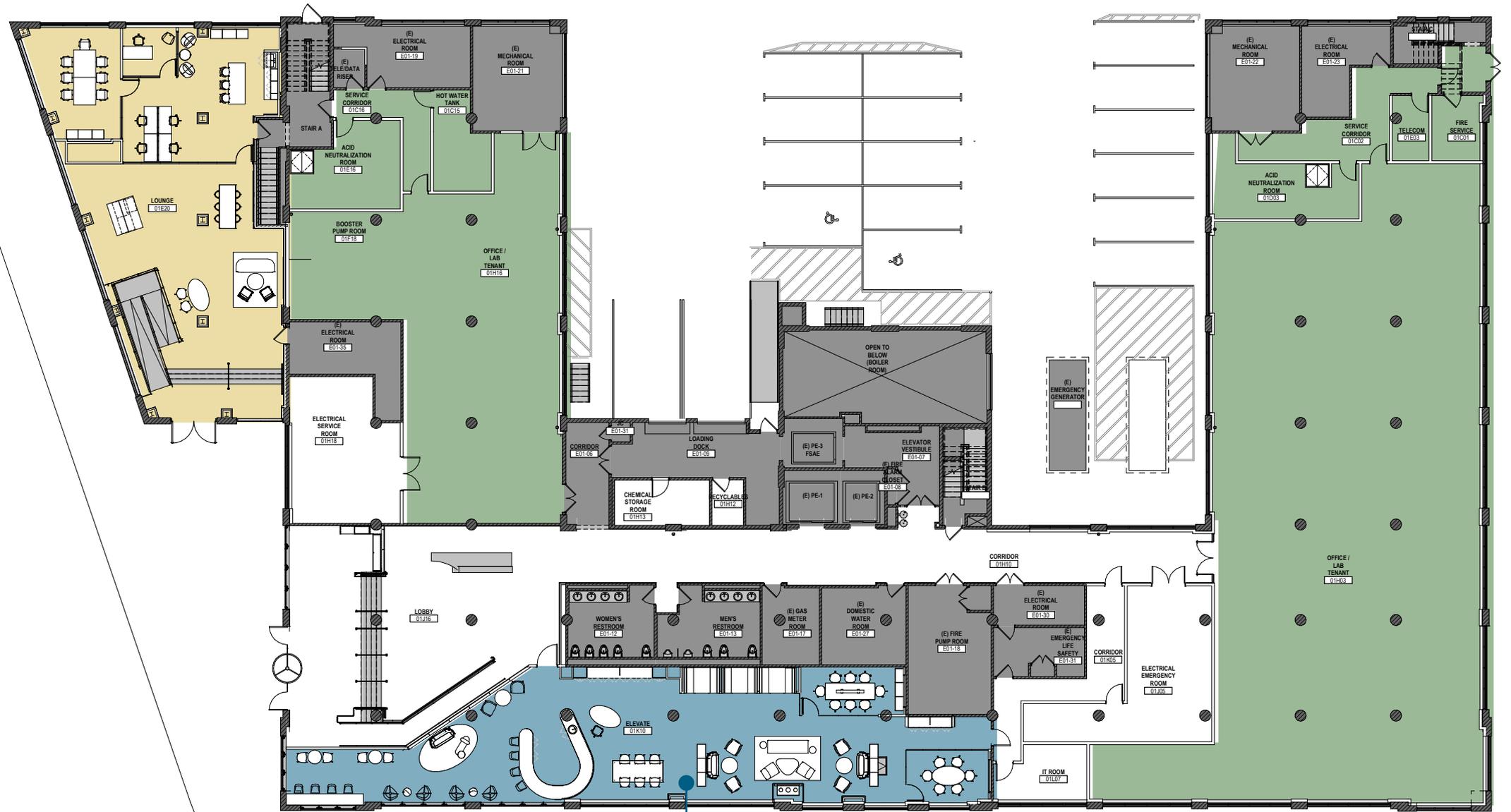
Floor 3



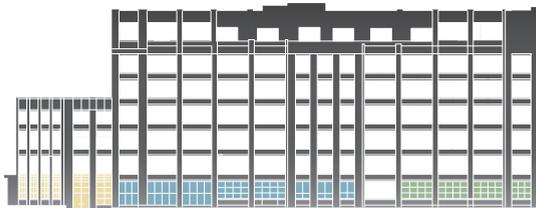
Floor 1

19,160 RSF

- Office / Lab Space
- ELEVATE - Shared Amenities
- Property Management Office



ELEVATE



Floor 2

Spec Lab Suites

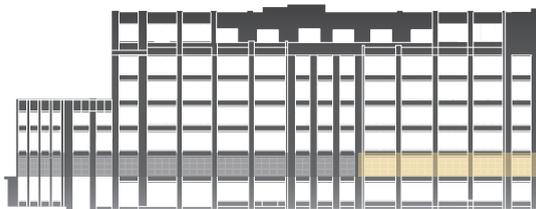
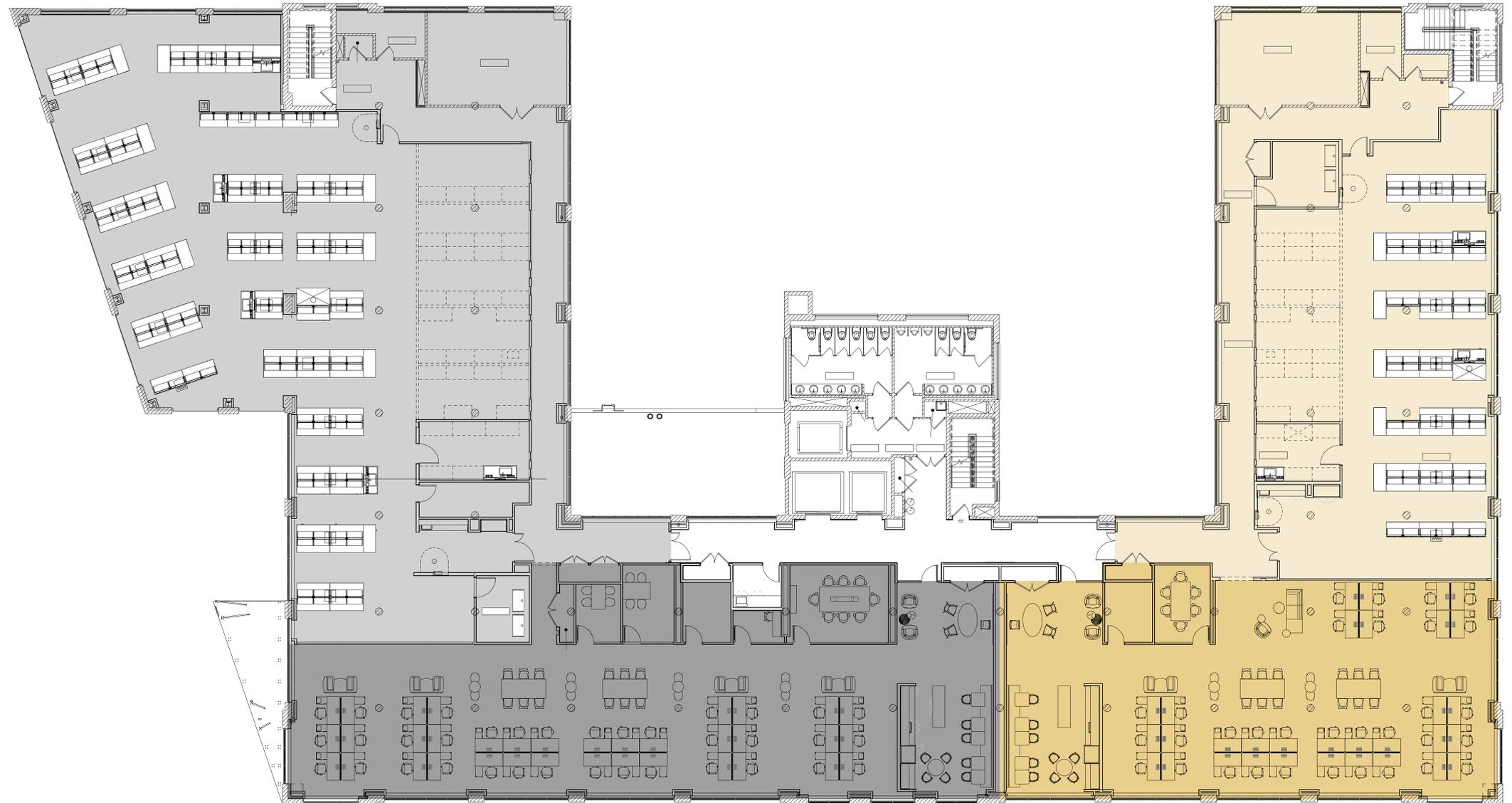
Suite 2A | **21,516 RSF**

- Lab Space
- Office Space

Suite 2B | **14,153 RSF**

- Lab Space
- Office Space

□ Included Lab Benches



Floor 3

Spec Lab Suites

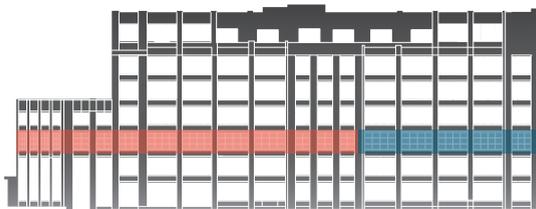
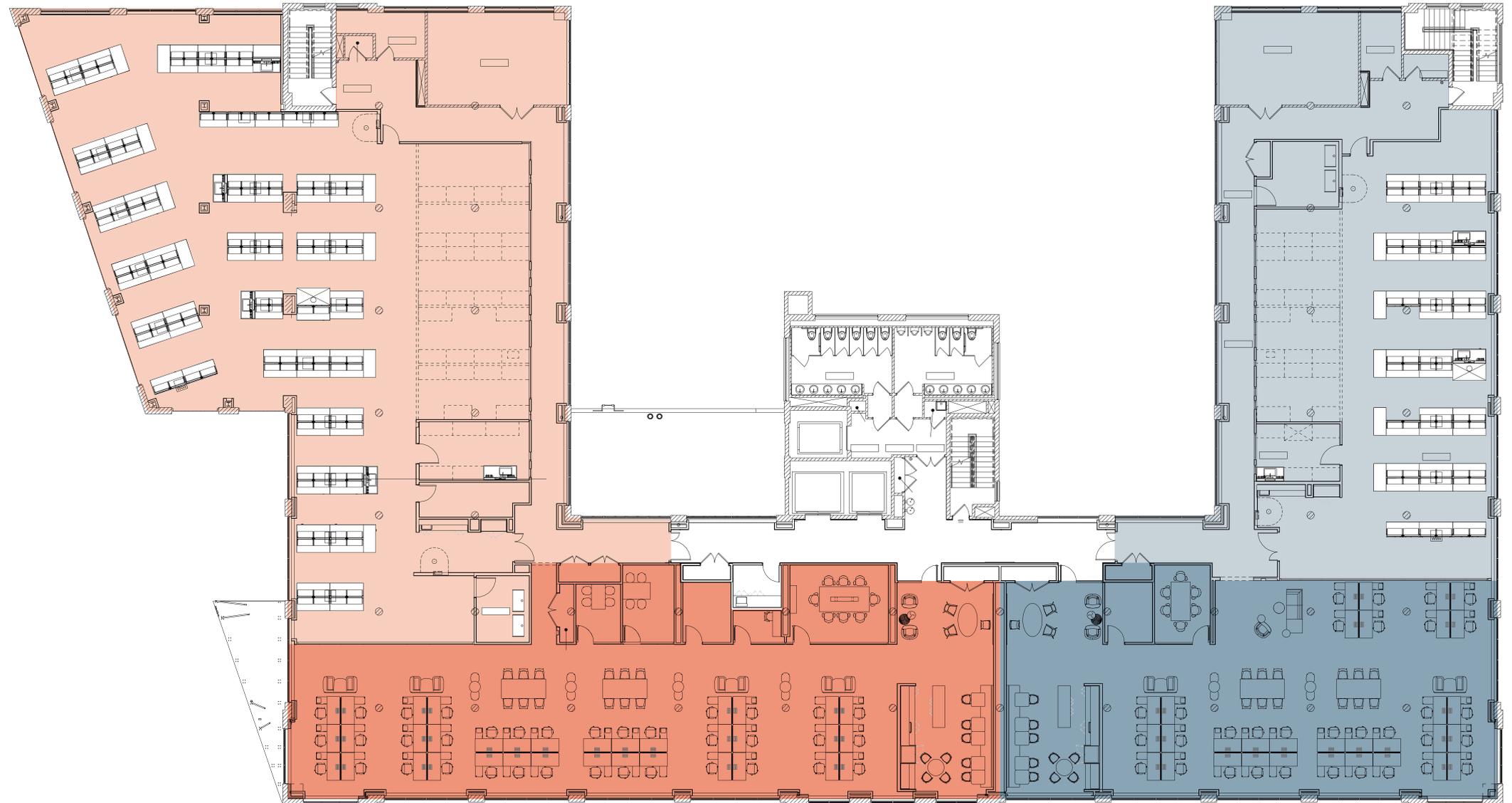
Suite 3A | **20,256 RSF**

- Lab Space
- Office Space

Suite 3B | **15,915 RSF**

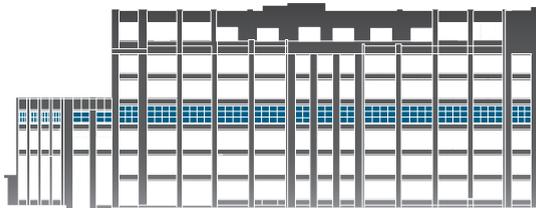
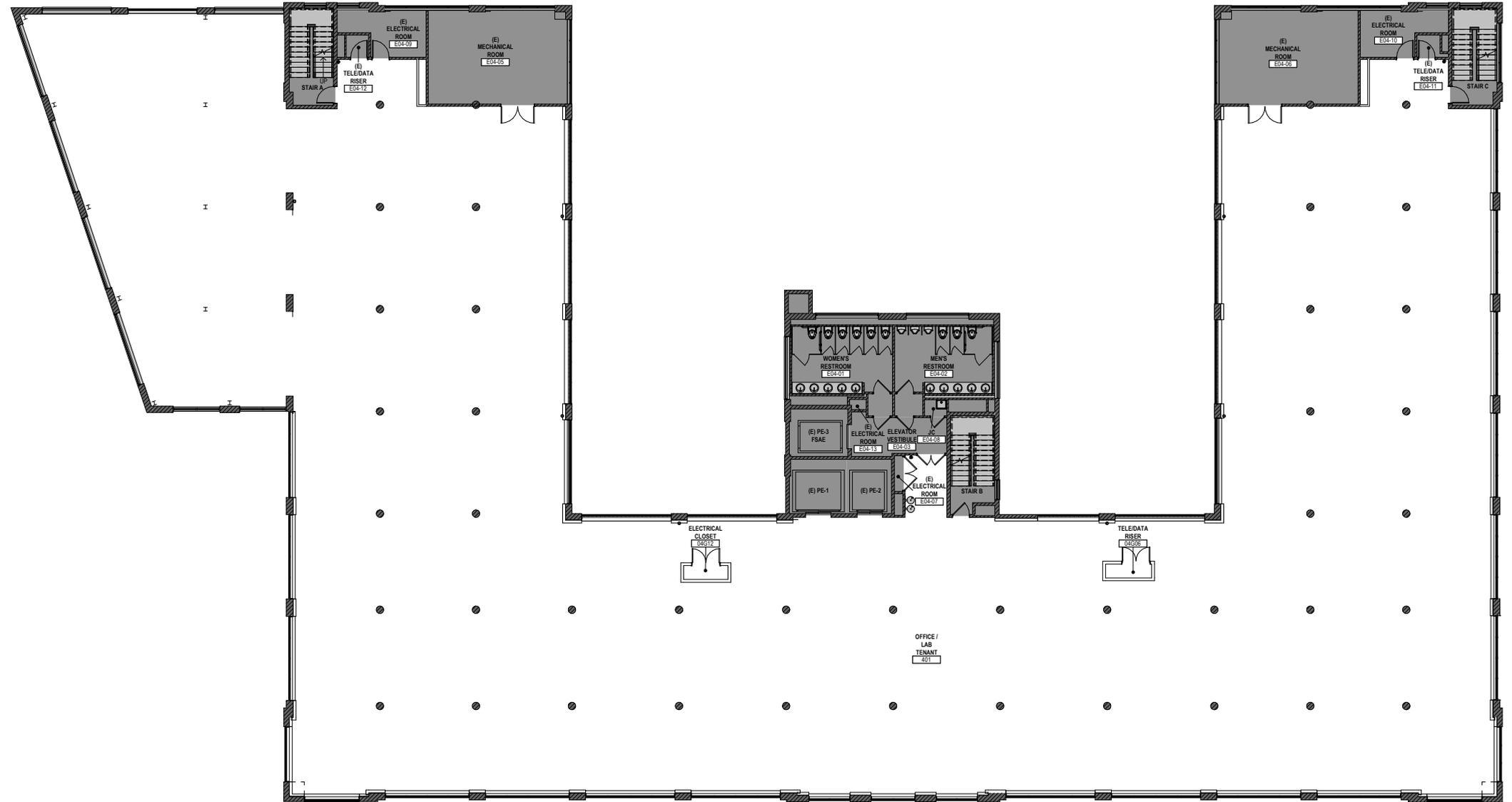
- Lab Space
- Office Space

□ Included Lab Benches



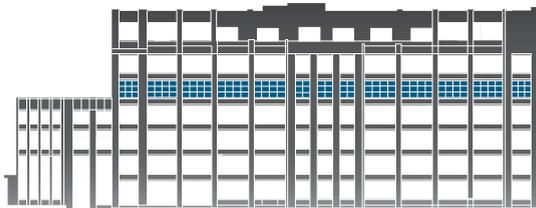
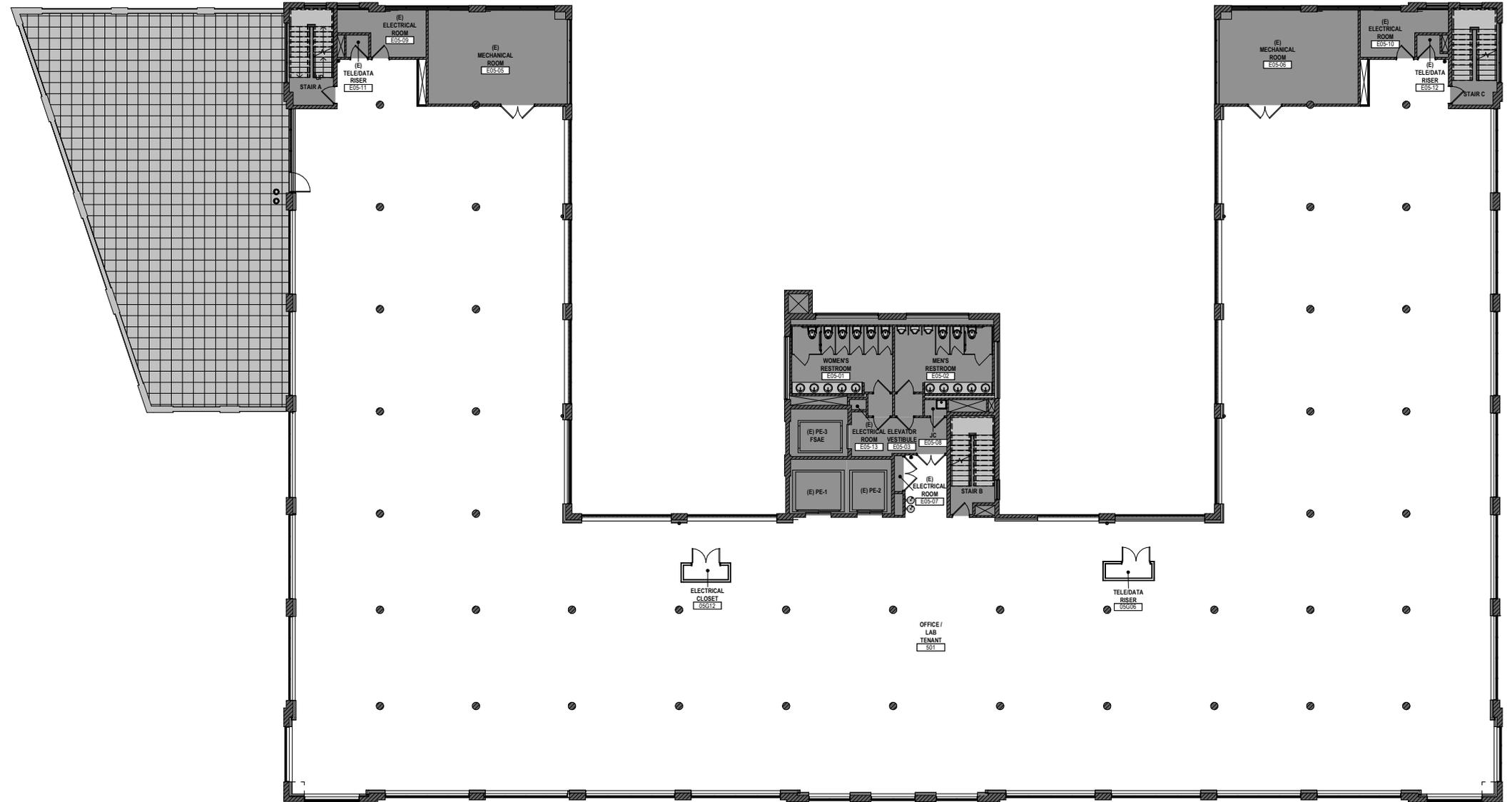
Floor 4

36,171 RSF



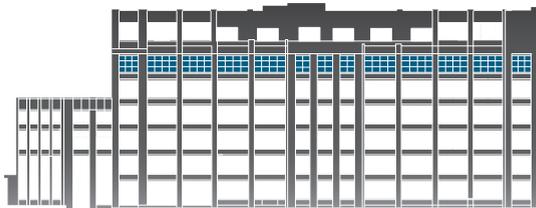
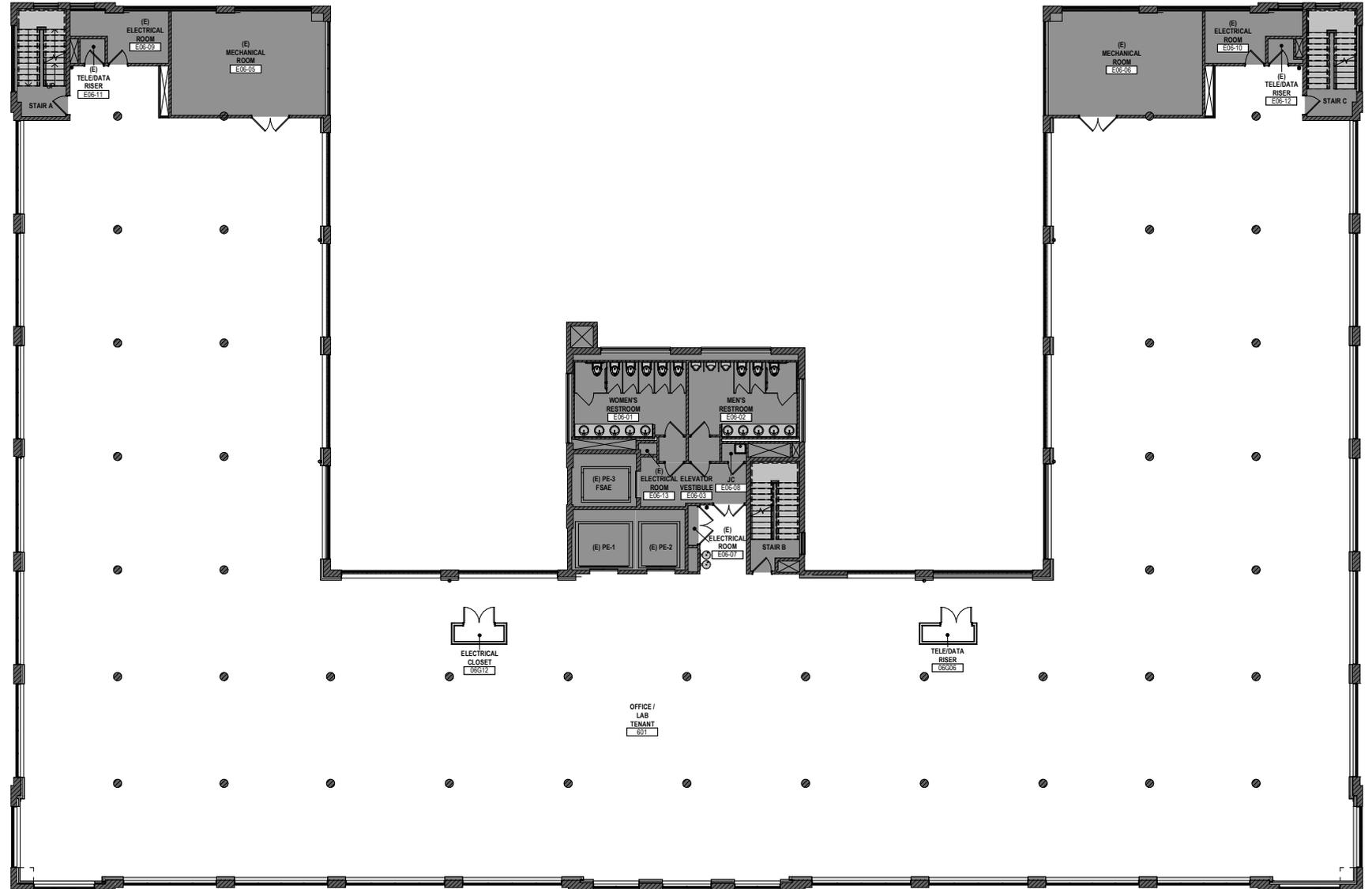
Floor 5

32,058 RSF



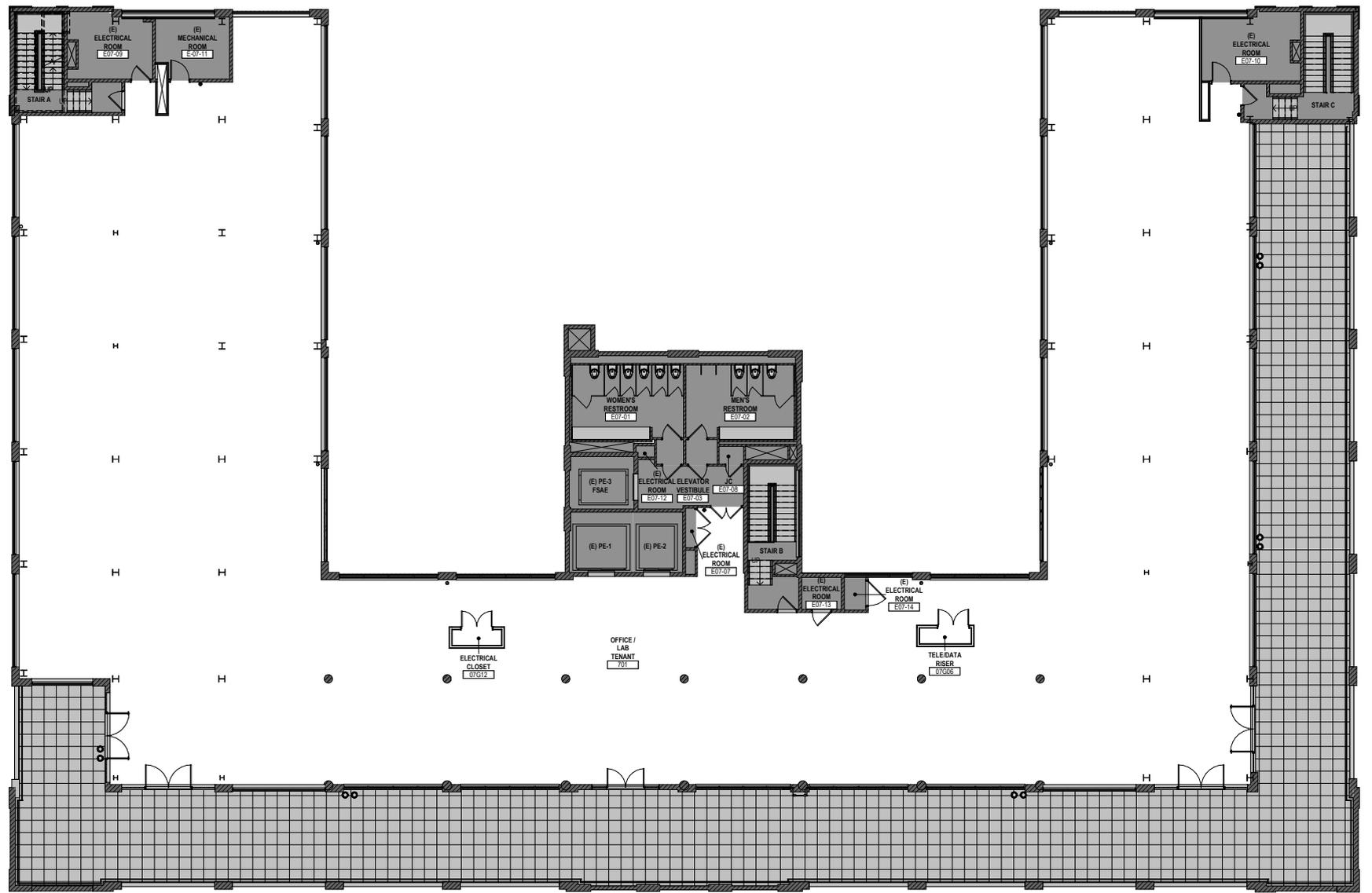
Floor 6

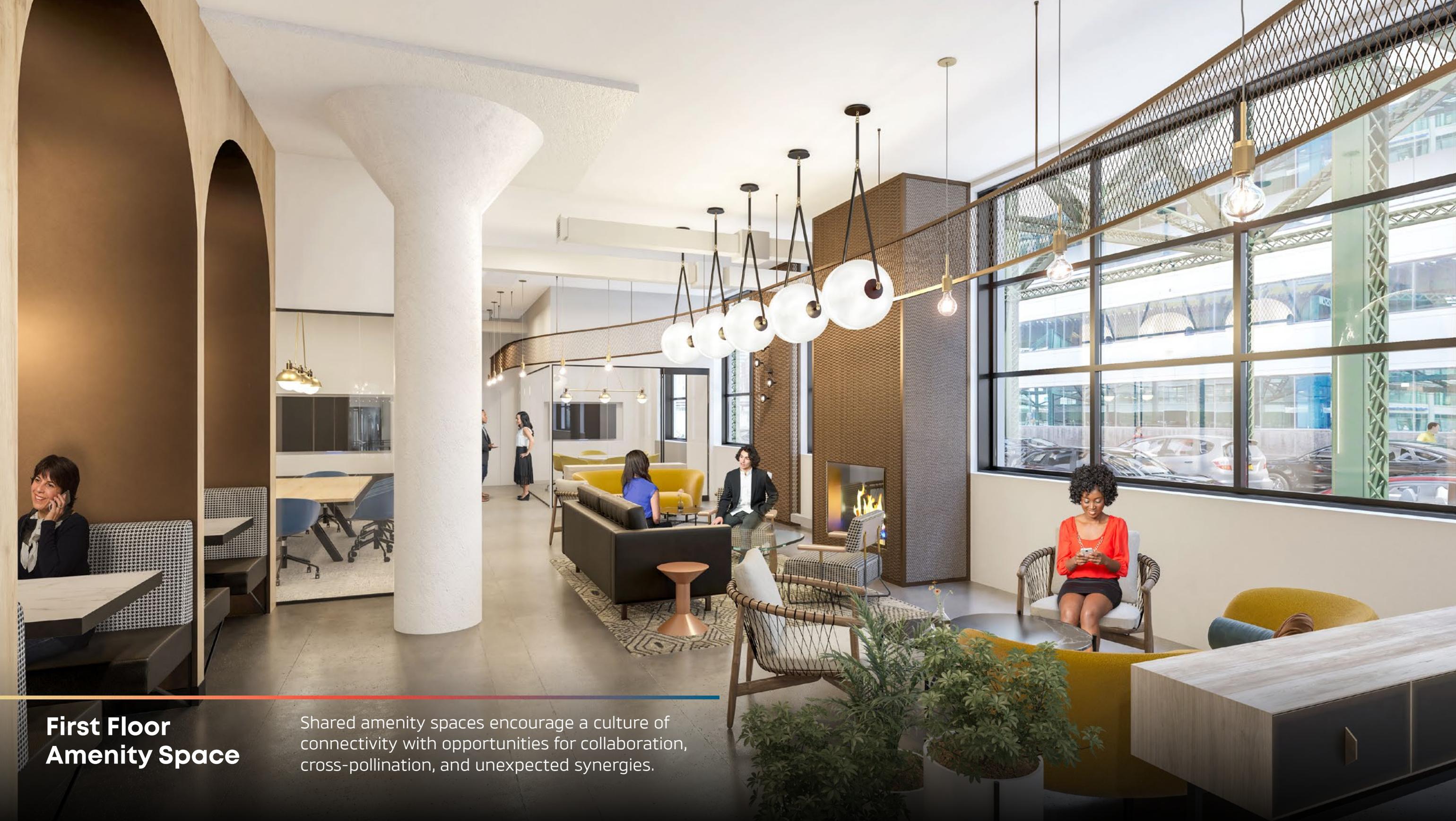
31,399 RSF



Floor 7

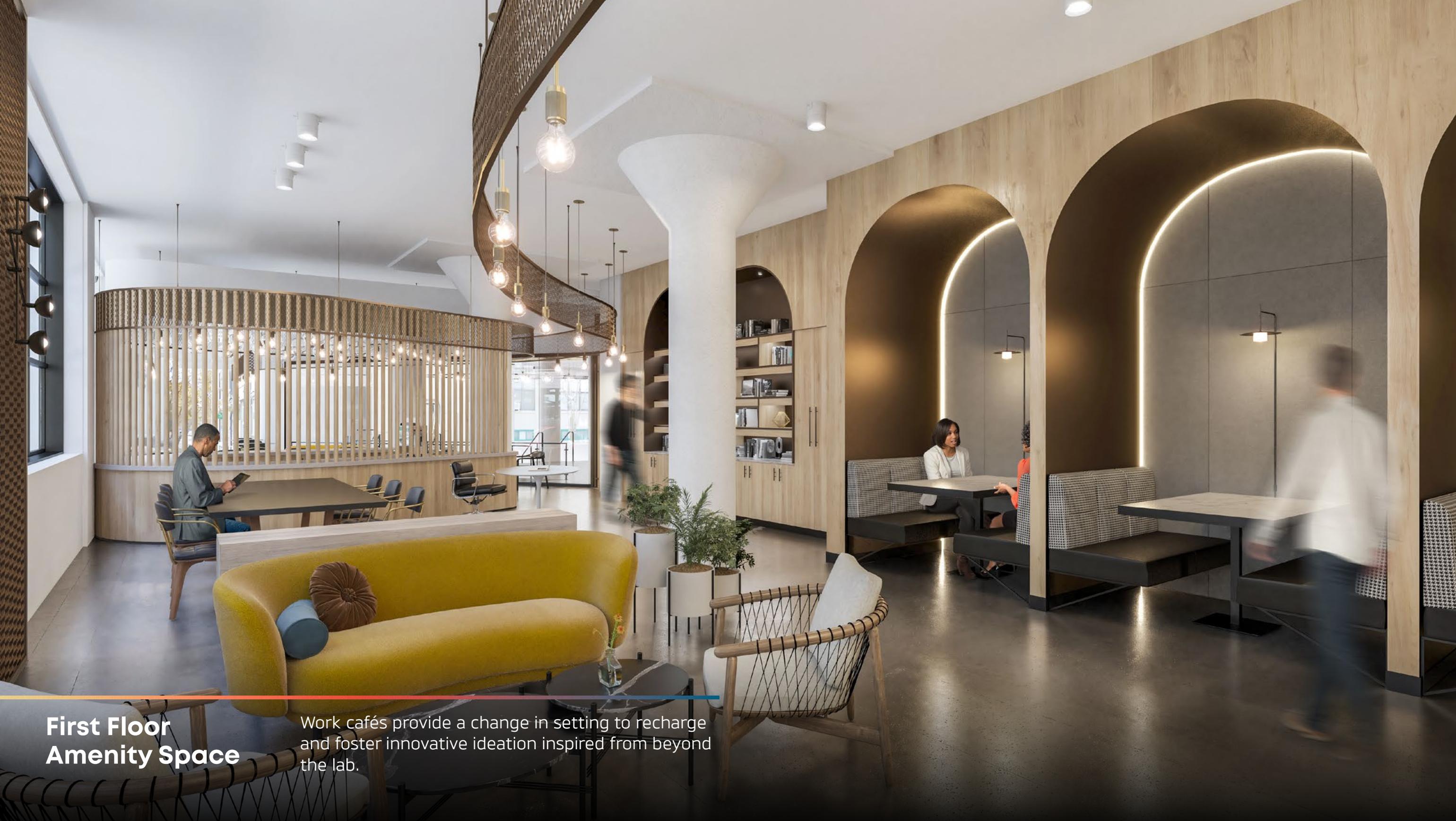
23,387 RSF





First Floor Amenity Space

Shared amenity spaces encourage a culture of connectivity with opportunities for collaboration, cross-pollination, and unexpected synergies.



**First Floor
Amenity Space**

Work cafés provide a change in setting to recharge and foster innovative ideation inspired from beyond the lab.



**First Floor
Amenity Space**

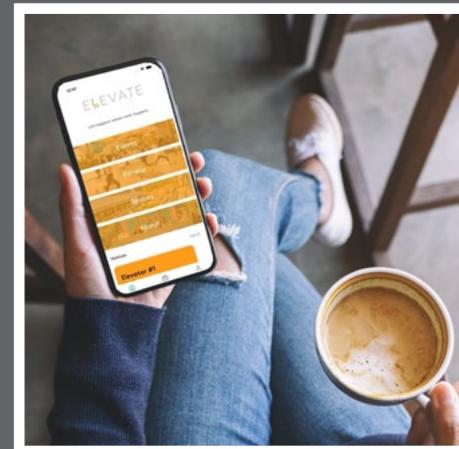
Café offerings support the scientists behind the science, providing everyday conveniences to promote productivity and contribute to an overall sense of wellbeing.

ELEVATE

**It's Not What We Do.
It's Not How We Do It.
It's Who We Are.**

No one goes to work just to work anymore, so we've made it our mission to deliver an experience that reaches far beyond the status quo. When a tenant commits to a Longfellow property, we commit to them.

From modern collaborative workspaces, to informative, enriching experiences, to convenient lifestyle amenities, they are all purposefully designed to impact their daily journey. Elevate will surprise, inspire, and accommodate even our most discerning tenants.



BALANCE

Wellness Events & Workshops

ACCESS

Car Detailing Services
Dry Cleaning Services
Mobile Hospitality Services

TASTE

Coffee & Tea Services
Food & Beverage Tastings

BRAINPOWER

Lunch & Learn Workshops
Ted Talks
Fully Equipped Meeting Spaces

GENEROSITY

Donation Collections
E-Waste Recycling
Blood Drives

CONNECTIONS

Networking & Happy Hours
Seasonal Events
New Tenant Welcome Tours & Gifts

PLAY

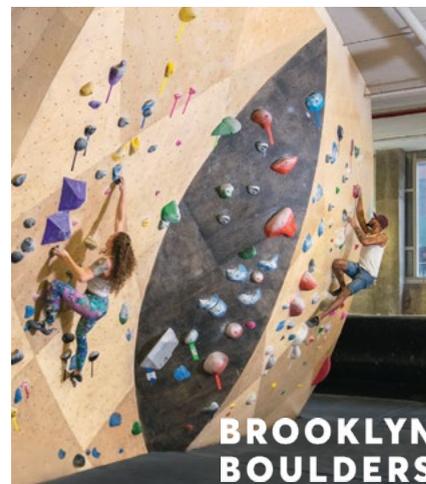
Tenant Competitions & Prizes

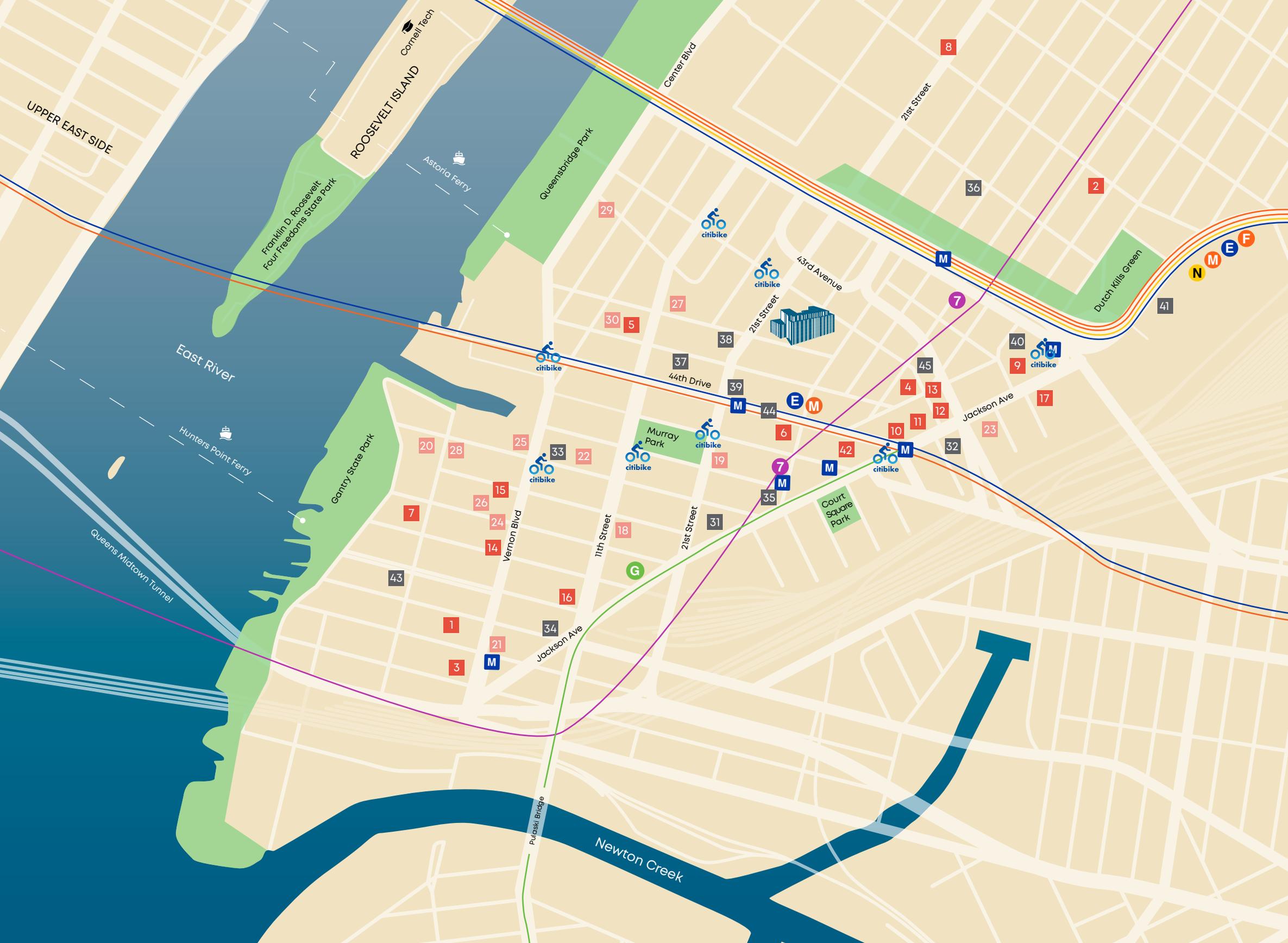
LIC-Inspired



Located in LIC's energetic mixed-use neighborhood, Hatch is walkable to just about everything—Court Square Subway Station, fitness, pet-care, restaurants, and even MoMA PS1.

At Hatch, our spaces foster a hands-on, maker-mentality inspired by our neighborhood, where enterprising new pursuits find life in the rich character of old New York.





KEY:

HATCH,
43-10 23rd St.,
Long Island City, NY, 11101

FOOD AND BEVERAGE

RESTAURANTS

1. Casa Enrique
2. John Brown Smokehouse
3. Tournesol
4. M Wells Steakhouse
5. Top Quality
6. LIC Market
7. SHI
9. Jacx&Co
10. Sweetgreens
11. Levante
12. Xi'an Famous Foods
13. Tacombi
14. Bellwether
15. Blend
16. Jora
17. Murray's Cheese Bar

CAFES AND BARS

18. Communitea
19. LIC Corner Cafe
20. Sweetleaf
21. Black Star
22. Fifth Hammer Brewing Co.
23. Dutch Kills
24. The Baroness Bar
25. L.I.C Bar
26. Gantry Bar & Kitchen
27. ICONYC Brewing Co.
28. Rockaway Brewing Co.
29. Big aLICe Brewing Co.
30. Lower Quality

CULTURE

31. MoMA PS1
32. Sculpture Center
33. The Gutter
34. The Creek & The Cave

HEALTH & WELLNESS

36. Brooklyn Boulders
37. The Cliffs LIC
38. Nicely Fit
39. Barre3
40. Just You Spa
41. Planet Fitness
42. Chelsea Piers Fitness

LIFESTYLE

- GROCERIES
35. Trader Joe's

DAYCARE

43. Little Ones
44. Bright Start
44. Lucky Paws

TRANSPORTATION

- E F G M N 7** SUBWAYS
- FERRIES
- CITIBIKES

DISTANCE BY CAR TO:

- LaGuardia Airport – 23 minutes
- JFK Airport – 49 minutes
- Penn Station – 31 minutes
- Grand Central Station – 22 minutes

HATCH

LIFE SCIENCES

Jonathan Schifrin
212.984.6629
jonathan.schifrin@cbre.com

James Gale
212.984.6634
james.gale@cbre.com

Taylor Walker
212.984.8169
taylor.walker@cbre.com

© 2024 CBRE, Inc. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written content of the owner is prohibited.

CBRE

 **LONGFELLOW**