



## PROJECT OVERVIEW

**SIZE:** 350,000 SF

**FLOOR PLATES:** 15,000-36,000 SF

**SPECIAL FEATURES:**

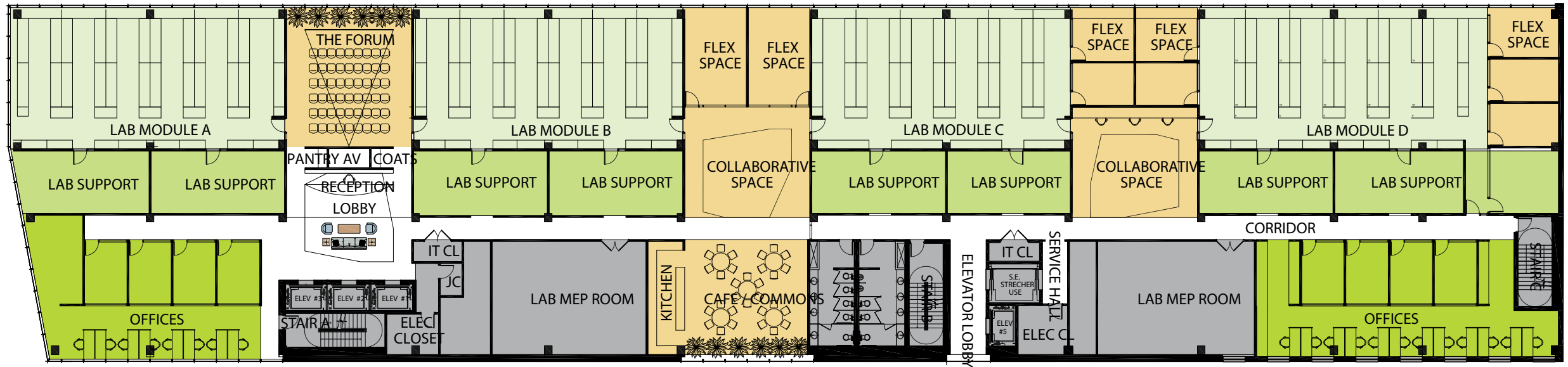
- 350,000 SF Class A, new construction
- Nearly 20,000 square feet of outdoor space
- LEED-certified
- MEP Systems designed by BR+A Engineers
- 14' slab-to-slab heights
- Base design includes above standard power, ventilation (including strobic fans), acid waste and vent riser system, and designated locations for tenant emergency generators.

# TAYSTEE LAB BUILDING

# FLEXIBLE LIFE SCIENCE MODULES LAYOUT

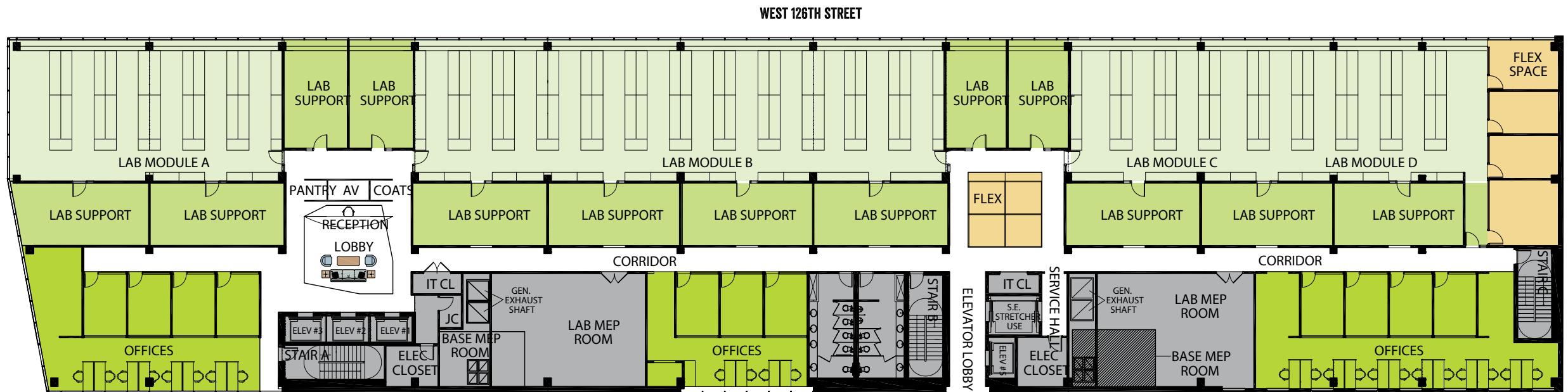
## FLOORS 2-5: ~36,000 RSF

WEST 126TH STREET



# HIGH DENSITY LIFE SCIENCE LAYOUT

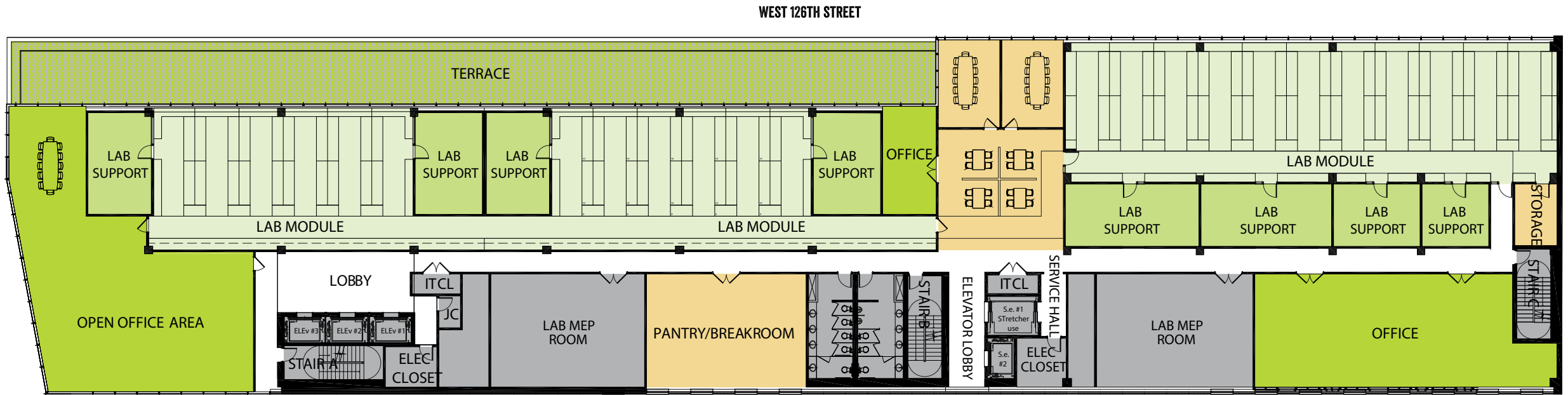
FLOORS 2-5: ~36,000 RSF



# FLEXIBLE LIFE SCIENCE MODULES LAYOUT

## FLOOR 6: ~32,000 RSF

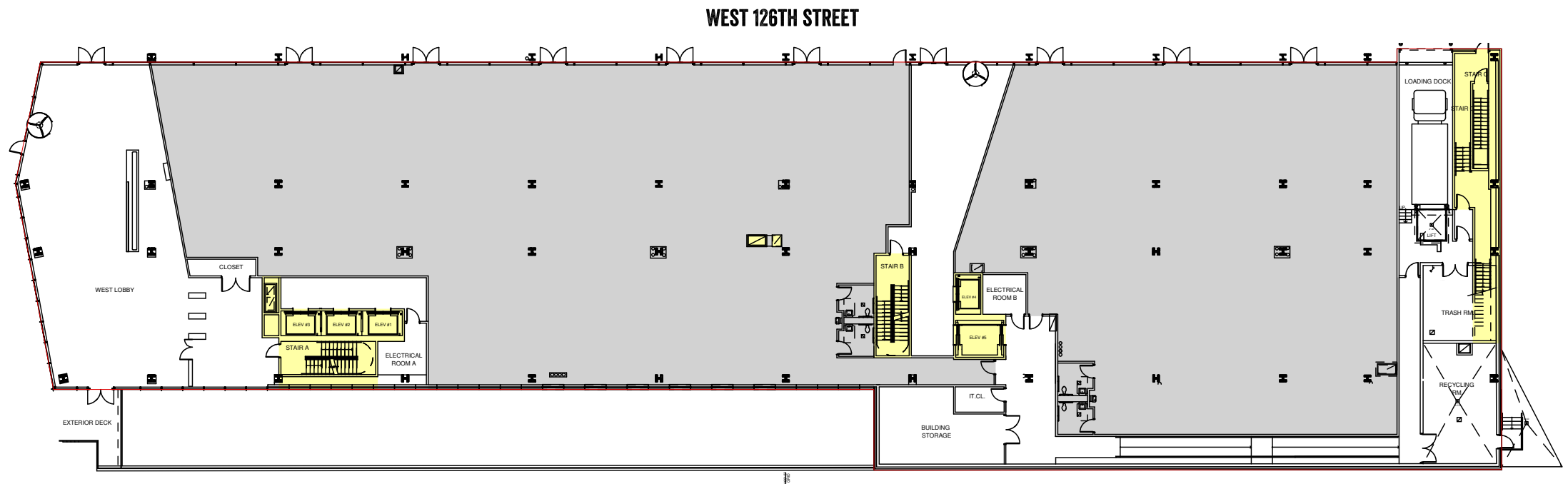
© 2014 Jacobs Engineering Group, Inc.



# TAYSTEE CORE PLANS

## GROUND FLOOR: POTENTIAL FOR SEPARATE ENTRANCES

© 2014 TAYSTEE REALTY



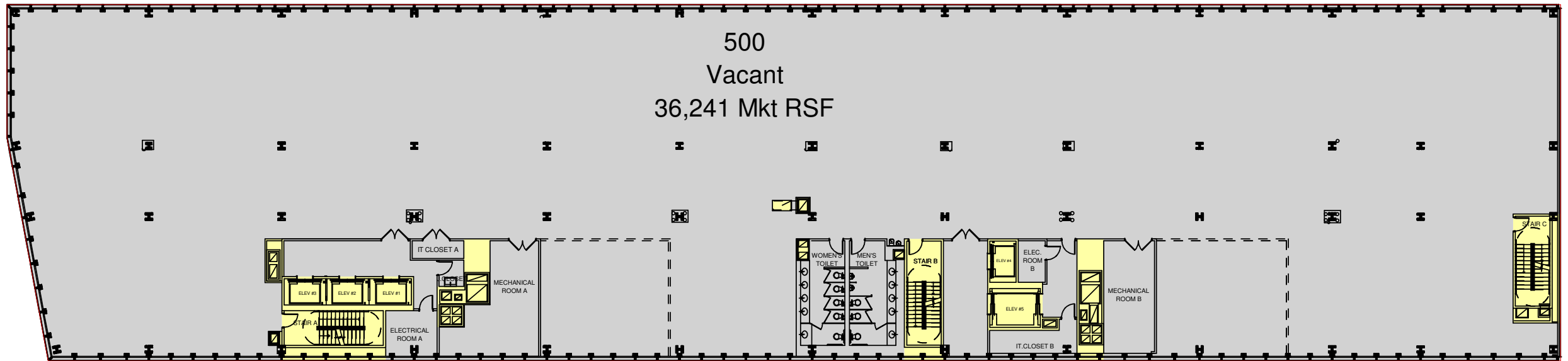
# TAYSTEE CORE PLANS

## FLOORS 2-5: ~36,000 RSF

© 2014 TAYSTEE GROUP, INC.

WEST 126TH STREET

500  
Vacant  
36,241 Mkt RSF

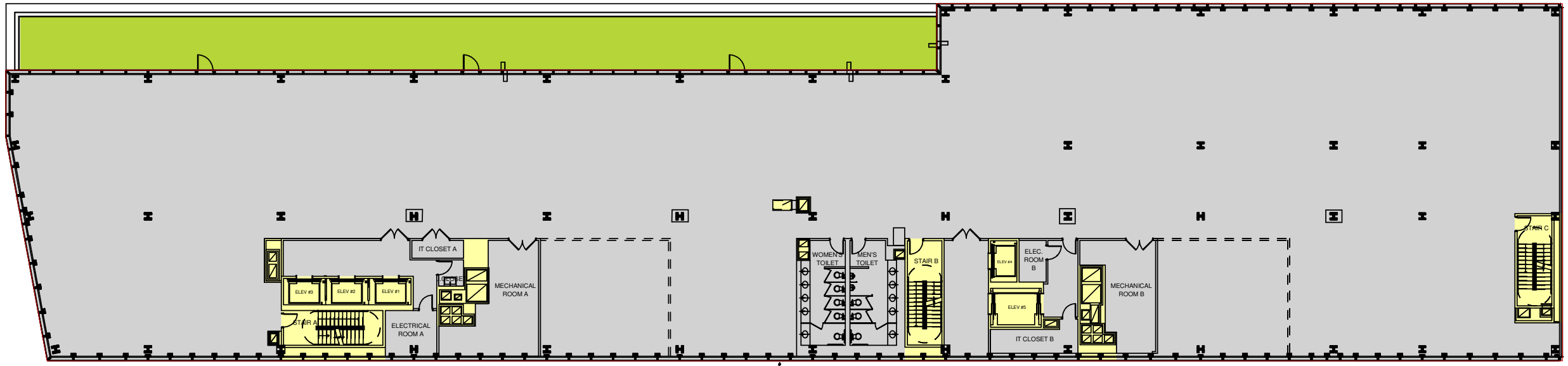


# TAYSTEE CORE PLANS

FLOORS 6: ~32,000 RSF

© 2014 TAYSTEE GROUP, INC.

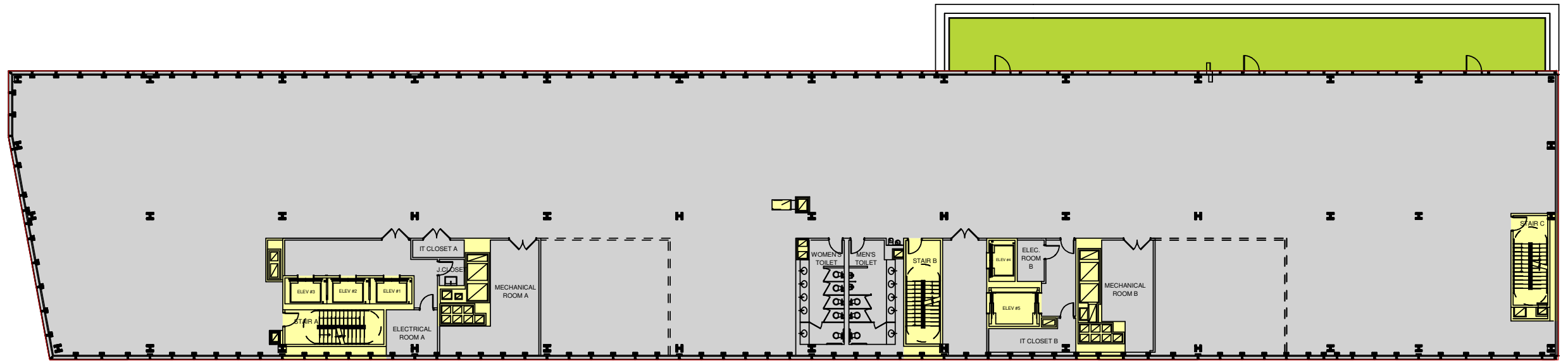
WEST 126TH STREET



# TAYSTEE CORE PLANS

FLOOR 8: ~29,000 RSF

WEST 126TH STREET





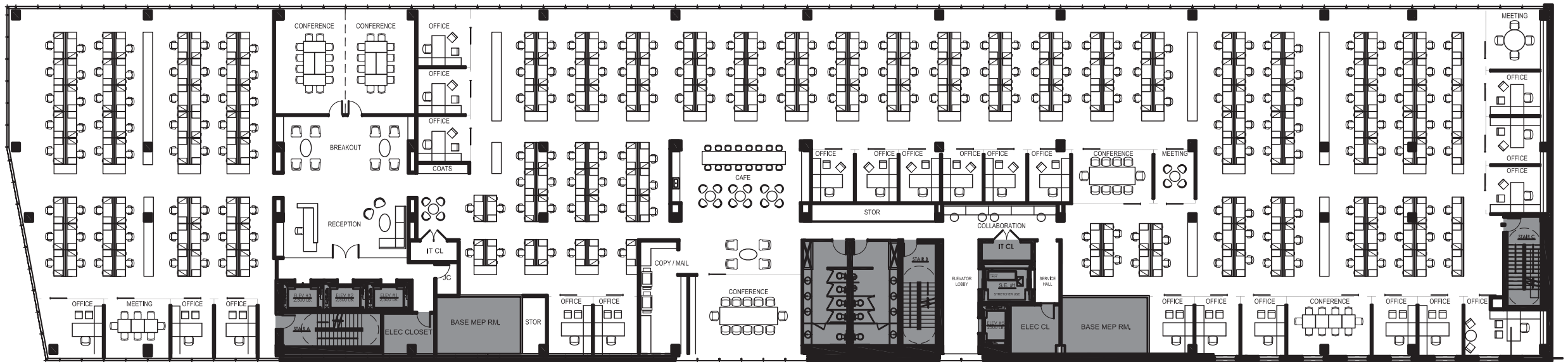
# TAYSTEE OFFICE TEST FITS

## FLOORS 2-5: ~36,000 RSF

© 2014 TAYSTEE GROUP, INC.

Space	Qty.
Workstation	244
Office	23
Reception	1
Meeting Room	3
Conference Room	5
Collaboration Area	1
Breakout Area	2
Cafe / Collab. Zone	1
Copy / Print / Mail	1
<b>Total</b>	<b>281</b>

WEST 126TH STREET



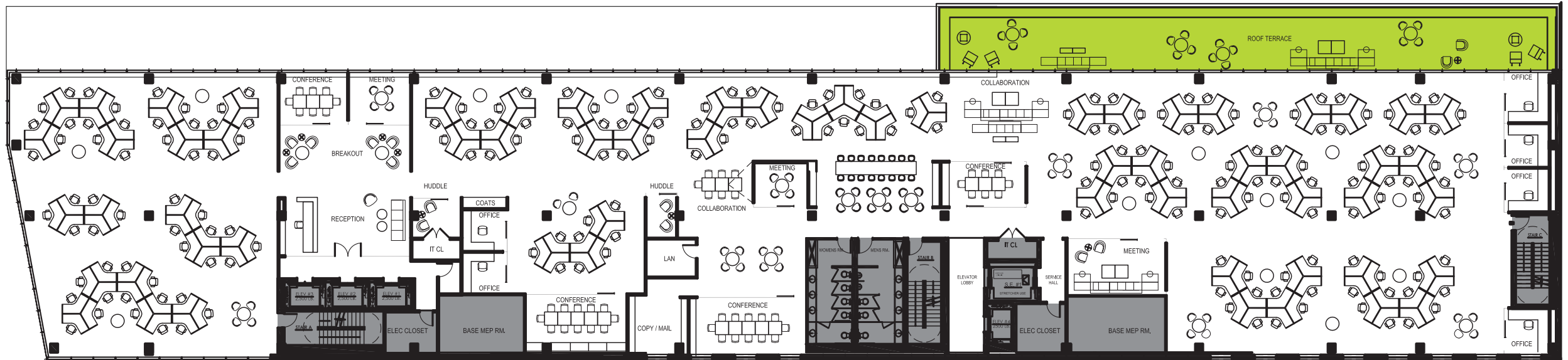
# TAYSTEE OFFICE TEST FITS

## FLOOR 8: ~29,000 RSF

© 2014 TAYSTEE GROUP, INC.

Space	Qty.
Workstation	192
Office	6
Reception	1
Meeting Room	3
Conference Room	4
Collaboration Area	1
Breakout Area	3
Cafe / Collab. Zone	1
Copy / Print / Mail	1
Mail	1
<b>Total</b>	<b>213</b>

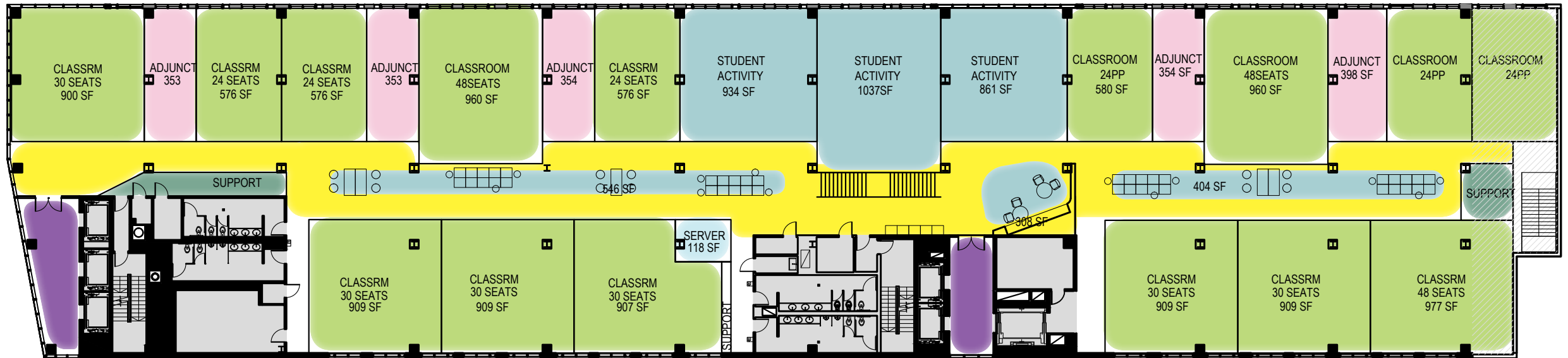
WEST 126TH STREET



# TAYSTEE SCHOOL TEST FITS

## FLOORS 2-5: ~36,000 RSF

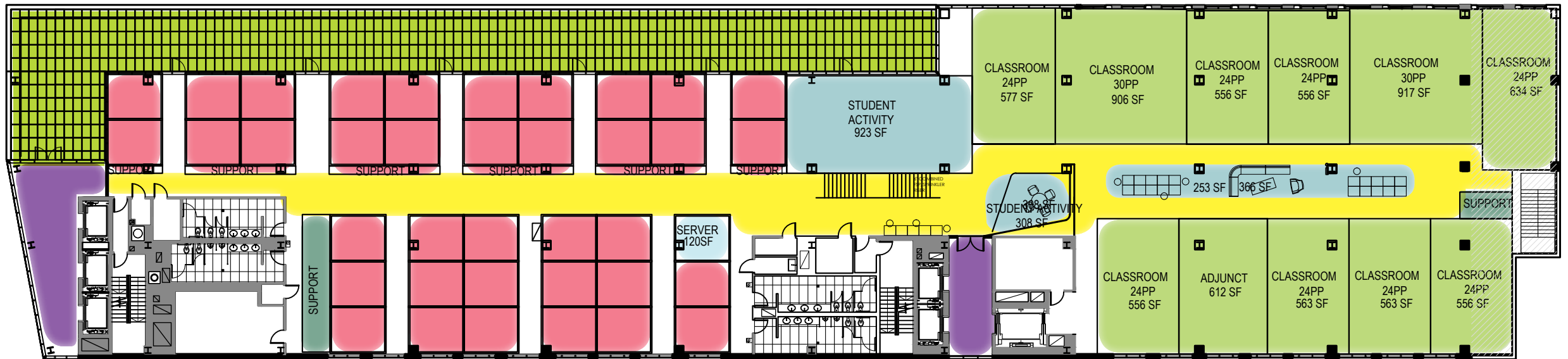
WEST 126TH STREET



# TAYSTEE SCHOOL TEST FITS

## FLOORS 6: ~32,000 RSF

WEST 126TH STREET



# TENANT ECONOMIC INCENTIVE BENEFITS



TOTAL VALUE

**\$13-\$23  
PER RSF**

UP TO  
**\$35 MM**  
FOR 100,000 SF TENANT  
OVER 15 YEARS

RELOCATION AND EMPLOYMENT  
ASSISTANCE PROGRAM  
**\$10-\$20 PER RSF PER YEAR.**

COMMERCIAL RENT TAX EXEMPTION  
**\$2 PER RSF PER YEAR.**

ENERGY COST-SAVINGS PROGRAM  
AND BUSINESS INCENTIVE RATE  
**\$1 PER RSF PER YEAR.**

REAL ESTATE TAX EXEMPTION  
The Manhattanville Factory  
District Buildings will qualify  
for an enhanced 25 year Industrial  
and Commercial Abatement  
Program(ICAP) real estate tax  
benefit that will significantly  
reduce tenants' exposure  
to real estate tax increases.

# FACTS & FIGURES

## DESIGN DETAILS

**GROSS BUILDING AREA**  
350,000 rsf

**11**  
**FLOORS**

**FLOOR TO FLOOR HEIGHTS**  
Typical 14'  
3rd-11th Floors – 13'7"

**14**  
**FEET**

**EXTERIOR WALL**  
Glass curtain wall

**COLUMN SPACING**  
30' east to west  
20'-30' north to south

**CORE ORIENTATION**  
Dual side core

**STRUCTURAL**  
Steel frame and concrete slab

**FLOOR LOAD**  
100 lbs. live load

**ELEVATORS**  
4 Passenger & 1 Freight/Passenger

**TELECOMMUNICATIONS**  
2 telco closets per floor

**LOADING DOCK**  
Drive-in

## BUILDING FEATURES

### OUTDOOR SPACE

**PH 2** 3,619 sf  
**PH 1** 3,415 sf  
**FL 8** 2,121 sf  
**FL 6** 3,147 sf

### TWO LOBBIES

Separate east and west  
tenant entries

**TWO**  
**LOBBIES**

## BASE BUILDING MECHANICAL AND ELECTRICAL

**HVAC - COOLING SYSTEM**  
1,200 ton (3) cell cooling tower  
Ample capacity for tenant  
supplemental cooling

**HVAC - COOLING DISTRIBUTION**  
Floor-by-floor water-cooled  
package units

**GLASS**  
**FLOOR TO  
CEILING**

**HEATING SYSTEM**  
Gas-fired hot water  
condensing boilers

**HEATING DISTRIBUTION**  
Floor-mounted fin-tube  
radiation including electric  
control valves

**TENANT ELECTRICAL  
LOAD CAPACITY**  
12 watts per square foot demand load  
exclusive of base building HVAC

## SUSTAINABILITY

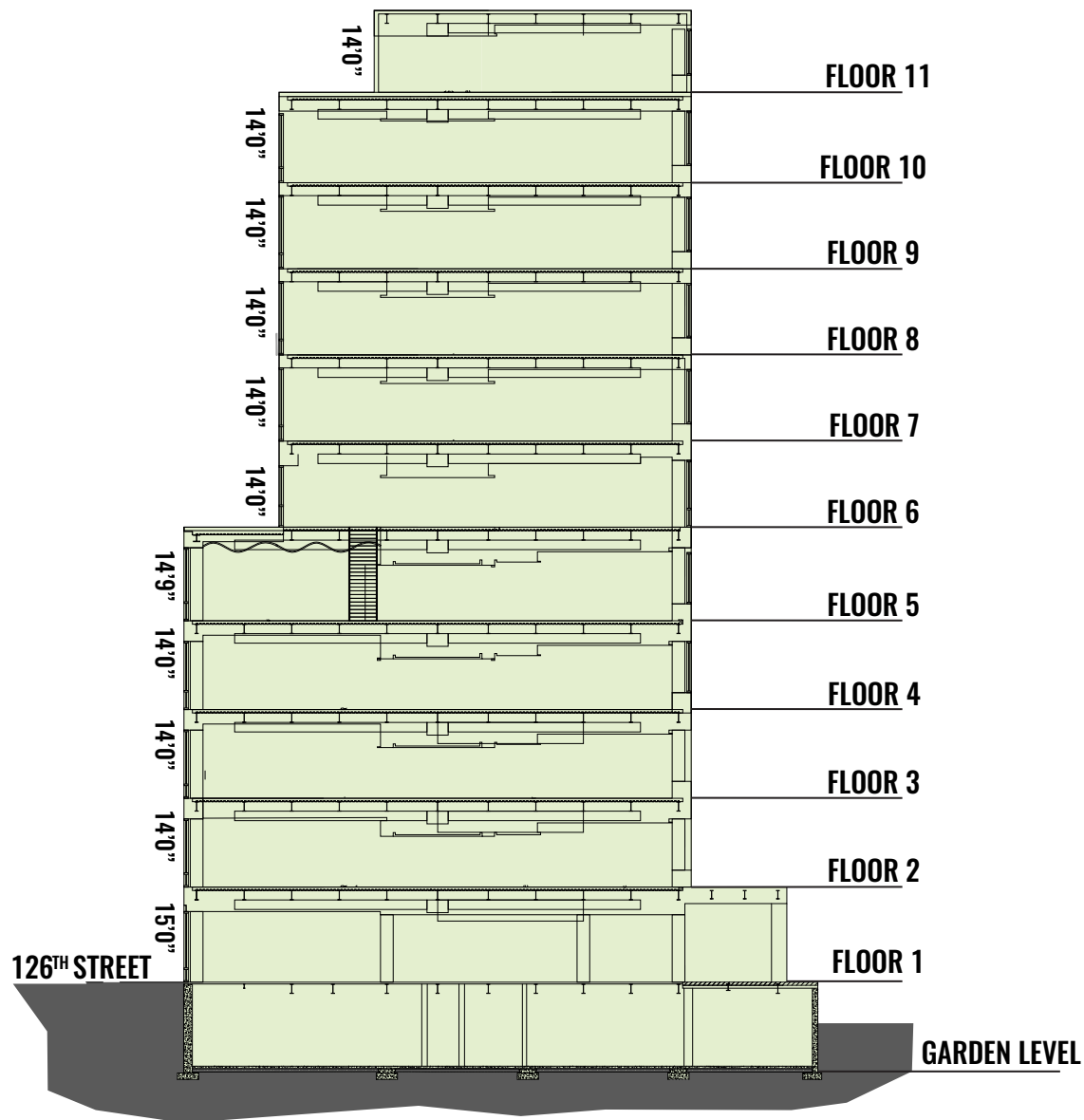
**LEED**  
**WEW**  
**SILVER**

**BIKE ROOM**  
Indoor Bike Area

**SUBWAYS**  
A, B, C, D and 1 trains

# TAYSTEE LAB BUILDING

# STACK PLAN



# STACK INFO

FLOORS	RSF	TERRACE
FLOOR 11	14,765	3,619
FLOOR 10	19,726	3,415
FLOOR 9	28,931	
FLOOR 8	28,934	2,121
FLOOR 7	31,931	
FLOOR 6	31,948	3,147
FLOOR 5	36,241	
FLOOR 4	36,241	
FLOOR 3	36,241	
FLOOR 2	36,277	2,265
FLOOR 1	19,862	3,813
GARDEN LEVEL	19,741	3,408