# ELM CITY BIOSCIENCE CENTER



55 CHURCH STREET, NEW HAVEN, CT 203-848-6474 | INFO@HURLEYGROUP.NET





### Overview

55 Church, developed and managed by The Hurley Group, will soon offer a unique blend of offices and lab space for biotech companies operating at BSL-1 and BSL-2. Located in the Downtown New Haven life science research community, 55 Church is undergoing significant replacements, upgrades and enhancements with plans to deliver new lab spaces in January 2022. The 8-story, 113,620 SF building is within short walking distance of other nearby lab buildings and facilities including Yale University, Yale New Haven Hospital, 300 George Street, 100 & 101 College Street and 40-60 Temple Street for easy collaboration and partnerships.

The downtown, central location on Church and Crown Streets is well known, highly visible and easily accessible. 55 Church offers a beautiful, naturally lit lobby with gracious seating area. A security concierge welcomes and directs visitors while providing access control. Card access provides 24/7 entry, while security cameras in common areas and building exterior offer security.

Lab floor plates are available for a full floor at 12,570 rentable square feet or 6,285 rentable square feet for a half floor. The 12,670 square foot lower level is climate controlled, accessed via the elevators presents potential for additional lab space, vivarium or a freezer farm.

Transit-oriented, the property is convenient to major city roads, Interstates 95 and 91, the State Street and Union Street Train Stations (Metro-North, Shore Line East and Amtrak service), Routes 1 and 34 and the Merritt/Wilbur Cross Parkway. The adjoining surface parking lot includes 76 spaces and is accessed via Crown Street.

Surrounded by downtown New Haven's best restaurants, shops and cultural attractions, 55 Church Street is a "Walker's Paradise", making it easy to enjoy downtown attractions and amenities.

<sup>1</sup> Walk Score: https://www.walkscore.com/score/55-church-st-new-haven-ct-06510?utm\_campaign=ws\_score\_widget&utm\_medium=score-badge&utm\_source=walkscore.com



# **55 CHURCH STREET**

DDODEDTY & CITE	
PROPERTY & SITE	
Property Address	55 Church Street, New Haven, Connecticut
Zoning	BD-1
Frontage	Church Street – 196 feet
	Center Street – 276 feet
	Crown Street – 124 feet (parking lot)
Parking & Vehicular Access	Adjacent, fenced surface lot with 76 spaces, accessed via Crown Street.
BUILDING	
Year Constructed	1972
Gross Building Area	113,620 square feet
Stories	8 + basement and mechanical penthouse
Typical Full Floor	12,570 SF
CONSTRUCTION	
Structural	Fireproof steel frame with reinforced concrete foundation
Exterior Walls	Pre-cast concrete and glass
Roof	Rubber membrane
Floor Load	Suitable for typical laboratory loads
Ceiling Heights	Deck-to-deck: 11'-6"
	Deck-to-grid: 8'-6"
GENERAL SERVICES	
Elevators	Two (2) 2,500 lb. capacity passenger elevators, 250 f.p.m.
	One (1) 2,500 lb. capacity freight elevator, 250 f.p.m. (4'-10" x 6'-8" x 7'-11")
Fire/Life Safety	Central command center encompassing fire detection and suppression,
	notification, annunciation, smoke control and evacuation. Fully sprinklered
	with manual fire pull stations, speakers and horns throughout.
Security	CCTV cameras located in the common hallways and building exterior.
	Programmable and addressable card access system. Video intercom with
	remote door release at service entrance.
ADDITIONAL	
Amenities	Spacious lobby, conference space, interior bicycle storage, showers, quiet
	picnic area.
Utilities	Water & Sewer – City of New Haven
	Electricity – United Illuminating
	Natural Gas – Southern CT Gas
	Telecommunications – Various providers (high speed cable and fiber-optic available)

# **GETTING HERE**

P

Limited parking available on-site; ample parking nearby.





Within walking distance of State and Union train stations.



Interior secure bicycle storage room on-site.



Located on CT Transit line and close to public rail systems.



# TYPICAL FLOOR PLAN – TWO HALF FLOOR LAB SPACES Removal of center wall creates one full-floor lab & office suite



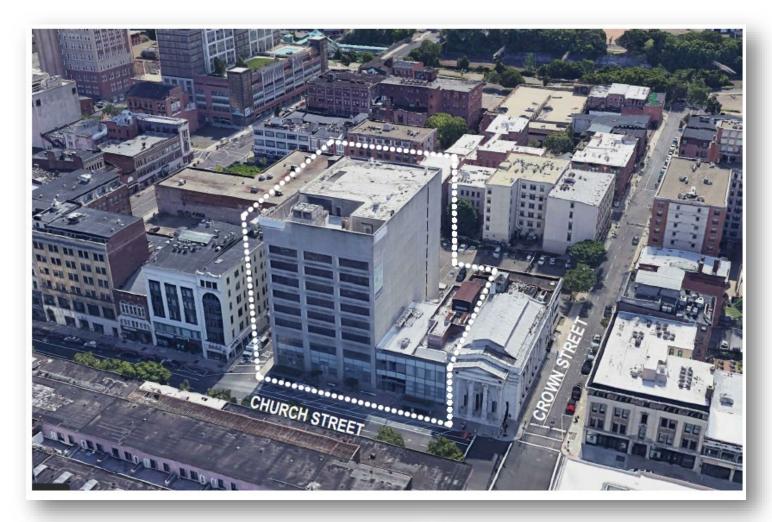
## LABORATORY SPECIFICATIONS (PER HALF FLOOR SPACE)

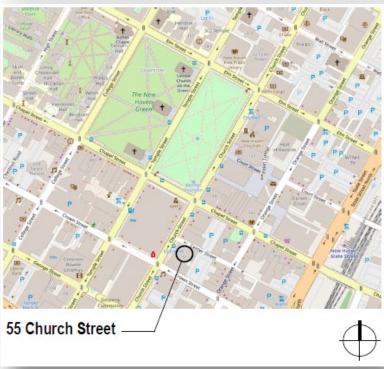
MECHANICALS			
Electrical Service	3 watts per SF		
HVAC	100% non-circulated at 1.25 cfm per sf for the lab zones		
	Normal HVAC at 0.07 cfm/sf for office zones		
Plumbing	Tempered water for one emergency shower and eye		
	wash		
	Three lab sinks and one coffee bar sink		
Back-up power capability	2.5 watts per SF of lab area		
FLOORING			
Open lab and mechanical rooms	12x24 Standard commercial grade no wax vinyl floor		
	tile with 4" rubber base		
Lab support rooms	Sheet vinyl		
Offices	Carpet tile		
BASIC FURNISHINGS AND EQUIPMENT (PER HALF FLOOR)			
Laboratory Benching with reagent shelves and	160 LF		
electrical power strip			
Chemical fume hood – variable volume design	1		
(5 foot)			
Snorkel extractor connected to lab exhaust system	2		

preliminary specifications; subject to change



# **55 CHURCH STREET**







# **55 CHURCH STREET**

Based in New Haven, Connecticut, The Hurley Group is a commercial/residential real estate development and management firm with over one million+ square feet of office, retail, industrial, warehouse, flex/creative space and apartments in New Haven and Fairfield counties.

As a committed owner/operator, our goal is to build long-term relationships with our tenants, rather than fulfill a short-term real estate need. The Hurley Group's in-house team of dedicated professionals conduct and oversee all construction, property management, leasing and marketing. This hands-on approach allows us to fully understand the needs of our tenants, our properties, and the communities in which they are located.

With decades of experience in real estate and property management, you can count on our local knowledge and expertise. Contact us to see what we have to offer or visit our website to learn more: www.HurleyGroup.net.

