



ELM CITY BIOSCIENCE CENTER



55 CHURCH STREET, NEW HAVEN, CT
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THE HURLEY GROUP
REAL ESTATE DEVELOPMENT AND MANAGEMENT



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 and 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"¹, making it easy to enjoy downtown attractions and amenities.

¹ 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

PROPERTY & SITE		WWW.ELMCITYBIO.COM
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 + lower level and mechanical penthouse	
Typical Full Floor	12,570 SF	
CONSTRUCTION		
Structural	Fireproof steel frame with reinforced concrete foundation	
Column Spacing	28' x 28'	
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) 3,500 lb. capacity freight elevator, 250 f.p.m. Freight Elevator doors – 3'-4" / Freight Elevator Cab – 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

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Limited parking available on-site; ample parking nearby.



Within walking distance of State and Union train stations.



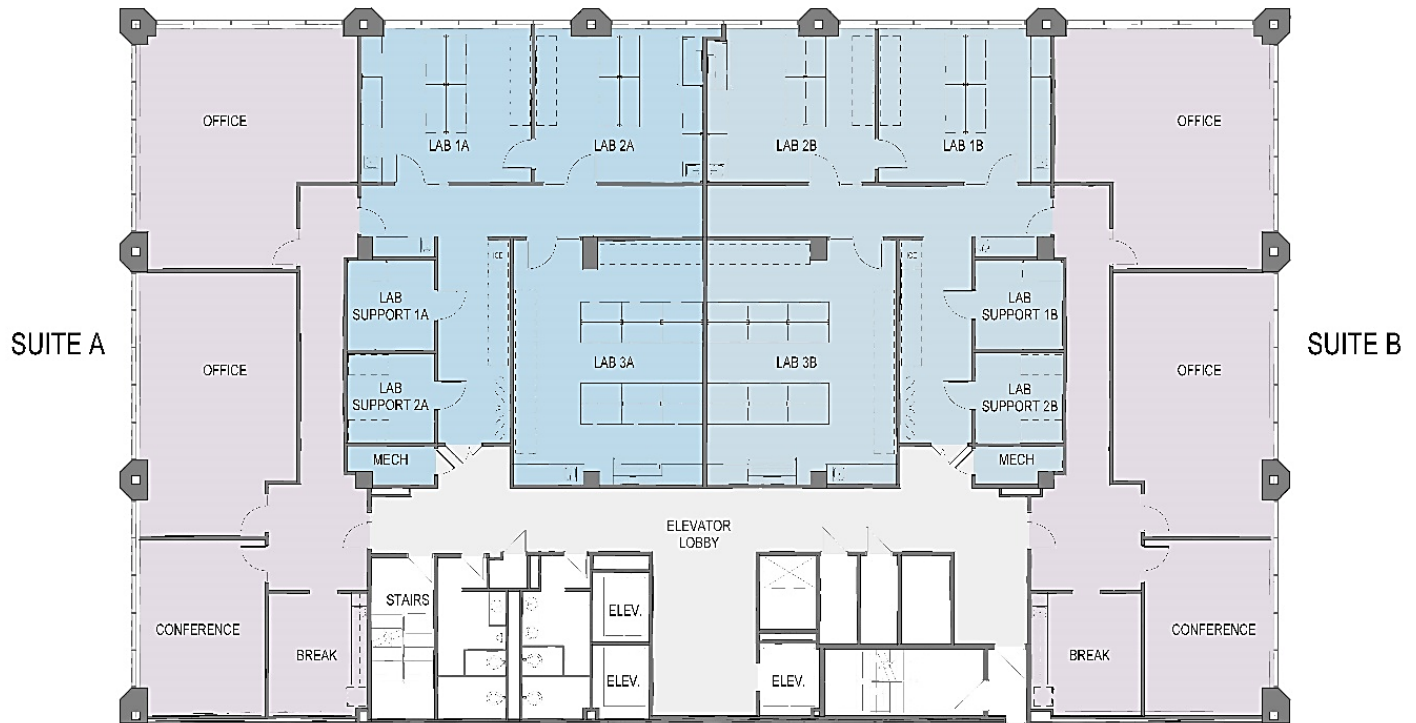
Interior secure bicycle storage room on-site.



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

TYPICAL FLOOR PLAN – TWO HALF FLOOR LAB SPACES

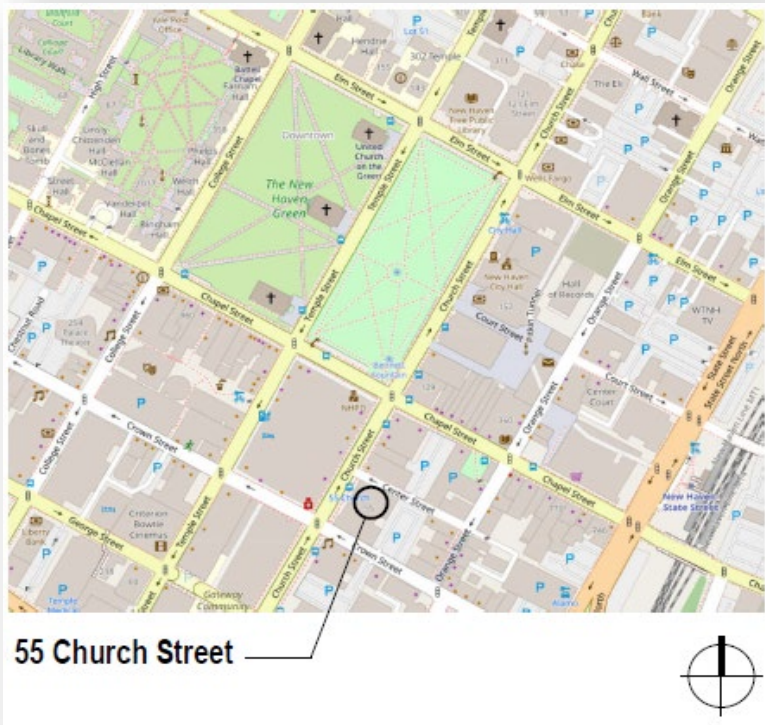
Removal of center wall creates one full-floor lab & office suite



LABORATORY SPECIFICATIONS (PER HALF FLOOR SPACE)

MECHANICALS	
Electrical Service	7.5 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 electrical power strip	160 LF
Chemical fume hood – variable volume design (5 foot)	1
Snorkel extractor connected to lab exhaust system	2

preliminary specifications; subject to change



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.

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