

HATCH |
HATCH | LIFE SCIENCES

The Building



Science, unleashed

Lab spaces — it's what we do.

Longfellow is proud to present its first New York site **Hatch Life Sciences**.

Embedded within the diverse cultural fabric of Long Island City, Hatch's state-of-the-art lab spaces provide a platform for life sciences companies to propel their innovations to the next level, through collaboration, convenience, and connection.



214,013

Total Square Feet



14K-36K SF Floorplates

Availability on Floors 1-7



Spec Lab/Office

±70,000 SF continuous



Q1 2023 Delivery

Spec suite build outs



Outdoor Terraces

Iconic views of the Manhattan skyline on Floors 5 & 7



Vibrant Location

Situated within New York's life sciences hub and influenced by LIC's industrial heritage and diverse cultural proximities.



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/Cafés

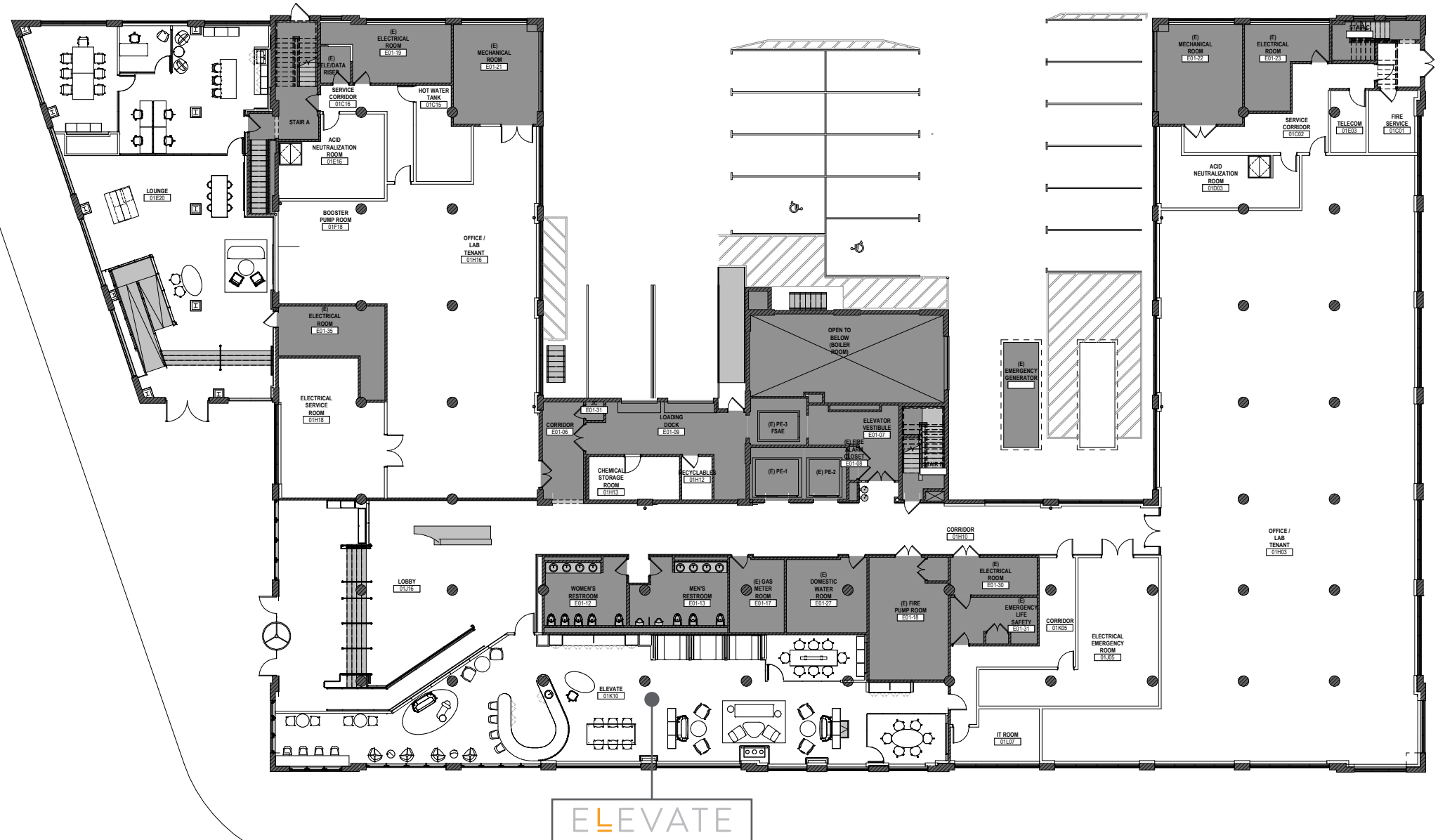
Within 10 minute walk

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**.

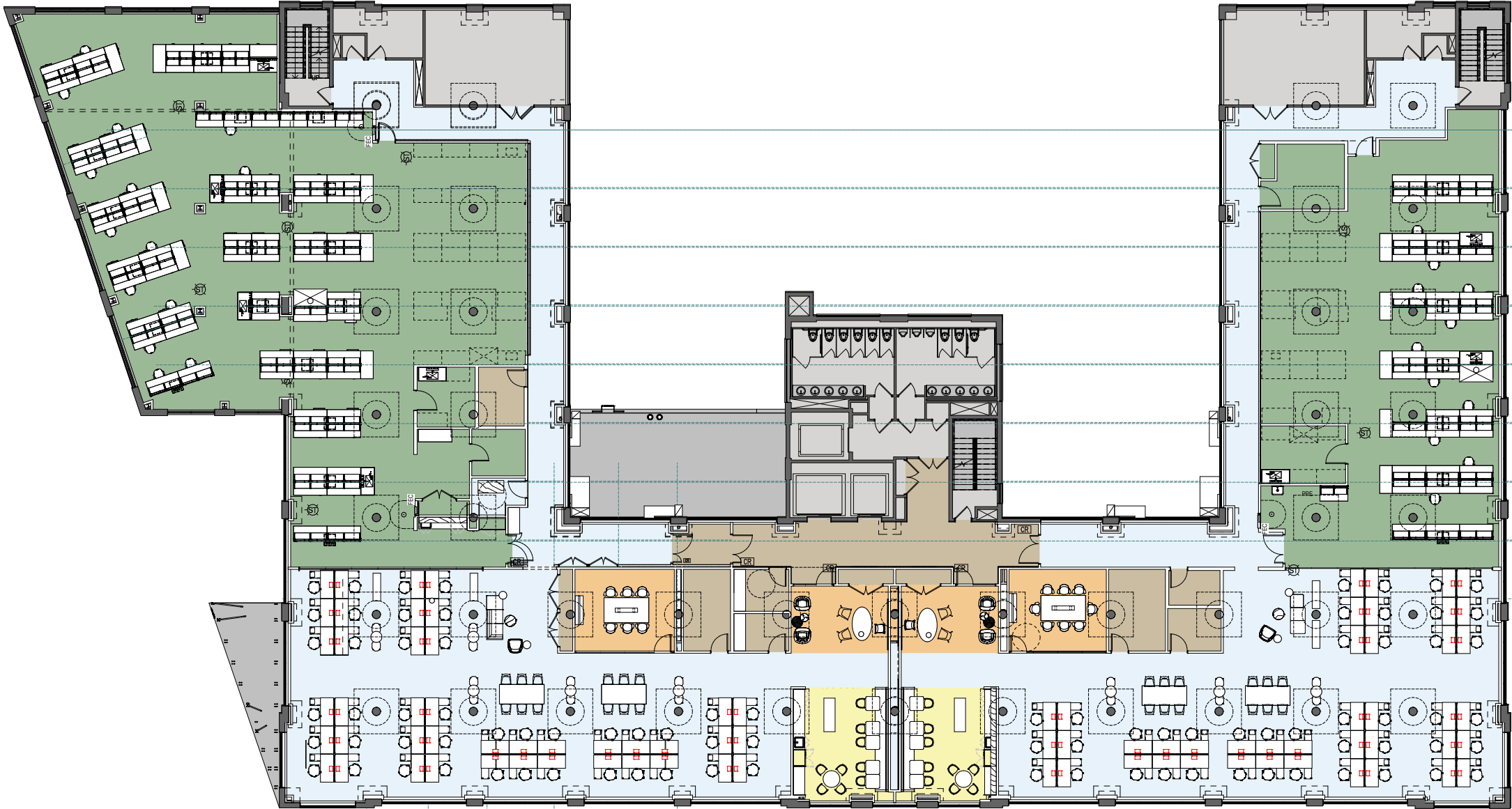
FLOOR 1
19,157 RSF



FLOOR 2

SUITE A
21,516 RSF

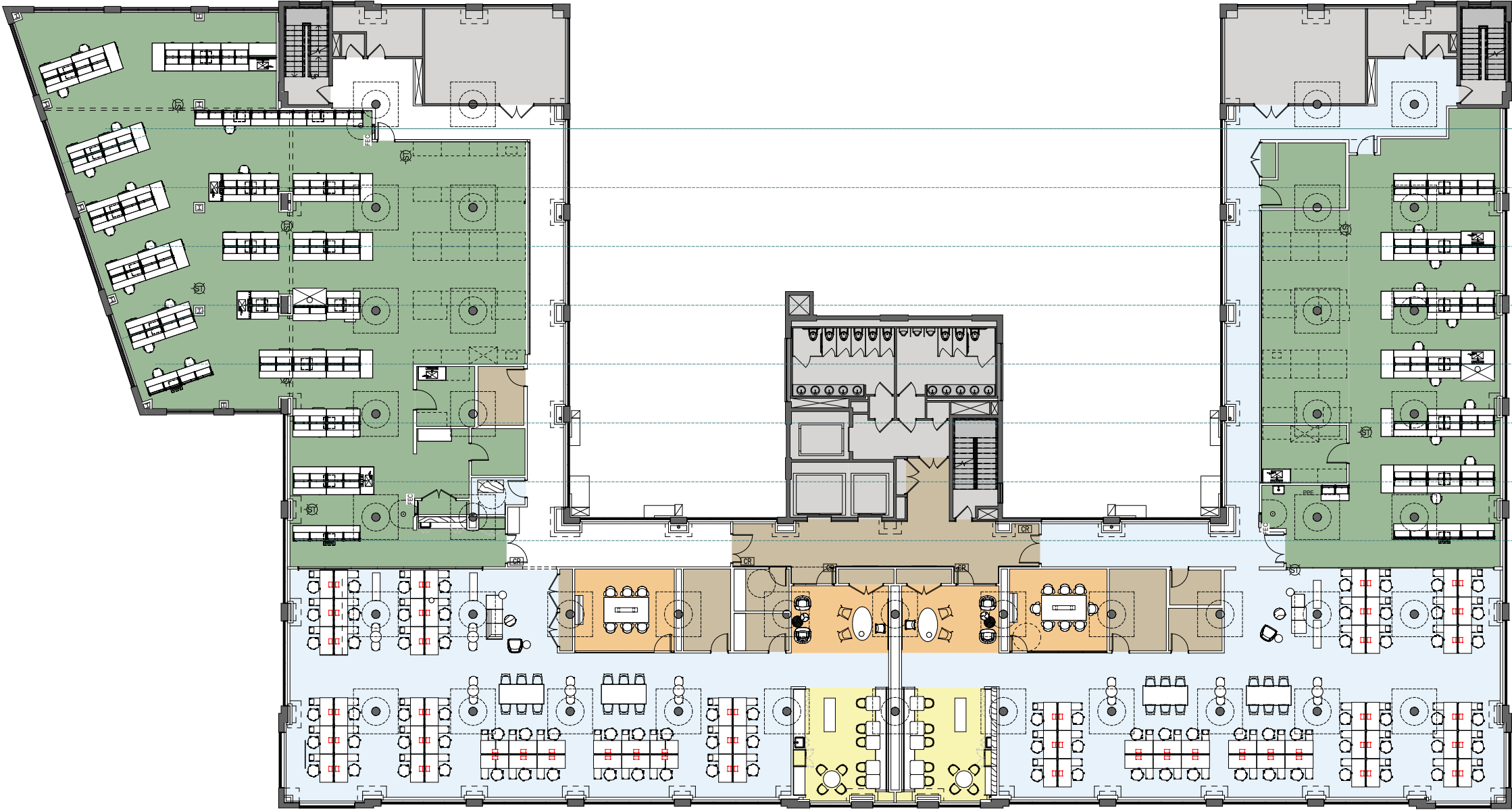
SUITE B
14,153 RSF



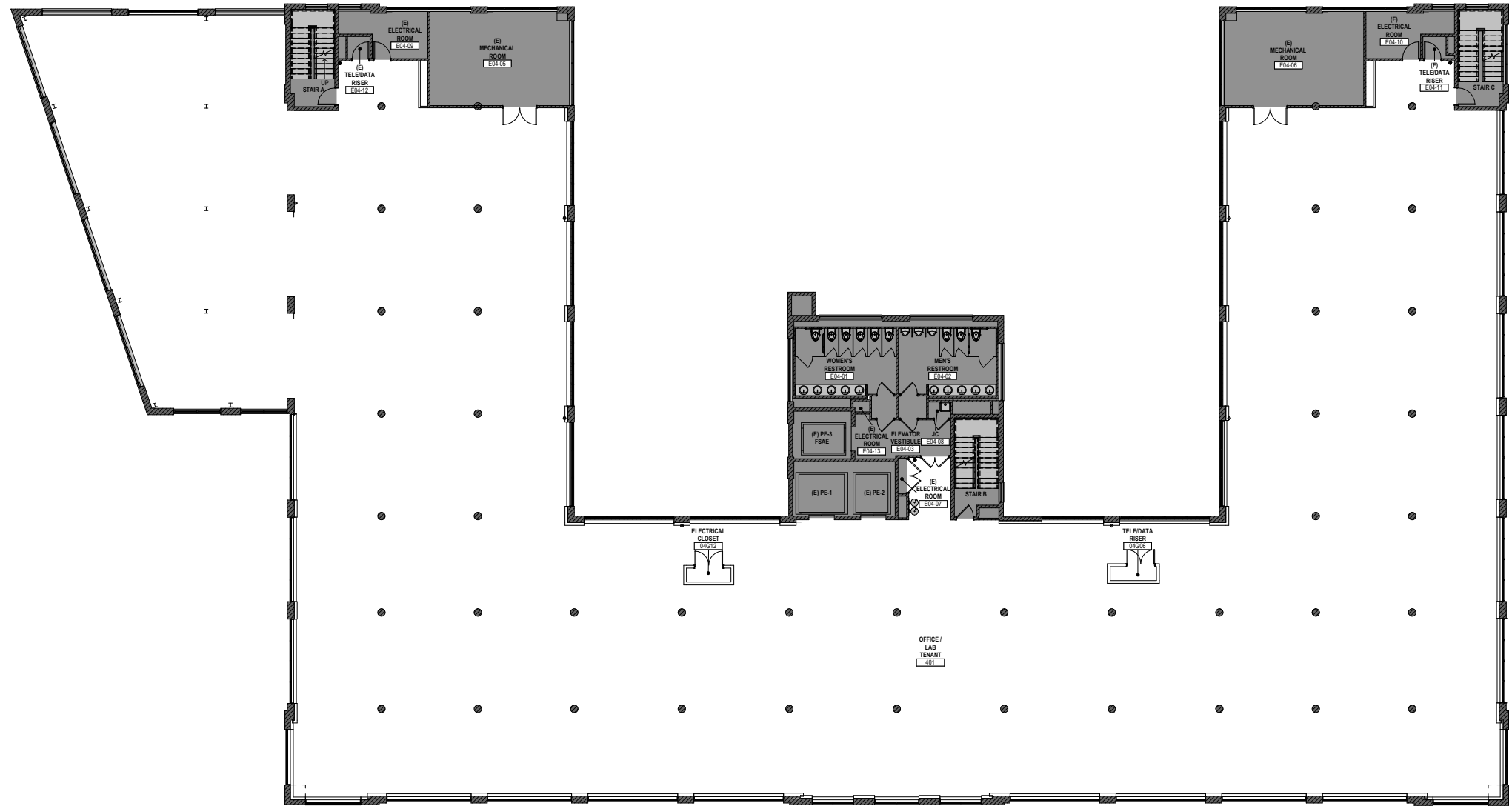
FLOOR 3

SUITE A
20,256 RSF

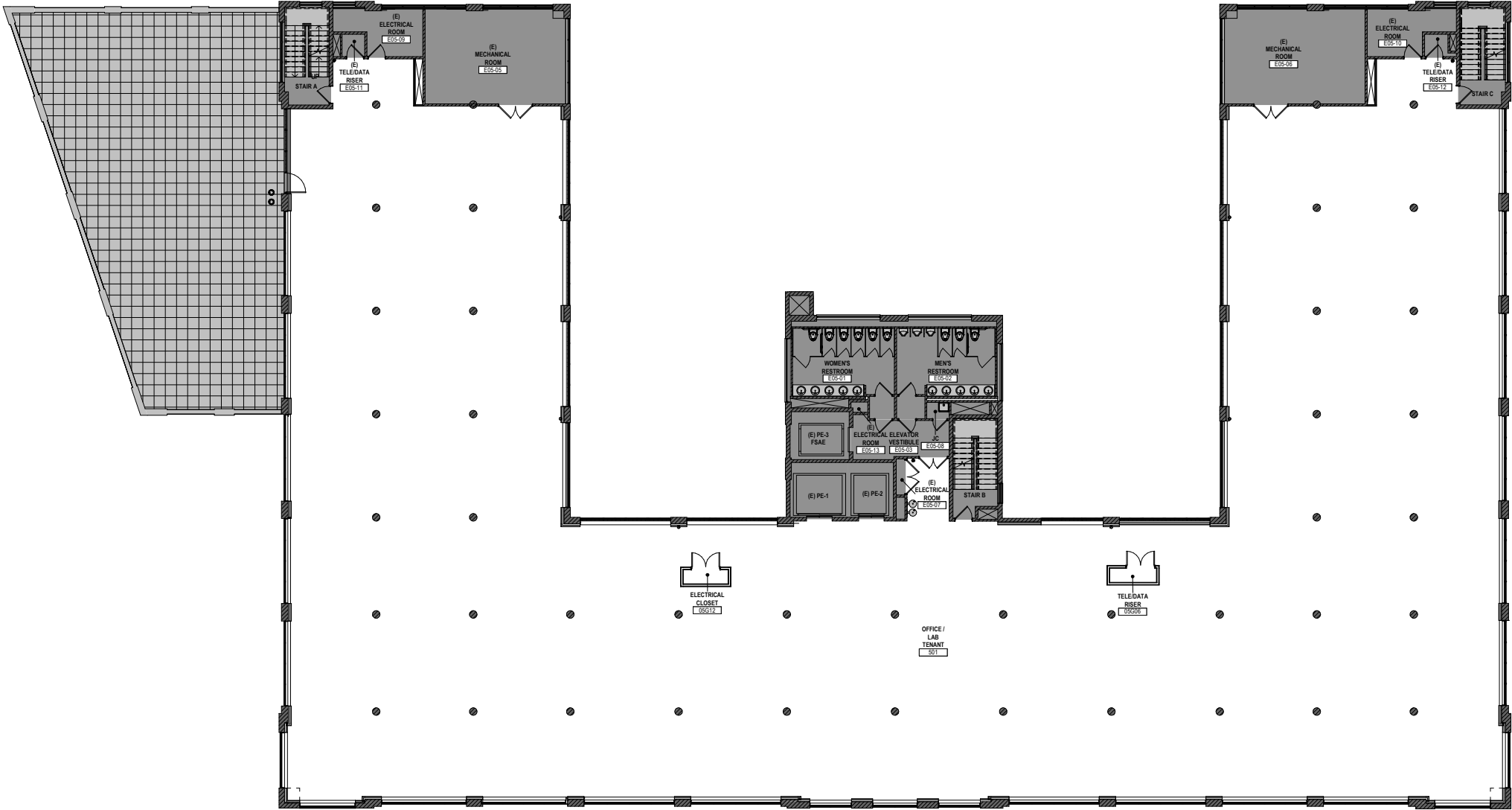
SUITE B
15,915 RSF



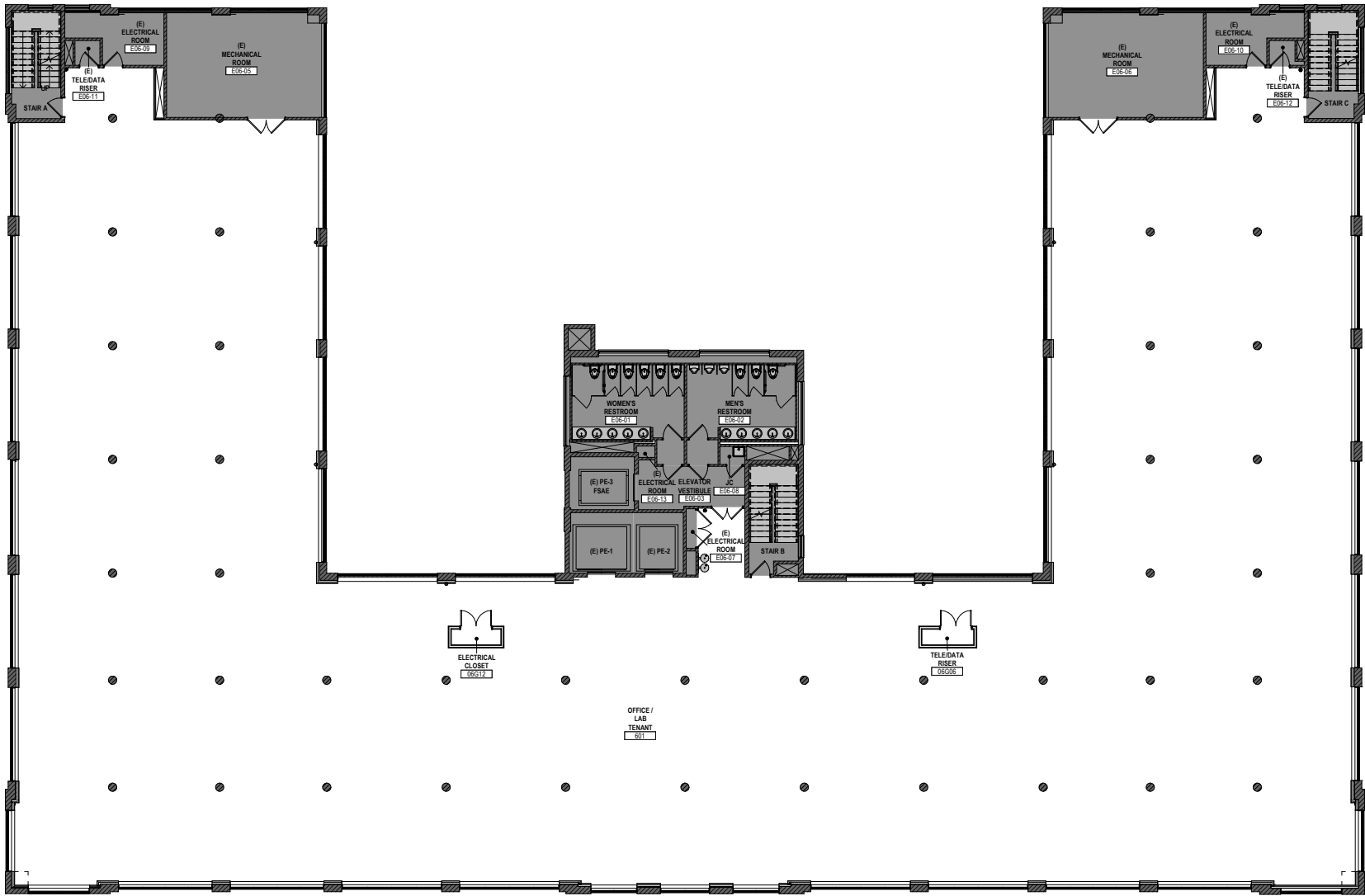
FLOOR 4
36,171 RSF



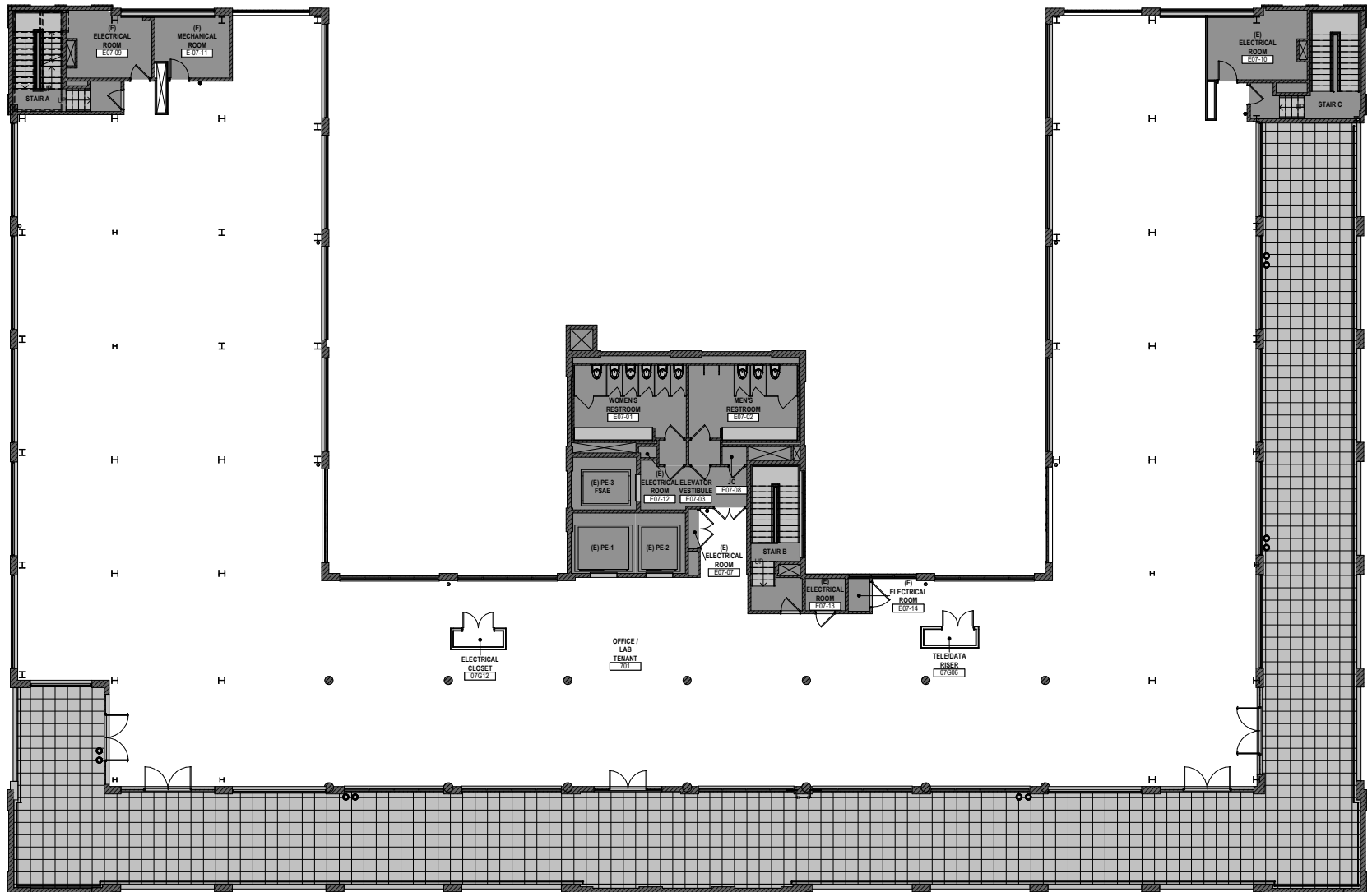
FLOOR 5
32,058 RSF



FLOOR 6
31,399 RSF



FLOOR 7
23,387 RSF



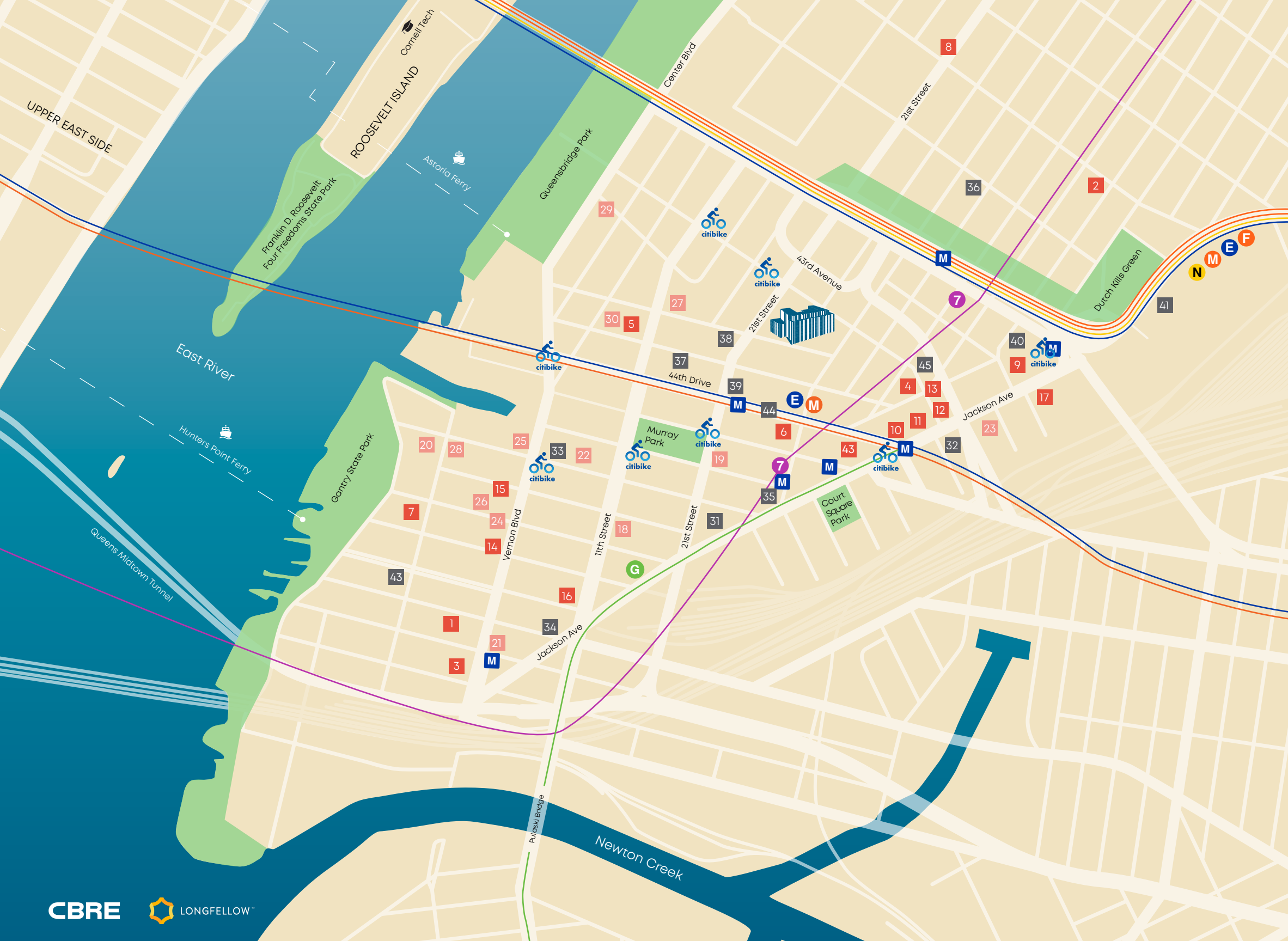


Purpose-built spaces

- 1 Built-in infrastructure and industry standard equipment enable effective R&D from Day 1 to catapult the breakthroughs of tomorrow.
- 2 Our meticulously designed high-tech labs are developed with flexibility to fit your specific needs.

Beyond the Lab

- 1** Shared amenity spaces encourage a culture of connectivity with opportunities for collaboration, cross-pollination, and unexpected synergies.
- 2** Café offerings support the scientists behind the science, providing everyday conveniences to promote productivity and contribute to an overall sense of wellbeing.
- 3** Work cafés provide a change in setting to recharge and foster innovative ideation inspired from beyond the lab.



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. Communita
- 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

The Neighborhood

Our Location



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.



LIC-Inspired

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

HATCH

LIFE SCIENCES



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