

# HATCH

LIFE SCIENCES



Lab spaces —  
it's what we do.



**214,016 RSF**

Total Square Feet

**71,840 RSF**

Fitted 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, ferry, or subway – two stops from Midtown Manhattan.



#### Elevate™ Amenity Program

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



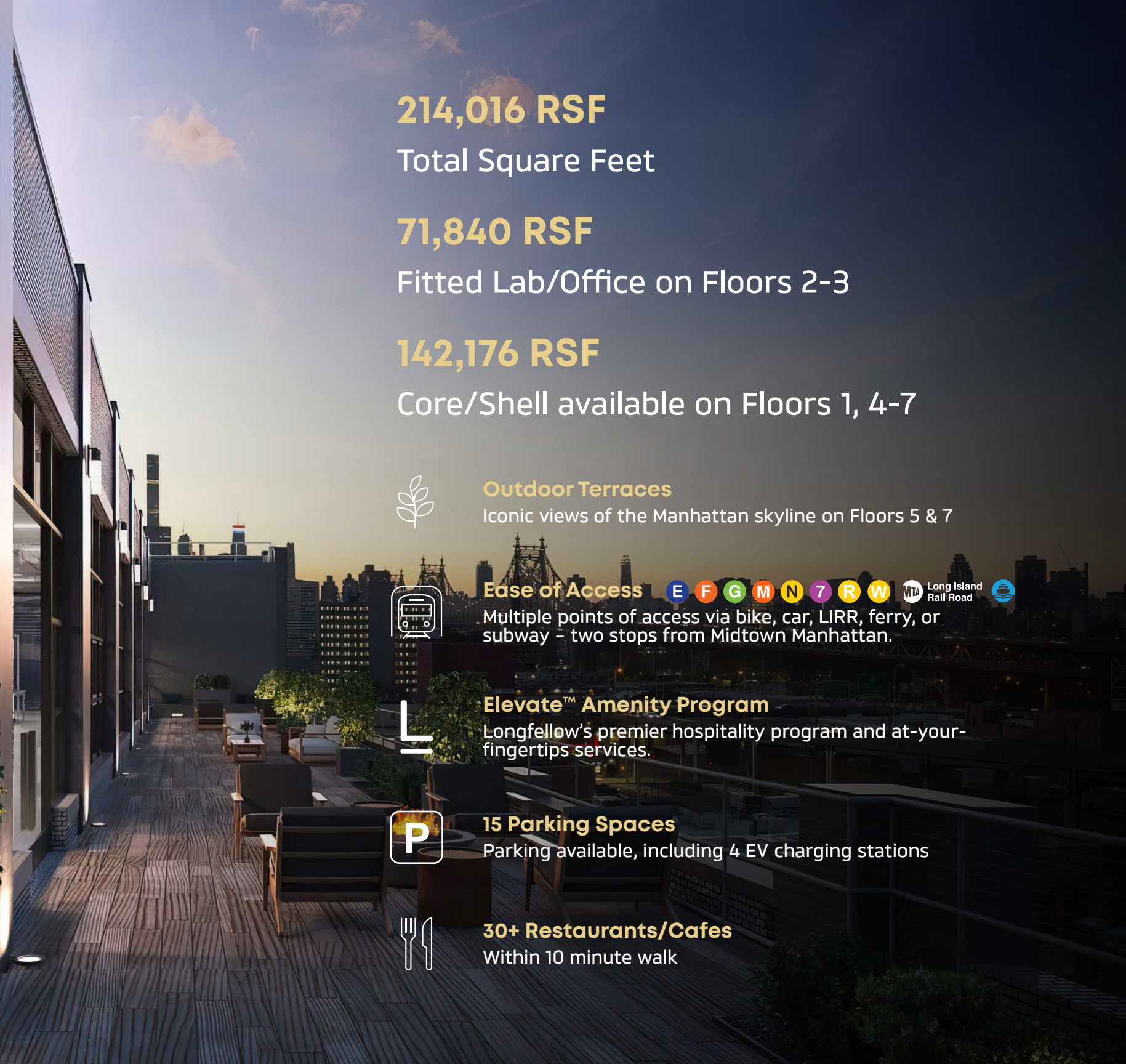
#### 15 Parking Spaces

Parking available, including 4 EV charging stations

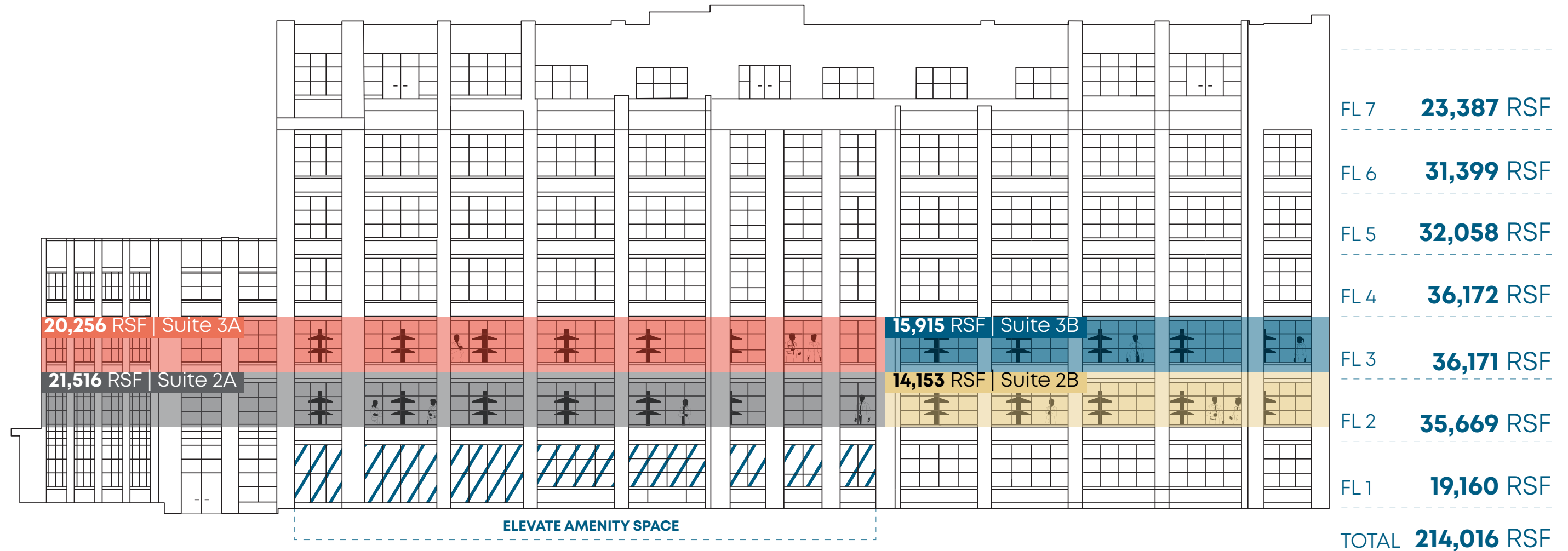


#### 30+ Restaurants/Cafes

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**.

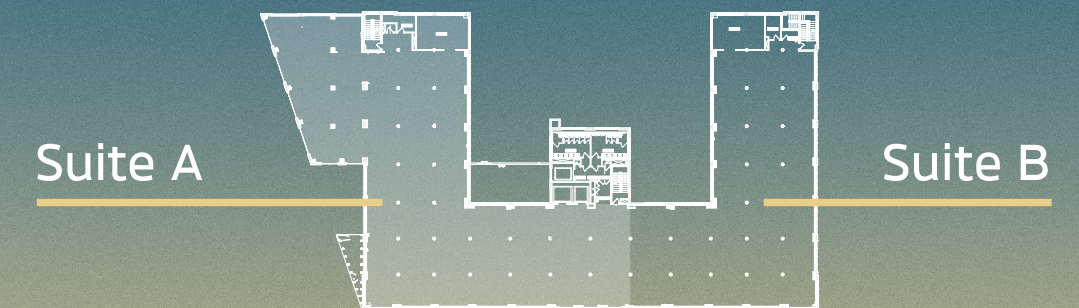
## Purpose-built Fitted Labs

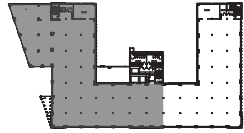
**50% Provided Casework**  
with ability to customize

**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**

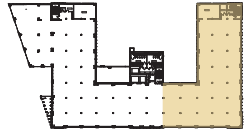




# Suite 2A | 21,516 RSF

Floor 2

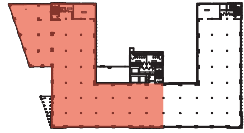




Suite 2B | 14,153 RSF

Floor 2





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

Floor 3





# Suite 3B | 15,915 RSF

Floor 3

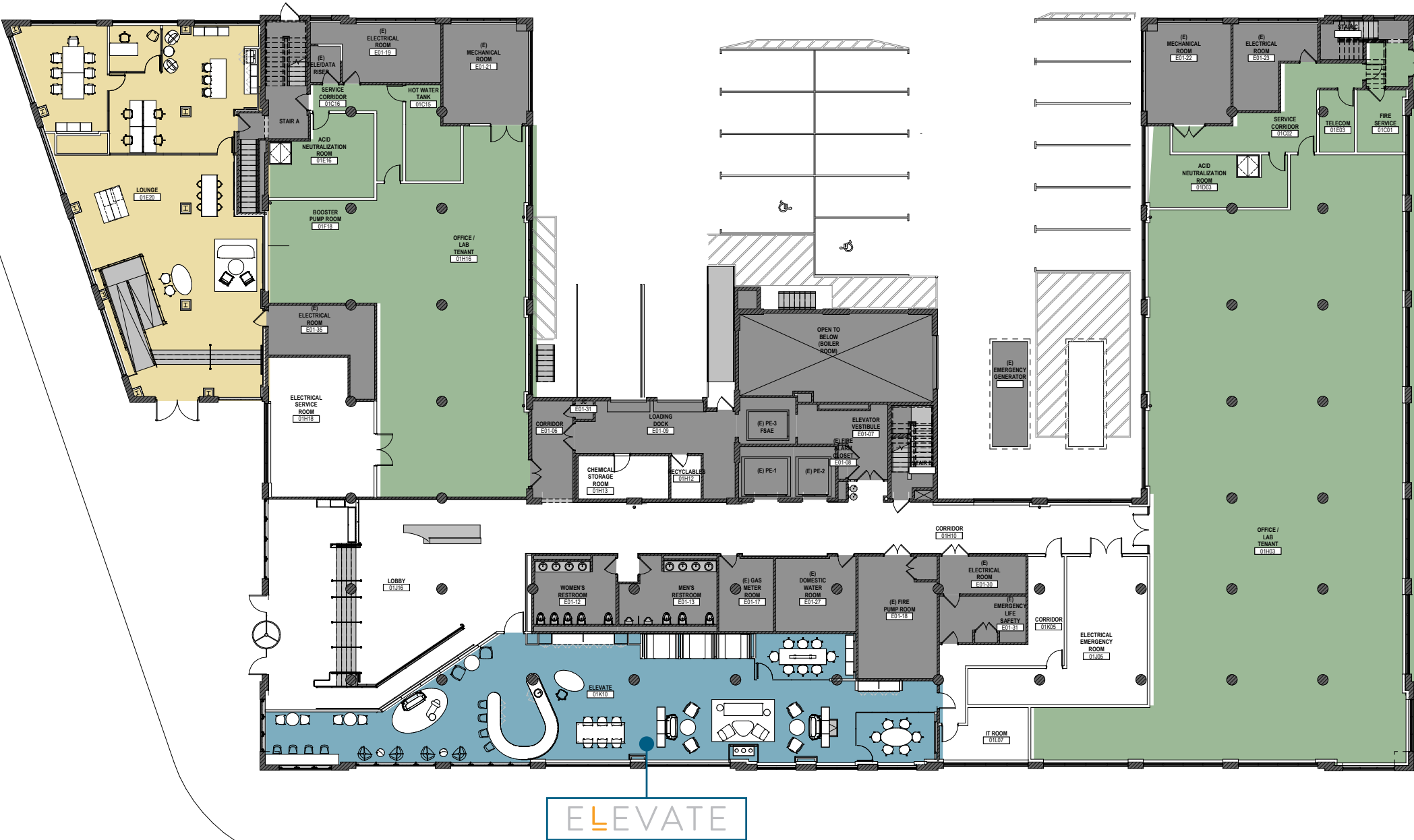
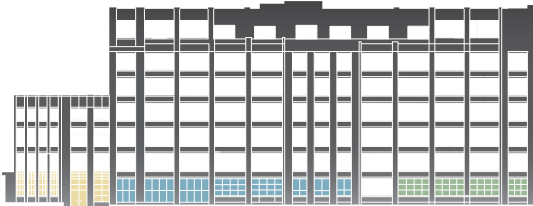




# Floor 1

19,160 RSF

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





# Floor 2

## Fitted Lab Suites

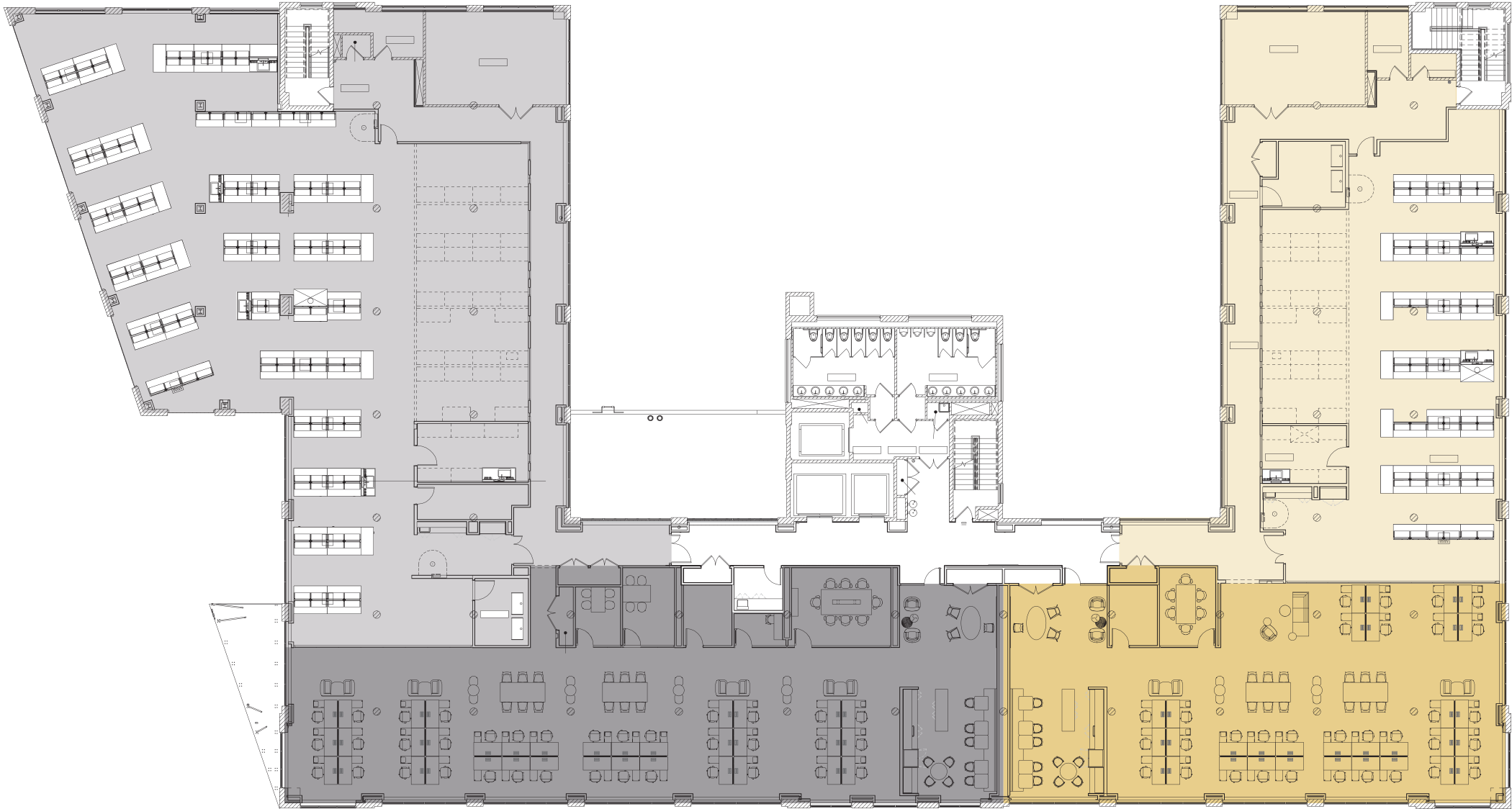
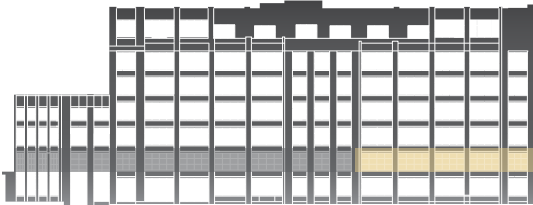
Suite 2A | **21,516 RSF**

- Lab Space
- Office Space

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

- Lab Space
- Office Space

□ Included Lab Benches





# Floor 3

## Fitted Lab Suites

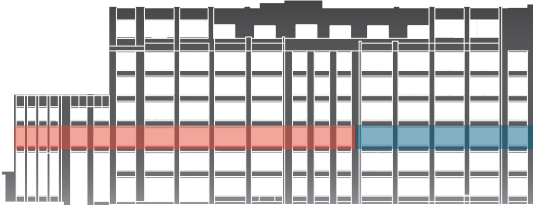
Suite 3A | 20,256 RSF

- Lab Space
- Office Space

Suite 3B | 15,915 RSF

- Lab Space
- Office Space

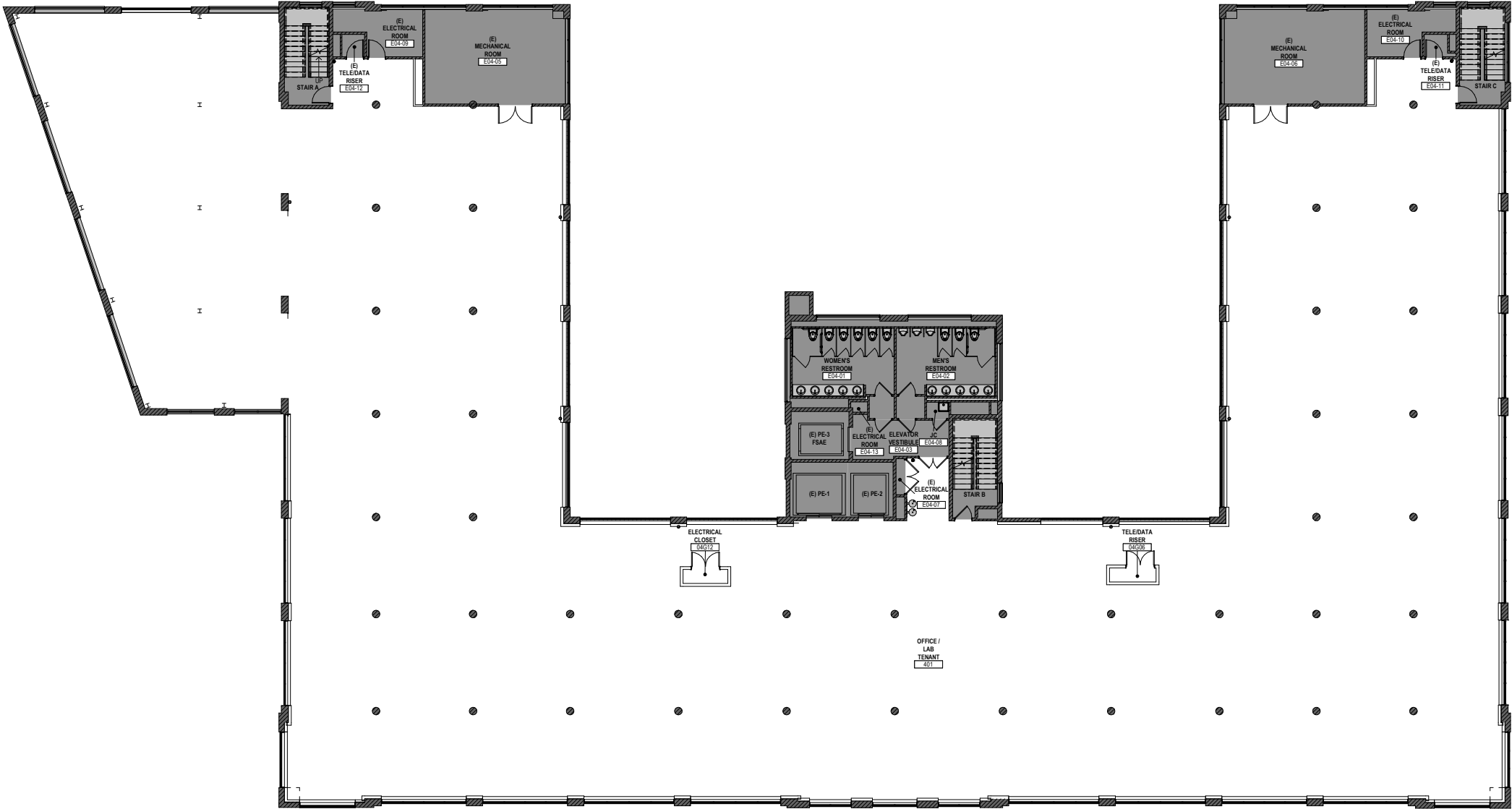
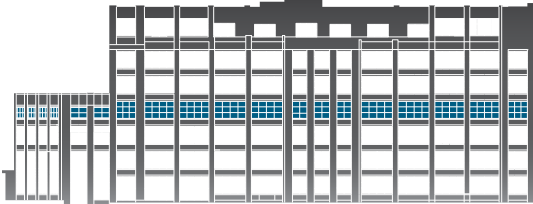
Included Lab Benches





# Floor 4

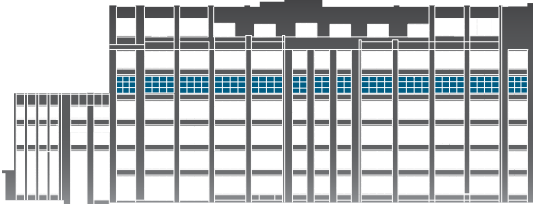
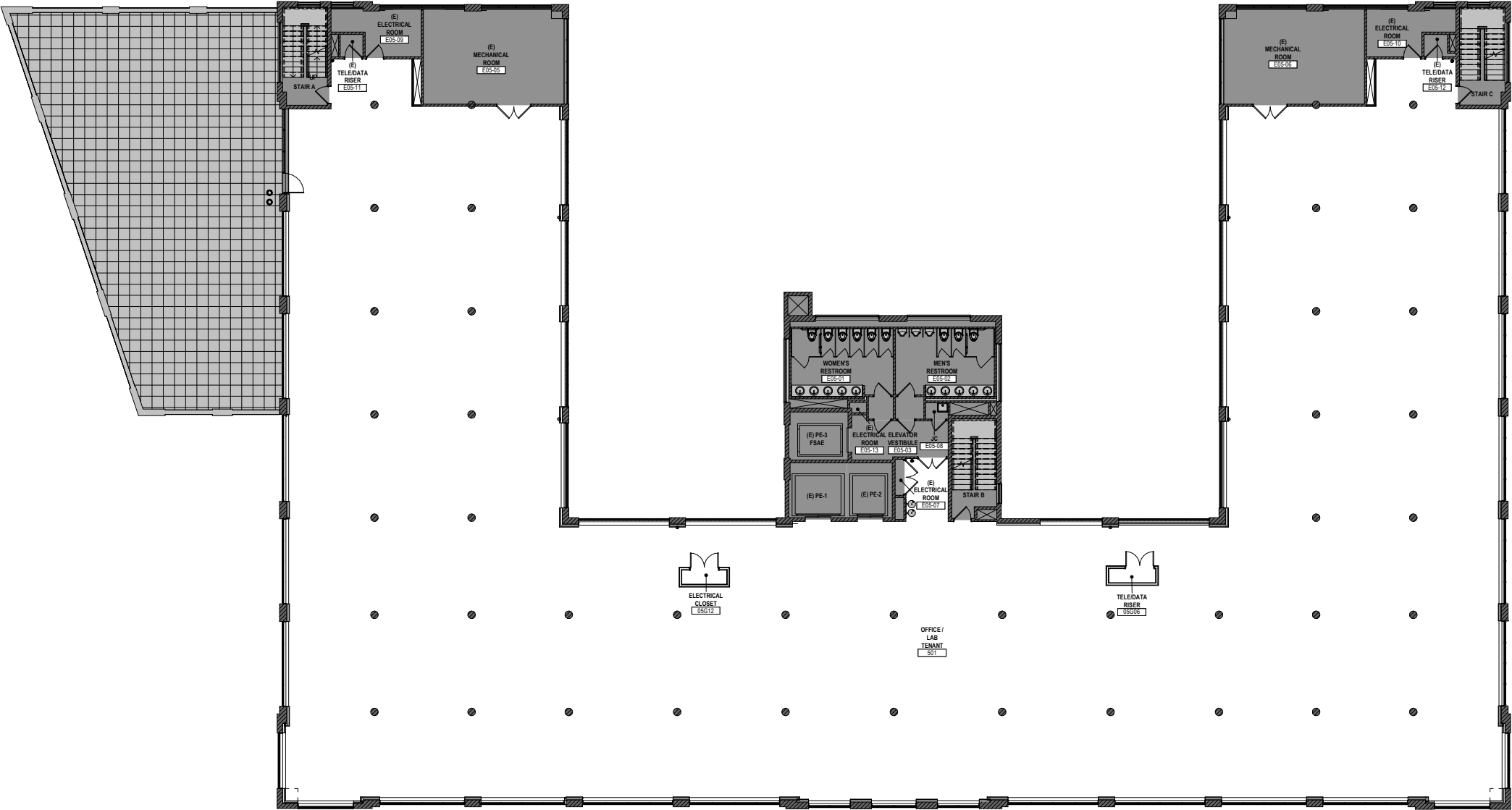
36,171 RSF





# Floor 5

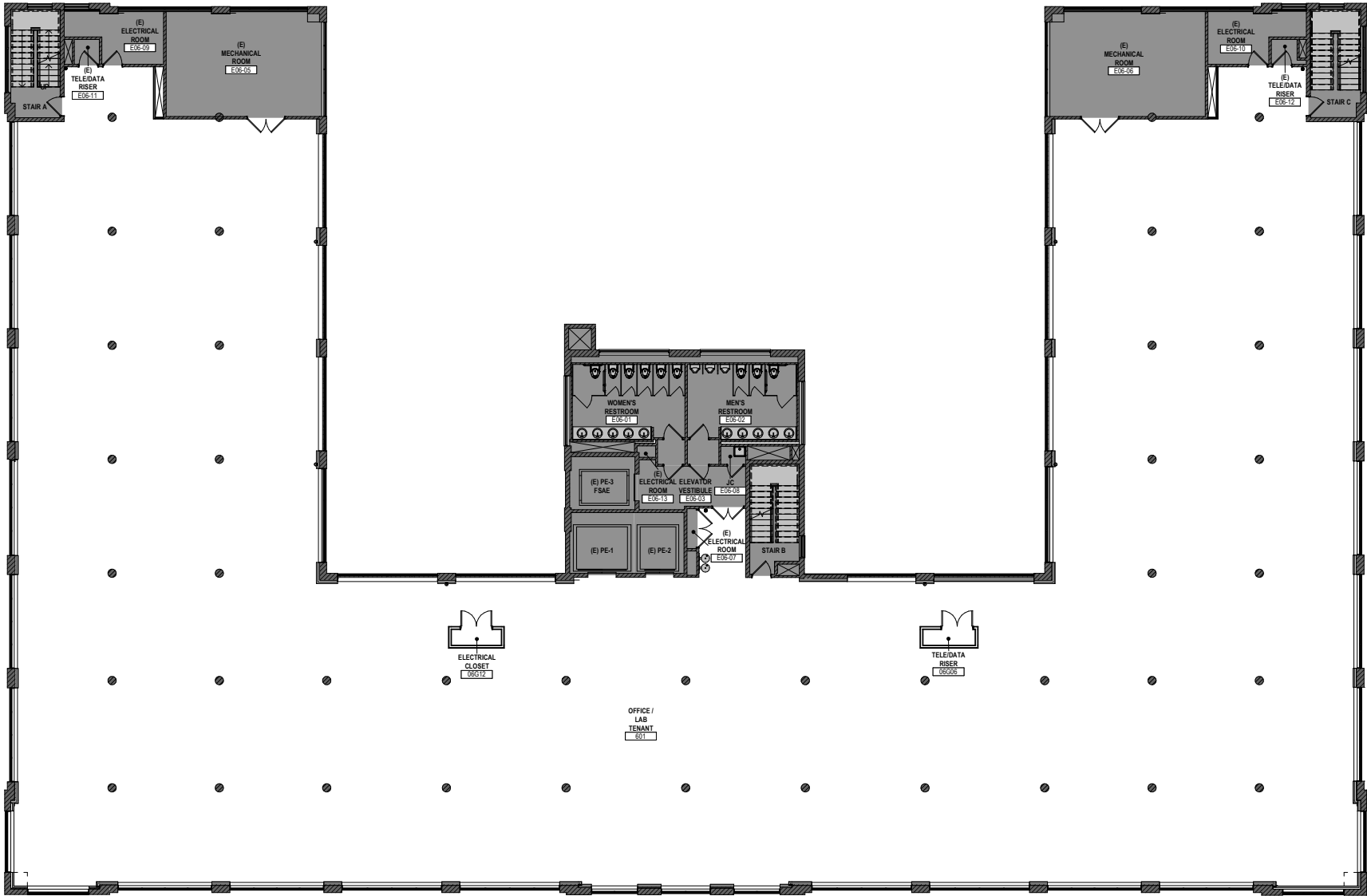
32,058 RSF





# Floor 6

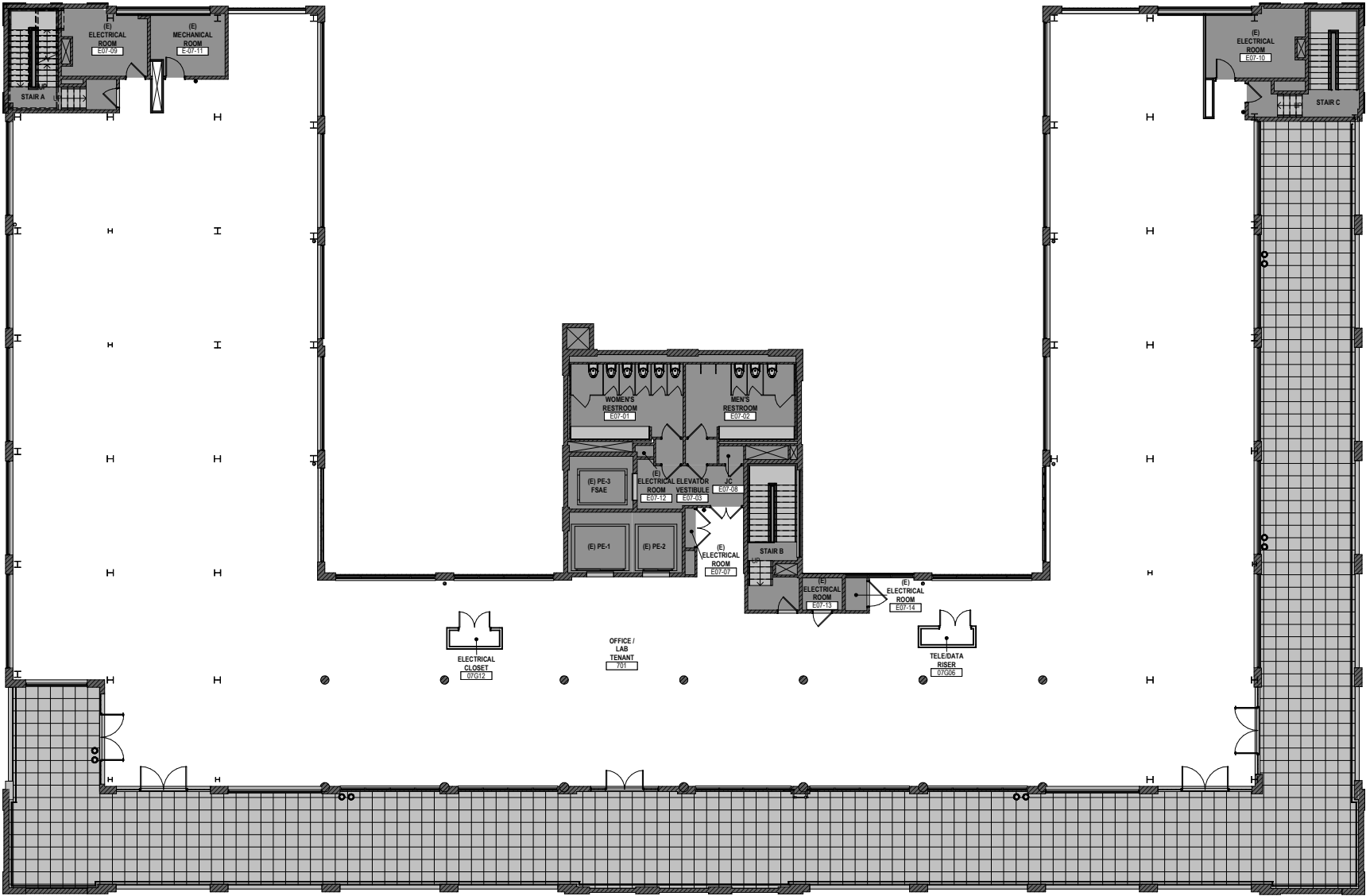
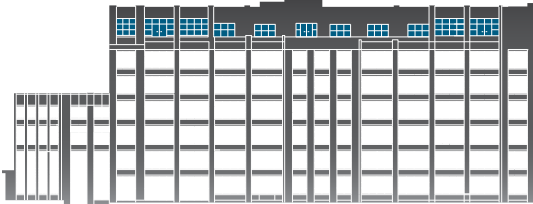
31,399 RSF





# Floor 7

23,387 RSF





# The Landing

Hatch's Elevate amenity space features a wet bar, fireplace lounge, private booths, conference rooms, and plenty of soft seating on the first floor.



## The Landing

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



## The Landing

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



## The Landing

Conference rooms, Alpha and Bravo, are available for any tenant use and can be reserved in advance.

## 7th Floor Terrace

Iconic skyline views of Manhattan  
& the Queensboro Bridge



# 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**

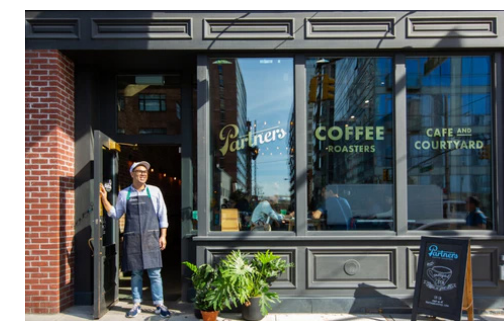
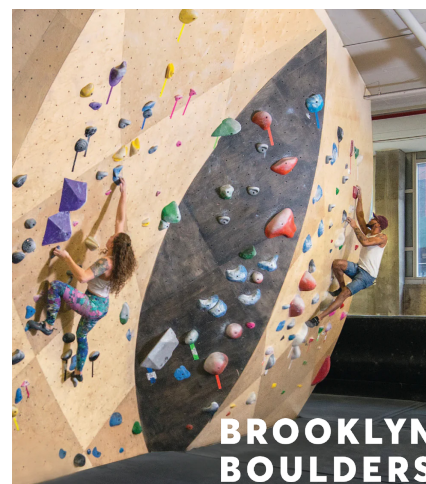
Tenant Competitions & Prizes

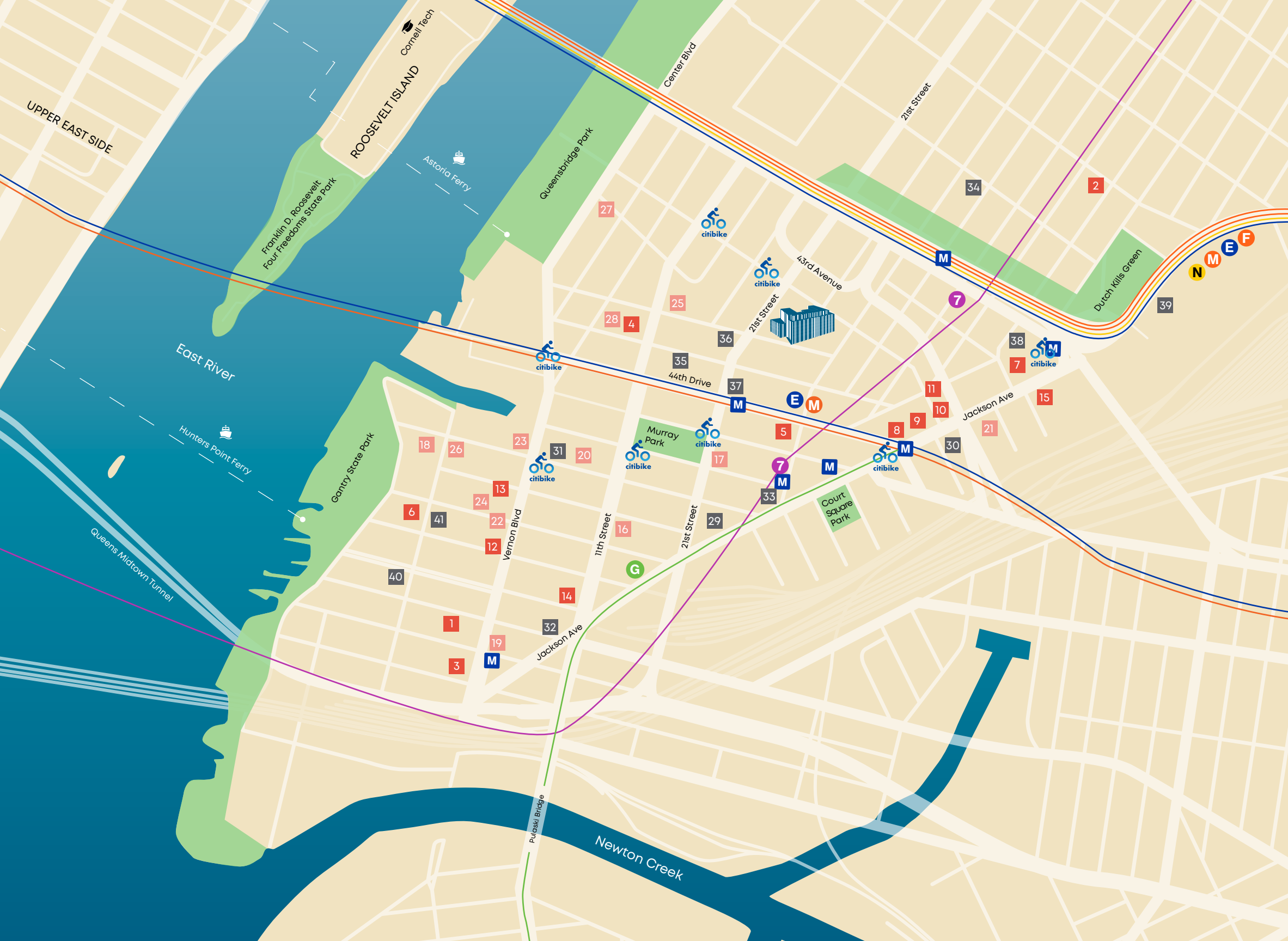
# LIC-Inspired



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. Top Quality
- 5. LIC Market
- 6. SHI
- 7. Jacx&Co
- 8. Sweetgreens
- 9. Levante
- 10. Xi'an Famous Foods
- 11. Tacombi
- 12. Bellwether
- 13. Blend
- 14. Jora
- 15. Murray's Cheese Bar

CAFES AND BARS

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

CULTURE

- 29. MoMA PS1
- 30. Sculpture Center
- 31. The Gutter
- 32. The Creek & The Cave

HEALTH & WELLNESS

- 34. Brooklyn Boulders
- 35. The Cliffs LIC
- 36. Nicely Fit
- 37. Barre3
- 38. Just You Spa
- 39. Planet Fitness

LIFESTYLE

GROCERIES

- 33. Trader Joe's

DAYCARE

- 40. Little Ones
- 41. Bright Start

TRANSPORTATION



DISTANCE BY CAR TO:

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

# HATCH

LIFE SCIENCES

**Bill Harvey**  
Executive Vice President  
212-812-3004 (o)  
917-657-5751 (m)  
[bill.harvey@jll.com](mailto:bill.harvey@jll.com)

**John Cahill**  
Senior Vice President  
212-812-6030 (o)  
917-697-4903 (m)  
[john.cahill@jll.com](mailto:john.cahill@jll.com)

**Thomas Burrus**  
Associate Vice President  
212-418-2694 (o)  
732-556-8724 (m)  
[thomas.burrus@jll.com](mailto:thomas.burrus@jll.com)

