



# HUDSON RESEARCH CENTER

619 WEST 54TH STREET

LAB SPACE FOR LEASE

For more information:

[hudsonresearchcenter.com](http://hudsonresearchcenter.com)

## LEASING INFORMATION



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## FLOOR 7 • ~13,535 SF

### DELIVERY:

- Plug & Play Lab/Office Suite
- Fully furnished modular casework & fume hoods
- Fully furnished offices with well appointed pantry

### TERM:

Flexible

### LAB MECHANICAL INFRASTRUCTURE:








- High capacity VAV HVAC system designed for 8 air changes/hour
- pH neutralization system
- Fume hood exhaust system with built in redundancy
- Backup generator, and robust electrical capacity.

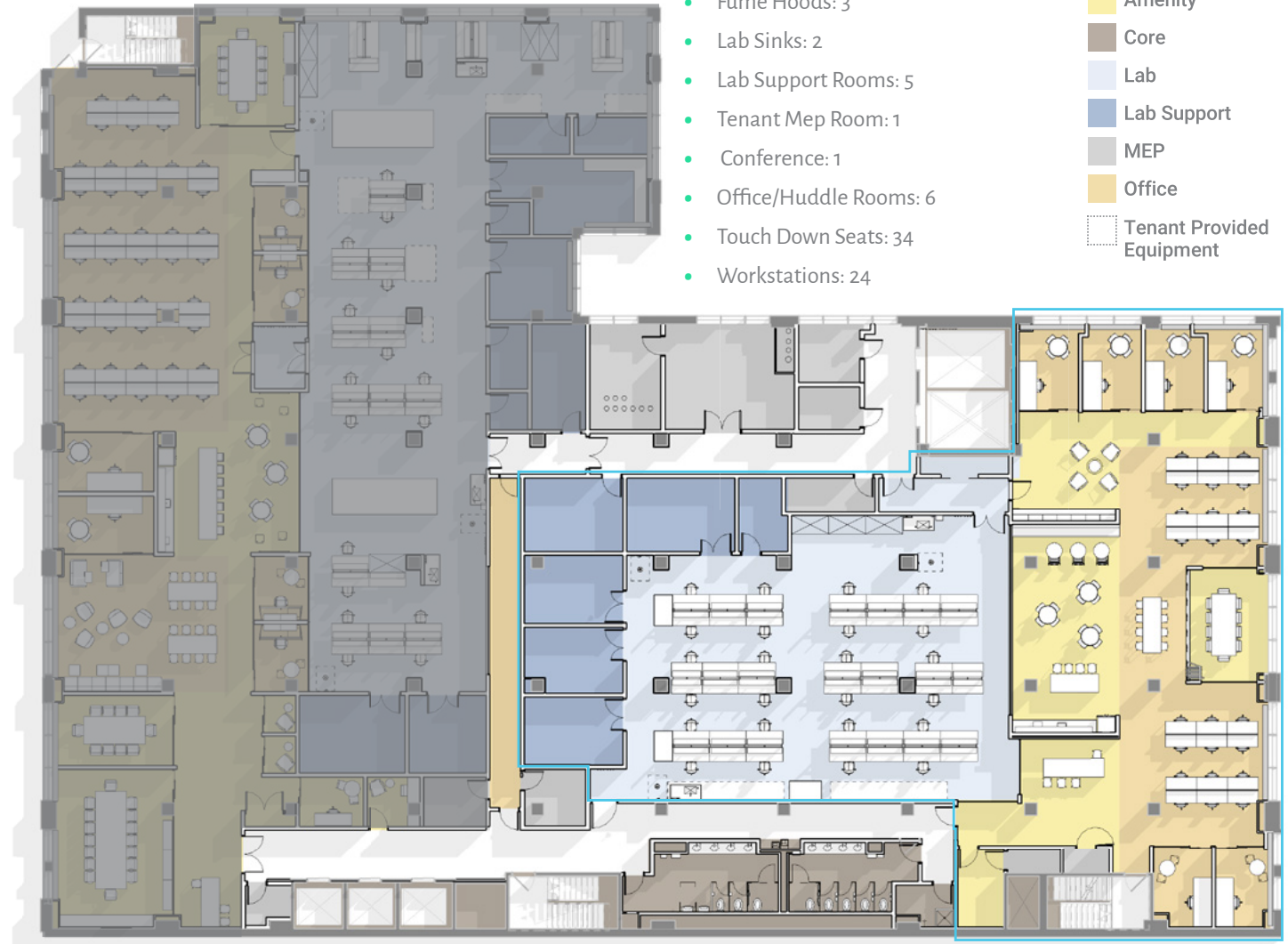
### AMENITIES

- Ground floor amenity center
- Bike room with private showers
- Gated parking lot
- Drive in loading dock

### NORTH SUITE SEAT COUNT

- Lab Benches : 42
- Fume Hoods: 3
- Lab Sinks: 2
- Lab Support Rooms: 5
- Tenant Mep Room: 1
- Conference: 1
- Office/Huddle Rooms: 6
- Touch Down Seats: 34
- Workstations: 24

-  Amenity
-  Core
-  Lab
-  Lab Support
-  MEP
-  Office
-  Tenant Provided Equipment



# 7TH FLOOR LAB & OFFICE FINISHES



# PREBUILT FINISHES



# AMENITY CENTER

- Ground floor amenity center
- Gated parking lot
- Bike room with private showers
- Drive-in loading docks

