BINDERY
INNOVATION CENTER

30-02 48th Avenue, Long Island City



WHERE DISCOVERY COMES TOGETHER

CUSHMAN & WAKEFIELD

BINDERY

BINDING IDEAS TO IMPACT

The Bindery Innovation Center is built for companies on the rise — innovators transforming research into real-world impact. Purpose-built lab and office environments foster collaboration, support discovery and empower long-term growth, with advanced infrastructure and amenities that accelerate innovation at every stage.

Positioned within New York's premier life sciences ecosystem, fueled by substantial public and private investment, tenants benefit from proximity to Manhattan, major transit hubs, leading institutions and a deep pool of talent.



NORTH RIVER
LEERINK

PARTNERS IN PROGRESS

With offices in Boston and New York City, North River Leerink leverages over four decades of experience developing, owning and operating life sciences and innovation economy real estate assets to partner with companies committed to shaping the future and deliver creative real estate solutions that support operational and business objectives with environments that enable organizations to thrive.



BINDERY

PURPOSE-BUILT FOR PROGRESS

Designed to accelerate discovery and spark collaboration, the building's thoughtfully curated amenities and infrastructure create a seamless environment where life sciences companies can innovate, connect, and scale with confidence.

SHARED TECH-ENABLED CONFERENCE ROOMS

TENANT LOUNGE, BREAK ROOMS, AND PHONE BOOTHS

FREEZER STORAGE SPACE + AUTOCLAVE/GLASS-WASH ROOM

ON-SITE VIVARIUM OPERATED BY MISPRO

24/7 SECURITY & ENGINEERING STAFF

WIRED-CERTIFIED BUILDING



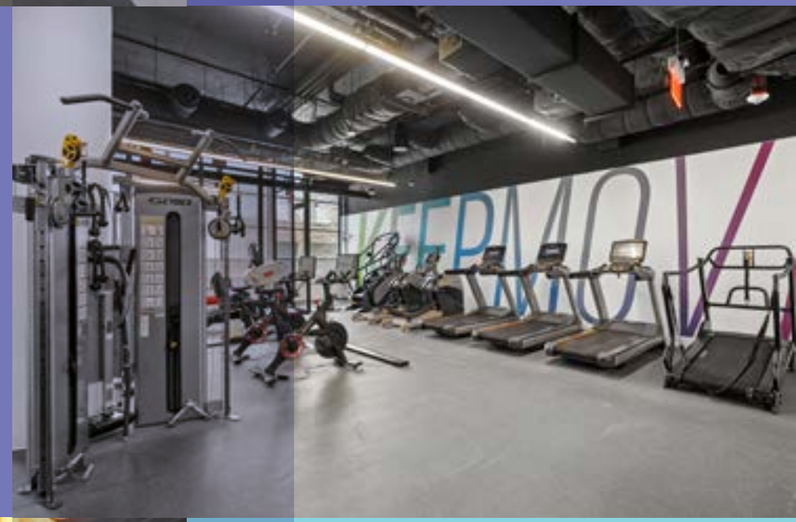
ON-SITE PARKING & DAILY SHUTTLE SERVICES

CITIBIKE DOCK & INDOOR BIKE STORAGE

EASY ACCESS TO MANHATTAN, LAGUARDIA & JFK AIRPORTS

FITNESS CENTER WITH SHOWERS & PRIVATE CLASSES THROUGH A PARTNERSHIP WITH

THE LIMIT







LARGE EAT IN SHARED PANTRY ON EACH FLOOR

NEW ON-SITE CAFÉ COMING SOON

BINDERY

SELECT BUILDING SPECS



HEATING & COOLING

- Fully conditioned at an allocation of 1.5 CFM/SF of occupiable tenant area
- New cooling system includes air-cooled chillers and a chilled water distribution system
- New laboratory make-up air and exhaust air systems with new vertical air distribution risers, serving all tenant spaces

ELECTRIC SERVICE

- Building electricity supplied from a ConEdison 3-1000kVA transformer multi-bank
- 750 kW stand-by generator for tenant stand-by power
- New fuel oil storage for stand-by generator sized to provide 18-hour run-time

PLUMBING SYSTEMS

- Stormwater drainage, domestic cold and hot water systems maintained and upgraded to serve building and core areas
- New systems in-place for the following services:
  - Gas fired water heater for laboratory, glass wash
  - Laboratory Cold Water System (NPCW)
  - Centralized Vacuum System
  - Lab Waste & Vent Drainage System
  - Tepid water distribution for safety equipment

ELEVATORS

- New passenger and freight elevators serve as dual passenger/freight elevators, with capacity of 8,000lb
- Elevator cabs are approximately 11’-0” d x 8’-0” w with +/-6’ wide door.

FLOOR-TO-FLOOR HEIGHTS

- 1st - 2nd: 16’1” - 16’-6”
- 2nd - 3rd: 13’8” - 14’-3”
- 3rd - Roof: 13’0” - 14’-3”

FLOOR LOADING

- Ground floor slab was enhanced with new structural slab replacement and a new self-leveled topping slab
- Total dead load = 150 pounds per SF
- Maximum live load = 200 pound per SF



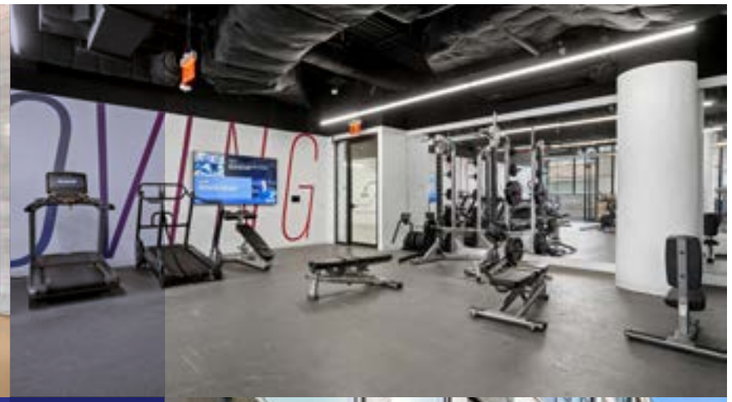


BINDERY

AVAILABLE SPACES

FLOOR	SIZE (RSF)	CURRENT CONDITION	TERM	AVAILABLE	TYPE	TOUR
Suite 110	6,150	Prebuilt & Move-In Ready	Negotiable	Immediately	Direct	-
Suite 120	4,050	Prebuilt & Move-In Ready	Negotiable	Immediately	Direct	-
Suite 230-250	6,965	Whitebox	Negotiable	Immediately	Direct	-
Suite 320-330	11,804	Whitebox	Negotiable	Immediately	Direct	-
Suite 350	7,302	Prebuilt & Move-In Ready	Negotiable	Immediately	Direct	*View*
Suite 360	10,519	Prebuilt & Move-In Ready	Negotiable	Immediately	Direct	*View*
Suite 370	6,550	Prebuilt & Move-In Ready	Negotiable	Immediately	Direct	

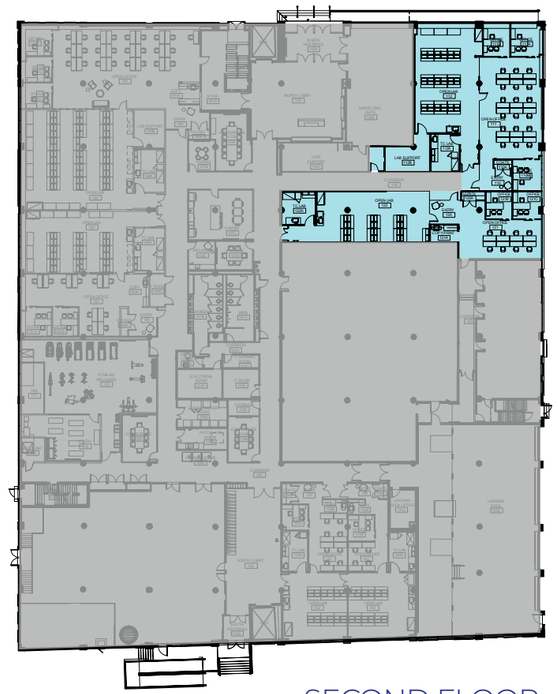




SCAN OR CLICK TO EXPLORE LOBBY, FITNESS & BIKE RACK



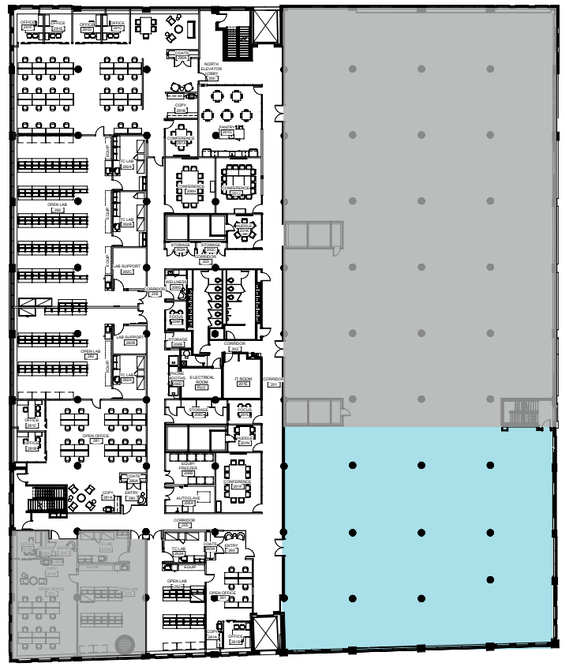
FLOOR PLANS FIRST FLOOR



SUITE 110
6,150 RSF

SUITE 120
4,050 RSF

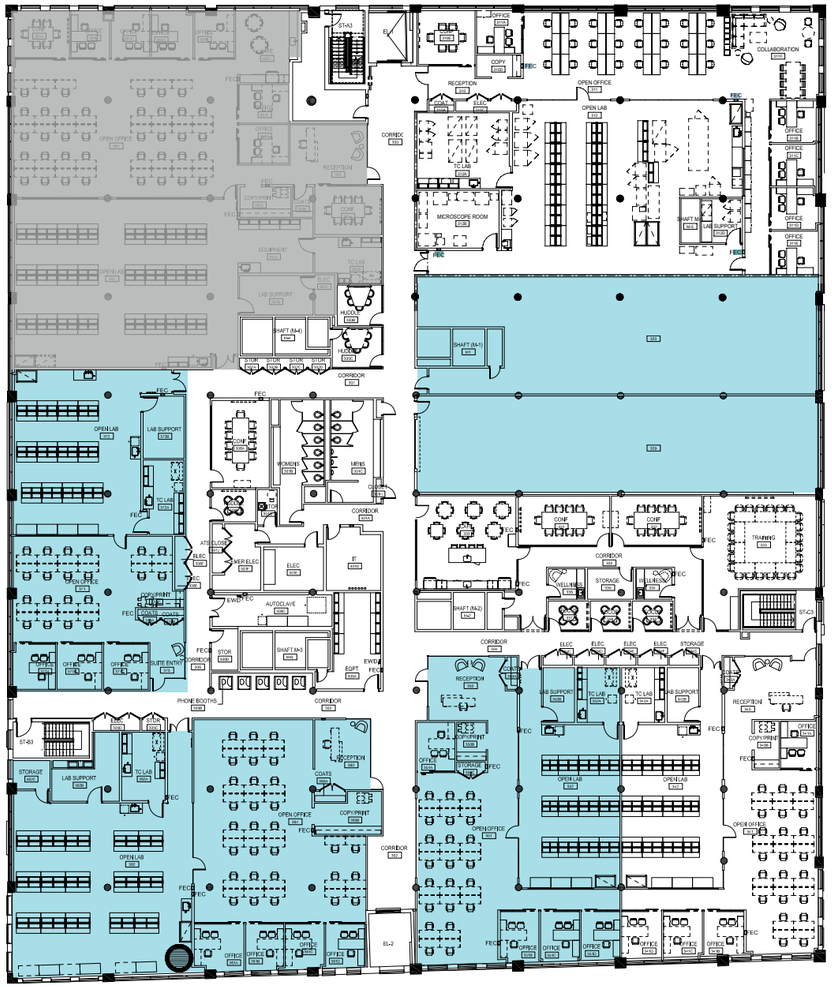
SECOND FLOOR



SUITE 230-250
6,965 RSF

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FLOOR PLANS THIRD FLOOR

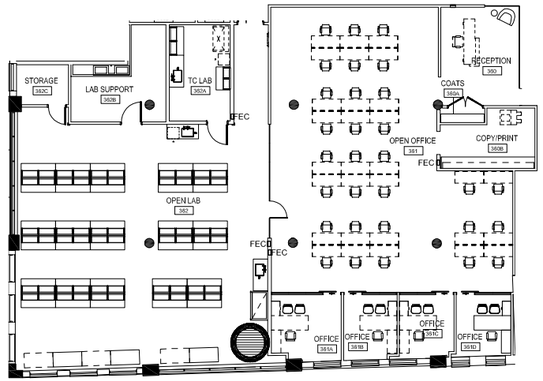


SUITE 370
6,550 RSF

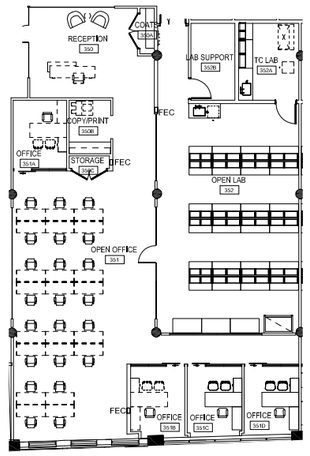
SUITE 360
10,519 RSF

SUITE 350
7,302 RSF

SUITE 360
10,519 RSF



SUITE 350
7.302 RSF



BINDERY

SCALING SCIENTIFIC GROWTH

The New York life sciences industry continues to expand with state and city incentives and a healthy influx of VC funding. Investors and developers worldwide continue to grow their presence in New York, drawn by a highly educated, diverse talent pool, first-class academic and medical institutions, and a growing labor force specializing in life sciences, R&D, biotech and AI.



TALENT

2,200
Average monthly life sciences hires in New York in 2024

40,000
Life science jobs will be added over the next 10 years

86,800
Total life sciences employment in New York

ECOSYSTEM

9
Academic medical centers

50+
Hospitals

100+
Research institutions

$1.6 BILLION
Science Park & Research Campus being developed in Kip's Bay

FUNDING

$1 BILLION
In funding for the life sciences sector from New York City through 2026

$2.78 BILLION
In funding from the NIH to New York institutions in 2024

$14.1 BILLION
In venture capital funding over the past three years

$2.85 BILLION
In NIH funding to New York institutions 2025

55.9%
Of the funding in 2025 has gone to Columbia University, Icahn School of Medicine, NYU School of Medicine

$946 MILLION
In total VC funding in New York in 2025

$2.08 BILLION
In AI-driven VC raised across 75 deals by New York institutions in 2025



LIRR, 7 Train	**11 min**	Long Island Expwy	**3 min**
G, E, M, R Train	**15 min**	LaGuardia Airport	**15 min**
Bus 67 & 39	**4 min**	JFK Airport	**40 min**

CitiBike Stands
Dock on-site

East River Ferry
1.5 mi

CONVENIENT & CONNECTED





WALKABLE AMENITIES

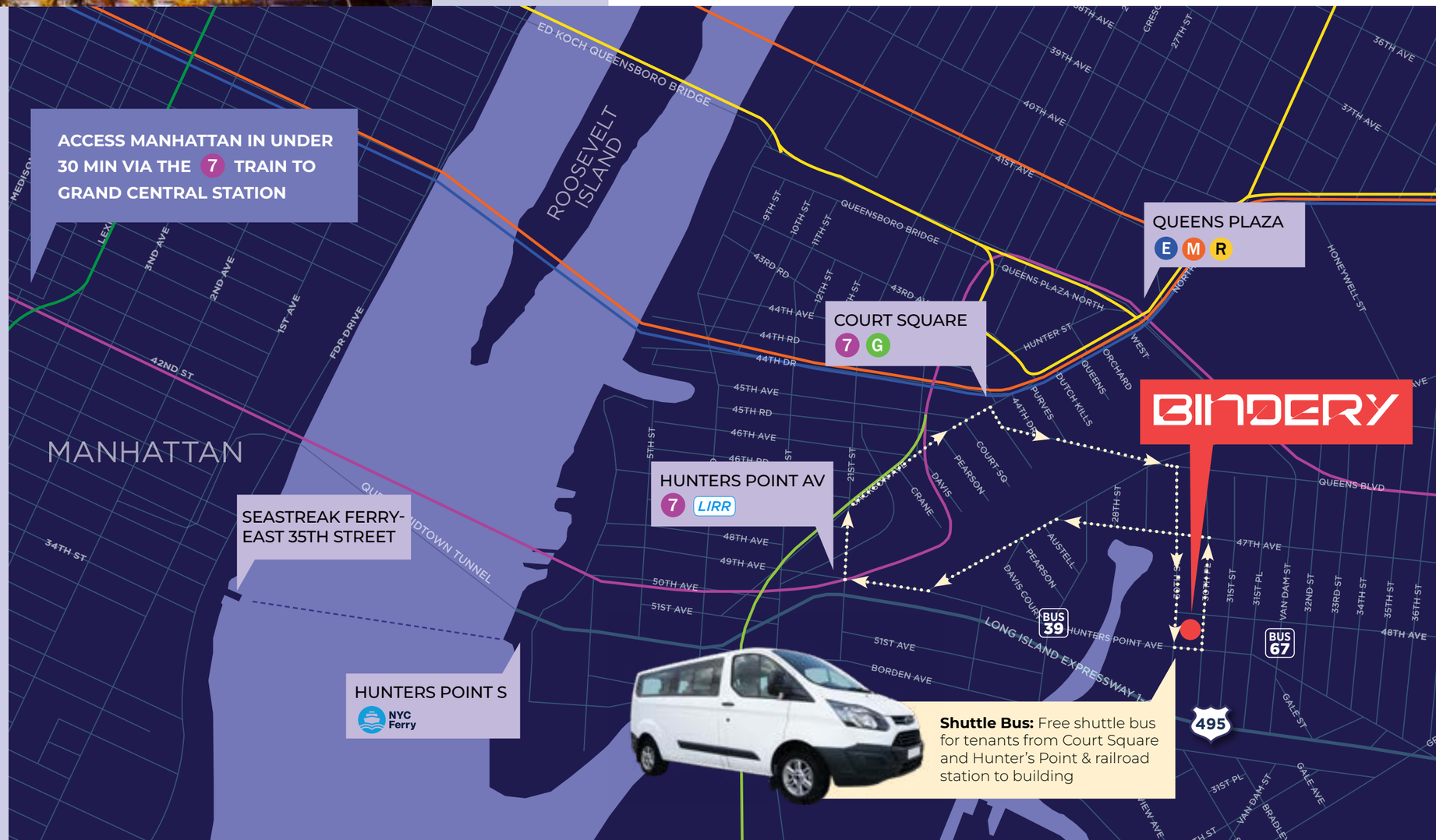
25+
RESTAURANTS

15+
SHOPPING

4
ARTS & ENTERTAINMENT

2
HOTELS

2
FITNESS



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INNOVATION CENTER



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