

BINDERY

INNOVATION CENTER

30-02 48th Avenue, Long Island City



**WHERE
DISCOVERY
COMES
TOGETHER**



BINDING IDEAS TO IMPACT

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.



**180,000+ RSF
OF CLASS A
LAB SPACE**

**SUITES RANGING
FROM 3,000 RSF
TO 40,000 RSF**

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

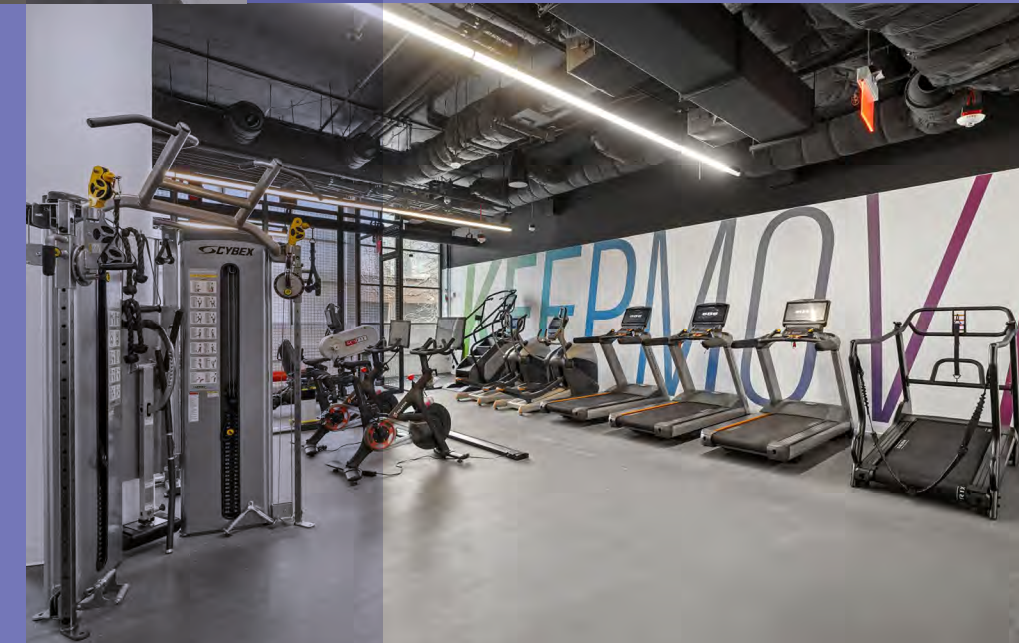
CITIBIKE DOCK & INDOOR
BIKE STORAGE

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

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

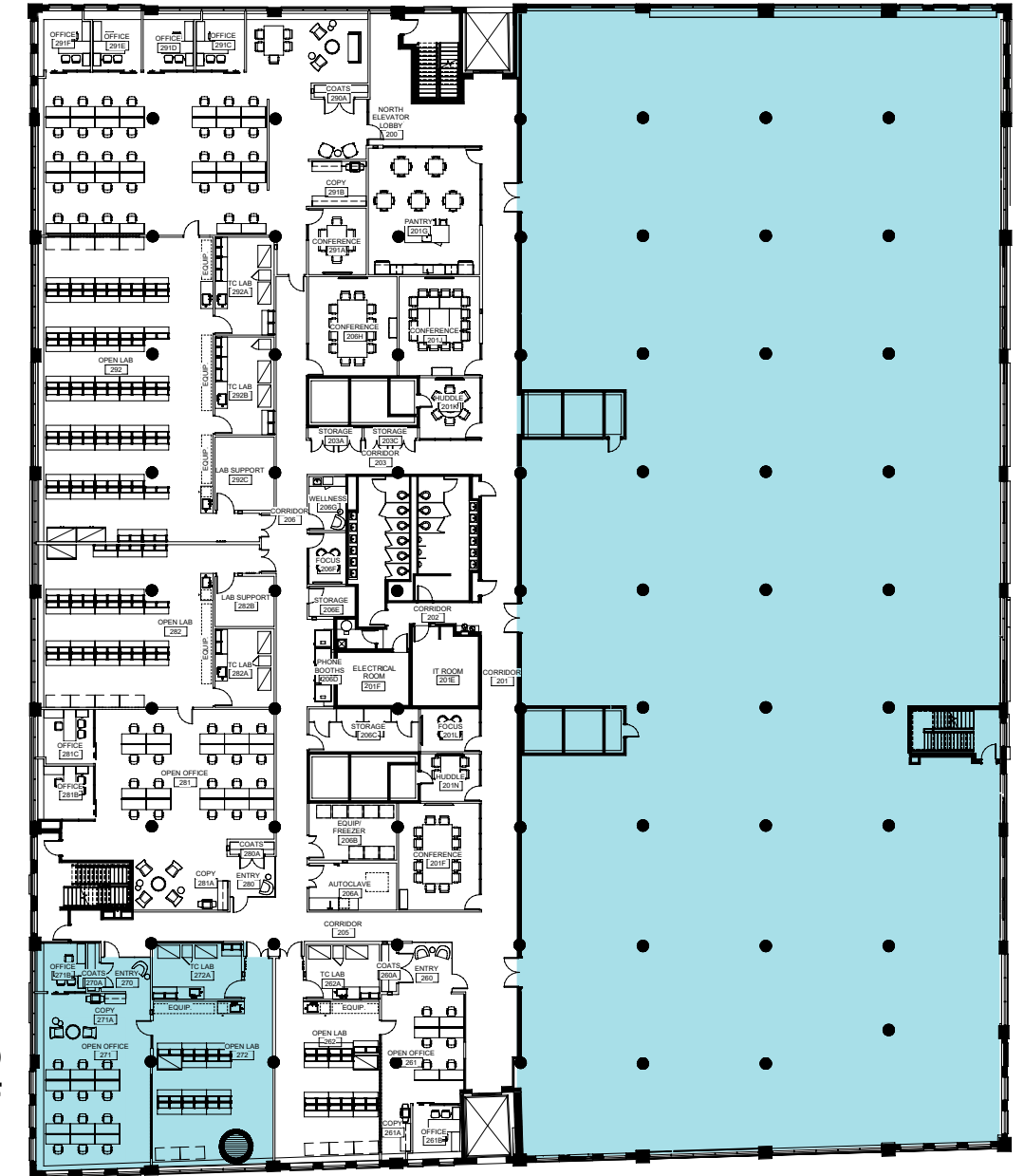
- Ground floor slab was enhanced with new structural slab replacement and a new self-leveled topping slab
- Total dead load = 150 pounds per SF
- Maximum live load = 200 pound per SF



AVAILABLE SPACES

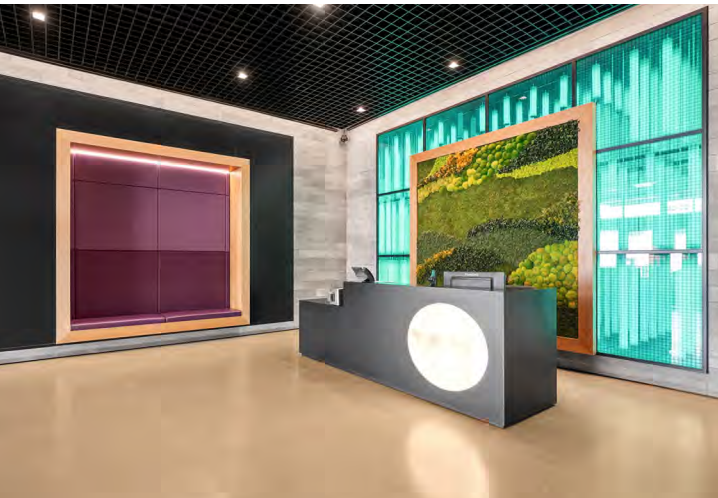
FLOOR	SIZE (RSF)	CURRENT CONDITION	TERM	AVAILABLE	TYPE	TOUR
Suite 270	4,524	Prebuilt & Move-In Ready	Negotiable	Immediately	Direct	View
Suite 230-250	39,771	Whitebox	Negotiable	Immediately	Direct	-
Suite 320	5,301	Whitebox	Negotiable	Immediately	Direct	-
Suite 330	4,674	Whitebox	Negotiable	Immediately	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 380	13,645	Prebuilt & Move-In Ready	Negotiable	Immediately	Direct	View

FLOOR PLANS SECOND FLOOR



SUITE 230-250
39,771 RSF

SUITE 270
4,524 RSF



SCAN OR CLICK
TO EXPLORE
LOBBY, FITNESS
& BIKE RACK

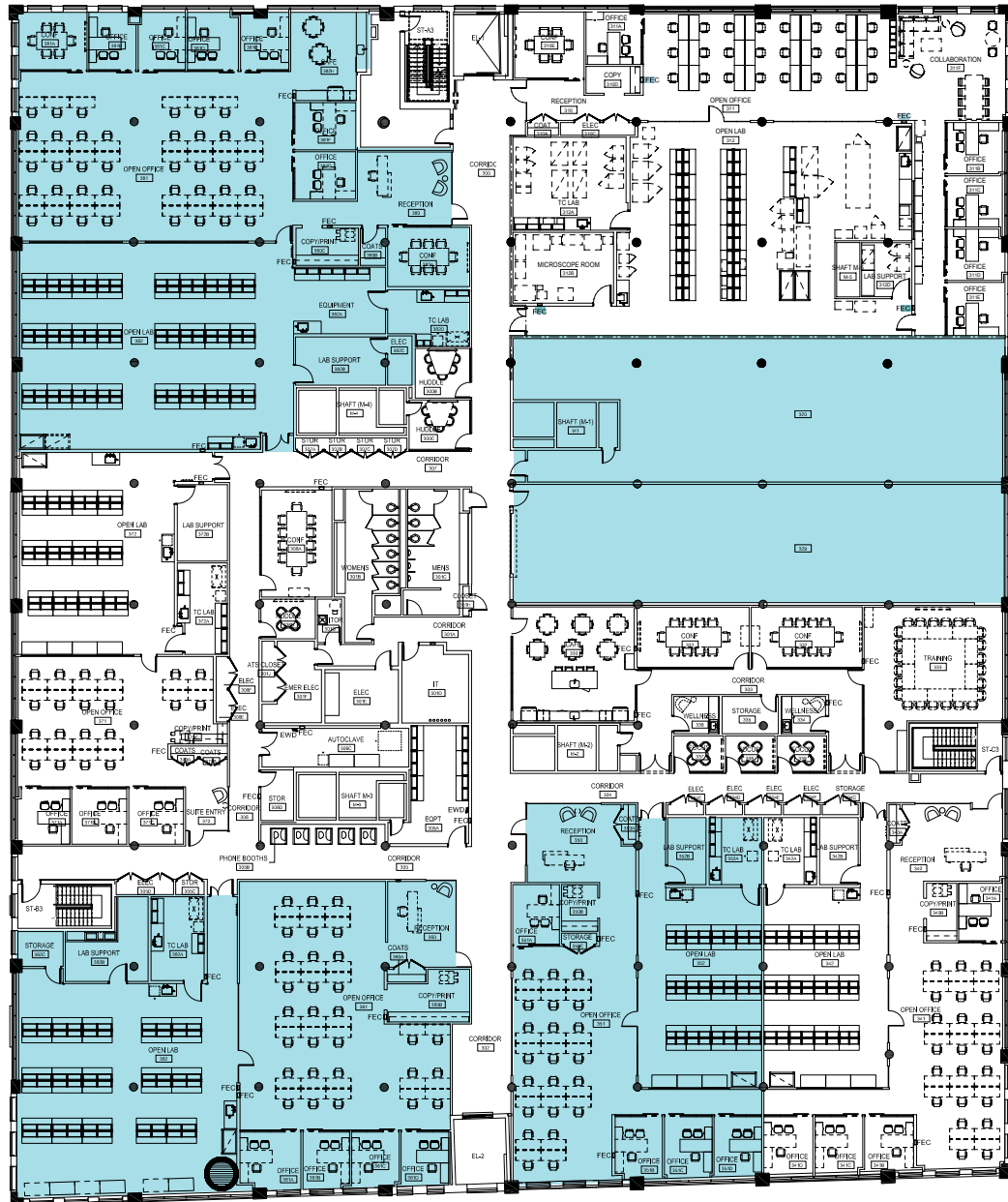


SUITE 270
4,524 RSF



FLOOR PLANS THIRD FLOOR

SUITE 380
13,645 RSF



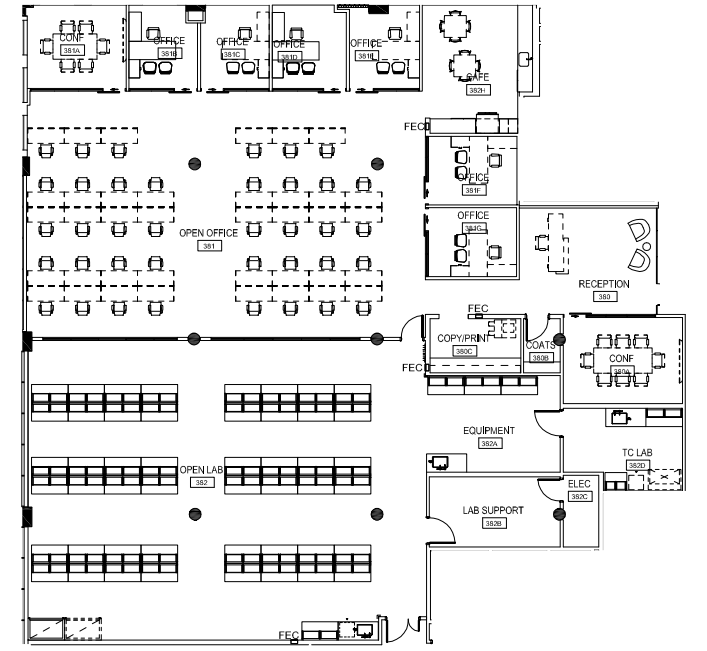
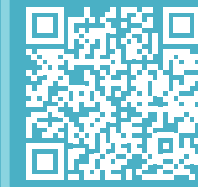
SUITE 320
5,301 RSF

SUITE 330
4,674 RSF

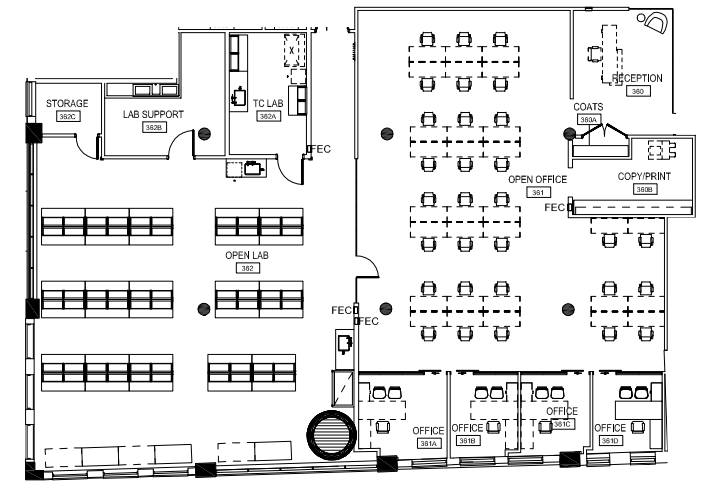
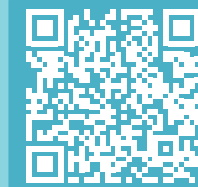
SUITE 360
10,519 RSF

SUITE 350
7,302 RSF

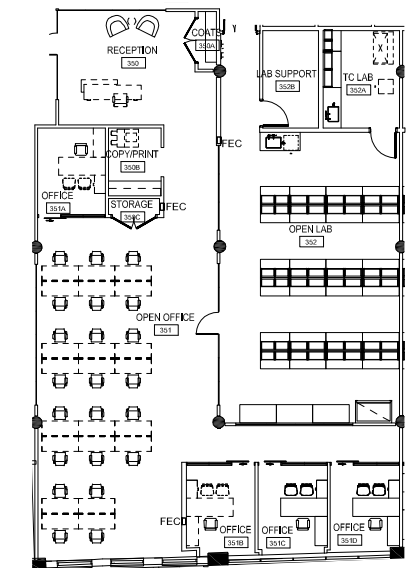
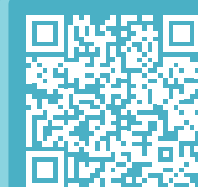
SUITE 380
13,645 RSF



SUITE 360
10,519 RSF



SUITE 350
7,302 RSF



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		East River Ferry	
Dock on-site		1.5 mi	

CONVENIENT & CONNECTED



WALKABLE AMENITIES

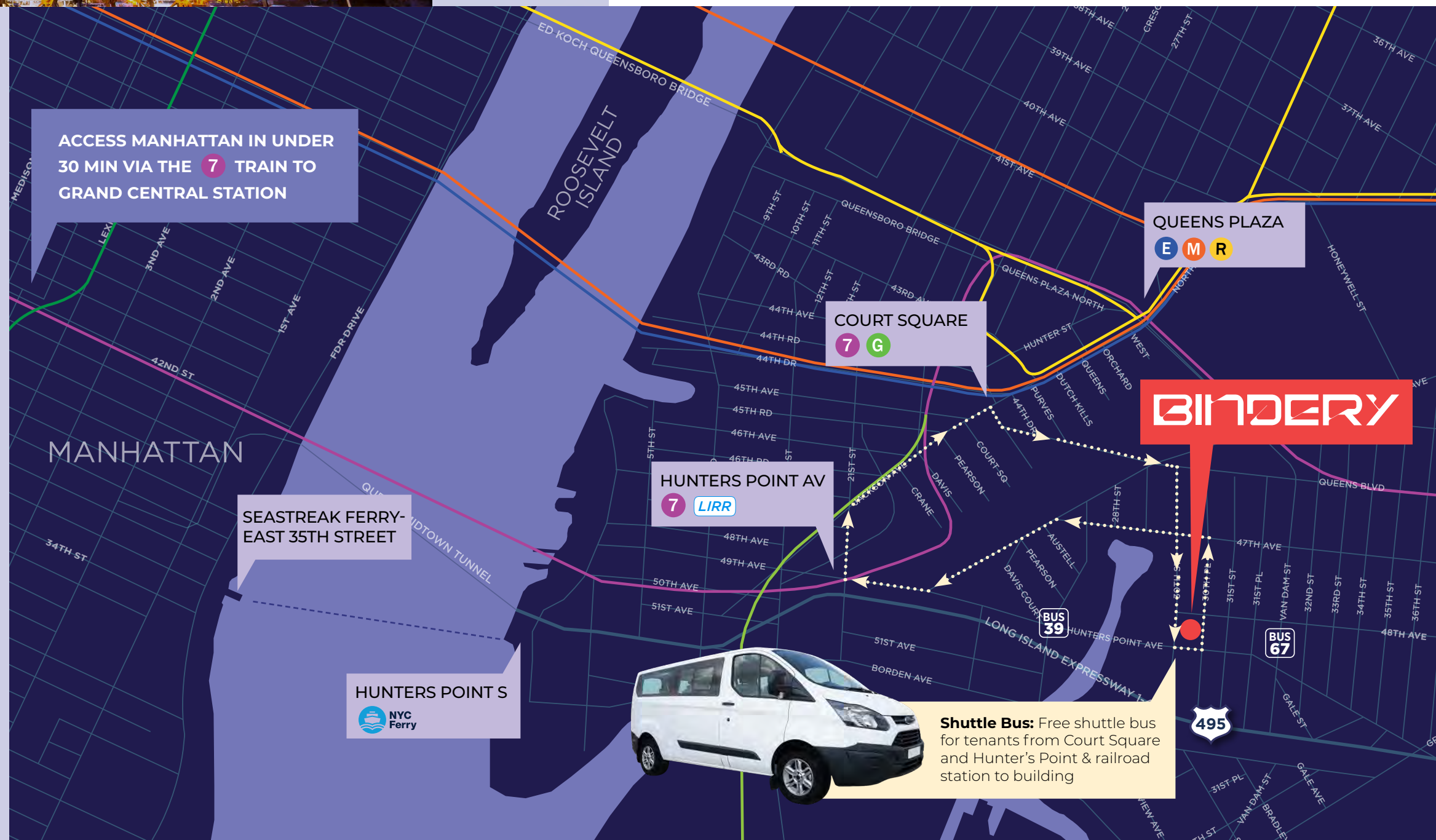
25+ RESTAURANTS

15+ SHOPPING

4 ARTS & ENTERTAINMENT

2 HOTELS

2 FITNESS



BINDERY

INNOVATION CENTER

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