

We will Cure<sup>®</sup>

345 PARK AVE SOUTH



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## Ecosystem Overview

# Building an Ecosystem of Collaboration & Innovation

At 345 Park Avenue South, leading life science, digital health, and tech-enabled companies from across the world come together to uncover cutting-edge solutions for those in need. We provide laboratories, engineering and computing space, and other amenities and supportive services to help today's thought leaders build a better tomorrow.

- **300K SF Life Science Ecosystem**
- **11 Floors of Office & Lab-Ready Space**
- **1 Floor of Retail**
- **Move-In Ready Early 2021**

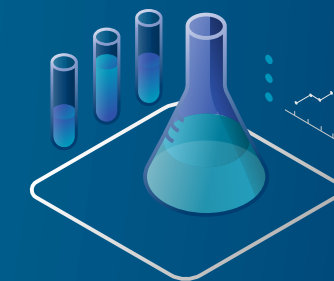






# Designed for Discovery

We bring together the people, infrastructure, and support you need, all in one building, to help take your scientific solutions from concept to reality.



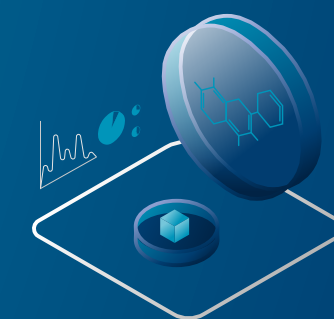
## Wet Labs

Wet laboratory for streamlining chemical and biological processes



## Workplace Zones

Testing ground for medical device products and their intended user groups



## Dry Labs

Where computational analyses are modeled to simulate physical phenomenon



## Prototype Studios

Intentionally quiet space to promote intensive focus





# Engineering Ideas

We provide powerful, uninterrupted infrastructure and direct access to world-renowned thought leaders, giving you the tools to expedite your next technological breakthrough.



## Project Room

Dedicated “camp-out” space for tracking an idea from conception to fruition



## Workplace Zones

Testing ground for medical device products and their intended user groups



## The Townhall

Highly visible lecture space for presenting new ideas



## Prototype Studios

Intentionally quiet space to promote intensive focus





# Defeating Disease

Our facility provides access to innovation across the entire healthcare ecosystem to help tackle today’s unmet needs as we search for tomorrow’s cures.



**Workplace Zones**  
Testing ground for medical device products and their intended user groups



**Open Office**  
Flexible floor plates to support seamless collaboration



**The Townhall**  
Highly visible lecture space for presenting new ideas



**Prototype Studios**  
Intentionally quiet space to promote intensive focus





# Creating Solutions

Our facility is world-class in every way, from the technology and amenities we provide to the location and companies we bring together. Be as private or connected as you need to be while working alongside fellow innovators.



## Project Room

Dedicated "camp-out" space for tracking an idea from conception to fruition



## Open Office

Flexible floor plates to support seamless collaboration



## The Townhall

Highly visible lecture space for presenting new ideas



## Prototype Studios

Intentionally quiet space to promote intensive focus



Deerfield Initiatives

# An Ecosystem of Support

Deerfield is an investment management firm committed to advancing healthcare through investment, information, and philanthropy – all toward the end goal of cures for disease, improved quality of life, and reduced cost of care. The companies formed within the Cure ecosystem will have unparalleled access to our high-quality support capabilities and tailored programming at a low cost.

- **Guest Lectures**
- **Round Table Discussions**
- **Brown Bag Lunches**
- **Weekly Office Hours**
- **In-House Incubator**
- **Career & Professional Development Programs**





# Providing Tools to Grow



→ **In-House Incubator**

The Cure ecosystem will support startups of all stages and specialty within building by providing unique access to specialized programs and networking opportunities.

→ **Break into the Boardroom**

The Break into the Boardroom program is run by Deerfield Management and Oxen Partners to help promote greater representation of female healthcare executives on boards within the public, private, and non-profit sectors.

→ **Women in Science**

Launched in 2019, Women in Science is committed to addressing the gender gap in innovation and changing this paradigm through knowledge and network creation.

→ **Fellowships**

Deerfield Fellows is an immersive summer internship program designed to attract students with interest in pursuing healthcare or finance fields from local NYC-area colleges and universities from diverse backgrounds.





## The Building

# Space to Connect & Explore

Private office and lab-ready workspaces are accented by shared amenities and dedicated social spaces designed to enhance your workday and foster spontaneous collaboration.

- **Rooftop terrace with flexible event space**
- **Lounge club and kitchen**
- **Fitness center**
- **Exclusive wine cellar and cheese closet**
- **Fully staffed, state-of-the-art conference center available on demand**





Collaboration Residency

# Unlock Additional Resources

Join the Collaboration Residency and enjoy exclusive access to additional spaces and services within the Cure ecosystem, including office hours and lecture series led by world-renowned healthcare experts. Located on the building’s second floor, this state-of-the-art, sunbathed space features expansive windows and high ceilings and is outfitted for a variety of work and gathering spaces.

- Fully-furnished workspaces
- Conference rooms and huddle spaces
- Kitchen access with complimentary beverages
- Office hours and lecture series by healthcare experts
- Lounge and common areas
- Bike storage and lockers
- Administrative services







- ← 1  
**Upgraded entrance**  
along Park Avenue South
- ↓ 2  
**11 floors**  
of office & lab-ready space







Clinical care space  
with possible separate entrance





Collaborative workspaces  
with private offices & workstations





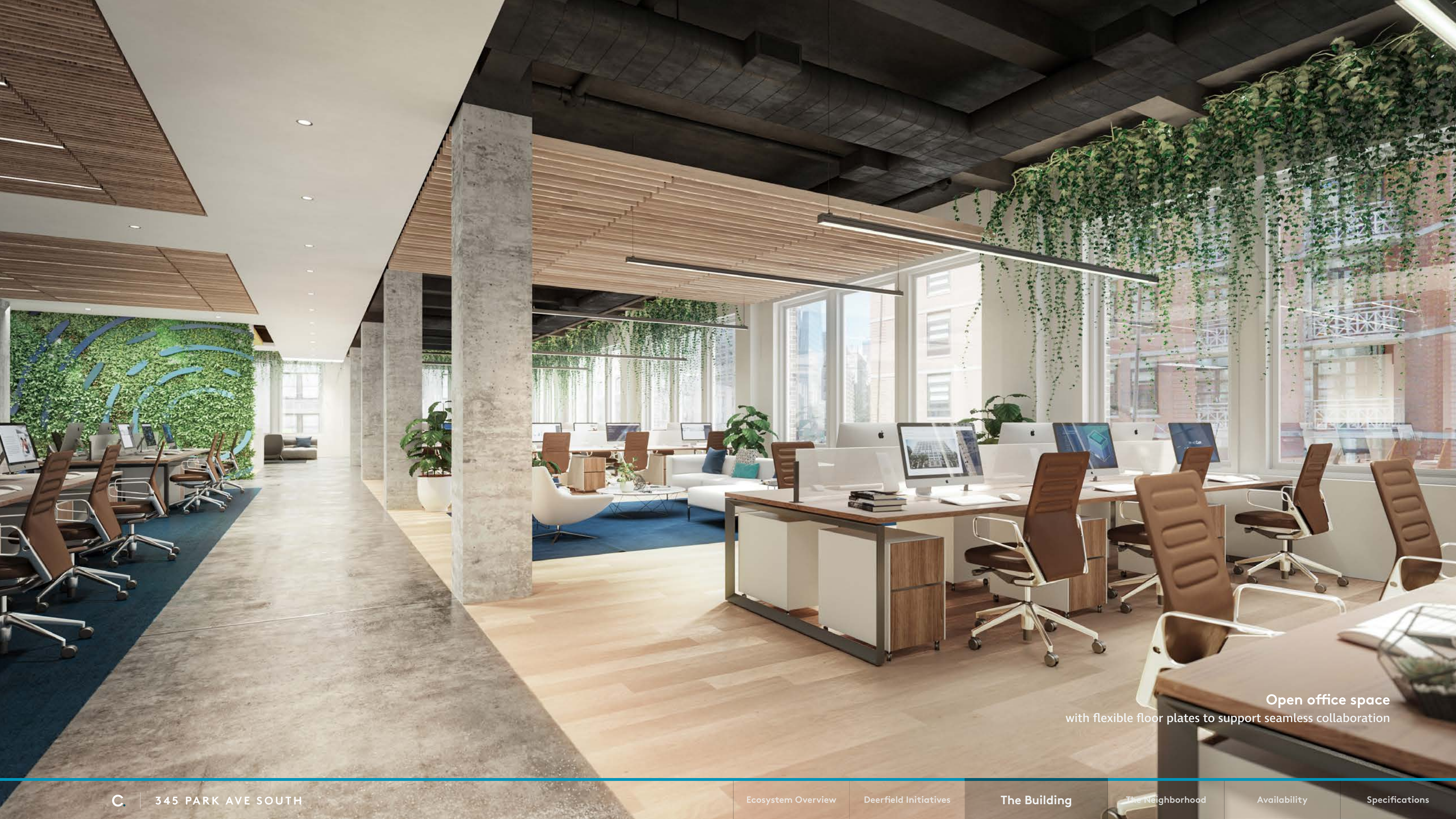
**Wet & dry labs**  
with 4 pipe active chilled beam and  
4 pipe DOAS system





Open lab space  
with private facilities for confidential work





Open office space  
with flexible floor plates to support seamless collaboration





Clinical treatment rooms  
with state-of-the-art technology





Tenant pantry  
with shared work & social spaces





**Multiple conference rooms**  
to accommodate groups & events of all sizes





← 1

### Rooftop terrace

with flexible event space & views overlooking the city

↓ 2

### Newly renovated lobby

with enhanced elevators





# Technical Highlights



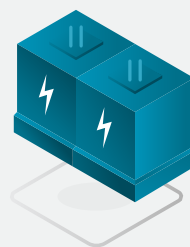
## Custom cooling & heating system

Space can be conditioned by either a 4 pipe active chilled beam system or a 4 pipe DOAS system, depending on tenant needs.



## Upgraded HVAC system

Air handles designed for up to 6 outside air changes per hour. More outside air increases cognitive function.



## High-powered generators

Two 800 kw oil powered generators provide back power for the building's life safety system. Generator provides 3 watts per square foot emergency power.



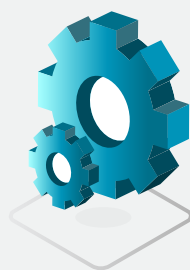
## Ready-to-work exhaust system

All risers and fume exhaust systems installed for tenant lab plug and play.



## Fire safety

All-new fire suppression system.



## All-new utilities

New 208 electric service for tenant floors and new 460 service for building equipment. Two new, 6-inch incoming water services. New PH system and sewer lines.



## Enhanced elevators

All passenger elevators have been modernized. Building equipped with two freight elevators, one servicing the north side of the building and one serving the south side of the building.

See appendix for full specifications

[Go →](#)



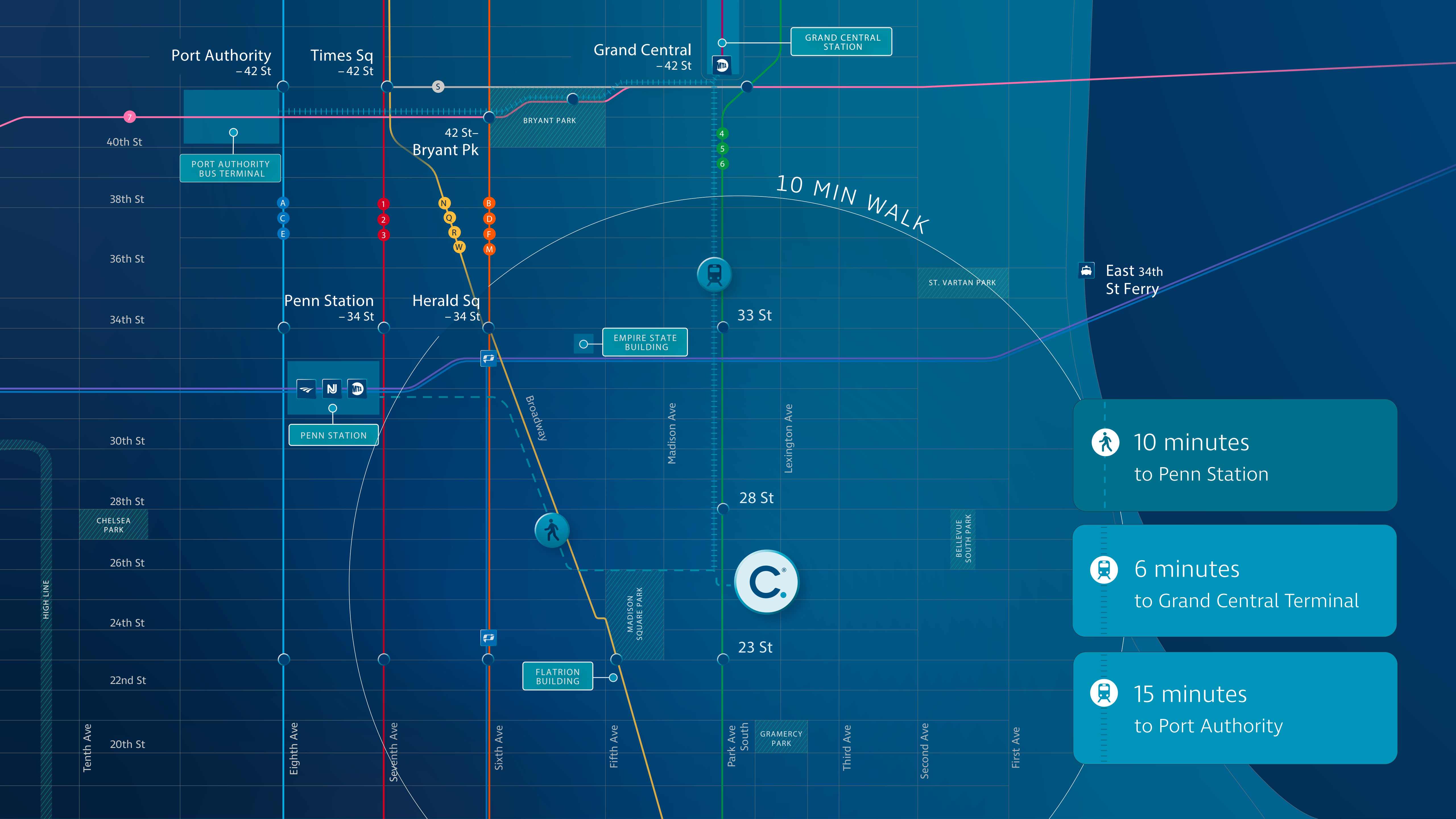
The Neighborhood

# NYC's Tech HQ

The Cure ecosystem is located in Silicon Alley, New York City's central tech corridor around southern Manhattan's Flatiron District, where a vibrant startup culture is already active. The neighborhood boasts of a dynamic mix of top restaurants, bars and cafés, shops, and fitness centers catering to the area's contemporary workforce. Just steps from Madison Square Park and several transportation hubs, the building offers an accessible location on the cutting edge of New York City innovation.







Port Authority  
- 42 St

Times Sq  
- 42 St

Grand Central  
- 42 St

GRAND CENTRAL  
STATION

PORT AUTHORITY  
BUS TERMINAL

42 St-  
Bryant Pk

BRYANT PARK

10 MIN WALK

East 34th  
St Ferry

Penn Station  
- 34 St

Herald Sq  
- 34 St

EMPIRE STATE  
BUILDING

PENN STATION

Broadway

Madison Ave

Lexington Ave

BELLEVUE  
SOUTH PARK

MADISON  
SQUARE PARK

GRAMERCY  
PARK

First Ave



10 minutes  
to Penn Station

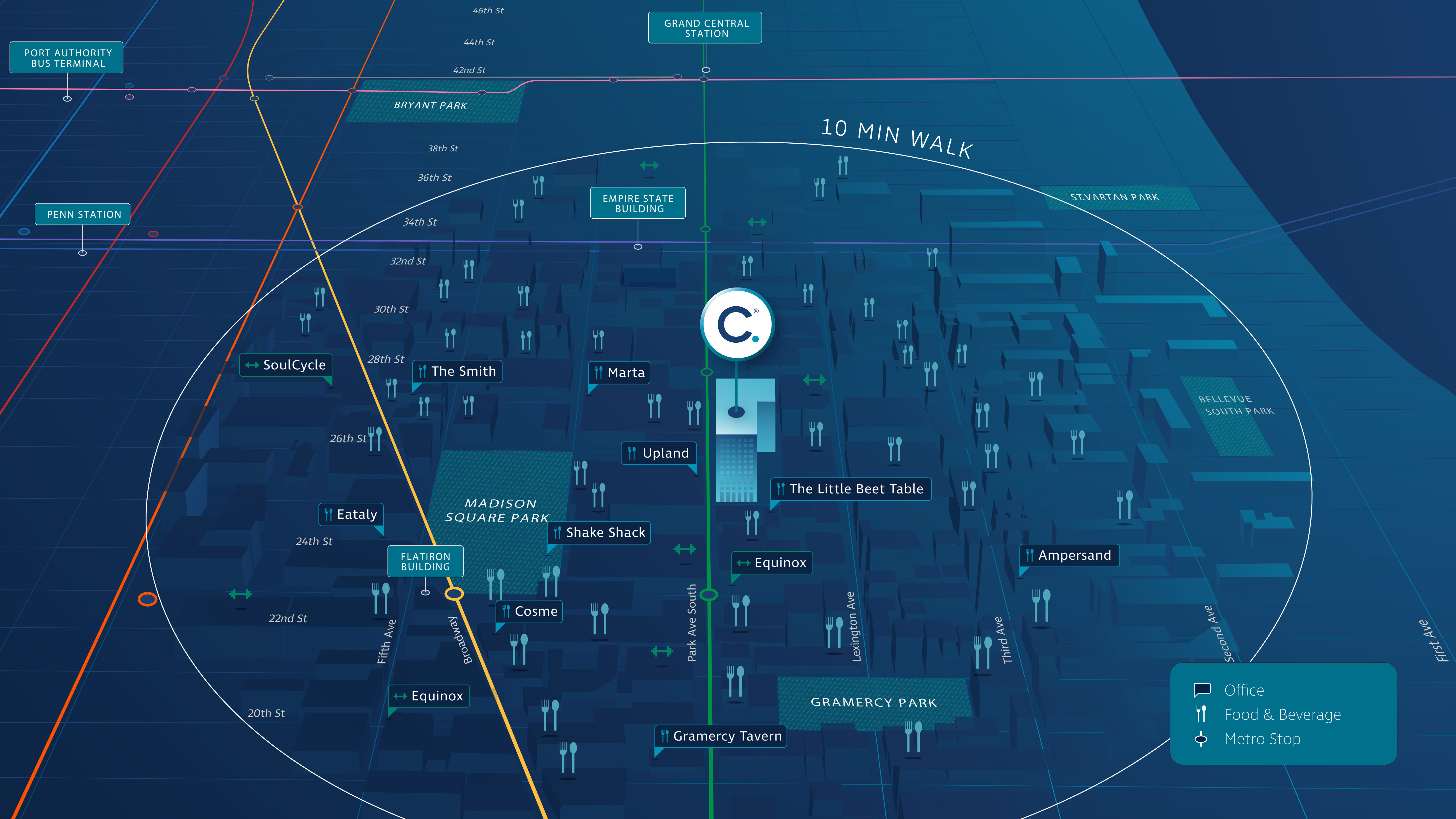


6 minutes  
to Grand Central Terminal



15 minutes  
to Port Authority



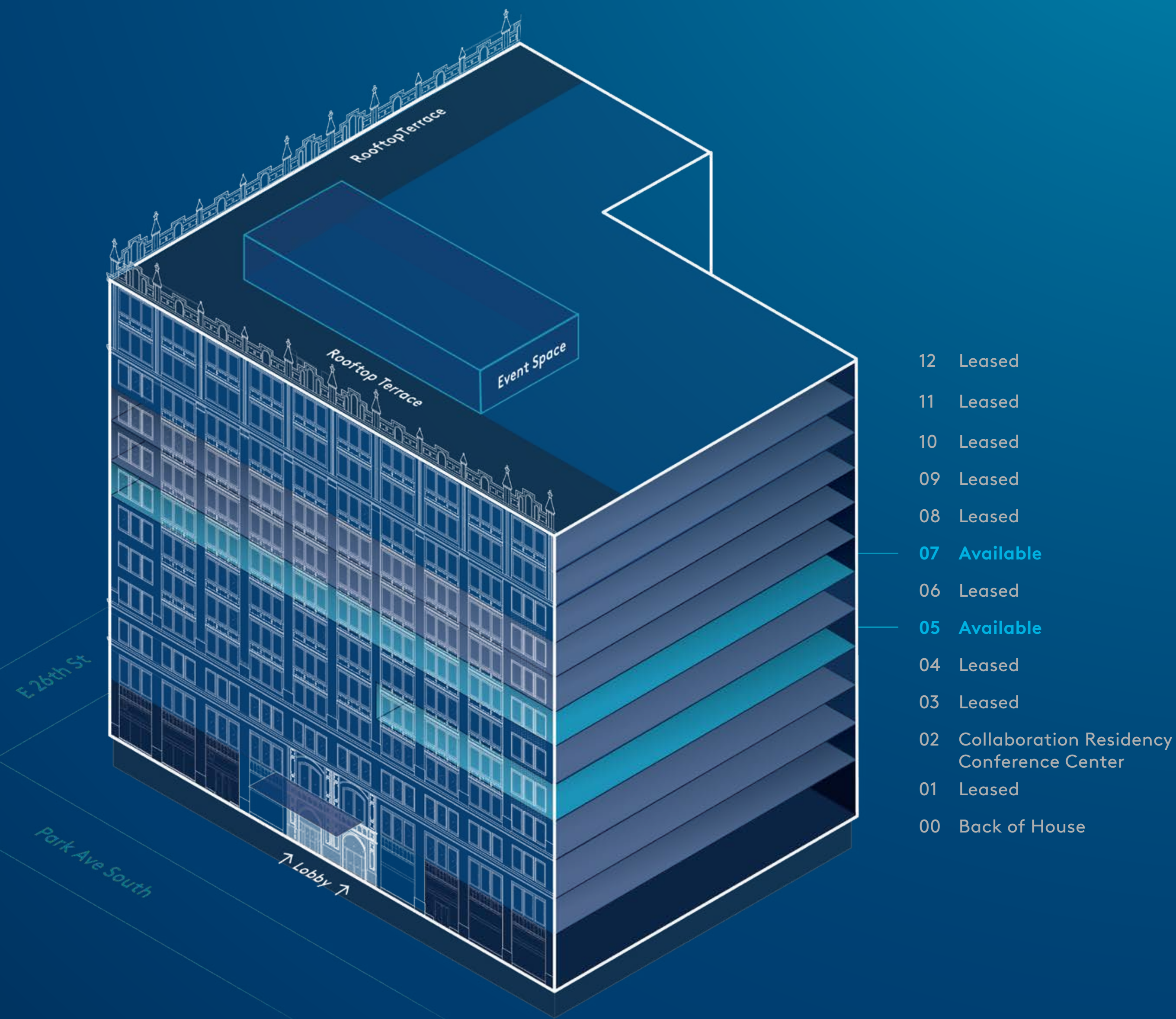




# Availability

Rooftop Terrace	Event Space	2,385 SF
12	Leased	
11	Leased	
10	Leased	
09	Leased	
08	Leased	
07	Available Lab or Office	27,784 SF
06	Leased	
05	Available Lab or Office	11,588 SF
04	Leased	
03	Leased	
02	Collaboration Residency/Conference Center	
01	Lobby	
00	Back of House	10,000 SF

All floors are lab ready and cabled for digital health applications.





# Single Tenant Wet Lab



## Lab

Benches	104
5 Foot	18
6 Foot	86

## Lab Support

Benches	27
5 Foot	11
6 Foot	16

## Open Office

Write-Up	16
Workstations	68

## Collaboration/Conference

Conference / Huddle	18
Break-Out	34
Pantry	8

## Support

- Reception
- Phone Room / Print Copy / IDF / Mother Room / All-Gender Restroom / Lab Electrical / Coats / Shipping & Receiving / Pantry

\* Each floor plate has a total capacity for 8 fumehoods per floor.

\* Each floor is planned for a 1:6 sink to bench ratio.



2-7 Floor



# Multi Tenant Wet Lab



	TENANT 1 (North Side)	TENANT 2 (South Side)
<b>Lab</b>		
● Benches	<b>66</b>	<b>58</b>
5 Foot	7	4
6 Foot	56	54
<b>Lab Support</b>		
● Benches	<b>29</b>	<b>10</b>
5 Foot	17	4
6 Foot	12	6
<b>Open Office</b>		
● Workstations	<b>19</b>	<b>14</b>
<b>Open Office</b>		
● Office Seats	<b>16</b>	<b>12</b>
2 Person Office	4	4
4 Person Office	12	8
<b>Collaboration/Conference</b>		
● Conference / Huddle	<b>14</b>	<b>14</b>
● Touchdown / Break-Out	<b>8</b>	<b>16</b>
● Pantry	<b>10</b>	<b>6</b>
<b>Support</b>		
● Reception		
● Phone Room / Print Copy / IDF / Mother Room / All-Gender Restroom / Lab Electrical / Coats / Shipping & Receiving / Pantry		

\* Each floor plate has a total capacity for 8 fumehoods per floor.

\* Each floor is planned for a 1:6 sink to bench ratio.



2-7 Floor



Corporate Office / Fin-Tech



## Workplace

● Workstations	168
● Private Office	8

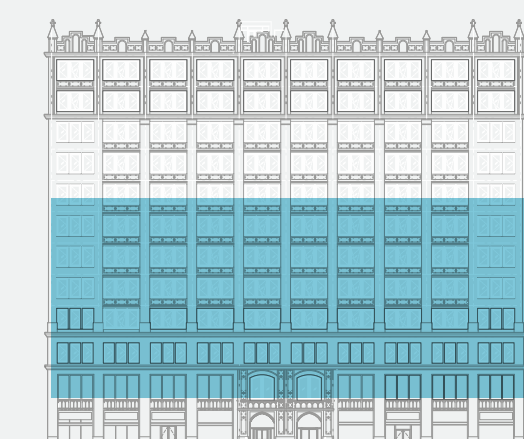
## Collaboration/Conference

- Conference / Huddle **38**
- Break-Out **33**
- Pantry / Coffee Bar **40**

## Support

- Reception / Lounge
- Phone Room / Print Copy / IDF / Mother Room / All-Gender Restroom / Support

TOTAL HEAD COUNT	176
TOTAL NUSF PER FLOOR	16,750 SF
NUSF PER PERSON	95.2 SF



## 2-7 Floor



# Corporate Office / TAMI



## Workplace

Workstations	163
Private Office	4

## Collaboration/Conference

Conference / Huddle	40
Break-Out	37
Pantry	51

## Support

Reception / Lounge / Game Room	
Phone Room / Print Copy / IDF / Mother Room / All-Gender Restroom / Support	

TOTAL HEAD COUNT	167
TOTAL NUSF PER FLOOR	16,750 SF
NUSF PER PERSON	100.3 SF



2-7 Floor



# Corporate Office / Perimeter Offices



## Workplace

Workstations	36
Private Office	28

## Collaboration/Conference

Conference / Huddle	52
Break-Out	22
Pantry / Coffee Bar	35

## Support

Reception/Lounge	
Phone Room/ Print Copy / IDF / Mother Room / All-Gender Restroom / Support	

TOTAL HEAD COUNT	64
TOTAL NUSF PER FLOOR	16,750 SF
NUSF PER PERSON	261.7 SF



2-7 Floor



# Start Up / Incubator



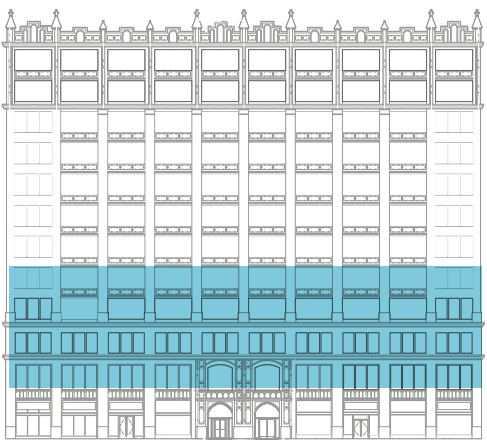
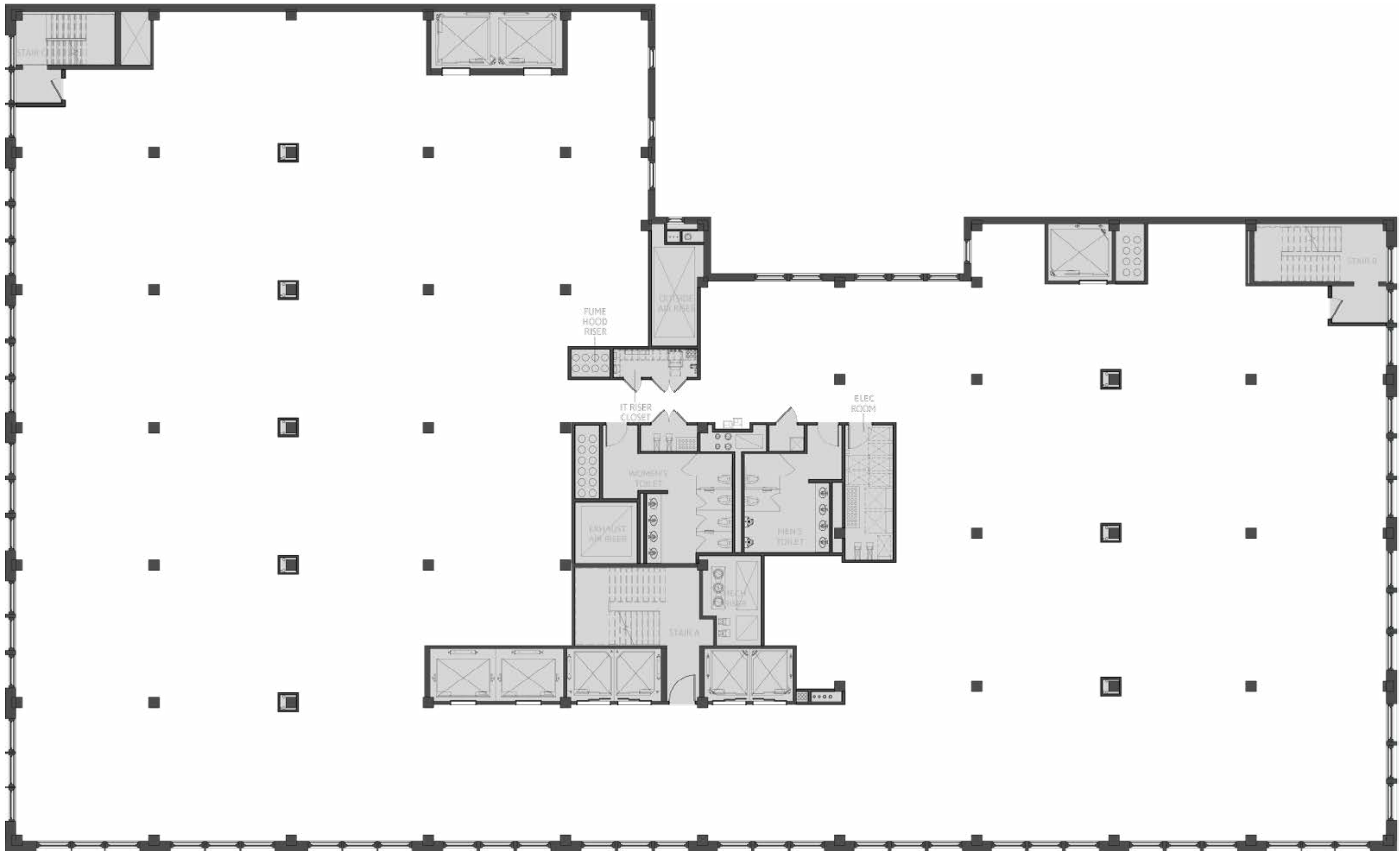
Workplace		
Workstations		85
Private Office		14
Collaboration/Conference		
Conference / Huddle		116
Break-Out		82
Pantry		5
Support		
Reception		
Phone Room / Print Copy / IDF / Mother Room / All-Gender Restroom		



2-7 Floor



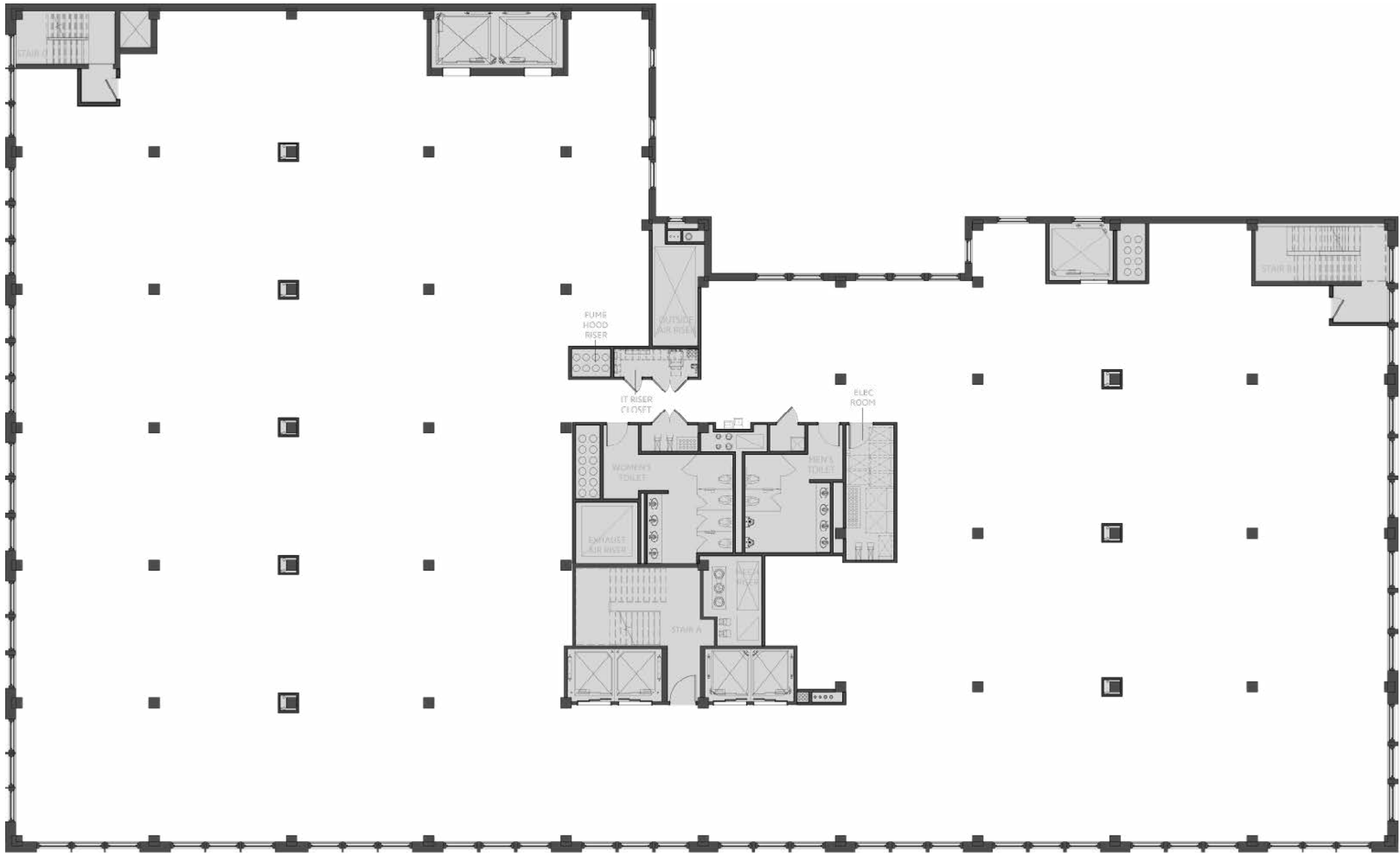
# Core Configuration Floors 2-5



2-5 Floor



# Core Configuration Floors 6-8



6-8 Floor



## Our Team

MLP

**Gensler**

**DEERFIELD**<sup>®</sup>  
Advancing Healthcare<sup>®</sup>

**JBB**

NEOSCAPE



# Contact Us

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# Building Systems

## HVAC

### Cooling System

The building will have a central condenser water-cooled chiller plant located in the penthouse mechanical room. The tenant floors will be provided with condenser water and chilled beam water. Valved outlets will be left at the core of each floor for tenant process cooling and chilled beam/DOAS cooling use. The cooling towers, chillers, HXs, and pumps are set up in an N+1 configuration.

### Heating System

The building will be heated from low-pressure steam boilers located in the cellar of the building. The steam will be converted to hot water and distributed to the tenant floors. Valved outlets will be left at the core of each floor for tenant perimeter heating and laboratory VAV reheating use. The boilers, HXs, and pumps are set up in an N+1 configuration.

### Outside Air Ventilation System

The building will have central heat recovery 100% outside air units located on the roof. The tenant floors will be provided with outside air supply and general exhaust air. Capped outlets will be left at the core of each floor for tenant connection. The ventilation units are sized to provide 6 ACH ventilation air for tenant laboratory spaces (assuming 60% lab; 40% office on the tenant floors).

### Fume Hood Exhaust System

The building will have a central fume hood exhaust system located on the roof. The fume hood exhaust fans will be cannon type with N+1 configuration. Shaft space will be provided from the tenant floors to the roof for tenant fume hood exhaust risers (installed by tenant). Space for four (4) tenant fume hood exhaust risers has been provided for each lab-ready floor.

### Electrical System

The Building will be equipped with utility company provided electric service. Three (3) utility (ConEd) owned 1000kVa transformers (existing) will serve all lab and office floor 120/208V loads. A new service reach from an existing ConEd 460V service that currently runs in 26th Street will be provided. New 265/460V distribution will be installed to serve the HVAC equipment required for the lab and lab-ready floors.

#### 120/208V Loads

Existing bus duct distribution to bus plugs on each floor to serve office floor lighting and utility loads, local floor HVAC, normal power lab loads, and optional standby generator loads.

#### 265/460V Loads

Installation of electrical distribution sized to service all new mechanical equipment on the cellar and the roof level.

#### Electric current distribution for the non-lab uses is designed to provide:

- Lighting: 2W/square foot
- General Convenience Power: 2W/square foot
- Mechanical: 8W/square foot
- Lab loads (normal): 7W/square foot
- Lab loads (optional standby): 3W/square foot
- Miscellaneous: 2VA/square foot



# Building Systems

## Telecommunication

### Point of Entry (POE)

Telecommunication conduit from the street to the building will be provided.  
(2) POE roomswill be located within the cellar where the existing POE conduit are.

### Meet Me Room

The Meet Me Room will be located on the cellar level and house all carrier equipment, base building head-end equipment, cellular DAS head-end equipment, and ARCS head-end equipment.

### Technology Closets

There will be one base building technology closet on each floor for all base building network connections.

### Technology Risers

There will be (2) technology risers diversely located within the core up the building. Each riser will have (6) 4" conduits.

### Tenant Carrier Services

Tenant shall be responsible for pulling telecommunication cabling from the Meet Me Room, telecommunication closets and distribution points.

## Fire Protection

### Incoming Services

Two (2) new 8 inch incoming services and associated backflow preventers.

### Fire Pump

One (1) new 1,000 GPM fire pump sized to serve the building’s combined sprinkler/standpipe system.

### Sprinkler Control Valve Assemblies

New valve assemblies installed at the existing standpipe in Stair A on each floor. New drain riser installed to allow for sprinkler system drainage and testing. Sprinkler system shall be designed to meet all applicable codes. Sprinklers shall be installed as follows:

- Non-Public Spaces: pendant sprinklers with heads turned down.
- General Public/Core Areas: recessed heads (semi-concealed or flush mounted with cover plates).

### Fire Alarm

The fire alarm system and installation will comply with the latest NYC Building Code and all other applicable governmental codes.



# Building Systems

## Plumbing

The entire installation will comply with the 2014 Plumbing Code of the City of New York and all other applicable governmental codes.

### Acid Waste Neutralization System

Installation and sizing of an acid waste neutralization system that is sized to accommodate the demands of all lab and lab-ready floors.

### Domestic Water Service

Two (2) new 6-inch incoming water services and associated backflow preventers sized to accommodate all office, lab, and lab-ready floors. Triplex domestic water booster pumps (N+1) provided to maintain a pressure of 35-85 psi in each zone.

### Sanitary and Storm POEs

Connections to the municipal storm and sewer system are existing to remain.

### Hot Water

Local electric storage type water heaters will be provided on each floor.

### Sanitary System

Sized to accommodate all plumbing fixtures on office, lab, and lab-ready floors.

### Storm System

Gravity drainage system sized to serve all roof, terrace, and planter drains.

## Generator Power

The building will be provided with (2) 800kW generators in an N+1 configuration with an associated paralleling gear. Automatic transfer switches and distribution boards will be provided to distribute to the following loads with an additional 10% spare capacity:

- Emergency (Life Safety) Loads
- Required Standby Loads (smoke exhaust and elevators)
- Additional Optional Standby Loads (Lab equipment and HVAC/Plumbing equipment)



# Building Specifications

## Structural

### Finished Ceiling Height

2nd Floor: 15' slab to slab  
3rd - 8th Floor: 13' slab to slab

### Column Spacing

19' 16"

### Floorplates

26,850 SF - 27,400 SF

### Structural Capacity

100 PSF live load

### Freight Access

Modernized freight elevators that service both the north and south side of the building.