

# West End Campus

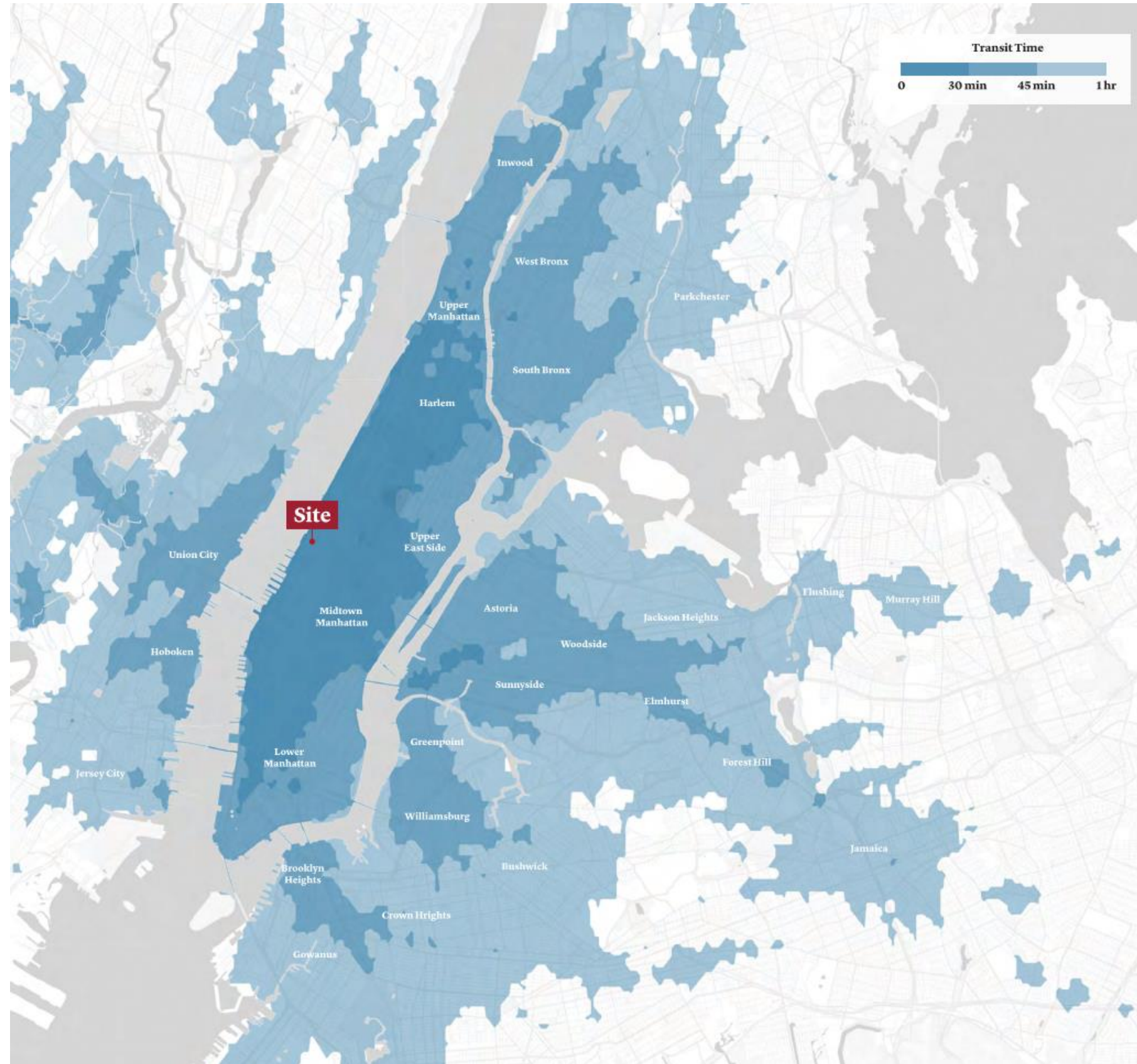
Project Update  
March 2021

# Meeting Agenda

- Vision
- Site Overview
- Preliminary Development Plans
- Next Steps

# Our Mission

- Taconic Partners is wholly focused on NYC and invested in the city's future
- Taconic is among the first local developers to embrace life sciences and construct lab space
- At West End Avenue, Taconic believes there's great potential to create a project that meets the needs of this unparalleled moment:
  - to diversify our City economy,
  - to create opportunity, and
  - to facilitate research and science in furthering health outcomes



# Life Sciences Context

***Life Sciences: the translation of scientific research into cures, treatments and technologies that save lives and improve health***

- A burgeoning sector in New York City that has great potential for further growth
  - NYC has 9 major academic research centers
  - More than 80 institutions receive NIH funding
- Sector provides good paying job opportunities, with an average salary of \$75,000 and 80% requiring a bachelor's degree or less
- NYC Metro ranks #1 in USA for life sciences workforce
- Biggest constraint on sector growth is lack of space
- Both the City and State have championed growth of this sector, with over \$1B committed to facilitate growth
- Taconic has deep history of supporting mission-critical infrastructure in commercial buildings, including at the Hudson Research Center (*pictured at right*)

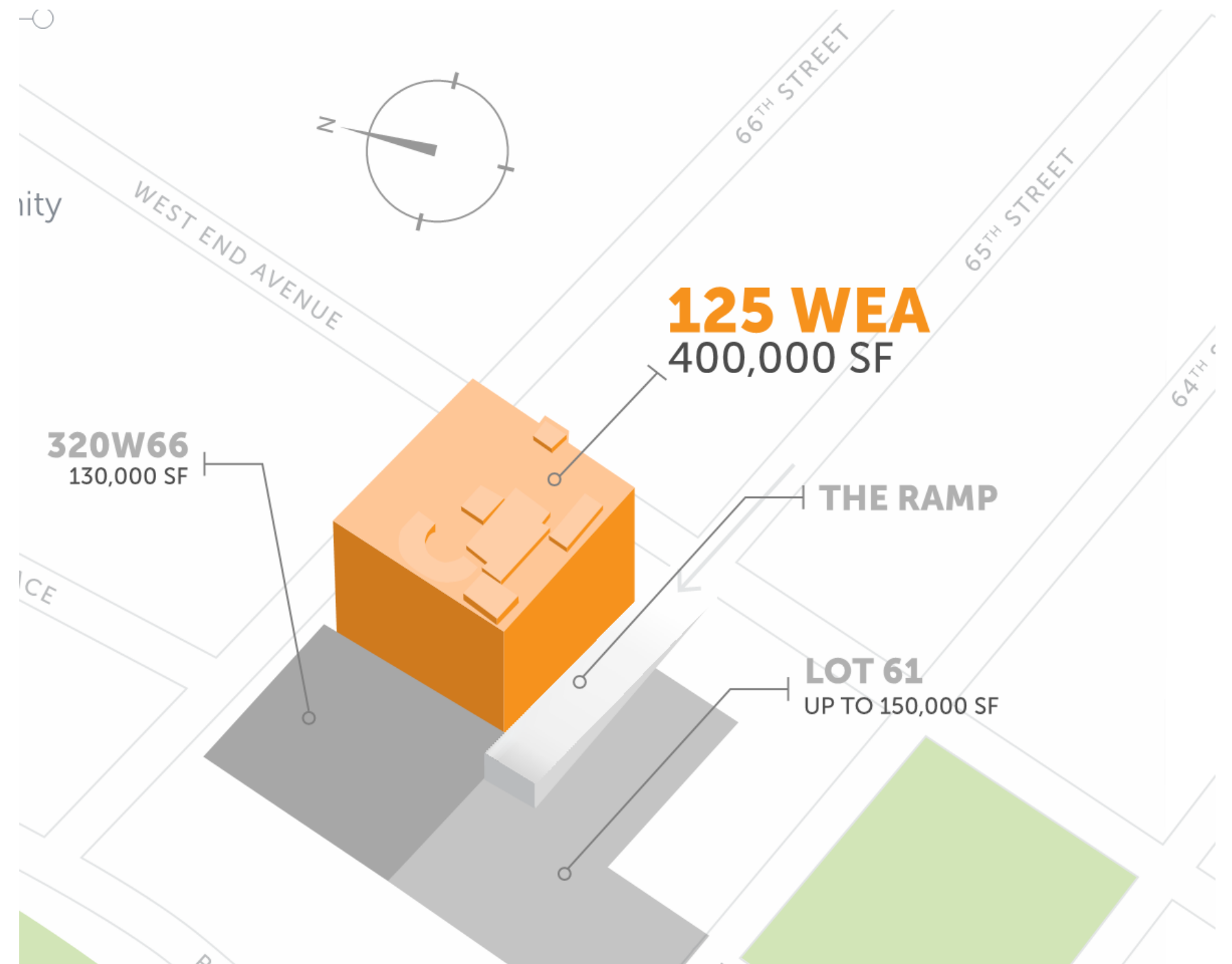


*Hudson Research Center, 619 West 54<sup>th</sup> Street*

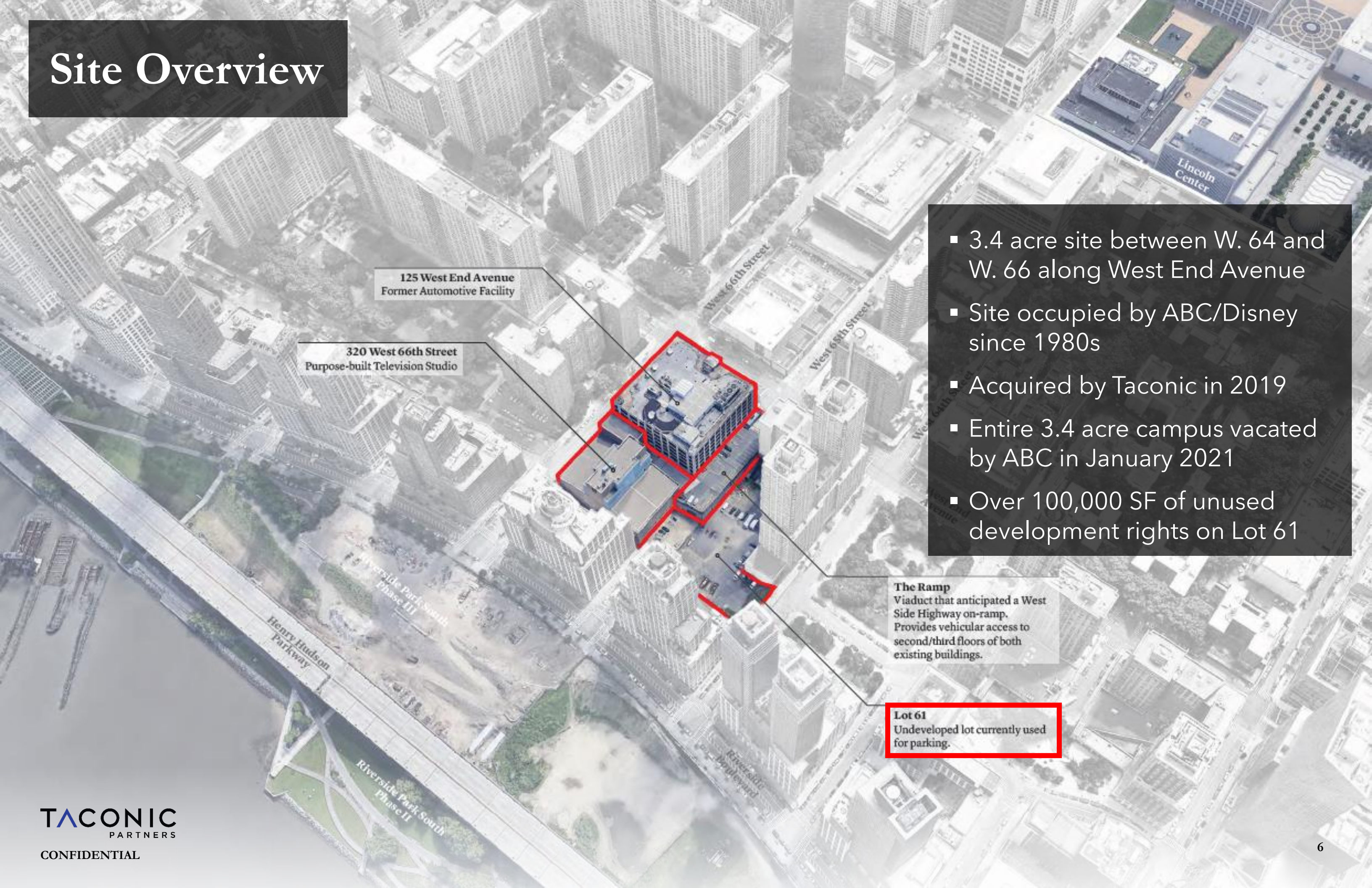
# Development Vision

***Our vision is to create vibrant, high-quality commercial space for companies and employees, leading with a state-of-the-art 400,000 SF life sciences building at 125 West End Avenue***

- Given the site's location and the emergent West Side life sciences cluster, there's great potential and compatibility at this site for a leading life sciences facility
- We continue to evaluate options for the rest of the site, which could include expanded life sciences, continued film/production, academic or performing arts space, or other market-viable conforming uses



# Site Overview



125 West End Avenue  
Former Automotive Facility

320 West 66th Street  
Purpose-built Television Studio

- 3.4 acre site between W. 64 and W. 66 along West End Avenue
- Site occupied by ABC/Disney since 1980s
- Acquired by Taconic in 2019
- Entire 3.4 acre campus vacated by ABC in January 2021
- Over 100,000 SF of unused development rights on Lot 61

**The Ramp**  
Viaduct that anticipated a West Side Highway on-ramp. Provides vehicular access to second/third floors of both existing buildings.

**Lot 61**  
Undeveloped lot currently used for parking.

# Property Background

***The existing building at 125 West End Avenue, once an automotive facility, lends itself to conversion to laboratory and office uses***

- 400,000 SF property
- 50,000 SF + floorplates
- High ceiling heights (13'3" - 16')
- Industrial-grade live-load capacity
- Wide-column spacing
- Multiple street frontages and access points, including separated driveway and vehicular ramp
- Originally built in 1929 as an automotive facility for the Chrysler Corporation
- Last major renovation was early 1980s



*Existing conditions*

# Building Renovation Plans

## ***The renovation of 125 West End Avenue will transform the building into a hub of research and innovation***

- Robust Building Systems - all-new mechanical systems to support the needs of office and lab/life sciences users.
- High Performance Envelope - a new curtain wall system will provide energy performance and reliable thermal/moisture controls.
- Off-Street Loading - an existing ramp will be improved, providing parking and loading. A second loading area accessed from W. 66th Street will also be retained.
- Centralized Services and Lab Facilities - lab specific infrastructure will be included throughout, including an acid neutralization system and enhanced security infrastructure.
- Environmentally-Forward - focus on environmental stewardship and carbon reduction, targeting LEED certification as well as emissions reductions goals (incl. LL97).

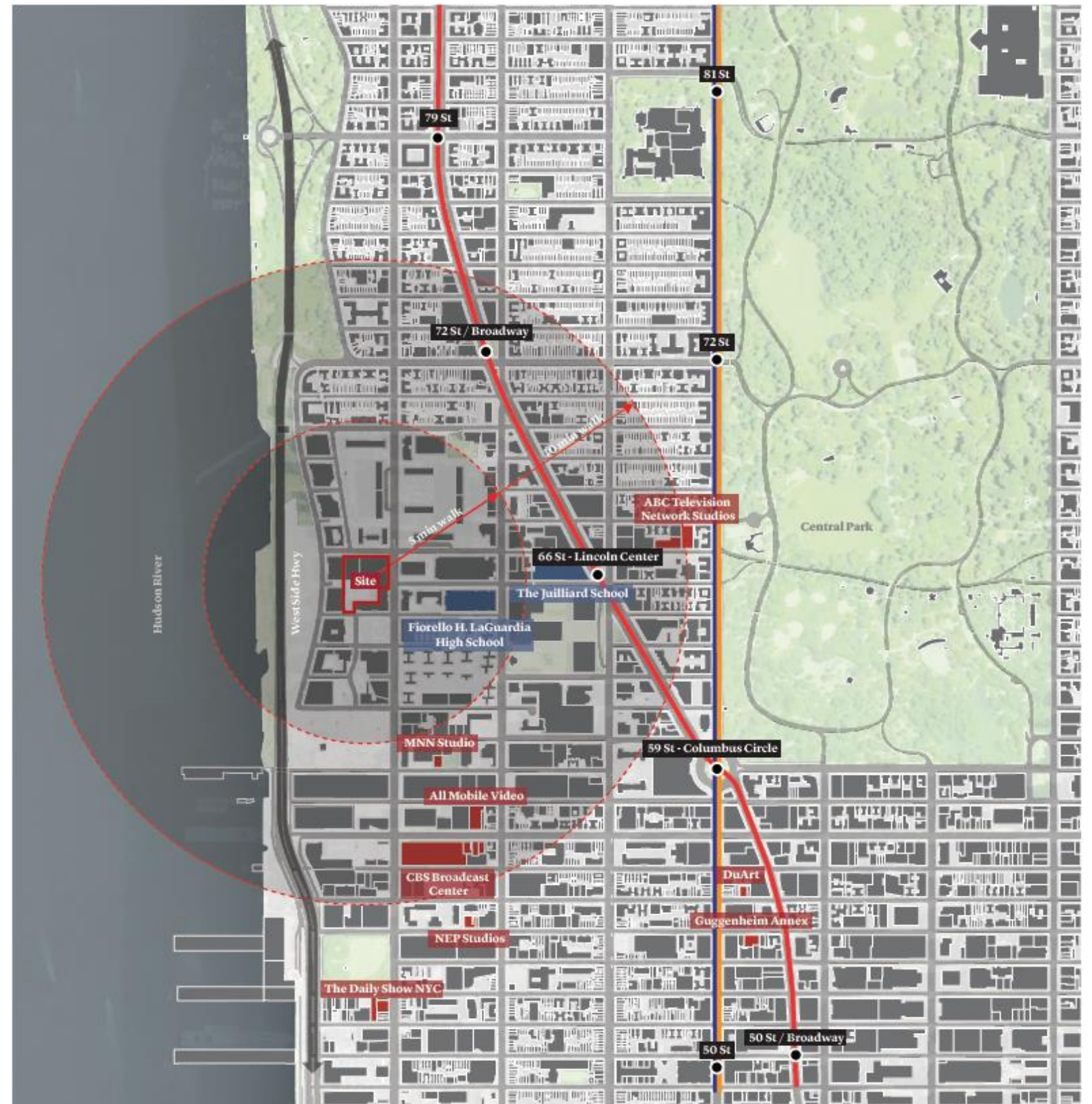


*Illustrative renderings featuring repurposed helix ramp*



# Neighborhood Connections

- Manhattan's Upper West Side is a vibrant community with cultural, institutional, residential and commercial uses
- West End Avenue provides an opportunity to further grow an emerging life sciences cluster, and synergies with local institutions
- Will create space for over 1,500 lab/office workers and generate additional construction jobs
- Project envisioned as an asset for the neighborhood and NYC, and an opportunity to address multiple challenges revealed by our current health crisis



# Project Team

***Taconic has assembled a best-in-class design and construction team to execute this project***

- Perkins+Will (*Design Architect*)
- JB&B (*Engineering*)
- JRM Construction (*Construction Manager*)
- CBRE (*Leasing/Marketing*)

PERKINS  
+ WILL

JBB  
JAROS BAUM & BOLLES

JRM  
CONSTRUCTION  
MANAGEMENT

CBRE

# Timeline and Next Steps

- ABC/Disney depart  
*(January 2021)*
- Construction mobilization  
*(February 2021)*
- Façade replacement  
*(summer 2021- early 2022)*
- Construction end  
*(Spring 2023)*
- Lease-up and stabilization  
*(through 2024)*
- Outreach  
*(ongoing)*



*Illustrative rendering*



**Thank you!**

**Contact info:**

**[125WEA@tacon.com](mailto:125WEA@tacon.com)**

**(929) 252-0314**

**Kevin Camilleri, Property Manager**  
**Nate Bliss, Vice President, Development**