



Life Sciences in LIC



"To grow this sector the right way, the only place to do it in NYC is LIC."

- NYC-based Life Sciences real estate broker, LICP Life Sciences Feasibility Study 2018

LIC is a unique mixed-used, live-work neighborhood that offers a vibrant community and an urban model of collaboration that attracts a talented workforce and fosters cross-sector partnerships. LIC's [prime location](#), [quality of life](#), key [real estate opportunities](#) and [business incentives](#), as well as access to [regional talent](#) and [transportation](#) make it an ideal destination for NYC's growing innovation sectors, including the life sciences. Learn more about each of these six key factors that make LIC the perfect opportunity for fulfilling NYC's life sciences needs.

Talent & Workforce

Transportation & Access

Cluster

Quality of Life

Real Estate

Incentives

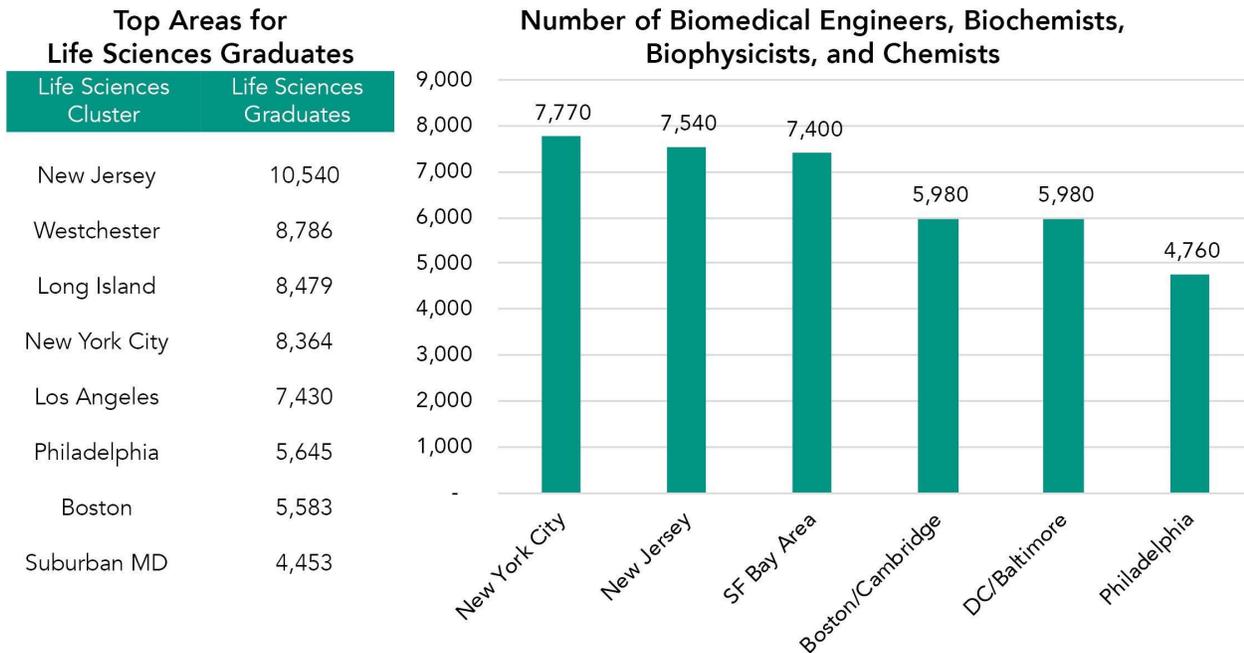
For more information visit licqns.com and contact us at lifesci@licpartnership.org

This resource was made possible in part by a grant from Empire State Development, through the New York City Regional Economic Development Council.

Life Sciences in LIC: Talent & Workforce

Access to a diverse and qualified workforce is the #1 factor life sciences companies consider when deciding where to locate. With its premier universities and teaching hospitals, the [New York region](#) has become the largest market for life sciences talent in the country. [JLL's 2019 Life Sciences Outlook](#) reports that our region has proven itself as a top spot to access this talent and LIC's geographic location and rich transportation network make it extremely accessible to this premiere workforce.

New York City Talent:



Sources: US BLS CBRE, Q4 2018

Long Island City Community:

LIC, with its growing residential population and workforce, is an enticing [live/work/play](#) community, attracting innovative industries and companies who want to tap into its workforce. Even if one doesn't live in LIC, its comprehensive [transportation](#) connections and central location make for easy commuting, whether you are a recent graduate living in Brooklyn or senior-level management located in the suburbs.

LIC also offers opportunities to connect with educational partners like [Cornell Tech](#), a leader in Health Tech with a new campus only a short ferry ride away on Roosevelt Island, and [LaGuardia Community College](#), providing diverse programs such as Lab Tech training, Public and Community Health, Computer Programming, and many more. We are happy to connect you to our neighborhood partners, who can work with you in creating specialized training and internship opportunities. LIC's numerous tech high schools are also great sources for building new talent.

Explore our [Cluster](#) and [Transportation](#) pages to see just how close LIC is to other top research institutions in Manhattan such as [Weill Cornell Medicine](#), [Rockefeller University](#), [Memorial Sloan Kettering Cancer Center](#) and more.

For more detailed information on local demographics, click [here](#) or contact the Long Island City Partnership at lifesci@licpartnership.org.

For more information visit licqns.com and contact us at lifesci@licpartnership.org



Life Sciences in LIC: Transportation & Access

Even New Yorkers are surprised at how fast and easy transit access is from LIC to other parts of NYC, areas of New York and the world! Whether traveling to or from the East Side Medical Corridor, the surrounding suburbs, New York City's airports, or any other destination, you won't find a location that is more equally accessible by public transit to all as LIC. Whether coming by car, moped, or [Citibike](#), LIC remains conveniently connected.

Regional Connections:

Through LIRR, MetroNorth, NJ Transit, and PATH trains, LIC is accessible to the wider NYC metro area, which ranked number one in the country for the number of engineers, biochemists & biophysicists, and chemists ([CBRE 2019](#)).



Life Sciences in LIC: Transportation & Access

Long Island City Connections:

- East 34th Street
5 minutes via 
- Cornell Tech
5 minutes via  
- Midtown West
11 minutes via 
- West Harlem
17 minutes via  
- Hudson Square
22 minutes via 
- Midtown East
4 minutes via     
- Grand Central
5 minutes via 
- Penn Station
15 minutes via 
- LGA Airport
15 minutes via car /
30 minutes via public transit
- JFK Airport
30 minutes via car /
25 minutes via public transit

*For many routes, multiple subway lines are possible from LIC.



For more specific information on some of our options:

Subways: **7 - E - F - G - M - N - R - W**

Commuter Lines: **LIRR**

Ferry Service: **NYCFerry**

NYC Airports: **LGA Airport - JFK Airport**

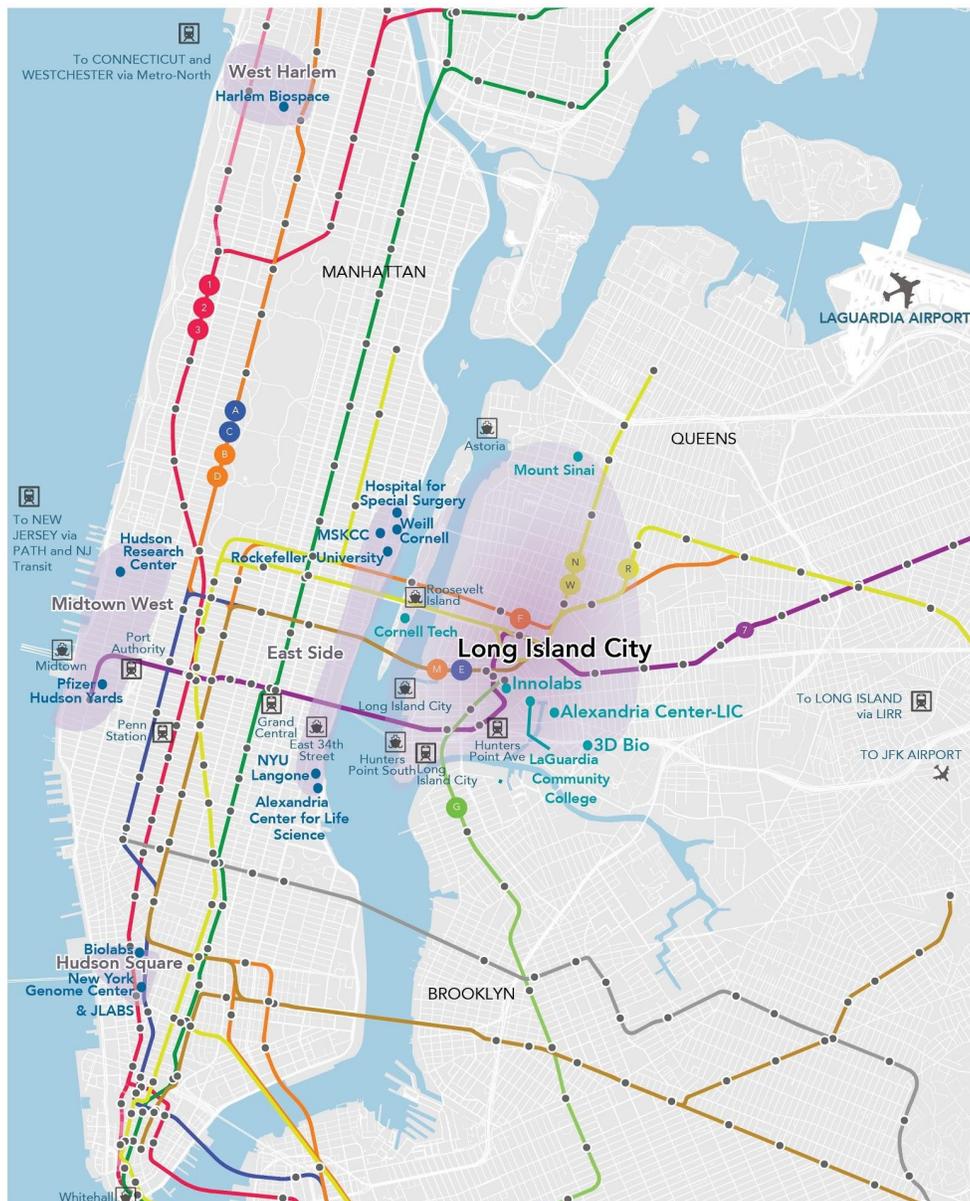
For more information visit licqns.com and contact us at lifesci@licpartnership.org

Life Sciences in LIC: Cluster

LIC Innovation Cluster:

Companies in the innovation economy, especially life sciences and tech, tend to thrive when they locate in clusters. Destination clusters offer proximity to other like-minded companies; access to a large pool of skilled workers; affiliations and partnerships with area universities; and exposure to venture capital. As New York's larger life sciences cluster grows, LIC, with its easy access to existing life sciences assets, is clearly on track to become a key destination. Currently, LIC has three major projects by top life sciences developers scheduled to come online between 2020 and 2022 while more are being planned. Based on the asset availability, our [2018 Life Sciences Feasibility Study](#) concluded that LIC may be the only area in NYC that can accommodate a substantial life sciences cluster that includes spaces for companies at all stages of growth.

Check out the [In The News](#) section for the latest announcements as LIC's life sciences cluster expands.



For more information visit licqns.com and contact us at lifesci@licpartnership.org



Life Sciences in LIC: Cluster

Project	Developer	Address	Square Feet	Anticipated Opening	Leasing Agent	Contact
Alexandria Center Long Island City	Alexandria Real Estate Equities	30-02 48th Ave	186,000	Late 2020	William Hartman, Cushman & Wakefield	william.hartman@cushwake.com , 212-841-7553
Innolabs	King Street Properties + GFP	45-18 Court Square West	267,000	Early 2021	Bill Harvey, Newmark Knight Frank	bharvey@ngkf.com , 212-372-2479
Alexandria Center Long Island City Building 2	Alexandria Real Estate Equities	47-50 30th St	135,000	TBD	Adam Kaufman, ARE	akaufman@are.com , 646-223-3881

LIC is witnessing an emerging life sciences cluster growing within its collaborative mix of tech, media, and advanced manufacturing. Let us welcome you to grow your business here and join our major tenants and employers across industries, including: [3DBio](#), Altice USA, Brooks Brothers, Boyce Technologies, Inc., Centene, DeppGlass, Doughnut Plant, Estee Lauder, J.Crew/Madewell, JetBlue, Kaufman Astoria Studios, Lady M Confections Co., Ltd., Lyft, Macy's/Bloomingdales, MANA Products, Nouveau Elevator, Silvercup Studios, The New York Times, The Wirecutter, Uber, VaynerMedia, and WeWork.

Company Spotlight:



[3DBio Therapeutics](#) is a biologics and bioprinting company with a focus on regenerative medicine that precision-manufactures living tissues (think spinal discs, ear and nose cartilage) to allow replacement of each individual patient's parts with tissues designed and created specifically for them. Recently, 3DBio began helping COVID-19 response efforts through manufacture of PAPR Devices for medical use under their subsidiary American PAPR. Dr. Dan Cohen, CEO and Co-founder, moved the company from Ithaca, NY down to Long Island City so he could attract and retain the most talented engineers and scientists in the region. "The commutes were easy from all over the city, even from New Jersey. The space we found was affordable and had the zoning to let us build the lab we needed to grow the company."

Life Sciences in LIC: Quality of Life

LIC: Mix, Meet, Make



The LIC neighborhood offers an authentic mixed-use urban character rich in cultural offerings including [events](#), [amenities](#), and a growing array of retail and healthy-living services. Public and private investments are expanding schools and community facilities, fostering a dynamic, walkable community with world-class public spaces, greenways, wayfinding, bike paths, and public art. Learn more about our [LIC Local program](#) and scan the QR code below to access the mobile site and start discovering all that LIC has to share!

We also offer an [LIC Perks card](#) for discounts at retailers, restaurants, and other services!

- 225+** **Food & Drink Destinations**, including 58 bars with 20 happy hours, 55 cafes, 15 outdoor seating options, and 6 breweries
- 50+** **Shopping Destinations**, over 90% of which are locally owned
- 50+** **K-12 Schools of 40 public elementary, middle, and high schools** and another 11 private and charter schools
- 40+** **Arts & Culture Organizations**, including museums, galleries, and performing arts spaces that put LIC at the center of New York's cultural conversation
- 40+** **Health & Fitness Options**, including rock climbing, yoga, pilates, martial arts, and more
- 20+** **Parks, Playgrounds, and Community Gardens** with over 145 acres of green space
- 10+** **Nonprofits and Community Organizations**

Life Sciences in LIC: Quality of Life

LIC Local:

Discover our LIC Local program! You can scan the below QR code to access a smart way-finding system that will show you how to best navigate LIC by giving you a tool to find all the incredible places and events we have here in LIC.



LIC LOCAL
DISCOVER BETTER.

LIC LOCAL
LIC LOCAL
LIC LOCAL
LIC LOCAL



 Your camera's the key — no app necessary.
LIClocal.nyc (beta) • #LIClocal

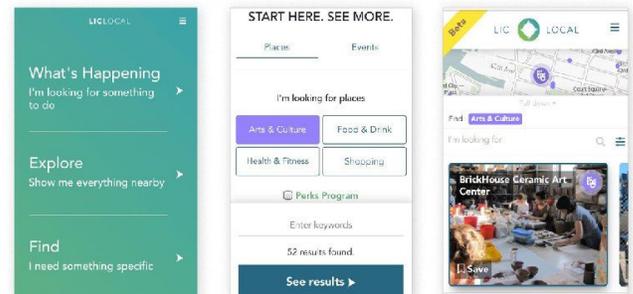
Brought to you by  Long Island City Partnership

What is LIC Local?

LIC Local is a smart signage system and mobile site (beta) that helps you discover all that Long Island City has to offer, from unique neighborhood businesses to community events.

How to use LIC Local

1. Using your smartphone's camera, scan a QR code on one of the LIC Local signs around the neighborhood.
2. Based on your location, search for events to check out, find a specific business, or browse a map of everything available within walking distance.
3. Learn where special deals are available to LIC Perks members!



Want to have your business or event listed on LIC Local? Pilot program feedback? Email us at liclocal@licpartnership.org to get in touch.

This program is funded in part by the NYC Department of Small Business Services. Additional funding and support provided by Empire State Development, The New York Community Trust, Queens Borough President Melinda Katz, NYC Council Member Jimmy Van Bramer, LIC Partnership, and Boyce Technologies.

LIClocal.nyc (beta) #LIClocal #LICQNS Brought to you by  Long Island City Partnership

Life Sciences in LIC: Real Estate

LIC offers lower land costs than most of Manhattan, which can translate into lower rents for tenants. LIC also has a rich portfolio of historic industrial buildings and more existing building stock and development sites that are appropriately zoned for life sciences uses. Furthermore, a number of additional [incentives](#) are available for companies that relocate here, and many sites fall within the Federal Opportunity Zones.

It's not only commercial and lab space that's growing here, however. As evidenced by LIC's rapidly changing skyline - residential, retail, office, and hotel development are on the rise. There's no doubt that LIC is the city's [fastest-growing](#) neighborhood.



[Alexandria Real Estate Equities, Inc.](#) (NYSE: ARE), an urban office REIT and the first, longest-tenured and pioneering owner, operator and developer uniquely focused on collaborative life science, technology and agtech campuses in AAA innovation cluster locations, acquired two buildings in Long Island City to create “highly flexible and amenity-rich life science step-up space.” ARE’s [first project](#), a 186,000 square foot redevelopment at [30-02 48th Avenue](#), will be known as the Alexandria Center® - Long Island City and is expected to come online in late 2020. The former [Prestone Press](#) building at [47-50 30th Street](#) will be the next phase of ARE’s Long Island City campus.

“Alexandria going there is an affirmation that this makes sense... Their deciding to go to LIC is a vote of confidence in the potential growth of life sciences [there].”

*– James Sullivan, Managing Director
Research Group BTIG, Real Estate Weekly,
2/20/19*

[King Street Properties](#), a Boston-area life sciences developer and owner, has [teamed up](#) with GFP Real Estate to develop 263,000 sf of state-of-the-art life sciences space at Court Square called [Innolabs](#). The existing building, [45-18 Court Square West](#), will be expanded with a new wing and will house life sciences companies of various sizes. [Newmark Knight Frank](#) is marketing the space, which is due to come online in early 2021.

“That an experienced life sciences developer from Boston would choose LIC for their first project in New York speaks to the neighborhood’s strength as a hub for innovation and economic development.”

*– Kathryn S. Wylde, President & CEO,
Partnership for New York City*

For more information visit licqns.com and contact us at lifesci@licpartnership.org

Life Sciences in LIC: Real Estate

In addition to the Life Sciences projects currently underway, which you can explore in the [interactive map](#) on the live website, throughout the neighborhood there are new and renovated buildings and vacant land that have potential for Life Sciences uses, including large-scale sites particularly along the Waterfront. Visit our interactive Development Map and commercial listings at the LIC Space Bank [here](#) and filter listings through the tag 'Owner Interest in Life Sciences' to see more possibilities and connect with property owners."

Project	Developer	Address	Square Feet	Anticipated Opening	Leasing Agent	Contact
Alexandria Center Long Island City	Alexandria Real Estate Equities	30-02 48th Ave	186,000	Late 2020	William Hartman, Cushman & Wakefield	william.hartman@cushwake.com , 212-841-7553
Innolabs	King Street Properties + GFP	45-18 Court Square West	267,000	Early 2021	Bill Harvey, Newmark Knight Frank	bharvey@ngkf.com , 212-372-2479
Alexandria Center Long Island City Building 2	Alexandria Real Estate Equities	47-50 30th St	135,000	TBD	Adam Kaufman, ARE	akaufman@are.com , 646-223-3881

LIC Neighborhood Data:

In addition to growing Life Sciences, Long Island City is a neighborhood with growth in all sectors. The LIC Partnership tracks data on economic development and the community, producing [Neighborhood Snapshots](#), which provide key insights into our dynamic, mixed-use, livable community. Learn more about [Planning and Development](#) in Long Island City.

Major new tenants like Altice USA, Centene, Estée Lauder, Macy's/Bloomingdales, The New York Times, and The Wirecutter join innovative employers across industries such as Brooks Brothers, Boyce Technologies Inc., DeppGlass, Doughnut Plant, J.Crew/Madewell, JetBlue Airways, Kaufman Astoria Studios, LaGuardia Community College, MANA Products, Nouveau Elevator, Silvercup Studios, VaynerMedia, and WeWork.

JANUARY 2020

Development at a Glance



For more information visit licqns.com and contact us at lifesci@licpartnership.org



Life Sciences in LIC: Incentives



Long Island City
Partnership



U.S. Small Business
Administration



With the combined \$1.15 billion in life sciences initiatives offered by New York State and New York City and the existing incentives for projects locating outside Manhattan's central business district, a wide array of resources (tax credits and reductions, rent abatements, grants and loans, and energy cost reductions) make locating and operating in LIC even more financially attractive.

LICP has its own [Business Assistance Department](#) that is happy to assist you find space, connect to financing, or coordinate government approval and services. Contact us at: lifesci@licpartnership.org.

[Business Assistance Program](#) (LICP): assistance available for local business owners

[BIR, ECSP](#) (Con Edison): for energy efficiency in equipment and for energy reduction

[Commercial and Industrial Energy Efficiency Program](#) (Con Edison): for energy efficiency measures

[Commercial Expansion Program](#) (City): for improving or building new space

[Empire State Capital Funds](#) (State): for improving or building new space, acquiring equipment, and training

[Excelsior Jobs Program](#) (State): for creating new jobs

[Green Infrastructure Program](#) (City): for including eco-friendly measures in new building projects

[IDA Life Sciences Program](#) (City): for improving or building out new lab space

[Industrial Business Zone Relocation Credit](#) (City): for industrial and manufacturing companies relocating to an IBZ

[Industrial & Commercial Abatement Program \(ICAP\)](#) (City): for improving or building out new spaces

[Qualified Emerging Technology Company Employment Credit](#) (State): for technology companies growing jobs

[Qualified Emerging Technology Company Capital Credit](#) (State): for investments in technology companies

[Relocation and Employment Assistance Program \(REAP\)](#) (City): companies relocating to LIC are eligible

[R&D Tax Credit](#) (Federal): for companies increasing research expenditures

[SBA Loans](#) (Federal): for small-business growth, hiring, equipment, and real estate

In addition, much of LIC's waterfront and M-zoned sites are within Federal Opportunity Zones and many more programs may be available for particular projects.