

Long Island City:

Your home for **Life Sciences**,
Your home for **Life**



Long Island City
Partnership

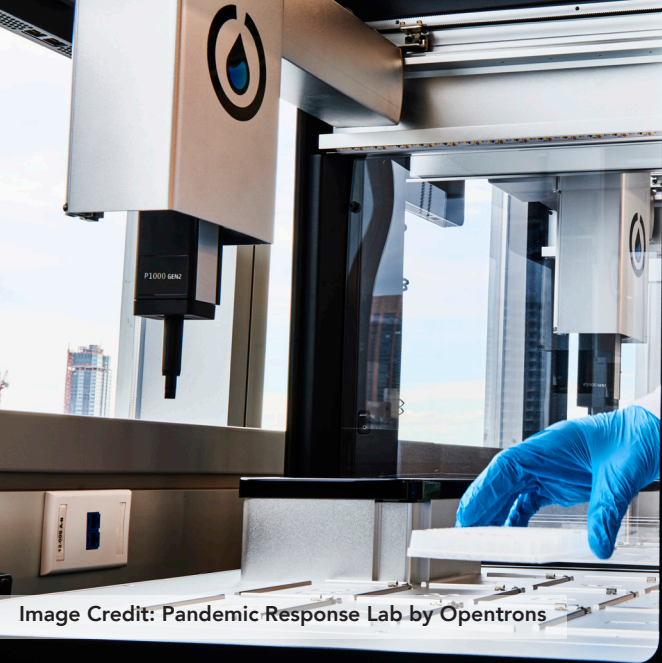


Image Credit: Pandemic Response Lab by Opentrons

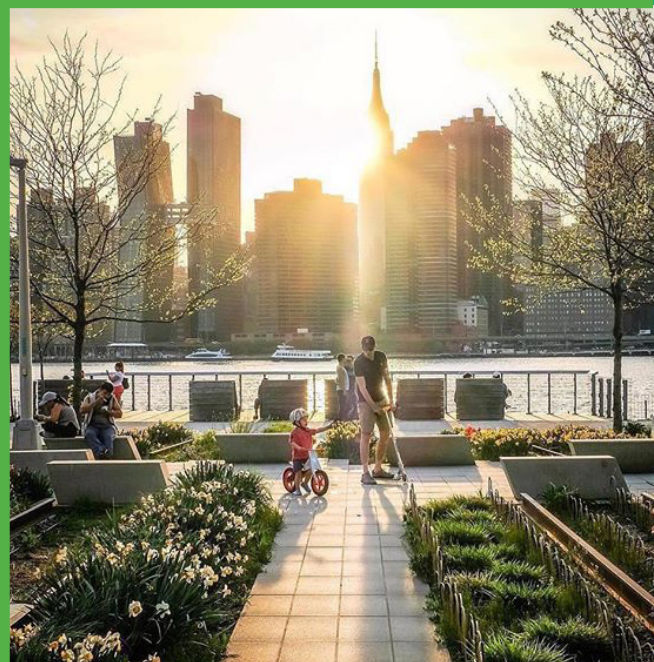


LIC has everything you need for your success in the Life Sciences industry.



Talent + Workforce
Transportation + Access
Life Sciences Cluster
Quality of Life
Real Estate + Space
Incentives

Long Island City (LIC) is an emerging Life Sciences cluster and one of the country's fastest-growing neighborhoods. With diverse talent, regional and global access, world-class neighborhood amenities, dynamic spaces, and attractive incentives, LIC is now one of NYC's premier Life Sciences districts. These key qualities not only make LIC attractive to Life Sciences companies, but also necessary for an equitable economic future for NYC.

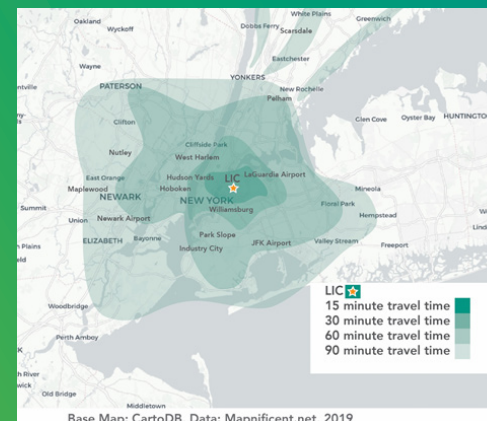




LIC Talent + Workforce

From PhDs to lab techs to administrative professionals and more, LIC's diverse local population and unparalleled regional transit access allow Life Sciences companies to meet all their workforce needs. With population growth over five times the rate of NYC over the past decade and housing that meets the needs of all income levels, LIC is where you'll find great people, and where great people want to be.

LIC also offers opportunities to connect with elite universities and local educational partners, including Cornell Tech and LaGuardia Community College. Neighboring research institutions include Weill Cornell Medicine, Rockefeller University, Memorial Sloan Kettering Cancer Center, NYU Langone, and more.



12,000+

biomedical engineers,
biochemists, biophysicists, and
chemists in the NYC Metropolitan
Area (CBRE 2022)





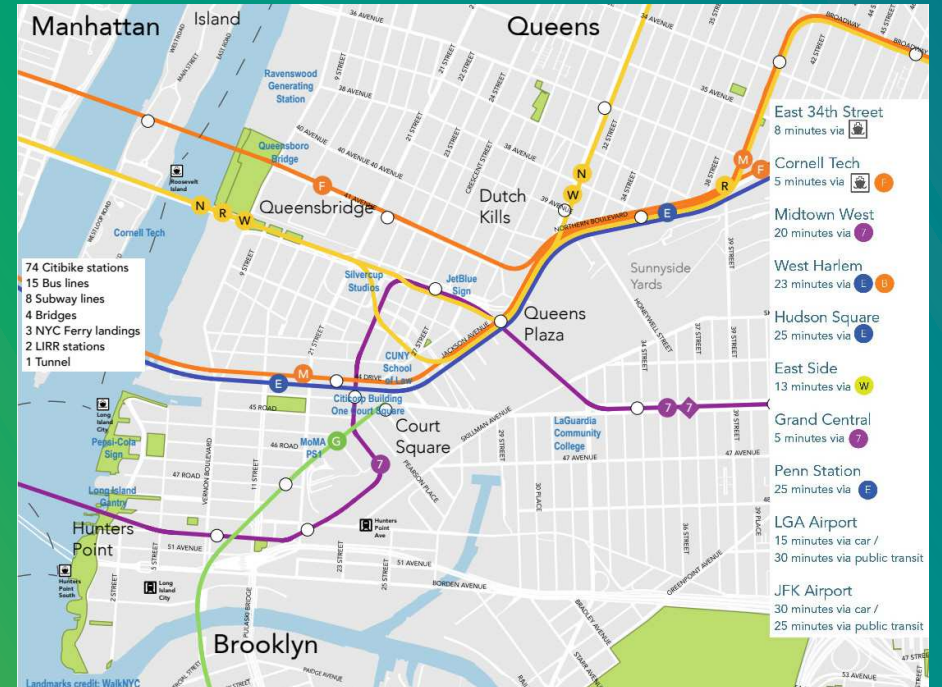
LIC Transportation + Access



LIC sits at the geographic center of the largest Life Sciences talent market in the country. Even New Yorkers are surprised at the fast and easy transit access from LIC to other parts of the five boroughs, the surrounding suburbs, the airports, other regional Life Sciences clusters, and all of NYC's other Life Sciences destinations.



Image Credit: NYC Ferry





NYC Life Sciences Cluster

NYC's Life Sciences sector has made huge strides in the last few years, including significant growth in LIC. The neighborhood is becoming one of NYC's top growth clusters for Life Sciences with multiple projects online and others planned or in development.

NYC Life Sciences Cluster

- 9 academic medical centers
- 50+ hospitals
- 100+ research foundations (LifeSciNYC)
- 3.6% average annual growth in life sciences employment between 2010 and 2020 – outpacing overall private employment in NYC overall (CBRE)
- 108k sf new incubator space opened since 2017
- 73% growth in jobs since 2001 (CBRE)
- \$2.76 billion in NIH funding (CBRE, 2021)
- \$1.39 billion in Life Sciences venture funding (CBRE, 2021)
- 1.9 million sf of lab inventory (2021) – projected to grow to 4.64 million sf by 2025

LIC: The Center of NYC's Life Sciences Industry





LIC Quality of Life

LIC is an authentic mixed-use urban neighborhood, rich in cultural offerings including internationally renowned museums, events, amenities, a world class waterfront, and a vibrant retail. From Michelin-starred restaurants to international street food and national chains to local retail, residents, workers, and visitors can find it all in LIC.

Continued public and private investment in the neighborhood has aided in the expansion of community facilities, fostering a dynamic, walkable neighborhood with high quality public spaces, greenways, bike paths, and public art.

Arts & Culture	40+ arts & culture organizations
Schools	50+ K-12 schools 3 advanced education institutions
Food & Dining	300+ food and drink options
Retail	50+ shopping destinations
Health & Fitness	40+ options
Parks & Waterfront	20+ parks



Image Credit: Socrates Sculpture Park





LIC Real Estate + Space

Whether you're looking for turnkey and/or prebuilt lab space, bespoke ground-up new construction, or white box industrial space, LIC is the perfect place to meet your Life Sciences space needs. LIC's rich portfolio of industrial and commercial buildings is dynamic and appropriately zoned for Life Sciences users, as are our ideal development sites.

EXISTING LIFE SCIENCES SPECIFIC PROJECTS INCLUDE:

Innolabs	267k sf.	King Street Properties and GFP
Alexandria Center	180k sf.	Alexandria Real Estate Equities
Alexandria Center LIC 2	135k sf.*	Alexandria Real Estate Equities
24-02 Queens Plaza South	270k sf.*	Botanic + King Street Properties
43-10 23rd Street	218 sf *	Longfellow Real Estate Partners

**Project in development*

And more buildings are actively available for Life Sciences tenants, such as The Paragon (29-00 49th Avenue - 115k sf.).



Commercial + Industrial Development

11M+ sf. existing
318K sf. added by 2025

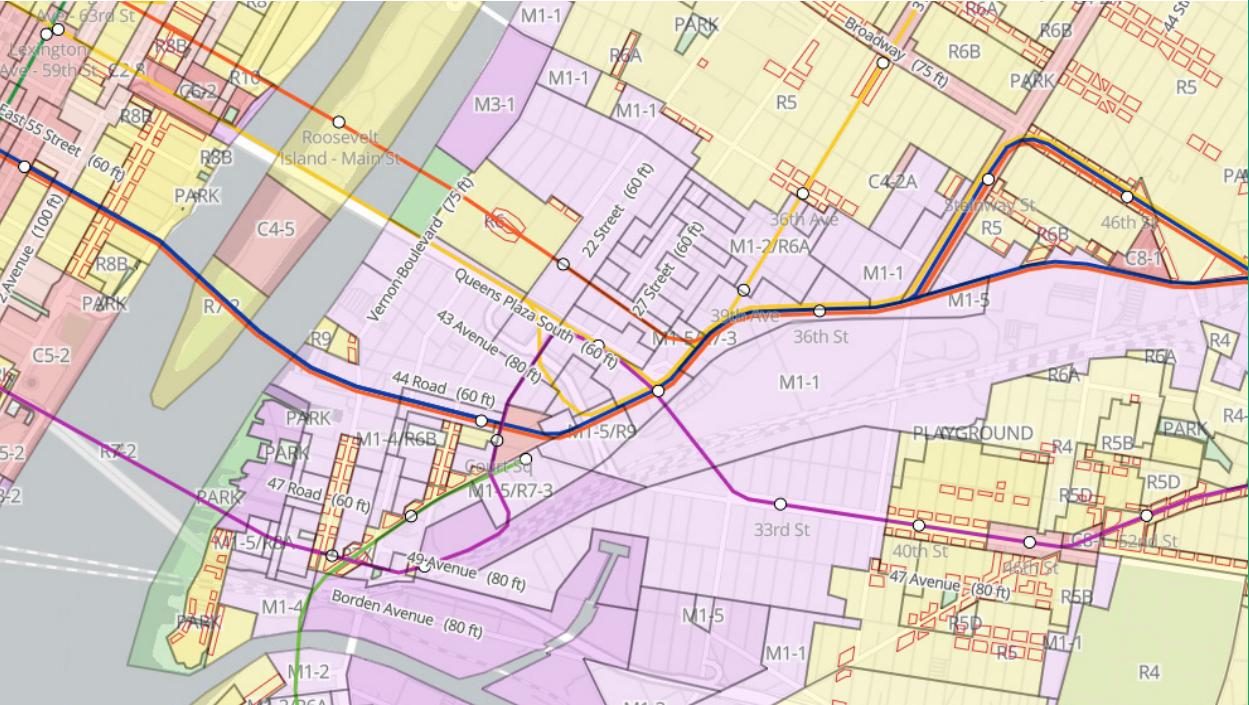


Image Credit: Botanic Properties and King Street Properties





Incentive	LIC	Manhattan Core
ECSP (NYC)	✓	✗
Commercial & Industrial Energy Efficiency Program (Con Ed)	✓	✓
Commercial Expansion Program (NYC)	✓	✗
Commercial Rent Tax Savings (NYC)	✓	✗
Empire State Capital Funds (NYS)	✓	✓
Excelsior Jobs Program (NYS)	✓	✓
Green Infrastructure Program (NYC)	✓	✓
IDA Life Sciences Program (NYC)	✓	✓
IBZ Relocation Credit (NYC)	✓	✗
ICAP (NYC)	✓	✗
Qualified Emerging Technology Company Employment Credit (NYS)	✓	✓
Qualified Emerging Technology Company Capital Credit (NYS)	✓	✓
REAP (NYC)	✓	✓
R&D Tax Credit & SBA Loans (Federal)	✓	✗

LIC Incentives

With the Life Sciences initiatives offered by New York State and New York City and the existing incentives for projects outside of Manhattan's central business districts, grants and loans, and energy cost reductions make locating and operating in LIC financially attractive.

Additional programs and other opportunities exist for LIC's waterfront and M-zoned sites. LICP's in-house team can help you with free, one-on-one business assistance on these programs and a broad variety of issues.

Want to Learn More?

Visit licqns.com/lifesciences to learn more about this exciting subcluster. Take a look at our Life Sciences Spotlight, Life Sciences Feasibility Study, updates on recent developments and more.

About LICP

Long Island City Partnership (LICP) is the neighborhood development organization for LIC. Our mission is to advocate for economic development that benefits the area's industrial, commercial, tech, cultural, tourism, and residential sectors. The goal is to attract new businesses to LIC, retain those already here, welcome new residents and visitors, and promote our vibrant and authentic mixed-use community. LICP also operates the LIC Business Improvement District and LIC Industrial Business Zone (LIC IBZ), providing business services and assistance.



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Long Island City
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Thank you to the office of Queens Borough President Donovan Richards, Jr. for contributing to the creation of this brochure