



# ARDSLEY PARK

410, 430 & 440 SAW MILL RIVER ROAD, ARDSLEY NY

**CBRE**

## **BUILDING 410 AVAILABILITY**

Basement + First Floor Private Entrance  
Approximately 23,000 SF

## **BUILDING 430 AVAILABILITY**

Third Floor    Approximately 26,000 SF  
Second Floor    Approximately 27,000 SF  
First Floor    Approximately 21,000 SF

## **BUILDING 440 AVAILABILITY**

First Floor    Approximately 22,000 SF  
of prebuilt suites

## **RENT**

Upon Request

## **POSSESSION**

Immediate

## **TERM**

Negotiable

## **ABOUT THE CAMPUS**

- Institutional Ownership
- 25 Miles from Manhattan
- Opportunity to create approximately 100,000 SF contiguous block of lab space
- Convenient access to shopping, restaurants, hotels and major roadways including the Saw Mill Parkway, Sprain Brook Parkway & Route 87

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SPACE FEATURES\*\*](#)

# BUILDING 410

# ABOUT THE SPACE

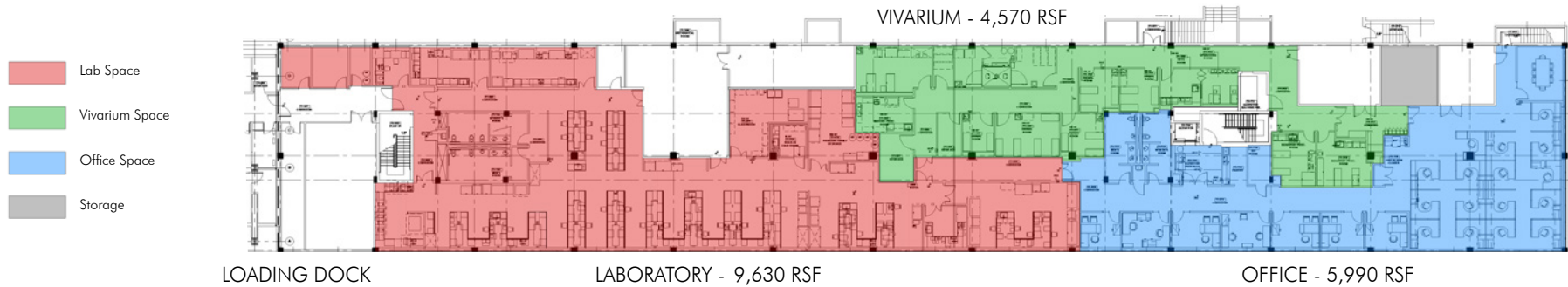
## EXISTING LAYOUT

SINGLE TENANT - OFFICE + LAB & VIVARIUM

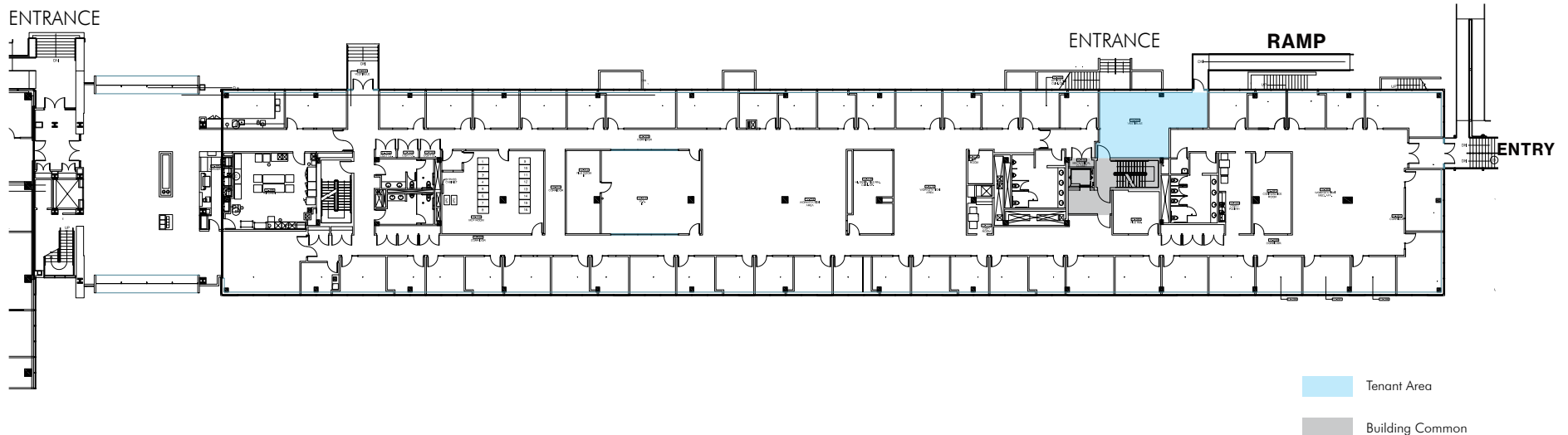
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- BSL-2 lab installation is currently outfitted with 15 open-style benches and includes casework with vacuum & compressed air systems. Dedicated rooms within the lab area for microscope, freezer farm, and a walk-in cold room
- Vivarium installation includes cage wash system, multiple animal holding and procedure rooms, dedicated gowning area, and a separate room for imaging
- Office installation includes 7 private offices or meeting rooms, open area with 17 workstations, 8 person conference room, enclosed pantry, and a dedicated storage area

Basement - Approx. 20,190 RSF



First Floor

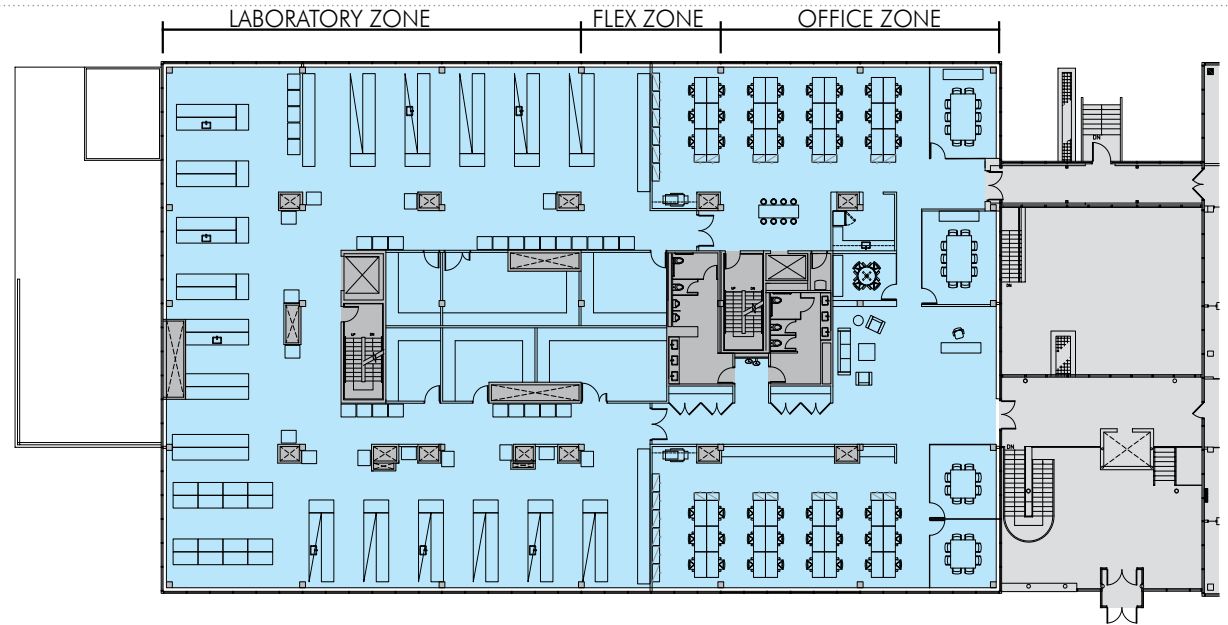


## BUILDING 430

SAMPLE TEST FIT

SINGLE TENANT - OFFICE + LAB

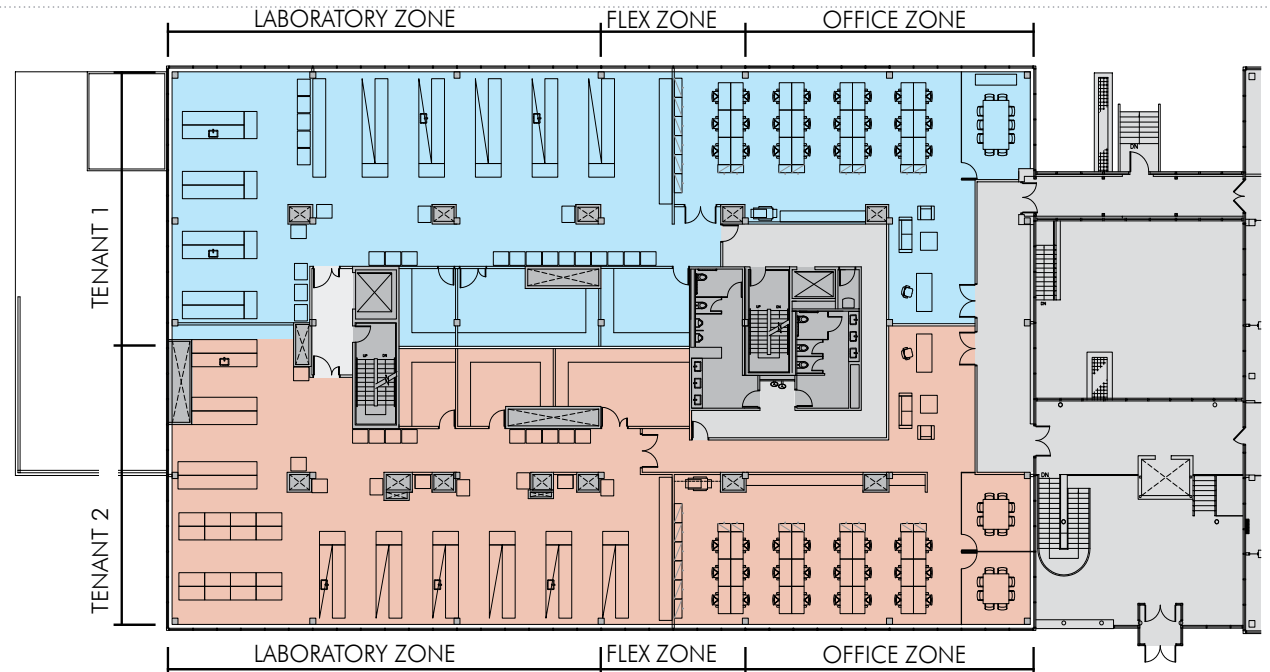
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SAMPLE TEST FIT

TWO TENANT - OFFICE + LAB

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# BUILDING 440

## PREBUILT, TURNKEY LAB SUITES AVAILABLE



### ABOUT THE SUITES & CAMPUS

- Flexible sizing from 6,000 SF-23,000 SF
- Opportunity to create approximately 100,000 SF contiguous block of lab space
- Planned future development sites
- **Private Lab Suites to Include:**
  - Open lab area able to accommodate up to 18 benches
  - Dedicated tissue culture room
  - Dedicated lab support room
- **Private Office Suites to Include:**
  - Open office area able to accommodate 15-28 desks
  - 3 offices
  - 3 phone rooms

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3D TOUR](#)

### SHARED SERVICES & AMENITIES TO INCLUDE:

- Access to shared conference rooms with the ability to reserve in advance
- Café/pantry area
- Lab support area with autoclave

**RENT** Upon Request

**DELIVERY** Q3/Q4 2020

**TERM** Flexible

# BUILDING 440

## PREBUILT SUITES

FLEXIBLE SIZING FROM 6,000 SF – 23,000 SF

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PREBUILT PLAN: OFFICE + LAB

SPACE	SIZE	WORK STATIONS	LAB BENCHES
TENANT 1	6,656 RSF	15	18
TENANT 2	6,344 RSF	28	18
TENANT 3	6,344 RSF	15	18
TENANT 4	5,605 RSF	28	18
COMMON AREA	-	-	-
EXISTING MEP	-	-	-





## ABOUT BIOMED REALTY

BioMed Realty is the leading provider of real estate solutions to the life science community. BioMed Realty has a proven track record in bringing unmatched expertise to the full range of real estate services -leasing, development, construction, redevelopment, acquisition, financing and property management – to our tenant partners in the United States and United Kingdom.

With over 12 million square feet of rentable space worldwide, BioMed Realty's world-class portfolio of facilities offers partners a wide range of options from traditional office space to small lab space to state-of-the-art build-to-suit life science properties.

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