



**Cure.**

345 PARK AVE SOUTH

# Premier Prebuilt Lab Suite

**Partial 6th Floor: 11,588 SF**

## Partial 6th Floor

# 11,588 RSF

### Availability:

Immediate

### Term:

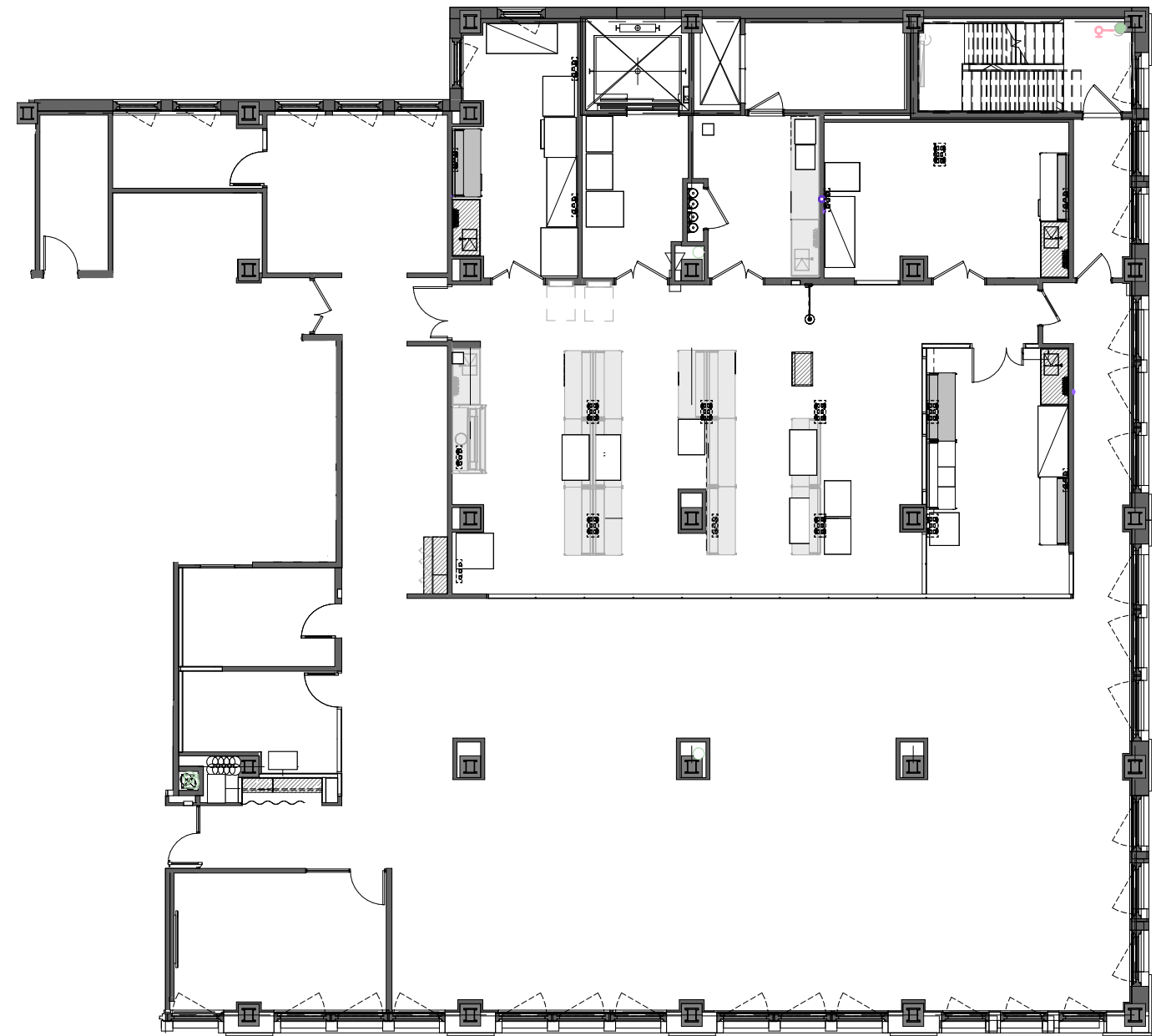
Negotiable

### Comments:

Move-in ready prebuilt lab suite

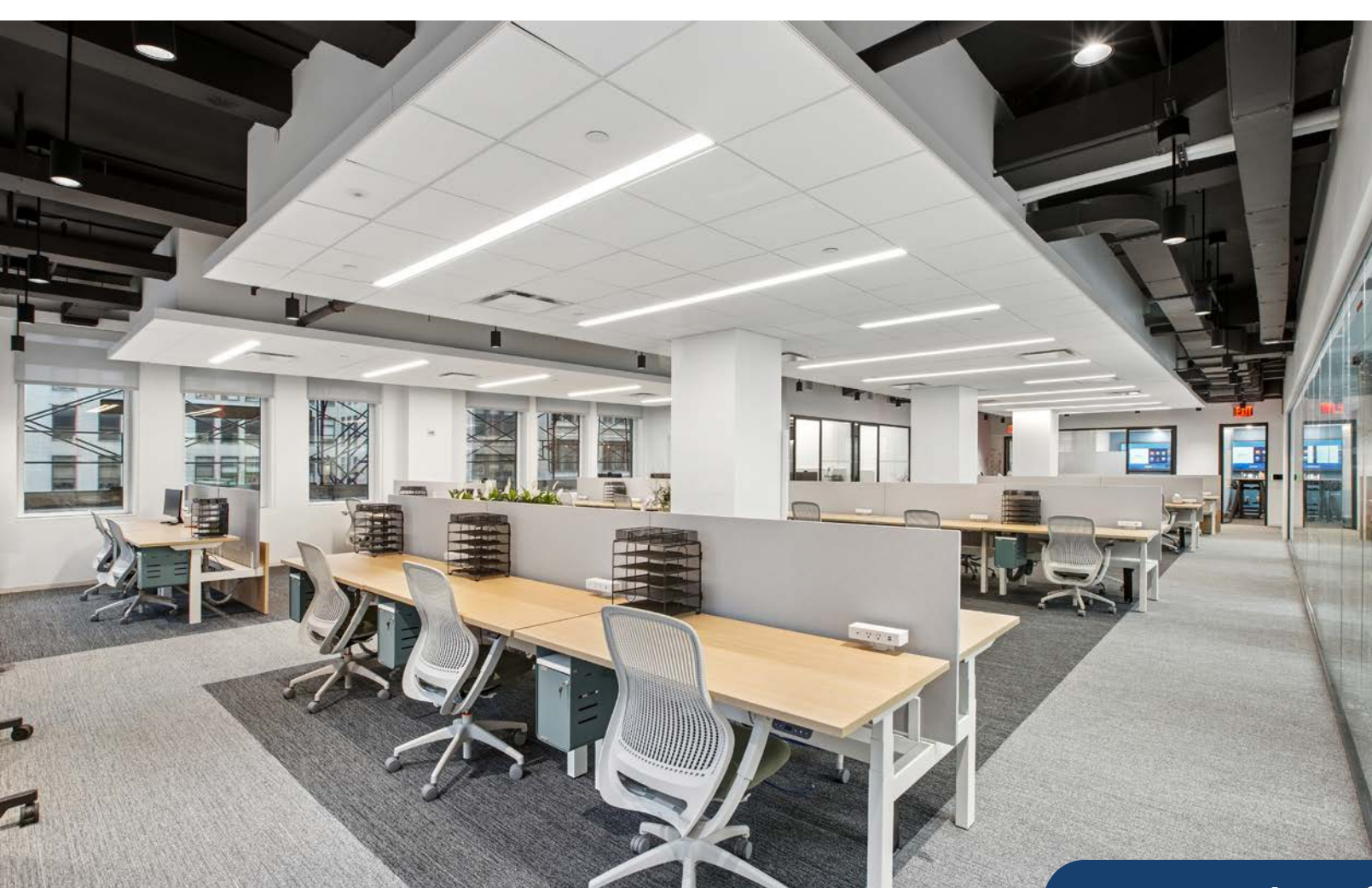
### Building Features:

- Owner occupied Life Science Ecosystem that has recently completed a full building renovation inclusive of all base building infrastructure to support wet lab users. The available spaces are able to accommodate both office and life science users. Lab spaces will be delivered in lab-ready shell condition.
- Amenities including multiple event spaces, outdoor roof deck, curated industry programming, cafe, and gym.
- Custom cooling & heating system to support wet-labs throughout the building
- Upgraded 100% air HVAC system
- High-powered generators
- Acid Waste Neutralization System

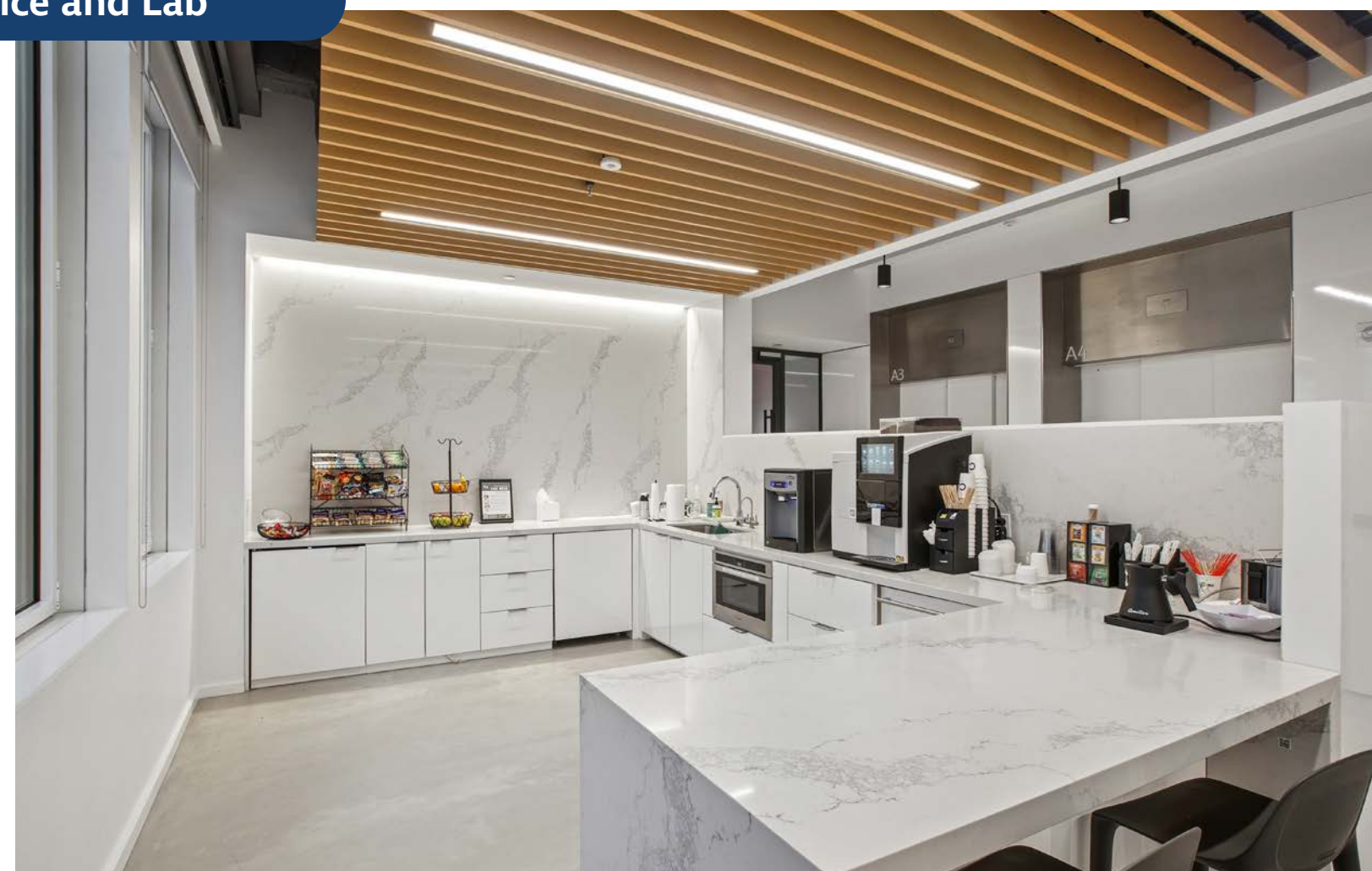


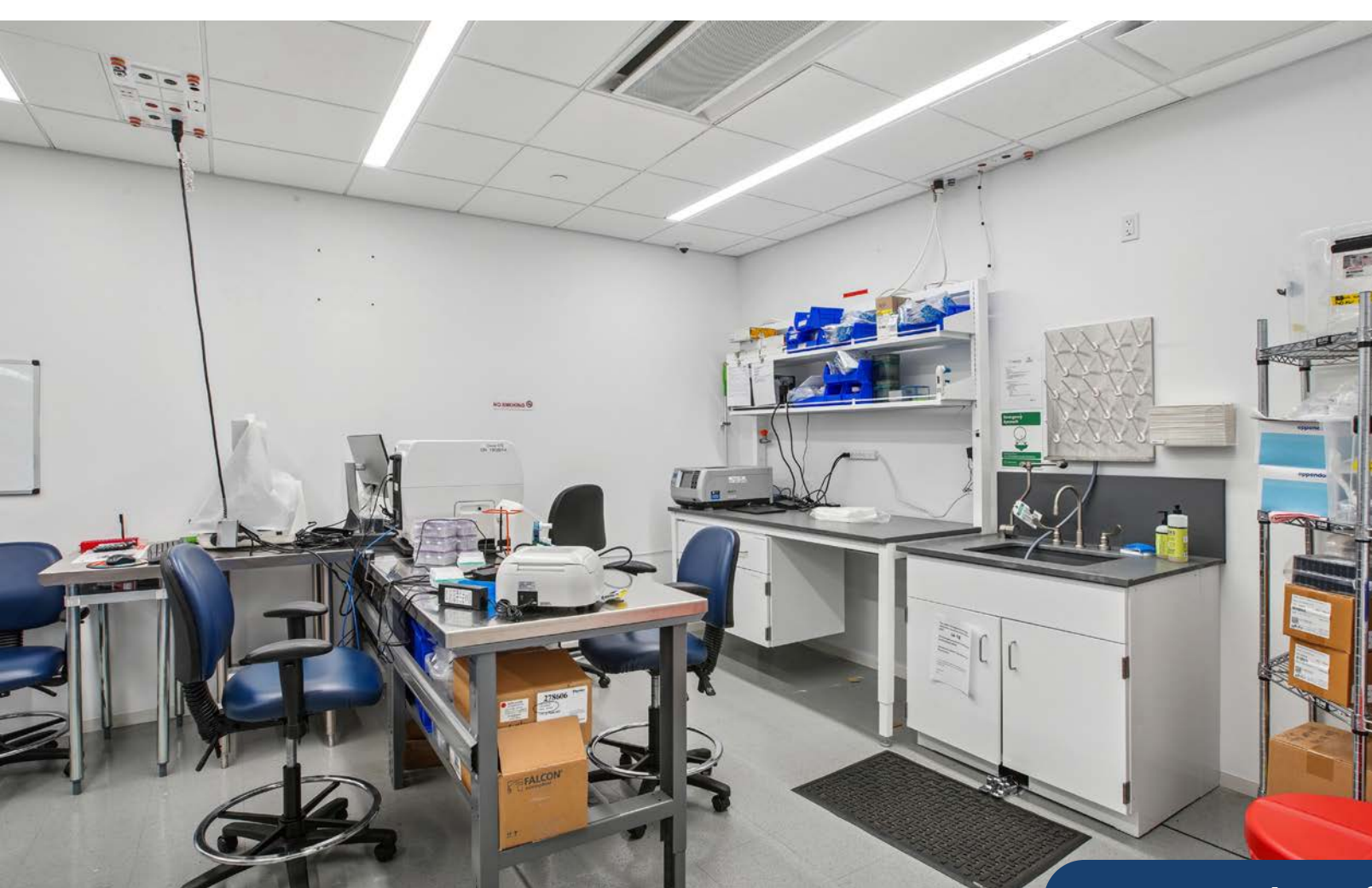
25th STREET

PARK AVENUE SOUTH



Interior Office and Lab

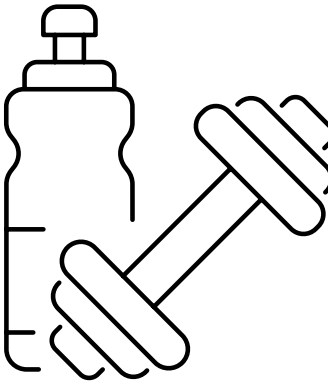




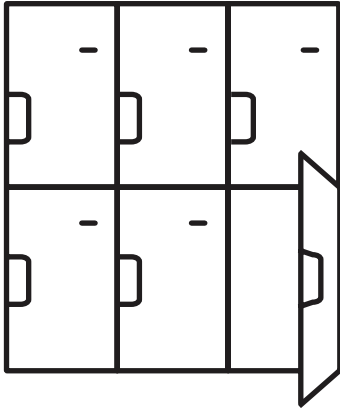
Interior Office and Lab



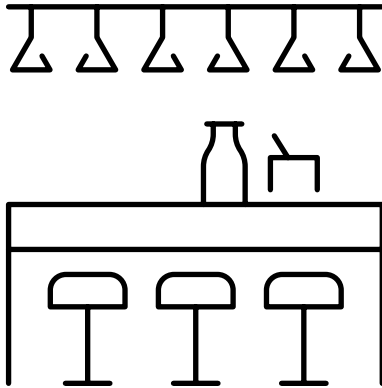
# Building Amenities



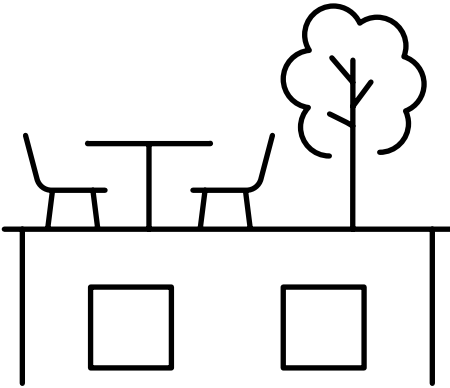
**Fitness Center**



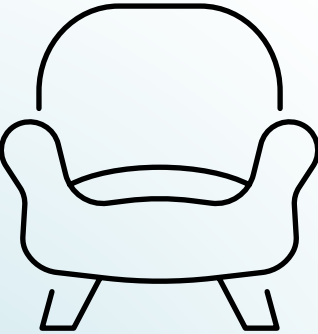
**Locker Room**



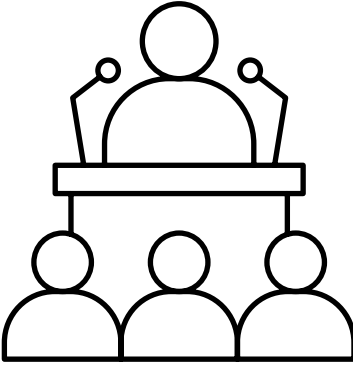
**Food Hall**



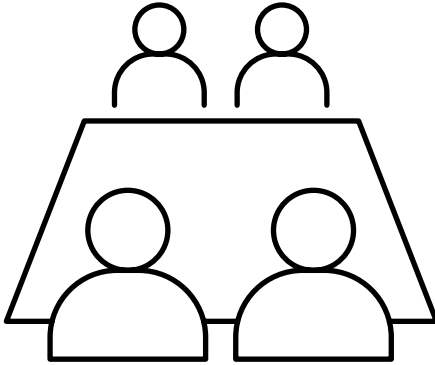
**Outdoor Terrace**



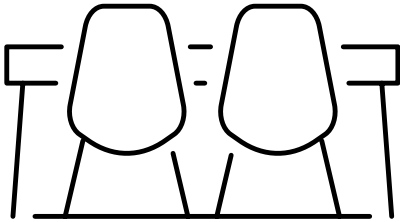
**Tenant Lounge**



**Large-scale conferencing & event space**



**Conference Rooms**



**Huddle Rooms**



Amenities and Event Space

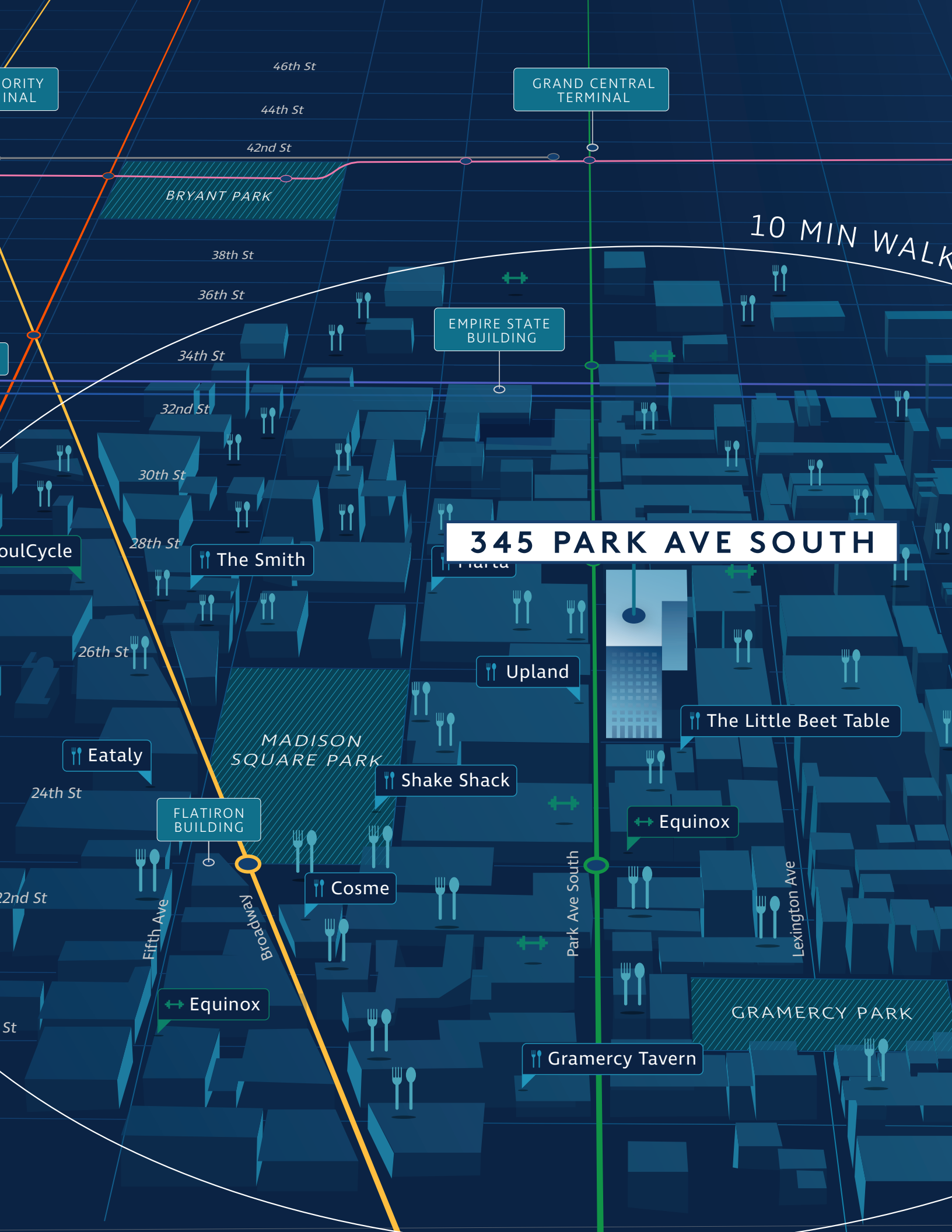




Cure

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GRAND CENTRAL  
TERMINAL

46th St

44th St

42nd St

BRYANT PARK

38th St

36th St

34th St

32nd St

30th St

28th St

The Smith

EMPIRE STATE  
BUILDING

10 MIN WALK

345 PARK AVE SOUTH

oulCycle

Eataly

24th St

FLATIRON  
BUILDING

MADISON  
SQUARE PARK

Shake Shack

Upland

The Little Beet Table

Equinox

Cosme

22nd St

Fifth Ave

Brooklyn

Park Ave South

Lexington Ave

Equinox

GRAMERCY PARK

Gramercy Tavern