

NEW YORK CITY INDUSTRIAL DEVELOPMENT AGENCY
PROJECT COST/BENEFIT ANALYSIS
May 15, 2025

APPLICANT

125 West End Office Associates LLC
c/o Taconic Partners
730 Third Avenue, 23rd Floor
New York, New York 10017

PROJECT LOCATION

125 West End Avenue
New York, New York 10023

A. Project Description:

125 West End Office Associates LLC, a Delaware limited liability company (the “Company”). The Company is a joint venture indirectly and predominately owned by affiliates of Taconic Investment Partners LLC (“Taconic”); Nuveen, LLC (“Nuveen”); and a public pension fund. Taconic is an owner, operator, and developer of commercial and residential real estate. Nuveen is an asset manager. The Company is seeking financial assistance in connection with the renovation, furnishing, and equipping of a tax condominium unit to comprise 81,086 square feet (the “Facility”) to be formed within an existing larger tax condominium unit comprising 344,742 square feet (including 51,971 square feet of below grade space) and located within a 7-story commercial building having an address of 125 West End Avenue, New York, New York and situated on a portion of a 99,017 square foot parcel of land. The Company will own the Facility with the intent of leasing portions thereof to various tenants to use for labs, lab-support, office space, and certain other uses applicable to the life sciences industries.

NPV 20 years @ 6.25%	
B. Costs to City (New York City taxes to be exempted):	
Land Tax Abatement (NPV, 20 years):	\$3,581,194
Building Tax Abatement (NPV, 20 years):	\$11,109,731
Sales Tax Exemption:	\$257,524
Total Cost to NYC	\$14,948,449

C. Benefit to City from Operations and Renovation

(Estimated NYC direct and indirect taxes to be generated by Company):

\$15,189,199

D. Benefit to City from Jobs to be Created

(Estimated NYC direct and indirect taxes to be generated by Company and/or Tenants):

\$14,646,846

NYCIDA CORE APPLICATION

Submit your electronically completed Core Application via email to your assigned Project Manager as a Word Document file or a Word Document saved as a PDF.

A. APPLICANT OVERVIEW

Applicant Name (the "Applicant"): 125 West End Office Associates, LLC	Name of operating company (if different from Applicant): N/A
Operating company address: c/o Taconic Partners, 730 3rd Avenue, 23rd Floor, New York NY 10017	Website address: www.westendlabs.com
EIN #: XXXXXXXXXX	NAICS Code: 531190
State and date of incorporation or formation: Delaware, 01/29/2021	Qualified to conduct business in NY? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Applicant is (check one of the following, as applicable): <input type="checkbox"/> General Partnership <input type="checkbox"/> Limited Partnership <input type="checkbox"/> Business Corporation <input type="checkbox"/> Other: <input checked="" type="checkbox"/> Limited Liability Company <input type="checkbox"/> Sole Proprietorship <input type="checkbox"/> S Corporation	
Is Applicant publicly traded? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Is Applicant affiliated with a publicly traded company? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, name the affiliated company:	

B. APPLICANT CONTACT INFORMATION

	Name/Title	Company	Address	Email	Phone	Primary ¹
Applicant Contact Person	Matthew Weir	Taconic Partners	730 3rd Avenue, 23rd Floor, New York NY 10017	<div style="background-color: black; width: 100%; height: 100%;"></div>	<div style="background-color: black; width: 100%; height: 100%;"></div>	<input checked="" type="checkbox"/>
Attorney*	Andrew Zlotnick	Taconic Partners	730 3rd Avenue, 23rd Floor, New York NY 10017			<input type="checkbox"/>
Accountant	Tal Madmon	Taconic Partners	730 3rd Avenue, 23rd Floor, New York NY 10017			<input type="checkbox"/>
Consultant/Other						<input type="checkbox"/>

*OUTSIDE TRANSACTION COUNSEL TBD. INFORMATION SHOWN IS FOR IN-HOUSE GENERAL COUNSEL.

C. APPLICABLE FINANCIAL ASSISTANCE

Provide the estimated value of each of the following types of Project Financial Assistance being requested. Discuss the estimation of the Requested Financial Assistance with your assigned Project Manager, if needed.

Requested Financial Assistance	Estimated Value of Requested Financial Assistance
Real Estate Tax Benefits	\$27,890,541
Sales Tax Waiver	\$282,461
Mortgage Recording Tax Benefit	\$0* (to be discussed)

¹ Select the individual to whom questions should be directed and who may speak on behalf of Applicant.

D. APPLICANT BACKGROUND

Provide a brief description of Applicant's history and the nature of its business. Feel free to include information from Applicant's website or other official documentation describing Applicant. Include information such as when Applicant was founded, who founded the Applicant, a brief history of the Applicant, the Applicant's primary services and market, and the number of Applicant's employees in NYC and elsewhere. **Limit the description to 250 words.**

125 West End Office Associates, LLC ("Applicant") is the ownership entity of the *West End Labs* life science real estate development, a 400,000 square foot recently completed purpose built life science facility on the upper west side of New York City. The property was recently redeveloped to include a all new base building mechanical systems, amenity spaces, and pre-built suites for immediate occupancy. The building is purpose built for life science companies that have a need for wet lab space for biomedical or chemical based scientific research. West End Labs is managed by an affiliate of Taconic Partners. Operating Company: Taconic Partners/Elevate Research Properties. Founded in 1997 by Charles Bendit and Paul Pariser, Taconic Partners is one of New York City's premier vertically integrated real estate development firms focused on innovative and forward-thinking projects which define the places we live and work. After establishing a strong track record of successful investments, Taconic has built and/or repositioned over 12 million square feet of commercial, mixed-use, and retail space, and over 6,500 units of for-sale and multi-family rental housing, with a total transaction value of over \$5 billion. In 2022, Taconic launched a life science subsidiary company, Elevate Research Properties. Elevate has successfully developed life science projects in New York City at the Hudson Research Center on 54th street and 11th Avenue and West End Labs on 66th street and West End Avenue.

E. PROPOSED PROJECT ACTIVITIES

Describe the proposed Project, including its purpose and Project Location, in the text box below. Refer to the example below.

Applicant is seeking financial assistance in connection with the construction of speculative lab suites targeted specifically at "graduation" biotechnology companies. West End Labs currently offers pre-built suites for lease with a minimum size of ~13,500 rentable square feet, so to increase the offerings of available spaces, the proposed Project will include tenant suites ranging from roughly 4,000 to 7,000 square feet. This has been identified as a critical missing segment of available lab supply in NYC as companies graduating out of incubator spaces are challenged to lease in excess of 10,000 square feet given current macroeconomic conditions. Therefore, the Applicant is proposing to create pre-built graduation suites complete with "plug and play" shared common equipment which will facilitate faster lease up leading to more growth and innovation from growing firms. The total project cost is approximately \$12.4 million (the project cost being specifically for the fitout of the 29,745 RSF small tenant lab suites program, within a ~112,378 RSF IDA facility area) and substantial completion of the project's construction is anticipated to occur on or around Q1 2026.

Example: [Applicant Name] ("Applicant") is a [describe general business activity, such as food processor, real estate developer, plastics manufacturer, etc.]. Applicant is seeking financial assistance in connection with the [list Project activities, such as construction, furnishing, equipping, etc.] of a [] square foot building on a [] square foot parcel of land located at [address] (the "Facility"). The Facility will be owned by [Applicant or holding company] and used as a [describe specific business activities associated with the Project such as warehouse, commercial office space, manufacturing facility, etc.]. The total cost is approximately [Project cost]. **The anticipated closing date is []. The project is anticipated to be completed in [] [months or years].**

F. PROJECT LOCATION DETAIL

Complete this table for *each* Project Location with a distinct Block/Lot. For Projects with more than one Block/Lot, copy the Project Location table below and paste it directly underneath to complete it.

Project Location Information		
Project Address: 125 West End Avenue		Location # 1 of 1
Borough/Block/Lot: Manhattan / 1171 / 7514	Community Board #: 7	Neighborhood: Upper West Side
Square footage of land: 99,017 (GSF)	Square footage of existing building: 404,668 RSF or 344,742 GSF Square footage of proposed 2 floor condo: 112,378 RSF or 81,086 GSF	Number of Floors: 7 Above Grade, One Sub-grade (full building) Facility for purposes of IDA application: 2 above grade floors
How is the anticipated Project Location currently used and what percentage is currently occupied? The proposed project location within the building is currently vacant.		
In the case of relocation, what will happen with Applicant's current facility? <input checked="" type="checkbox"/> N/A		
Does the Project Location have access to rail and/or maritime infrastructure? No		
Is there any space at the Project Location that is currently being/will be occupied and/or used by any entity other than the Applicant or operating company, whether Affiliates or otherwise? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, attach a separate page and provide details about tenants such as (1) name of tenant business(es) (whether Affiliates or otherwise), (2) square footage of tenant operations, (3) tenant occupancy commencement and termination dates, and (4) copies of leases, licenses, or other documents evidencing a right to possession or occupancy. Tenants have not yet been identified, this is a speculative development. The project includes six different suites and it is therefore anticipated that six different companies will occupy the premises by the end of 2026.		
For the purposes of this question, any license or other right of possession or occupancy granted by the Applicant or operating company with respect to the Project Location shall be deemed a tenancy.		

Construction Information

Construction Start Date (as defined in the Policies and Instructions): [Q2 2025](#)

Facility Operations Start Date (as defined in the Policies and Instructions): [Q1 2026](#)

Does the Project involve the construction of a new building or an expansion/renovation of an existing building? ☒ Yes ☐ No

If yes, complete the following questions and attach a separate page and provide drawings, plans, or a description of the proposed work.

Does the Project involve subsurface disturbance or excavation? ☐ Yes ☒ No

Anticipated square footage of Facility after construction and/or renovation: 29,745 RSF or 18,905 GSF (Program) and 112,378 RSF or 81,086 GSF for the Facility

Anticipated square footage of non-building improvements after construction and/or renovation (e.g. parking lot construction): [N/A](#)

Please describe any non-building improvements on a separate page.

Square feet of wet lab space created: [14,896 RSF or 7,871 GSF](#) Square feet of wet lab space preserved: [N/A](#)

Percentage of total building size dedicated to wet lab space: [The building's basis of design assumes a 50%/50% lab to office ratio](#)

Are energy efficiency improvements or the installation of a renewable energy system anticipated as part of the Project?² [No](#)

Which of the below statements best reflects your current stage in the contractor procurement process?

☐ A contractor has been selected and the procurement process is complete.

☒ The procurement process has begun but a contractor has not been selected. Selection is anticipated by: [Q4 2024](#)

☐ The procurement process has not begun. Procurement is anticipated to begin by:

☐ Other:

☐ Not applicable

Percentage of tenancy expected at Facility Operations Start Date: [0%](#)

Percentage of tenancy expected six months after Facility Operations Start Date: [20%](#)

Percentage of tenancy expected 12 months after Facility Operations Start Date: [47%](#)

Percentage of tenancy expected 18 months after Facility Operations Start Date: [83%](#)

Zoning Information

Current zoning of Project Location: [C4 – 7 Commercial](#)

Is a zoning variance or special permit required for the Project to proceed at this Project Location? ☐ Yes ☒ No

If yes, attach a separate page and describe the zoning variance or special permit required, which agencies are involved, and the anticipated schedule for zoning approval.

Is the Project subject to any other city, state or federal approvals? ☐ Yes ☒ No

If yes, attach a separate page and describe the approval required, and if applicable, list any other environmental review that may be required.

Is the Project Location a designated historic landmark or located in a designated historic district? ☐ Yes ☒ No

Is the Project Location within the NYC Coastal Zone Boundary? ☒ Yes ☐ No

Intended use(s) of site (check all that apply): ☐ Retail [0%](#) ☐ Manufacturing/Industrial [0%](#) ☒ Office/Wet Lab [100%](#)

G. ANTICIPATED OWNERSHIP

1. Check the accurate description of the Project Location's anticipated ownership.

☒ Applicant or an Affiliate is/expects to be the Project Location's fee simple owner.

(Projected) Acquisition date: [Previously Acquired in October 2019](#)

☐ Applicant or an Affiliate leases/expects to lease the Project Location.

☐ Lease is for an entire building and property.

☐ Lease is for a portion of the building and/or property.

(Projected) Lease signing date:

☐ Neither of the above categories fully describes Applicant's interest or intended interest in the Project Location.

Describe the anticipated ownership of the Project Location premises:

2. Does/will an Affiliate own/control the Project Location? ☐ Yes ☒ No

If yes, complete the table below:

Name of Affiliate: [N/A](#)

Address of Affiliate: [N/A](#)

Affiliate is a (check one of the following, as applicable):

☐ General Partnership

☐ Limited Partnership

☐ Business Corporation

☐ Other:

☐ Limited Liability Company

☐ Sole Proprietorship

☐ S Corporation

² More information on free energy efficiency advisory services can be found [here](#).

H. PROJECT FINANCING

1. **Sources of Financing.** Provide amounts as aggregates for all Project Locations. Add table rows, if needed.

Sources	Total Amount	Percent of Total Financing
Equity	\$12,482,500	100%
Commercial Loan (Bank Name:)	\$0	0%
New York City Public Funds	\$0	0%
Source:	\$0	0%
Source:	\$0	0%
New York State Public Funds	\$0	0%
Other:	\$0	0%
Total	\$12,482,500	100%

2. Mortgage amount on which tax is levied (exclude SBA 504 financing¹):
\$300,000,000 (represents the amount of mortgage on the entire building, the above chart represents only the costs associated with the Project).
3. Anticipated closing date between the [lender(s)]/[financing party(s)]/[financial institution(s) and/or funder(s)] and Applicant: Financing has already closed and is in place.

4. **Uses of Financing.** Provide amounts as aggregates for all Project Locations.

Uses	Total Amount	Percent of Total Financing
Land and Building Acquisition	\$0	0
Construction Hard Costs (i.e. site excavation, building materials, labor, landscaping, construction materials, etc.)	\$6,954,173	55.71%
Construction Soft Costs (i.e. pre-planning, legal, financing, design, etc.)	\$1,303,165	10.44%
Furnishings, Fixtures, & Equipment (FF&E) and Machinery & Equipment (M&E) (i.e. generators, desks, chairs, electronic equipment, specialized manufacturing equipment, assembly equipment, etc.)	\$854,836	6.85%
FF&E purchased in NYC	\$325,000	
M&E purchased in NYC	\$529,836	
Closing Fees (costs associated the execution of deal, i.e. debt service reserve fund, financing fees, loan origination fees, attorney fees, pre-payment penalties, etc.)	\$545,957	4.37%
Other (describe): (Construction Cost Increase Contingencies & allocation of financing and operating carry costs)	\$2,824,369	22.63%
Total	12,482,500	100%

- 4a. Indicate anticipated budgeting of Hard Costs: Electrical: 20.50% Carpentry: 50.50% Painting: 2.50% Plumbing: 8.50%
Excavation or Demolition: 13.0% Other: 5.0%

- 4b. Indicate anticipated budgeting of Soft Costs: Architecture: 46.92% Engineering: 23.99% Design: 2.44% Other: 27.24%

I. EMPLOYMENT INFORMATION

The following information will be used as part of the Agency's calculation of the Project's benefit to the City, and as a basis for comparison with the employment information that Applicant will be required to report on an annual basis for the term of the Project Agreement (as defined in the Policies and Instructions).

1. **Job Creation Schedule for the Applicant**

For all responses in the table below, part-time ("PT") employees are defined as those working between 17.5 and 35 hours per week on average, and full-time ("FT") employees are defined as those working 35 hours or more per week. Hourly wages in Columns E & F should represent the pay rate and are exclusive of overtime. For salaried employees, divide the annual salary by 1,820 working hours per year to calculate an hourly wage.

¹ The SBA 504 Loan Program, administered by the Small Business Administration, is designed to provide small businesses with long-term financing to acquire and improve major fixed assets, such as owner-occupied commercial real estate and heavy machinery.

Information included in Column C below will be used to determine eligibility for participation in the HireNYC Program. For program information, see Additional Obligations document. If eligible for the HireNYC Program participation, NYCEDC will provide additional details.

Job Category	# of NYC jobs retained by Project	# of jobs to be added in each year at Project Location in first 3 years of operation to be employed by Applicant			Total # of Jobs at Project Location in first 3 years of operation (Sum of all Columns B and C)	Average hourly wage for Year 1	Lowest hourly wage for Year 1	Average Fringe Benefit for retained jobs	Average Fringe Benefit for created jobs
		Year 1: 20	Year 2: 20	Year 3: 20					
FT Executive level	0	0	0	0	0	\$		\$	\$
FT Manager level	0	0	0	0	0	\$	\$	\$	\$
FT Staff level	0	0	0	0	0	\$		\$	\$
Total FT Employees	0	0	0		0	\$	\$	\$	\$
Total PT Employees	0	0	0	0	0	\$	\$	\$	\$

The building already employs a several engineers, porters, maintenance and property management staff. At this moment in time, it is not anticipated that the Project's operations alone will cause an increase in the building's staffing levels, however it may be determined later that the staffing needs of the Project may necessitate additional staff to be hired.

2. Job Creation Schedule for tenants at the Facility not affiliated with the Applicant

Job Category	# of NYC jobs retained by Project	# of jobs to be added in each year at Project Location in first 3 years of operation			Total # of Jobs at Project Location in first 3 years of operation (Sum of all Columns B and C)	Average hourly wage for Year 1	Lowest Hourly Wage for Year 1	Average Fringe Benefit for retained jobs	Average Fringe Benefit for created jobs
		Year 1: 2026	Year 2: 2027	Year 3: 2028					
FT Employees		64	13		77	N/A	N/A	N/A	N/A
PT Employees						\$	\$	\$	\$

3. Of the Total Jobs at Project Location in Column D in Table 1, how many employees are/will be NYC residents? **To be determined**

4. How many employees at the Project Location will be paid below living wage² at Project Start Date (as defined in the Policies and Instructions)? **0**

5. Does the Project currently have, or anticipate having, contract or vendor employees³ at the Project Location? ☐ Yes ☒ No

6. Generally describe all other forms of compensation and benefits that permanent employees will receive (i.e. healthcare, employer contributions for retirement plans, on-the-job training, reimbursement for educational expenses, etc.). **Likely a combination of salary plus standard market rate benefits including healthcare, employee contributions for retirement plans, stock options, etc.**

7. Will Applicant or any of its Affiliates be required to provide health coverage to its employees pursuant to the federal Patient Protection and Affordable Care Act (the "Act")? ☐ Yes ☐ No
If yes, provide an overview of the applicable requirements under the Act and an explanation of how Applicant plans to comply with such requirements. If no, explain why and provide a FT employee count using the Act "[FTE Employee Calculator](#)". **N/A. Applicant does not have any employees.**

8. Is Applicant currently providing paid sick time to employees in accordance with the Earned Sick Time Act (Chapter 8 of Title 20 of the NYC Administrative Code) and otherwise in compliance with such law? ☐ Yes ☐ No
If yes, provide an explanation of your company's paid and unpaid sick time policy. If No, explain why and provide a table which outlines the number of anticipated employees and hours worked per calendar year.⁴ **N/A. Applicant does not have any employees.**

² For information regarding living wage, see Additional Obligations document.

³ Contract or vendor employees are independent contractors (i.e. persons who are not "employees") or are employed by an independent contractor, who provide services at a Project Location.

⁴ Information on the Paid Sick Leave Law can be found [here](#).

9. Will the Project use an apprenticeship program approved by the New York State Department of Labor? ☐ Yes ☐ No **N/A. Applicant does not have any employees.**

J. LABOR

Applicant and its Affiliates hereinafter will be referred to collectively as the "Companies" or individually as a "Company." If none of the following questions applies to any of these Companies, answer *No*. For any question that does apply, be sure to specify to which of the Companies the answer is relevant.

1. Has any of the Companies during the current calendar year or any of the five preceding calendar years experienced labor unrest situations, including actual or threatened labor strikes, hand billing, consumer boycotts, mass demonstrations or other similar incidents?
☐ Yes ☒ No If Yes, explain on an attached sheet.
2. Has any of the Companies received any federal and/or state unfair labor practices complaints asserted during the current calendar year or any of the five calendar years preceding the current calendar year?
☐ Yes ☒ No If Yes, describe and explain current status of complaints on an attached sheet.
3. Do any of the Companies have pending or threatened requests for arbitration, grievance proceedings or other labor disputes during the current calendar year or any of the five calendar years preceding the current calendar year?
☐ Yes ☒ No If Yes, explain on an attached sheet.
4. Are any of the Companies' employees *not* permitted to work in the United States?
☐ Yes ☒ No If Yes, provide details on an attached sheet.
5. Is there any period for which the Companies did not complete and retain, or do not anticipate completing and retaining, all required documentation related to this inquiry, such as Employment Eligibility Verification (I-9) forms?
☐ Yes ☒ No If "Yes," explain on an attached sheet.
6. Has the United States Department of Labor, the New York State Department of Labor, the New York City Office of the Comptroller or any other local, state or federal department, agency or commission having regulatory or oversight responsibility with respect to workers and/or their working conditions and/or their wages, inspected the premises of any Company or audited the payroll records of any Company during the current or preceding three year calendar years?
☐ Yes ☒ No If "Yes," use an attached sheet to briefly describe the nature and date of the inspection and the inspecting governmental entity. Briefly describe the outcome of the inspection, including any reports that may have been issued and any fines or remedial or other requirements imposed upon any of the Companies as a consequence.
7. Has any of the Companies incurred, or potentially incurred, any liability (including withdrawal liability) with respect to an employee benefit plan, including a pension plan?
☐ Yes ☒ No If "Yes," use an attached sheet to quantify the liability and briefly describe its nature. Refer to any governmental entities that have had regulatory contact with the Company in connection with the liability.
8. Are the practices of any of the Companies now, or have they been at any time during the current or preceding five calendar years, the subject of any complaints, claims, proceedings or litigation arising from alleged discrimination in the hiring, firing, promoting, compensating or general treatment of employees?
☐ Yes ☒ No If "Yes," provide details on an attached sheet. Note "discrimination" includes sexual harassment.

K. FINANCIALS

1. Has Applicant, Affiliate(s), Principal(s), or any close relative of any Principal(s), ever received, or is any such person or entity currently receiving, financial assistance or any other kind of non-discretionary benefit from any Public Entities?
☐ Yes ☒ No If Yes, provide details on an attached sheet.
2. Has Applicant, or any Affiliate or Principal, or any existing or proposed occupant at the Project Location(s), obtained, or is any such person or entity in the process of obtaining, or contemplating obtaining, other assistance from the NYCIDA/Build NYC and/or other Public Entities?
☒ Yes ☐ No If Yes, provide details on an attached sheet.
3. Has Applicant, or any Affiliate or Principal, ever defaulted on a loan or other obligation to a Public Entity?
☐ Yes ☒ No If Yes, provide details on an attached sheet.
4. Has real property in which Applicant, or Affiliate or Principal, holds or has ever held an ownership interest and/or controlling interest of 25 percent or more, now or ever been (i) the subject of foreclosure (including a deed in lieu of foreclosure), or (ii) in arrears with respect to any type of tax, assessment or other imposition?
☐ Yes ☒ No If Yes, provide details on an attached sheet.

5. Does Applicant, or any Affiliate or Principal, have any contingent liabilities not already covered above (e.g., judgment liens, lis pendens, other liens, etc.)? Include mortgage loans and other loans taken in the ordinary course of business only if in default.
☐ Yes ☒ No If Yes, provide details on an attached sheet.
6. Has Applicant, or any Affiliate or Principal, failed to file any required tax returns as and when required with appropriate governmental authorities?
☐ Yes ☒ No If Yes, provide details on an attached sheet.
7. In the table below, provide contact information for Applicant's references. If the space provided below is insufficient, provide complete information on an attached sheet. List any "Major Customers" (those that compose more than 10% of annual revenues) and any "Major Suppliers" (those that compose more than 10% of goods, services, and materials).

Reference Type	Company Name	Address	Contact Person	Phone	Fax	Email	% of Revenues
Major Customers	Graviton Biosciences	125 West End Avenue, NY NY	Christie Matsui				100%
							%
Major Suppliers	JRM Construction Management LLC	242 West 36 th Street, 10 th Floor New York NY 10018	Jimmy Xagorarakis				N/A%
	Jaros Baum & Bolles	80 Pine Street New York NY 10005	Anthony Montalto				N/A%
Unions							
Banks	Apollo Global Management	9 West 57 th Street, NY NY	Matthew Rawlsky				

L. ANTI-RAIDING

1. Will the completion of the Project result in the relocation of any plant or facility located within New York State, but outside of New York City, to New York City? ☐ Yes ☒ No
If "Yes," provide the names of the owners and addresses of the to-be-removed plant(s) or facility(ies): N/A
2. Will the completion of the Project result in the abandonment of any plants or facilities located in an area of New York State other than New York City?
☐ Yes ☒ No
If "Yes," provide the names of the owners/operators and the addresses of the to-be-abandoned plant(s) or facility(ies): N/A

If the answer to question 1 or 2 is "Yes," answer questions 3 and 4.

3. Is the Project reasonably necessary to preserve the competitive position of this Applicant, or of any proposed occupants of the Project, in its industry?
☐ Yes ☐ No
4. Is the Project reasonably necessary to discourage Applicant, or any proposed occupant of the Project, from removing such plant or facility to a location outside New York State?
☐ Yes ☐ No

If the answer to question 3 or 4 is "Yes," provide a detailed explanation on a separate sheet of paper.

M. COMPLIANCE WITH LAW

1. The Applicant and any owner or occupant of the proposed project is in substantial compliance with applicable local, state and federal tax, worker protection and environmental laws, rules and regulations. ☒ Yes ☐ No
2. The proposed project, as of the date of this application, is in compliance with all provisions of Article 18-A of the General Municipal Law, including, but not limited to the provisions of Section 859-a and Section 862(1) thereof. ☒ Yes ☐ No

N. ADDITIONAL QUESTIONS

1. Is the Applicant considering alternative Project Locations outside of New York City? ☐ Yes ☒ No
a. If "Yes," where? N/A

2. What uses are being considered for the Project Location other than those described in the Proposed Project Activities? [N/A](#).
3. How does the Applicant intend to utilize the tax savings provided through the NYCIDA? [The financial feasibility of building small lab spaces is a challenge and results in a financial gap. First, when compared against a singular larger tenant in a mid-to-long term market transaction, the small lab scenario is expected to have higher tenant credit loss \(given early stages of research, early/lower funding amounts, etc\), higher vacancy/turnover, and a construction premium given the smaller scale, landlord-provided equipment, etc. Therefore, in order to solve to a neutral return as the larger lab unit, these spaces will need to carry a rental premium. Additionally, due to the triple net rent structure, the gross rents incurred by these smaller tenants may restrict future growth due to the high projected cost of real estate taxes.](#)
4. [Therefore, in order to maintain both the market competitiveness of these spaces for growing life science companies, as well as to induce the Landlord to construct wet lab suites with a construction premium, the Applicant is requesting economic benefits pursuant to the attached application.](#)
5. What are the primary sources of revenue supporting Applicant's operations? [Real property lease payments from tenants.](#)
6. If the Applicant's income statement categorizes any revenues as "Other operating revenues," describe what revenues are captured in that category:
[N/A](#) ☒ N/A
7. If the Applicant's income statement categorizes any revenues as "Other general and administrative," describe what revenues are captured in that category: [N/A](#) ☒ N/A

CERTIFICATION

I, the undersigned officer/member/partner of Applicant, on behalf of Applicant and its Affiliates, hereby request, represent, certify, understand, acknowledge and agree as follows:

I request that this Application, together with all materials and data submitted in support of this Application (collectively, these "Application Materials"), be submitted for review to the Agency's Board of Directors (the "Board"), in order to obtain from the Board an expression of intent to provide the benefits requested herein for the Project.

I certify that I have the authority to sign these Application Materials on behalf of, and to bind, Applicant and its Affiliates.

I certify under penalty of perjury to the best of my knowledge and belief, after due investigation, that the information contained in these Application Materials is accurate, true and complete and does not contain a misstatement of a material fact or omit to state a material fact necessary to make the statements contained herein not misleading. I understand that an intentional misstatement of fact, or, whether intentional or not, a material misstatement of fact, or the providing of materially misleading information, or the omission of a material fact, may cause the Board to reject the request made in the Application Materials. I understand that the Agency will rely on the information contained within these Application Materials in producing and publishing a public notice and convening a public hearing. If any information in these Application Materials is found to be incorrect, Applicant may have to provide new information and a new public notice and public hearing may be required. If a new public notice and public hearing is required, they will be at Applicant's expense.

I acknowledge that the submission of any knowingly false or knowingly misleading information may lead to the immediate termination of any financial assistance and the reimbursement of an amount equal to all or part of any tax exemptions claimed by reason of Agency involvement in the project.

I understand the following: that Applicant and Principals will be subject to a background check and actual or proposed subtenants may be subject to a background check, and if such background check performed by the Agency with respect to Applicant or any Affiliates reveals negative information, Applicant consents to any actions that the Agency or NYCEDC may take to investigate and verify such information; that the Agency may be required under SEQRA to make a determination as to the Project's environmental impact and that in the event the Agency determines that the Project will have an environmental impact, Applicant will be required to prepare, at its own expense, an environmental impact statement; that the decision of the Board to approve or to reject the request made in the Application Materials is a discretionary decision; that no Bonds may be issued (if Bonds are being requested) unless such Bonds are approved by the Mayor of the City; that under the New York State Freedom of Information Law ("FOIL"), the Agency may be required to disclose the Application Materials and the information contained therein (see the Disclosure Policy section of the Policies and Instructions document provided to Applicant and signed by Applicant on or about the date hereof (the "Policies and Instructions")); and that Applicant shall be entirely responsible and liable for the fees referred to in these Application Materials.

I further understand and agree as follows:

That notwithstanding submission of this Application, the Agency shall be under no obligation to present Applicant's proposed Project to the Board for approval. If the Agency presents Applicant's proposed Project to the Board for approval, the Agency does not guaranty that such approval will be obtained. If upon presenting Applicant's proposed Project to the Board for approval the Agency obtains such approval, such approval shall not constitute a guaranty from the Agency to Applicant that the Project transaction will close.

That preparation of this Application and any other actions taken in connection with the proposed Project shall be entirely at Applicant's sole cost and expense. Under all circumstances, the Application Fee is non-refundable, including but not limited to the circumstance where the Agency decides, in its sole discretion, to not present Applicant's proposed project to the Board for Approval.

That each of Applicant and each of its Affiliates (collectively, the "Indemnitors") hereby releases the Agency and NYCEDC and their respective directors, officers, employees and agents (collectively, the "Indemnitees") from and against any and all claims that any Indemnitor has or could assert and which arise out of, or are related to, any Application Materials, any actions taken in connection therewith or any other actions taken in connection with the proposed Project (collectively, the "Actions"). Each Indemnitor hereby indemnifies and holds harmless each of the Indemnitees from and against any and all claims and damages brought or asserted by third parties, including reasonable attorneys' fees, arising from or in connection with the Actions. As referred to herein, "third parties" shall include, but shall not be limited to, Affiliates.

That in the event the Agency discloses the Application Materials in response to a request made pursuant to FOIL, Applicant hereby authorizes the Agency to make such disclosure and hereby releases the Agency from any claim or action that Applicant may have or might bring against the Agency, their directors, officers, agents, employees and attorneys, by reason of such disclosure; and that Applicant agrees to defend, indemnify and hold the Agency and the NYCEDC and their respective directors, officers, agents, employees and attorneys harmless (including without limitation for the cost of reasonable attorneys' fees) against claims arising out of such disclosure as such claims may be made by any party including Applicant, Affiliate, Owner or Principal, or by the officers, directors, employees and agents thereof.

That capitalized terms used but not defined in this Application have the respective meanings specified in the Policies and Instructions.

I acknowledge and agree that the Agency reserves its right in its sole and absolute discretion to request additional information, waive any requirements set forth herein, and/or amend the form of this Application, to the full extent permitted by applicable law.

Requested, Represented, Certified, Acknowledged, Understood and Agreed by Applicant,

This 30th day of April 2025

Name of Applicant: 125 West End Office Associates, LLC

Signatory: Andrew Zlotnick

Title of Signatory: Authorized Signatory

Signature: Audy Zlotnick, Authorized Signatory

I certify that, using due care, I know of no misstatement of material fact in the Application Materials, and know of no material fact required to be stated in the Application Materials to make the statements made therein not misleading. **Certified by Preparer,**

This 30th day of April 2025

Name of Preparer: 125 West End Office Associates, LLC

Signatory: Andrew Zlotnick

Title of Signatory: Authorized Signatory

Signature: Audy Zlotnick, Authorized Signatory

IDA APPLICATION: ATTACHMENTS CHECKLIST

Submit the following attachments to your Core Application by the Application Deadline associated with your targeted Board Meeting date.

- A. ☒ **Full Environmental Assessment Form or Short Environmental Assessment Form** (SEAF, provided by the NYCIDA)
- B. ☒ Completed **Environmental Audit Report (Phase I)** certified to the NYCIDA. Based upon the NYCIDA's review, a Phase II may be requested.
- C. ☒ **Internal Background Investigation Questionnaire** (provided by the NYCIDA). Complete the form for Applicant and any Affiliate.
- D. ☒ **Doing Business Data Form** (Provided by NYCIDA)
- E. ☒ Past three years of **financial statements** for Applicant, Affiliates, and/or guarantors (as applicable). If your financials have line items noted as "Other," provide a short description explaining what the line item entails.
- F. ☒ **Operating Pro Forma** for three years following Facility Operations Start Date, or until solvency.
- G. ☐ Past four calendar quarters of **NYS-45 MN or ATT filings** of Applicant and its Affiliates. Redact employee names and Social Security numbers or provide NYS-45 MN summary page.
 - a. **N/A. Applicant entity has no employees.**
- H. ☐ Current **payroll** (or Affiliate payroll if operations comparable).
 - a. **N/A. Applicant entity has no employees.**
- I. ☐ **Hiring, professional development, and promotion policies** plan
 - a. **N/A. As the building scales up, additional employees needed to operate the Project may be needed, at which time this information will be made available.**
- J. ☒ Signed **Inducement Letter** on company letterhead. Letter should include a brief description of Applicant, the Project, a determination that the Project would not be completed without receiving the Agency's benefits, and the immediate impact of the Project (500 word limit)
- K. ☒ **Short Bios** for CEO, CFO, and chairperson that include employment history and education.
 - a. **Note the Applicant entity does not have any employees, however short bios for the Co-CEOs and CFO of Taconic Management Company, LLC, as manager of the Applicant, have been provided.**
- L. ☒ **Contract of Sale/Lease Agreement** for acquiring title or leasehold title to the Project Location.
 - a. **The property was previously purchased in 2019 and restructured under a condominium regime in 2021. Relevant deeds are attached.**
- M. ☒ Executed **Commitment Letter or Term Sheet** from financial institution(s) providing financing that clearly indicates portion(s) in connection with which assistance is being sought.
 - a. **The property was previously financed with a senior loan from an affiliate of Apollo Global Management and a mezzanine loan from an affiliate of Oaktree Capital Management.**
- N. ☒ **Organizational Chart** of Applicant and Affiliates.
- O. ☐ **Non-refundable \$5,000 application fee** payable to the NYCIDA, mailed to:
Strategic Investments Group
NYCEDC
One Liberty Plaza
New York, NY 10006
- P. ☒ Policies and Instructions document **signature page** (provided by the NYCIDA)
- Q. ☒ Additional Obligations document **signature page** (provided by the NYCIDA)
- R. ☐ **Letter of community support**, if applicable
 - a. **N/A**
- S. ☒ Copy of **Acord Certificate of Liability Insurance**.

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: West End Labs - Small Tenant Pre-built Suites			
Project Location (describe, and attach a location map): 125 West End Avenue, New York NY 10023			
Brief Description of Proposed Action: 125 West End Office Associates, LLC ("Applicant"), as ownership of the West End Labs life science real estate development, is seeking financial assistance in connection with the construction of speculative lab suites targeted specifically at "small" sized biotechnology companies. West End Labs currently offers pre-built suites for lease with a minimum size of ~13,500 rent-able square feet, so to increase the offerings of available spaces, the proposed Project will include tenant suites ranging from roughly 4,000 to 7,000 square feet. This has been identified as a critical missing segment of available lab supply in NYC as companies graduating out of incubator spaces are challenged to lease in excess of 10,000 square feet given current macroeconomic conditions. Therefore, the Applicant is proposing to create "pre-built" smaller sized suites complete with "plug and play" shared common equipment which will facilitate faster lease up leading to more growth and innovation from growing firms.			
Name of Applicant or Sponsor: 125 West End Office Associates, LLC		Telephone: E-Mail: [REDACTED]	
Address: 730 3rd Avenue FL23			
City/PO: New York City		State: NY	Zip Code: 10017
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Dept. of buildings, FDNY.		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO <input type="checkbox"/> <input type="checkbox"/>	YES <input checked="" type="checkbox"/> <input type="checkbox"/>	N/A <input type="checkbox"/> <input checked="" type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation service(s) available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	NO <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area?	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input type="checkbox"/> NO <input type="checkbox"/> YES	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>125 Water End Office Account LLC</u> Signature: <u>[Signature]</u> Date: <u>12-10-20</u>		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	or Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT