



Designed by SGA, Thor Equities Group completes first lab-ready life sciences building in Jersey City, NJ

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Jersey City, NJ According to SGA, an architecture, design, and master planning firm specializing in life sciences, corporate and academic design, the first lab-ready life sciences building designed by the firm has been completed in New Jersey.

Located at 95 Greene St., the eight-story, 350,000 s/f building was redeveloped by Thor Equities Group.

“Our design transformed this property into a state-of-the-art building ready for pharmaceutical, green tech, ag-tech, healthcare, and medical tenants, meeting the increasing demand for laboratory and research development space,” said Brooks Slocum, AIA, SGA’s New York studio director. “We enjoyed working with the Thor Equities team on this project. The adaptive reuse of this property into Jersey City’s first lab-ready office building also sets an example for life sciences development in dense urban environments like New York City, Boston and Los Angeles.”

The property’s adaptive reuse design contains unique features incorporated in the structure to create an innovation ecosystem that provides lab facilities faster than anywhere else in the Tri-State area. The building provides infrastructure essential to life sciences, healthcare, and technology organizations, including an enlarged core to provide generous mechanical shaft space and a high-speed service elevator that links laboratories to an enclosed ground floor loading and storage area.

In addition, a rooftop mechanical level provides all new services to the entire building, while allowing for the future needs of individual tenants. The modular configuration of mechanical spaces gives the option of customizable expansion as laboratory tenants adjust their requirements.

“The SGA team succeeded in bringing our vision for 95 Greene Street, an innovative and ultramodern project, to fruition and we could not be more pleased with the outcome. The leading firm’s diligence and commitment to utilizing the highest quality materials and technology was imperative in delivering the first pre-built laboratory space and we look forward to supporting a range of tenants as they make significant contributions in their fields,” said chairman of Thor Equities Group, Joe Sitt.

The property offers 13- to 14-foot ceiling heights, secured interior loading docks, on-site life safety generators and flexible floor plates. On-site underground parking is available for 125 vehicles.

Located at the intersection of Greene and York Street in Jersey City's Paulus Hook neighborhood, 95 Greene St. previously served as a toothpaste manufacturing facility for Colgate Palmolive until 1987 and was later converted into a Class-A office building occupied by Merrill Lynch.

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