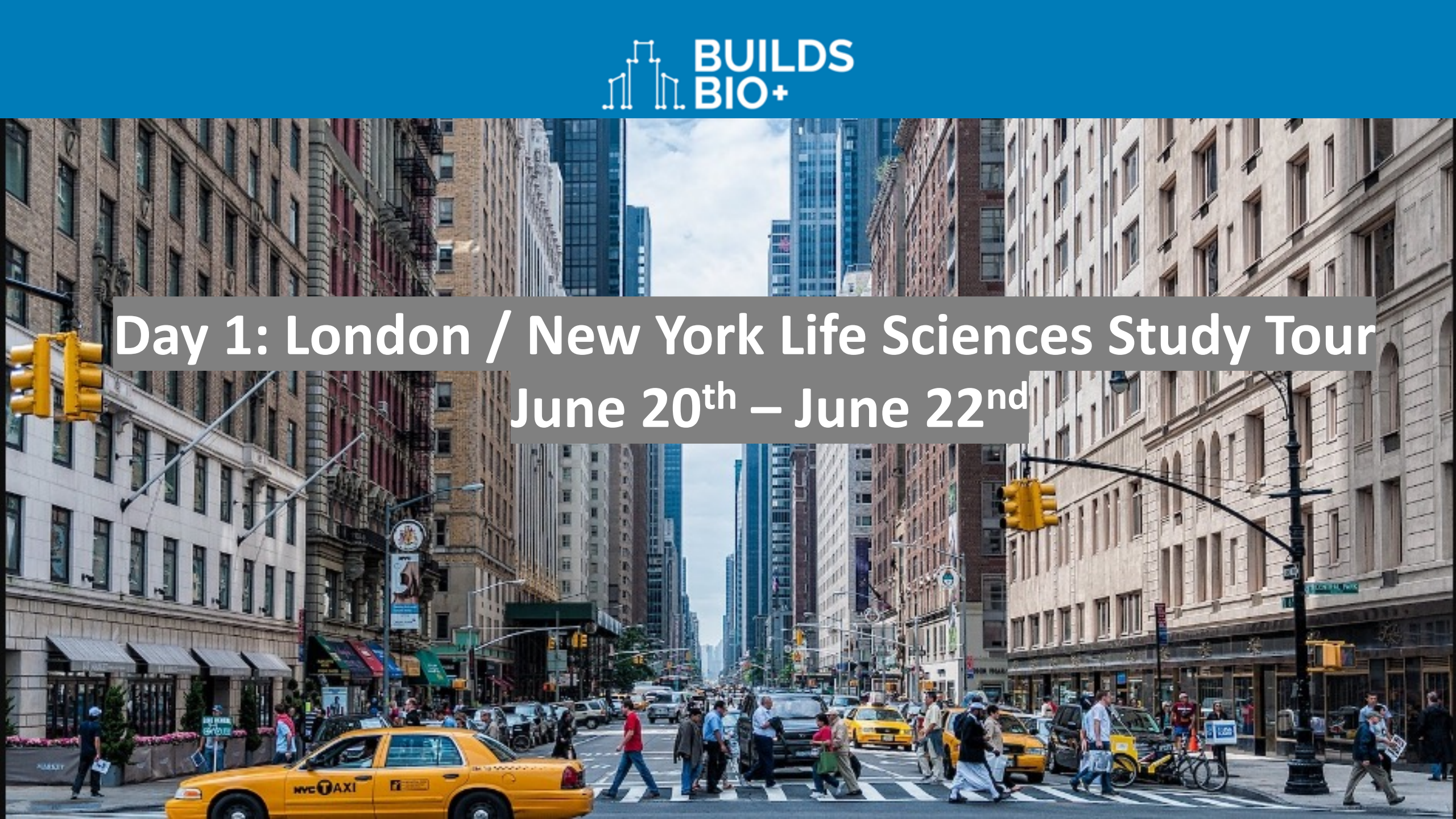




Day 1: London / New York Life Sciences Study Tour

June 20th – June 22nd

THANK YOU TO OUR FOUNDING MEMBERS



THANK YOU TO OUR CORPORATE MEMBERS

CORPORATE MEMBERS



THANK YOU TO OUR SPONSORS

AECOM


A R C
G R O U P

Precis Advisory

 labs

Agenda

Tuesday, 20 June

- 8:00 AM: Light Breakfast at The Cure-345
- 8:30 AM - 9:30 AM: Panel Discussion
- 10:00 AM: Travel to site visit
- 10:30 AM: Tour of Innolabs
- 11:15 AM - 12:15 PM: Panel Discussion
- 12:30 PM: Light Lunch & Networking
- 2:30 PM: Depart for Site Walking Tour
- 3:00 PM: Site Walking Tour
 - SPARC Kips Bay
 - 455 First Ave
 - NYU Science Building
- 6:00 PM: Informal Drinks + Dinner Plans (On Your Own)

Agenda

Wednesday, 21 June

- 8:00 AM: Breakfast at hotel (FOR LONDON PARTICIPANTS)
- 9:00 AM: Travel to Taystee Building, Manhattanville Factory District
- 9:45 AM: Site Tour: Manhattanville Factory District
- 10:30 AM - 11:30 AM: Panel Discussion
- 12:00 PM - 1:45 PM: Light Lunch & Networking
- 1:45 PM: Depart for Hudson Research Center- 619 W 54th St, New York, NY 10019
- 2:30 PM - 3:00 PM: Site Tour: Hudson Research Center
- 3:00 PM - 4:00 PM: Panel Discussion- Hudson Research Centre/125 West End Avenue
- 4:00 PM: Snack - Afternoon pick-me-up, coffee, and cookies
- 6:00 PM: Informal Drinks + Dinner (On Your Own)

Agenda

Thursday, 22 June

- 8:00 AM: Breakfast at hotel (FOR LONDON PARTICIPANTS)
- 9:00 AM: Travel to Ennead Architects- 1 World Trade Center, 40th Floor
- 9:45 AM - 10:45 AM: Panel Discussion
- 10:45 AM - 11:15 AM: Conclusion - Next Steps
- 11:15 AM: Light Snacks & Networking



London / New York Life Sciences Study Tour: The Cure

- Susan Rosenthal, Life Sciences and Healthcare, NYCEDC
- Parker Sheedy, International Affairs, NYCEDC
- Paul Wilhelms, Gensler
- Nancy J Kelley, Nancy J Kelley + Associates; Builds Bio+
- John Cahill, JLL
- David Stockel, CBRE
- Bennett John, Department for Business and Trade, London



A modern staircase with a wooden floor and glass railing is the central focus. To the right of the stairs is a large, vibrant green living wall. Overlaid on the image are several glowing, white, geometric lines that form abstract shapes, including circles and polygons. The overall aesthetic is clean, modern, and tech-oriented.

LIFE SCIENCES

MINDSET $\times$ CAPABILITY

Gensler

53
Locations
Globally



24 of 25
Top Life
Sciences
Companies are
Gensler Clients



"Most Innovative
Companies 2021"
- *Fast Company*



4,300+
Life Science Projects

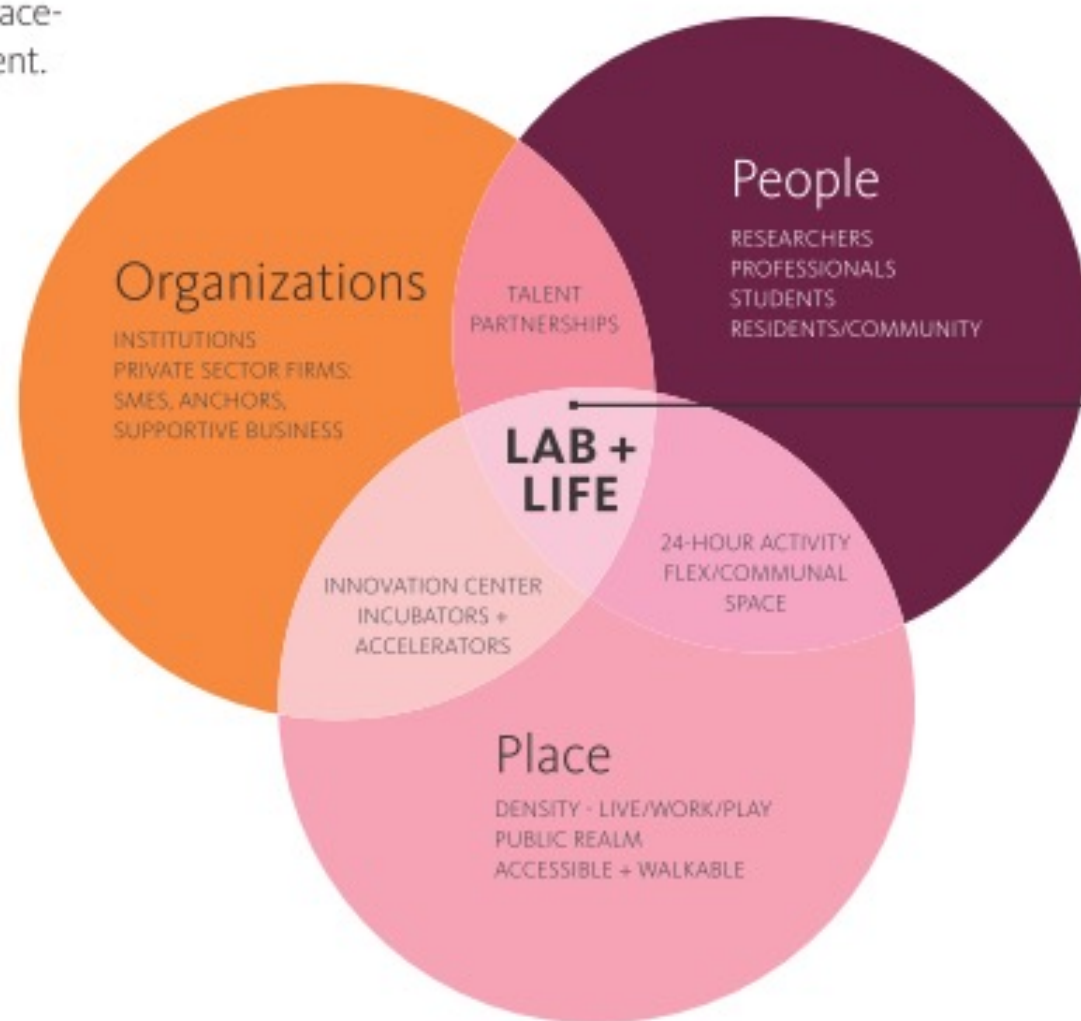
Over 90 Life Sciences
Experts Globally

#1
Overall Firm
- *Architectural Record 2023*



RESILIENT INNOVATION ECOSYSTEM

Adding new Life into the Lab. Knowledge spillover doesn't just happen— it needs face-to-face interaction in the built environment.

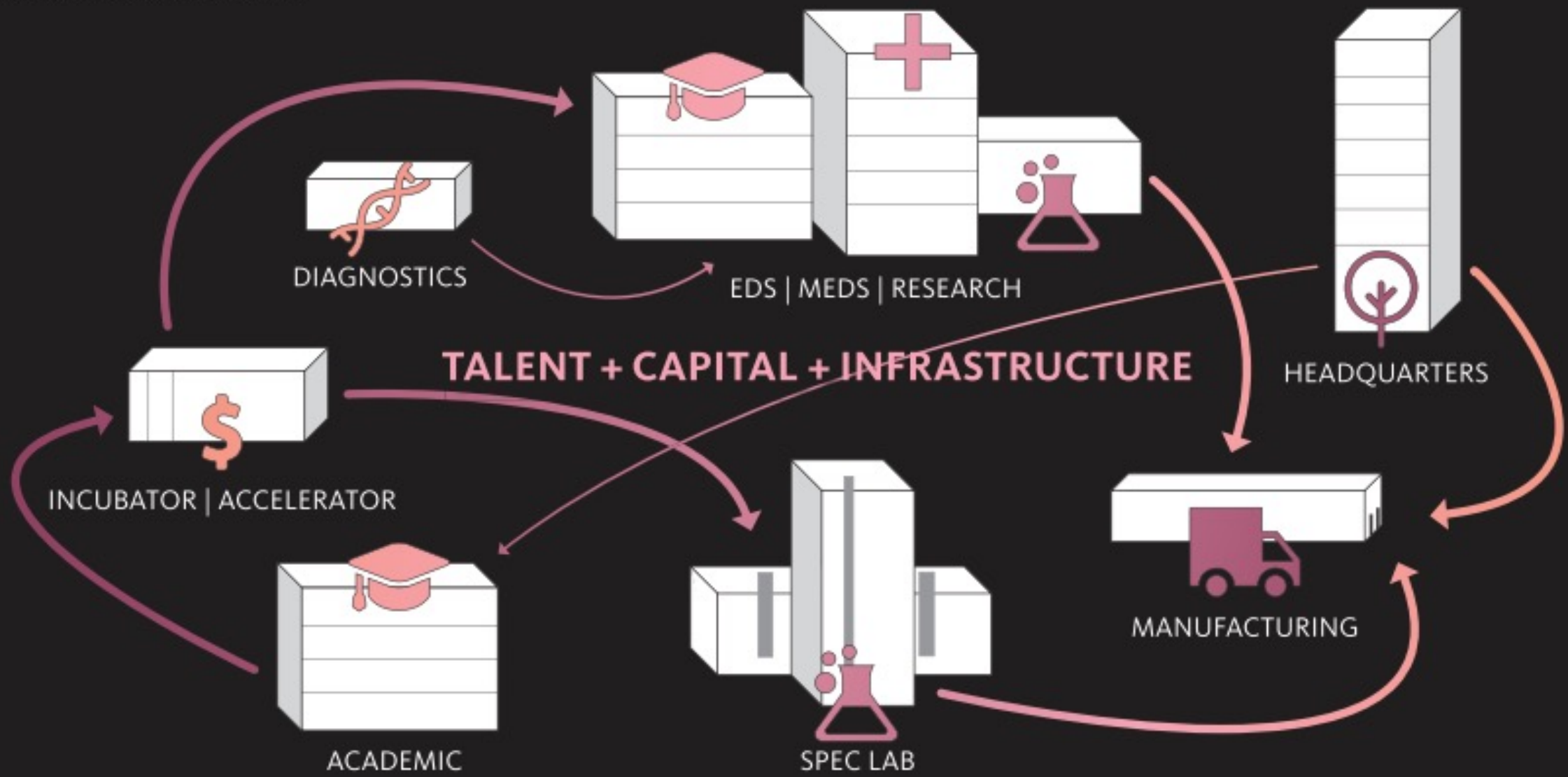


LAB + LIFE INNOVATION ECOSYSTEM

will be a **cluster** of advanced and emerging industries + **mixed use development** providing synergy for growth of ideas, products, jobs, services, and new companies.

Employees are now more than ever looking for a walkable environment to provide them greater control. This trend is known as the concept of the 20-min City— where everything one needs is within a 20 min walk.

ECOSYSTEM
LIFE SCIENCES & TECHNOLOGY



LIFE SCIENCES TRENDS

People First

COLLABORATION



FLEXIBILITY



PERFORMANCE





TMC3 Houston, TX, USA | © Gensler

COMMUNITIES OF COLLABORATORS

Adjacency is critical. Researchers want to be near top tier higher education institutions and they want to be near each other. The most successful developments are comprised of an ecosystem of companies, institutions and like-minded individuals.

3x

Drugs sourced through open innovation are three times more likely to show success in clinical trials.

— Deloitte

DYNAMIC DEVELOPMENTS

By crafting a live/work/play tenant mix, developers create 24/7 walkable neighborhoods and increase land value, no matter the location.

62%

of millennials
favor mixed use
communities

33%

of the population
wants to live in
walkable, mixed use
communities

— Gensler Research; Construction Dive



Organon New Jersey, NJ, USA | © Gensler



Biola University Lim Center La Mirada, CA, USA | © Gensler

THE POWER OF SHARED RESOURCES

Teams don't want to be secluded to a single location. Whether collaborating virtually or physically, teams are seeking a range of shared collaborative spaces that make work-in progress visible, and allow for serendipitous interactions, and ad-hoc collaboration between multiple teams and business units.

5%
chance encounter
with a colleague if
on separate floors

95%
chance encounter
with a colleague on
the same floor

— Allen & Henn, 2007



MATTER Chicago, IL USA | © Gensler

THE RISE OF THE IN-BETWEEN SPACE

The space between labs can longer be used just for circulation. This in-between space is valuable real-estate capable of being prime collaborative and connective space.

38%
of innovators
report choice in
when and where
to work

17%
of non-innovators
have choice

— Gensler U.S. Workplace Performance Survey, 2016

LONDON'S LIFE SCIENCES CLUSTERS

One of the main reasons why London is a great place to scale is its well-connected clusters, both locally and globally. From the bustling city centre to all four corners of the capital you find world-leading clusters of excellence that offer anything from lab and incubation space, to partnership opportunities and the ability to attract and access top talent.

“We are pioneering cutting-edge technologies, life-changing treatments and ground-breaking programmes – the capital offers a huge number of opportunities for investors to support creativity across our thriving life sciences sector.”

**Rajesh Agrawal,
Deputy Mayor of London for Business**

THE KNOWLEDGE QUARTER

This area has emerged as a cluster for AI in life sciences and health within a one-mile radius of King's Cross Station. The innovation district is home to companies such as Benevolent AI and Deepmind, as well as University College London, The Alan Turing Institute, the Francis Crick Institute and the Wellcome Trust. It also conveniently provides a fast connection to Cambridge and across the Channel to Paris, Brussels and Amsterdam. Bringing this all together is KQ Labs, an accelerator programme by the Crick Institute for early-stage data-driven health startups, in collaboration with Novartis and LifeArc.



The Knowledge Quarter continually attracts new projects that further strengthen the cluster. Merck, a US pharmaceutical group, is planning to build a £1bn UK hub, including research laboratories, called the London Discovery Research Centre. It will employ 800



people on the 220,000-square-foot site in King's Cross, with completion due in 2025.¹³ Pharmaceutical giant GlaxoSmithKline has opened a £10m AI hub that focuses on researching new cancer treatments.¹⁴

“We are convinced that both the talent in London and the ecosystem will enable us to build a very vibrant hub.”

**Dr Hal Barron,
Chief Scientific Officer,
GSK**

13. [Merck](#), 2020

14. [GSK.ai on London Tech Week](#) 2020

WHITECHAPEL: BARTS LIFE SCIENCES HUB



Located in east London, Whitechapel is well placed as a life sciences hub, with high commutability within London prompted by the planned arrival of the Queen Elizabeth Line, and the science talent created by both Queen Mary University (QMUL) and Barts NHS Trust. In addition to the already successful Queen Mary Bioenterprises (QMB) Innovation Centre, the Queen Mary Enterprise Zone has just launched an innovation space

dedicated to growing and scaling digital health, medtech and AI SMEs. This co-working space is just across the road from a new research institute, focused on digital and data sciences (DERI), fostering innovations and supporting cross university research through the newly set up "Network for Medical Computing".

Genomics England, located in the area surrounding Whitechapel, has been a pioneer in genome sequencing with the 100-genome project, which is being extended to five million genomes sequences in the coming years. Data and AI play a crucial part in this project to handle the vast amount of data being generated and analysed. Key players in Asia are also showing interest in the area, for example BGI Genomics, a Chinese sequencing multinational, has just set up its UK operations at the QMB incubator to be part of the Whitechapel ecosystem of data and AI application in genomic sequencing.

"I can confirm that we're making further investments in some of Genomics England's most cutting-edge projects, including the sequencing of newborns, in addressing the under-representation of ethnic minorities in genomic datasets, and funding next generation approaches to cancer diagnosis."

Department of Health and Social Care

WHITE CITY INNOVATION DISTRICT

Moving on to West London, the White City Innovation District is now a leading destination for the biotech, digital and creative industries. In the heart of the area is the Imperial College research campus with lab space and co-location opportunities for companies at the Translation & Innovation Hub (I-HUB). Within minutes' walk from I-HUB, you can find the headquarters of global pharmaceuticals company Novartis, and they are joined by several biotech companies such as Synthace, which uses AI to automate lab

experimentation, Autolus, a UCL spin-out, and GammaDelta, founded by researchers from King's College London and the Francis Crick Institute, who are working on T-Cell cancer therapeutics. The most recent addition is ADC Therapeutics, a Swiss oncology focused biotech company who announced their move to the I-HUB for summer 2021, to establish a new research centre with labs and office space.



“The UK life sciences sector is at a crossroads, with many opportunities available for cutting-edge innovation and partnerships. White City is fast becoming one of the UK’s most exciting new hubs for life sciences, and puts us in the perfect position to continue working with our partners to find new ways to innovate and collaborate to build a healthier tomorrow.”

Haseeb Ahmad,
Global Head of Value & Access and
Commercial Development, Novartis UK

SOUTHBANK TO SUTTON



The life sciences and health cluster south of the river is rapidly growing. Southbank is already home to the Cell & Gene Therapy Catapult at Guy's Hospital, the King's College AI Centre, the NHSX London office, and the Health Foundry, a co-working space for innovative companies in healthcare such as DrDoctor. Further south towards Sutton is the exciting development of The London Cancer Hub, a collaboration between the Institute for Cancer



Research (ICR) and the Royal Marsden Hospital. It is here that the Innovation Gateway, a high-quality incubator for life sciences companies to co-locate, is opening this year. A focus for the ICR is the application of AI and data in oncology. Its researchers have developed a large-scale AI database to aid drug discovery called canSAR. They continue to make breakthrough discoveries in treatment and understanding of the disease.

“The creation of the Innovation Gateway is a really significant step forward in realising the vision of The London Cancer Hub, an ambitious partnership that aims to create a leading district for cancer research, treatment and commercial enterprise in Sutton.”

**Professor Paul Workman,
Chief Executive,
The Institute of Cancer Research**

EXISTING TALENT

The UK's AI talent pool is ranked second best in the world according to the H-index, meaning you not only have a wealth of talent to choose from, but also that London's workforce is up to world-class standards. ¹⁵

As Europe's premier tech hub, London has the highest developer population in Europe with 357,000+ developers in Greater London. You will be able to tap into this deep talent pool of developers, data scientists and AI experts who also bring with them transferable skills from London's hugely successful fintech, games and digital health companies.

In life sciences, London is home to 10% of the UK's life sciences employment, equating to nearly 26,000 highly educated and experienced staff. ¹⁶

¹⁵. [Global AI Talent Report 2019](#)

¹⁶. [UK Life Sciences Bioscience and Health technology Sector Statistics 2019](#)



THE NEXT GENERATION

As a global centre for learning, London is home to more than 51,000 students undertaking an undergraduate or postgraduate degree in AI-related fields.¹⁷

London's universities are a crucial component of the city's AI ecosystem. Many universities in the city have set up AI centres that carry out foundational research into AI application in healthcare, such as Imperial College London's UKRI Centre for Doctorial Training in AI for Healthcare and University College London's AI Centre.

To enable and encourage students from all over the world to come and work in London and the UK's digital tech sector, the UK government and Tech Nation have launched a Global Talent Visa. The visa allows founders and employees with technical or business backgrounds to stay in the UK for up to five years, after which they can apply for an extension or permanent settlement in the UK.¹⁸

¹⁷ [HESA 2019/20](#)

¹⁸ [Global Talent Visa, Tech Nation](#)



51,000  students
undertaking an undergraduate or
postgraduate degree in AI-related
fields




**6 AI centres, of which five are
in London**, are running a £200m,
five year programme to train 2,000
PhD students in AI.



NANCY J KELLEY
+ ASSOCIATES

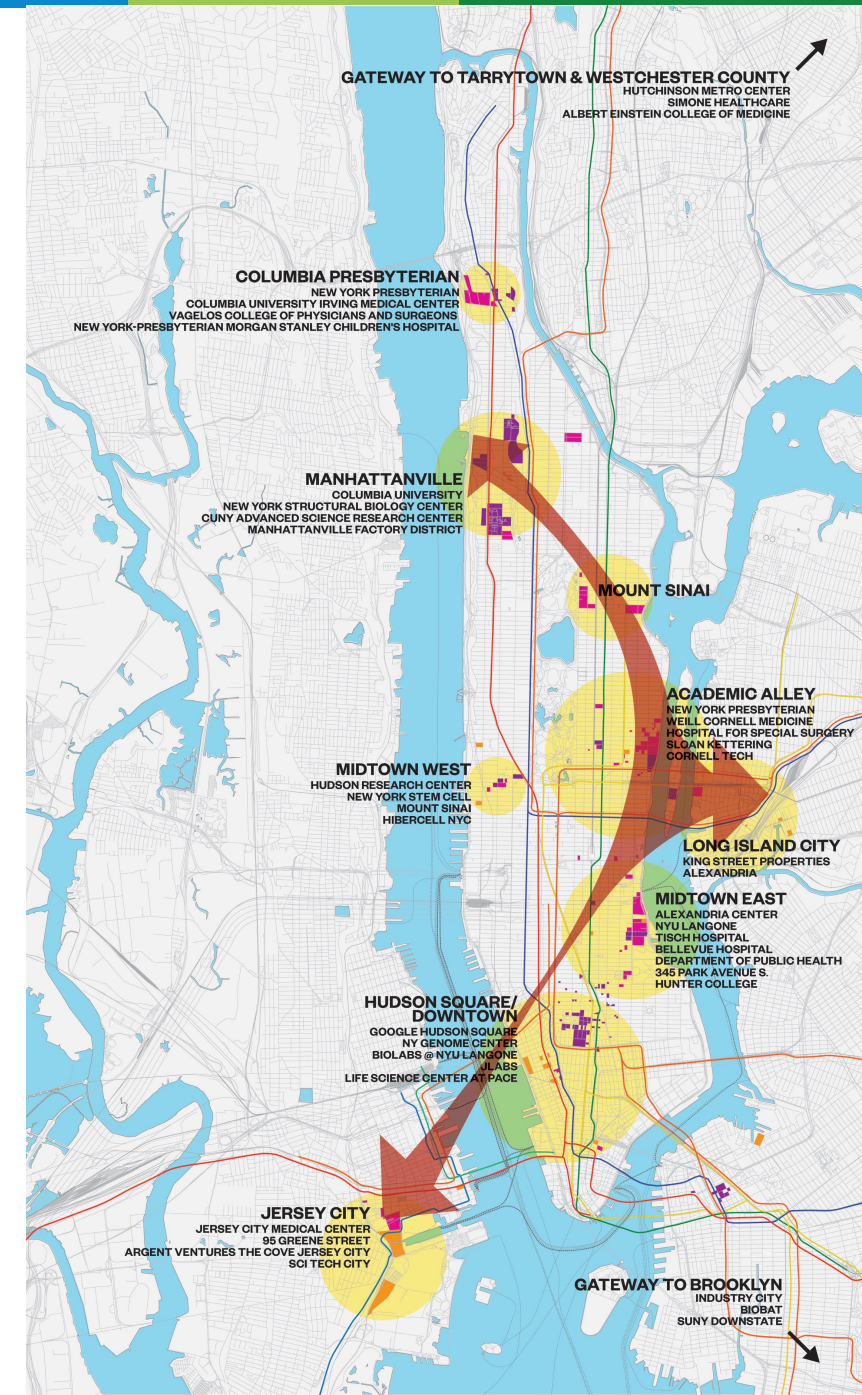
HOW IS LIFE SCIENCE
DEVELOPING IN THE
GREATER NEW YORK
MARKET PLACE?

GREATER NEW YORK CITY LIFE SCIENCES

◊ The greater New York City marketplace has a number of subclusters emerging in Manhattan, flanked by two major live/work/play environments in the northeast and southwest.

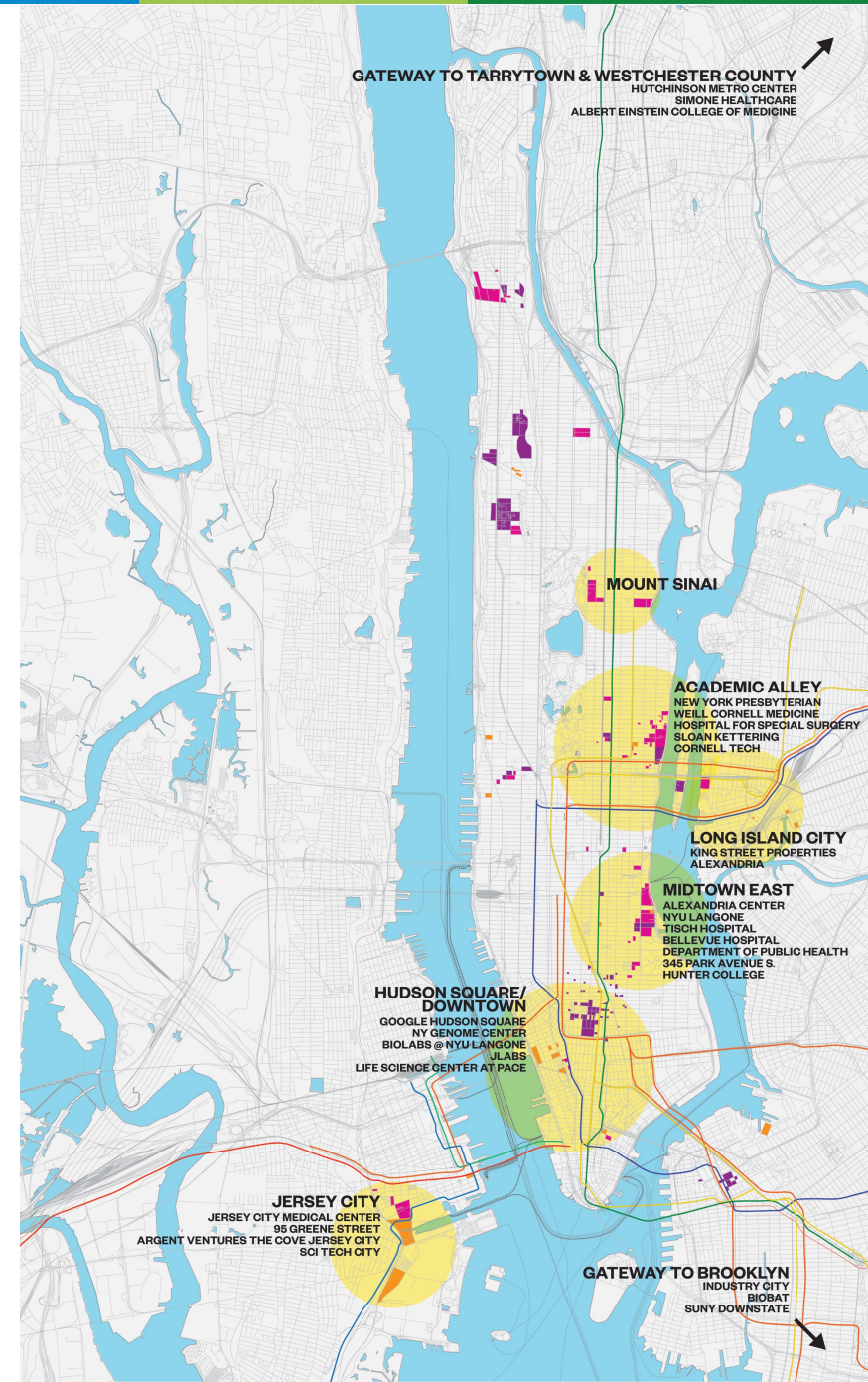
◊ Long Island City

◊ Jersey City



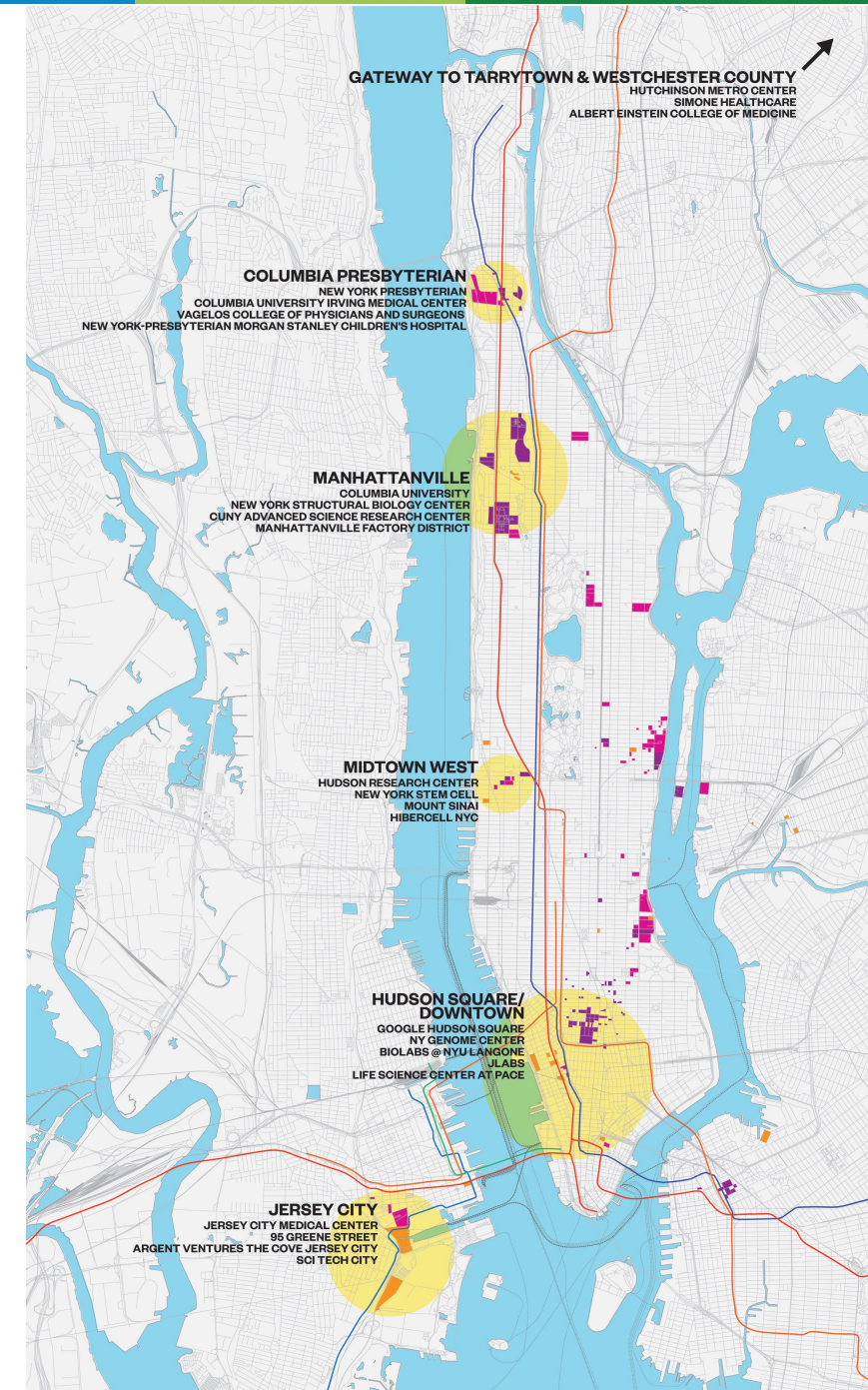
EAST SIDE CORRIDOR

- Mount Sinai
- Academic Alley
- Long Island City
- Midtown East
- Hudson Square
- Brooklyn/ Long Island



WEST SIDE CORRIDOR

- Bronx Hutchinson Metro Center
- Columbia Presbyterian
- Manhattanville
- Midtown West
- Hudson Square
- Jersey City



THANK YOU!

Email us:

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Visit: www.buildsbio.org

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Day 1: London / New York Life Sciences Study Tour: Innolabs

Innolabs offers state of the art lab and office space in the heart of Court Square. This is a life science building created to enable the bright and talented scientists of today to take on the incredibly complex challenges of tomorrow.

- Ed Jaram, King Street Properties



Longfellow is proud to present its first New York site Hatch Life Sciences. Embedded within the diverse cultural fabric of Long Island City, Hatch's state-of-the-art lab spaces provide a platform for life sciences companies to propel their innovations to the next level, through collaboration, convenience, and connection.

HATCH —
LIFE SCIENCES

Lab

Office



Move In July



The Building
Amenity Space



Area Map and Site Plan for SPARC Kips Bay

– New York City Economic Development Corporation (NYCEDC)



THANK YOU!

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Day 2: London / New York Life Sciences Study Tour

June 20th – June 22nd

THANK YOU TO OUR FOUNDING MEMBERS



THANK YOU TO OUR CORPORATE MEMBERS

CORPORATE MEMBERS



THANK YOU TO OUR SPONSORS

AECOM


A R C
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 labs

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London / New York Life Sciences Study Tour: Manhattanville Factory District

- Scott Metzner, The Janus Property Company
- Jerry Salama, The Janus Property Company
- Chrisha Nario, Harlem Biospace
- Brian Aronne, Hunter Roberts Construction Group
- Andrew Wooten, The City College of New York

London / New York Life Sciences Study Tour: Hudson Research Center / 125 West End Avenue

- Matt Weir, Elevate Research Properties
- Matthew Malone, Elevate Research Properties
- Jonathan Schifrin, CBRE

HUDSON RESEARCH CENTER: Located at 619 West 54th Street, this 322,000 square-foot mixed-use building has a rich history. Originally constructed in 1930 as a film-editing house for Warner Brothers Pictures, it has been transformed into the thriving Hudson Research Center.

125 WEST END AVENUE: Situated at 125 West End Avenue, this 8-story, 400,000-square-foot building holds great promise for the life sciences industry. Formerly built by the Chrysler Motor Company, it is undergoing a remarkable transformation into a cutting-edge research and laboratory complex.

ELEVATE
RESEARCH PROPERTIES

TACONIC
PARTNERS



ELEVATE
RESEARCH PROPERTIES

TACONIC
PARTNERS

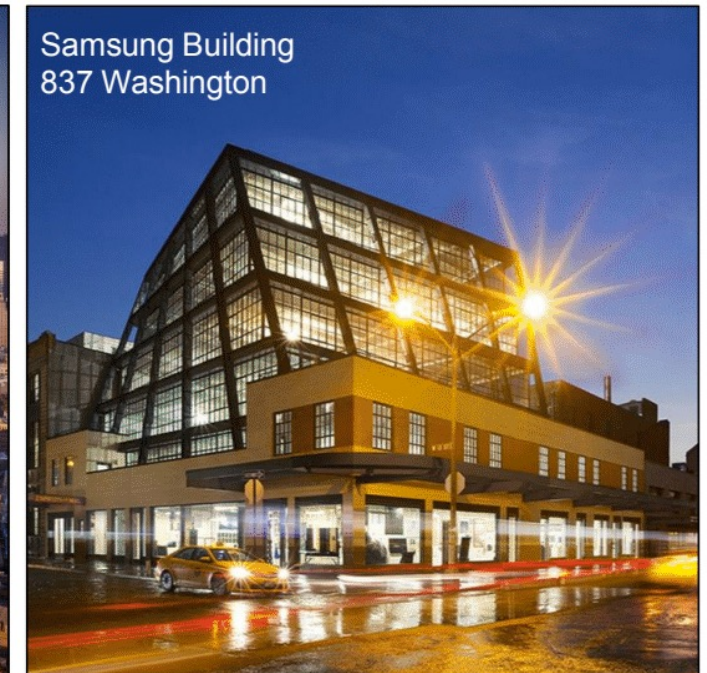
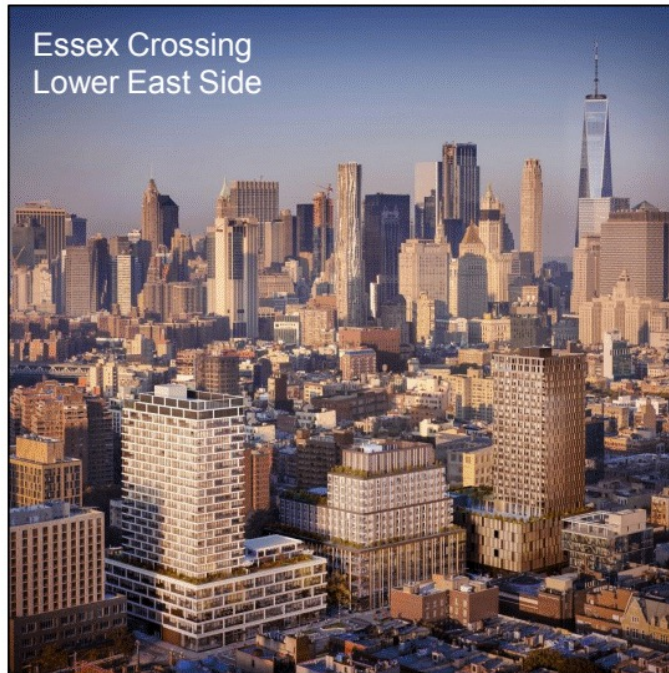
TACONIC PARTNERS

Founded in 1997

Vertically integrated owner, operator, and developer

Developed, redeveloped, and repositioned over 12m square feet of office, mixed-use, and retail space, and over 6,500 units of for-sale and multifamily housing

Deep expertise in operating and developing mission-critical and flagship facilities for telecom, data-center, life sciences, TAMl, and FIRE tenants, including:



Elevate is a wholly-owned subsidiary of Taconic Partners and is responsible for all activities in the life science portfolio including **acquisitions, debt and equity capital markets, design, development and construction, leasing, tenant community engagement, operations, and property management.**

- 3 Projects in various stages of operations & development
 - ~900,000 SF
 - ~\$1.2 Billion In total cost capitalization
- 1 Pipeline Project (Kips Bay)
 - ~550,000 SF (200,000 SF pre-leased)
 - ~\$850 Million in total cost capitalization
- Total: ~1.4 Million SF, ~\$2 Billion in total cost capitalization

Seeking to grow the portfolio in NYC as well as expand into further core east coast markets



Core Competencies

Operational Pillars

Acquisitions &
Capital Markets

Tenant
Engagement

Lab Design &
Construction

Facility
Operations

Asset
Management

- **Proven track record** of real estate development and operations including mission critical facilities over three decades
- Experienced with **design and construction** of facilities with robust infrastructure needs
- Understand the **special needs and nuances** of life science tenants with flexible requirements
- Differentiated Focus:
 - Injecting **character and thoughtful design** based on our own brand ethos to make each project unique
 - **Ecosystem** building – from unique amenity spaces to events and programming (HRC – The Mix)
 - Cognizant of **Sustainability**
 - Proprietary plug-and-play system for tenant **pre-built spaces**

Company Approach

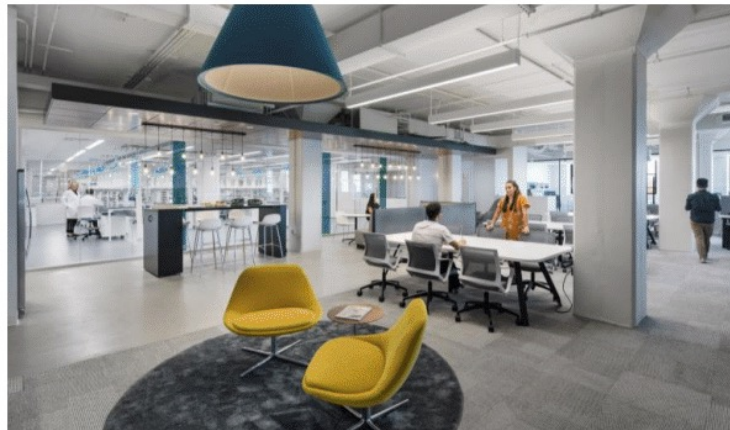
“Pure Play” focus on life sciences

Full suite of services includes market selection, sourcing, comprehensive due diligence, and financial analysis

Well positioned to respond to RFPs given historical successes navigating complex public/private partnerships (Essex Crossing, Kips Bay)

Underwriting over 1.3 million square feet of life science transactions across the east coast

Focused on redevelopment & ground up construction projects in New York City and Philadelphia and other strategic hub markets



HUDSON RESEARCH CENTER @ 619 W 54th Street

SIZE: 322,000 SF

LOCATION: W 54th Street & 11th Avenue

FLOORPLATES: ~32,000 SF

IDEAL FOR: Tenants seeking move-in-ready, plug and play lab space

STATUS: Final Lease Up

UNIQUE FEATURE: One of the first commercial pre-built labs in NYC (outside Alexandria)



NYSCF
The New York
Stem Cell Foundation



HiberCell



TACONIC PARTNERS **ELEVATE** RESEARCH PROPERTIES

West End Labs @ 125 West End Ave

SIZE: 400,000 SF

LOCATION: 65th Street & West End Avenue

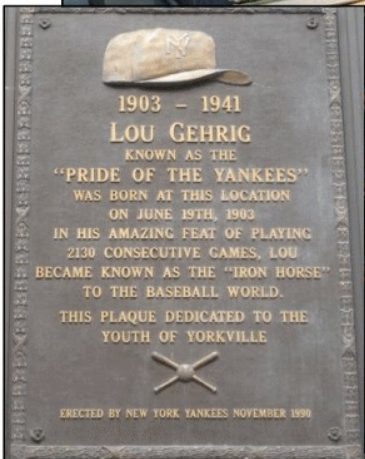
FLOORPLATES: ~54,000 SF

IDEAL FOR: All Life Science Tenants,
Incubators to Large Anchor Users

STATUS: Under Redevelopment,
estimated completion June 2023

UNIQUE FEATURE: Helix auto ramp
converted into amenity spaces





Iron Horse Labs @ 309 E 94th Street

SIZE: ~180,000 SF, As Completed

LOCATION: Upper East Side, steps from
96th Street Q Train Express Stop

IDEAL FOR: Large Institutions/Users for a
Flagship Location

STATUS: Demolition & construction

UNIQUE FEATURE: ~19K SF of drive-in,
high-bay specialty research space & 2nd
Floor SRF

TACONIC
PARTNERS

ELEVATE
RESEARCH PROPERTIES



Kips Bay Development

SIZE: ~550,000 SF, As Completed

LOCATION: 1st Avenue, Downtown

TENANT MIX: Anchored by a major academic institution, but will include tenants of all sizes

STATUS: RFP Award in final stages

UNIQUE FEATURE: Adjacent to the 1.5 million square foot NYC SPARC life science hub



TACONIC DEVELOPMENT ADVISORS

Development advisory group of Taconic Partners focused on **acquisition, planning, and delivery** of real estate projects on behalf of owner-operators, institutions, and investors.

Services Offered:

Pre-Acquisition Due Diligence

Site Selection Planning

Deal Structuring & Capital Advisory

Development & Construction Advisory

Project Management

Strategic Planning



Confidential Philadelphia Life Science Project

- Initially evaluated as Potential Acquisition for Elevate Research Properties
- TDA Engaged to Study Potential of Life Science Development
- Completed feasibility study scope which included four months of diligence followed by a formal report
- Deliverable included an architectural study, initial hard & soft cost budget, and proposed development schedule
- Project risks included Historic Building Status Designation, maintaining existing plant & loading requirements, and disruption to existing building tenants



west end labs[®]

New York, NY

<https://www.dropbox.com/scl/fi/9fdh3v1pst3kgc83xhfv3/Builds-Bio-Presentation-Slides-FINAL.pptx?dl=0&rlkey=yomiyeve6dpsplotey5c4o8ze>

TACONIC
PARTNERS

ELEVATE
RESEARCH PROPERTIES

west end labs[®]

New York, NY



TACONIC
PARTNERS

ELEVATE
RESEARCH PROPERTIES

west end labs[®]

125 West End Avenue, New York, NY

wel

established ↗

introduction

designed ↗

building

placed ↗

location

built ↗

availability

led ↗

team

Original Chrysler Facility (1929)

honoring the past

First built in the 1920s as an automotive showroom and repair facility for the Chrysler Corporation, 125 West End Avenue is being redeveloped as West End Labs (WEL) – a state-of-the-art research and development hub, purpose-built for a new generation of scientific discoveries and achievements.

wel
established



building the future

WEL embraces its industrial roots by retaining integral components of its existing structure that will now support and parallel the needs of the life science industry. Once designed to move and repair cars, the reinforced concrete structure and original automotive helix will now move ideas through a new physical and cultural framework while reimagining the look, feel, and systems needed for cutting edge R&D.

At WEL, what was old is new again.

wel
establi
shed

driving discovery

an engine
for innovation

WEL provides the chassis and infrastructure of a high-performance research building along with a finely appointed interior of spaces to support a mission-driven community. Designed specifically for those leading discovery, pushing innovation, and creating a brighter tomorrow – all within easy reach of New York's greater life science ecosystem.

+400,000 SF

delivered spring 2023

+ParkWEL

landscaped rooftop terrace with
Hudson River views

**+best-in-class
systems**

state-of-the-art building infrastructure for
modern laboratory operations

+ConnectWEL

300-person, state-of-the-art conference
& event center designed with Convene

+54,000 RSF

the largest available lab floor plates in NYC

+the Helix

a former automotive ramp redesigned as
inspiring collaborative work spaces

+energy efficient

cutting edge mechanical systems &
infrastructure, operational on day 1

**+robust loading
& access**

secure & covered multi-bay loading dock,
plus direct access into tenant spaces

wel desig ned

Built for the Chrysler Corporation, WEL embraces its past, but supports a new industry as a state-of-the-art facility that can foster the emergence and growth of life science entities from small companies in early stage development and funding to large scale research institutions.

400,000 SF
development

designed to support the complete life
science growth cycle



wel designed

newly imagined lobby

a signature contemporary look sets the tone for a new entry experience that foretells the story of the facility's design approach



design
wel
ned



ConnectWEL

hold meetings and events of all sizes:
from intimate gatherings and pitches to
large-scale presentations

design
wel
ned



ConnectWEL

300-person conference and events center designed with state-of-the-art facilities including pre-function space, catering kitchen, and audiovisual support systems

wel
design
ned



ParkWEL

roof terrace with generous gathering
spaces and Hudson River views

wel placed

cornerstone of the west side life science cluster

riverside park south



dewitt clinton park



waterline square



hudson research center



mount sinai west



nyc life science ecosystem

● academic & medical institutions

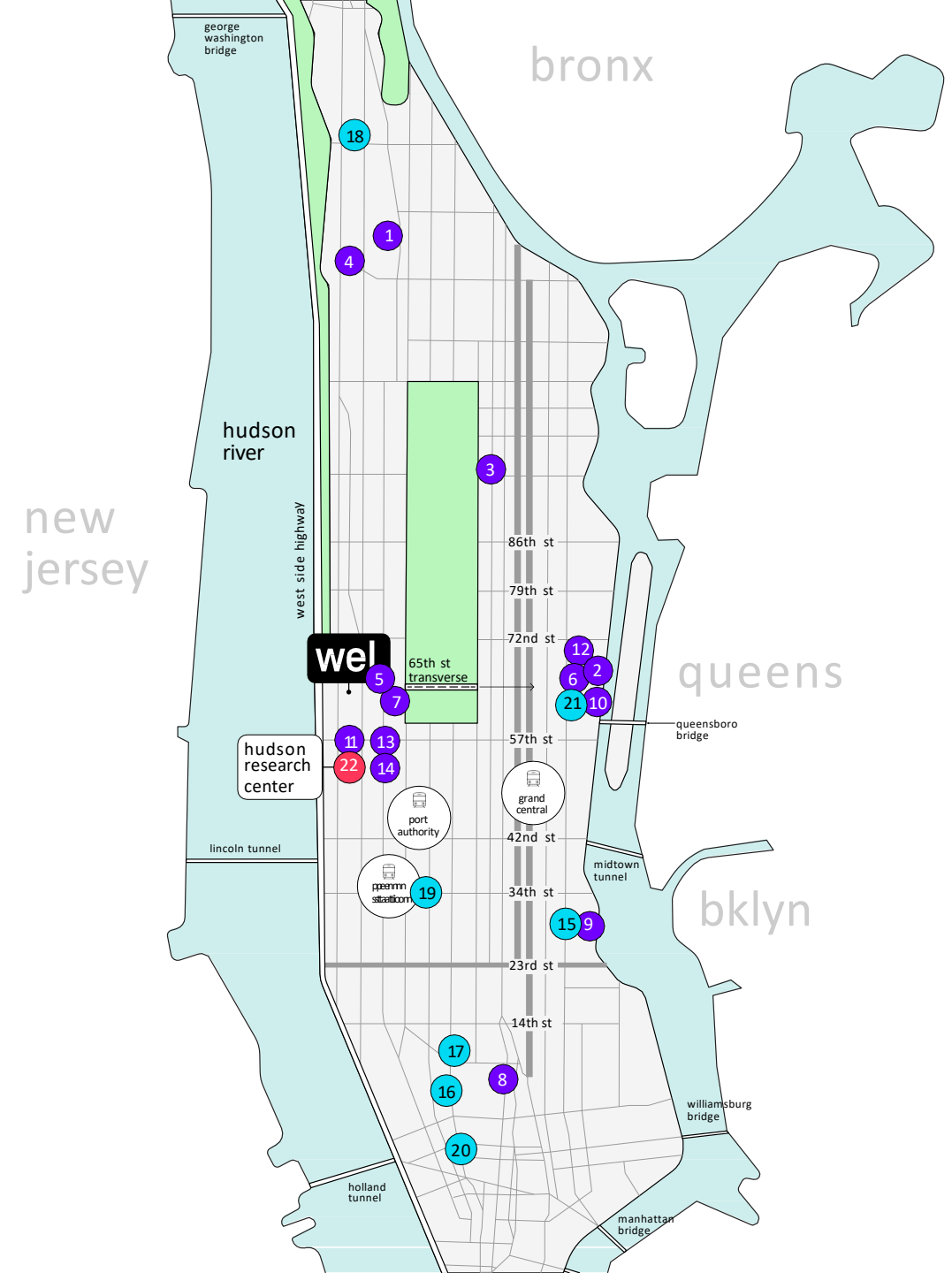
1. CUNY Advanced Science Research Center
2. Hospital for Special Surgery
3. Icahn School of Medicine at Mount Sinai
4. Jerome L. Greene Science Center
5. New York Institute of Technology
6. Memorial Sloan Kettering
7. Mount Sinai West
8. NYU Center for Genomics and Systems Biology
9. NYU Langone
10. The Rockefeller University
11. Tisch MS Research Center of New York
12. Weill Cornell Medicine - Belfer Research Building
13. Icahn School of Medicine Genomic and Neurologic Research Facility
14. Mount Sinai Ambulatory Center for Spine and Joint and Breast Surgery

● incubators

15. Alexandria LaunchLabs NYC
16. BioLabs @ NYU Langone
17. Columbia Startup Lab (CSL)
18. Harlem Biospace
19. IndieBio NY
20. JLABS @ NYC
21. Tri-i TDI Incubator @ Rockefeller University

● hudson research center

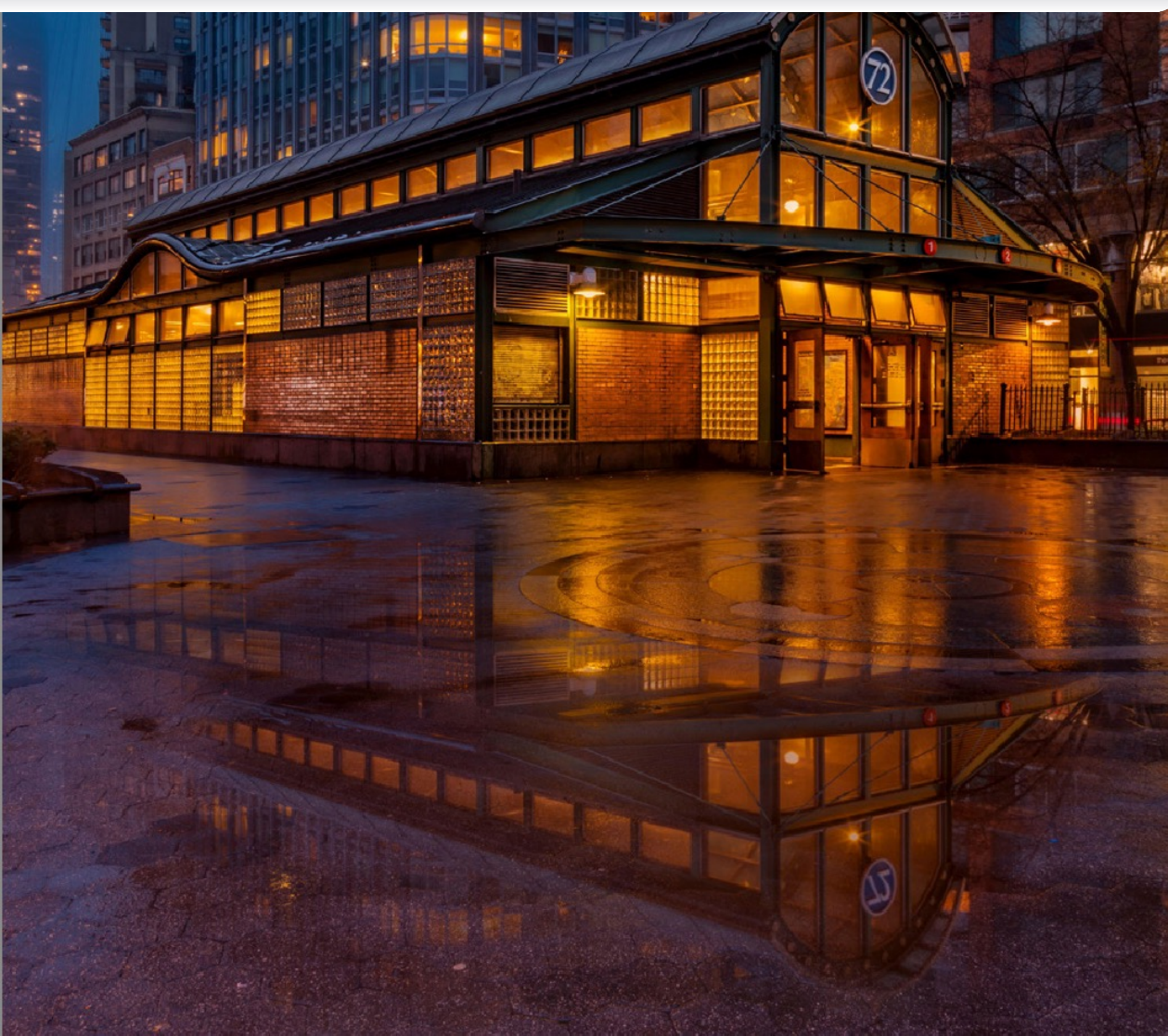
- 22. New York Stem Cell Foundation
- C16 Biosciences
- HiberCell
- Rensselaer Polytechnic Institute



wel placed

—— convenient access to manhattan, long island, new jersey, & westchester

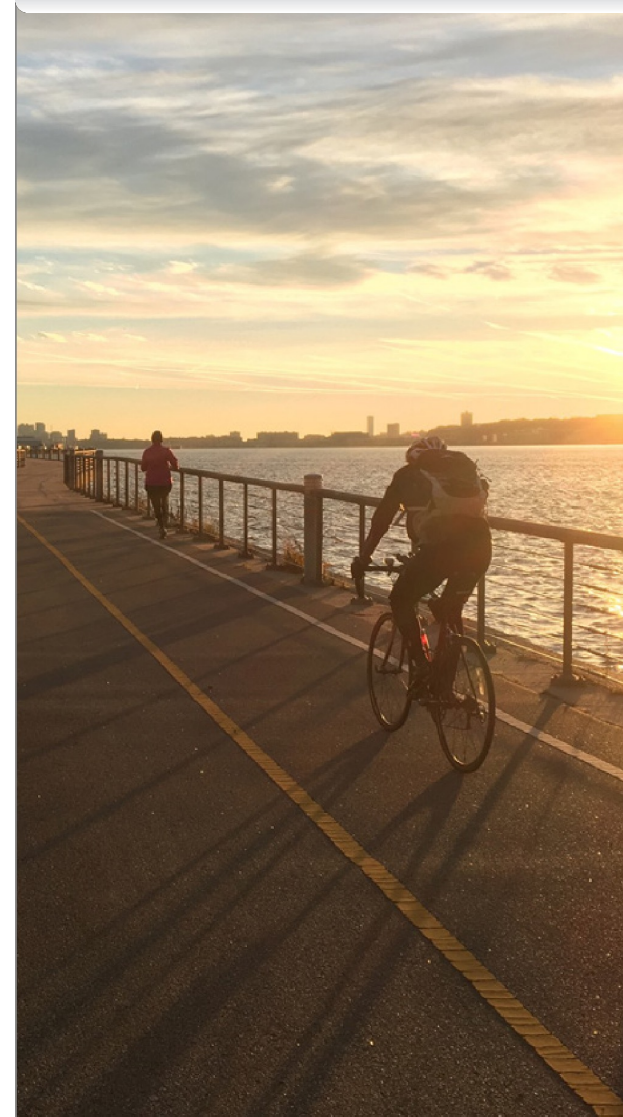
72nd street subway station



65th st transverse through central park



manhattan greenway bike trail



moynihan train hall at penn station



wel⁺ placed access & transportation

+1 train

subway stop at Lincoln Center

+central park transverse

quick access to the east side life science cluster via 65th street

+10 min walk

Hudson Research Center,
Mt. Sinai West Campus,
Central Park & Columbus Circle
shopping & subway hub

+citibike access

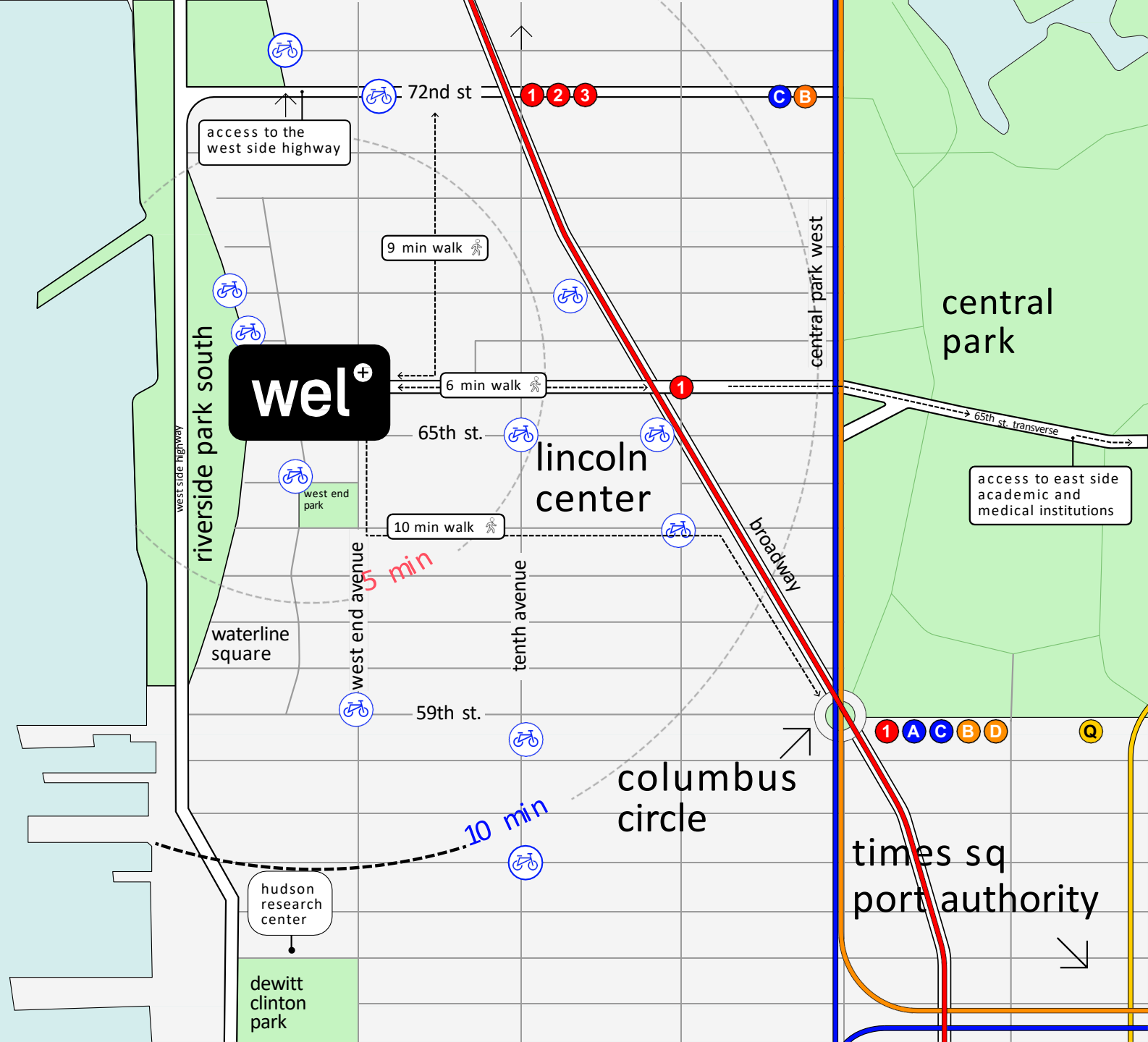
8 stations within 2 blocks

+west side highway access

allowing easy commutes from New
Jersey & Westchester

+multiple parks within 1/2 mile

including newly renovated
Riverside Park South



wel placed

thriving & dynamic lincoln center neighborhood

the shops at columbus circle



metropolitan opera house at lincoln center



apple store at 72nd street
& broadway



the beacon theater on the upper west side



riverside park south



neighborhood points of interest

food & beverage

1. Waterline Square

- Empellón Taqueria
- Harry's Table by Cipriani
- Bellini at Harry's Table

- Harry's Market at Harry's Table
- Somm Wine & Spirits

2. Cafe Luxembourg

3. P.J. Clarke's

4. Vin Sur Vingt Wine Bar

5. Friedman's

cafés

1. White Noise Coffee Co.

2. Blu Café

3. Starbucks

shopping

1. Apple

2. The Shops at Columbus Circle:

- Coach
- H&M
- J. Crew
- Jo Malone
- Lululemon
- Sephora
- TUMI
- Williams Sonoma

fitness

1. Central Rock Gym

2. Barry's UWS

3. Equinox

culture

1. Lincoln Center & Metropolitan Opera House

2. Pier i Café

3. Terminal 5

4. Beacon Theatre

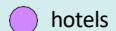
grocery

1. Brooklyn Fare

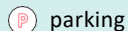
2. Morton Williams

3. Trader Joe's

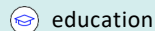
4. Whole Foods at Columbus Circle



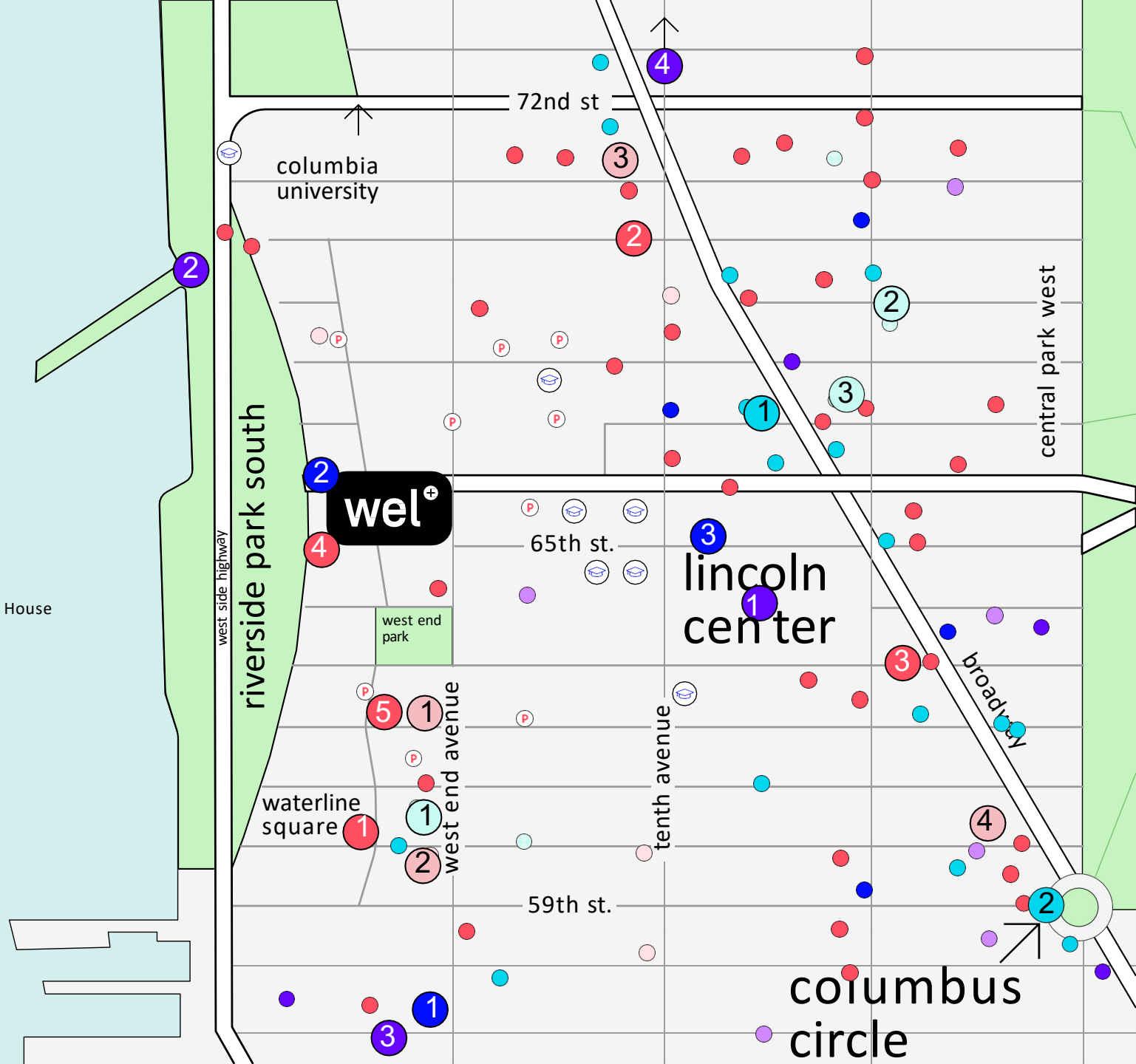
hotels

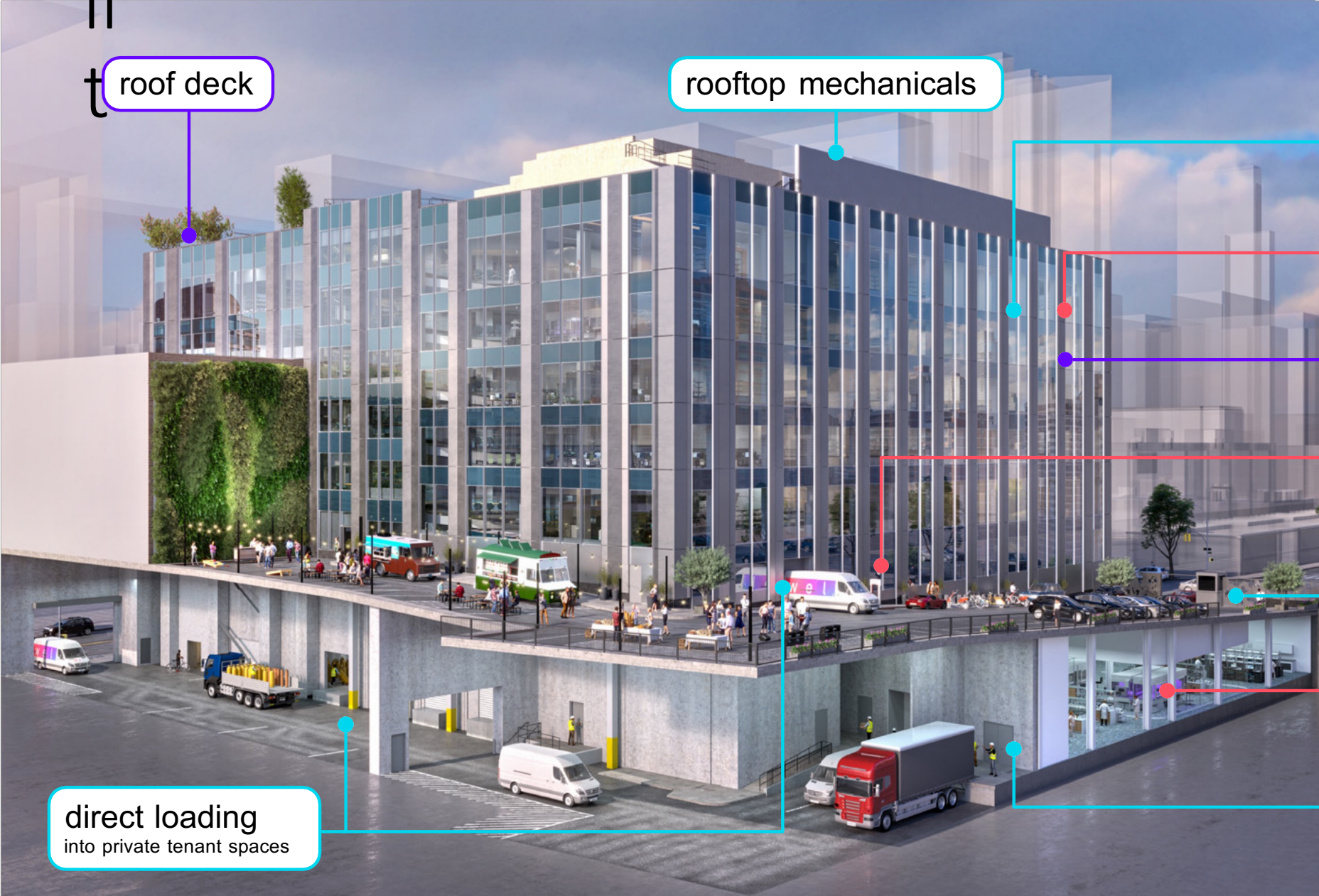


parking



education





roof deck

rooftop mechanicals

new high-performing
curtain wall facade

150-250 lbs/sf
floor loads

24'-33'
center column spacing

EV charging station

secure private parking

tenant space
for specialty lab use

robust building
loading facility

direct loading
into private tenant spaces



expansive floor plates

the largest lab floor plates in New York City at 54,000 SF enable companies of every scale to find a home in WEL



lab-ready floors

robust infrastructure to support multi-disciplinary research in wet and dry labs



the Helix

a vestige of its automotive past, the Helix has been reimagined as inspiring collaborative space

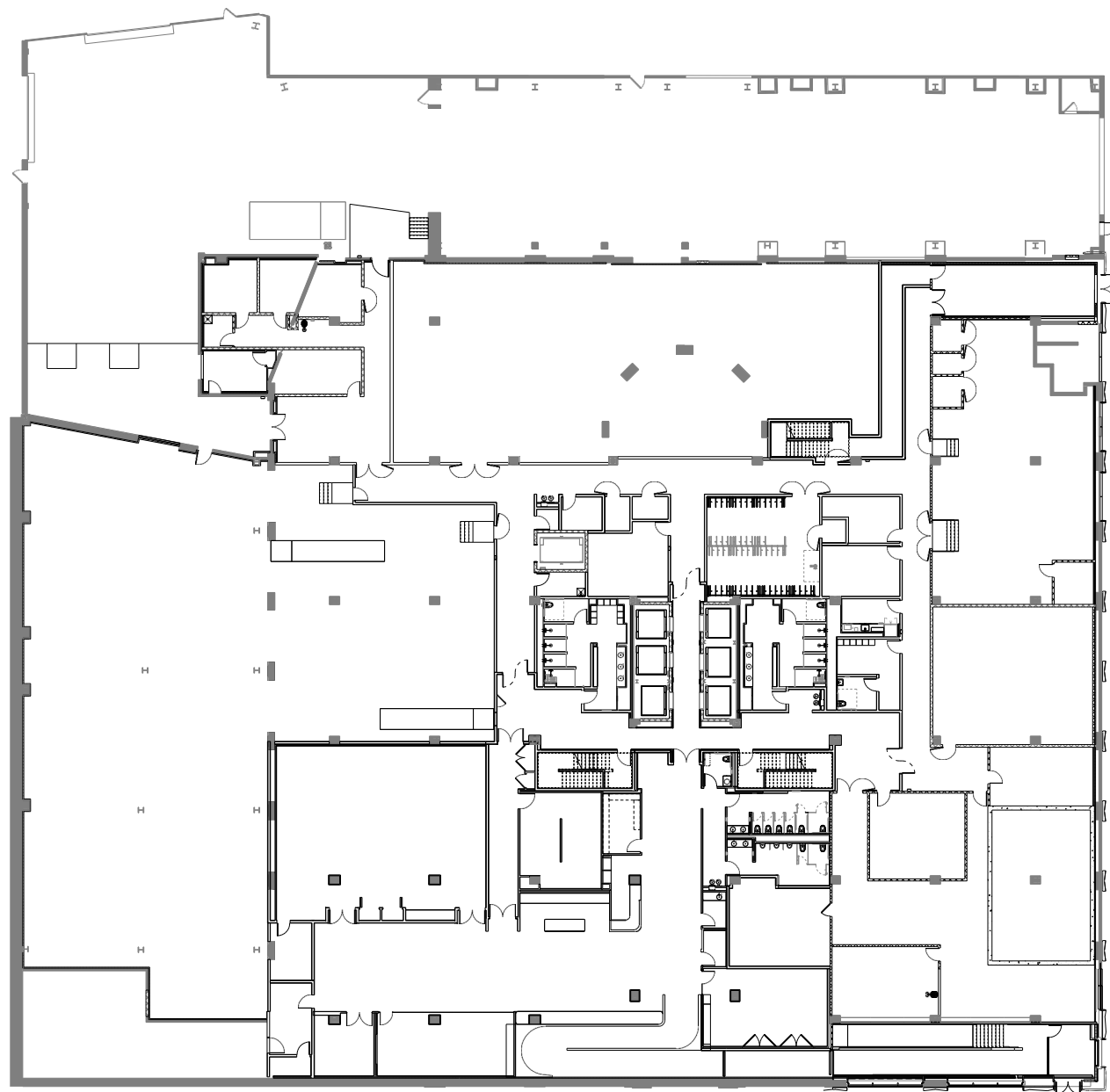
u
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the Helix

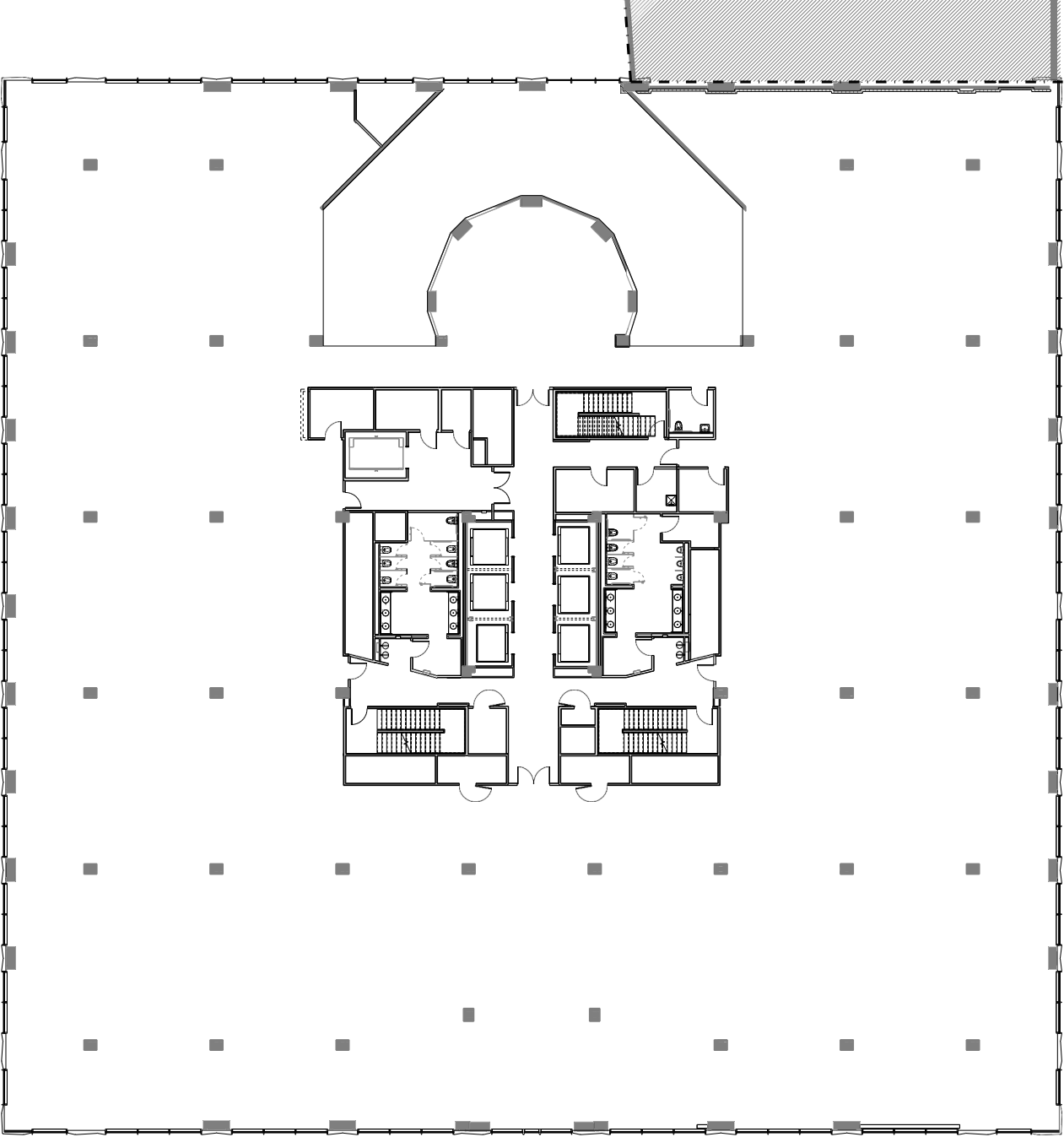
a vestige of its automotive past, the Helix has been reimagined as inspiring collaborative space

cellar
core & shell



level 4-7
core & shell

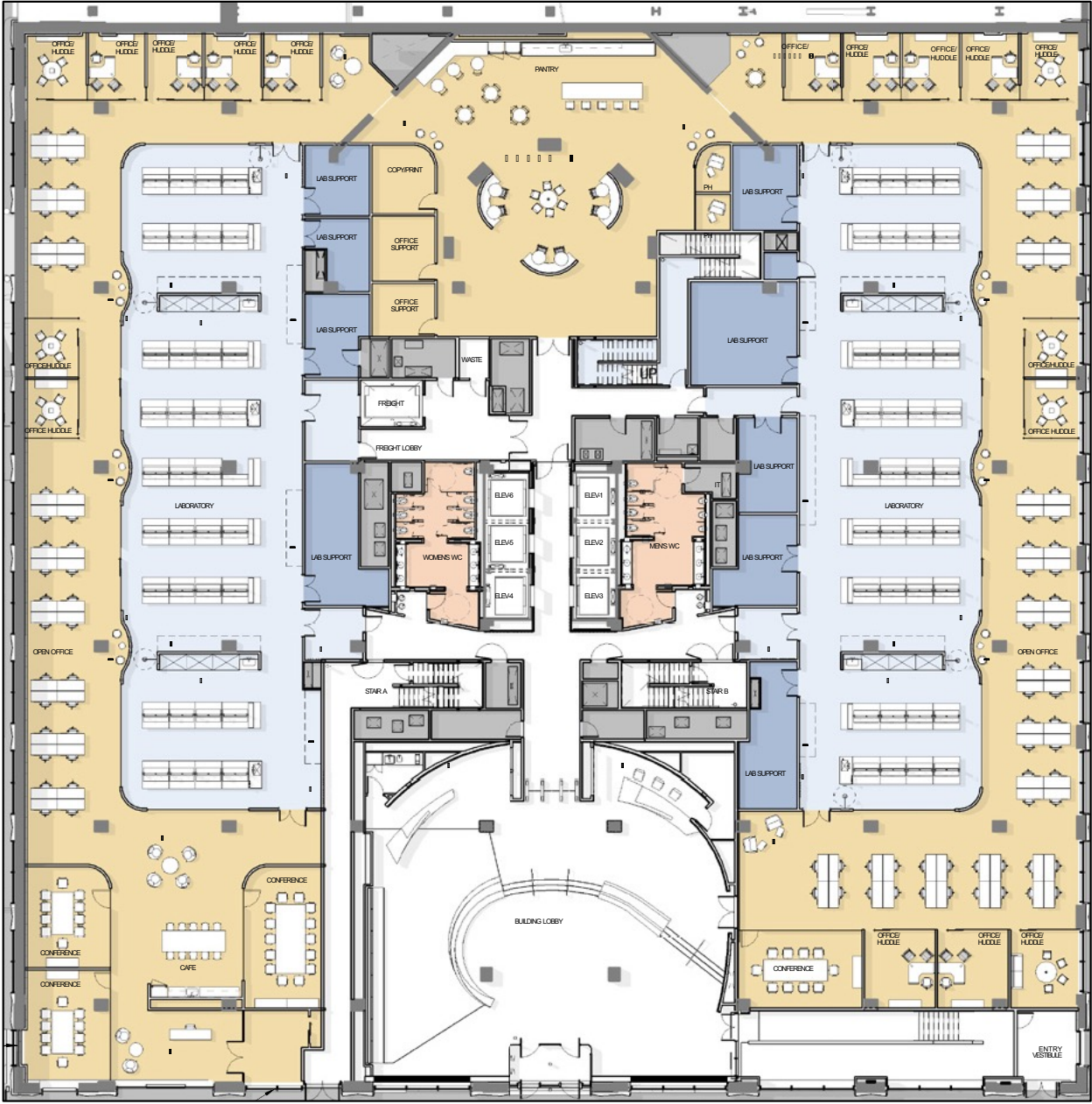
54,000 RSF



level 1
single tenant

43,000 RSF

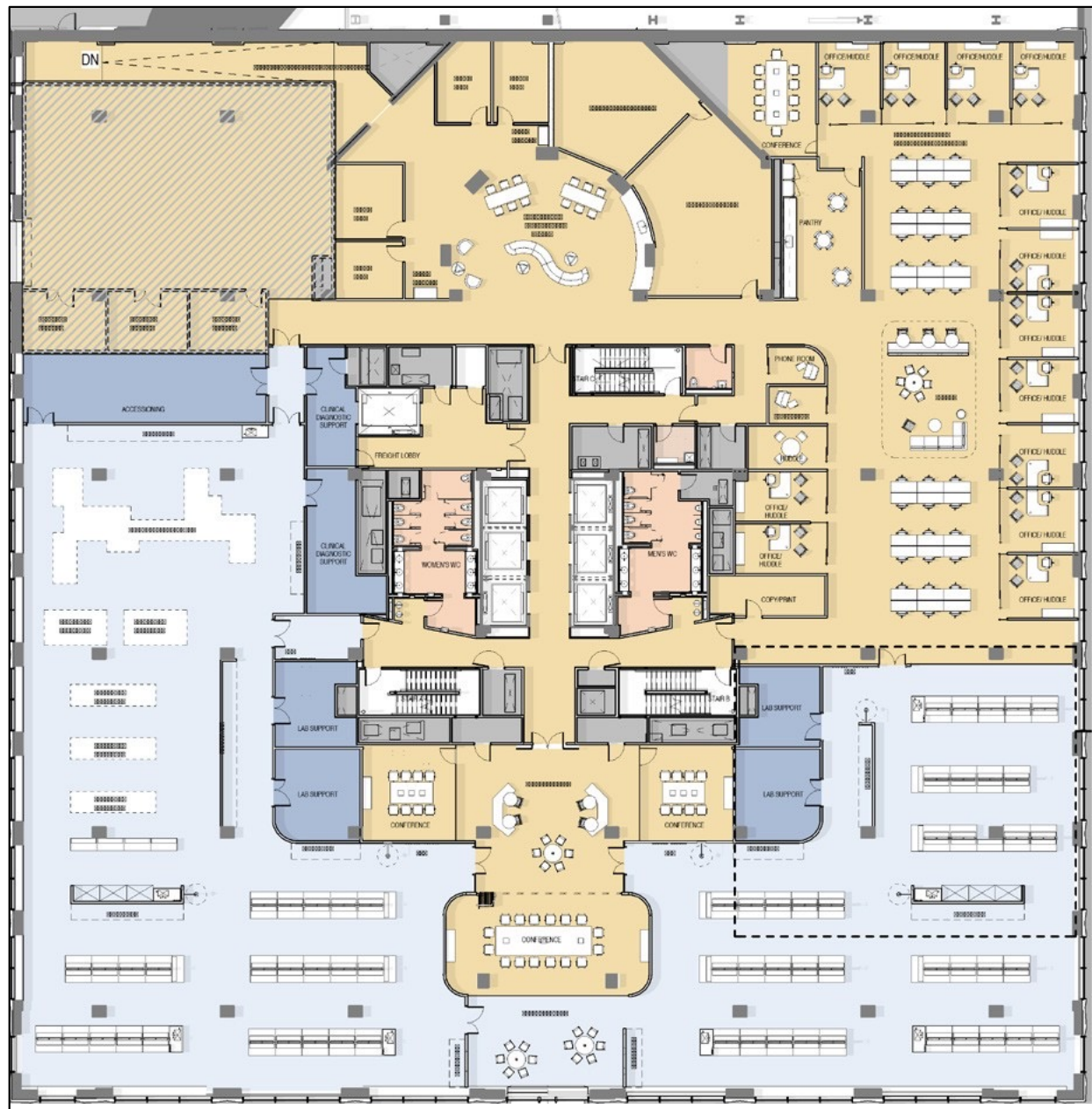
- Bathrooms
- Labs
- Lab Support
- Office/Amenity



level 2 single tenant with direct loading

54,000 RSF

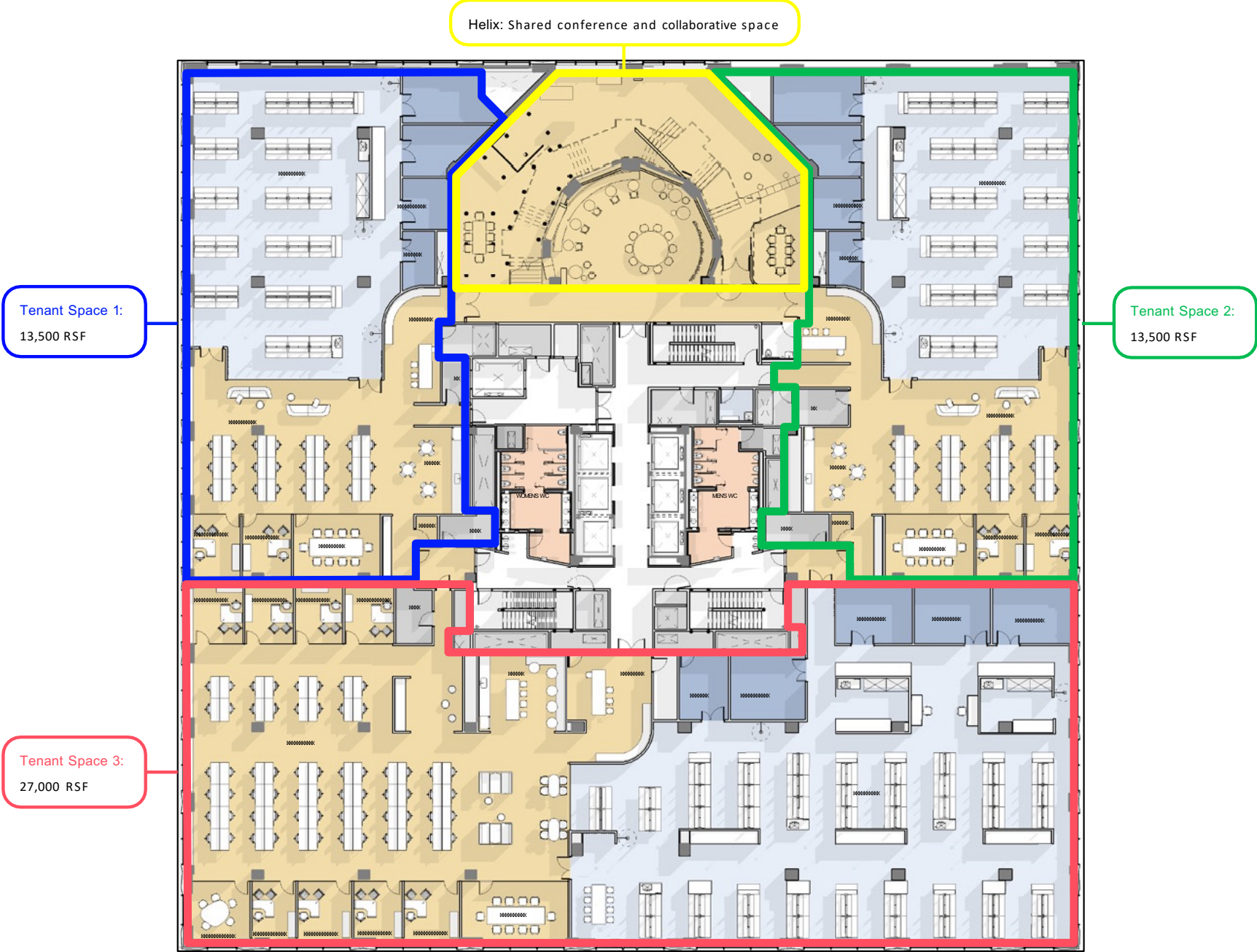
- Bathrooms
- Labs
- Lab Support
- Office/Amenity



Alternate option clean room (ISO 7)

level 3 pre-build 3 tenants

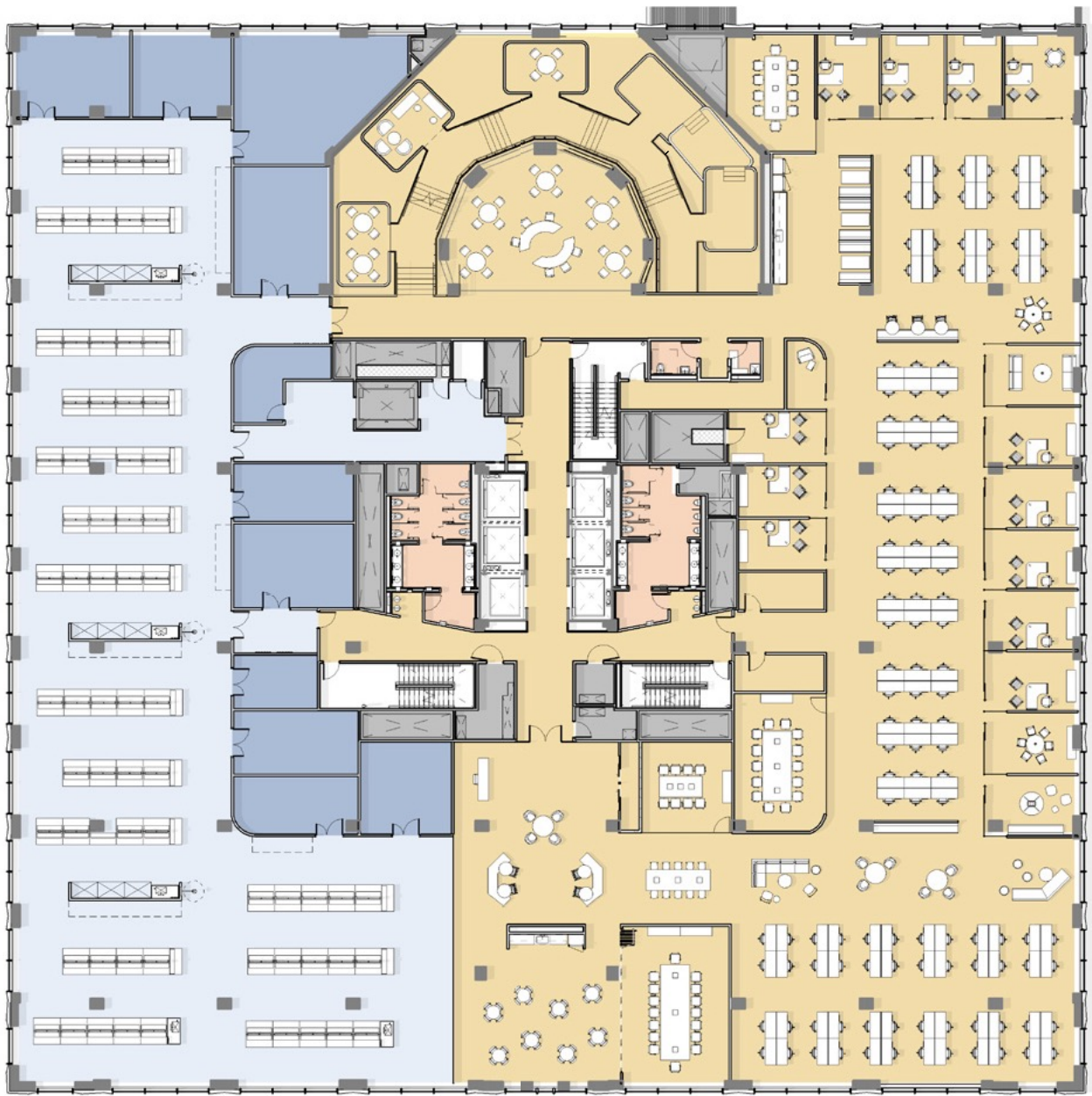
- Bathrooms
- Labs
- Lab Support
- Office/Amenity



levels 4-7
single tenant

54,000 RSF

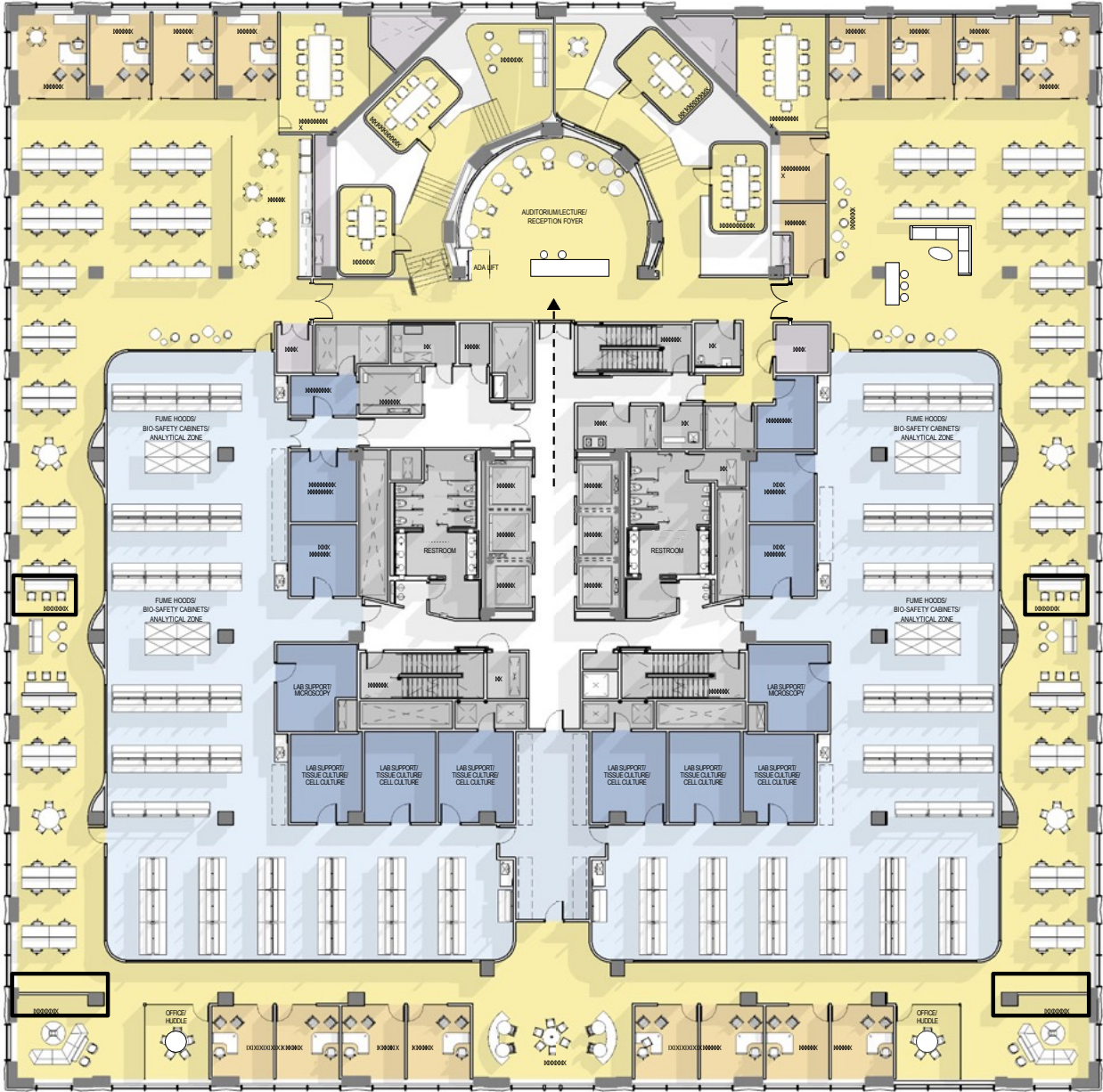
- Bathrooms
- Labs
- Lab Support
- Office/Amenity



levels 4-7
single tenant,
dual labs

54,000 RSF

- Bathrooms
- Labs
- Lab Support
- Office/Amenity



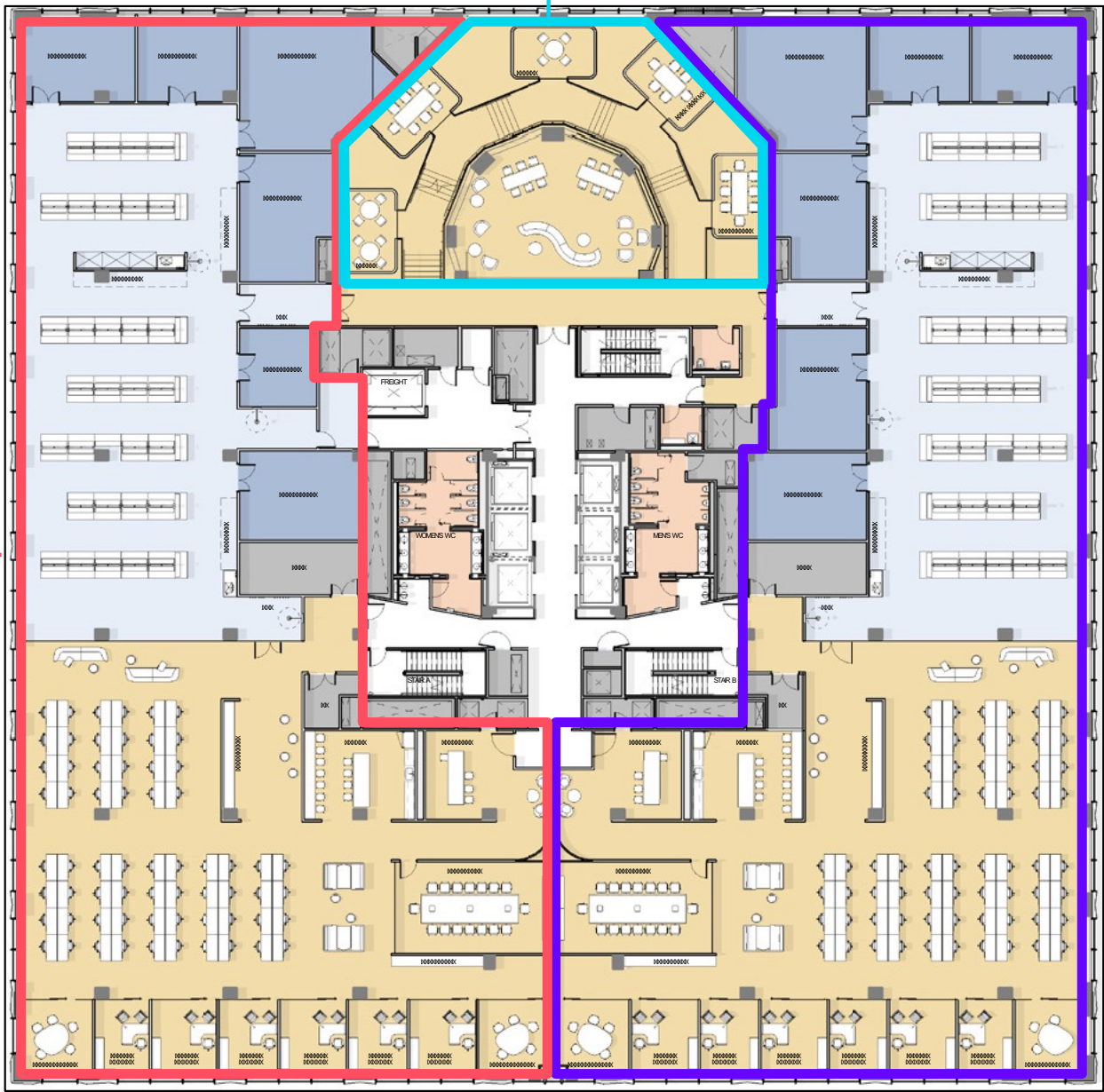
levels 4-7
two tenants

- Bathrooms
- Labs
- Lab Support
- Office/Amenity

Tenant Space 1:
Levels 4-7: 27,000 RSF

Tenant Space 2:
Levels 4-7: 27,000 RSF

Helix: Shared conference and collaborative space

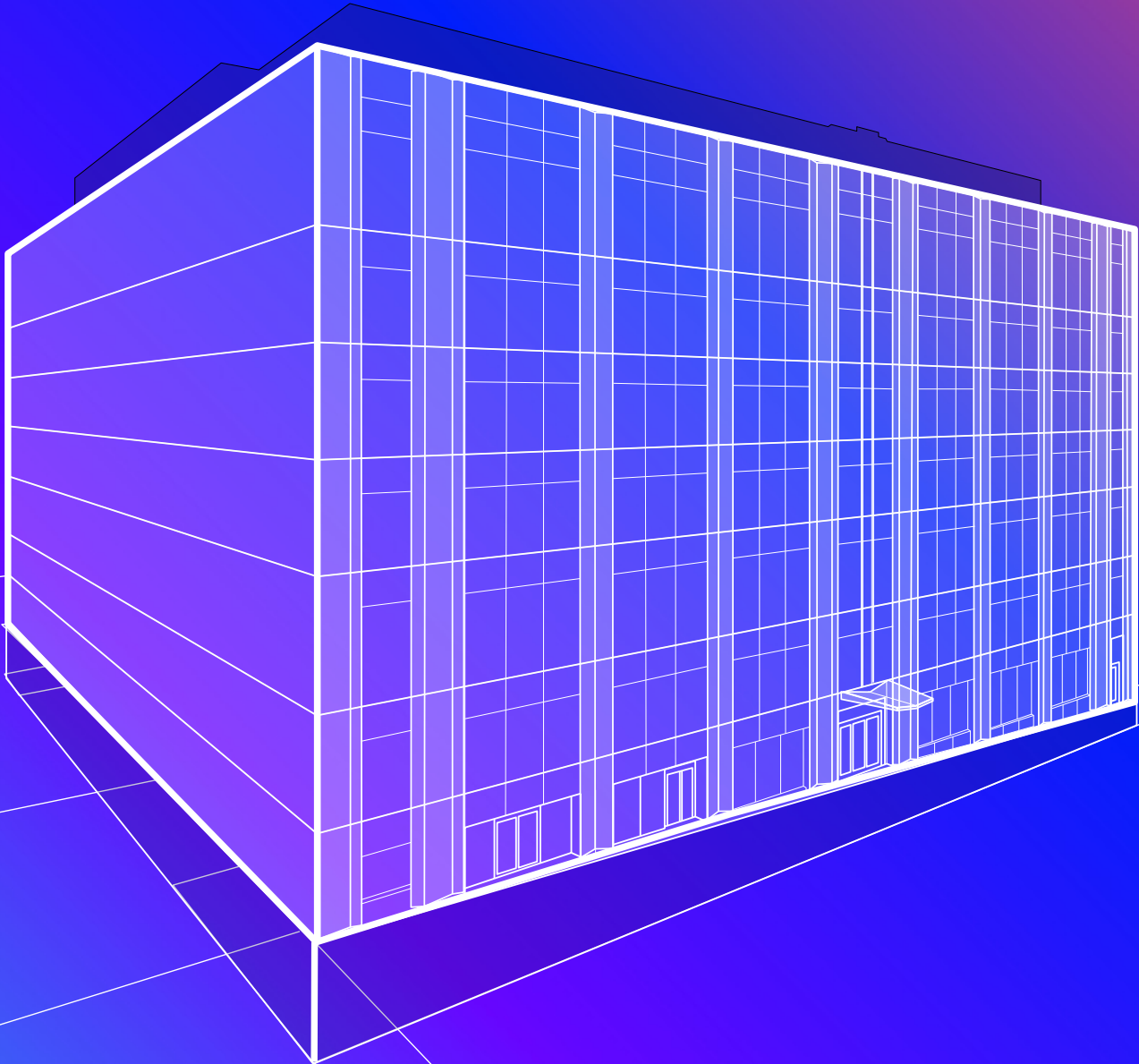




availability

Level	Rentable Floor Area	Ceiling Height
Level 6	54,000 RSF	16'
Level 5	54,000 RSF	13'3"
Level 4	54,000 RSF	13'3"
Level 3	54,000 RSF	15'9"
Level 2	54,000 RSF	13'6"
Level 1	54,000 RSF	15'9"
Level 0	54,000 RSF	13'3"
Lower Level	24,000 RSF	16'
Level 7	54,000 RSF	15'9"

*square footages are drafted estimates and not guaranteed for the purposes of lease negotiation



- 07 Available
- 06 Available
- 05 Available
- 04 Available
- 03 Available
- 02 Available
- 01 Available
- 00 Storage, Specialty Lab Space, ConnectWEL

u
wel
il

t

hot water plant

condenser water
heat recovery & steam to hot
water converters

tenant generator

3 watts per USF

fume hood exhaust fans

overall design of 10 fume hoods per
floor assuming 800 cubic feet per
minute per fume hood

six (6) 12,000 cubic feet per minute
cannon fans in N+1 configuration

electrical plumbing cooling lab fume hoods heating air supply & exhaust

chiller plant

four (4) 500 ton chillers in N+1
configuration

supply & exhaust risers

50:50 lab to office ratio
2 air changes/hour to office spaces
6 air changes/hour minimum (max. 8)
to labs

fuel oil storage

7,500 gallon tank for 48 hours
of runtime

fume hood shafts

acid neutralization tanks

2,000 gallons

electrical feeds

10 watts per USF (lab)
5 watts per USF (office)



fitwel®

WiredScore
PLATINUM



ELEVATE

RESEARCH PROPERTIES

Elevate Research Properties builds, manages and operates premier life science real estate facilities in strategic core markets. Elevate is a wholly-owned subsidiary of Taconic Partners that will function as a separate division while leveraging certain resources of Taconic. The platform will focus on establishing and growing a strong regional life sciences portfolio and will be responsible for all life science investment activities including acquisitions, debt and equity capital markets, development and construction, leasing, operations, and property management.

TACONIC

PARTNERS

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 and developments in office, retail, telecom, medical, and residential sectors, the company began building a best-in-class life sciences portfolio in 2015 to meet the unmet needs of a rapidly-growing industry.

nuveen

A TIAA Company

Nuveen Real Estate is one of the largest investment managers in the world with \$127 billion of assets under management. Managing a suite of funds and mandates, across both public and private investments, and spanning both debt and equity across diverse geographies and investment styles, we provide access to every aspect of real estate investing. With over 80 years of real estate investing experience and more than 660 employees located across over 25 cities throughout the United States, Europe and Asia Pacific, the platform offers unparalleled geographic reach, which is married with deep sector expertise.

LaSalle

INVESTMENT MANAGEMENT®

LaSalle Investment Management is one of the world's leading real estate investment managers. On a global basis, LaSalle manages more than \$82 billion of assets in private and public real estate property and debt investments as of Q2 2022. The firm's diverse client base includes public and private pension funds, insurance companies, governments, corporations, endowments, and private individuals from across the globe. LaSalle sponsors a complete range of investment vehicles including separate accounts, open- and closed-end funds, public securities, and entity-level investments.



Perkins&Will

architect

The New York Studio of Perkins and Will is a multi-disciplinary design practice focused on a diverse range of projects. At the core is a fundamental belief in the power of design and the potential to improve, inspire, and ultimately transform our lives. The Science+Technology Practice at Perkins and Will has deep expertise in designing world-class research and engineering facilities, as well as large-scale research and innovation districts.

JB&B
JAROS BAUM & BOLLES

engineer

JB&B's rapidly developing life sciences services sector is an expression of the firm's dynamic approach to the possibilities of creative engineering. JB&B has been responsible for the design of over 20 million square feet of life sciences laboratory/research-type facilities, leveraging a seasoned engineering staff with a proven record of innovative design and experience in responding to the unique challenges of life sciences projects with technical expertise and solid professionalism.

we d for leasing

Contact our team for more information

westendlabs.com



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haskell

212.984.8049

evan.haskell@cbre.com

+ matthew
weir

212.220.9945

mweir@tacon.com

+ matthew
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mmalone@tacon.com

THANK YOU!

Email us:

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Day 3: London / New York Life Sciences Study Tour

June 20th – June 22nd

THANK YOU TO OUR FOUNDING MEMBERS



THANK YOU TO OUR CORPORATE MEMBERS

CORPORATE MEMBERS



THANK YOU TO OUR SPONSORS

AECOM


A R C
G R O U P

Precis Advisory

 labs

Agenda

Thursday, 22 June

- 8:00 AM: Breakfast at hotel (FOR LONDON PARTICIPANTS)
- 9:00 AM: Travel to Ennead Architects- 1 World Trade Center, 40th Floor
- 9:45 AM - 10:45 AM: Panel Discussion
- 10:45 AM - 11:15 AM: Conclusion - Next Steps
- 11:15 AM: Light Snacks & Networking

London / New York Life Sciences Study Tour: 1 World Trade Center

- Peter Schubert, Ennead Architects
- Mitchel Simpler, JB&B
- Kyle Kaniecki, Life Sciences and Healthcare, NYCEDC
- John Pennett, EisnerAmper
- Ryan Matenchuk, Galileo Labs

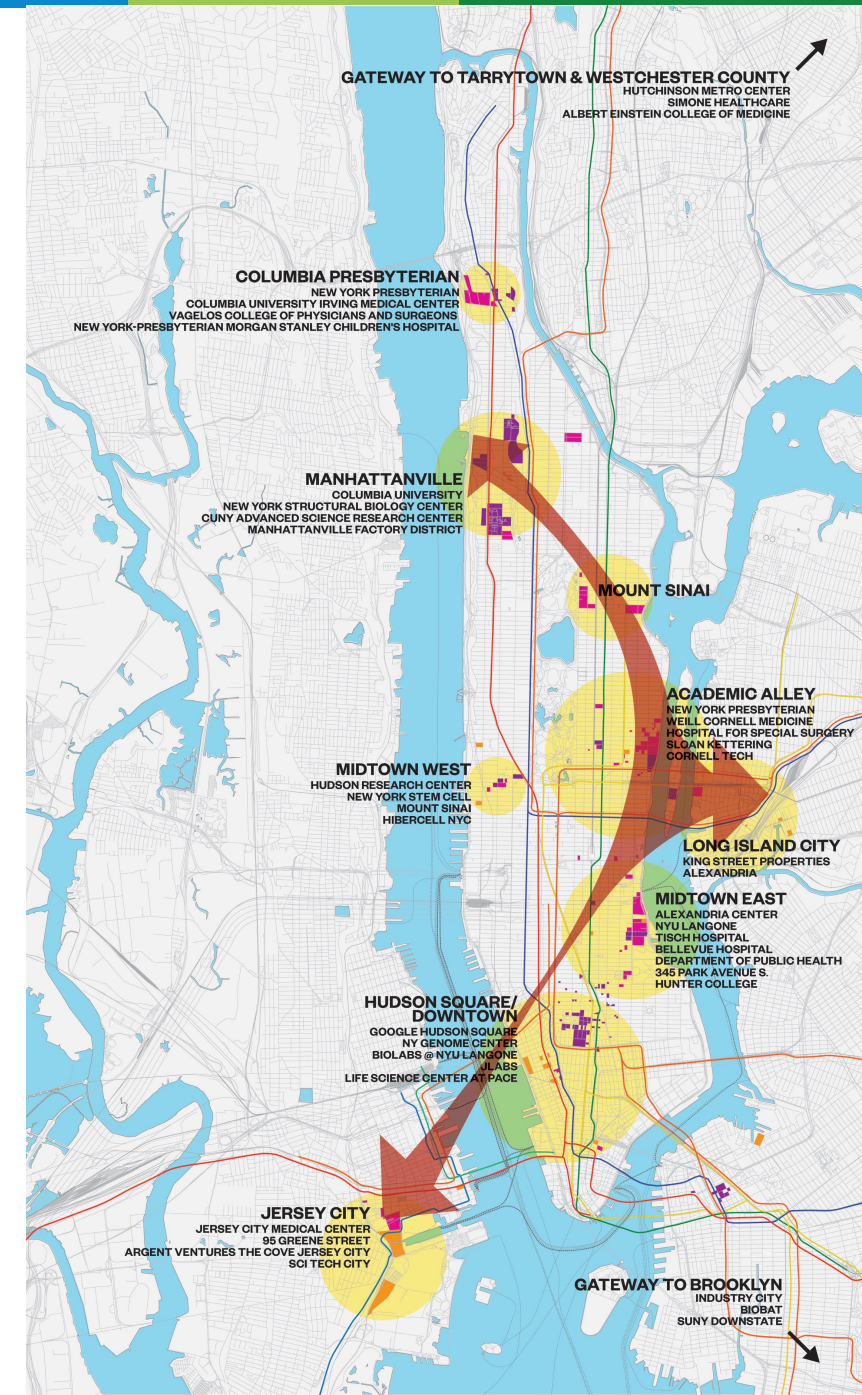


GREATER NEW YORK CITY LIFE SCIENCES

◻ The greater New York City marketplace has a number of subclusters emerging in Manhattan, flanked by two major live/work/play environments in the northeast and southwest.

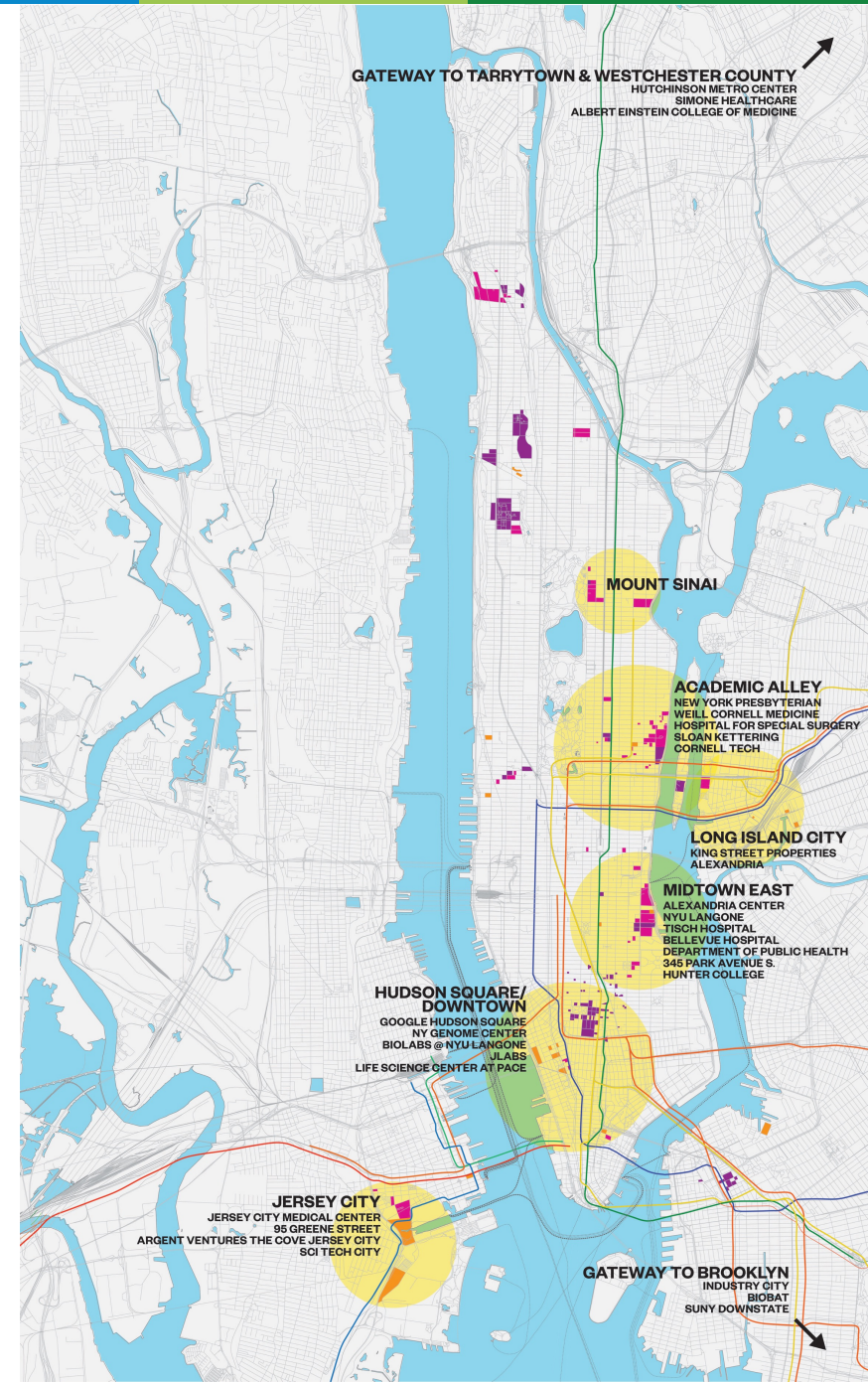
◻ Long Island City

◻ Jersey City



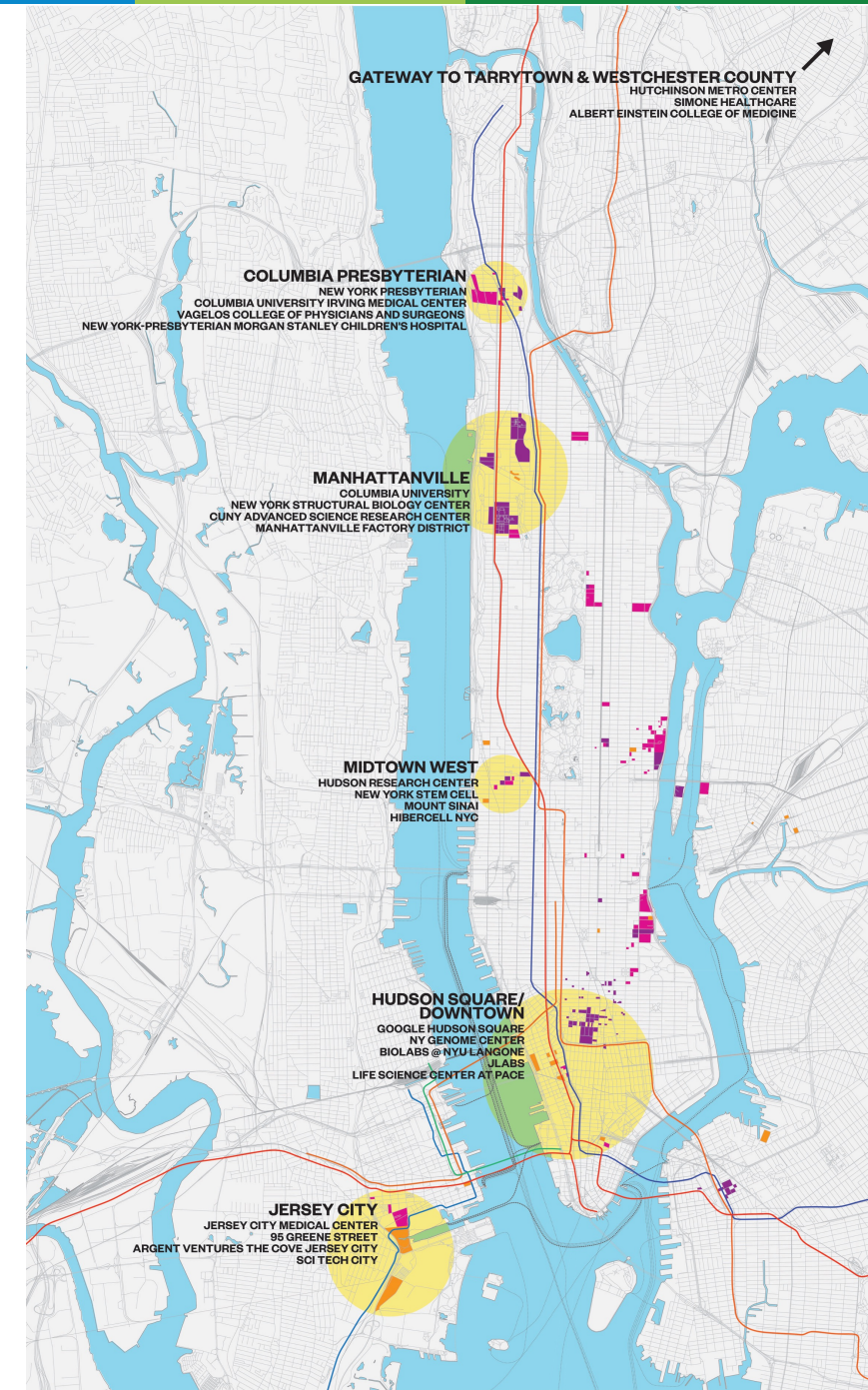
EAST SIDE CORRIDOR

- Mount Sinai
- Academic Alley
- Long Island City
- Midtown East
- Hudson Square
- Brooklyn/ Long Island



WEST SIDE CORRIDOR

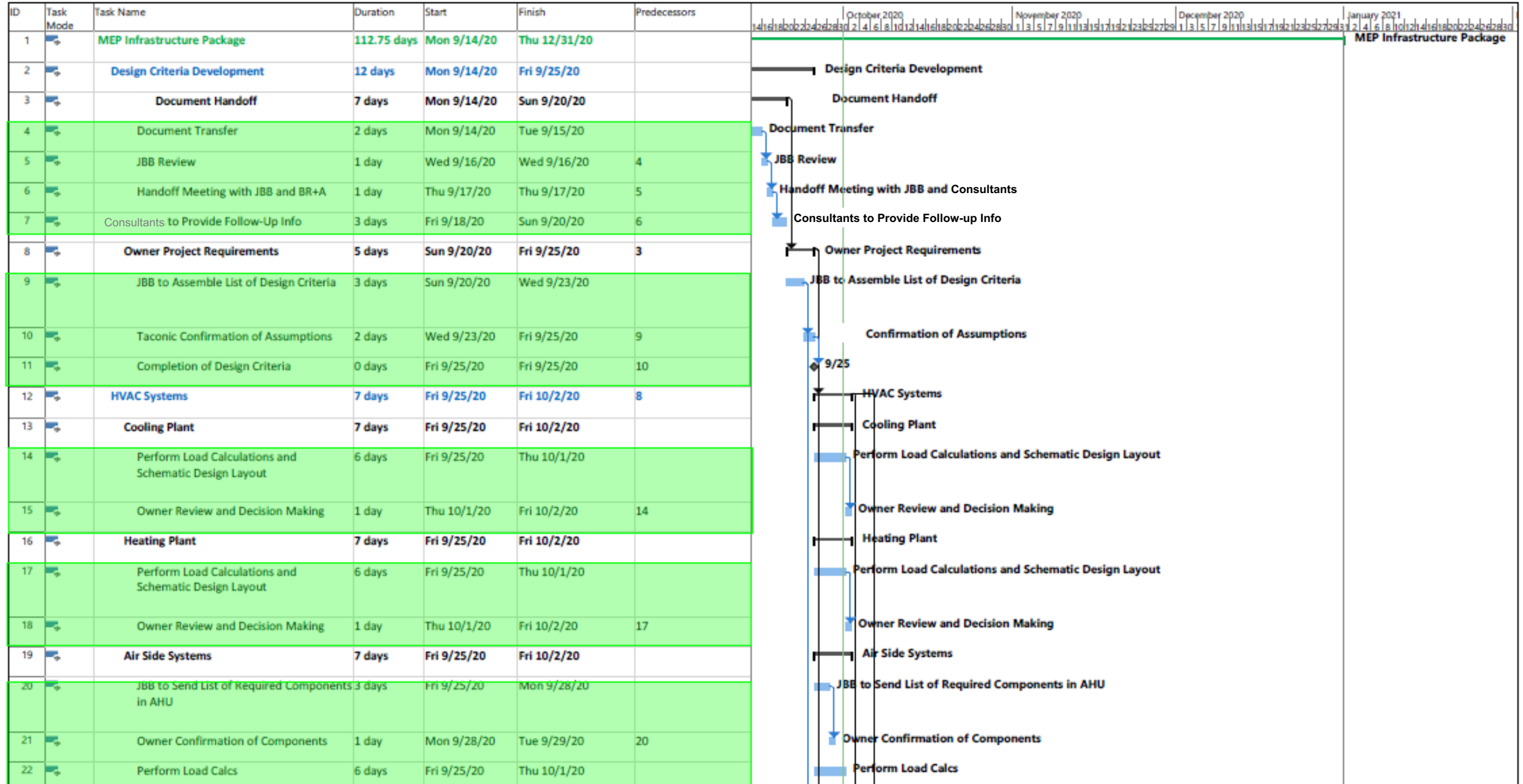
- Bronx Hutchinson Metro Center
- Columbia Presbyterian
- Manhattanville
- Midtown West
- Hudson Square
- Jersey City



JAROS, BAUM & BOLLES

Science & Technology

PROACTIVE PROJECT PLANNING



DYNAMIC DELIVERABLES

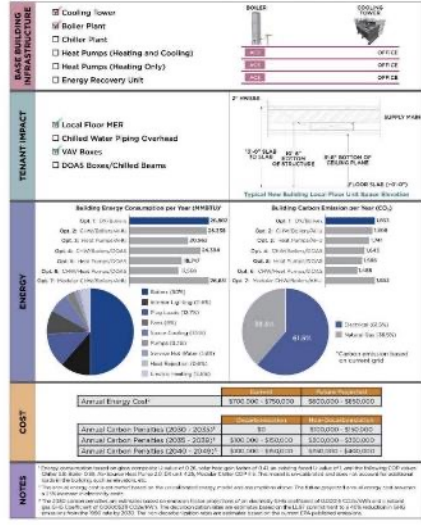


Project Name: _____
Project Number: _____
Date: _____

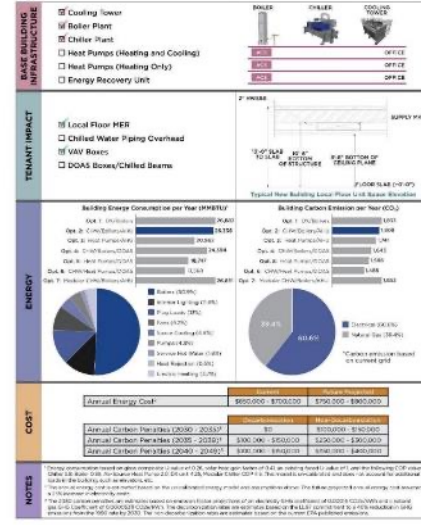
Spec No.	Spec Section Name	Description	Consideration/Remarks	Cost Implication	Price as Alternative During SD Phase	Owner Selection
SECTION 1. SYSTEM CONFIGURATION FROM INDUSTRY AND HIGH LEVEL TOPICS						
General	System Redundancy					
	1. Chiller rating	3.0	If one unit fails or is down for maintenance, full capacity is maintained.	High		
	2. 2 @ 50%	3.0 @ 50%	If one unit fails or is down for maintenance, only 50% of the capacity is lost and possible increase in efficiency at low partial loads.	Low		
	3. 2 @ 75%	3.0 @ 75%	Redundancy is better than 2 @ 50%, but not as good as 3 @ 1. Partial load efficiency is better than 3 @ 1, but not as good as 3 @ 50%.	Mid		
	4. Other					
	5. Secondary heat exchanger rating	3.0	If one unit fails or is down for maintenance, full capacity is maintained.	High		
	6. 2 @ 50%	3.0 @ 50%	If one unit fails or is down for maintenance, only 50% of the capacity is lost and possible increase in efficiency at low partial loads.	Low		
	7. 2 @ 75%	3.0 @ 75%	Redundancy is better than 2 @ 50%, but not as good as 3 @ 1. Partial load efficiency is better than 3 @ 1, but not as good as 3 @ 50%.	Mid		
	8. Other					
	9. Space for SDH expandability	4.0	Provides some future proofing at minimal extra equipment cost, but this will require more floor space.	Low		
	10. 50/50					
	11. Cooling tower rating	3.0	If one unit fails or is down for maintenance, full capacity is maintained.	High		
	12. 2 @ 50%	3.0 @ 50%	If one unit fails or is down for maintenance, only 50% of the capacity is lost and possible increase in efficiency at low partial loads.	Low		
	13. 2 @ 75%	3.0 @ 75%	Redundancy is better than 2 @ 50%, but not as good as 3 @ 1. Partial load efficiency is better than 3 @ 1, but not as good as 3 @ 50%.	Mid		
	14. Other					
	15. Boiler rating	3.0	If one unit fails or is down for maintenance, full capacity is maintained.	High		
	16. 3 @ 33%	3.0 @ 33%	If one unit fails or is down for maintenance, only 33% of the capacity is lost and possible increase in efficiency at low partial loads.	Low		
	17. 2 @ 50%	3.0 @ 50%	Redundancy is better than 2 @ 33%, but not as good as 3 @ 1. Partial load efficiency is better than 3 @ 1, but not as good as 3 @ 50%.	Mid		
	18. Other					
	19. Power plant	3.0	If one unit fails or is down for maintenance, full capacity is maintained.	High		
	20. 3 @ 33%	3.0 @ 33%	If one unit fails or is down for maintenance, only 33% of the capacity is lost and possible increase in efficiency at low partial loads.	Low		



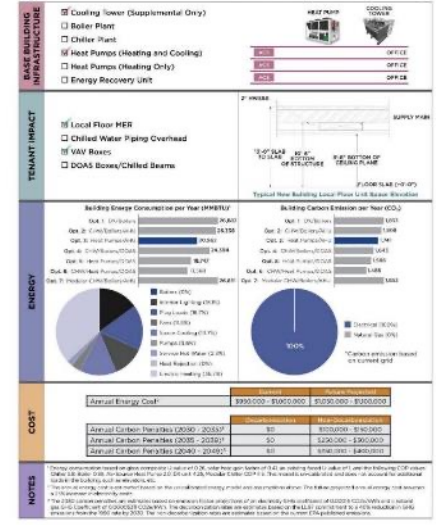
OPTION 1 Condenser Water-Cooled Local Floor DX Units with Boiler Plant



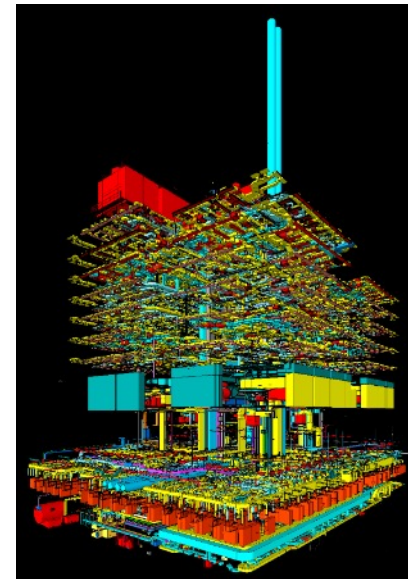
OPTION 2 Chilled Water-Cooled Local Floor A/C Units with Chiller Plant and Boiler Plant



OPTION 3 Chilled Water-Cooled Local Floor A/C Units with Air Source Heat Pumps for Heating and Cooling



	NORMAL POWER	EMERGENCY POWER	CHILLED WATER
DESCRIPTION			
ASSESSMENT	SWITCHGEAR • DECENTRALIZED POWER SOURCES - VAULTS LOCATED THROUGHOUT • VAULTS WITH EXCESS CAPACITY ARE TOO REMOTE TO SERVE BUILDINGS ELSEWHERE ON CAMPUS • SERVER VAULTS ARE AT CAPACITY	SWITCHGEAR • DECENTRALIZED GENERATORS LOCATED THROUGHOUT • MULTIPLE FUEL OIL STORAGE VAULTS • ADDITIONAL CAPACITY RECENTLY ADDED	CHILLERS • DECENTRALIZED CHILLED WATER PLANTS LOCATED IN SEVERAL LOCATIONS • ADDITIONAL CAPACITY RECENTLY ADDED
MAJOR CONSIDERATIONS	• UPGRADE SERVICE FROM LOW TO MEDIUM VOLTAGE FOR INCREASED FLEXIBILITY, RELIABILITY, REDUNDANCY, AND CAPACITY • CENTRALIZED / SCALABLE ON-SITE ELECTRICAL GENERATION PLANT (CO-GENERATION) • SCALABLE SOLUTION - ABILITY TO INTEGRATE INTO THE MASTER PLAN ON A PHASED BASIS	• CENTRALIZED / SCALABLE EMERGENCY GENERATOR PLANT • INTEGRATE WITH THE COGEN PLANT FOR ECONOMY OF ELECTRICAL DISTRIBUTION • INCREASED CAPACITY AND REDUNDANCY TO MAINTAIN BUSINESS CONTINUITY	• THE ADDITION OF THE NEW PAVILION WILL REQUIRE AN ADDITIONAL CHILLED WATER PLANT • ONGOING MAINTENANCE AND REPAIR OF PIPING AND INSULATION • CONTINUE AIR HANDLING UNIT UPGRADE PROGRAM TO SATISFY CURRENT INDUSTRY LOAD DENSITY AND VENTILATION STANDARDS



Health and Wellness

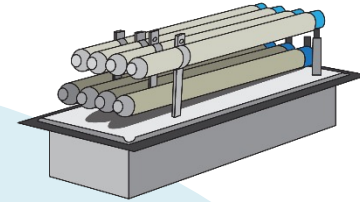
Ventilation



IAQ



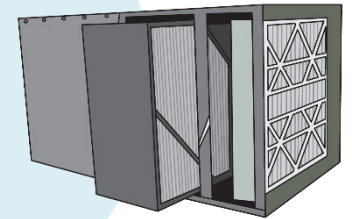
Bipolar Ionization



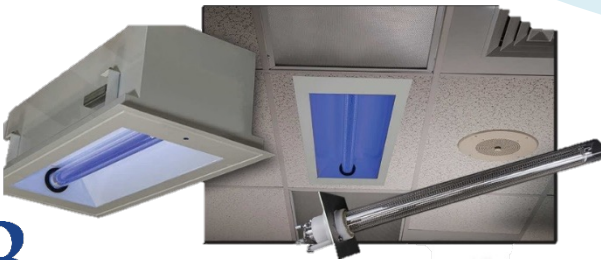
Common Spaces



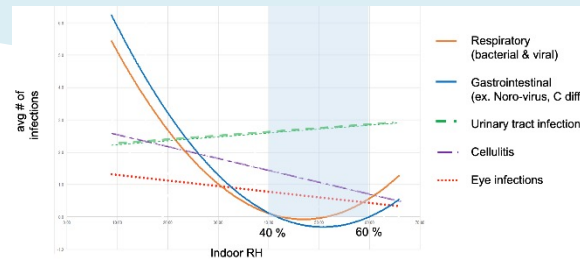
Air Filtration



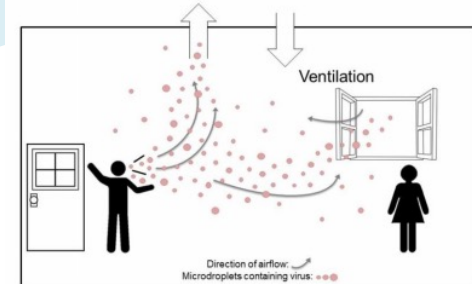
Ultraviolet



Humidification



Outdoor Air



INDOOR AIR QUALITY

New York Times Article

(March 17, 2021)

"All the News
That's Fit to Print"

The New York Times

Late Edition

Today, variably cloudy, high 49. Tonight, partly to mostly cloudy, low 44. Tomorrow, mostly cloudy, rain, mainly in afternoon, some heavy, high 50. Weather map, Page A24.

VOL. CLXX . . . No. 59,000 +

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NEW YORK, WEDNESDAY, MARCH 17, 2021

\$3.00

Berlin Drove Europe's Pause In Inoculations

Pressure to Show Unity in Virus Fight

By JASON HOROWITZ
and BENJAMIN MUELLER

ROME — After days of touting the safety of AstraZeneca's vaccine, Italy's health minister, Roberto Speranza, took a call from his German counterpart on Monday and learned that Germany was concerned enough about a few cases of serious blood clots among some who had received the vaccine to suspend its use.

For Italy and its neighbors, that call could not have come at a worse time.

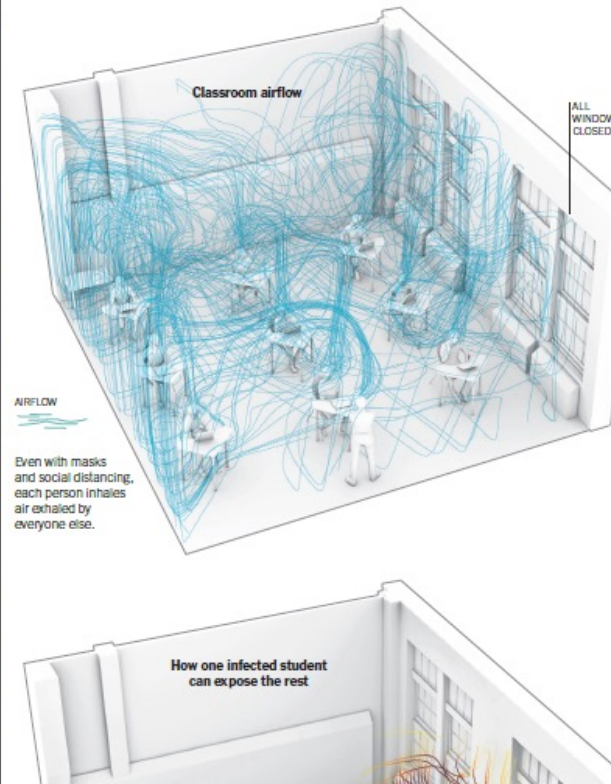
Their vaccine rollouts were already lagging because of shortages, and they were encouraging people to get those shots that were available. Only days earlier, Prime Minister Mario Draghi reassured Italians who had become wary of the AstraZeneca vaccine. "There is no clear evidence, clear correlation, that these events are linked to the administration of the vaccine," he said.

But once Germany hit pause, the pressure mounted on other governments to do the same, lest public opinion punish them if they seemed incautious by comparison, and for the sake of a united European front.

Germany's decision set off a domino effect of defections from the vaccine. A cascade of countries — Italy, France and Spain — soon joined the decision to suspend AstraZeneca, dealing a significant blow to Europe's already shaky inoculation drive despite a

Key to Safe Classrooms: Open the Windows

This model shows how air flows in a classroom. Exchanging stale air with fresh or filtered air is vital to reduce the risk of coronavirus transmission. Page A6.



Moscow Urged Trump's Allies To Vilify Biden

Report Details Effort to Meddle in Election

By JULIAN E. BARNES

WASHINGTON — President Vladimir V. Putin of Russia authorized extensive efforts to hurt the candidacy of Joseph R. Biden Jr. during the election last year, including by mounting covert operations to influence people close to President Donald J. Trump, according to a declassified intelligence report released on Tuesday.

The report did not name those people but seemed to refer to the work of Mr. Trump's former personal lawyer Rudolph W. Giuliani, who relentlessly pushed accusations of corruption about Mr. Biden and his family involving Ukraine.

"Russian state and proxy actors who all serve the Kremlin's interests worked to affect U.S. public perceptions," the report said.

The declassified report represented the most comprehensive intelligence assessment of foreign efforts to influence the 2020 vote. Besides Russia, Iran and other countries also sought to sway the election, the report said. China considered its own efforts but ultimately concluded that they would fail and most likely backfire, intelligence officials concluded.

A companion report by the Justice and Homeland Security Departments also rejected false accusations promoted by Mr. Trump's allies in the weeks after the vote that Venezuela or other countries had defrauded the election.

U.S. DETENTIONS SPIKE AT BORDER, DEFYING EASY FIX

MIGRANT WAVE GROWING

White House Pleads for Patience in Managing Unescorted Youth

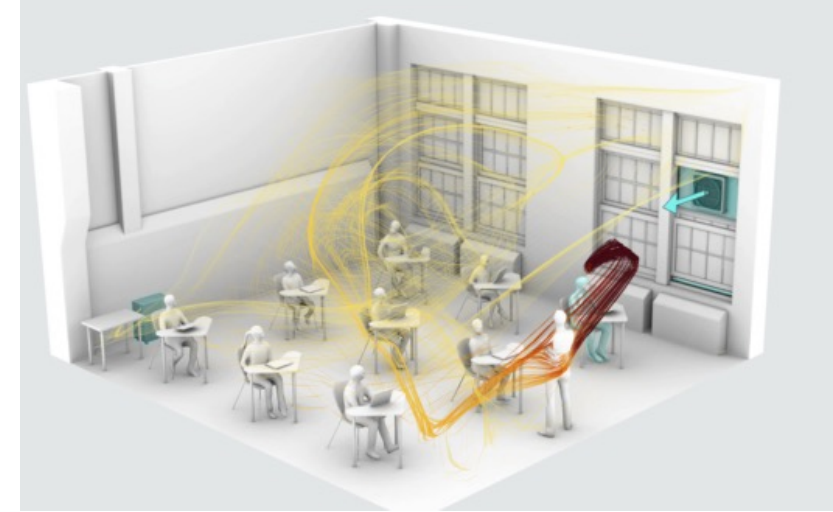
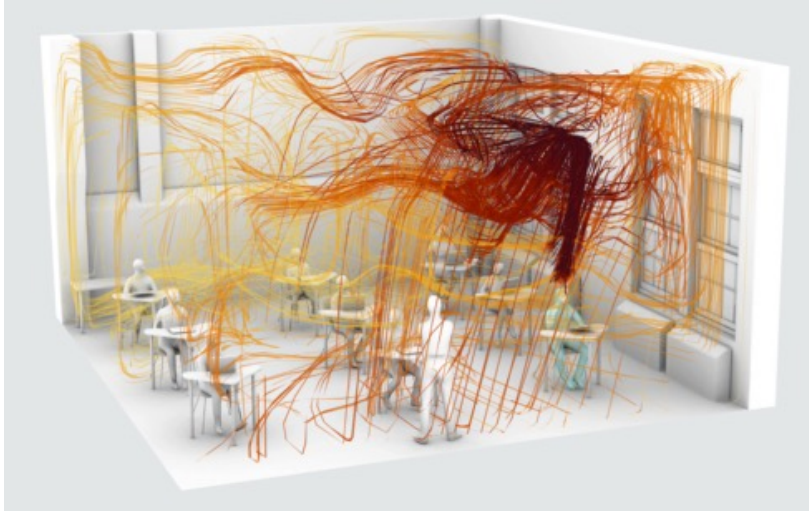
By MICHAEL D. SHEAR
and ZOLAN KANNO-YOUNGS

WASHINGTON — The Biden administration warned on Tuesday that the United States expected to make more apprehensions along the southwestern border this year than at any time in the past two decades, underscoring the urgency for the White House to develop solutions for the chronic problems with immigration from Central America.

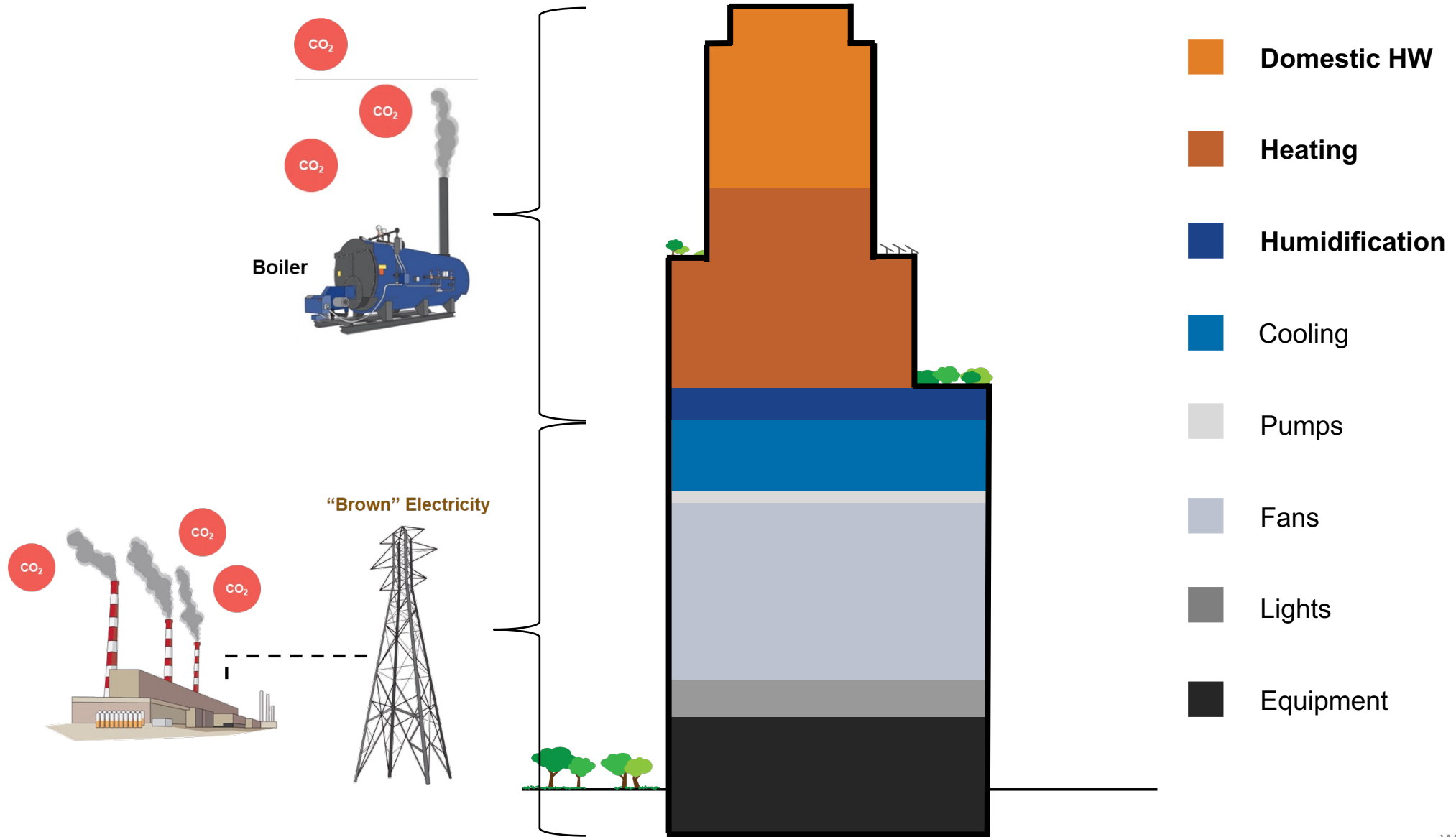
The grim prediction by Alejandro N. Mayorkas, the secretary of homeland security, came as President Biden was being assailed for his handling of a surge at the border involving thousands of unaccompanied children and teenagers from the region — with attacks coming from the right for not being tough enough and from the left for not being humane enough.

The president has pleaded for time and patience, blaming his predecessor for dismantling the immigration system in his zeal to keep foreigners out. But even Mr. Biden's top advisers acknowledge that after unwinding the harsh policies of President Donald J. Trump, there is no easy or quick fix for a problem that has been a recurring crisis.

STUDY SUMMARY

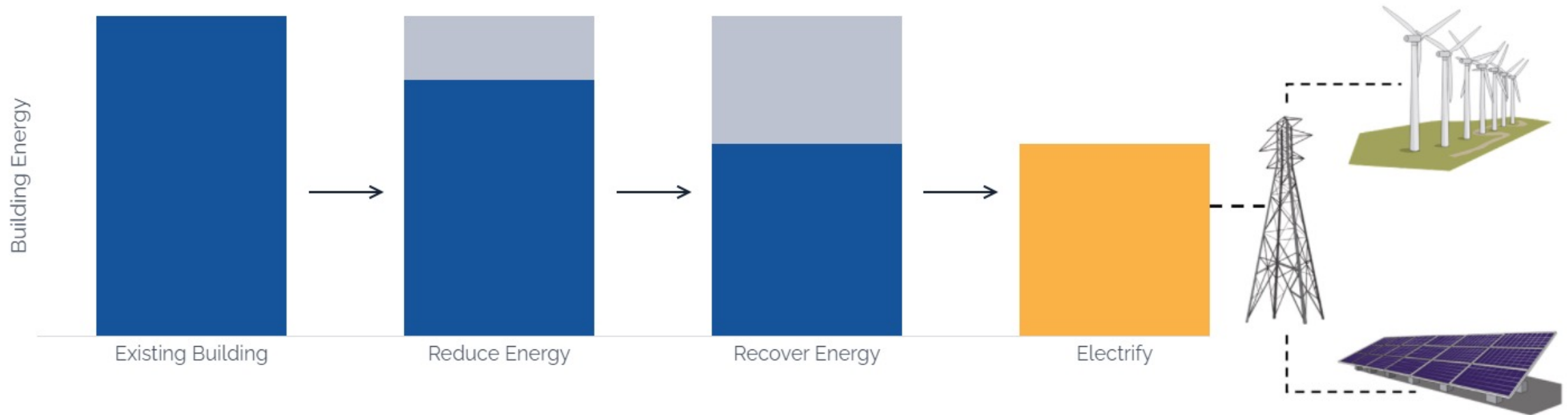


DECARBONIZATION IS ABOUT ELECTRIFYING HEATING END USES

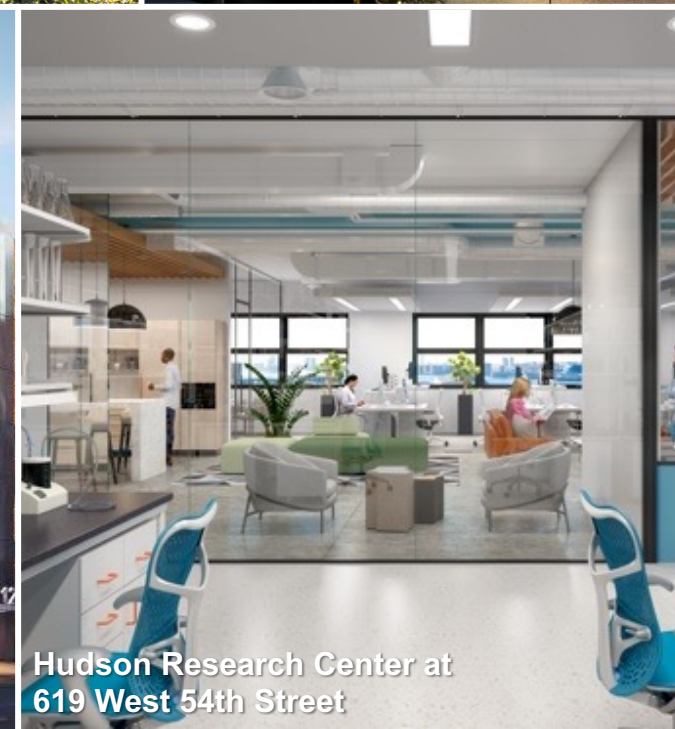


ELECTRIFICATION AS A 3-STEP PROCESS

- Building Envelope
- High-Efficiency Equipment and Systems
- Low-Temp Hot Water
- DOAS
- No kBtu leaves the building
- Air and Water Heat Recovery
- Load Shifting
- Heat Pumps
- Geothermal
- Electric Resistance



SCIENCE & TECHNOLOGY



SCIENCE & TECHNOLOGY



Belfer Research Building at Weill
Cornell Medical College



JLABS @ NYC



Jerome L. Greene Science Center at
Columbia University Manhattanville



Science Building at NYU Langone
Health



c16 Biosciences at Hudson Research Center



New York Stem Cell Foundation
Research Institute

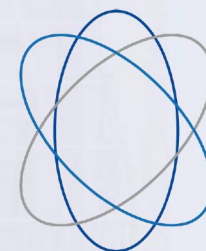


NEW YORK | 80 PINE STREET, NEW YORK, NY 10005
BOSTON | 2 LIBERTY SQUARE, 3RD FLOOR, BOSTON, MA 02109
PHILADELPHIA | 50 SOUTH 16TH STREET, SUITE 1700, PHILADELPHIA, PA 19102

INFO@JBB.COM | WWW.JBB.COM

NELL' ANNO 1609
GALILEO GALILEI
PERFEZIONANDO L' USO
DEL CANNOCCHIALE
CONDUCEVA LE OSSERVAZIONI
ASTRONOMICHE
CHE LO AVREBBERO PORTATO
ALLA SCOPERTA
DEI "SATELLITI MEDICEI" DI GIOVE
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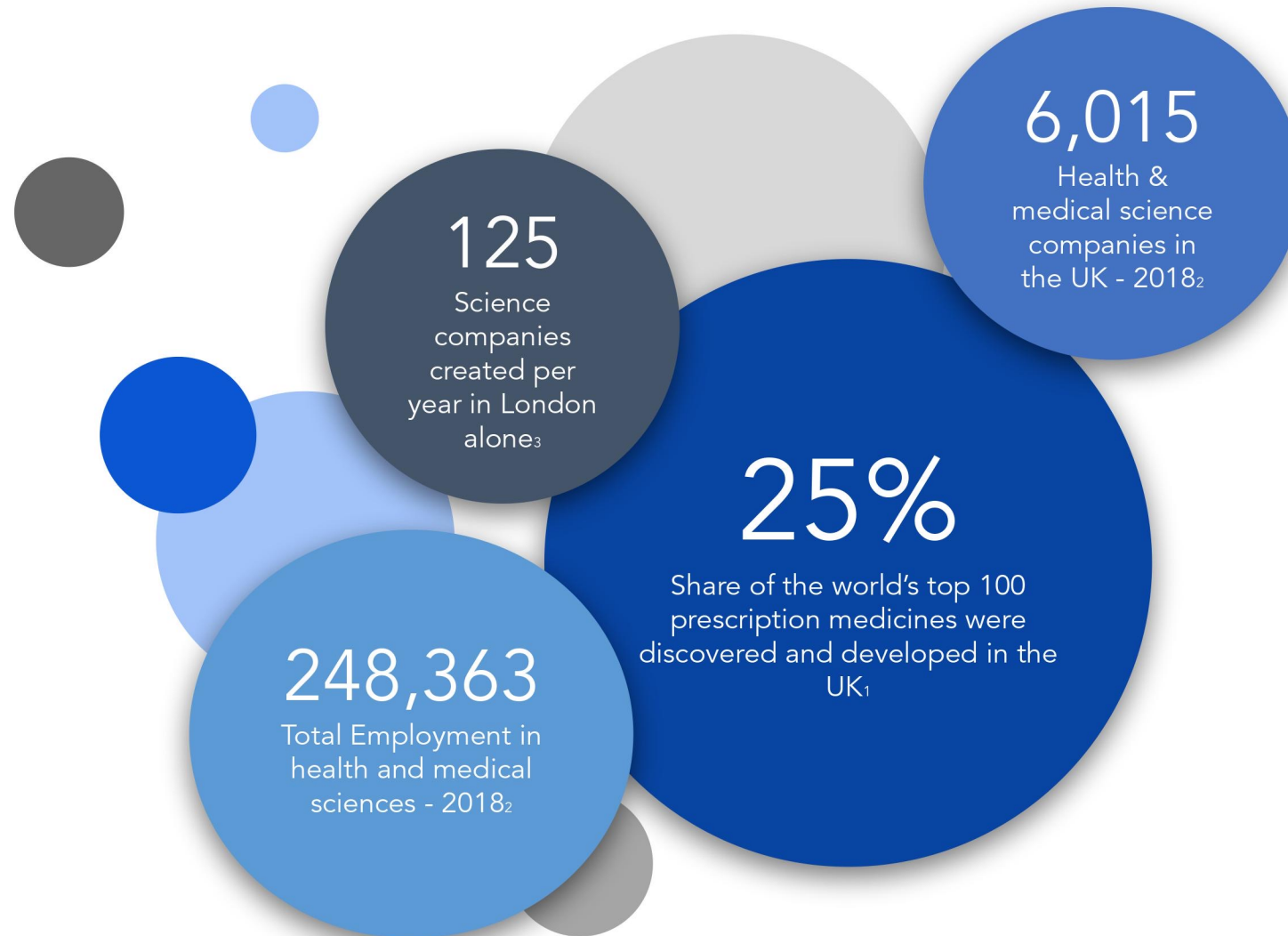


GALILEO
life science property

NYC/ LON Life Science Study Tour

June 2023

UK Life Science Overview



Sources:

1. BMI Research (2016) United Kingdom Pharmaceuticals & Healthcare Report Q1 2016, p61.

2. Office for Life Sciences (2019) UK Infographic 2019.

3. Cushman and Wakefield (2019) Life Science Market Opportunities 2019.

Top Life Science & Medical Universities Globally (QS Ranking)

Rank	University	Rank	University
1	Harvard University	8	University of California, San Francisco
2	University of Oxford	9	University College London
3	John Hopkins University	10	Karolinska Institutet (Sweden)
4	MIT	11	UCLA
5	Stanford University	12	King's College London
6	Cambridge University	13	University of Toronto
7	Imperial College London	14	Yale University

The UK has 5 of the top 12 universities in life sciences globally, most focused on growth in London (if possible).

Savills Science conference

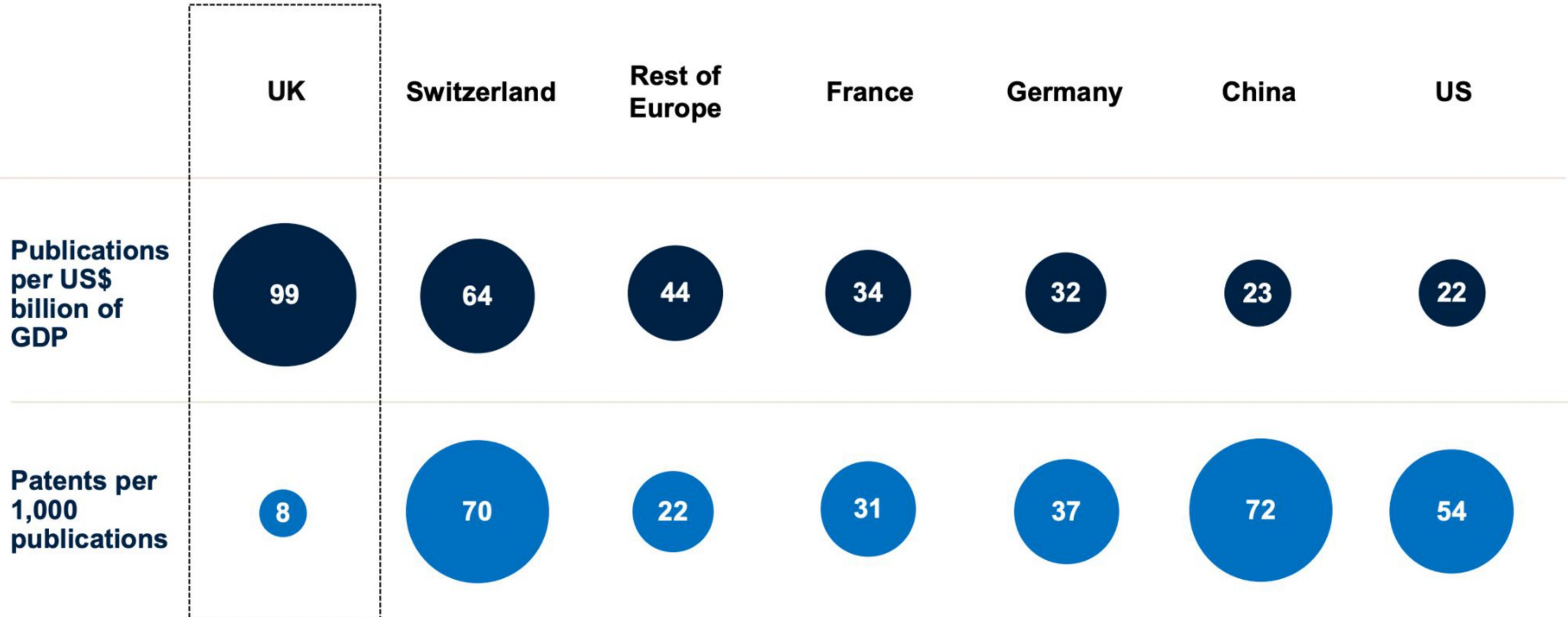
How do we drive the commercialisation of UK Science?

10 May 2023

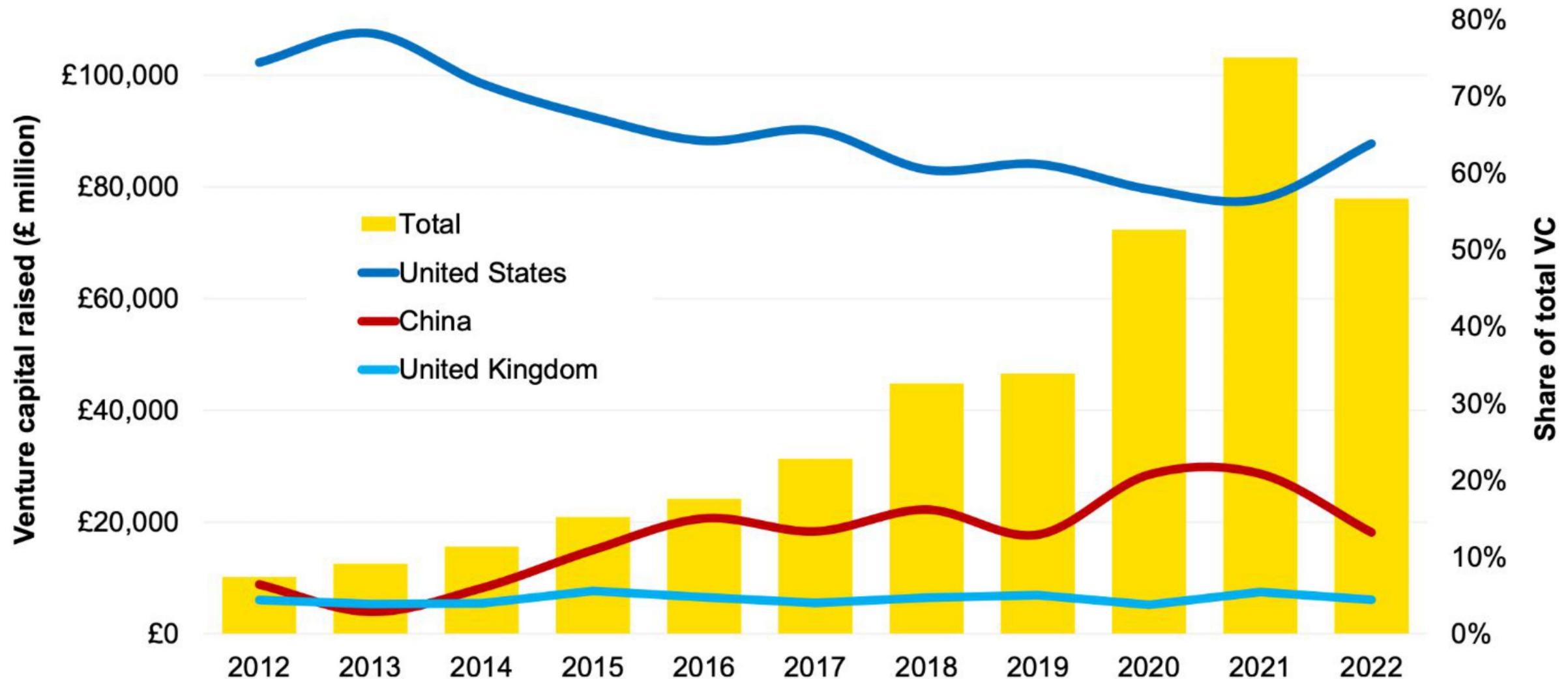
A close-up photograph of a lit sparkler against a dark blue background. The sparkler is the central focus, with a bright, intense white and yellow light emanating from its tip, surrounded by a dense cloud of fine, golden sparks. Several longer, thicker sparks are visible, some trailing off into the background. The overall effect is one of a bright, explosive light source.

Discovery

Are we turning UK discovery into products?



UK share of global Venture Capital has remained relatively static



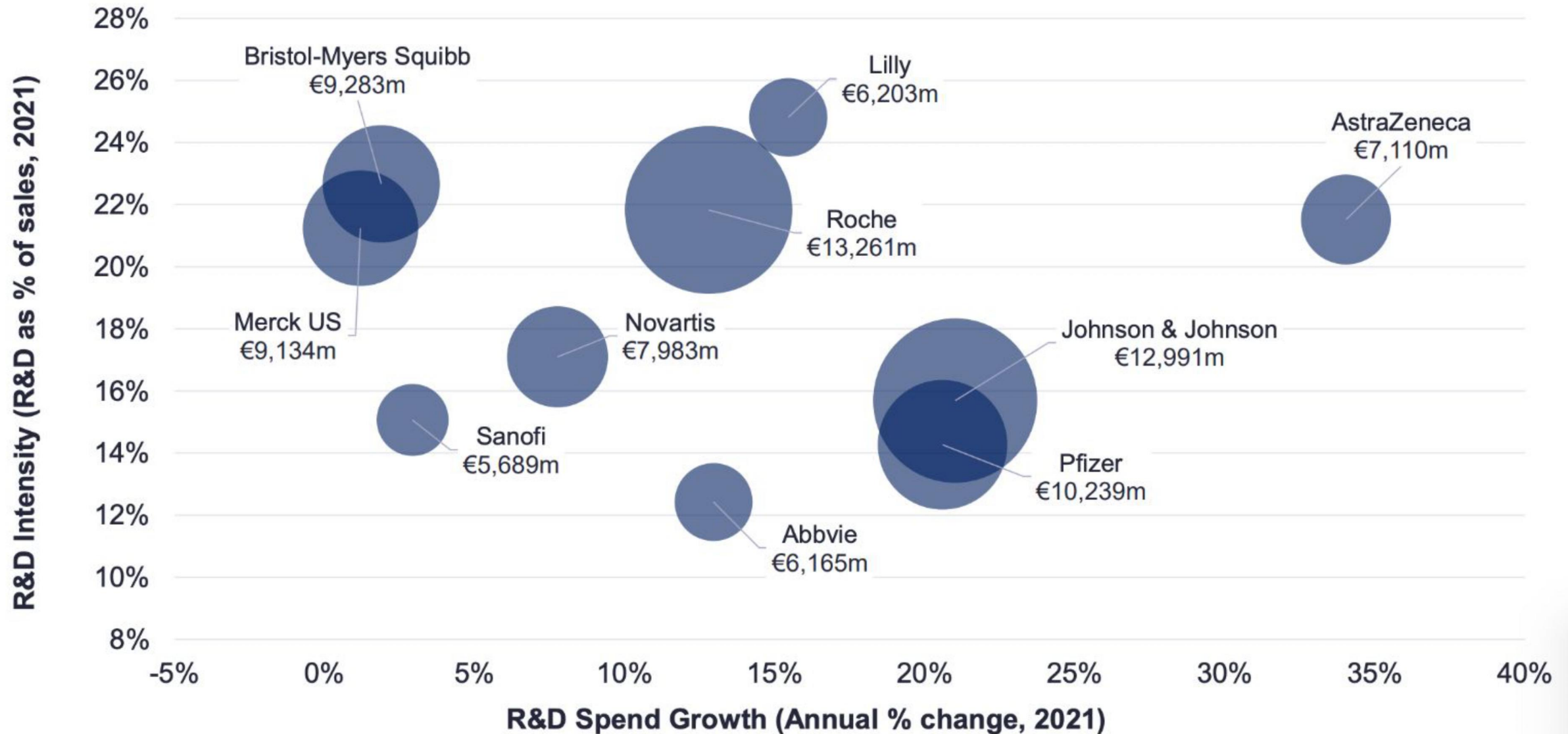
The UK is Seeing Greater Investment in Startup Companies



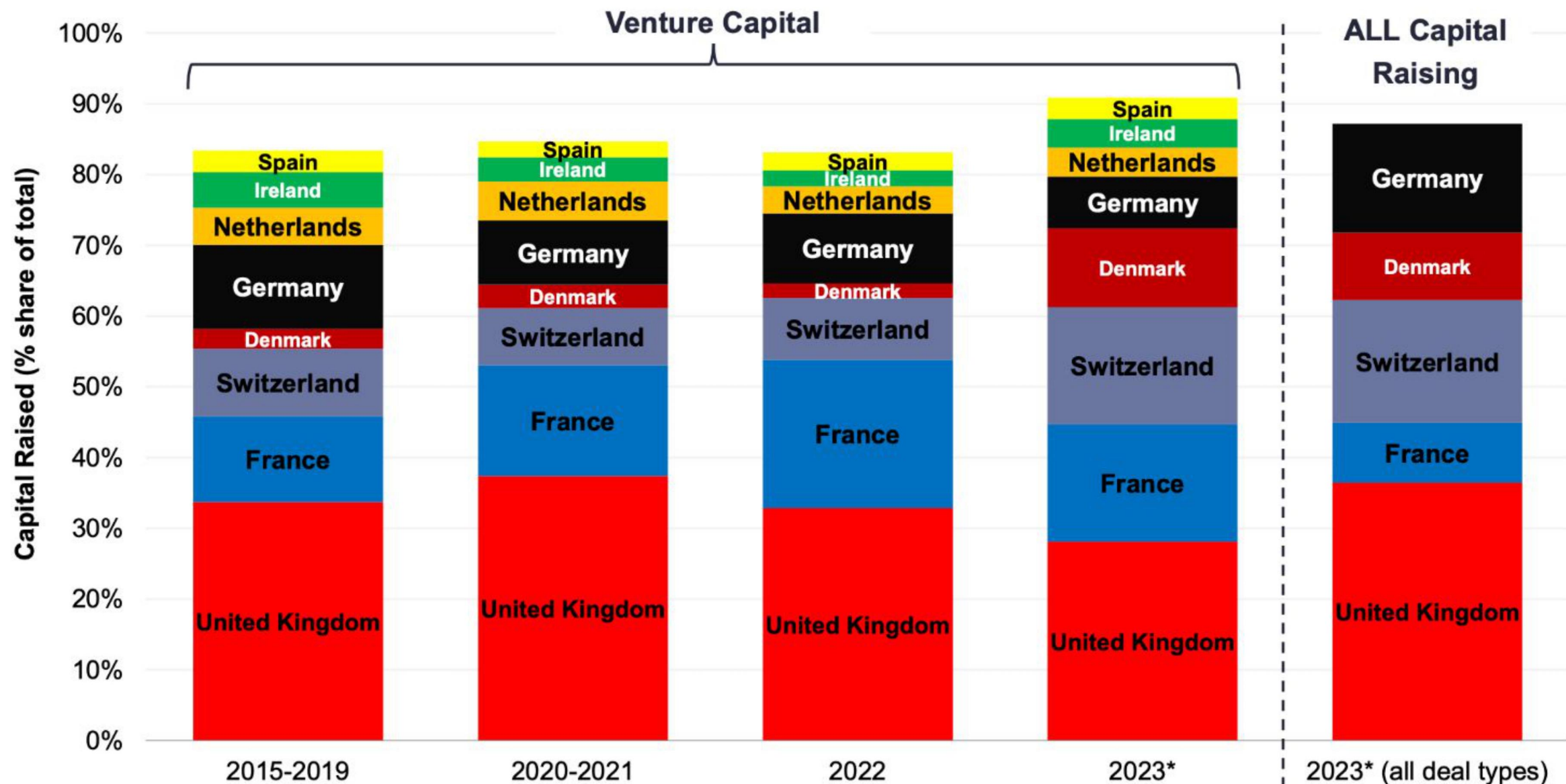
"The British Business Bank said that UK companies in this sector had raised \$13.3 billion in VC investments between 2020 and 2022, more than equivalent companies in Germany, France and Canada combined."

Source: The Pharma Letter, "Venture capital in UK life sciences falls after years of robust investment".
15/6/2023

R&D of the big pharma companies will also drive real estate demand

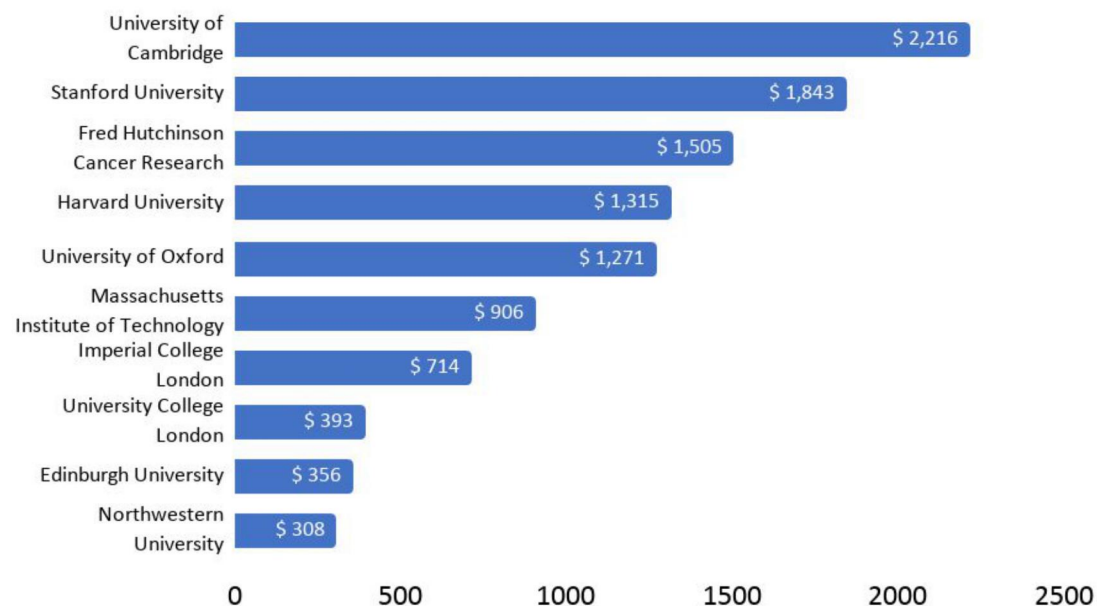


Top European countries for life science capital raised

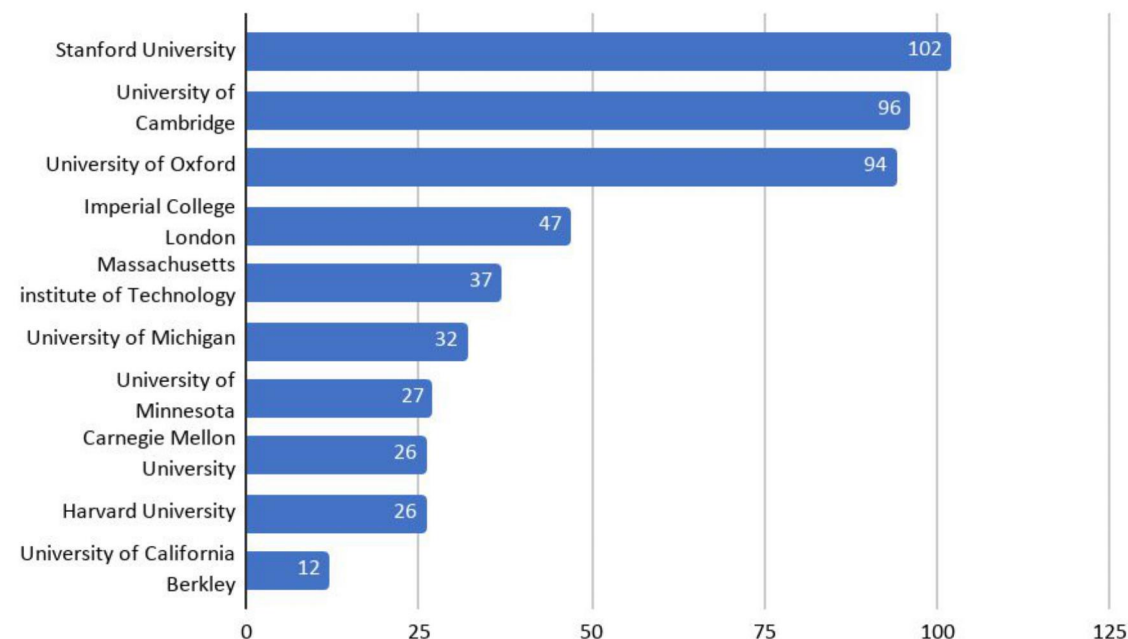


Life Science Company Growth in Cambridge

Top Universities by capital raised by thier spinouts 2013-17 (\$m's)



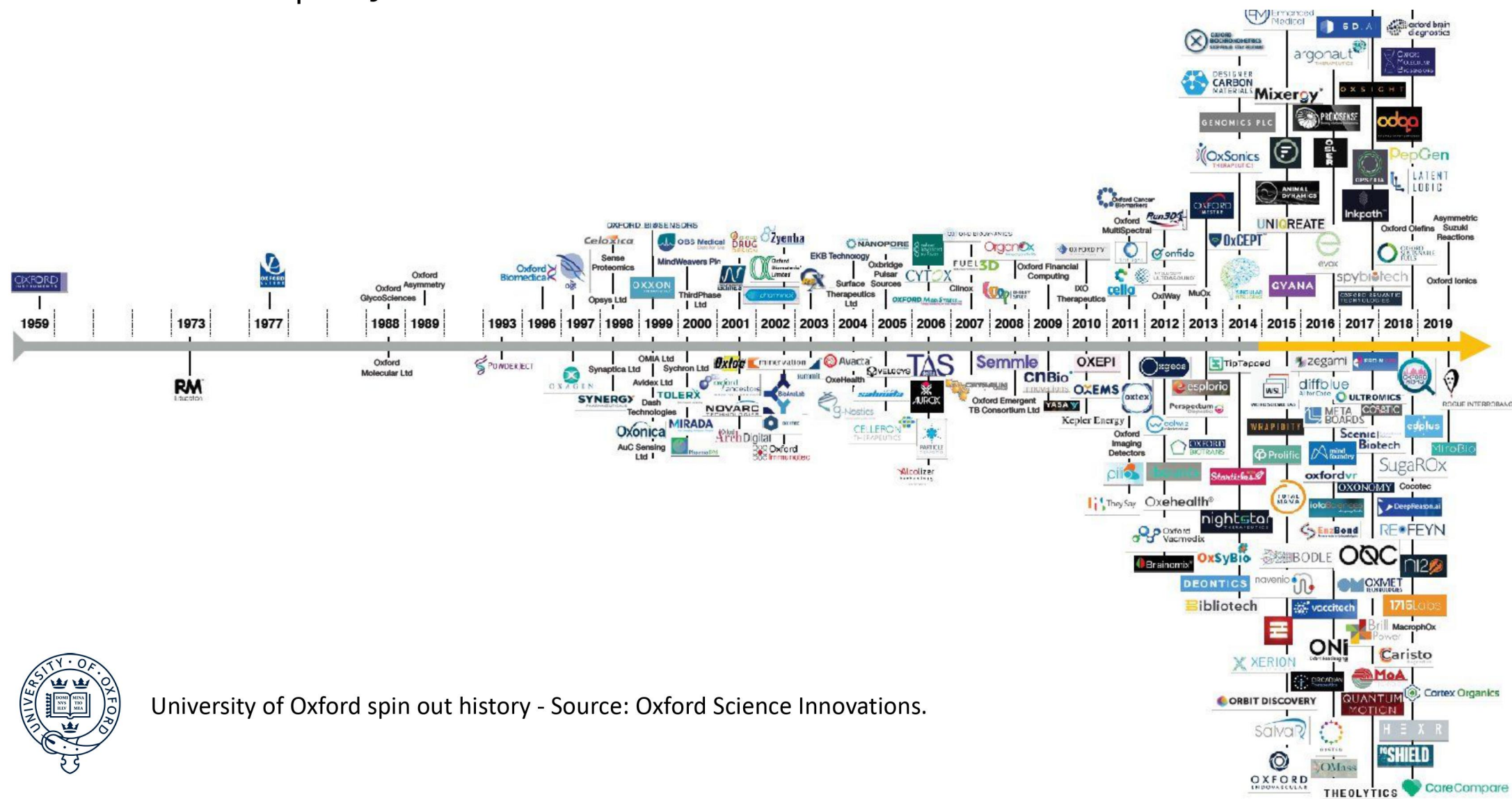
Top Universities by number of deals in their spinouts 2013-17



Source: Heles, Thierry. "2013-2017 Data Review". Global University Venturing. 15 May 2018. <https://globaluniversityventuring.com/2013-17-data-review/>

"University of Cambridge spins out on average 20 companies per year, requiring a total of 17,000 - 25,000 sq ft per annum."

Life Science Company Growth



The World Of Innovation Is Changing From Science Parks To Engaging Central Locations That Drive Collaboration



White City Is An Example Of Large Pharma Businesses Locating Close To Startups And Academia To Stimulate Collaboration

Imperial College
London

 NOVARTIS

Autolus

 GAMMADELTA
THERAPEUTICS

Synthace

xx

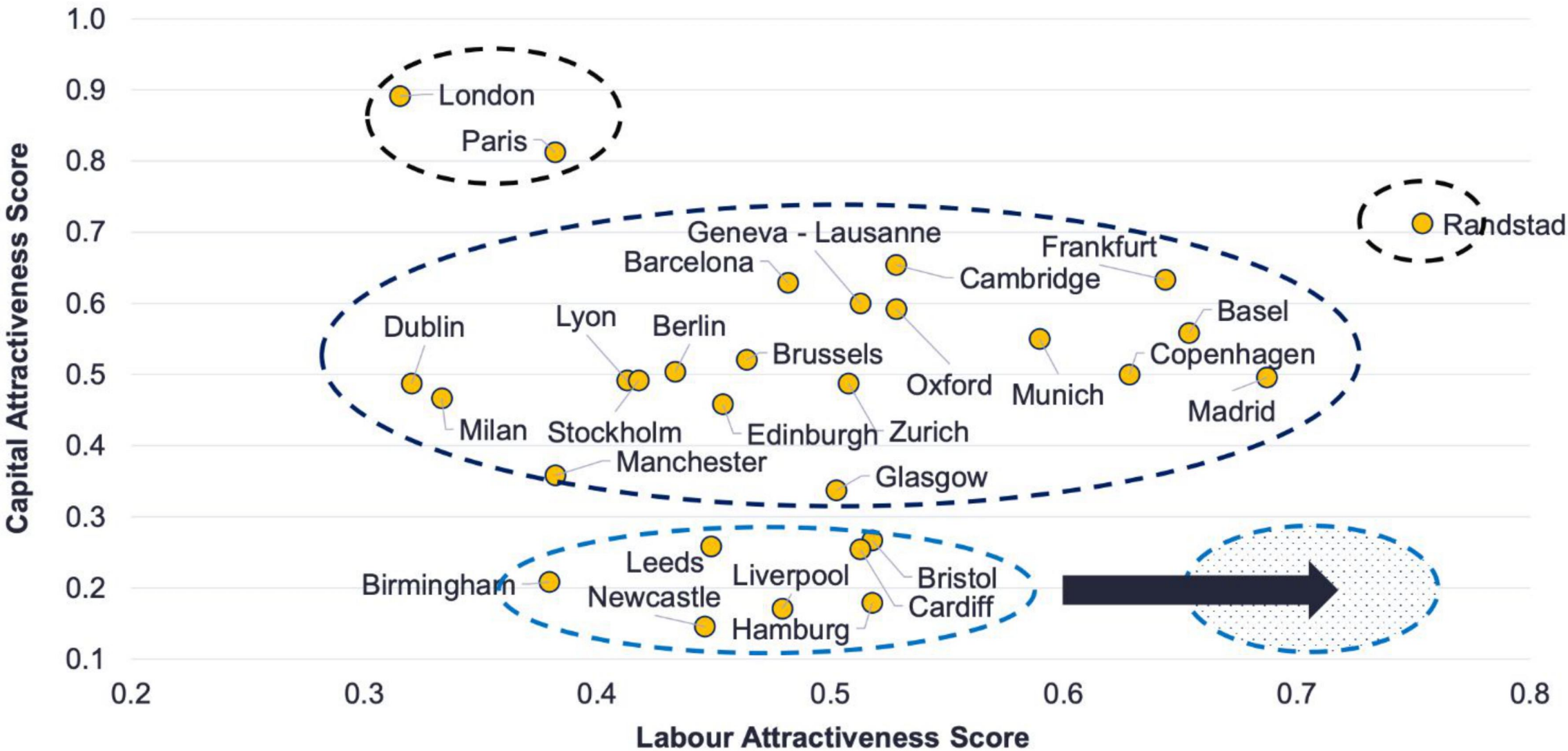
A high-angle, top-down view of a large crowd of graduates at a commencement ceremony. They are all wearing blue academic gowns and black mortarboard caps. The graduates are packed closely together, filling the entire frame. The word "Talent" is superimposed in the center in a bold, yellow, sans-serif font. In the bottom right corner, there is a small, rectangular inset showing a close-up of three electrical outlets on a wall.

Talent

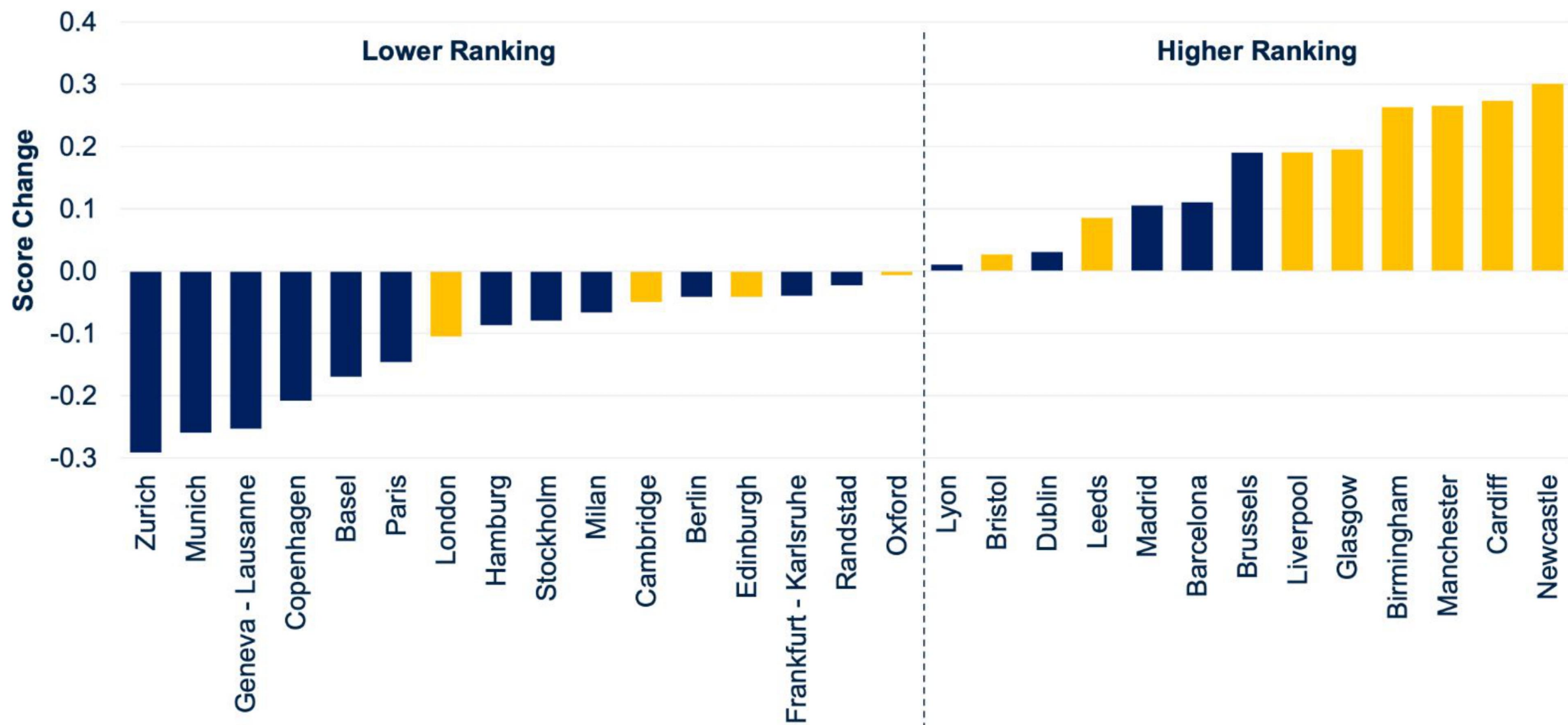
**“To be a superpower you need
superheroes”**



European Life Science Ranking (Elsr) shows the relative strength of cities



More weighting to Cost of Living and Housing costs



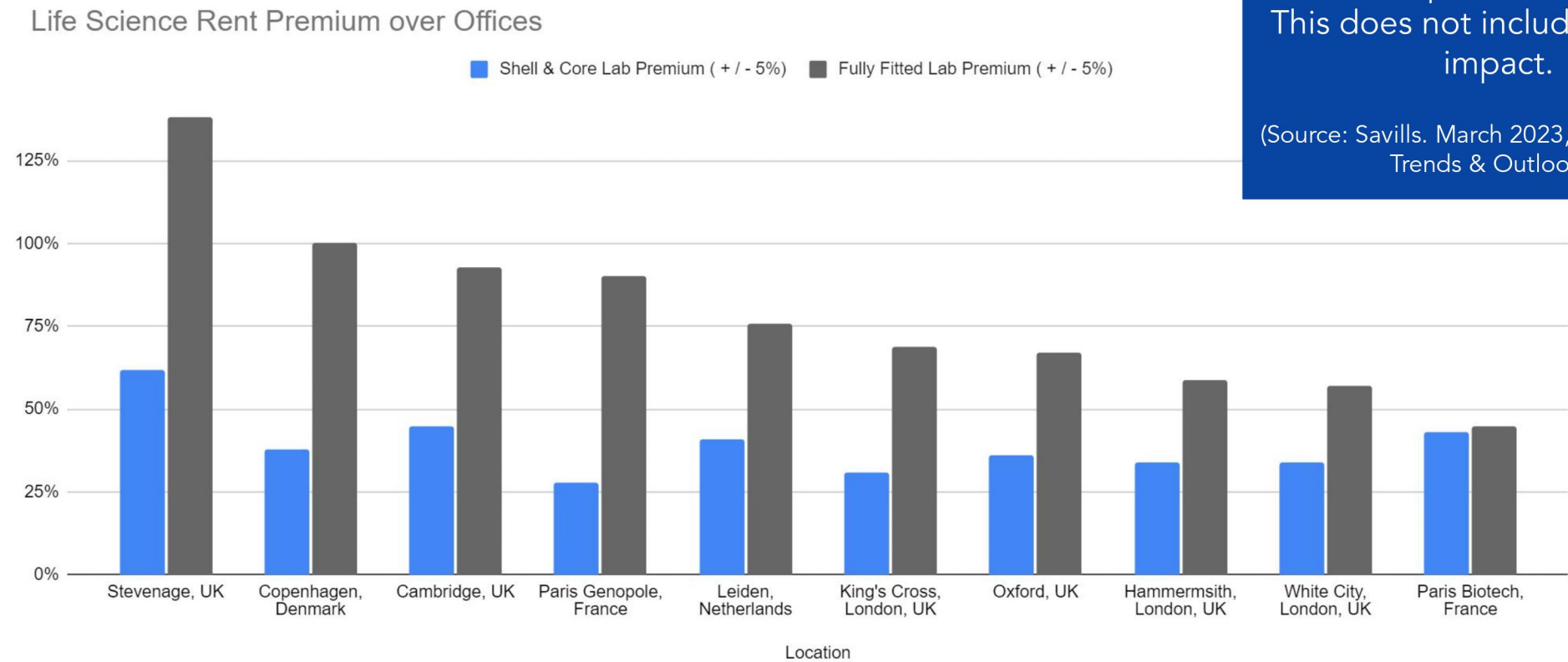
A photograph of a laboratory interior, viewed through a glass partition. The scene is filled with various scientific equipment and supplies. In the foreground, there are several large plastic bottles, some with blue caps, and smaller glass vials. A white robotic arm is visible on the right side, positioned over a work area. The background shows more laboratory equipment, including what appears to be a centrifuge or a similar device. The lighting is bright, coming from overhead fluorescent lights. The overall atmosphere is one of a busy, professional scientific environment.

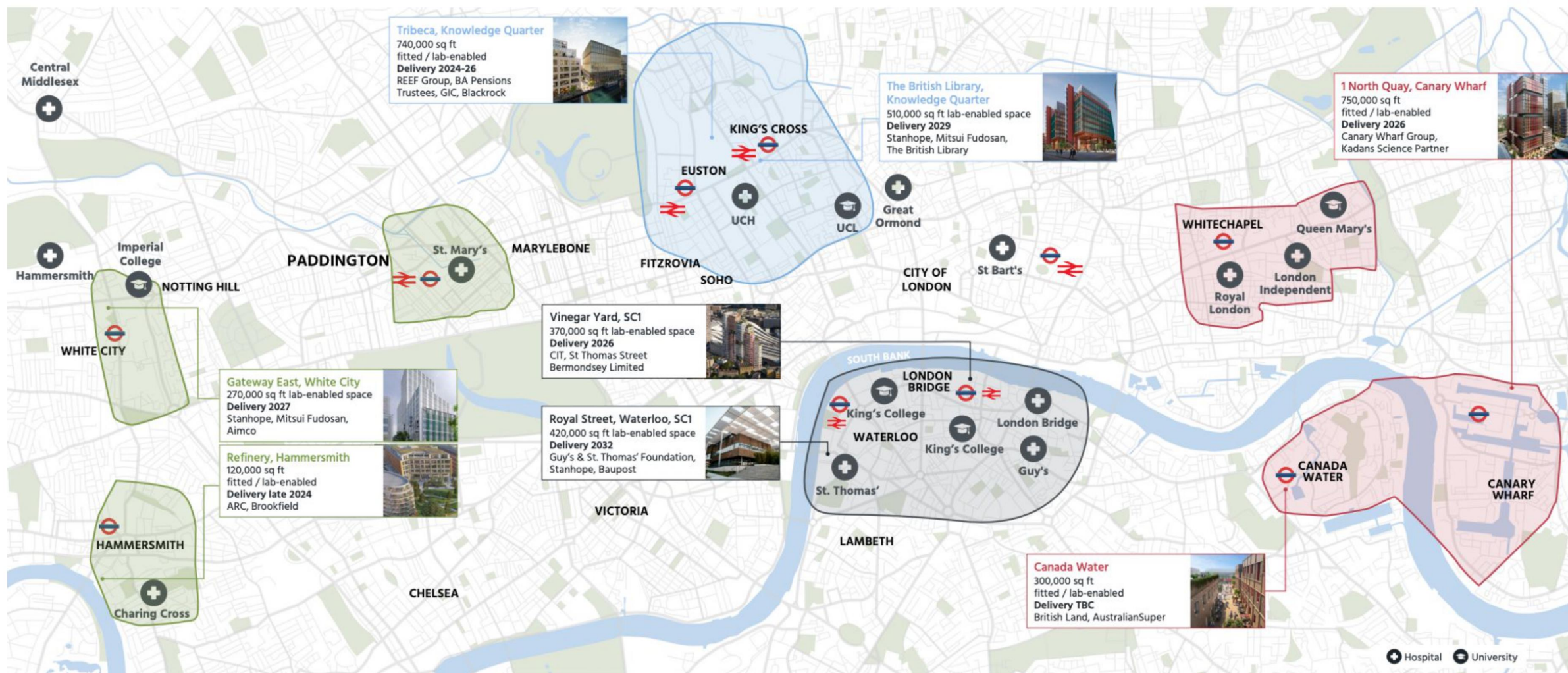
Property

Life Science Rent Premium Over Offices

A premium of 30% - 70% is already being achieved in London for life science space versus comparable office space. This does not include the yield impact.

(Source: Savills. March 2023, "Life Sciences: Trends & Outlook".)





LONDON WEST

270k sq ft
Planning Submitted

2.2m sq ft
Total Pipeline

-
Planning Consent

5
Buildings

120k sq ft
Under Construction / Refurbishment

KNOWLEDGE QUARTER

680k sq ft
Planning Submitted

2.8m sq ft
Total Pipeline

30k sq ft
Planning Consent

21
Buildings

1.2m sq ft
Under Construction / Refurbishment

SC1

640k sq ft
Planning Submitted

1.0m sq ft
Total Pipeline

410k sq ft
Planning Consent

5
Buildings

-
Under Construction / Refurbishment

LONDON EAST

970k sq ft
Planning Submitted

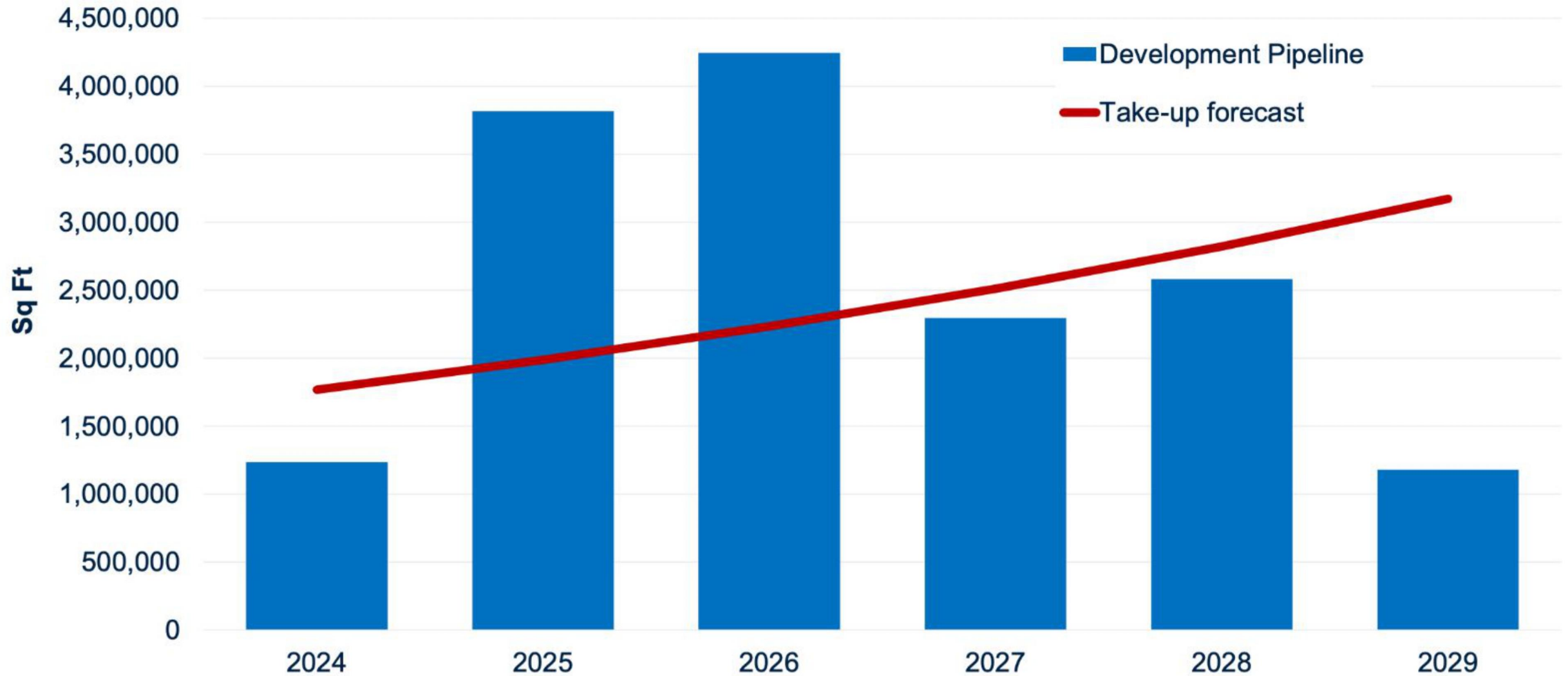
Up to 5.0m sq ft
Total Pipeline

180k sq ft
Planning Consent

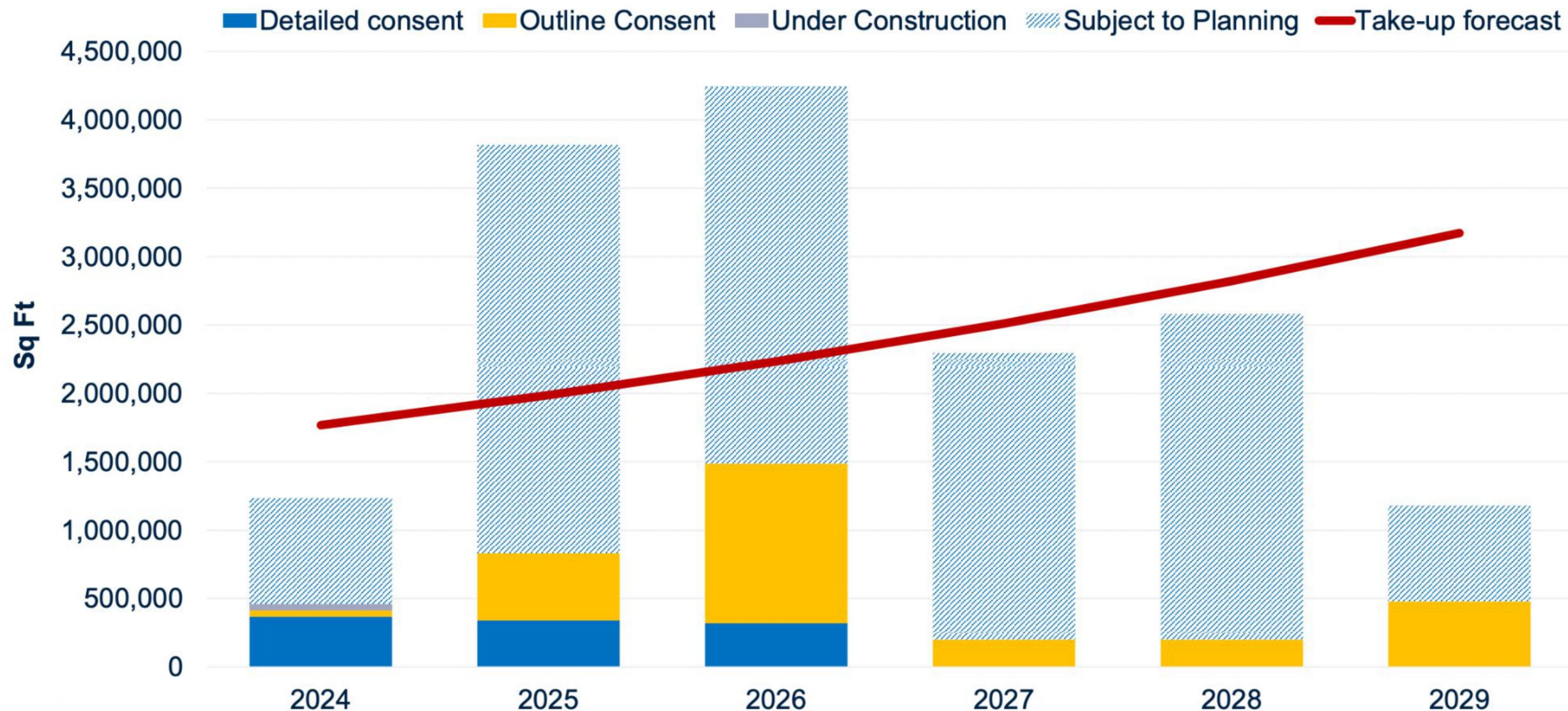
17
Buildings

820k sq ft
Under Construction / Refurbishment

Development Pipeline (lab-related development)



Development Pipeline (lab-related development)



Demand for Incubator/ Scale Space in London



LBIC - Currently fully occupied with a significant waiting list.
Ability to support c. 30 companies over 26,000 sq ft.



White City Incubator and new Scale Space developments 90% occupied*.
Ability to support c. 45 companies over c. 85,000 sq ft.**



QMB Innovation Centre fully occupied
Ability to support c. 25 companies over 39,000 sq ft.



QME Innovation Centre fully occupied
Ability to support c. 7 companies over 10,000 sq ft.

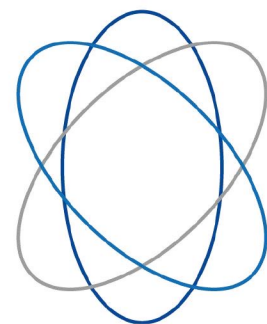
Only 160,000 sq ft of incubator/
scale space
fully occupied with significant
waiting lists
restricting inward investment
and company growth

* As reported in 2020 Annual report.

** Estimated company count and space sq ft, not reported in financials. Over 120 scientists working in space.



QUESTIONS?



GALILEO

life science property

THANK YOU!

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info@buildsbio.org

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