

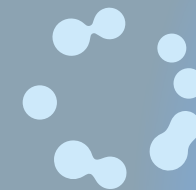
HYDE PARK
LABS

5207 S. Harper Ave
Chicago, IL 60615



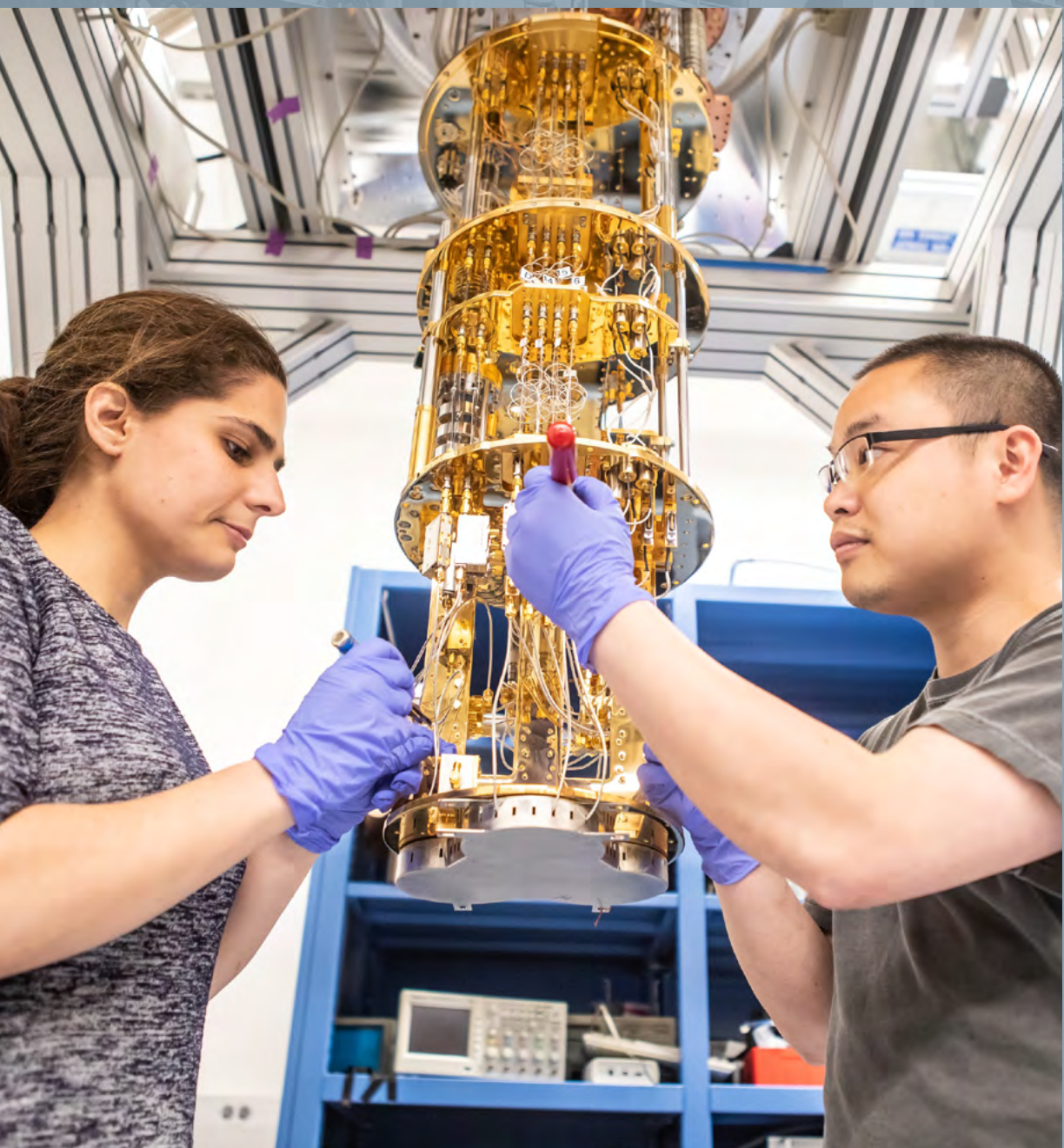


OPEN FOR
INNOVATION



A state-of-the-art advanced sciences building, driven by The University of Chicago's transformative science, deep tech & quantum research.

THE UNIVERSITY OF CHICAGO'S PIONEERING RESEARCH & ENTREPRENEURSHIP



\$1B INVESTED IN THE SCIENCES
IN THE PAST DECADE

#3
RANKED BUSINESS SCHOOL

#12
RANKED UNIVERSITY NATIONALLY

TOP 20
MEDICAL SCHOOL FOR RESEARCH

99
NOBEL LAUREATES

21K+
STUDENTS & FACULTY

193K
ALUMNI WORLDWIDE

RESEARCH & ENTREPRENEURSHIP

HOME TO OVER 140 LEADING CENTERS & INSTITUTES AND 50 CORE FACILITIES

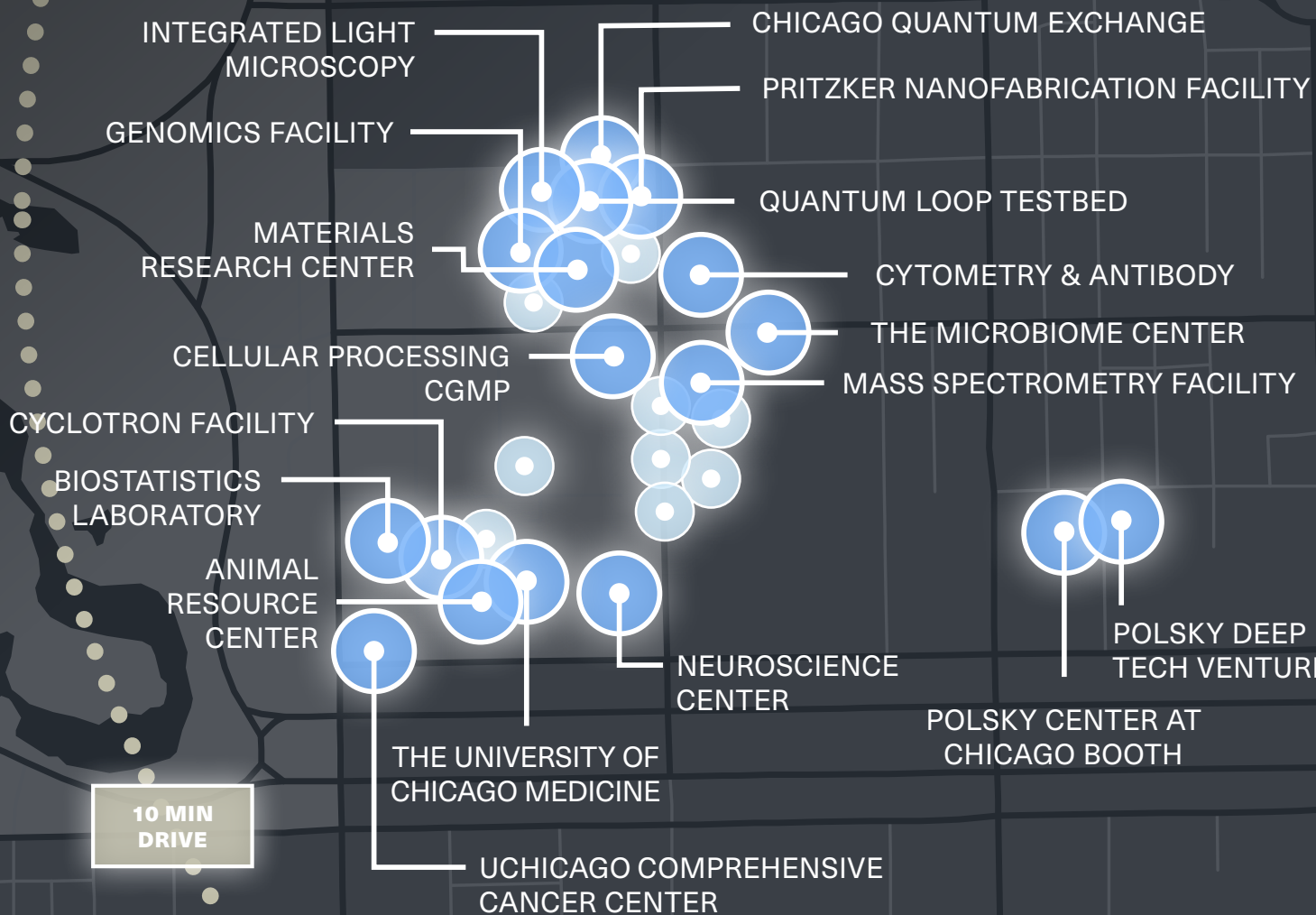


CHICAGO QUANTUM EXCHANGE/QUANTUM LOOP TESTBED



LAKE MICHIGAN

CRI BIOINFORMATICS CORE



ADDITIONAL CORE FACILITIES

- + Biomolecular Nuclear Magnetic Resonance
- + BioPhysics Core Facility
- + Cancer Metabolic Platform
- + Cellular Screening Center
- + Chicago Immunoengineering Innovation Center
- + DNA Sequencing
- + Fly Kitchen
- + Human Disease & Immune Discovery
- + Human Imaging Research Office
- + Human Immunological Monitoring Facility
- + Human Tissue Resource Center
- + Integrated Small Animal Imaging
- + Integrated Small Animal Imaging Research Resource
- + Materials Prep & Measurement Lab
- + Metabolomics Center
- + MRI Research Facility
- + Nuclear Magnetic Resonance (NMR) I
- + Organoid & Primary Culture Research
- + PaleoCT
- + Proteomics Platform
- + Reserach Resource
- + Searle Cleanroom and Nanofabrication
- + Single Cell Immunophenotyping Core
- + Soft Matter Characterization Facility
- + Statistics Consulting Program
- + Transgenic Mouse Facility
- + X-ray Research Facility
- + XROMM Biplanar Digital Videofluorosc

10 MIN DRIVE



THE UNIVERSITY OF CHICAGO

DRIVING VENTURE CREATION & TECHNOLOGY COMMERCIALIZATION

POLSKY

Center for Entrepreneurship and Innovation

THE UNIVERSITY OF CHICAGO

#1

UNIVERSITY ACCELERATOR PROGRAM IN THE NATION

\$9.7B

RAISED BY STARTUPS THROUGH FUNDING & EXITS

130+

STARTUPS LAUNCHED (2022)

150+

INVENTION DISCLOSURES ANNUALLY

3

INDUSTRY-SPECIFIC DEEP TECH ACCELERATORS



ADVANCING MEDICAL INNOVATION TO TRANSFORM PATIENT CARE



AT THE FOREFRONT
**UChicago
Medicine**

For more than 100 years, UChicago Medicine has been winning awards and distinctions for its groundbreaking research, leading-edge treatments and innovative patient care.

900 MD & PHD
STUDENTS

1100+ BIOLOGICAL SCIENCES
DIVISION FACULTY

12 NOBEL PRIZE
WINNERS

#4 RANKED IN STUDENT
SELECTIVITY

#5 IN AVERAGE NIH FUNDING PER BIOLOGICAL
SCIENCES DIVISION FACULTY MEMBER



TRANSFORMING MEDICINE FOR ALL PATIENTS THROUGH GROUNDBREAKING CLINICAL RESEARCH



AT THE FOREFRONT
**UChicago
Medicine**

1 operating entity for the hospital system and university for streamlined industry collaboration

12,000

UCHICAGO MEDICINE
EMPLOYEES

1,300

PHYSICIANS

15

INPATIENT AND
AMBULATORY FACILITIES

50

OPERATING
ROOMS

45K

ANNUAL
ADMISSIONS

28K

SURGICAL
CASES

145K

EMERGENCY
ROOM VISITS

IN 2022

- + **853** Clinical research studies
- + **709** Investigators
- + **350+** Clinical research staff
- + **300+** Industry partners on clinical trials
- + **46%** of clinical trial research participants identified as non-white

IN ACADEMIC YEAR 2021-2022, OFFICE OF CLINICAL RESEARCH EXECUTED:

- + **177** Clinical trial agreements
- + **194** NDA's
- + **194** Data use agreements



THE UNIVERSITY OF
CHICAGO

AT THE
FOREFRONT
OF QUANTUM
EXPLORATION

CHICAGO QUANTUM EXCHANGE

An intellectual hub for advancing the science and engineering of quantum information between its member and partner institutions, across the Midwest, and around the globe.

124-MILE
QUANTUM NETWORK:
LONGEST IN THE NATION



1ST
QUANTUM ACCELERATOR
IN THE NATION

<DUALITY>
Accelerating Quantum Startups

40%
OF ALL FEDERAL QUANTUM
RESEARCH FUNDING GOES
TO ILLINOIS INSTITUTIONS

\$1.1B
IN FUNDING FOR QUANTUM
RESEARCH SINCE 2019 FROM
STATE, FEDERAL, UCHICAGO &
PRIVATE FUNDING SOURCES



ADVANCED INFRASTRUCTURE FOR SCIENCE VENTURES



Launch your ideas from lab to market in a purpose-built facility equipped with modern technology, scalable space, and shared amenities.

Featuring over 300,000 SF of state-of-the-art laboratories, the building is designed to advance innovative science and technologies to shape new futures.

BUILDING STACK

302,388 RSF

TOTAL BUILDING
SQUARE FOOTAGE

14.5 FT

FLOOR-TO-FLOOR
HEIGHT (FLOORS 5-12)

13

STORIES

34,447 RSF

FLOOR PLATES

15.5 FT

FLOOR-TO-FLOOR
HEIGHT (FLOORS 13)

9

LAB/OFFICE
FLOORS

40,000 SF

AMENITY SPACE

48 FT

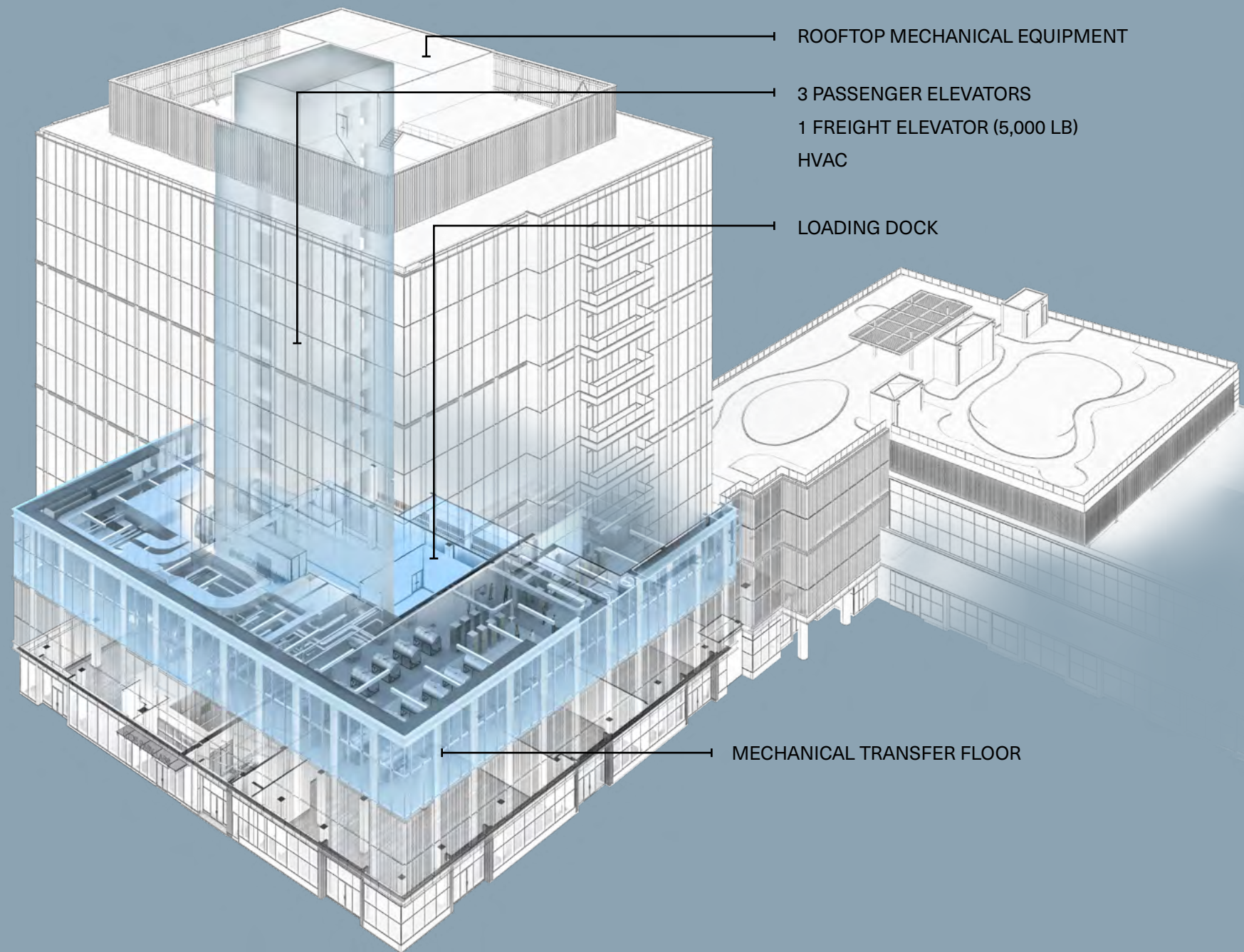
COLUMN-FREE
BAY SPACING

125

PARKING
SPACES



ADVANCED INFRASTRUCTURE FOR SCIENCE VENTURES



SPECIALIZED SYSTEMS

- + Triplex domestic water pressure booster pumps
- + Lab waste + vent risers piped to shared base building
- + pH neutralization capabilities to be installed by tenants
- + Chilled water riser network
- + 4,215 RSF of chemical storage

CONSTRUCTION

- + Cast-in-place concrete flat slab

FLOOR LOAD

- + 8,000 MIPS vibration velocity limit
- + 100 lbs PSF live loading

ELECTRICAL & HVAC

- + Power
 - + Lab: 15 W/RSF
 - + Office: 6.5 W/RSF
- + Emergency back-up power
 - + 5 W/RSF of lab premises
- + HVAC System:
 - + Outdoor air provided at up to 1.5 CFM per SF to all lab space*

LOADING DOCK

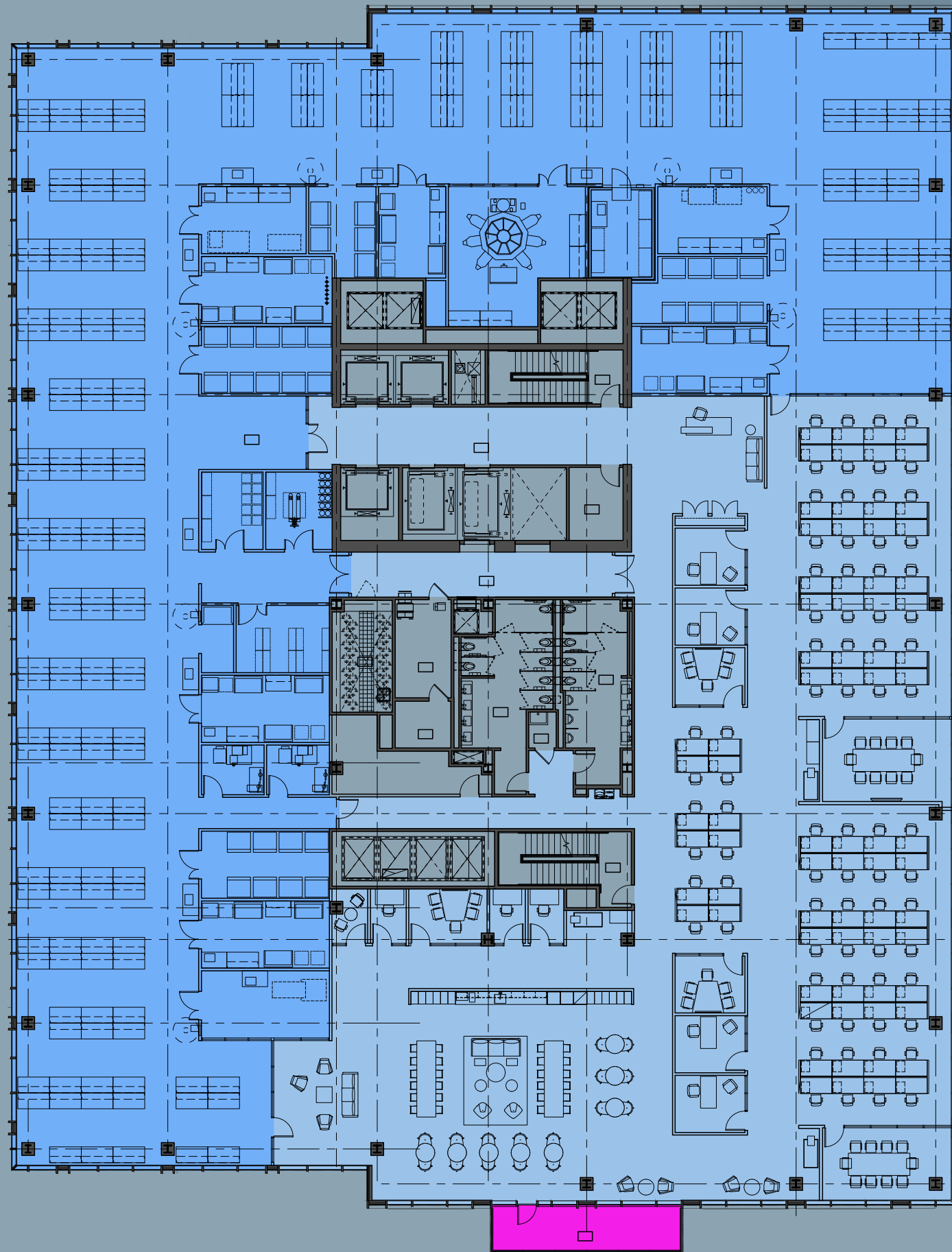
- + Fully enclosed dock
- + 24/7 building operations to support deliveries

VIVARIUM ACCESS

*ASSUMES 60/40% LAB TO OFFICE MIX

FLOOR PLAN

SINGLE-TENANT TEST FIT



34,447 RSF

LAB - 20,667 RSF (60%)

OFFICE - 13,778 RSF (40%)

BALCONY

BACK OF HOUSE

+ 195 Lab Workstations (5' Bench)

+ 76 Office Workstations (5' Desk)

+ 04 Private Offices

+ 04 Phone Rooms

+ 03 Collaboration Areas

+ 02 Conference Rooms

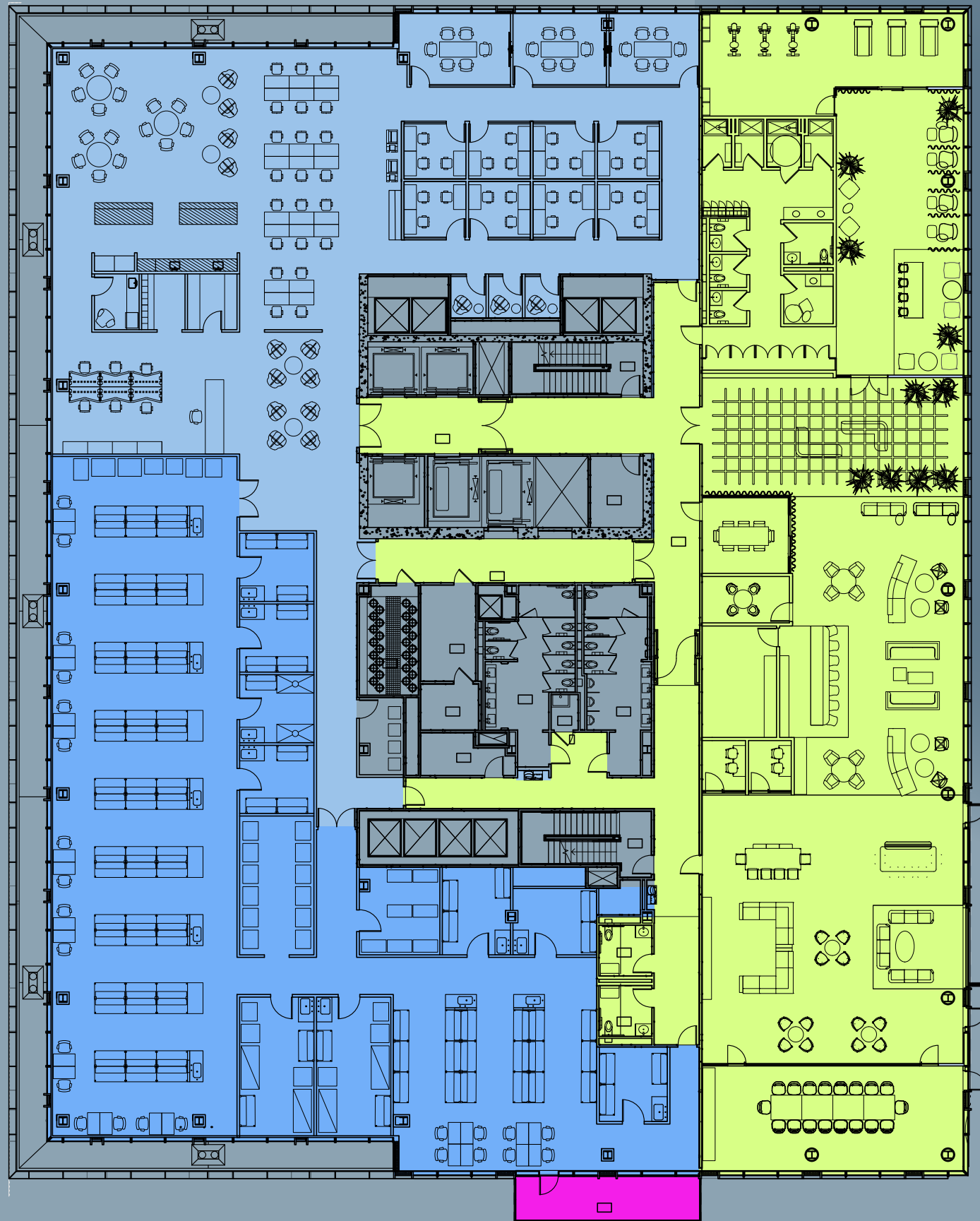
+ 01 Reception Desk

+ 01 Cafe / Lounge Areas

+ 01 Tenant Utility/BOH Area

+ 01 Private Balcony

UNIVERSITY OF CHICAGO EARLY-STAGE INCUBATOR



5TH FLOOR

Approximately 20,000 RSF

- INCUBATOR LAB
- INCUBATOR OFFICE
- AMENITY SPACE
- BALCONY
- BACK OF HOUSE

COMMITMENT TO INCLUSIVE SCIENCE & INNOVATION

Creating jobs, science
engagement and a
talent pipeline on
Chicago's South Side

+ **Connections with University of Chicago**
STEM outreach and internship programs
for South Side youth

+ **Partnership with local schools**
to prepare high school students interested in
architecture, engineering, and construction.

+ **Construction & operations diversity**
with 35% MBE, 6% WBE spend

+ **Dedicated community & student space**
for science learning and open innovation

+ **Dedicated programming staff**
for ongoing community partnership

+ **Dedicated funding**
for community programming

WORLD-CLASS AMENITIES FOR WORLD-CLASS TALENT



LOCATED ON VIBRANT 53RD STREET
RETAIL CORRIDOR



THE LAWN, OUTDOOR AMENITIES DECK WITH
GRILLS, FIREPITS & VIEWS OF LAKE MICHIGAN



PRIVATE TERRACES ON EVERY FLOOR



ON-GRADE SECURE BIKE STORAGE



INDOOR BAR & LOUNGE



EXECUTIVE BOARDROOM



PURSUING U.S. GREEN BUILDING
COUNCIL LEED CERTIFICATION



THE
LAWN



LOCATED IN ONE OF CHICAGO'S MOST DIVERSE & VIBRANT NEIGHBORHOODS

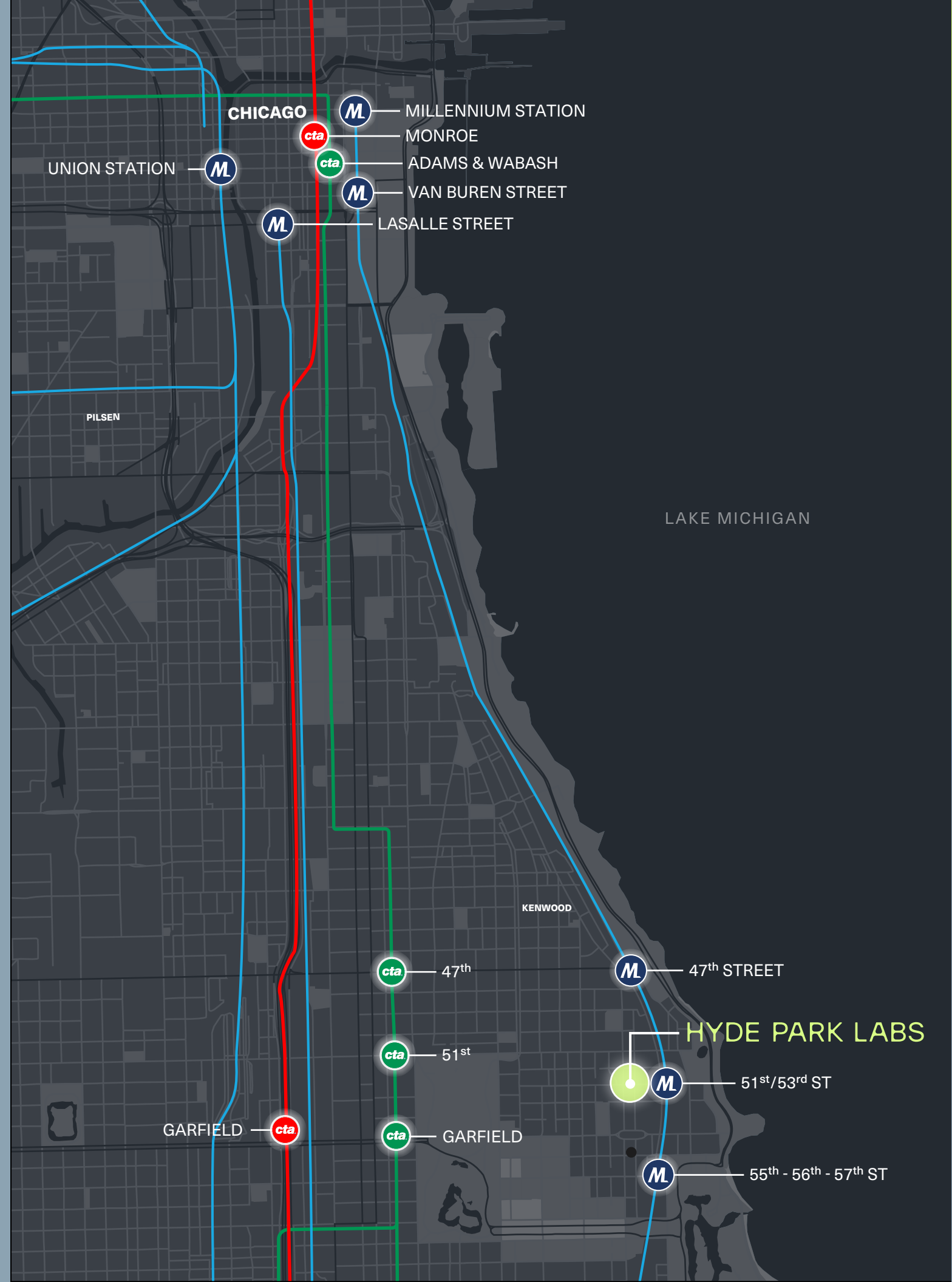
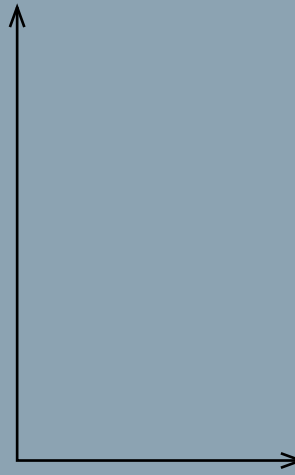


HYDE PARK NEIGHBORHOOD

- + Award-winning restaurants
- + Unique shops & music venues
- + Walkable streetscape
- + The future Obama Presidential Center
- + The Museum Campus South
- + A short walk to Lake Michigan
- + 600 acres of green space
- + Broad range of campus & neighborhood housing



VIBRANT & DIVERSE NEIGHBORHOOD



TO DOWNTOWN CHICAGO

 15 MIN	 20 MIN
 20 MIN	 25 MIN
 40 MIN	

TO THE AIRPORT

 30 MIN TO MIDWAY	 60 MIN TO O'HARE
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IN CLOSE PROXIMITY

HYDE PARK LABS

pure barre cōrepower YOGA sweetgreen FIVE GUYS Stan's Donuts
 HARPER THEATER LAIFITNESS. HYATT PLACE rōti MODERN MEDITERRANEAN DAISY'S PO-BOY and TAVERN
 Valois VIRTUE restaurant & bar CHIPOTLE MEXICAN GRILL slvrrm

CITY HYDE PARK APARTMENTS
 WHOLE FOODS Orangetheory®

VUES3

OBAMA FOUNDATION

5252 Park

HAROLD'S CHICKEN

THE BUDLONG HOT CHICKEN
 SMALL Cheval

TACO BELL WINGS OF

SOPHY

POTBELLY SANDWICH SHOP
 ASCIONE BISTRO
 TRADER JOE'S

Nando's STRINGZ
 THE PROMONTORY

SM ART NELLA PIZZA & PASTA 70
 TE'AMO BOBA BAR ROUX
 COLLIER THEATRE FAIRGROUNDS CRAFT COFFEE AND TEA

WOODLAWN TAP

57TH STEET BOOKS
 MEDICI

HENRY JONES

SOLSTICE ON THE PARK

The DuSable
 BLACK HISTORY MUSEUM and EDUCATION CENTER
 A Smithsonian Affiliate

FREDERICK C. ROBIE HOUSE
 PLEIN AIR CAFE

museum of science+industry
 chicago

THE UNIVERSITY OF CHICAGO

THE STUDY AT UNIVERSITY OF CHICAGO
 THE UNIVERSITY OF CHICAGO DAVID RUBENSTEIN FORUM
 Truth be told, BARDAVID

FUTURE HOME OF THE OBAMA PRESIDENTIAL CENTER

REVA AND DAVID LOGAN CENTER FOR THE ARTS
 CAFÉ LOGAN

LAKE MICHIGAN

CHICAGOLAND'S HIGH-GROWTH R&D ECOSYSTEM

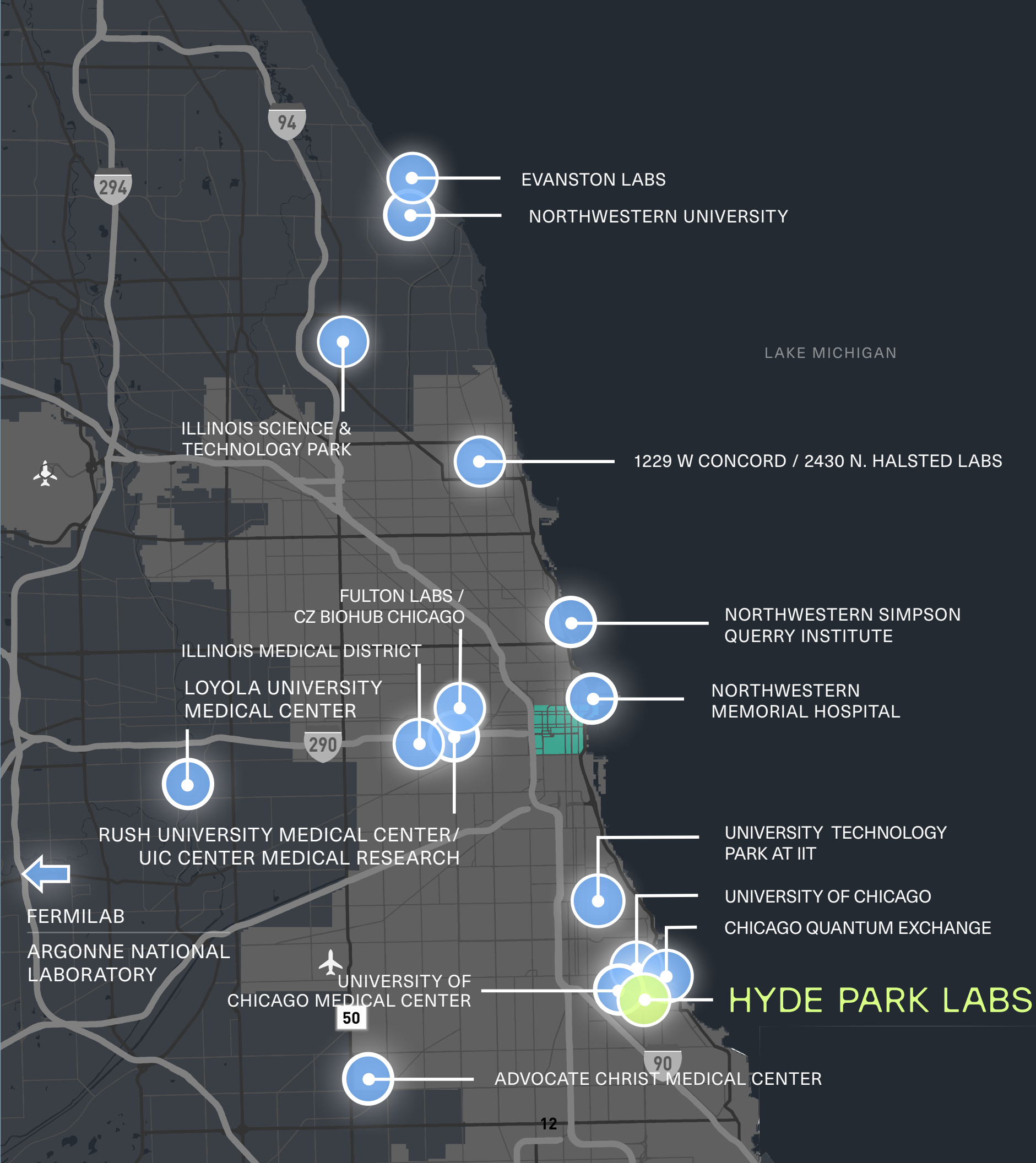
DEPTH OF TALENT NATIONAL TALENT RANKINGS

- #4 for Data & Mathematical Scientists
- #5 for Graduates in Biological & Biomedical Sciences
- #6 for Microbiologists
- #7 for Bioengineers & Biomedical Engineers
- #7 for Chemists

* 2022 CBRE Life Sciences Research Talent Report

EXTENSIVE FUNDING FOR RESEARCH & COMMERCIALIZATION

- + Private life sciences VC funding in Chicagoland **doubled** from 2020-2021
- + Over **\$1B** in 2022 NIH funding
- + **\$1.6 B** in total academic life sciences R&D
- + Over **\$1.1B** in quantum R&D funding



OPEN FOR INNOVATION

Q4 2024

2021 → 2022 → 2023 → 2024 → 2025

Design Q1 2021 - Q1 2023

Entitlements Q1 2022 - Q4 2022

Permitting Q2 2022 - Q1 2023

Construction Q1 2023 - Q2 2024

Occupancy June 2024

The University of Chicago Moves In
Q4 2024

Let the Science Begin
December 2024

OPEN FOR INNOVATION

HYDE PARK LABS TEAM

OWNERSHIP

Trammell Crow Company

BEACON

GENERAL CONTRACTOR

POWER
CONSTRUCTION

CONSTRUCTION
UJAMAA

ARCHITECT & LAB DESIGN

ELKUS | MANFREDI
ARCHITECTS

DE
A INTERACTIVE
DESIGN
ARCHITECTS

MEP CONSULTANT

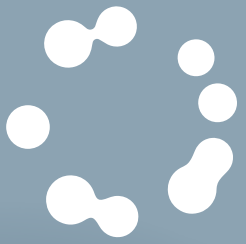
wsp

TRANSACTION TEAM

CBRE

ANCHOR PARTNER

 THE UNIVERSITY OF
CHICAGO



HYDE PARK LABS



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CBRE

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MEET OUR PARTNERS

BEACON

With a national footprint in 14 markets, Beacon has over \$13B of assets under management and a portfolio spanning more than 29 million square feet.

Beacon is the largest private fund manager dedicated exclusively to office and life science investing and focuses on creating properties and spaces that make groundbreaking progress possible for tenants. Beacon's offices and labs are home to cutting-edge companies, and we aim to fuel their innovation with our own, driving leasing activity through disciplined property selection, design-driven transformation, and thoughtfully curated tenant experiences.

beaconcapitalpartners.com

Trammell Crow Company

Trammell Crow Company is a leading commercial real estate developer and an independently operated subsidiary of CBRE Group, Inc., a Fortune 500 and S&P 500 company.

Founded in 1948, TCC has developed or acquired nearly 2,900 buildings valued at \$75B and over 655M square feet. As of 2022, TCC has \$19.5B of projects in process and \$13.5B in its pipeline. TCC serves users of and investors in office, industrial/logistics, healthcare, life sciences, and mixed-use projects, as well as multi-family residential spaces.

trammellcrow.com

IN COLLABORATION WITH



21.2 MILLION SQUARE FEET

OF LAB DELIVERED & UNDER CONSTRUCTION IN THE U.S.



Fulton Labs at 400 N. Aberdeen, Chicago
Trammell Crow Company
425,000 SF – Delivered 2022



Fulton Labs at 1375 W. Fulton, Chicago
Trammell Crow Company
300,000 SF – Delivered 2021



Evanston Labs, Chicagoland
Trammell Crow Company
175,000 SF – Delivering Q1 2024



Science Square, Atlanta
Trammell Crow Company
370,000 SF – Delivering Q1 2024



Berkeley Commons, Berkeley
Beacon Capital Partners
368,000 SF – Delivering Q4 2023



Dynamic One, Houston
Beacon Capital Partners
540,000 SF – Delivering Q3 2023



Southline Boston, Boston
Beacon Capital Partners
760,000 RSF – Delivered 2022



2 Harbor, Boston
Beacon Capital Partners
418,000 RSF – Delivering Q1 2024