

BOULDER 38

BY BREAKTHROUGH

1685 - 1745 38TH STREET | BOULDER, CO

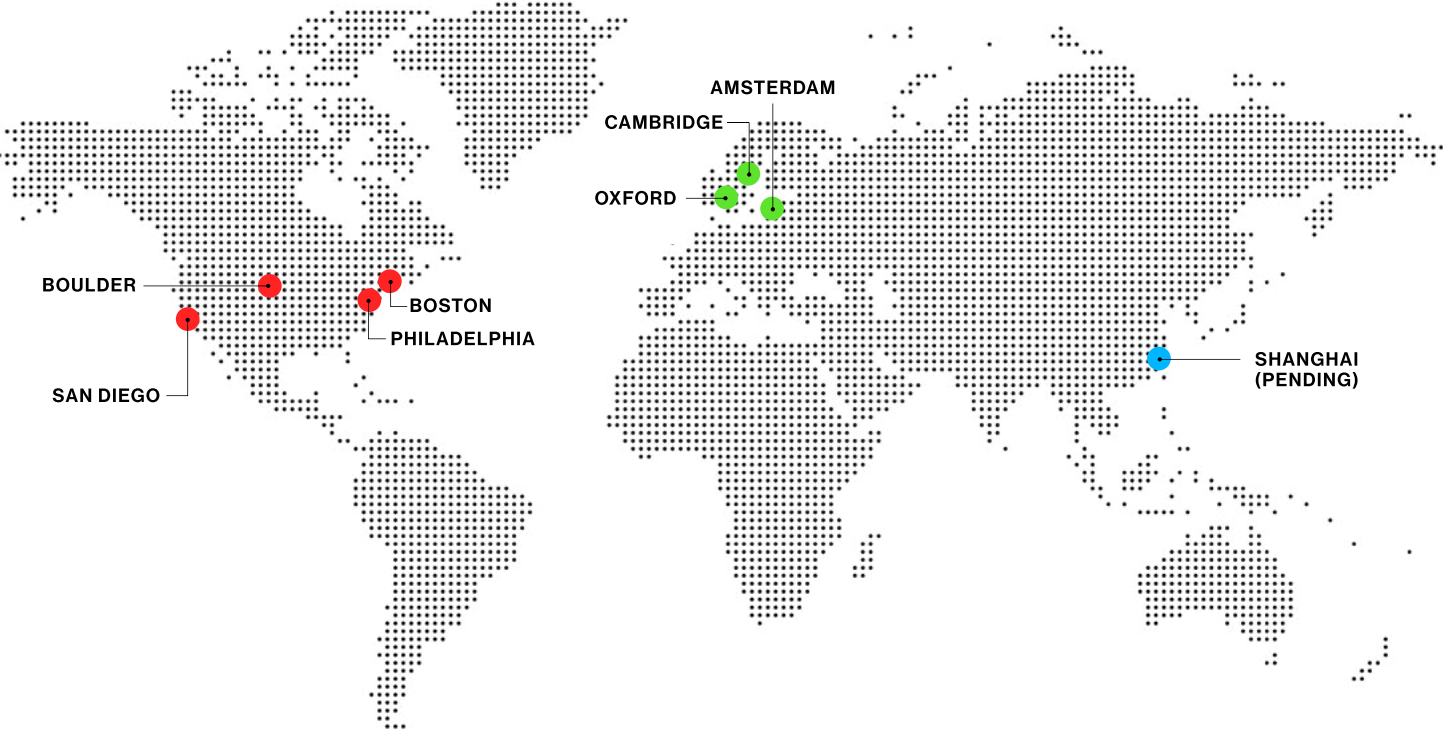
FOR LEASE  **SPEC LAB / OFFICE SPACE AVAILABLE**

CBRE

BREAKTHROUGH LIFE SCIENCE PORTFOLIO

Breakthrough has assembled a portfolio and pipeline totaling 5 million square feet across 8 leading biotech markets.

● NORTH AMERICA ● EUROPE ● ASIA



ERC (Boston)



Torrey View (San Diego)



Trinity (Oxford)



2300 Market (Philadelphia)



One Canal (Cambridge, MI)



One Helix (Amsterdam)



Governor Pointe (San Diego)



Vitrum (Cambridge, UK)



Boulder 38 (Boulder)



Enclave Park (San Diego)



232 A Street (Boston)



Torrey Plaza (San Diego)



The 105 (Boston)



Callan Ridge (San Diego)



Zhangjiang Science City (Shanghai)
*Pending

*As of February 2024

A REAL ESTATE PARTNER FOR LEADING INNOVATION COMPANIES

Developing and Operating Mission Critical Facilities & Innovation Campuses for Corporate Clients.

- Breakthrough Properties and Tishman Speyer work with leading innovation companies (e.g., Pfizer, Meta, AstraZeneca, LinkedIn, BD and CRISPR) to develop and operate campuses that foster collaboration through thought-provoking public space, curated tenant programming and cutting edge design.
- Through early engagement with clients, Breakthrough is able to deliver a highly customized product for users.



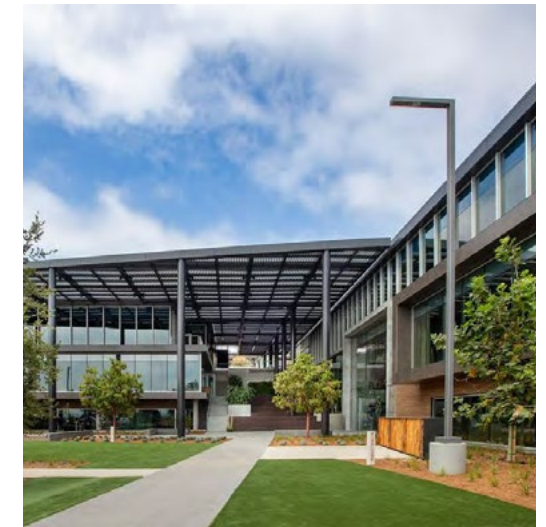
ONE HELIX
AMSTERDAM, NL



TORREY VIEW
SAN DIEGO, CA



THE 105
BOSTON, MA



CALLAN RIDGE
SAN DIEGO, CA



TORREY VIEW - SAN DIEGO, CA

100% Preleased
520,000 SF
Delivering in 2Q 2024

Client Companies



Designed to:



THE 105 - BOSTON, MA

263,500 SF
US R&D HQ
Crispr Therapeutics

Client Companies



Designed to:



ONE HELIX - AMSTERDAM, NL

100% Preleased
55,000 SF
Delivering in 2025

Client Companies



Designed to:



ONE MILESTONE - ENTERPRISE RESEARCH CAMPUS - BOSTON, MA

510,000 SF
Delivering in 1Q 2026
In Partnership with Harvard University

Project Highlights:

Class A Lab Development
246 Room Hotel
345 Apartment Unites
60,000 SF David Rubenstein Conference Center
45,000 SF Retail
2+ Acre Outdoor Greenway

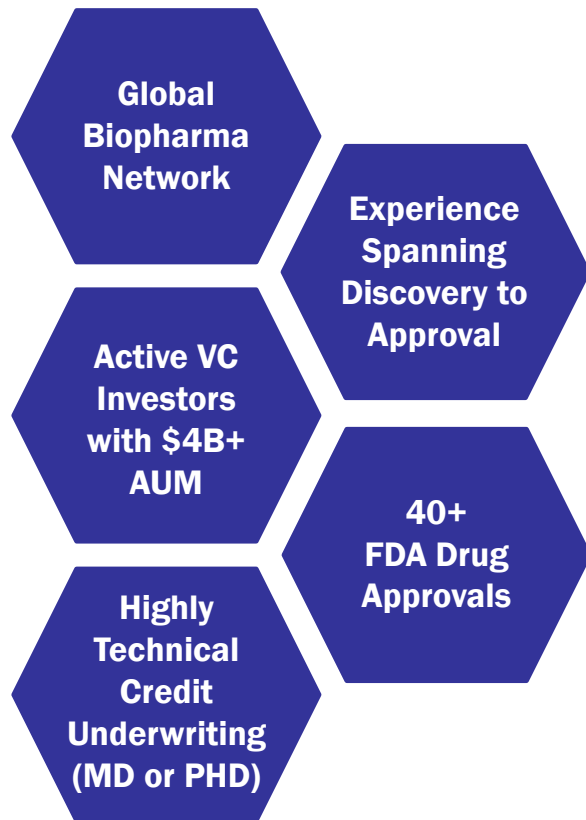
Designed to:



PLATFORM OVERVIEW

BUILDING DYNAMIC ECOSYSTEMS THROUGH SOCIAL INFRASTRUCTURE

Breakthrough has built a market leading Scientific Advisory Board (“SAB”), comprised of leading scientists, entrepreneurs, CEOs and VC investors who provide expertise that informs investment strategy and extend mentorship services to Breakthrough clients.



ARIE BELLEDEGRUN, M.D.
Executive Chairman and Co-Founder of Allogene, Chairman of Bellco Capital, Two River Group, Urogen Pharma and Kronos Bio



FRANZ HUMER, M.D.
Chairman of Humer Foundation, Former Chairman and CEO of Roche Holding



LIZ BARRETT
CEO of UroGen Pharma, Former CEO of Oncology at Novartis



OWEN N. WITTE, M.D.
UCLA Professor of Microbiology, Immunology, and Molecular Genetics & President’s Chair of Development Immunology



DAVID CHANG M.D., PHD
Co-Founder and CEO of Allogene Therapeutics, Former Chief Medical Officer of Kite Pharma



JAKOB LOVEN, PHD
Managing Partner at Nextech Invest; co-founder of Relay Therapeutics and Syros Pharmaceuticals



HELEN KIM
Managing Director at Vida Ventures, Former Partner at Column Group and Executive Vice President of Business Development at Kite Pharma



ARJUN GOYAL, M.D., MBA
Co-Founder and Managing Director at Vida Ventures, Former Investment Professional at 5AM Ventures



STEFAN VITOROVIC
Co-Founder and Managing Director at Vida Ventures, Former Investment Professional at Third Rock



BEN BELLEDEGRUN
Managing Director and Founder of Aliment Capital, Former Portfolio Manager for Brevan Howard Asset Management



AMY SCHULMAN, J.D.
Managing Partner at Polaris Partners, Former general counsel at Pfizer and President, Pfizer Consumer Healthcare



SITE PLAN

54,000 SF
AVAILABLE
JUNE 2025

Exposition Dr

CU Parking Parcel

RTD Parking Parcel

1775
38th Street
2nd Story


1745
38th Street
2nd Story

5,500 SF
AVAILABLE NOW

1685 38th Street

AMENITY
CENTER
1ST FLOOR

1715
38th Street
2nd Story



BOULDER 38
BY BREAKTHROUGH

38th St

38th St



BOULDER 38
BY BREAKTHROUGH



A VIBRANT LIFE SCIENCE CAMPUS LOCATED IN THE HEART OF BOULDER

AMENITY CENTER

A vibrant life science campus with planned best-in-market amenities including:

- Conference center and lounge
- On-site café operator
- Secure indoor bike room
- Private shower facilities
- Covered outdoor seating and activity spaces



**NEWLY REMODELED LOBBY
& COMMON AREAS**



**ON-SITE CAFÉ &
TENANT LOUNGE**



CONFERENCE CENTER



HIGH-QUALITY LAB INFRASTRUCTURE



WITH UNPARALLELED VIEWS OF THE FLATIRONS

BUILDING FEATURES



ADDRESS

**1685 - 1745 38th Street
Boulder, CO**



AVAILABLE SIZE

- **1685 38th St (suites below can be combined to address larger users):**
 - Lab Suite #1 – 19,845 SF
 - Lab Suite #2 – 5,189 SF
 - Lab Suite #3 – 21,982 SF
 - Lab Suite #4 – 6,806 SF
- **1745 38th St:**
 - Lab Suite #1 - 5,500 SF



PARKING

2.3:1,000



DELIVERY

- **1685 38th St: June 2025**
- **1745 38th St: Available Now**



LOADING

Grade Level



FIBER PROVIDER

**Comcast / Zayo / Lumen /
CenturyLink**



FLOOR PLANS

1685 38TH STREET

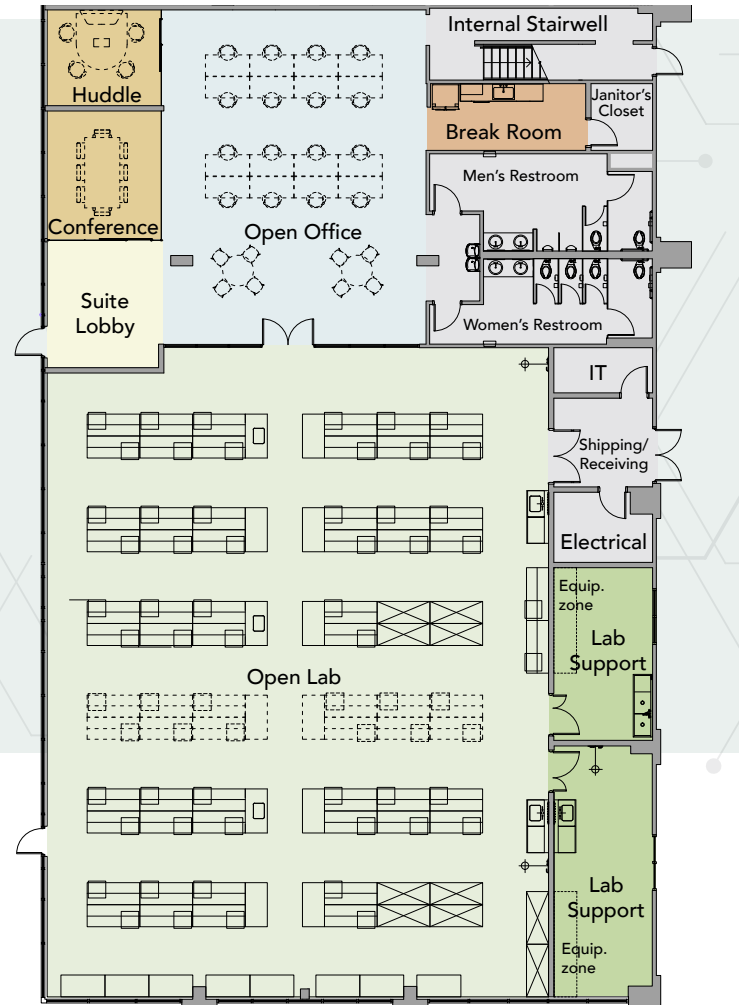
SUITE #1 - DELIVERING JUNE 2025

19,845 SF Total Available on 2 connected levels

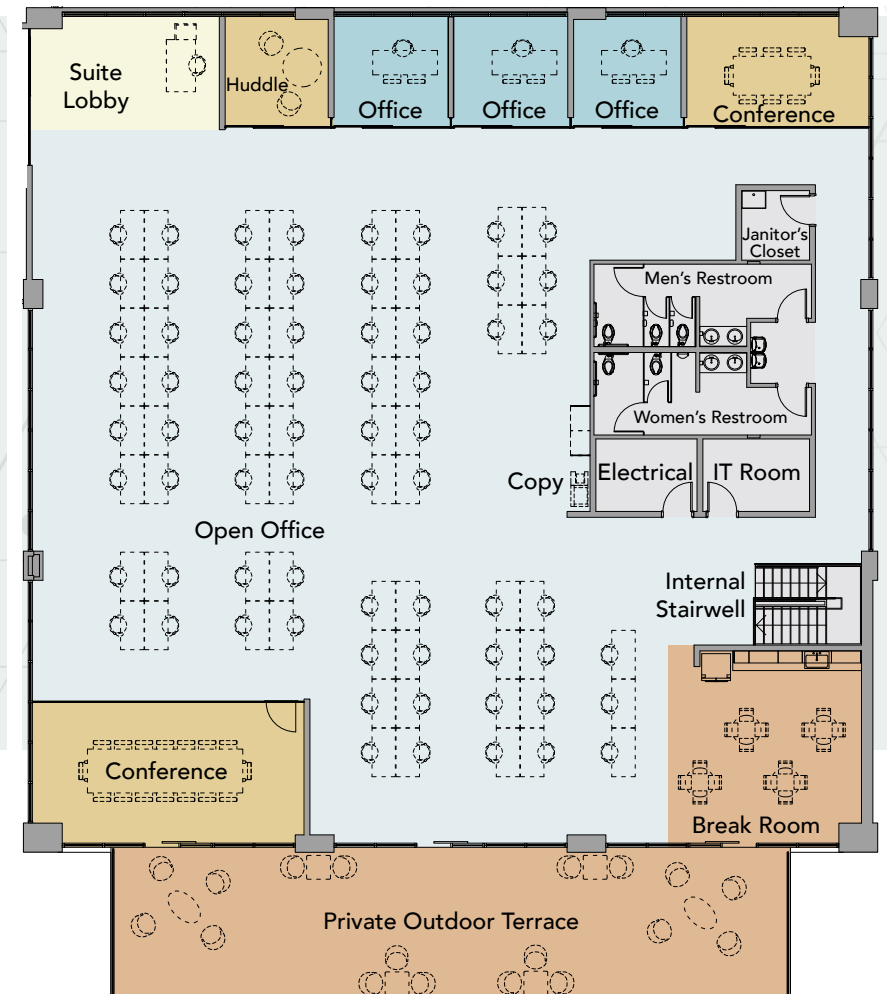
Private terrace with views of the Flatirons

LAB DELIVERY

- 10 pre-installed fume hoods
- 6 sinks
- 4 showers
- 52 modular workstations, 15 tables
- Infrastructure built for additional 12 modular workstations, 2 tables
- Central compressed air
- Central vacuum
- Future autoclave connections
- 2.3 CFM/SF, 100% outdoor air, lab airflow
- Lab power 15W/SF
- Standby generator at 5W/SF in lab
- Slab on Grade, 100 psf live load



Level 01

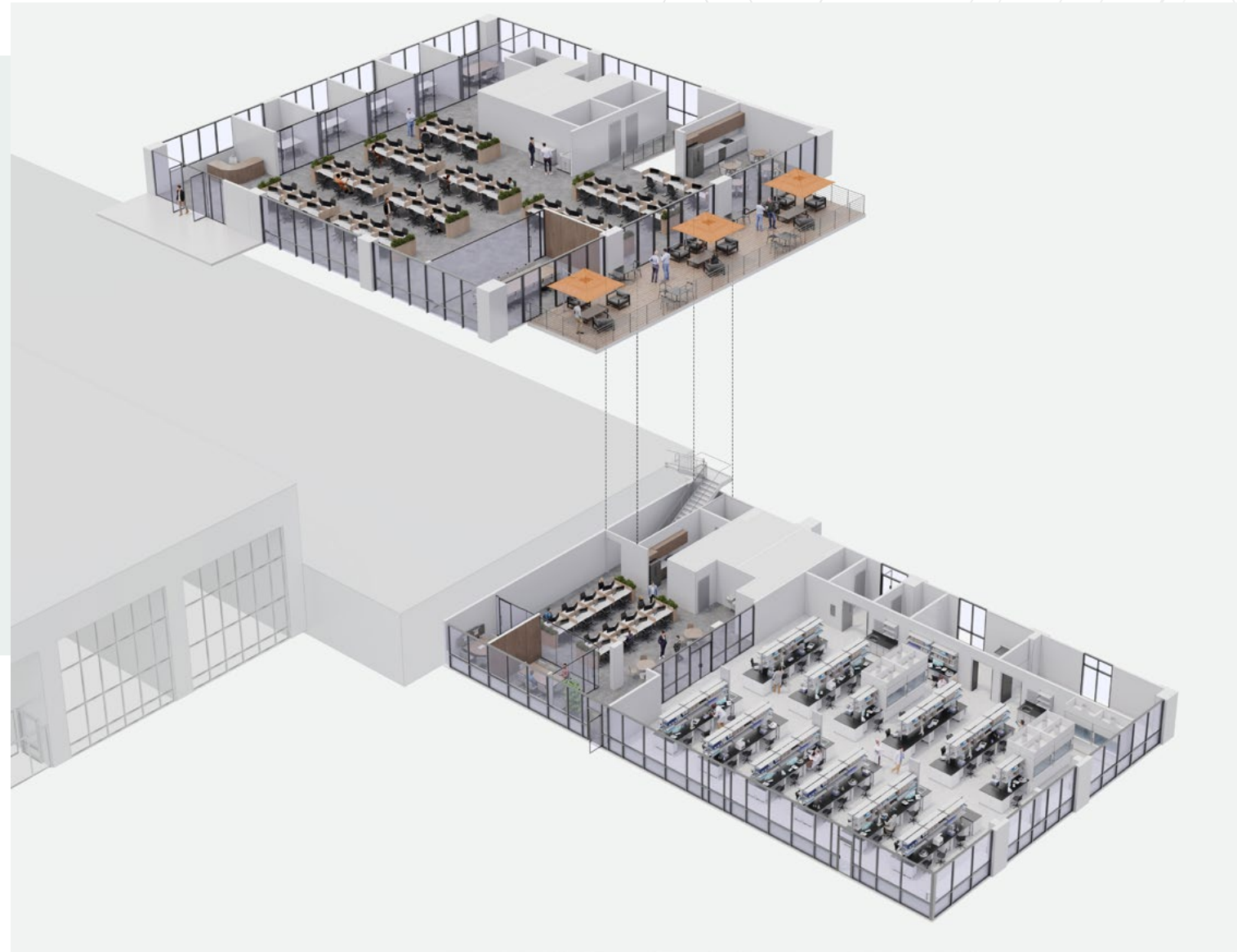


Level 02

FLOOR PLANS

1685 38TH STREET

SUITE #1 - DELIVERING JUNE 2025



FLOOR PLANS

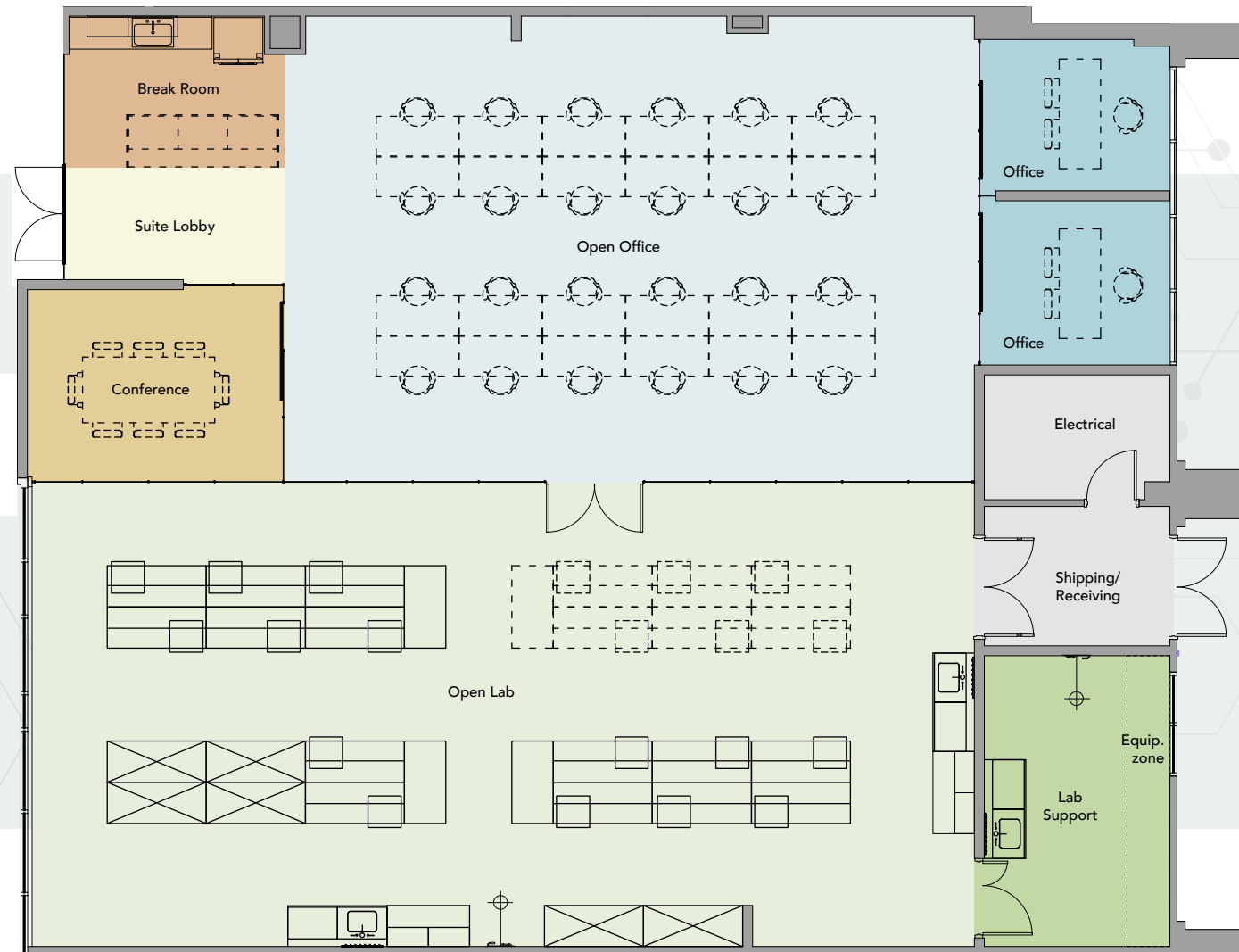
1685 38TH STREET

SUITE #2 - DELIVERING JUNE 2025

- **5,189 SF** Total Available
- Private terrace with views of the Flatirons

LAB DELIVERY

- 6 pre-installed fume hoods
- 3 sinks
- 2 showers
- 14 modular workstations, 5 tables
- Infrastructure built for additional 6 modular workstations, 1 table
- Central compressed air
- Central vacuum
- Future autoclave connections
- 2.3 CFM/SF, 100% outdoor air, lab airflow
- Lab power 15W/SF
- Standby generator at 5W/SF in lab
- Slab on Grade, 100 psf live load



Level 01

FLOOR PLANS

1685 38TH STREET

SUITE #2 - DELIVERING JUNE 2025



FLOOR PLANS

1685 38TH STREET

SUITE #3 - DELIVERING JUNE 2025

⬡ **21,982 SF** Total Available on 2 connected levels

⬡ Private terrace with views of the Flatirons

LAB DELIVERY

⬡ 10 pre-installed fume hoods

⬡ 7 sinks, 1 scullery

⬡ 3 showers

⬡ 46 modular workstations, 12 tables

⬡ Infrastructure built for additional 12 modular workstations, 4 tables

⬡ Central compressed air

⬡ Central vacuum

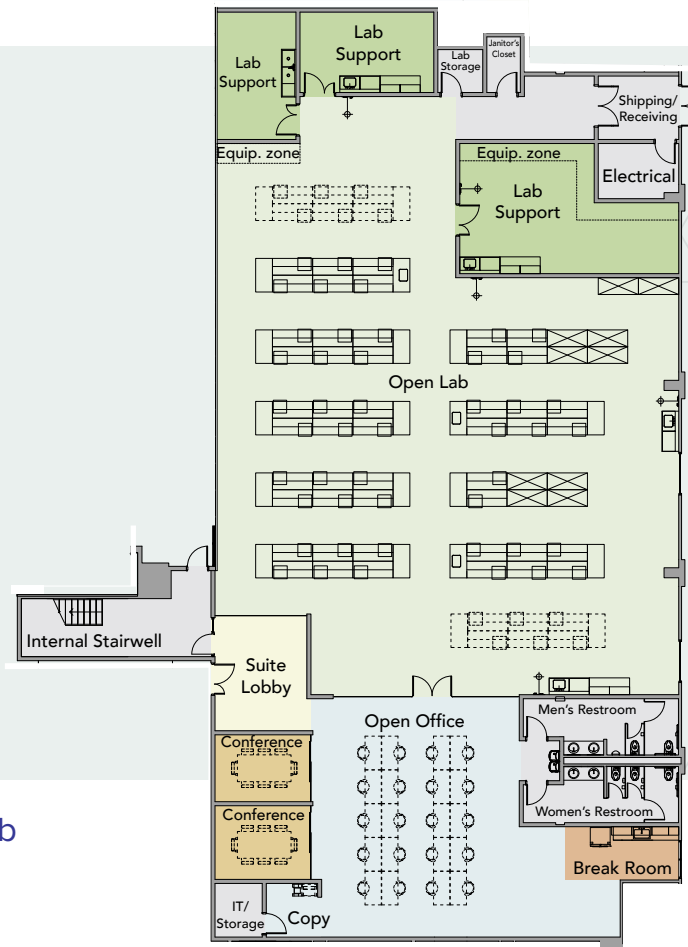
⬡ Future autoclave connections

⬡ 2.3 CFM/SF, 100% outdoor air, lab airflow

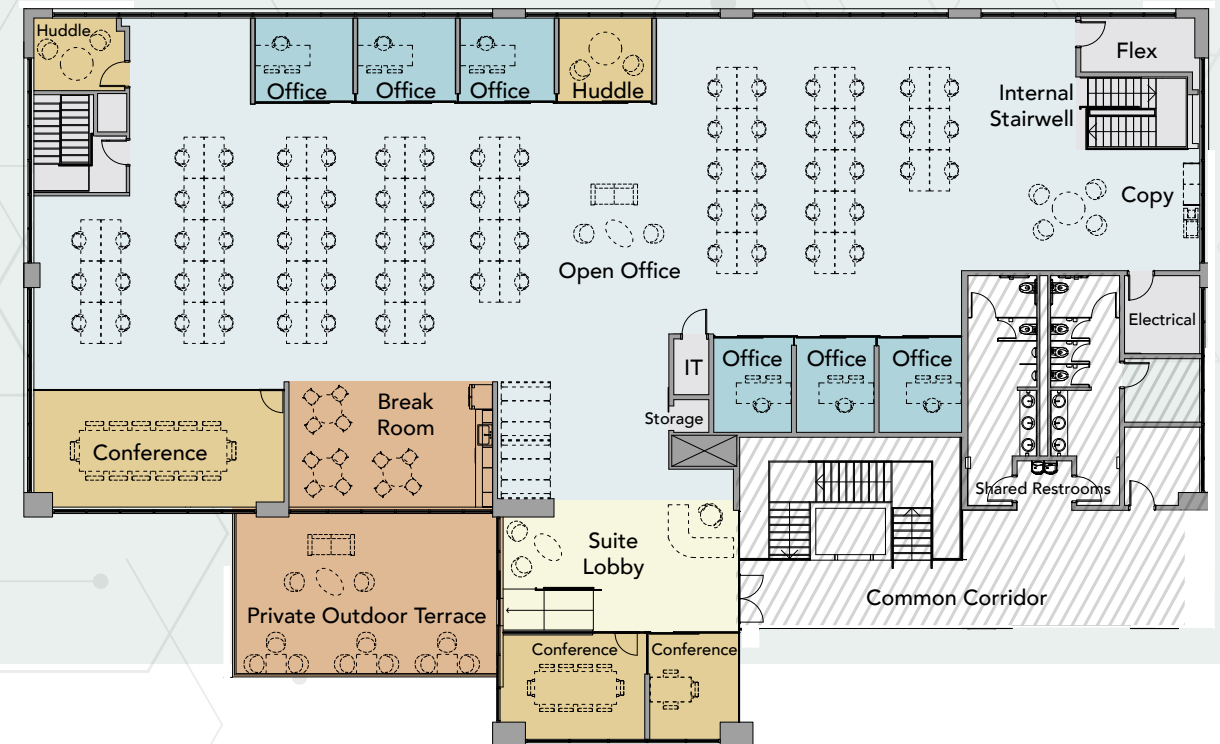
⬡ Lab power 15W/SF

⬡ Standby generator at 5W/SF in lab

⬡ Slab on Grade, 100 psf live load



Level 01

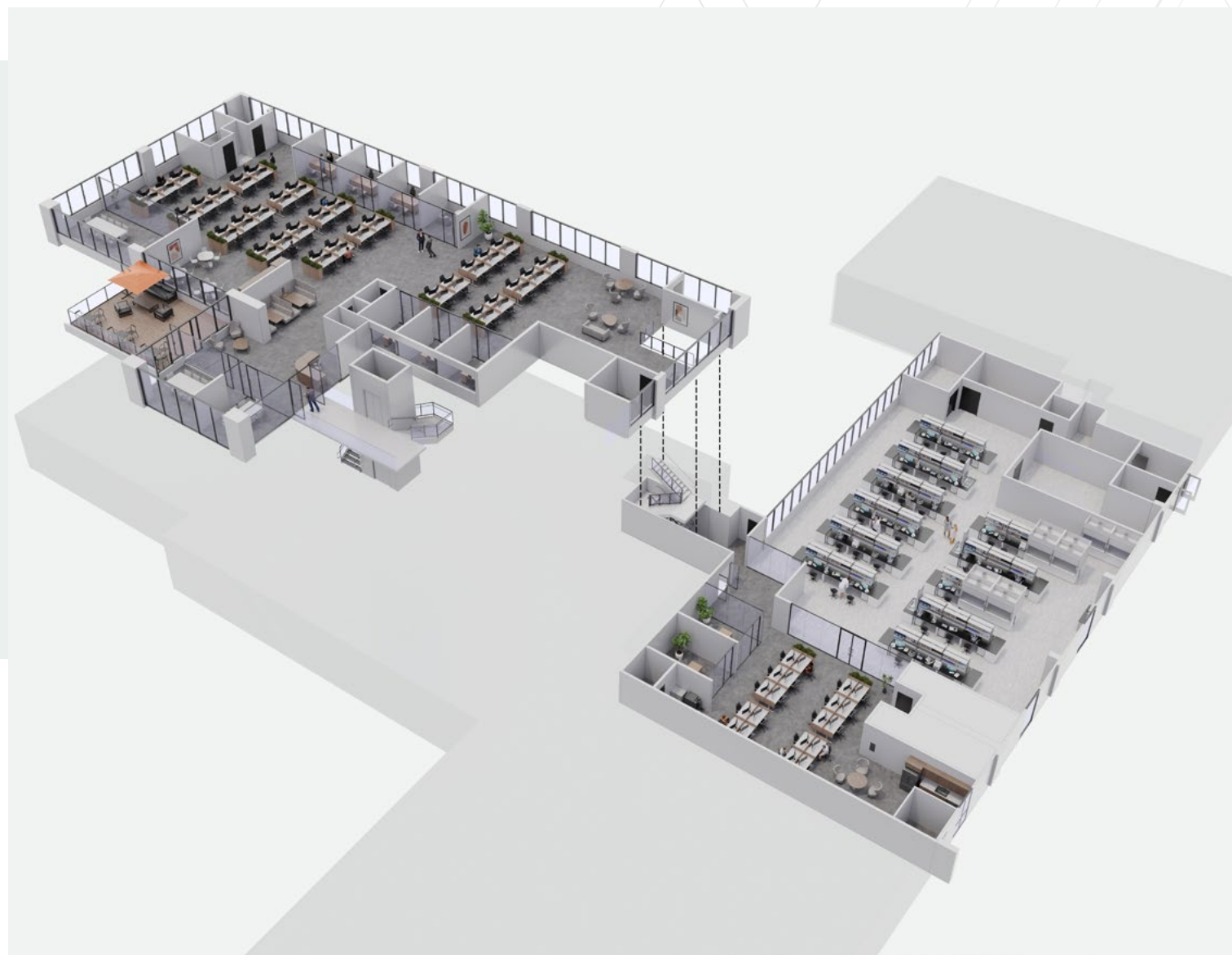


Level 02

FLOOR PLANS

1685 38TH STREET

SUITE #3 - DELIVERING JUNE 2025



FLOOR PLANS

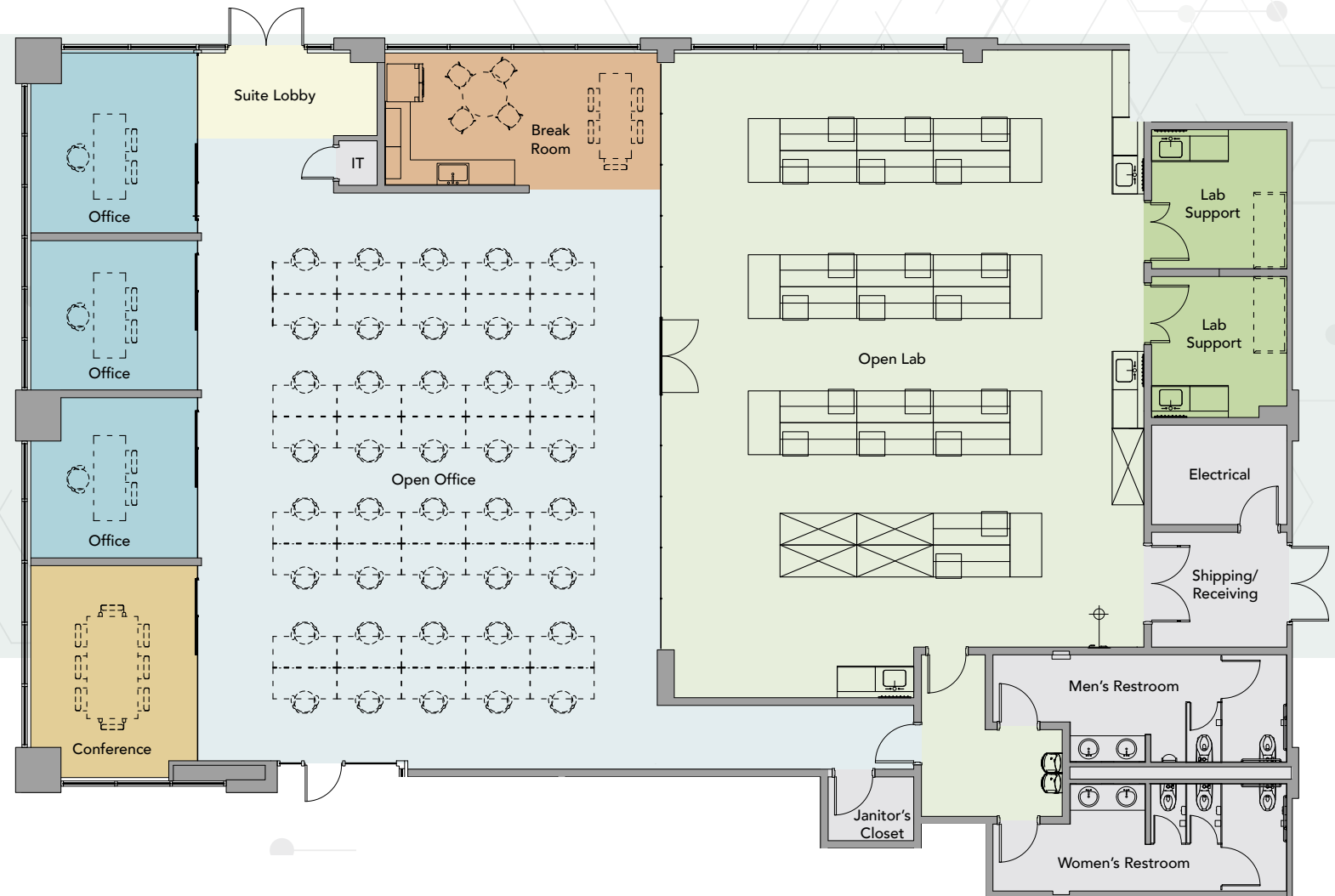
1685 38TH STREET

SUITE #4 - DELIVERING JUNE 2025

6,806 SF Total Available

LAB DELIVERY

- 5 pre-installed fume hoods
- 5 sinks
- 1 shower
- 20 modular workstations, 6 tables
- Infrastructure built for additional 6 modular workstations, 4 tables
- Central compressed air
- Central vacuum
- Future autoclave connections
- 2.3 CFM/SF, 100% outdoor air, lab airflow
- Lab power 15W/SF
- Standby generator at 5W/SF in lab
- Slab on Grade, 100 psf live load



FLOOR PLANS

1685 38TH STREET

SUITE #4 - DELIVERING JUNE 2025



FLOOR PLANS

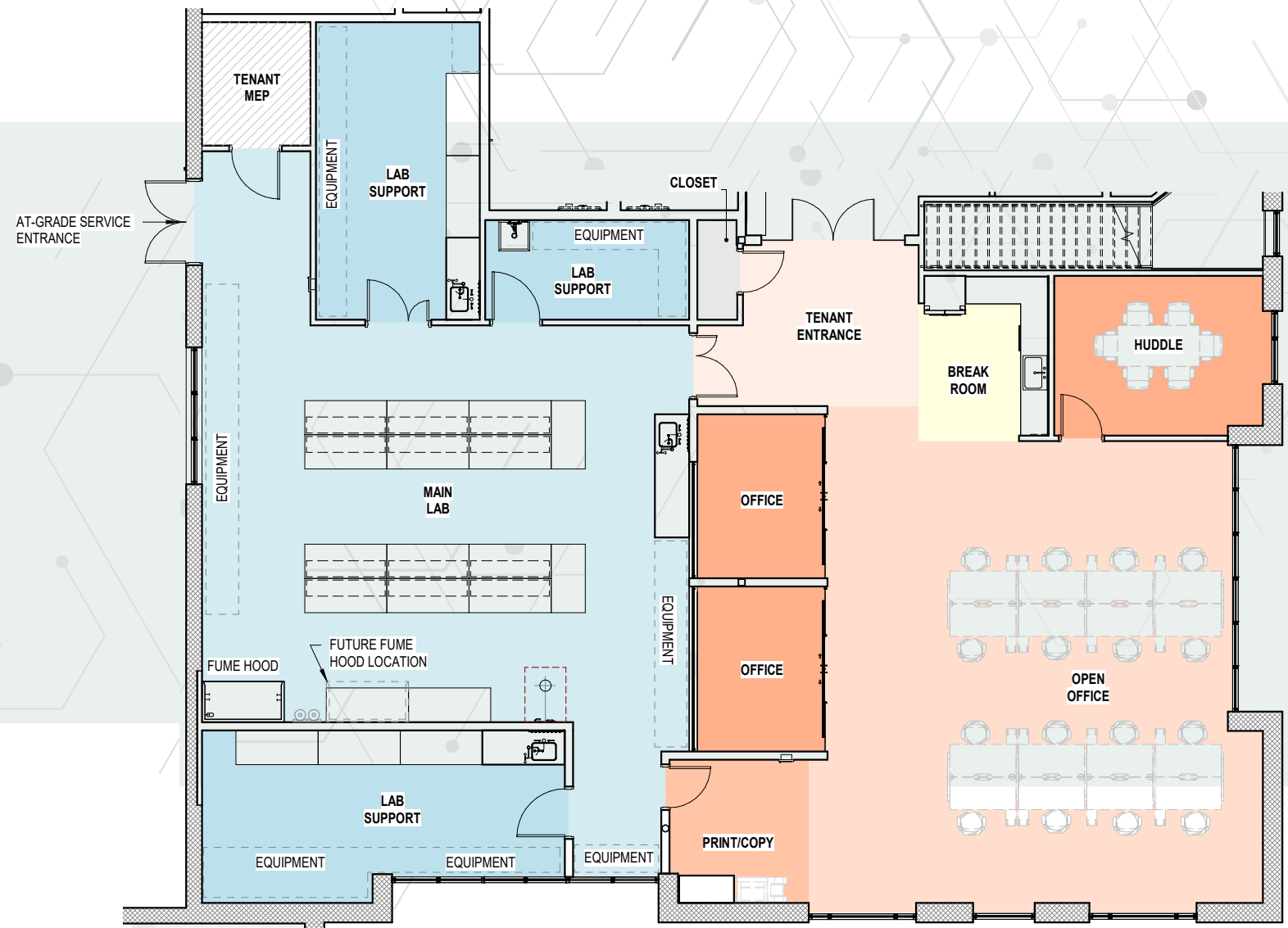
1745 38TH ST

SUITE #1 - AVAILABLE NOW

⬡ **5,500 SF** Total Available

LAB DELIVERY

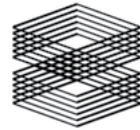
- ⬡ One pre-installed fume hood
- ⬡ Pre-built infrastructure for 1 additional fume hood
- ⬡ Ability to add additional fume hoods for chemistry client needs
- ⬡ Three Lab Support Rooms
- ⬡ Four Sinks
- ⬡ Emergency eye wash / showers
- ⬡ Lab casework / Benching
- ⬡ Central Compressed Air
- ⬡ Central Vacuum
- ⬡ 1.75 CFM/SF, 100% Outdoor Air, Lab Airflow
- ⬡ Lab Power 15W/SF
- ⬡ Standby Generator at 5W/SF in Lab
- ⬡ Slab on Grade, 100 psf Live Load



ABOUT BREAKTHROUGH PROPERTIES

Breakthrough Properties (“Breakthrough”) is a joint venture between Tishman Speyer and Bellco Capital, combining Tishman Speyer’s global real estate platform with Bellco Capital’s deep life science investment expertise to deliver cutting-edge lab facilities in leading biotechnology clusters, life science real estate industry.

Breakthrough is led by an experienced management team with a proven track record of acquiring, developing and operating life science real estate. Their mission is to deliver best-in-class innovation communities that enable entrepreneurs and researchers to make life-changing discoveries.



TISHMAN SPEYER



BEST-IN-CLASS PHYSICAL INFRASTRUCTURE

Through their global perspective and experience in delivering world-class innovation properties, Breakthrough’s platform delivers a higher standard of quality to the market with a focus on superior design, flexible build-outs, and best-in-class amenities.



UNIQUE, USER-DRIVEN PERSPECTIVE

Leveraging their team’s decades of experience as life science tenants, Breakthrough brings a user-driven approach to lab design and unique insights on where science is trending.



SCIENTIFIC ADVISORY BOARD

Breakthrough’s platform is designed to deliver full service ecosystems including access to life science industry pioneers, mentorship services from its world-renowned Scientific Advisory Board, and an extensive venture capital network.



BOULDER 38

BY BREAKTHROUGH

1685 - 1745 38TH STREET | BOULDER, CO

CBRE CONTACTS

ERIK ABRAHAMSON

Senior Vice President

+1 303 264 1900

erik.abrahamson@cbre.com

BLAKE HARRIS

Senior Vice President

+1 303 628 7453

blake.harris@cbre.com

CBRE

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.