

HATCHlabs

@WILDERNESS PLACE

Turnkey and Customizable Labs /
Wet Lab Space

2880 Wilderness Place | Boulder, CO

*Simplifying the Process of
Scientific Innovation*

NOW OPEN!

A Development by



NexCore
SCIENCE & TECH



HATCHspaces
LIFE SCIENCES



Introducing HATCHlabs @ Wilderness Place

Ideal Lab Space for Growing Companies

Located in the former Boulder Beer Company Brewery building, HATCHlabs @ Wilderness Place has created a center of innovation for growing companies in the life science and biotech communities. This facility provides best-in-class lab infrastructure along with a unique blend of interior and exterior spaces to foster employee creativity, collaboration, and relaxation.

HATCHlabs @ Wilderness Place is purpose-built for early and mid-growth life science companies “hatching” from academic labs, incubators and accelerator models. Strategically designed to address the early growth stages of entrepreneurial endeavors, HATCHspaces focuses on continuity and fostering industry connections so you can focus on your science.

Flexibility

Lab enabled warm dark shell space on the 1st floor and fully furnished lab suites ready for immediate tenant occupancy on floor 2.

Redefining Standards

Redefining Boulder life sciences building shell standards by providing purpose-built and premium MEP infrastructure allowing for maximum flexibility, with faster delivery and less cost than generic industrial buildings.

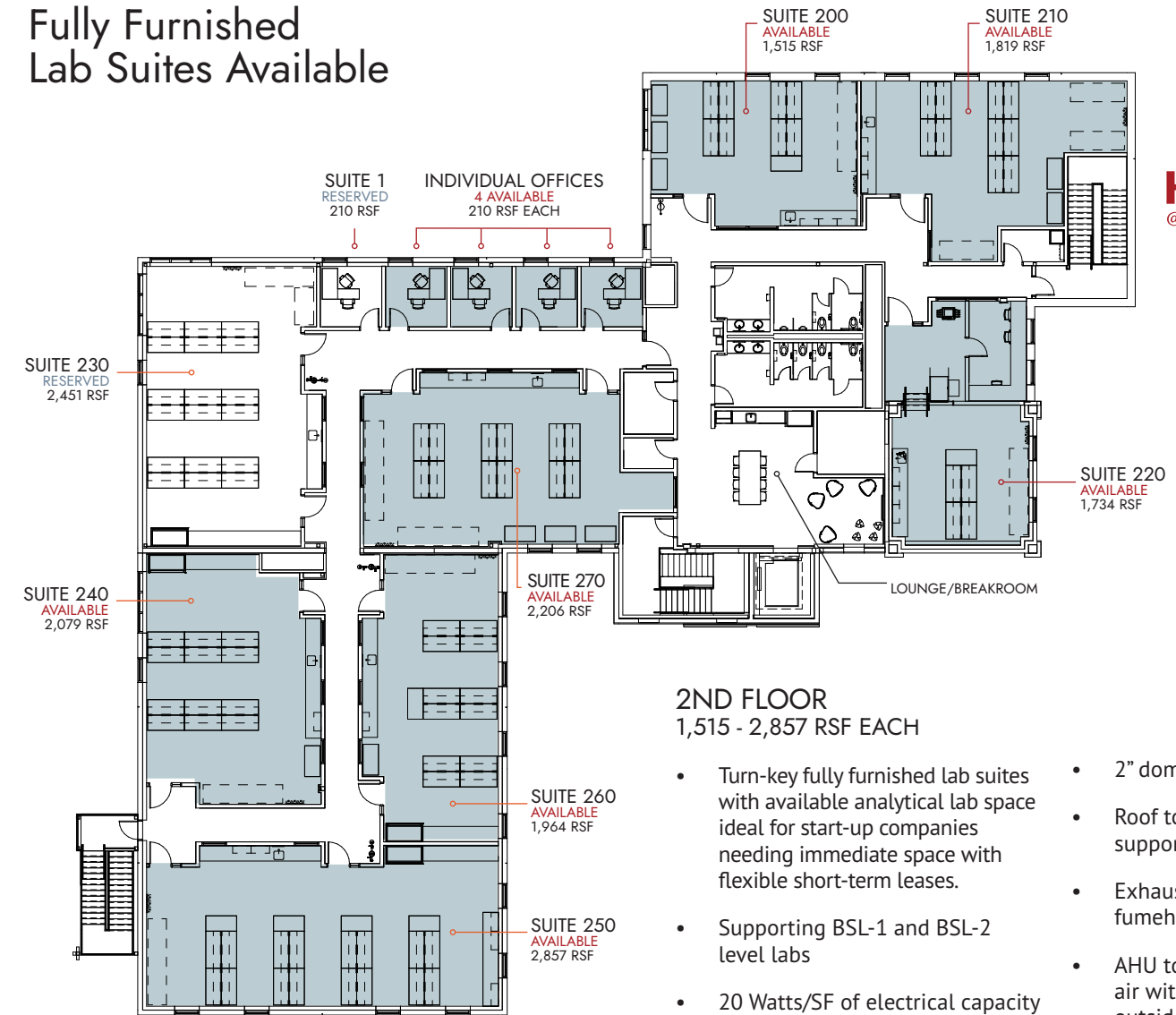
Location

Boulder is a nationally ranked life science market. It is the hub of entrepreneurship and innovation. Home to 17 federally funded research labs and CU Boulder, a top ranked university. Boulder remains a hot bed for life science companies, NIH funding and bioscience focused venture capital.

TOTAL RENTABLE
SQUARE FOOTAGE
33,700 RSF

DELIVERED
JANUARY
2024

Fully Furnished Lab Suites Available



2ND FLOOR 1,515 - 2,857 RSF EACH

- Turn-key fully furnished lab suites with available analytical lab space ideal for start-up companies needing immediate space with flexible short-term leases.
- Supporting BSL-1 and BSL-2 level labs
- 20 Watts/SF of electrical capacity
- 175 kW diesel generator providing 3 Watts/SF to tenant suites
- 2" domestic water meter
- Roof top condensers to support VRF HVAC system
- Exhaust fans to support four fumehoods
- AHU to provide 100% outside air with 6 air changes/hour of outside air
- Break/lounge area
- Common restrooms

HATCHlabs
@WILDERNESS PLACE

■ AVAILABLE

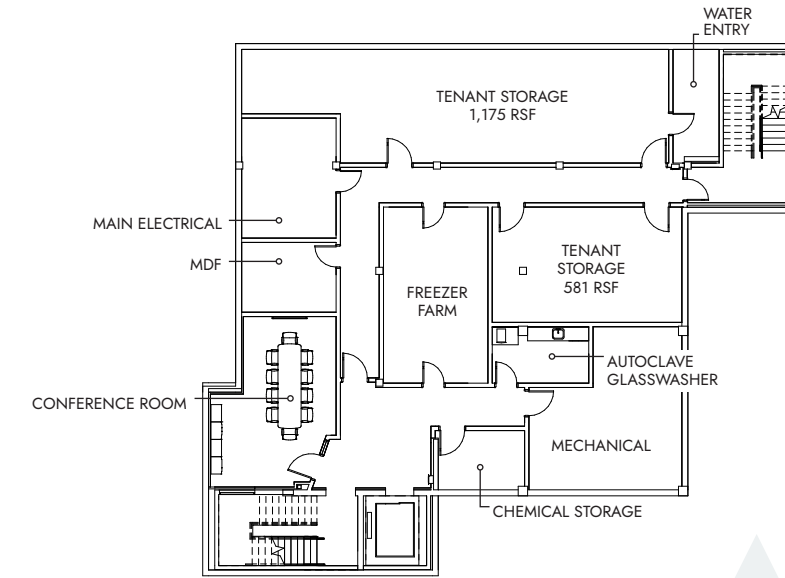
Lab Enabled Core and Shell 9,505 Available RSF



1ST FLOOR 9,505 RSF

- 70:30 lab-to-office compatible
- Supporting BSL-1 and BSL-2 level labs
- 20 Watts/SF of electrical capacity
- 175 kW diesel generator provided
- 3 Watts/ SF to tenant suites
- 2" domestic water meter
- Roof top condensers to support VRF HVAC system
- Exhaust fans to support fumehoods
- AHU to provide 100% outside air with 6 air changes/hour of outside air
- Break/lounge area
- Common restrooms

Shared Amenities and Storage



LOWER LEVEL 1,756 RSF OF STORAGE AVAILABLE

- Shared amenity spaces available to all building tenants
- Conference room with state-of-the-art audio visual equipment
- Autoclave/glass wash
- Chemical waste storage
- Freezer farm
- Additional storage available for lease to support company growth



■ AVAILABLE

Site Plan



- KEY**
- 1 Main Entry
 - 2 EV Chargers
 - 3 Bike Racks
 - 4 Enclosed Bike Storage
 - 5 Emergency Generator
 - 6 Loading Dock



Building Amenities



Main Lobby



Large Conference Room



Bike Storage



Shower Room



Common Breakroom



Mother's Room



Exterior Patio with Views of the Flatirons

2880 Wilderness Place Steeped in Boulder History

In 1979, two physics professors at CU Boulder, who were also enthusiastic home brewers, launched Colorado's inaugural microbrewery in a goat shack not far from campus. Subsequently, Boulder Beer Company established their brewpub at this same site, solidifying a reputation as a cornerstone and social hub for the Boulder community.

In 2019, a new chapter emerged in the historic brewhouse when Boulder Beer announced plans to close its doors at this historic location. The building was acquired by hometown Colorado company NexCore Group. In similar fashion, NexCore has repositioned this historic site as a pillar to the life science community, reflecting its science focused roots and serving as a home for life science entrepreneurs throughout Colorado.

"Few cities have Boulder's creativity or innovative entrepreneurial spirit, and none can rival Boulder's curious intersections of food and tech, East meets West, and hippy past with outdoorsy athleticism present." – Boulder Beer Co.



MARKET SNAPSHOT

Partial list of Life Science Companies in Boulder

- | | |
|-------------------------|---------------------|
| AGC Biologics | Indevr |
| Agilent Technologies | Inscripta |
| Archerdx | Khona Scientific |
| Arpeggio Bio | KM Labs |
| Biodesix | KBI Biopharma |
| Biologics | MBIO Diagnostics |
| BioplX | Medtronic |
| Brickell Biotech | Mosaic Biosciences |
| Caliber Mri | Onkure Therapeutics |
| Clovis Oncology | Pantheryx |
| Corden Pharma | Pfizer |
| Crestone, Inc | Somalogic |
| Dicerna Pharmaceuticals | TMRW Life Sciences |
| Edgewise Therapeutics | Velocity Sciences |
| Histotox Labs | Watchmaker Genomics |

DRIVE TIMES (IN MINUTES)

- | | |
|---------------------------------|-----|
| Downtown Boulder | 9 |
| Downtown Louisville | 15 |
| Downtown Denver | 25 |
| Longmont | 20 |
| Interlocken | 18 |
| Rocky Mountain Regional Airport | 18 |
| Denver International Airport | 40 |
| Winter Park | 95 |
| Vail | 120 |



LIFESTYLE

Consistently ranked at the top for best places to live, healthiest city, best outdoor lifestyle city and more highly educated city in the USA. (Source: US News)



HUMAN CAPITAL

According to Bloomberg, Boulder is the #1 spot for brain power, boasting the strongest concentration of highly educated adults and jobs in sciences, engineering and mathematics fields.



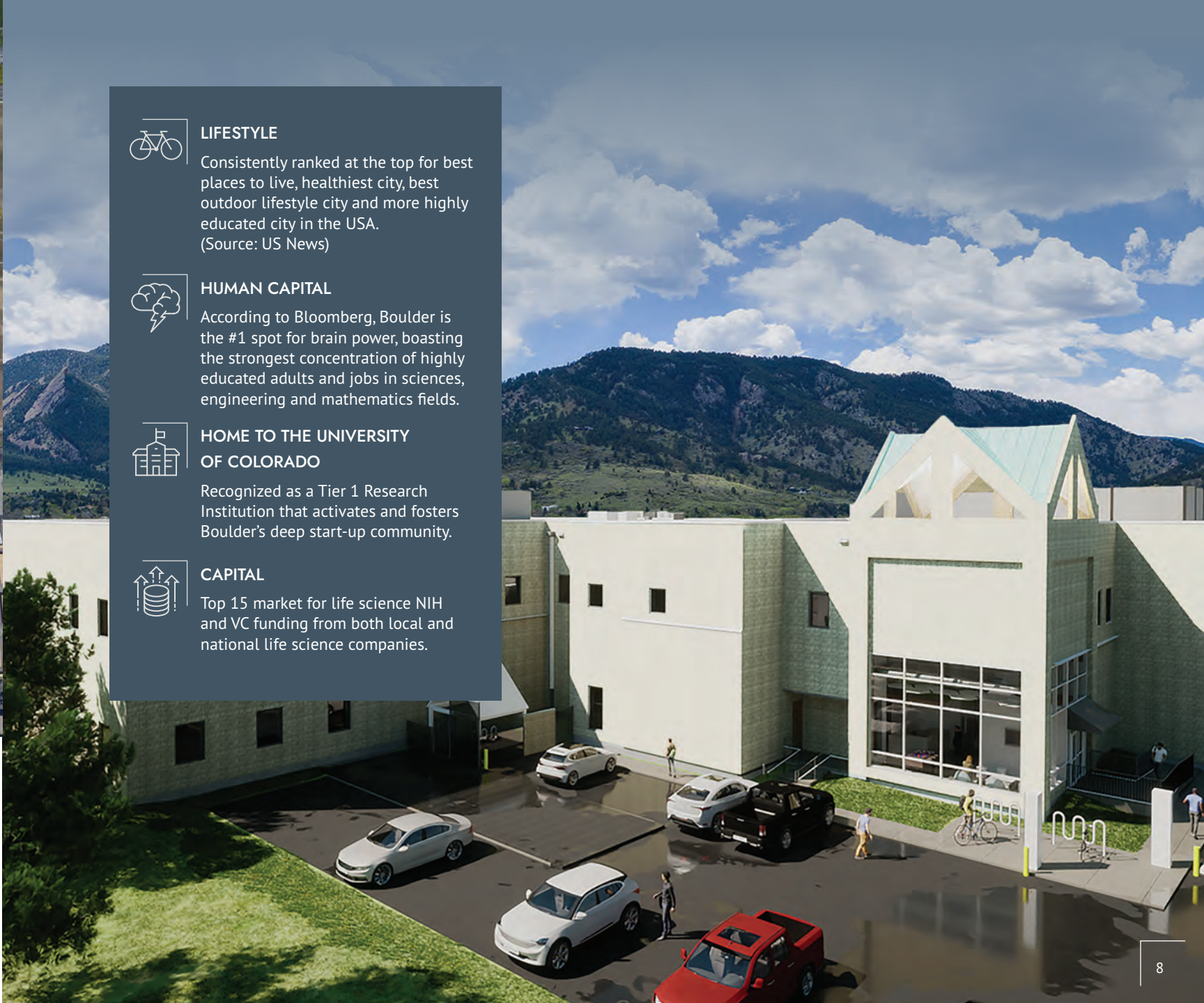
HOME TO THE UNIVERSITY OF COLORADO

Recognized as a Tier 1 Research Institution that activates and fosters Boulder's deep start-up community.



CAPITAL

Top 15 market for life science NIH and VC funding from both local and national life science companies.

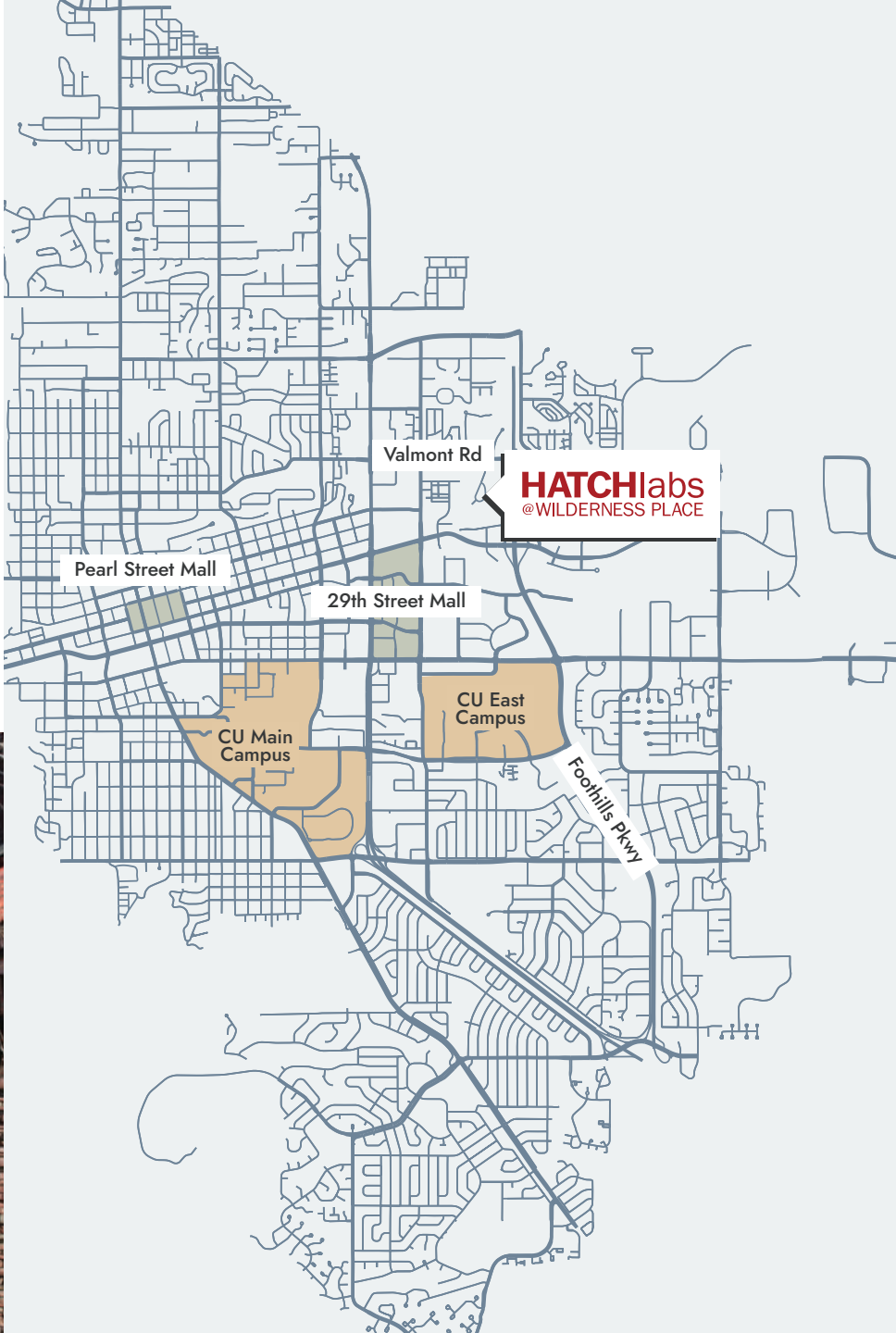


Experience Boulder

The Pearl Street Mall is nearby with brand-name stores, boutique shops, restaurants and entertainment - not to mention the best people watching in the state. Downtown Boulder offers authentic experiences for everyone.

Find your happy place with all the available hiking trails, rock climbing, yoga and more.

If you just need to kick back, there are plenty of options to enjoy the many breweries and distilleries in the area.









DEMOGRAPHICS - BOULDER COUNTY

Boulder County is home to a world-class research university, major government research facilities, diverse industry clusters, visionary entrepreneurs and the nation's most highly educated population with 72% of the population holding a bachelor's degree or higher. Boulder and its economy are truly unique in size and diversity. While small businesses continue to represent the majority of employers in Boulder, several major Fortune 500 corporations diversify employment opportunities and fuel the economy. With 300+ days of sunshine a year, Boulder is all about the great outdoors. Over 65,000 acres of land are publicly owned and considered open space, with about 41,000 acres of that land open to the public (some with on-trail only restrictions): wildlife habitats, unique geologic features, greenways and 155 miles of trails are all part of open space and mountain parks. Plus, world-class alpine sports are just a short distance away.

- 7,000+ employers (5 or more employees)
- 199,000+ jobs
- 550+ primary employers
- Top research university
- 17 federally funded research labs
- Nationally recognized center of entrepreneurship & innovation
- Leading industry clusters, including aerospace, bioscience, cleantech, IT, natural products and outdoor recreation
- 326,078 total population
- 125,026 households
- 36.5 median age
- 72% of the population with bachelor's degree or higher
- 27.8% of population with graduate or professional degree
- \$75,669 median household income
- 2.6% unemployment rate

<p>#1 Best place to live (U.S. News & World Report)</p>	<p>#1 in the U.S. on the Bloomberg Brain Concentration Index - 4 years running -</p>	<p>#1 Best small city in world (Monocle Small Cities Index)</p>	<p>TOP housing market in U.S. for growth & stability - 5 years running - (SmartAsset)</p>
<p>"TOP CITY to Watch in 2020" (Worth Magazine)</p>	<p>#1 Best cycling city in the U.S. (Travel Channel)</p>	<p>TOP 10 in the U.S. for women-founded, venture-backed startups (Center for American Entrepreneurship)</p>	<p>TOP 25 Global Startup Ecosystems (Startup Genome)</p>

 <p>72% of Boulder County residents have a bachelor's degree or higher Hire from one of the most highly educated talent pools in the nation</p>	 <p>>50% of area employment is provided by advanced technology companies Access top tech talent</p>
 <p>2.3% employment growth compared to 1.5% national average, with an unemployment rate of 2.6% Benefit from strong economic conditions</p>	 <p>100,000+ students enrolled at CU Boulder, DU, CSU, MSU Denver, Front Range Community College and more! Recruit from an esteemed network of colleges & universities</p>

Connecting Boulder's Bioscience Needs



As a Denver based company, NexCore Companies is committed to helping create built environments that support the life science ecosystem in Boulder. HATCHlabs @ Wilderness Place will allow life science start-ups to continue their important research and make strategic industry connections.

NexCore Science & Tech is developing this project through its Life Sciences division, HATCHspaces.

We are committed to simplifying the process of scientific innovation by providing flexible and purpose-built facilities to our life science partners, so they can focus on feeding, fueling and healing us all.

Our goal is to help grow the next generation of life science start-ups and allow them to continue to grow in Boulder.

OCCUPANCY
January 2024



HATCHlabs

@WILDERNESS PLACE



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