

*Destination*  
**Headquarters**  
for the Leaders in Life Sciences



**The Belward Campus**  
OF THE JOHNS HOPKINS UNIVERSITY

Trammell Crow Company

**CBRE**

1.5 Million SF  
*TROPHY CAMPUS*





DELIVERING

*Purpose-Built  
Lab Space*

TO MARYLAND'S DNA ALLEY

Welcome to the  
*epicenter* of Maryland's  
life sciences movement



At over 1.5 million square feet, with exceptional amenities and breathtaking views around every turn, The Belward Campus will be a capstone for life sciences in the region and nationally.

A1 320,000 square feet

A2 244,000 square feet

A3 200,000 square feet

A4 360,000 square feet

A5 200,000 square feet

A6 100,000 square feet

A7 130,000 square feet

Retail Pavilion 17,000 square feet



# Phase 1 *at a Glance*

925K RSF

5-7 stories of new, ground-up construction for lab, office, or manufacturing

40-50K USF

large, flexible floorplates with large freight elevator and loading docks

18'0"

below-grade and ground-level floor-to-floor heights

15'0"

above-grade, floor-to-floor heights

2.5/1,000

ample parking ratio

LEED®

LEED® certified design

100 lbs. per SF

live load capacity

3 / 3 / 2

ability to divide the campus into three individual, user-secured "mini-campuses," including the buildings, associated green areas, and parking



# Campus Amenities

Belward's tenants will have an elevated mix of experiences to explore, including fine and casual dining options, coffee and wine bars, conference facilities, fitness offerings, and collaboration spaces.





6-Acre  
*Public Park*

The Campus will feature large, wooded buffer areas, a fitness loop, and ample trails for biking and walking.

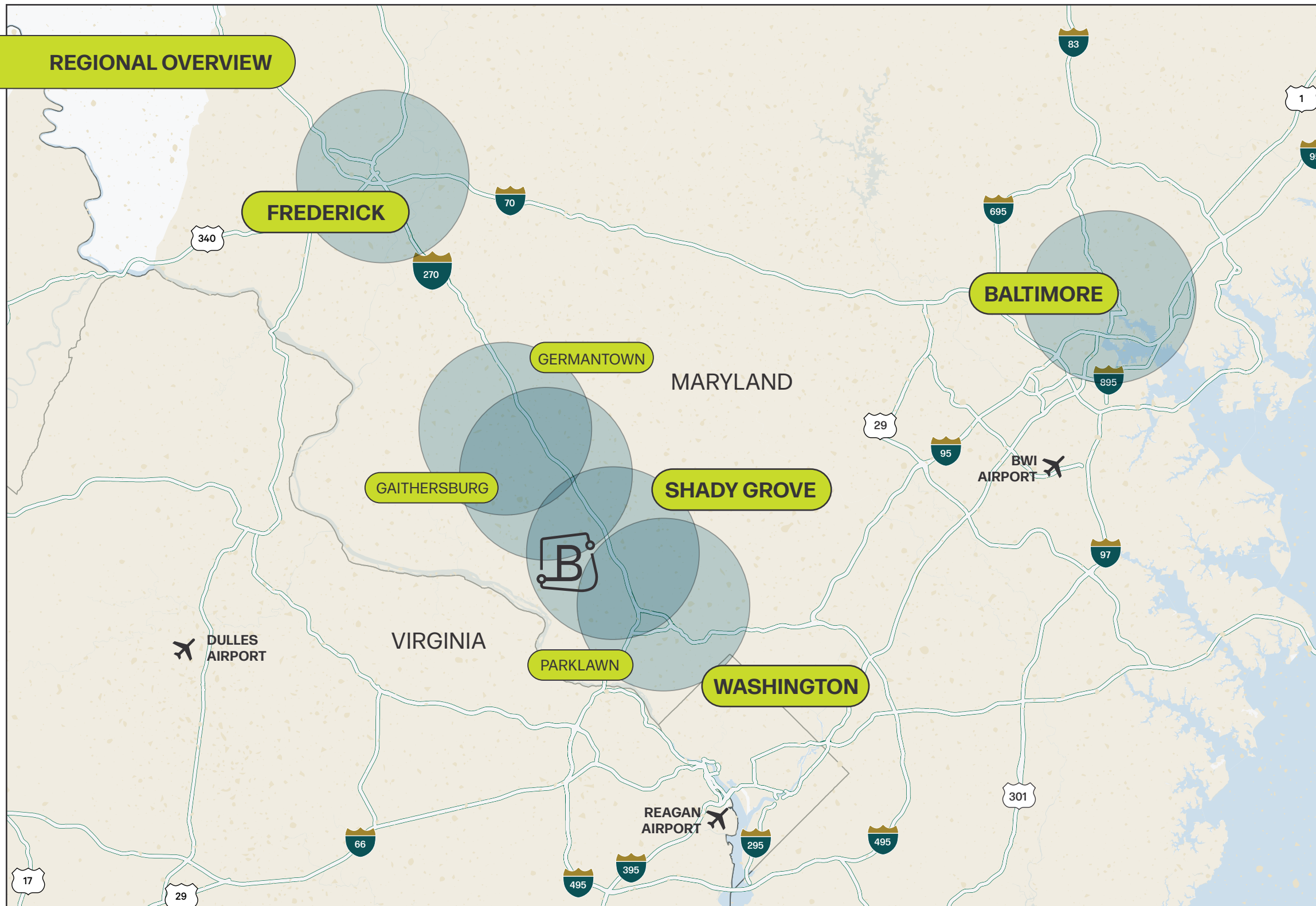


# *Athletic Fields*

Belward will host on-site leagues and classes serving multiple uses for tenants.



REGIONAL OVERVIEW



I-270 CORRIDOR: MAJOR TENANCY

12.3M SF



PUBLIC HEALTH AGENCY LABS

19.2M SF



BALTIMORE: MAJOR TENANCY

3.4M SF



MARYLAND BY THE NUMBERS

Based on CBRE's 2022 U.S. Life Sciences Research report, which evaluated the life sciences markets and talent pools of 74 U.S. cities.

2nd

IN LIFE SCIENCE TALENT

3rd

FOR LIFE SCIENCE GRADS & DEGREES

2nd

LARGEST LIFE SCIENCE MARKET  
\*INCLUDES FEDERALLY OWNED FOOTPRINT

SHADY GROVE MARKET OVERVIEW

Our tenants will have the unique opportunity to define the marquee innovation center within the greater Shady Grove life sciences ecosystem.



SHADY GROVE BY THE NUMBERS

**4.3M SF**  
EXISTING LIFE SCIENCE INVENTORY

**71%**  
OF ALL R&D ACTIVITY SINCE 2021

**25k+**  
PROXIMATE LABOR POOL OF SCIENTISTS

Based on CBRE's 2022 U.S. Life Sciences Research report, which evaluated the life sciences markets and talent pools of 74 U.S. cities.



# The Belward Campus

OF THE JOHNS HOPKINS UNIVERSITY

1.5M SF

CAMPUS

7

BUILDINGS

## Building Square Footage

A1	320,000 square feet
A2	244,000 square feet
A3	200,000 square feet
A4	360,000 square feet
A5	200,000 square feet
A6	100,000 square feet
A7	130,000 square feet
Retail Pavilion	17,000 square feet



LAB SPACE



PARKING



CAMPUS ROAD  
(EXTERIOR)



PATH



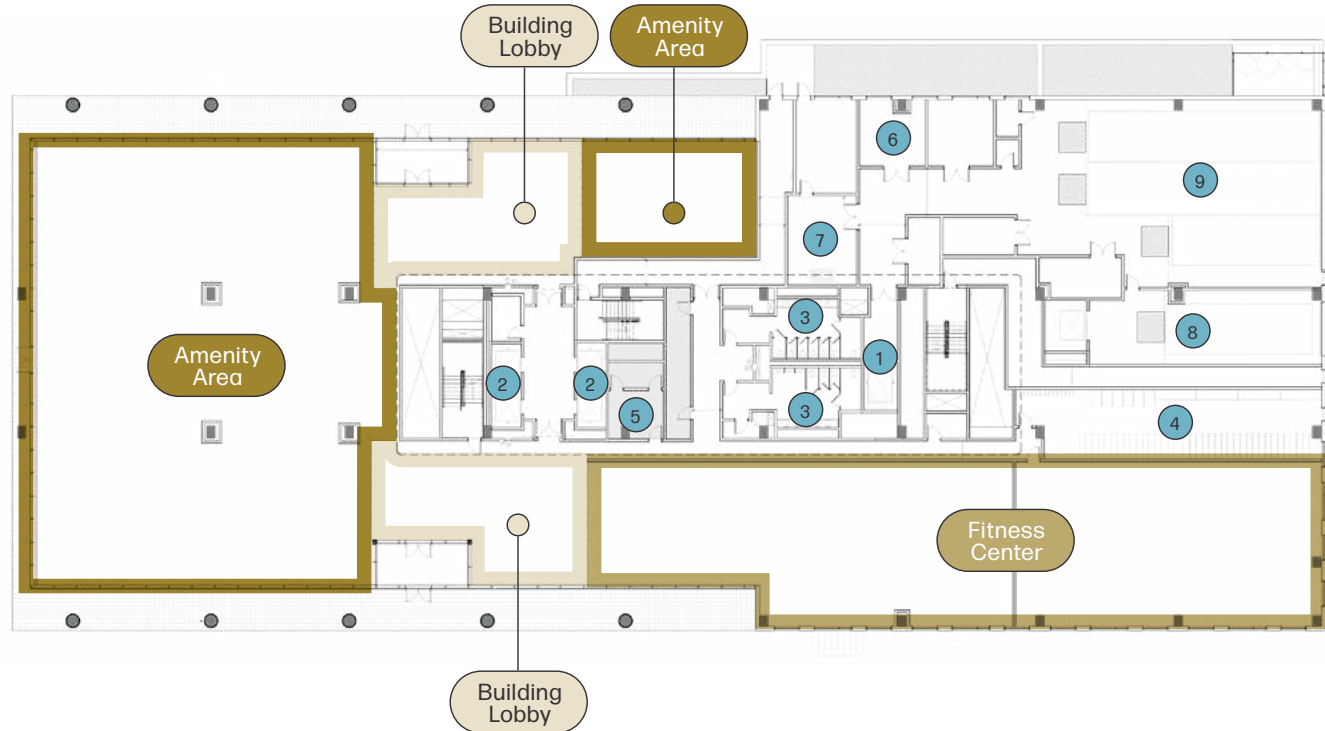
PUBLIC ROAD



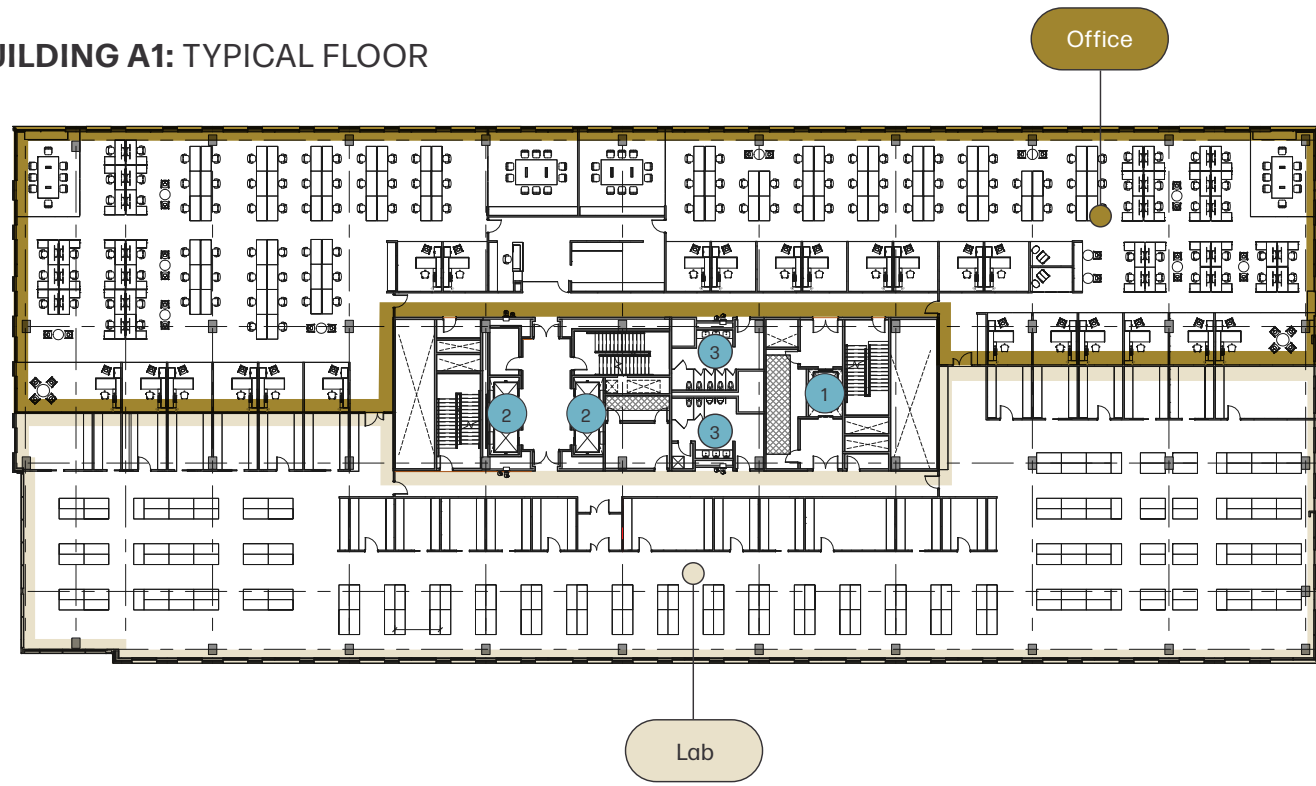
EXISTING BUILDING

## FLOOR PLANS

### BUILDING A1: GROUND FLOOR



### BUILDING A1: TYPICAL FLOOR



- 1 Service Elevator
- 2 Elevator
- 3 Restroom
- 4 Bicycle Storage
- 5 Electrical
- 6 Chem Storage
- 7 Fire Pump
- 8 Vivarium Loading
- 9 Loading Dock

## BUILDING SPECIFICATIONS

○ <b>CONSTRUCTION TYPE AND USE</b>	Type IB non-combustible building for commercial business and research use
○ <b>FIRE PROTECTION</b>	Automatic fire protection system per NFPA 13 and 14
○ <b>CEILING HEIGHT</b>	As preferred
○ <b>LOAD CAPACITY</b>	100 lbs. per SF
○ <b>ROOF ACCESS</b>	Elevator and stair
○ <b>PARKING</b>	Up to 2.5 spaces per 1,000 RSF leased (includes garage and surface parking)
○ <b>HVAC</b>	Shell includes building air handling units, boilers, chillers, pumps, exhaust systems and fit-out of common areas designed for 60% lab, 40% office. Medium pressure ductwork and heating water extended to tenant areas for extension by tenants.
○ <b>EMERGENCY POWER</b>	Code required natural gas generators within Base Building (fire pump, elevators, stair pressurization) and life-safety systems includes 0.2 W/SF for tenant life safety egress lighting
○ <b>ELECTRICAL SYSTEM</b>	277/480-volt building electrical services, 3-phase, 4-wire
○ <b>NATURAL GAS</b>	Available in the building
○ <b>SUSTAINABLE DESIGN</b>	Targeting USGBC LEED® Certification
○ <b>ELECTRIC CHARGING STATIONS</b>	Available for low-emission vehicles
○ <b>PASSENGER ELEVATORS</b>	Three 3,500 lb. capacity elevators with 200-350 fpm rated speed
○ <b>SERVICE ELEVATOR</b>	One 5,000 lb. capacity elevator with 150 fpm rated speed
○ <b>LOADING DOCK</b>	Three non-vivarium interior truck bay and one dedicated vivarium interior truck bay; dumpster and recycling available with purpose-built chemical storage areas
○ <b>SECURITY</b>	Card access control
○ <b>CARD ACCESS</b>	Main entrance; optional at elevator for single-floor tenant

## DEVELOPMENT TIMELINE

**April 2023**  
Site Plan Approval

**Month 1**  
Groundbreaking

**Month 16**  
Early TI Start

**Month 23**  
Substantial Completion Core/Shell

**Month 28**  
Tenant Move-In



## Trammell Crow & CBRE

Trammell Crow Company (“TCC”), founded in 1948, is one of the nation’s leading developers and investors in commercial real estate. TCC has developed or acquired 2,800 buildings valued at nearly \$70 billion and over 625 million square feet. As of December 31, 2021, Trammell Crow Company had \$18.5 billion of projects in process and \$9.3 billion in its pipeline. It employs more than 650 professionals in the United States and Europe.

Over the last decade, TCC has developed over \$3.8 billion of Laboratories, Life Sciences, and Healthcare real estate, totaling more than 15 million square feet. From master planning to development and ownership, our comprehensive and creative lab, life sciences, and healthcare real estate services provide our clients with valuable solutions.

TCC develops purpose-built life science facilities to provide best-in-class space for life science tenants ranging from research and development to contract manufacturing in the markets it serves. Leveraging its understanding of the unique dynamics of a thriving life science ecosystem, Trammell Crow Company’s amenity-rich Class A lab and office buildings are designed to provide opportunities for collaboration and

foster discovery and innovation. TCC brings more than life science expertise, but also local market intelligence to work with local authority figures, first-class consultants, and well-endowed general contractors to provide well-executed projects that deliver on time and within budget.

As the nation’s leading commercial real estate development and investment firm, we recognize the impact Trammell Crow Company has on providing industry leadership that grows in socially responsible ways. We are committed to developing healthy communities and actively addressing environmental/sustainable, economic, health & wellness, social, transportation, and governance impacts – aligning our projects to the interests of the communities in which we develop, our stakeholders, investors, clients, and employees.

TCC is a wholly owned and independently operated subsidiary of CBRE (NYSE: CBRE), a Fortune 500 and S&P 500 company headquartered in Dallas, and the world’s largest commercial real estate services and investment firm (based on 2021 revenue). Locally, TCC has been active in the Washington, DC region for more than 50 years. For more information, visit [www.TrammellCrow.com](http://www.TrammellCrow.com).





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