



INNOVATION
AND
RESEARCH PARK

BUILDING 1 - CURRENTLY AVAILABLE



ROSA LIND FRANKLIN
UNIVERSITY
of MEDICINE AND SCIENCE

Innovation and Research Park

3333 GREEN BAY ROAD
NORTH CHICAGO, IL

PURPOSE-BUILT INSTITUTIONAL

GRADE LAB AVAILABLE FOR

IMMEDIATE OCCUPANCY

**AVISON
YOUNG**



BUILDING 1 - CURRENTLY AVAILABLE



Having biotech industry people in the same facility will open us up to different ideas and possibilities. The Field is moving so fast - the more cross-talk, the better.

JANICE URBAN, PHD

The Innovation and Research Park offers a **fertile environment for collaboration and creativity** among academic and industry scientists, innovators and entrepreneurs. The **29,421 rentable square feet of laboratory and office space** will increase interaction, the free exchange of ideas and a sharing of expertise and scientific tools.

Our campus is located in an **Illinois Enterprise Zone**, so there are some fiscal incentives available to companies locating here.

**Expansive Atrium
Lobby with On-Site
Cafe and Lounge**

**Large Auditorium, Training
Rooms, and a Variety of
Conferencing Spaces**

**Thoughtfully Designed
Common Spaces for Industry
and University to Collaborate**

**Fitness Center located in the
Rothstein Warden Centennial
Learning Center**

**Free Surface Parking
Immediately Adjacent**

**Access to RFU Vivarium and
Research Cores Including
Medical Simulation Labs**



- **Promote innovation, entrepreneurship and workforce development with access to RFU students and University Researchers**
- **Grow your business in outstanding research facilities and proximity to the Midwest's largest concentration of life science companies**
- **Proximity to 122 bioscience companies in Lake County and 33,000 bioscience jobs**
- **Collaborate in RFU research areas of neuroscience, genetic diseases, diabetes/woundcare, etc.**
- **Workforce development opportunity: 2,100 graduate level students from 6 healthcare related colleges including:**
 - **Chicago Medical School**
 - **Scholl College of Podiatric Medicine**
 - **College of Pharmacy**
 - **College of Nursing**
- **Access to 2 airports: O'Hare (30 minutes), Milwaukee (45 minutes)**

Collaborate with a **world-class institution** encouraging the opportunity to learn from its professionals from dozens of different fields and **mold the future of medicine and science.**



ON-SITE SHARED TENANT AMENITIES/SERVICES:

- Medical library, shuttle bus to METRA, fitness center, auditorium, on-site cafe and catering
- Access to the Harris Collaboration Hub off the first-floor lobby for meetings and 'Grab N Go' Café for food service; additional food service can be contracted with RFU's onsite DNA Café.
- 24/7 campus and building security.
- Access to 10 university research cores on a fee-for-service basis including (but not limited to):
 - Vivarium for in vivo testing
 - Confocal microscopy
 - Cell sorting/Flow cytometry
 - Electron microscopy
 - Mass spectrometry
 - Live cell-imaging
 - CLIA-certified clinical immunology lab
 - Calcium imaging
 - Electron paramagnetic resonance
 - Molecular quantification

- Eight conference rooms (ranging in size from six people to 60+ people) available to all tenants with audio-visual equipment and video conferencing
- Autoclaves/glass wash for glassware sterilization and cleaning, and lab ice machines on each floor
- Common bathrooms on each floor
- Break rooms/kitchenettes on first, second, third, and fourth floors with microwaves, refrigerators, and sinks, and social areas
- Access to guest internet
- Ample on-site parking (one-time \$50 registration fee/car)
- Loading dock for scientific supplies and equipment
- University supplier list for key scientific supplies at discounted rate

FIRST FLOOR:

- Access to emergency power
- Lab benches and cabinetry
- Access to RO water
- Two chemical fume hoods per space

SECOND FLOOR:

- Access to emergency power
- Lab benches and cabinetry
- Access to RO water

BUILDING 1

29,421 RSF Available

PLUMBING

- Domestic water service with backflow prevention and Base Building risers
- Domestic water distribution within Tenant Premises
- Base building toilet room plumbing fixtures compliant with accessibility requirements
- Primary roof drains, piping and risers; overflows Sanitary waste and vent service (6" diameter to SMH)
- Lab waste pH neutralization system and gravity connection to sanitary
- Lab waste and vent piping and distribution
- Domestic hot water generation for core toilet rooms and risers to each floor
- Tepid water generation and piping risers to each Floor
- Tepid water piping, distribution and ES/EW fixtures within Tenant Premises
- Compressed air equipment, distribution and fixtures within Tenant Premises
- Purified RO/DI water equipment, distribution (piping loop), drops and fixtures within Tenant Premises

TEL/COMM; TEL/DATA; AUDIO-VISUAL

- Underground local exchange carrier service to primary demarcation room Pathway only
- Tel/Comm riser conduit from demarcation point to each floor

FIRE ALARM

- Base Building fire alarm system, control panel, addressable type
- Fire alarm devices in core areas

NATURAL GAS

- Natural gas service to the building, pressure regulator, vent to roof, and meter for base building equipment
- Natural gas piping to base building mechanical Equipment

ELECTRICAL

- 4,000 AMP, 480/277v main service via exterior Switchgear
- Caterpillar 700 KW Stand-by power via pad-mounted diesel generator and A.T.S.
- Stand-by-power distribution to and within Tenant Premises
- Normal power and lighting distribution for core Areas
- Normal power and lighting distribution to and within Tenant Premises
- Common area life safety emergency lighting/signage, battery type
- Tenant Premises life safety emergency lighting/Signage
- Tenant Premises panels, transformers, and distribution in addition to Base Building

SECURITY

- Security system and main panel
- Card access at building exterior doors

HEATING, VENTILATION, AIR CONDITIONING (HVAC)

- Building Management System (BMS) for base building equipment and common areas
- Daiken AHU-3 100% outside air for supply of once-through supply air @ 26,860 CFM w/supply fan array MERV 14 filtration and a heat recovery coil
- Three RBI 5,000 MBH gas fired non- condensing boilers for supply-air systems and re-heat coils
- Two Daiken 360-Ton Air Cooled Water Chillers (ACWC) providing 56-42 degree F CHW, with sound package/enclosure and 30% glycol solution
- Hot water distribution piping to re-heat coils within Tenant Premises
- Hot water distribution piping to re-heat coils within core areas
- Three Greenheck 14,200 CFM Roof-mounted centrifugal laboratory exhaust fans and heat recovery system for general lab exhaust
- Vertical exhaust-air duct risers for general lab Exhaust
- Exhaust-air duct distribution, exhaust-air valves, equipment connections, insulation, air terminals, dampers, hangers, etc. within Tenant areas Exhaust fan duct riser to lab exhaust fan (LEF)
- Restroom exhaust for core area toilet rooms
- Electric room vents for Base Building electrical Closets
- Electric room ventilation system for electrical closets within Tenant premises



PURPOSE BUILT LAB

First Floor

BUILDING 1 - CURRENTLY AVAILABLE

SPEC LAB/OFFICE SPACES AVAILABLE FOR LEASE: 4,050 SF - 7,976 SF



TENANT A EAST LAB

- Fume hoods: (1) 4-foot
- Emergency shower units: (2)
- Lab Sinks equipped with emergency eyewash: (2)
- Lab Bench Space: 98' x 30" linear
- Lab support space
- Bio-waste Storage
- Central shared Autoclave/glass wash
- Offices: (6) - Private (1) - Hoteling (unfurnished)

TENANT B WEST LAB

- Fume hoods: (1) 4-foot
- Emergency shower units: (1)
- Lab Sinks equipped with emergency eyewash: (2)
- Lab Bench Space: 165' x 30" linear
- Lab support space
- Bio-waste storage
- Central shared Autoclave/glass wash
- Offices: (5) - Private (1) - Hoteling (unfurnished)

Second Floor

BUILDING 1 - CURRENTLY AVAILABLE

SPEC LAB/OFFICE SPACES AVAILABLE FOR LEASE: 5,857 SF INCUBATOR SPACE



- Emergency shower units: (1)
- Lab Sinks equipped with emergency eyewash: (10)
- Lab Bench Space: 165' x 30" linear
- Central shared Autoclave/glass wash
- Offices: (9) - Private (unfurnished)
- Conference Rooms: (1) (unfurnished)

Third Floor

BUILDING 1 - CURRENTLY AVAILABLE

LAB/OFFICE SPACES AVAILABLE FOR LEASE: 2,600 SF – 6,815 SF

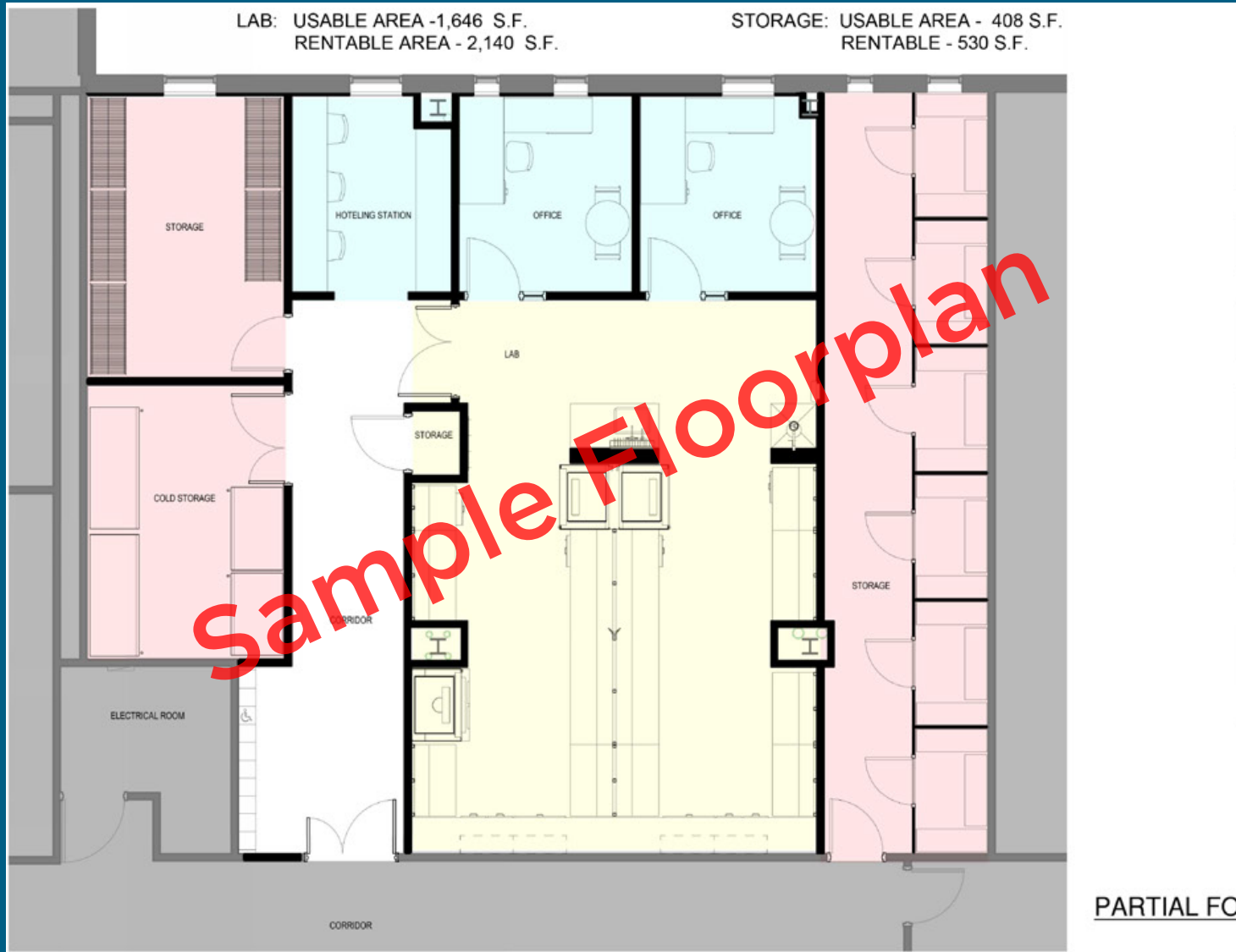


- Fully Functional Lab/Office Suites
- Fully Functional Labs with chemical fume hoods and biosafety cabinets with access to emergency power and RO water
- Office Space Modules will be built out. Companies will need to buy their own furniture (except Helix 51 expansion which will be fully furnished)
- Common Kitchenette and Break Room
- Multiple Conferencing Options
- Shared Lab Ice Machine, Dark Room, Autoclave, Centrifuge

Fourth Floor

BUILDING 1 - CURRENTLY AVAILABLE

LAB/OFFICE SPACES AVAILABLE FOR LEASE: 850 SF - 2,000 SF



HELIX 51

Rosalind Franklin University of Medicine and Science's new HELIX 51 Incubator offers 6,700 square feet of lab and office space on the lower level of RFU's Basic Sciences Building. Additional incubator space, opening later this year in the university's new Innovation and Research Park, will expand the capacity for more start-up companies. Helix 51 can also provide a "soft-landing" platform for companies coming from outside of Illinois and the United States.

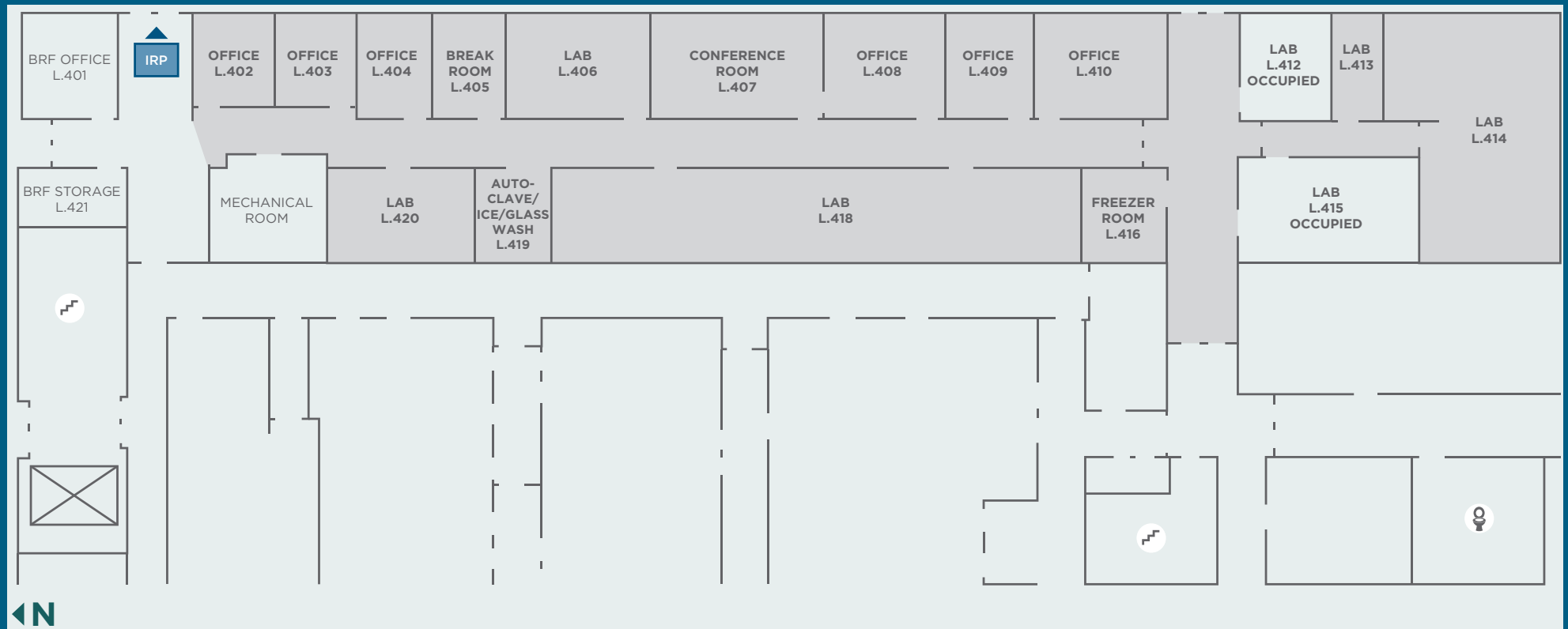
Companies located in the Helix 51 incubator can also access specialized contract research through RFU's core facilities, which offer highly specialized equipment and services for drug, diagnostic and device development.

KEY INCUBATOR RESOURCES

Helix 51 offers access to a variety of resources, including:

- Wet and dry labs
- Chemical fume hoods
- Biological safety cabinets
- Furnished private offices
- Access to emergency backup power
- Refrigeration (including minus 80 freezers)
- Reverse osmosis water
- Ice machine
- Autoclave and glass wash equipment
- Business Plan, Investor Deck and Strategy Review Services
- Conference room
- Kitchenette break room
- Lounge area
- DNA Café
- RFU Fitness Center*
- Campus parking*

* Additional fee



Prime location between Chicago and Milwaukee **with direct access** to the region's largest concentration of pharmaceutical and medical device companies.

Located in Chicago's north shore suburbs, IRP leverages the many benefits of its location between two major metropolitan areas - Chicago and Milwaukee. This prime location gives the RFU community access to a significant range of clinical and service learning experiences.

From IRP, you can reach downtown Chicago in less than an hour's drive, or can catch the nearby commuter train. Milwaukee, the largest city in Wisconsin, is an hour's drive north of campus.

Lake Michigan's sandy shoreline is just a few miles from campus, and Lake County Forest Preserves land - more than 30,000 acres containing 182 miles of trails for hiking and biking - surrounds the campus.





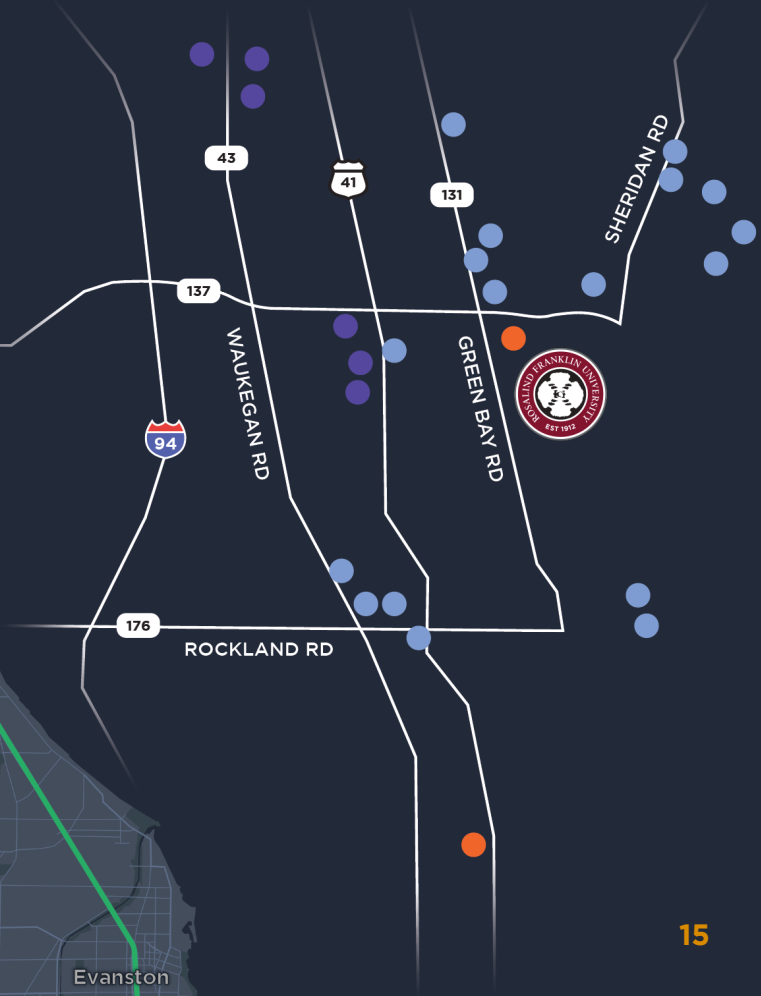

ROSALIND FRANKLIN UNIVERSITY
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Property Highlights
3333 GREEN BAY ROAD | NORTH CHICAGO, IL 60064

- Immediate access to Highway 41
- Walking distance from the Great Lakes Metra station
- Close proximity to the Lovell Federal Healthcare Center, Naval and Veteran's hospitals

● HOTELS & INNS
 ● RESTAURANTS
 ● HOSPITALS





**AVISON
YOUNG**

For more information,
please get in touch.

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