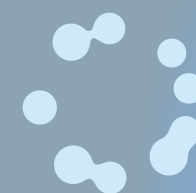




5207 S. Harper Ave
Chicago, IL 60615



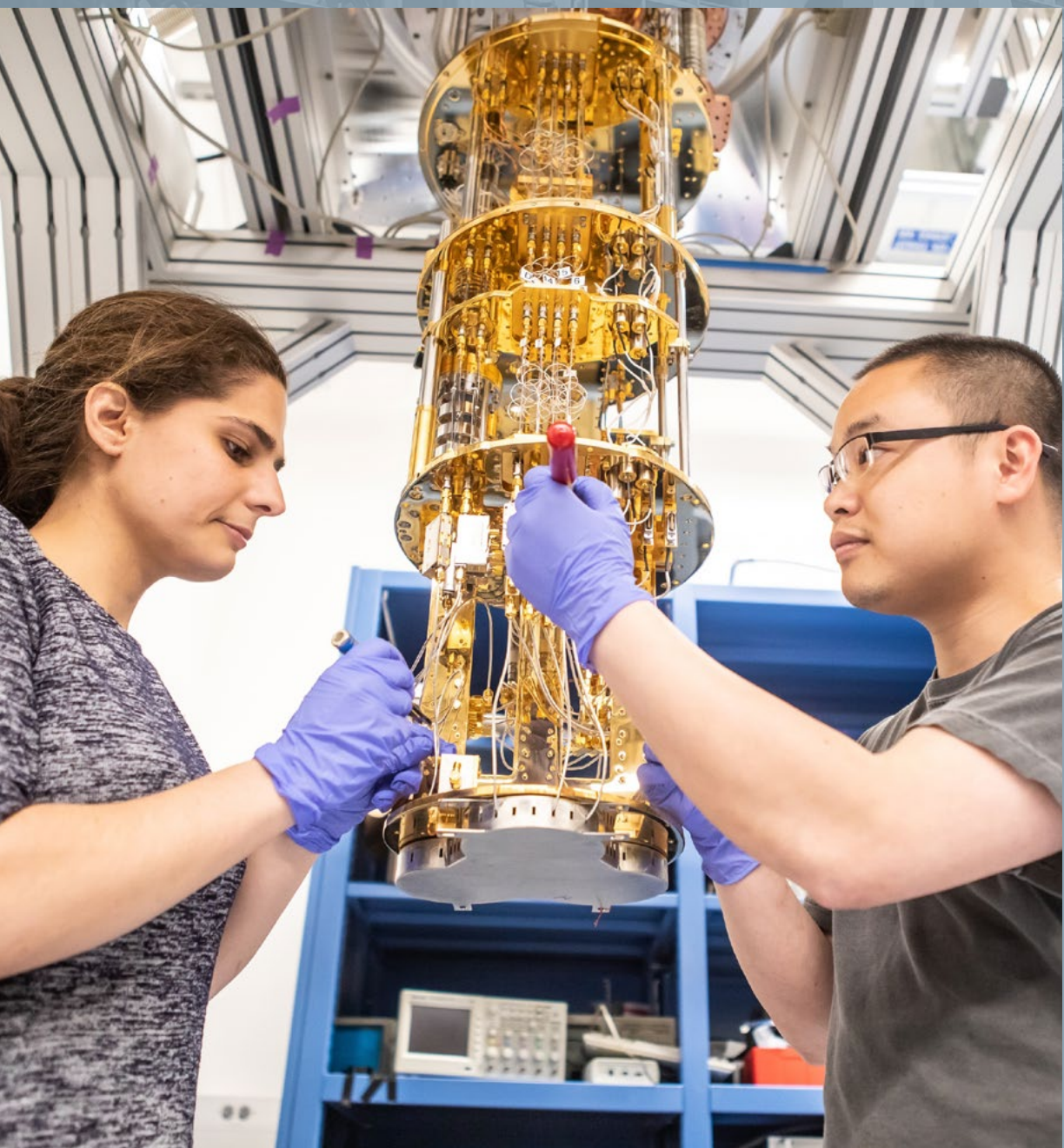
OPEN FOR
INNOVATION



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

21K+
STUDENTS & FACULTY

100+
ASSOCIATED NOBEL LAUREATES

193K
ALUMNI WORLDWIDE

PARTNERSHIP OPPORTUNITIES WITH THE UNIVERSITY OF CHICAGO



Engage with Faculty

Sponsor a research project, connect with an expert, or learn about the latest breakthroughs from one of UChicago's 3000+ academic appointees in 140+ institutes and centers

Access Innovation

Connect and explore potential synergies with groundbreaking new ventures and technology

Become an Industry Affiliate

solve real-world problems in quantum, data science or the energy transition

Utilize Core Facilities

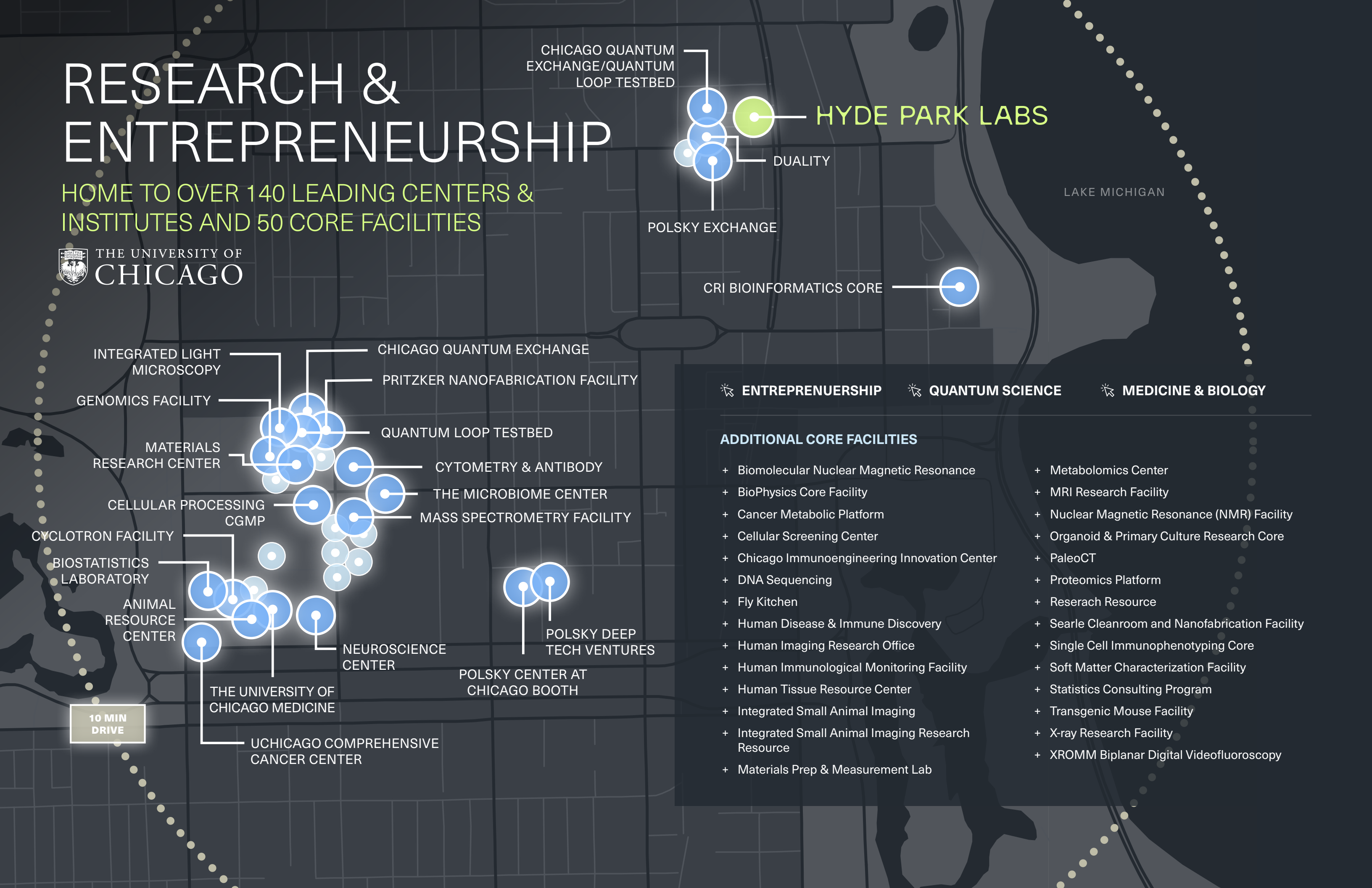
Take advantage of 35+ research core facilities that offer competitive pricing for cutting-edge research

Find Talent

Receive customized support for all of your recruiting needs

RESEARCH & ENTREPRENEURSHIP

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



CHICAGO QUANTUM EXCHANGE/QUANTUM LOOP TESTBED

HYDE PARK LABS

DUALITY

POLSKY EXCHANGE

CRI BIOINFORMATICS CORE

LAKE MICHIGAN

🔬 ENTREPRENEURSHIP 🔬 QUANTUM SCIENCE 🔬 MEDICINE & BIOLOGY

ADDITIONAL CORE FACILITIES

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



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



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

8.1M

CATCHMENT
AREA

77%

PATIENTS ON
TREATMENT TRIALS

83%

CANCER
PATIENTS

CLINICAL RESEARCH PORTFOLIO SNAPSHOT



4,000

Clinical
research
studies



40,000+

Patients engage
in clinical
research
per year



8 out of 10

Faculty serve
as an
investigator



350+

Research
staff



300+

Industry
partners



40%

of research
participants
identify as
non-white

ADDITIONAL CAPABILITIES

- + Cellular & tissue-based processing cGMP facility
- + Cyclotron facility for radioactive drug production
- + Manufacturing live biotherapeutic products
- + Institute for Population and Precision Health community research



THE UNIVERSITY OF
CHICAGO

AT THE
FOREFRONT
OF QUANTUM
EXPLORATION

[VIEW MAP >](#)

1ST

QUANTUM PH.D PROGRAM IN THE NATION
+26 INTERDISCIPLINARY FACULTY



1ST

QUANTUM STARTUP ACCELERATOR
IN THE U.S.; PARTNERSHIP WITH IBM



124-MILE

QUANTUM NETWORK: ONE OF THE
LONGEST IN THE WORLD



5

QUANTUM FACILITIES ON UCHICAGO CAMPUS

ACCESS TO NANOFABRICATION, NMR,
MASS SPEC, MRSEC, X-RAY FACILITIES



U.S. TECH HUB

NATIONAL DESIGNATION FOR
CHICAGO'S BLOCH TECH HUB



U.S. Economic Development Administration
A bureau of the U.S. Department of Commerce

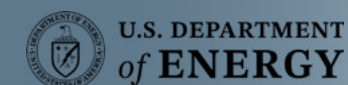
40+

INDUSTRY PARTNERS OF THE WORLD'S
LARGEST UNIVERSITY-BASED QUANTUM EFFORT



2

NATIONAL QUANTUM RESEARCH CENTERS
OF 5 NATIONWIDE



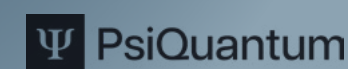
2

QUANTUM LEAP CHALLENGE INSTITUTES
OF 5 NATIONWIDE



\$2B

IL QUANTUM & MICROELECTRICS CAMPUS
LESS THAN 10 MINUTES AWAY



HYDE PARK LABS WELCOMES IBM'S NEXT-GENERATION QUANTUM COMPUTER

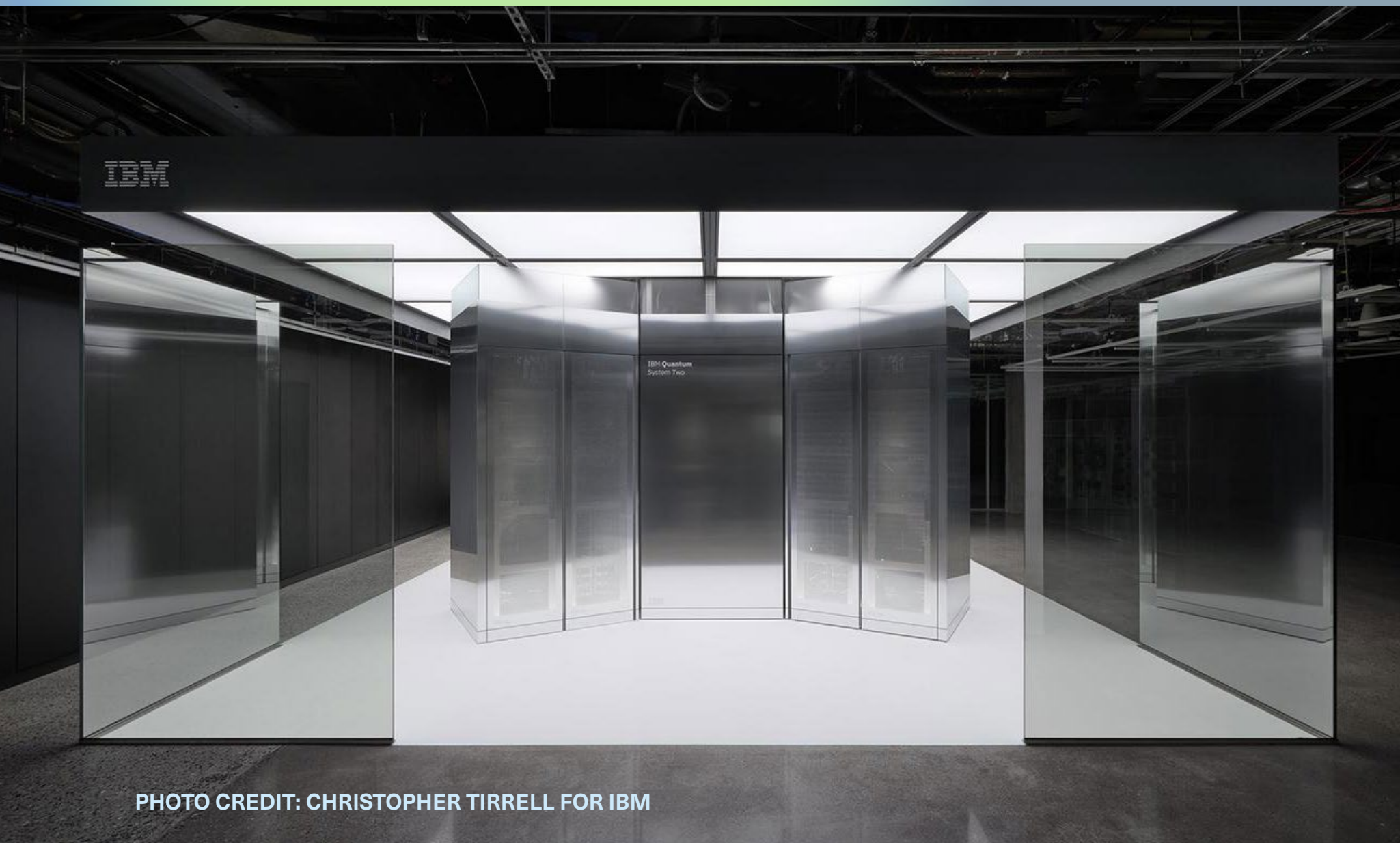


PHOTO CREDIT: CHRISTOPHER TIRRELL FOR IBM

Hyde Park Labs will host the first IBM next-generation quantum computer, powered by the 156-qubit IBM Quantum Heron

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

300,770 RSF
TOTAL BUILDING
SQUARE FOOTAGE

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

13
STORIES

33,734 RSF
FLOOR PLATES

15.5 FT
FLOOR-TO-FLOOR
HEIGHT (FLOORS 13)

9
LAB/OFFICE
FLOORS

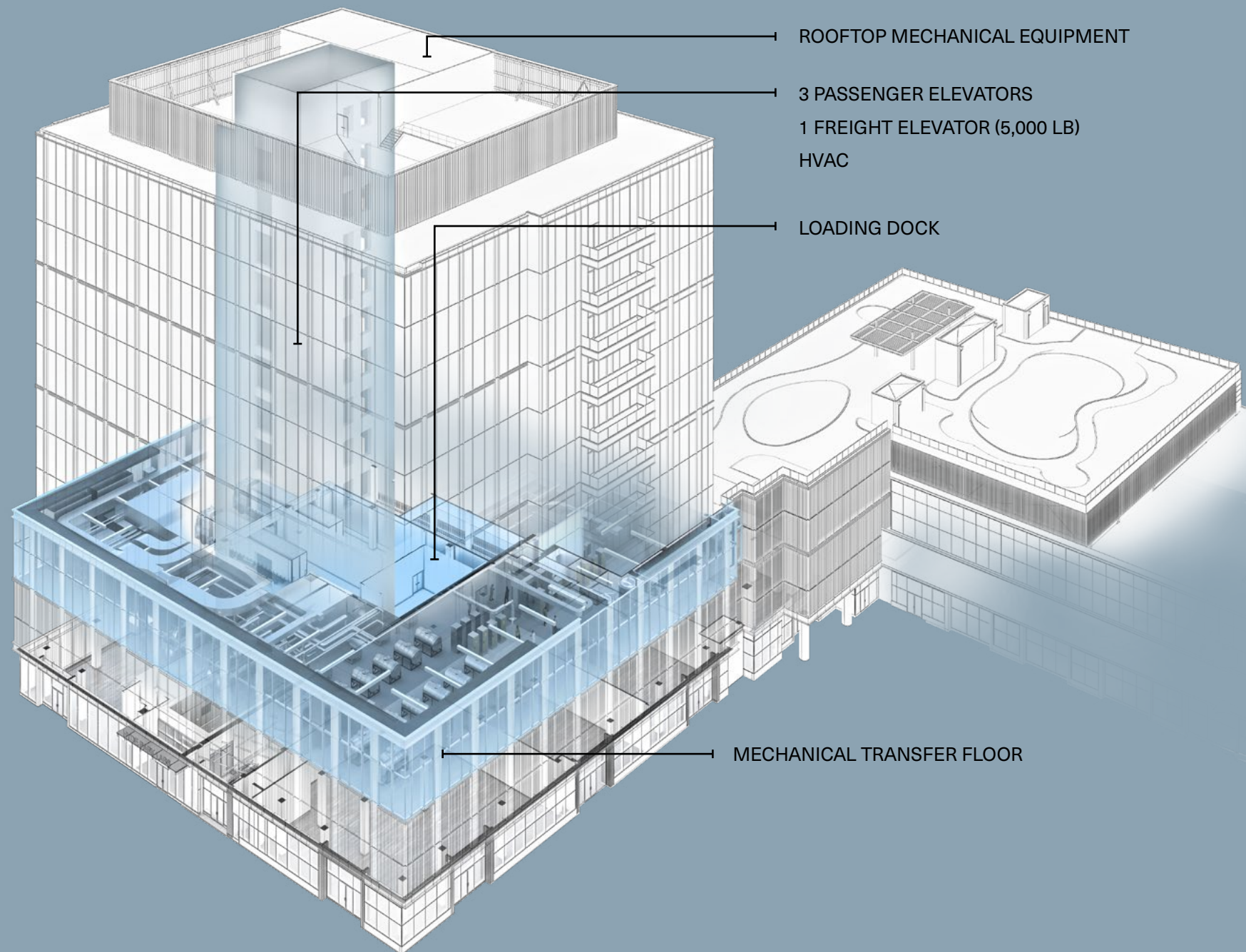
40,000 SF
AMENITY SPACE

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

UCHICAGO SCIENCE INCUBATOR

A partnership between the University of Chicago's Polsky Center for Entrepreneurship and Innovation and Portal Innovations to translate early-stage deep tech concepts into commercial opportunities.



- + 70 modular private lab benches & 3 private lab suites



- + Specialized shared lab infrastructure



- Life sciences lab benches
- Biosafety cabinets and CO2 incubators
- Molecular biology and analytical equipment (plate reader, HPLC, flow cytometer)
- Shared cold storage (-80C, -20C, 4C)
- Chemical storage room
- Autoclave/glass wash/DI water room
- Dark Room
- Battery/clean tech equipment including gloveboxes
- Quantum lab suite with dedicated pump room
- Optical suite with optical table
- Fume Hoods and snorkels



- + Private offices and desks



- + Common areas and amenities



- + Events and workshops



UCHICAGO SCIENCE INCUBATOR

A partnership between the University of Chicago's Polsky Center for Entrepreneurship and Innovation and Portal Innovations to translate early-stage deep tech concepts into commercial opportunities.



ADVANCING QUANTUM SCIENCE



Quantum Lab, Powered by Bluefors
with a LD400He Measurement System and Quantum Machines OPX 1000 hybrid control electronics



Additional Supporting Equipment
for optics (networked wavemeter, vector signal analyzer, etc.)



Chilled Water



2 Optical Suites
with 4x6 Optical table



Quantum Loop Access
Direct access to the 124-mile fiber optic quantum loop



Humidity Control



Shared Cold Storage
and analytical lab equipment



Dedicated Pump Room
240V and 480V power (single and 3 phase)

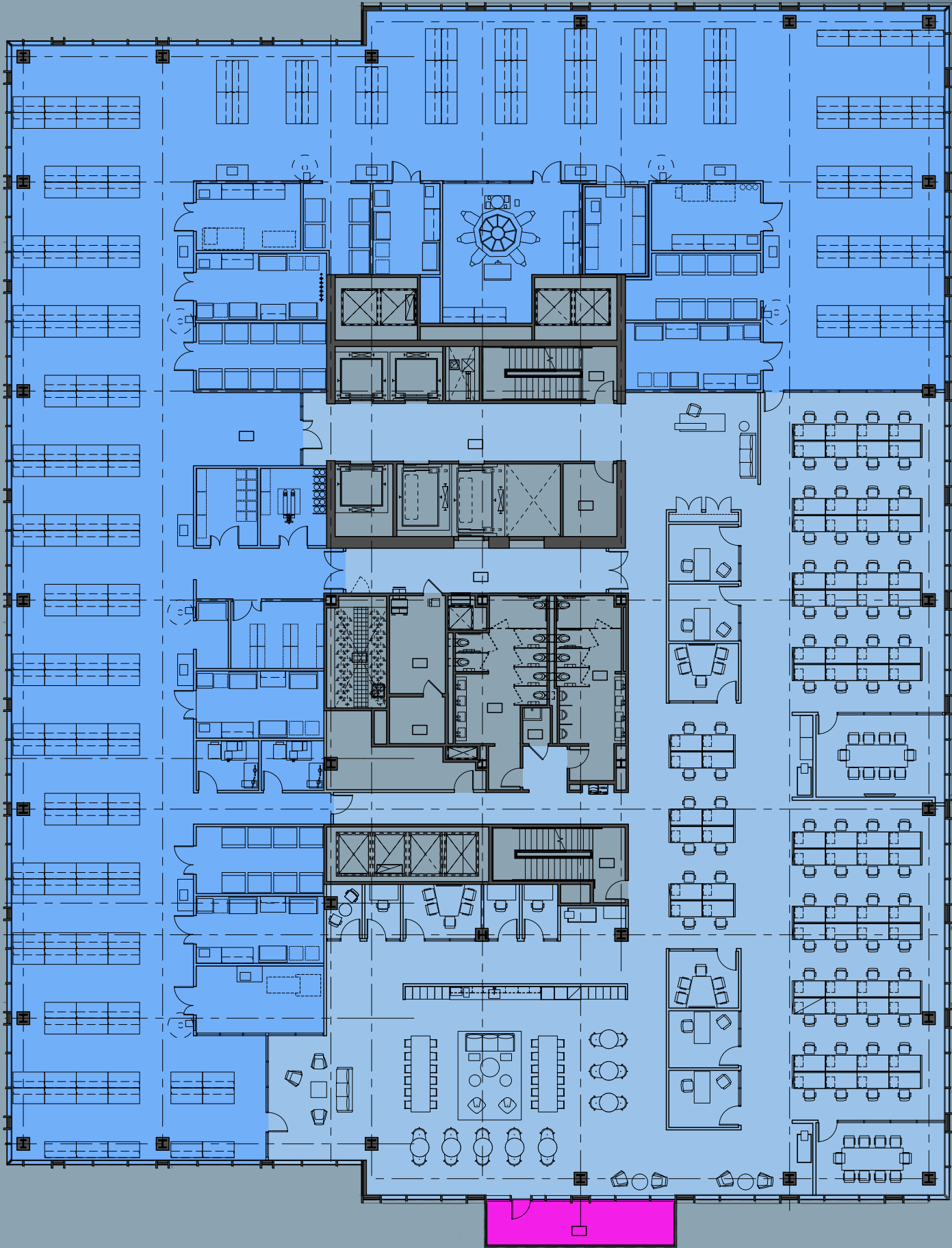


Single Quantum Photon Detector



FLOOR PLAN

SINGLE-TENANT TEST FIT

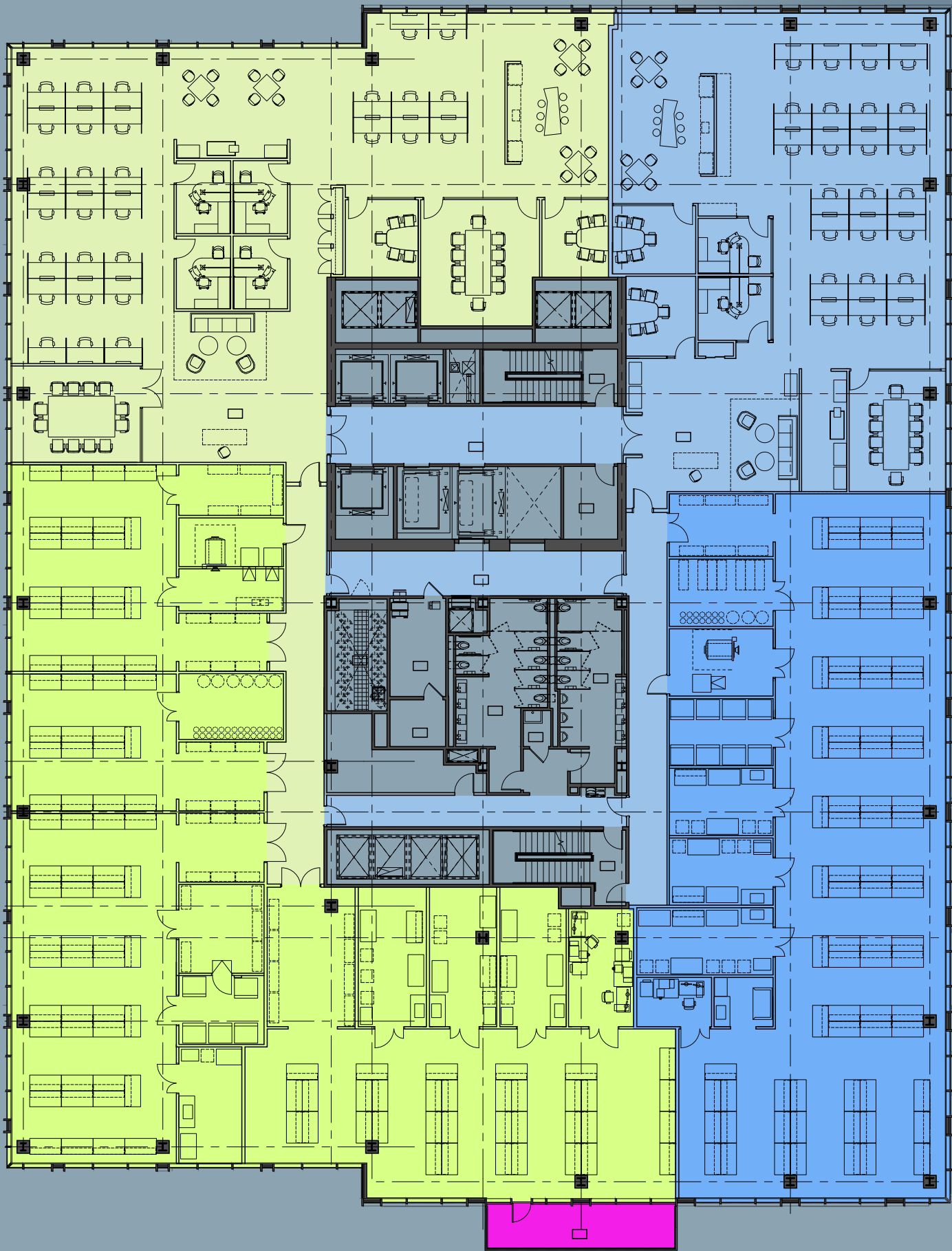


33,734 RSF

- LAB – 20,040 RSF (60%)
 - OFFICE – 13,494 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

FLOOR PLAN

MULTI-TENANT TEST FIT



TENANT A
19,930 RSF

LAB – 11,560 RSF (58%) OFFICE – 8,370 RSF (42%) BALCONY

TENANT B
13,800 RSF

LAB – 7,450 RSF (54%) OFFICE – 6,350 RSF (46%)

- + 108/78 Lab Workstations (5' Bench)
- + 29/24 Office Workstations (5' Desk)
- + 04/02 Private Offices
- + 02/02 Collaboration Areas
- + 02/01 Conference Rooms
- + 01/01 Reception Areas
- + 01/01 Cafe / Lounge Areas
- + 01 Tenant Utility/BOH Area

SF IS APPROXIMATE

FLOOR PLAN

QUANTUM LAB & OFFICE GRADUATION SUITES



- + 8,000 MIPS vibration velocity limit & VC-C vibration zones
- + Flexibility to accommodate various equipment layouts (i.e. dilution refrigerators and/or optical tables)
- + Shared chiller and pump rooms for reduced in-suite noise and heat
- + Experiment space pulled away from the glass for light and environmental control; workshop and write-up space with natural light and views
- + Flexible lease terms available
- + Scalable lab and office suites available
- + Direct access to the 124-mile fiber optic quantum loop

QUANTUM SUITES	WET LAB / QUANTUM SUITE	WET LAB SUITES	OFFICE SUITES
QUANTUM LAB SUITE E 2,461 RSF	WET LAB / QUANTUM SUITE A 4,120 RSF	WET LAB SUITE B 6,888 RSF	OFFICE SUITE C 1,984 RSF
QUANTUM LAB SUITE F 2,461 RSF			OFFICE SUITE D 1,566 RSF
QUANTUM LAB SUITE G 2,461 RSF			OFFICE LAB SUITE I 2,213 RSF
QUANTUM LAB SUITE H 2,461 RSF			OFFICE SUITE J 1,798 RSF
			OFFICE SUITE K 5,419 RSF

SHARED
CONFERENCING
SUITE

QUANTUM
SUITES

WET LAB /
QUANTUM
SUITE

WET LAB
SUITES

OFFICE
SUITES

SUITES CAN BE SCALED WITH ADDITIONAL LAB OR OFFICE SUITES

SF IS APPROXIMATE

ANY QUANTUM SUITE CAN BE PAIRED WITH AN OFFICE SUITE

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



FITNESS CENTER

VIEW STACKING PLAN >





THE LOBBY



EXECUTIVE BOARD ROOM



PODCAST ROOM



BAR & LOUNGE



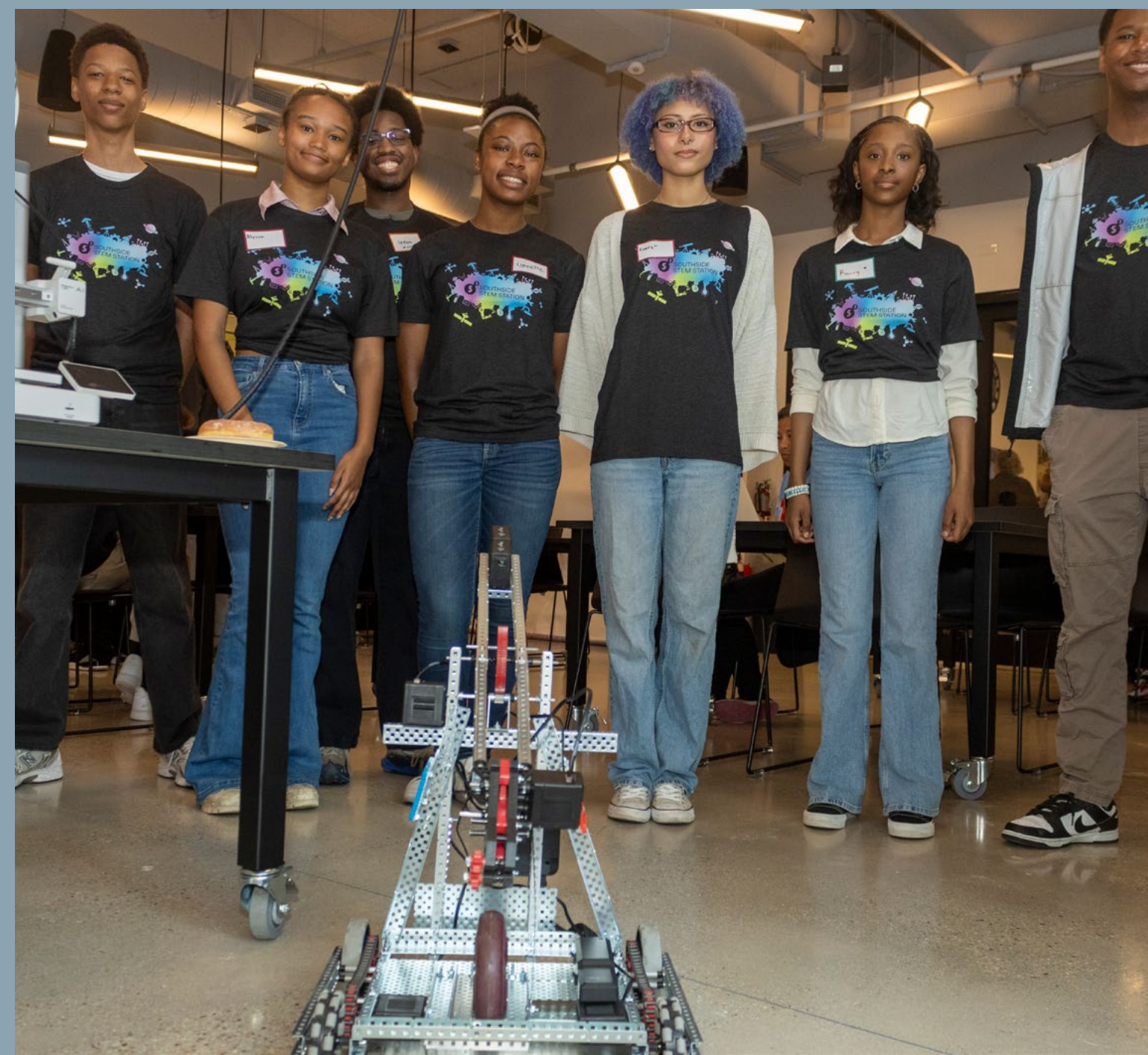
THE LAWN





MISSION:
SOUTHSIDE STEM STATION IS A LEARNING
LAB DEDICATED TO EXPANDING ACCESS
TO QUALITY STEM PROGRAMMING
FOR OUR SOUTHSIDE YOUTH AND
COMMUNITIES.

- + **Dedicated community & student space**
for free science learning and opening innovation
- + **Partnership with local schools and STEM Non-profits**
for field trips, after-school programs, summer camps,
family STEM events, teacher professional development, and more
- + **Dedicated programming staff and funding**
to manage and host ongoing programming and partnerships
- + **Tenant Engagement Opportunities**
for employees to volunteer at STEM STATION programming and/or
host STEM events



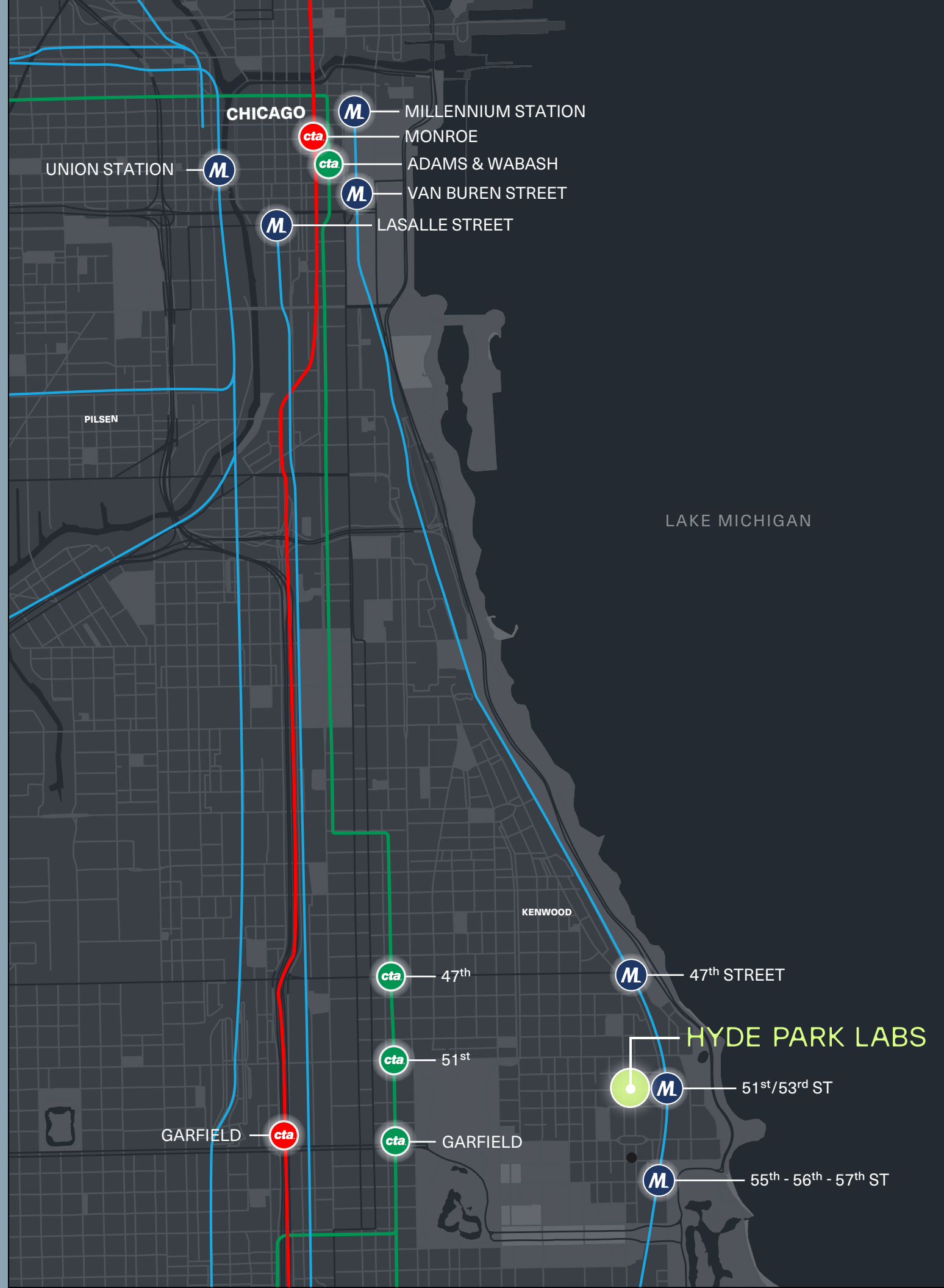
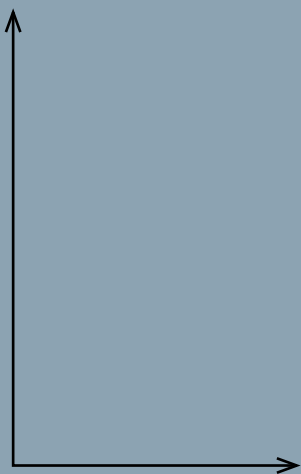
LOCATED IN ONE OF CHICAGO'S MOST DIVERSE & VIBRANT NEIGHBORHOODS



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

M 15 MIN

 20 MIN

 20 MIN

 25 MIN

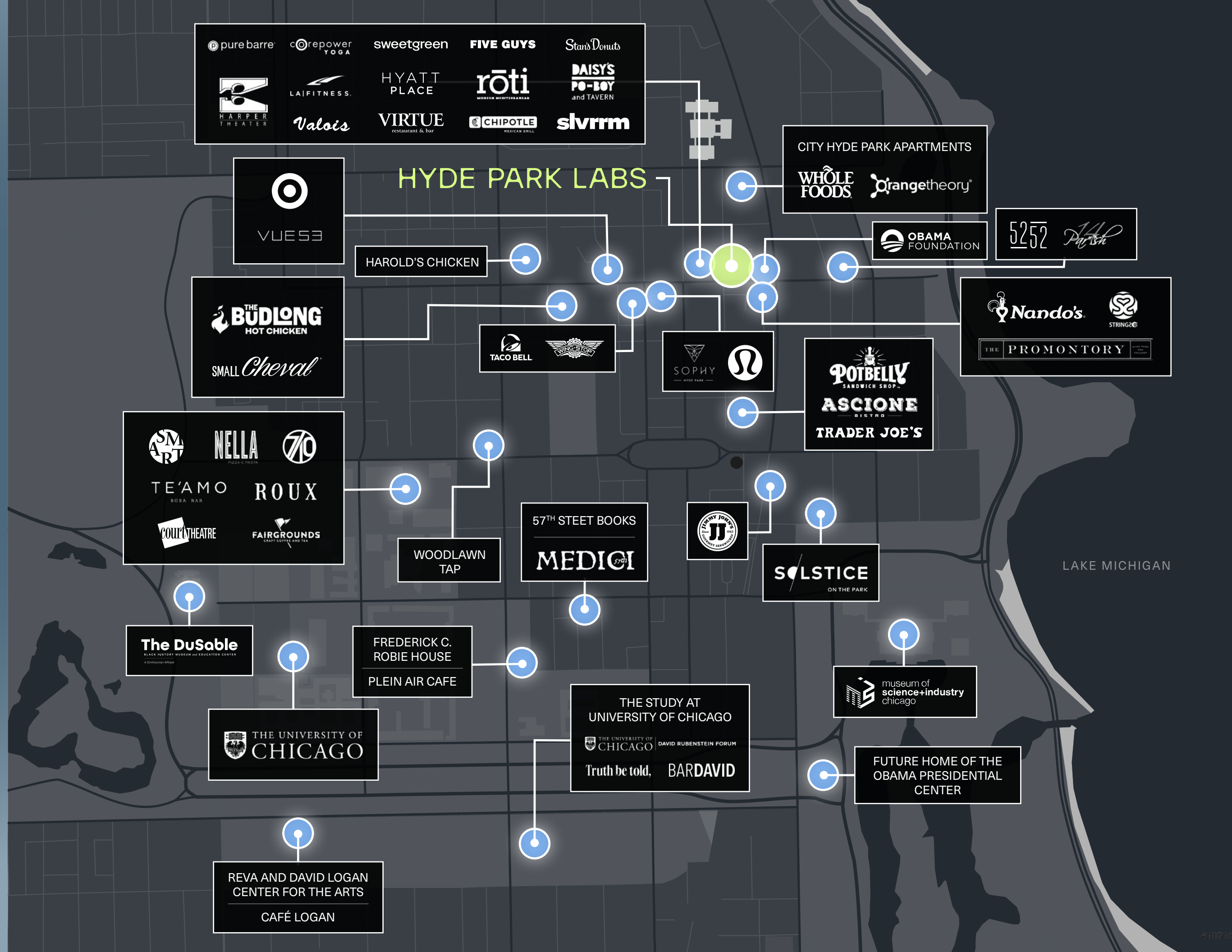
 40 MIN

TO THE AIRPORT

 30 MIN
TO MIDWAY

 60 MIN
TO O'HARE

IN CLOSE PROXIMITY



CHICAGOLAND'S HIGH-GROWTH R&D ECOSYSTEM

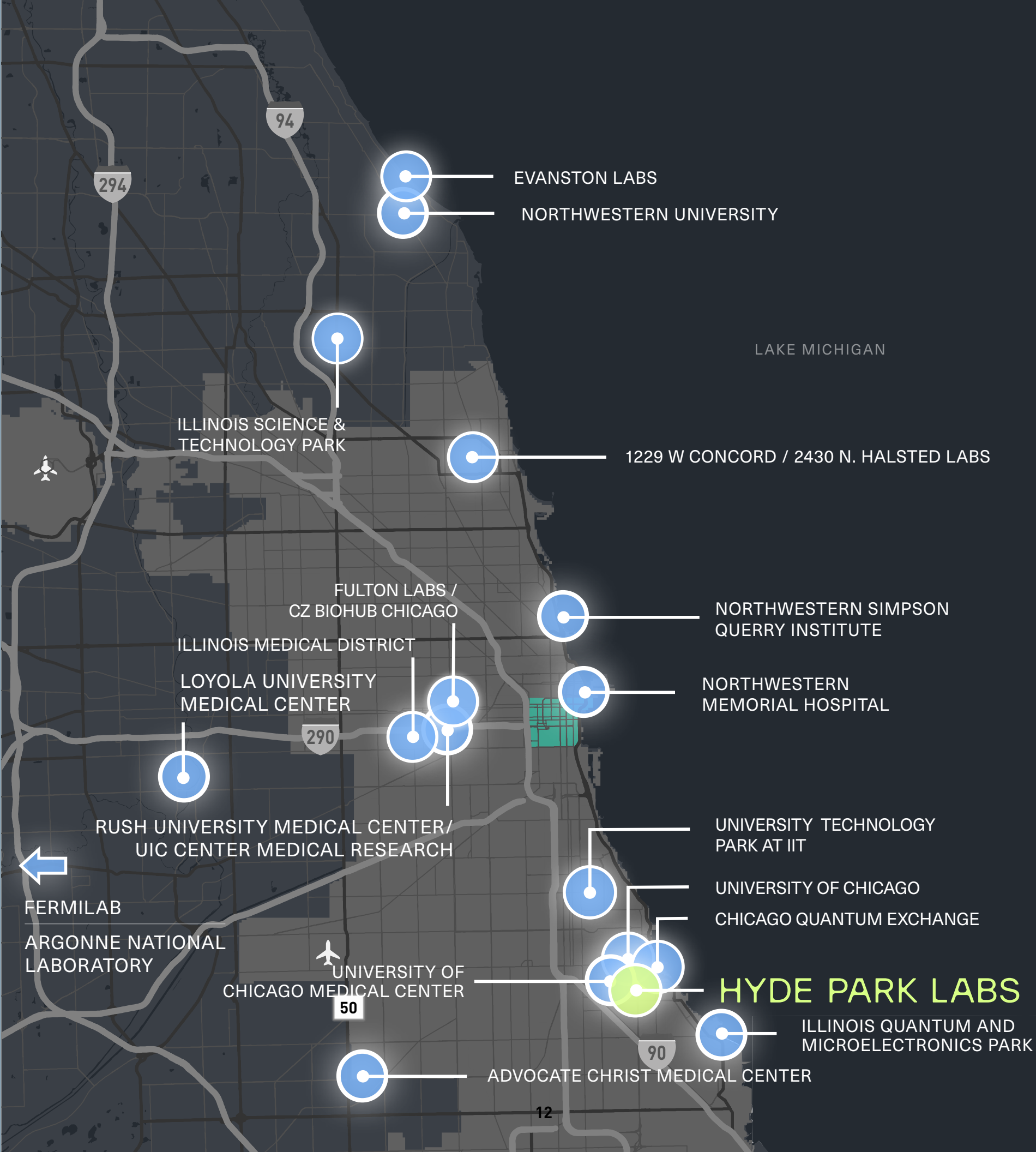
DEPTH OF TALENT NATIONAL TALENT RANKINGS

- #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

HYDE PARK LABS TEAM



OWNERSHIP

Trammell Crow Company BEACON

GENERAL CONTRACTOR

POWER CONSTRUCTION CONSTRUCTION UJAMAA

ARCHITECT & LAB DESIGN

ELKUS | MANFREDI ARCHITECTS I DE A INTERACTIVE DESIGN ARCHITECTS

MEP CONSULTANT

wsp

TRANSACTION TEAM

CBRE

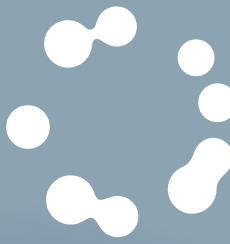
ANCHOR PARTNER

THE UNIVERSITY OF CHICAGO

SCIENCE INCUBATOR TEAM

POLSKY Center for Entrepreneurship and Innovation THE UNIVERSITY OF CHICAGO Portal Innovations





HYDE PARK LABS





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BRANDON GREEN
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brandon.green@cbre.com



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 – Delivered 2024



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



Berkeley Commons, Berkeley
Beacon Capital Partners
368,000 SF – Delivered 2024



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



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



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