NAIOP Breakfast Meeting
Fitzsimons Life Science District

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Foretrans City Enterprises

Apartments – 35,000 Units
Retail Space – 13,000,000 SF
Office Space – 11.1 Million SF
Land Development – 12,000 Acres
Of Developable Land
Science & Technology Group
Forest City Science & Technology

- Over 20 Years Experience
- 2.1 Million SF of Life Science Space in Operation
- 8 Million SF in Planning or Under Development

Forest City Science + Technology Group Project
University Park at MIT

- 2.3 Million SF Total
- 1.5 Million SF Of Lab Space
- 27 Acres
- Retail & Restaurants
- 674 Residential Units
- Landscaped Parks
- Amenities
- Le Meridian Hotel
Key Elements

- Proximity to intellectual capital
- Flexible Campus master plan with permitting, building and infrastructure capacity to meet user’s evolving needs
- Vibrant 24-7 environment essential to employee & resident attraction/retention
- High-quality design, materials and finishes
- Strong regional access including mass transit
Strengths

- Directly adjacent to $4 Billion Anschutz Campus
- Flexibility with regard to building type and growth opportunities
- Disease Expertise:
  - Respiratory Tract
  - Pediatrics
  - Organ Transplantation
  - Juvenile Diabetes
  - Nutrition
  - Native American
  - Cancer (select areas)
- CU Technology Transfer
  - Entrepreneurial Base
  - New Companies Spinning Out
- Colorado Lifestyle
Challenges

- Life Science Infrastructure gaps
  - Phase I clinical trials facility
  - Preclinical development center
  - Injectable fill/finish manufacturing center
  - Biologics pilot plant

- Low level of:
  - VC/Angel Groups in Colorado
  - State incentives to attract companies
  - Serial entrepreneurs
  - NIH funding

- Geographic dispersion of Colorado life science industry (mini-clusters)

- Financing:
  - New and existing biotech companies
  - Real estate

The Challenge Ahead

“...there will be a push for...biotechnology...to be used commercially, adopted by industry, and accepted by the public...”

“The challenge, however, will be whether government, industry, and the public can strike the proper balance of direction, oversight, and allow these technologies to flourish.”

(OTA, 1992)
Our Long Term Strategy

Long-Term

- Leverage University Partnership
  - Tech Transfer
  - Strengths
  - Corporate Life Science Relationships
  - Access to Core Facilities

- Fill in Cluster Gaps
  - Venture Capital
  - CROs
  - Drug Development Center
  - Clinical Trials
  - Government/Institutional Research Entity
  - Fill Finish Facility

- International
Short-Term

- Help University Market Itself to National & International Life Science Companies and Venture Capitalists

- Complete University research of strengths, relationships and facilities

- First Life Science Building

- Advance Park amenities
  - Hotel
  - Daycare
  - Health Club
  - Support Services

- Identify Catalyst Opportunities