

# PARCEL 22 & 25 DEVELOPMENT

Wexford Science & Technology  
&  
CV Properties LLC

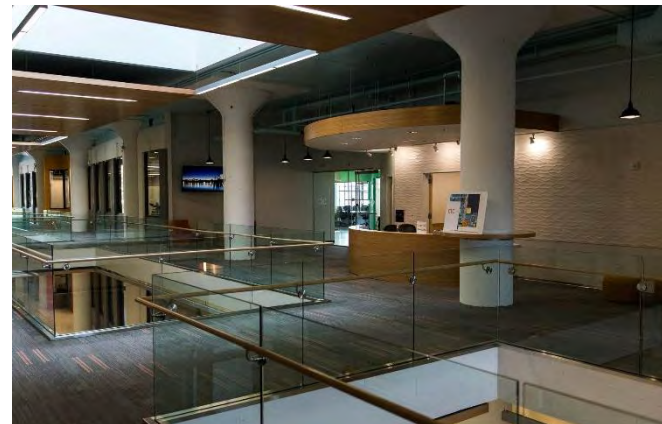
**WEXFORD**  
**SCIENCE+TECHNOLOGY**  
A  BioMed Realty Company



**CV PROPERTIES LLC**  
Development ■ Investment

## Wexford Science + Technology

- A real estate investment and development firm based in Baltimore, Maryland
- Specialized to facilitate the needs of universities, medical centers, and research institutions
- Wholly owned by BioMed Realty Trust
  - Ownership interest 15 Million rentable square feet





# PARCEL 22 & 25



Wexford is a development company **EXCLUSIVELY** focused on partnering with universities, academic medical centers, and research institutions to create vibrant, mixed-use communities built on a foundation of discovery, innovation and entrepreneurial activity.

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SCIENCE+TECHNOLOGY  
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*Inmar | Wake Forest Innovation Quarter | Winston-Salem, NC*



## ELEMENTS OF A KNOWLEDGE COMMUNITY

### LEVERAGING THE UNIVERSITY

- Access to Talent (faculty & student)
- Research and Technology Transfer
- CORE Facilities and Labs
- Intellectual Capital

### THE POWER OF PROXIMITY

- Spaces Suited to Emerging Innovation Clusters
- Flex / Cool Environments
- Lobbies and Public Spaces that Promote Collaboration
- Vibrant Mixed-Use Community

### CONCENTRATION OF INNOVATION ELEMENTS

- Innovation Centers – Cambridge Innovation Center
- Maker Spaces
- Public Convening Spaces
- Work Force Development
- Shared Lab Facilities
- Programming



## CENTERS OF INNOVATION + DISCOVERY

### MARKET PRESENCE OF WEXFORD + BIOMED

\$7.5 B

Real Estate Involved in  
Discovery / Innovation

17.5M SF

Real Estate Owned

3.9M SF

In The University Segment

300

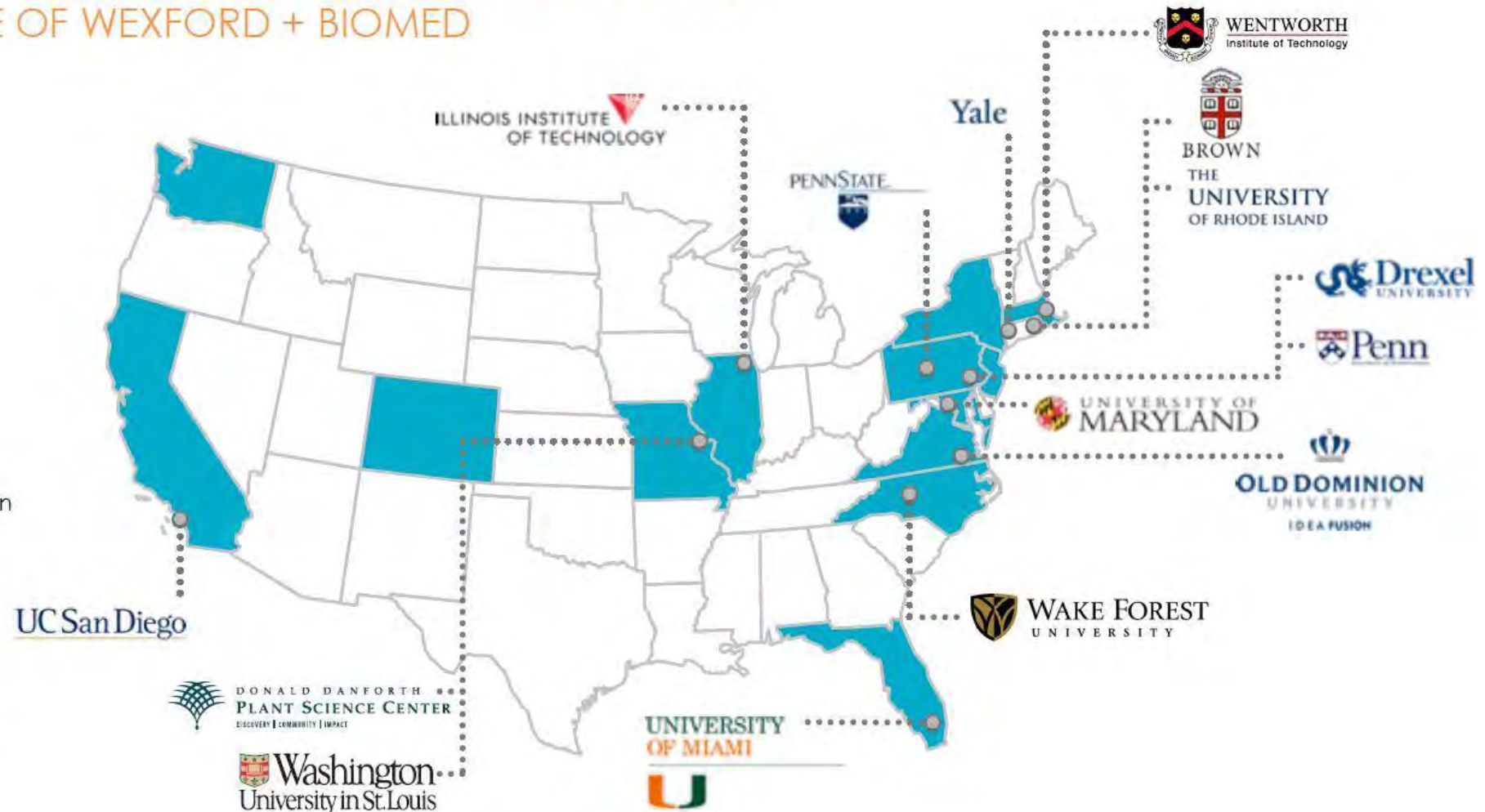
Separate Tenants  
Involved in Discovery/ Innovation

2<sup>nd</sup>

Largest property owner in  
Cambridge, MA

14

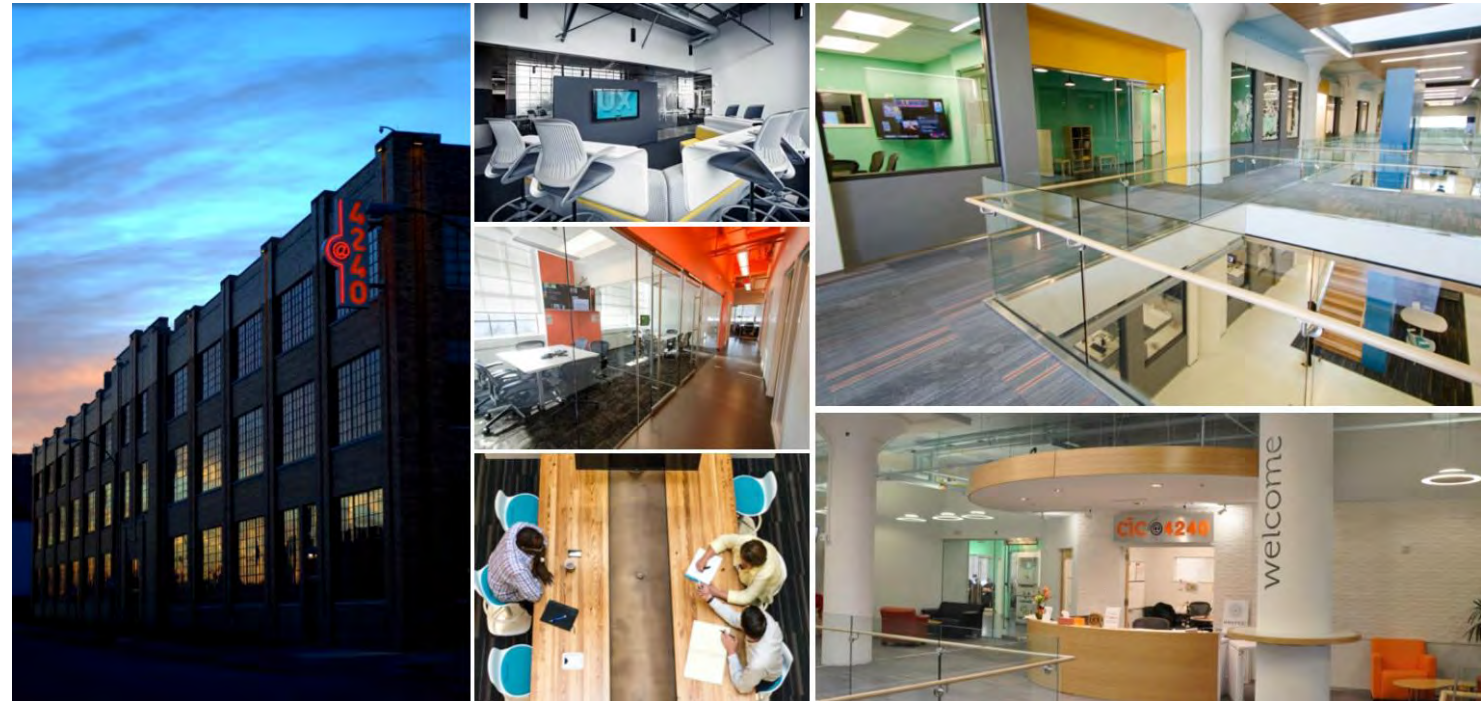
Major University Sponsored  
Developments





## Cortex Innovation Community

- St. Louis, Missouri
- Relationship with Washington University in St. Louis
- 333,000 square feet of developed research & development space
- 3 million square feet of development potential



## University of Maryland BioPark

- Baltimore, Maryland
- 588,000 square feet
- Wexford has developed 3 buildings as part of the development
  - 2 Research Buildings & Parking Garage
- 1.8 million square feet of development potential





## Wake Forest Innovation Quarter

- Winston-Salem, North Carolina
- 717,000 square feet of developed research & discovery space
- 100,000 square feet of retail / innovation center / entertainment space
- 330,000 square feet currently under development





## CV Properties

- A real estate investment and development firm focused on opportunities throughout New England
- CV has acquired and developed 3 million square feet of real estate with an invested value of \$1.2 billion
- Senior Professionals with decades of hotel development, hotel construction, and hotel management experience



## Aloft & Element Hotels

- Boston, Massachusetts
- 2 mid-priced hotels adjacent to the Boston Convention & Exhibition Center
- Located in Boston's up and coming Seaport District
- 510 Rooms, 325,000 square feet





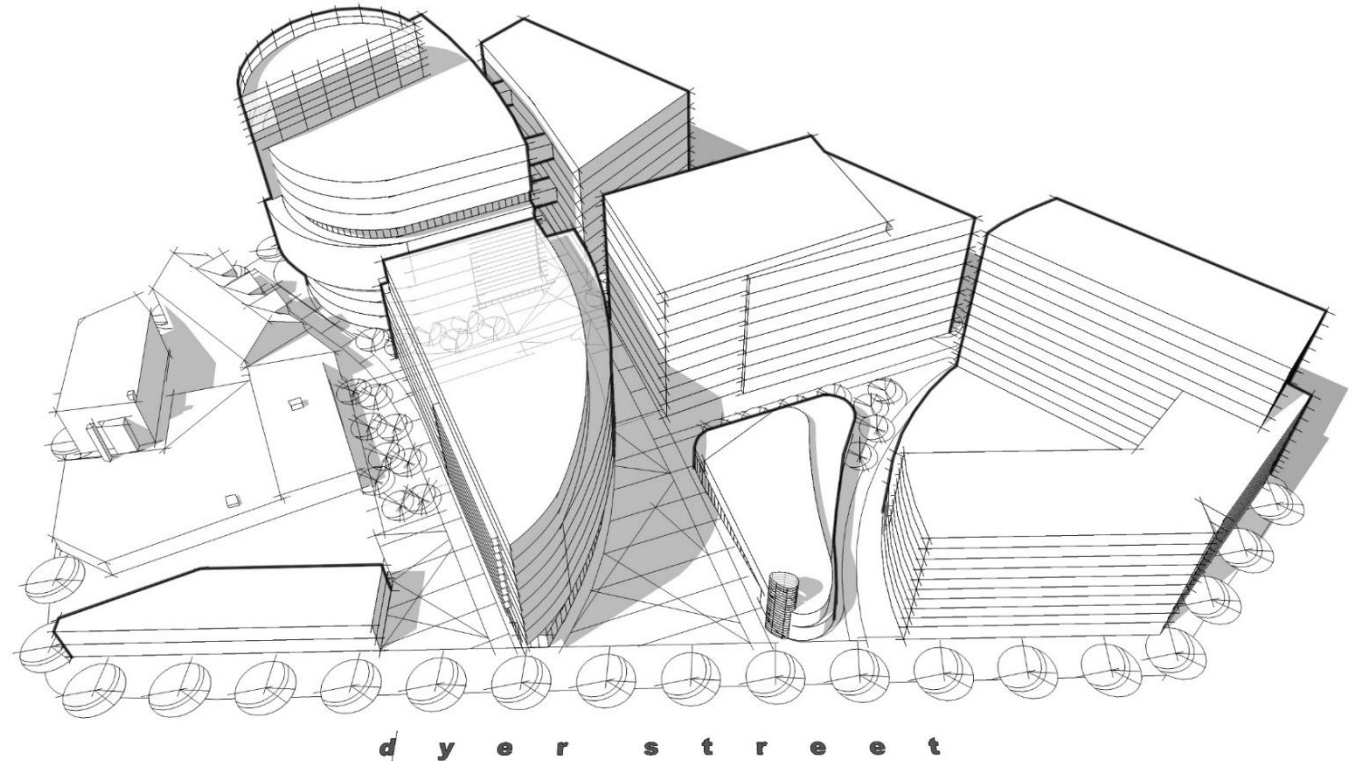
## One Channel Center

- Boston, Massachusetts
- State-of-the-art build-to-suit office building for State Street Bank
- 525,000 square feet
- Project included a 970-car parking garage and a 1 acre public park



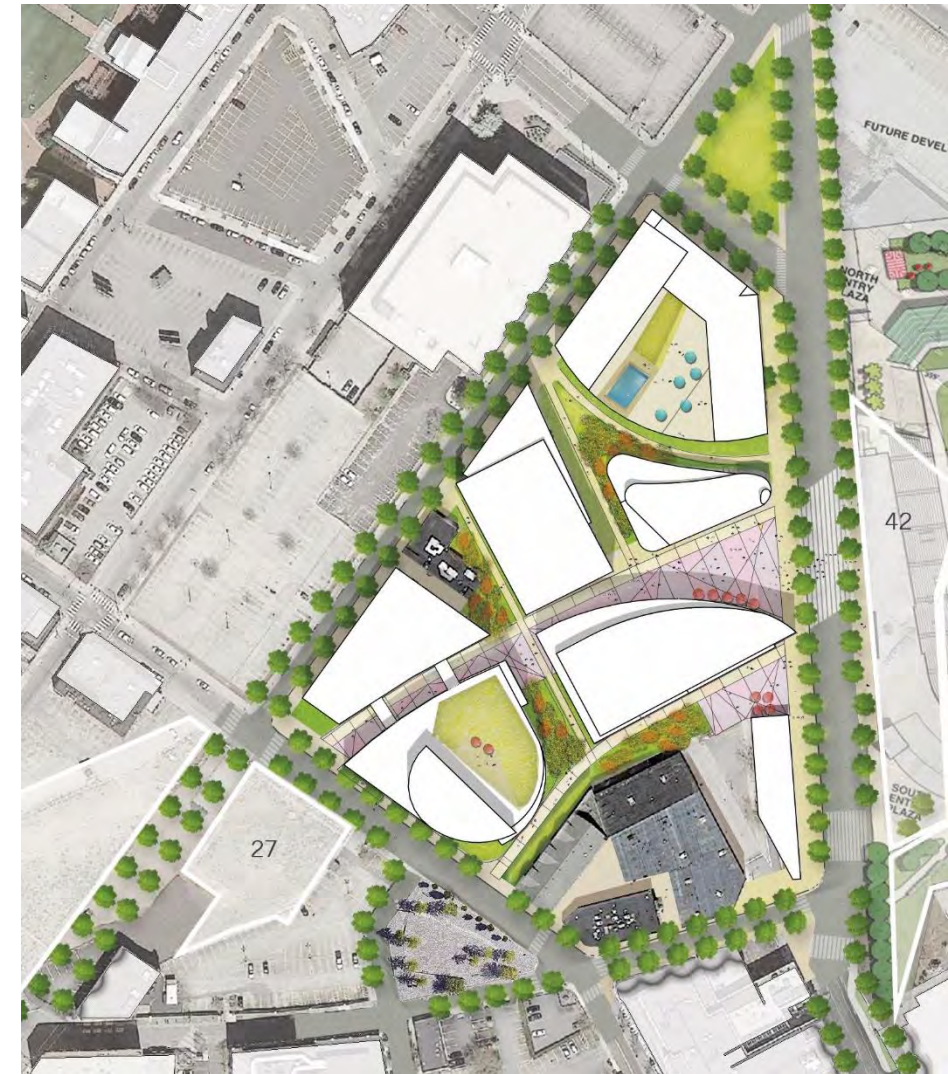
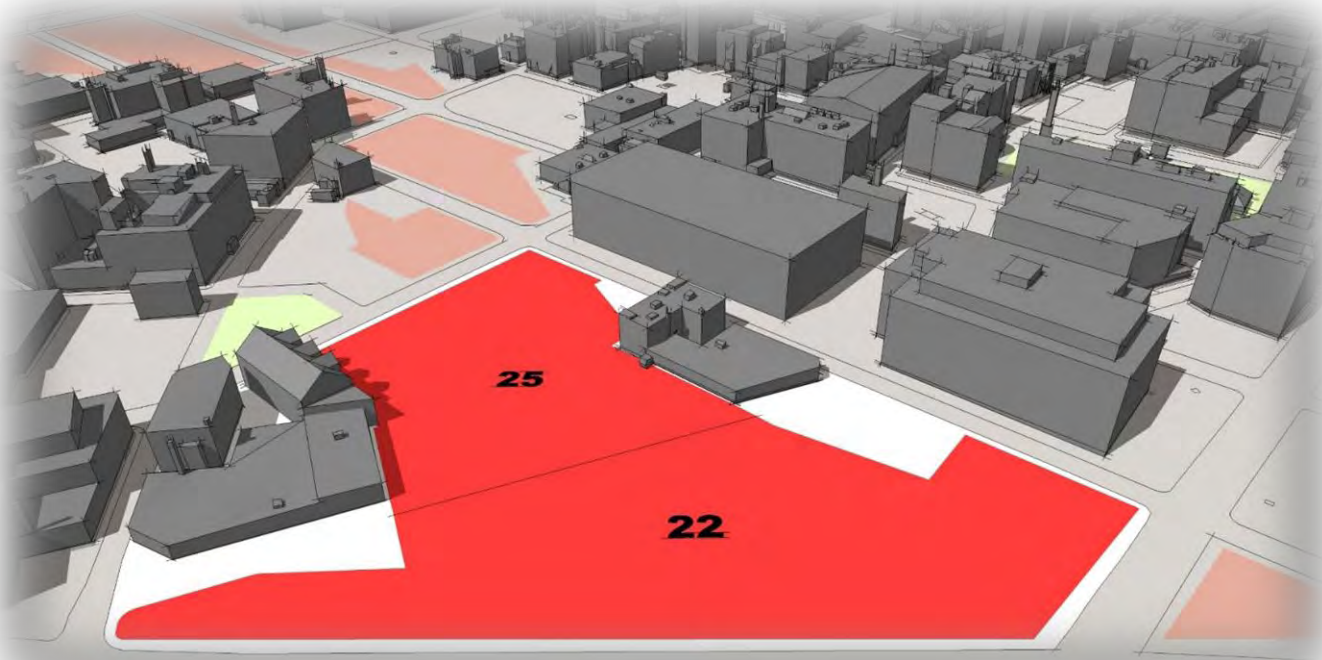
## “The Plan”

- 1,096,208 square feet of new development built in 3 phases
- A 175-room, Starwood branded hotel
- 100 residential units
- 2 state-of-the-art laboratory / office buildings
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- Retail
- District Hall / Venture Cafe



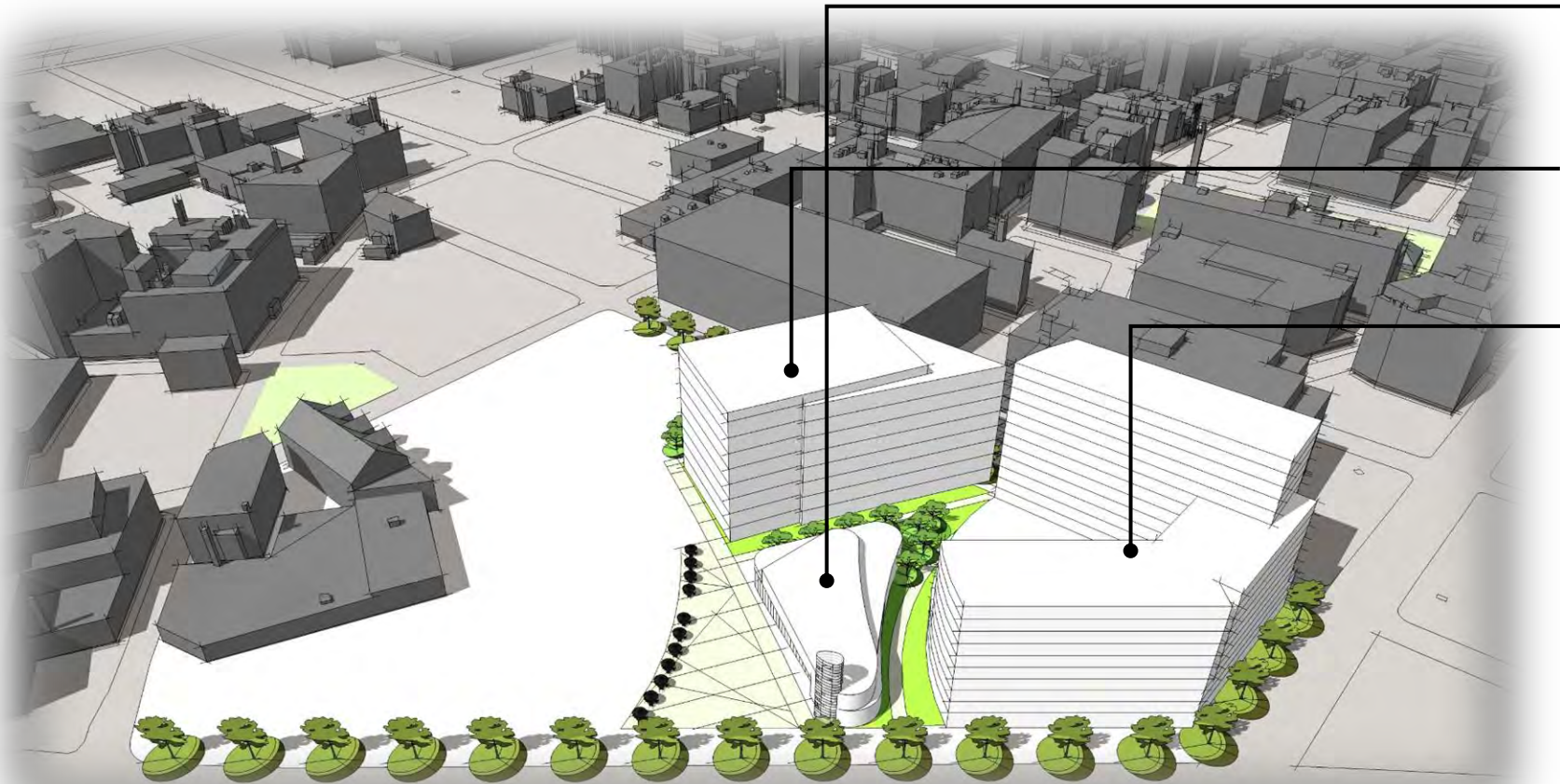


## Site Plan





## Phase 1



- District Hall / Venture Café (11,985sf)
- Lab / Office / Academic (182,768sf)
- Hotel / Residential (289,300sf)



## Phase 1 – Le Meridien Hotel

- 175 rooms, 290,000 square feet
- CV Properties is currently developing 2 Starwood hotels in Boston's Seaport District
- The Le Meridien brand has existing relationships with universities and innovation centers
  - Le Meridien Cambridge – MIT
- Features modern design with international flair



## Phase 1 – Lab / Office

- 182,768 square foot building





## Phase 1 – District Hall / Venture Cafe

- 12,000 square feet
- Modeled after District Hall in Boston's Seaport



## Phase 2



- Lab Building 1 (265,130sf)
- Lab Building 2 (126,832sf)



## Phase 3 – Laboratory / Office

- 220,000 square feet of speculative lab / office space / retail space

