PARCEL 22 & 25 DEVELOPMENT

Wexford Science & Technology

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CV Properties LLC
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
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.
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

2nd
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
• 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
- 2 state-of-the-art laboratory buildings
- Retail
- District Hall / Venture Cafe
Site Plan

Parcel 22 & 25
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