

M4K

4 MARTIN LUTHER KING JR. BOULEVARD
BALTIMORE, MD

WWW.4MLK.COM



RESEARCHERS. INNOVATORS. EXPERTS.
ENTREPRENEURS.

IDEAS COLLIDE AT THE BIOPARK | A WEXFORD KNOWLEDGE COMMUNITY





ABOUT THE BIOPARK

A VIBRANT AND DIVERSE KNOWLEDGE COMMUNITY

Launched in 2003, the BioPark is located on the west side of the University of Maryland, Baltimore campus in downtown Baltimore, Maryland. For early-stage to mature bioscience companies, the BioPark offers a sophisticated laboratory and office environment on the University's vibrant academic medical center campus. In 2017, the Association for University Research Parks (AURP) named the BioPark the "Outstanding University Research Park of the Year."

Now fully built out, the BioPark houses nearly 2 million square feet of lab and office space in 12 buildings. The 4MLK development consists of two new laboratory ready Class A office buildings supporting approximately 500,000 SF of lab, office, retail, and support space on eight to ten above grade floors.



IN THE NEWS

BALTIMORE BUSINESS JOURNAL



THE 4MLK DEVELOPMENT CONSISTS OF TWO NEW CLASS A LIFE SCIENCE BUILDINGS, TOTALING 500,000 SF WITH APPROXIMATELY 250,00 SF PER BUILDING



4MLK



250,000 SF
BUILDING SIZE



8
STORIES



35,000 SF
AVG FLOOR PLATE

BUILDING SPECIFICATIONS



FLOOR-TO-FLOOR HEIGHT:

- + Ground Level: 16'7"-22'
- + Level 02: 18'
- + Levels 03-08: 13'6"



CEILING HEIGHT

- +/- 10'0" depending on tenant required plenum depths



LOAD CAPACITY

- 100 lbs./sf



ELECTRICAL SYSTEM

- 277/480V, 3-phase service



EMERGENCY POWER

- 2.5W/RSF (Blended lab/office)



NATURAL GAS

- Available in building



SUSTAINABLE DESIGN

- LEED Gold



PASSENGER ELEVATORS

- Four (4) 4,000-lb capacity MRL passenger elevators with 350 fpm rated speed



SERVICE ELEVATOR

- One (1) 5,000-lb capacity MRL elevator with 350 fpm rated speed



LOADING DOCK

- Two interior truck loading berths; one compactor dumpster berth and recycling/electronic waste dumpsters available.



SECURITY

- Security for the project includes card access control, security cameras, and dedicated security staff



WATER PIPING & LAB WASTE

- + Plumbing risers (cold water, sanitary, lab waste, and associated vents) will be provided near the building core by Landlord
- + Tenant area plumbing will be the responsibility of the Tenant
- + Lab waste by means of localized containment systems will be the responsibility of Tenant



HVAC

- + Pathway for VRF heating/cooling system will be provided by Landlord, Tenant to install VRF systems as required. Landlord to provide dunnage for rooftop condensers, and anchorage as required for refrigerant bundles
- + Supply and return ductwork will be provided to each floor. Branch ductwork to be provided by the Tenant
- + Lab exhaust ductwork, exhaust risers, control dampers, fans, and controls will be provided by Tenant. Dunnage and pathway for lab exhaust ductwork to be provided by the Landlord
- + Any required laboratory gases, compressed air, vacuum, pure water, and steam will be provided by Tenant.

FEATURES & AMENITIES



Custom and speculative lab/office space



Flexible floor plan for manufacturing capabilities



Innovation Hall, a two-story, convening space and conference center



Immediate availability and future expansion



Adjacent public plaza



Wexford's Healthy Building Platform included to ensure health and safety of employees and guests



Activated streetscape and retail along Martin Luther King Jr Boulevard and at the Firehouse



Access to the University of Maryland BioPark's amenities



Proximity to I-95 & BWI



Ability to participate in UMB's BIORESCO program (Biomedical Research Supply Core)



Access to on-site UMB Core Facilities



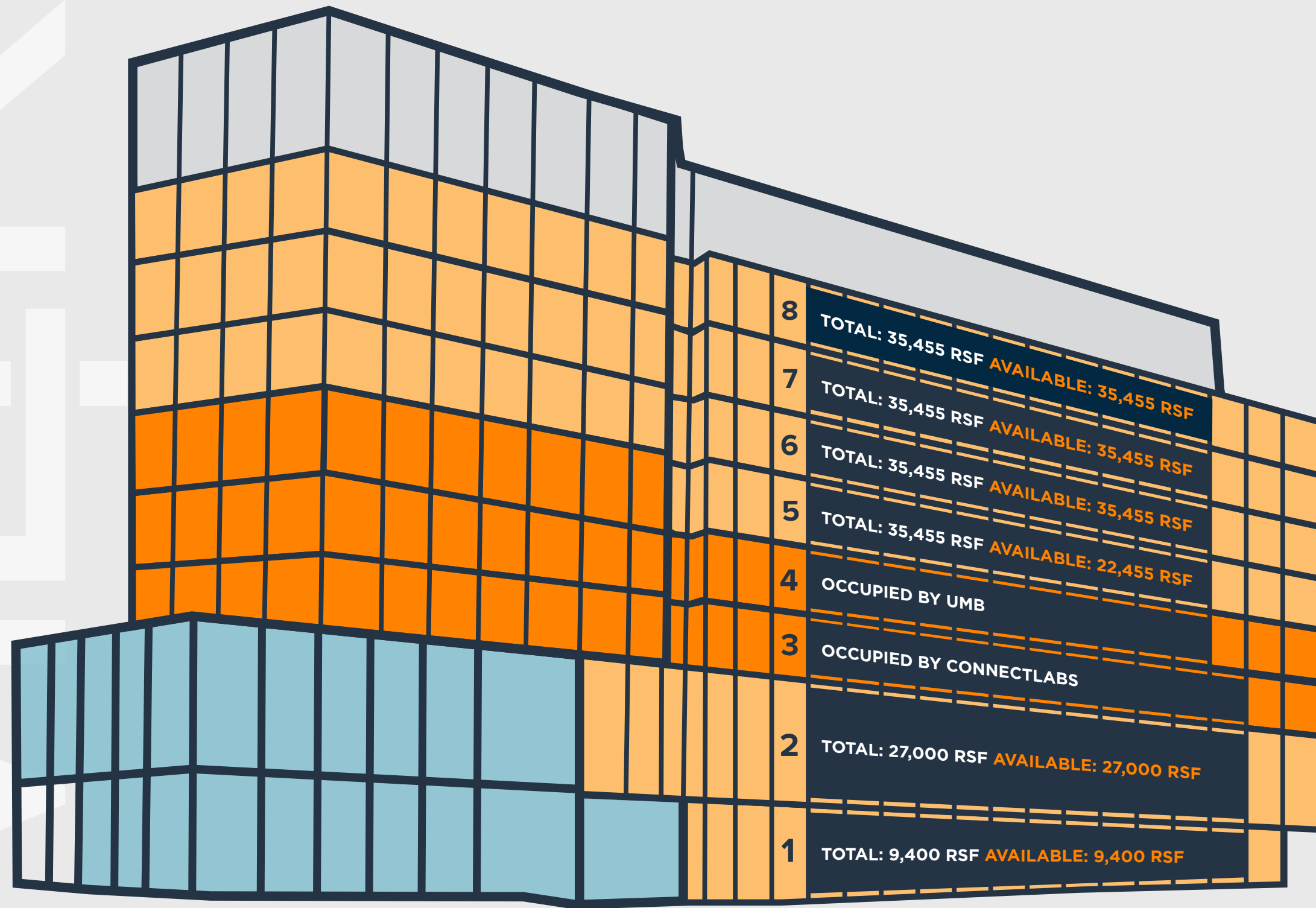
Access to on-site CRO's (Catalent & Pharmaron)



Access to the UMB Health Sciences and Human Services Library



On-site conference facilities

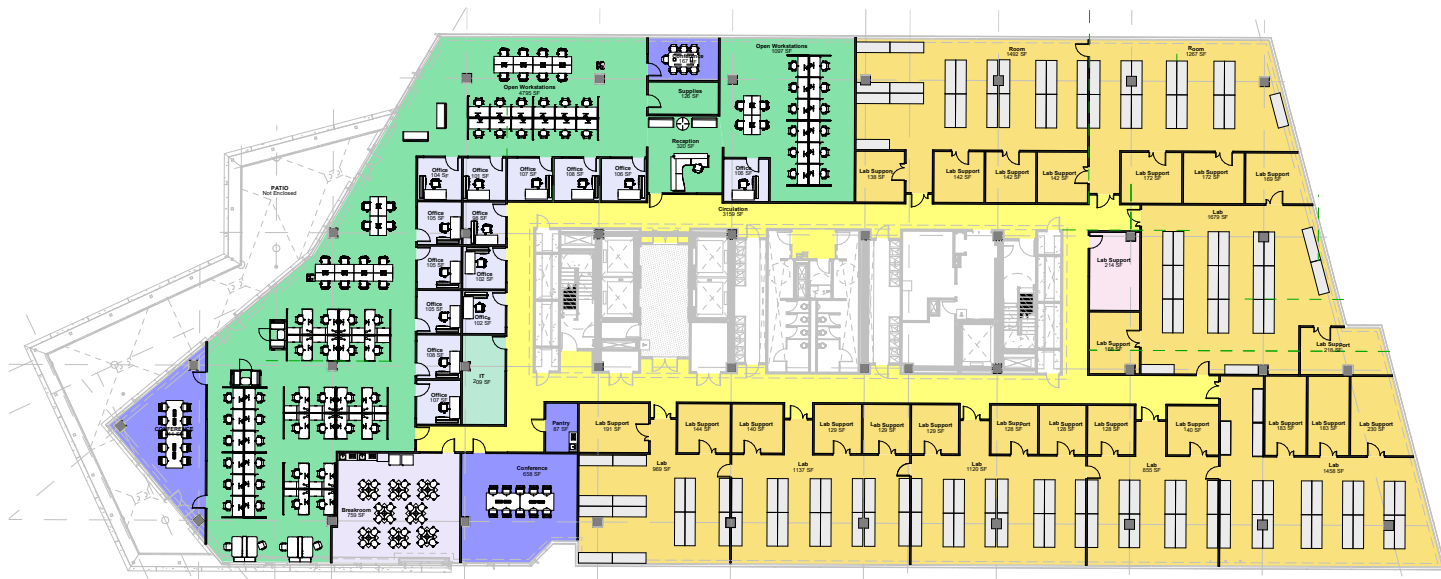


■ Innovation Hall
 ■ Occupied
 ■ Available Space
 ■ Mechanical

FLOOR PLANS (SAMPLE LAYOUT)

OFFERING A SPEED TO MARKET WITH PROXIMITY TO THE AMENITIES AND SERVICES OF 4MLK, UNIVERSITY OF MARYLAND BIOPARK AND UNIVERSITY OF MARYLAND MEDICAL CENTER

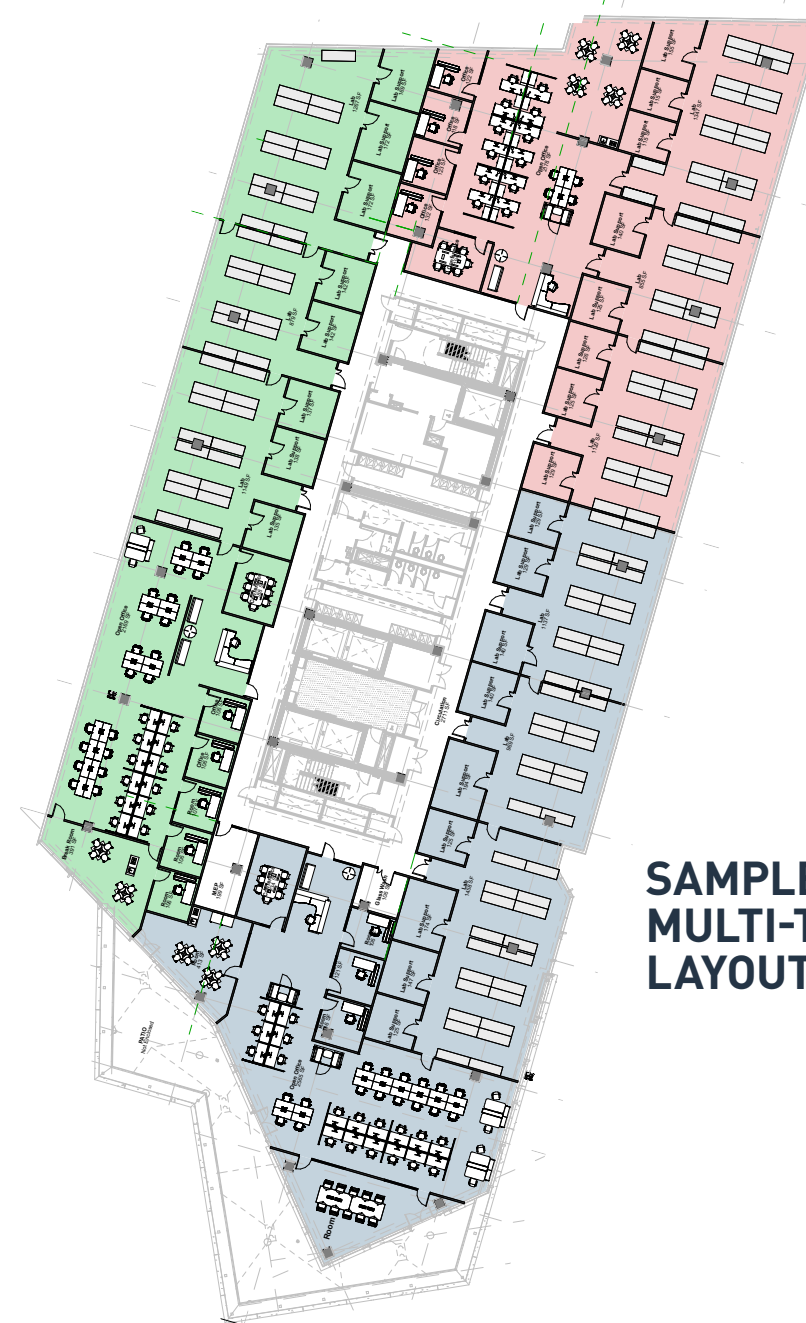
APPROXIMATELY
 **250,000 SF**
 BUILDING SIZE



SAMPLE SINGLE TENANT LAYOUT




FLOOR PLAN KEY

-  LAB SPACE
-  OFFICE



SAMPLE MULTI-TENANT LAYOUT

FLOOR PLAN KEY

-  TENANT 1
-  TENANT 2
-  TENANT 3

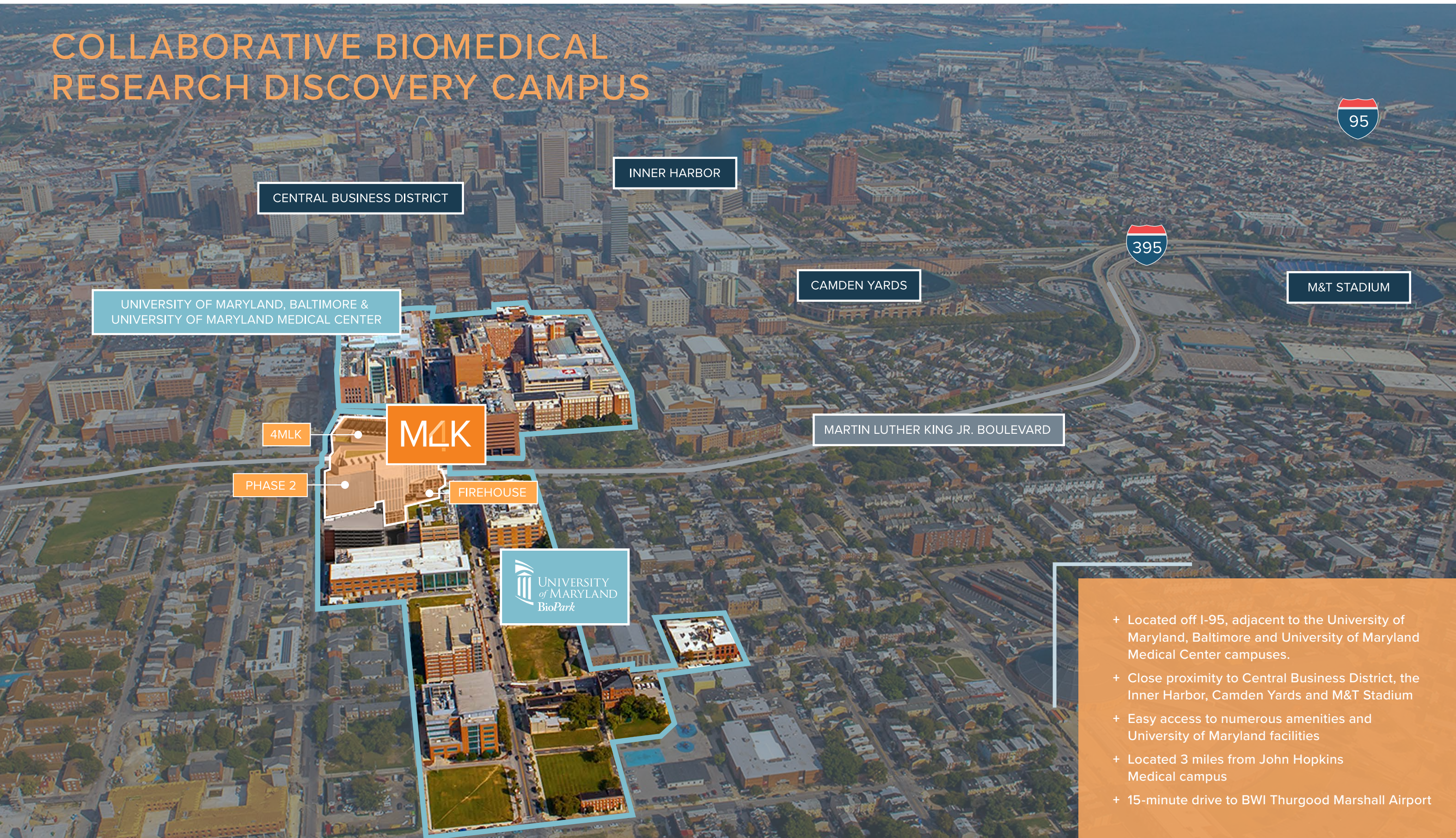
STRATEGIC LOCATION

The BioPark's strategic location ideally positions its tenants for growth. Situated in the midst of Maryland's significant regional bioscience cluster, the BioPark is also at the mid-point of what is arguably the world's largest bioscience corridor stretching from Boston to North Carolina.

The Baltimore-Washington metropolitan area is home to leading research and development firms, such as BD, AstraZeneca, GSK, United Therapeutics, Emergent BioSolutions, PGDx, Novavax, and GlycoMimetics, as well as key federal agencies.



COLLABORATIVE BIOMEDICAL RESEARCH DISCOVERY CAMPUS



- + Located off I-95, adjacent to the University of Maryland, Baltimore and University of Maryland Medical Center campuses.
- + Close proximity to Central Business District, the Inner Harbor, Camden Yards and M&T Stadium
- + Easy access to numerous amenities and University of Maryland facilities
- + Located 3 miles from John Hopkins Medical campus
- + 15-minute drive to BWI Thurgood Marshall Airport

EXISTING TENANTS

600,000+SF OF EXISTING STATE OF THE ART LAB/OFFICE SPACE



ImmuCision Biotherapeutics



Wexford Science & Technology, LLC is a real estate company exclusively focused on partnering with universities, academic medical centers and research companies to develop vibrant, mixed-use communities. Wexford's communities are built on a foundation of discovery, innovation and entrepreneurial activity that creates visible outcomes in the form of substantial economic growth, new and diverse jobs and community transformation. Wexford targets strategic opportunities with top-tier research universities that are directly on or contiguous to dense, urban campuses. More information can be found at www.wexfordscitech.com.



Ventas, Inc., an S&P 500 company, is a leading real estate investment trust. Its diverse portfolio of more than 1,200 assets in the United States, Canada and the United Kingdom consists of seniors housing communities, medical office buildings, life science and innovation centers, inpatient rehabilitation and long-term acute care facilities, health systems and skilled nursing facilities. Through its Lillibridge subsidiary, Ventas provides management, leasing, marketing, facility development and advisory services to highly rated hospitals and health systems throughout the United States. More information about Ventas and Lillibridge can be found at www.ventasreit.com and www.lillibridge.com





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