



COMING SOON
BIO_
SPACE
AT THE BRIDGE DISTRICT

PHASE 1

SACRAMENTO'S PREMIER LIFE SCIENCE DESTINATION

1.4M SQ. FT. CLASS A LIFE SCIENCE CAMPUS

at The Bridge District, a premier, waterfront, urban, mixed-use development in West Sacramento, centrally located in one of the nation's leading AgTech and FoodTech hubs.

Phase I (+/- 430,000 SQ. FT.) PURPOSE BUILT LAB

within 20 minutes of UC Davis and will anchor the Sacramento Region's Life Science initiatives.
Target Delivery Timeline: Q2 2025.

PREMIER PARTNERSHIP

Established and localized sponsorship in Blue Rise Ventures (BRV) and Fulcrum Property.



CBRE

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EXECUTIVE VICE PRESIDENT

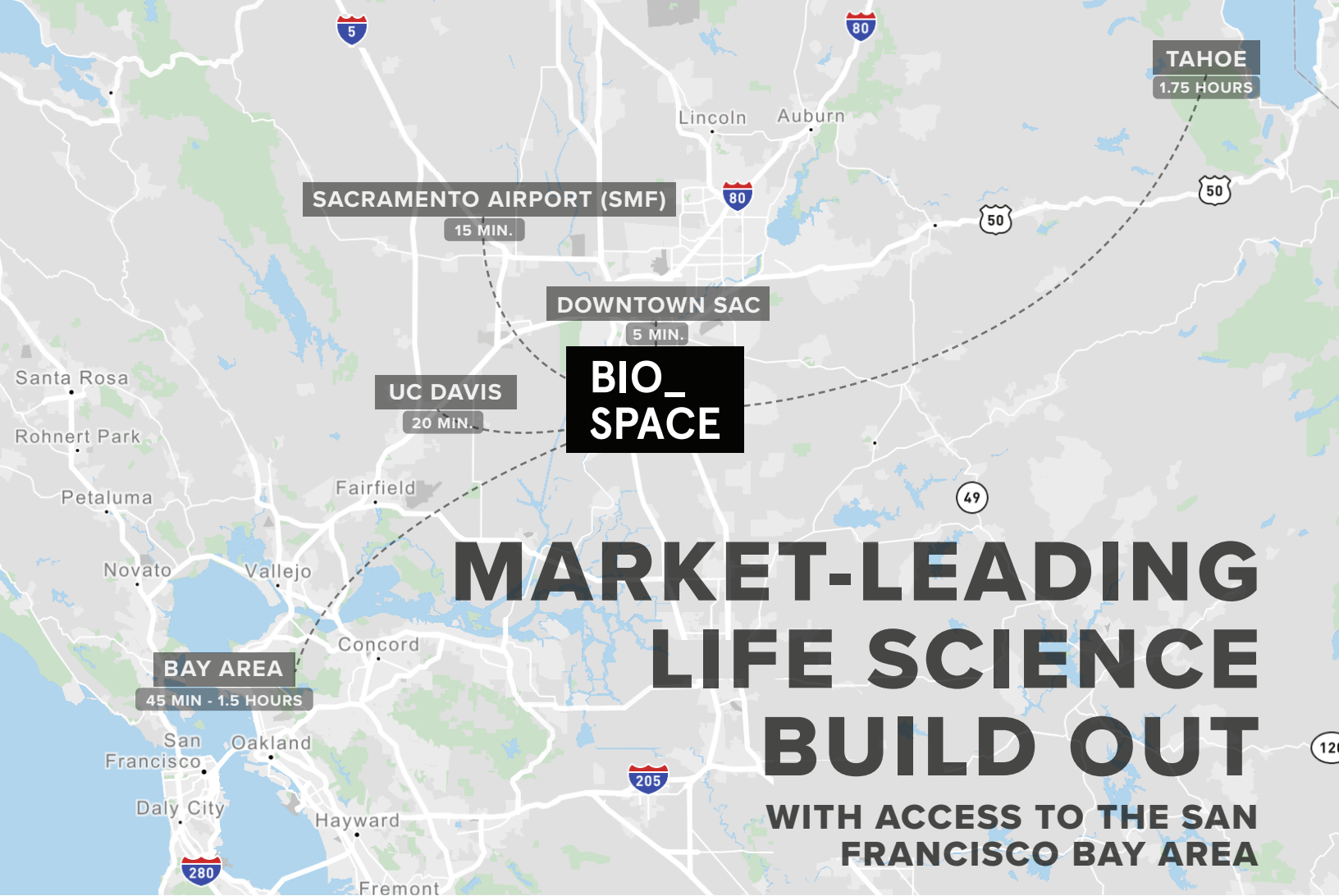
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MARKET-LEADING LIFE SCIENCE BUILD OUT

WITH ACCESS TO THE SAN
FRANCISCO BAY AREA

~125 LBS/SF LIVE LOADS

provide optimal support for lab benches and tenant lab systems

6,000 MICRO-INCHES PER

SECOND VIBRATION TOLERANCE across the entire floor – most likely to hold sensitive equipment & product

16' – 20' SLAB-TO-SLAB HEIGHTS

allow for 10'0" dropped ceiling heights in lab areas on upper floors and potential for targeted therapy manufacturing uses on ground floor

33' COLUMN BAYS ideal for 11-foot lab bench installation

EFFICIENT 41K SF FLOOR PLATES

allowing for ultimate flexibility to lease full floors to single tenants or multi-tenant (up to four tenants per floor) with 100% daylighting

ABUNDANT PRIMARY POWER

SUPPLY designed to supply at least 26 watts/SF for lab areas with 10 watts/SF of stand-by power

COMPREHENSIVE HVAC SYSTEM

1.5 CFM/SF of ventilation capacity, with roof and shaft space reserved for additional tenant equipment

EMERGENCY POWER planned to allow for lab facilities to operate 24/7

PREMIER AMENITY PACKAGE

including a fitness center, bike storage, common lobbies, and conference suite

DEDICATED SHIPPING &

RECEIVING via two at-grade loading docks

5,000 LBS. CAPACITY FREIGHT ELEVATOR / 3 passenger elevators

2,000 SF DEDICATED STORAGE SPACE AT DOCK

SERVICE YARD with space reserved for additional equipment, gases and material storage