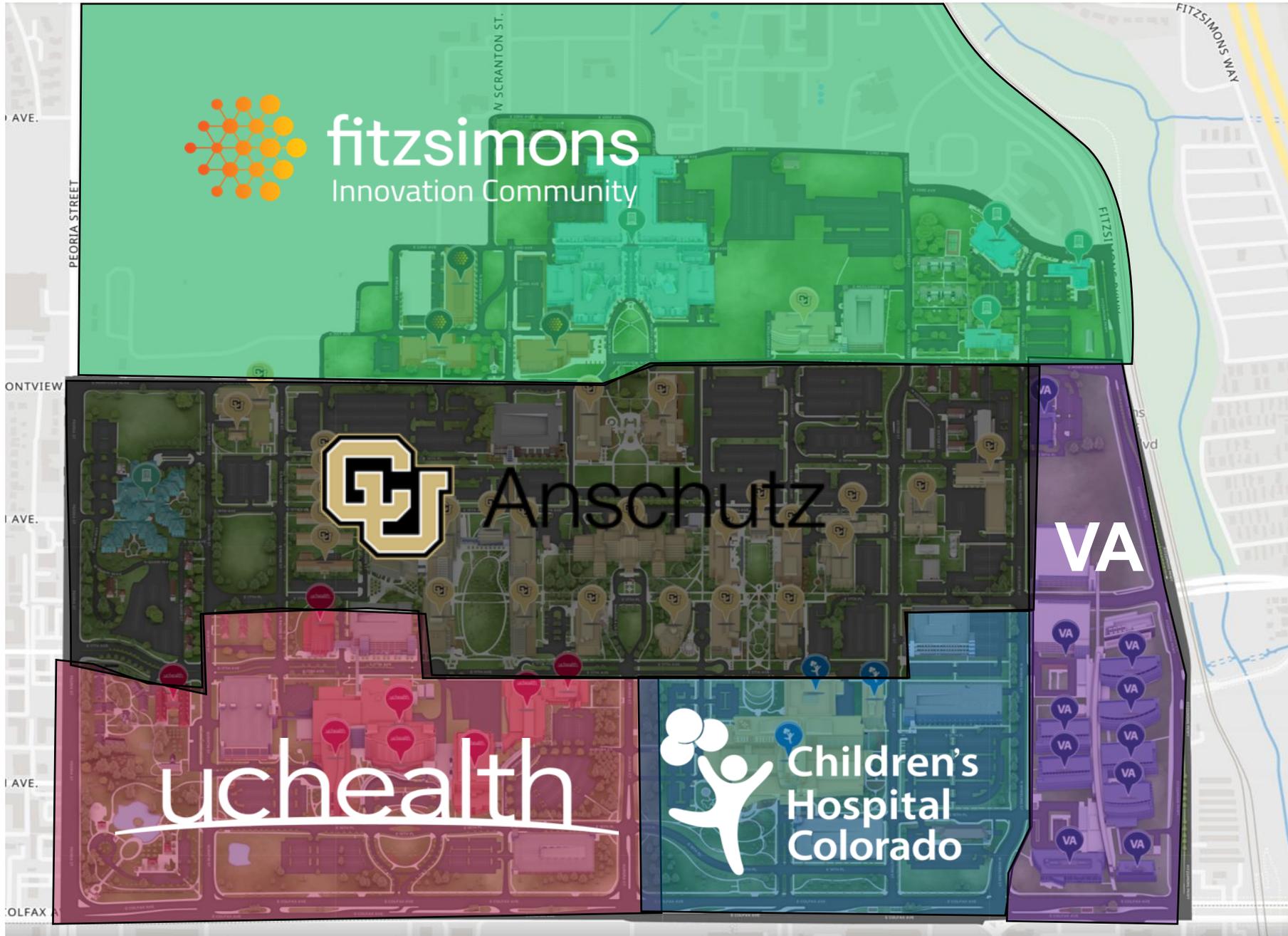


THE FUTURE OF HEALTH AND CARE





fitzsimons
Innovation Community



Anschutz

uchealth



Children's
Hospital
Colorado

VA

We are a leading innovation community for visionaries boldly transforming science into the future of health and care.

We invest in an entrepreneurial environment to nurture the growth and success of visionary organizations. We accelerate health breakthroughs.

The visionary organizations at Fitzsimons Innovation Community push boundaries to transform health and care. Our companies seek to cure diseases, save lives, and improve care. **We are united to advance health.**

Here, innovators from around the world take on complex health challenges

Scientists and entrepreneurs.



Physicians and founders.



Academics and engineers.



Learners and leaders.



MORE THAN

80

Visionary organizations at all stages of commercialization work here

DIVERSE MEMBER COMPANIES

Molecular Biology
Pharmaceuticals
Genetics Research
Precision Medicine
Gene Therapy
Immunotherapy
Orthopedics
Pathology and Testing
Material Science
Precision Imaging, Diagnosis, Guidance
Big Data Analytics
Cardiovascular Care

Our visionary organizations bring revolutionary treatments, diagnostics, technologies, and solutions to patients and providers



Our Partners



We are across the street from a world-class medical destination

University of Colorado Anschutz Medical Campus

2

2.6M

4,500

\$910M

OVER

28,000

3000

Nationally ranked hospitals on campus: UHealth University of Colorado Hospital and Children's Hospital Colorado

Individual patient visits annually

Future health professionals at six professional schools offering more than 40 degree programs

In annual research grants and philanthropic research awards

Employees, faculty, and staff

Ongoing clinical trials at any one time

Our Offerings



Entrepreneurial environment with leading-edge facilities for companies and organizations at all stages of growth



Leasing

- Five buildings with 427,000 square feet of leasable, customizable lab and office space



Development

- Opportunity to build custom facilities with 125 acres for additional development



Amenities

- Flexible manufacturing, assembly, and distribution space
- Shared scientific and administrative equipment
- Community conference rooms, 100-seat auditorium, kitchens, café with outdoor seating, and dedicated parking garage



Living

- Rocky Mountain environment to attract and retain talent
- Front Range mountain views from the University of Colorado Anschutz Medical Campus
- Endless opportunities to enjoy life outdoors

Bioscience 1



97,000 square feet



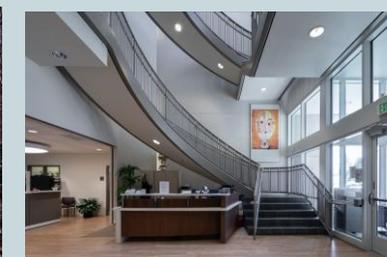
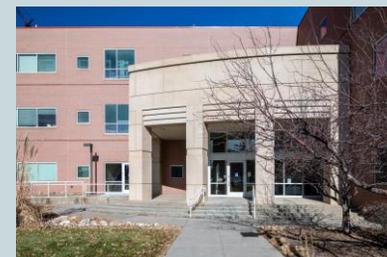
12635 E Montview Blvd, Aurora, CO 80045



- Home to the Gates Biomanufacturing Facility (cell and protein therapeutics)
- Ice machine and scientific equipment such as an autoclave and Milli-Q
- Pre-built labs, private offices, and cubicles
- Four conference rooms with A/V infrastructure
- Reception area
- Shared-use kitchen, break areas, and catering space
- Mother's room
- High-speed internet and VoIP phone service
- Member Café portal
- Copy/fax machine, notary services, recycling, and shipping/receiving
- Emergency backup generator
- On-site building management
- Janitorial services
- Secure 24/7 building access



1,280 – 4,760 SF | Available Now



Bioscience 2



106,000 square feet



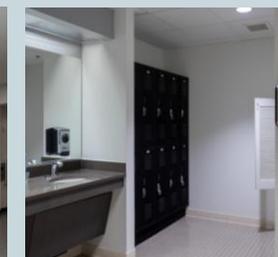
12705 E Montview Blvd, Aurora, CO 80045



- Home to the CU Anschutz Bioengineering Program
- Cell and gene therapy expertise at ClinImmune Labs
- Access to the Colorado Center for Personalized Medicine
- Educational and build-to-suit private labs
- Classrooms, study rooms, and teaching laboratories
- Large conference room with A/V infrastructure
- Mother's room
- LEED Gold Certified
- High-speed internet and VoIP phone service
- Member Café portal
- Notary services and shipping/receiving
- Emergency backup generator
- On-site building management
- Janitorial services
- Secure 24/7 building access



100% Leased



Bioscience 3



117,000 square feet



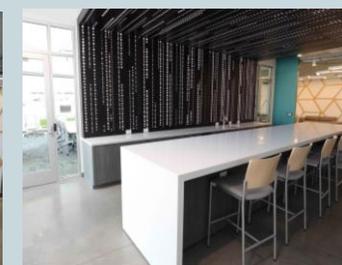
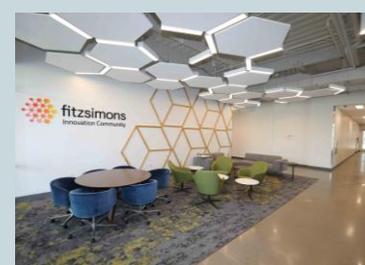
2115 N Scranton St, Aurora, CO 80045



- Home to the Center for Surgical Innovation
- Ice machine and scientific equipment such as an autoclave
- Build-to-suit labs, office suites, and flexible manufacturing/assembly/distribution space
- 100-seat auditorium
- Two conference rooms with A/V infrastructure
- Event and reception area, adjacent to meeting space
- Shared-use kitchen, break areas, and café with outdoor seating
- Mother's room
- High-speed internet and VoIP phone service
- Member Café portal
- Notary services and shipping/receiving
- Two emergency backup generators
- On-site building management
- Janitorial services
- Secure 24/7 building access



2,788 – 32,908 SF | Available Now



Bioscience 5



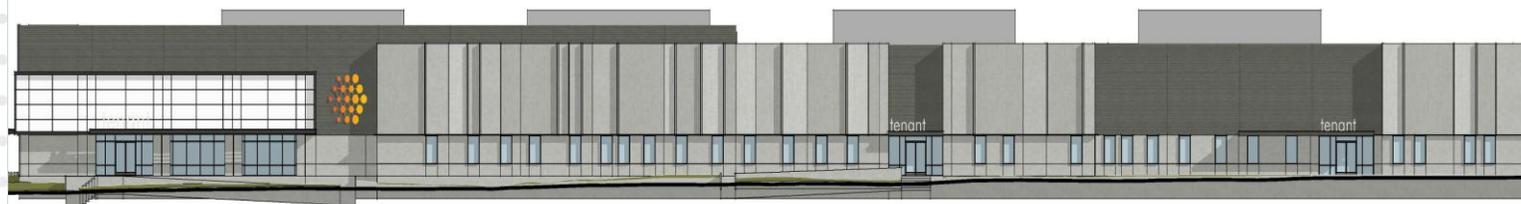
90,000 square feet



TBD



- Clear Height – 24'
- Build-to-suit flexible manufacturing, assembly, distribution space
- High-speed internet and VoIP phone service
- Member Café portal
- Two dock areas for shipping/receiving
- On-site building management
- Secure 24/7 building access
- On Site Parking
- Limited common area within building



What's Next- Master Plan



DISCOVER A NEW COMMUNITY OF CARE



fitzsimons
Innovation Community

Fitzsimons Innovation Community and Transit Station overlooking the Sand Creek Regional Greenway and the Rocky Mountains

Master Plan Objectives

- **Framework for economic growth for Aurora and Colorado:**

Replaces uncoordinated development with a cohesive vision

integrating **science, research, and community vitality.**

- **Expands tax base:** Generates new opportunities for growth and long-term investment.

- **Mixed-use urban district:** Establishes a comprehensive framework of land uses.

- **24/7 destination:** Builds on CU Anschutz to attract residents, businesses, and visitors.

- **Innovation hub:** Supports cutting-edge medical and bioscience research.

- **Connected mobility:** Prioritizes connectivity and multi-modal access.



A framework to **expand the impact of each person**

We are a community **transforming science into the future of healthcare.**

Our visionaries access the resources to **achieve peak performance**, while **being sustained** by a deep connection to the established bioscience research community and the Rocky Mountain landscape.



Mission-Driven Academic Medical Campus



-  Transform Patient Care
-  Commercial Innovation
-  Education & Research
-  Community

Existing Ecosystem



Fully Integrated Master Plan

A layered ecosystem provides the framework for a vibrant Innovation Community **centered on health, wellness and open space**. Building on the site's history and topography, the Master Plan introduces **new opportunities for connectivity**.



4. Commercial Innovation to Revolutionize Patient Care

- Startups
- Growth Companies
- Company headquarter campus opportunities

3. High-Performance Ecosystem

- Patient Care
- Education & Research
- Housing, Hotels & Amenity

2. Sustaining Landscape and Multi-Modal Connectivity

- Promote Health
- Climate-smart Traveling
- Multi-beneficial Green Infrastructure

1. Existing Campus & Colorado Landscape





fitzsimons

Innovation Community

-  Existing Building
-  Near-term Opportunity
-  Future Opportunity
-  Micro-Mobility: Bus/Trolley
-  Vehicular + Bikeway
-  Greenway/Bikeway (Pedestrian Mobility)
-  Vehicular



THE FAIRWAY

View from RTD Light Rail to Fitzsimons Amphitheater, Cultural Anchor, the CU Fitzsimons Gateway, residential and commercial innovation within the campus

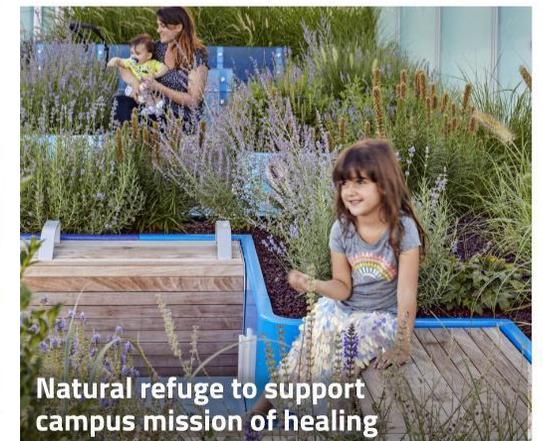
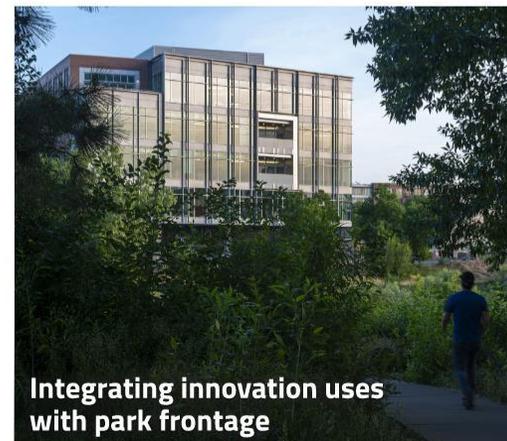
Community of care in nature

There is healing in nature. The Fairway integrates health, wellness and innovation by introducing outdoor amenities and green infrastructure that benefits each member of the community.

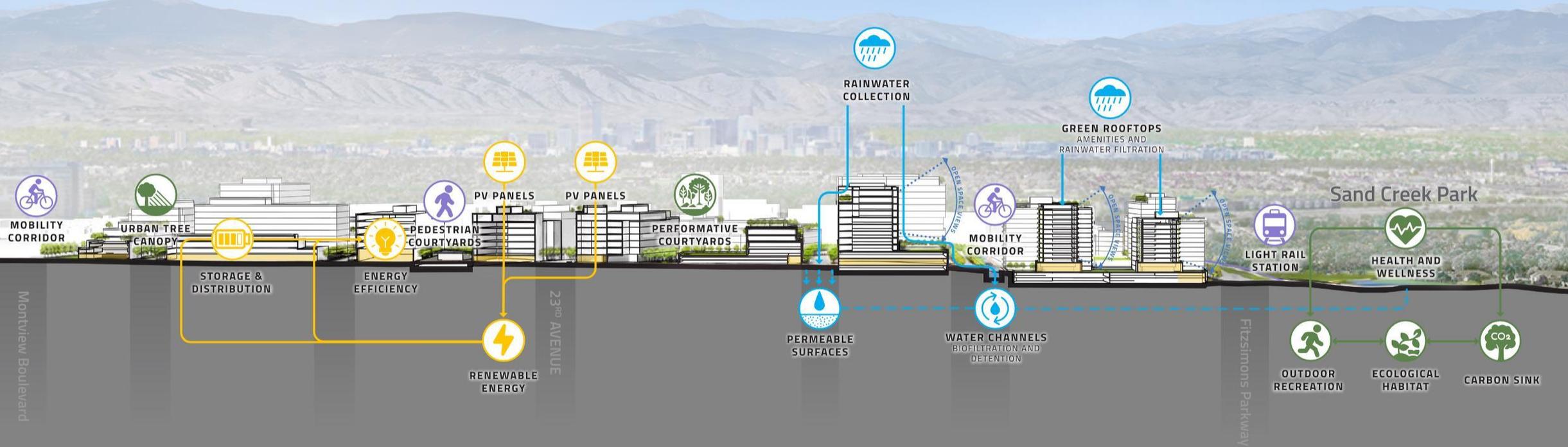
With frontage to the Sand Creek Regional Greenway, new development integrates into existing and new green infrastructure that **encourages wellness and walkability** within an holistic urban environment.



Sand Creek Park and Regional Greenway is a wilderness in the city, the Sand Creek Regional Greenway trail completes a loop of 50 miles of off-street urban trails in the northeast metro Denver area.



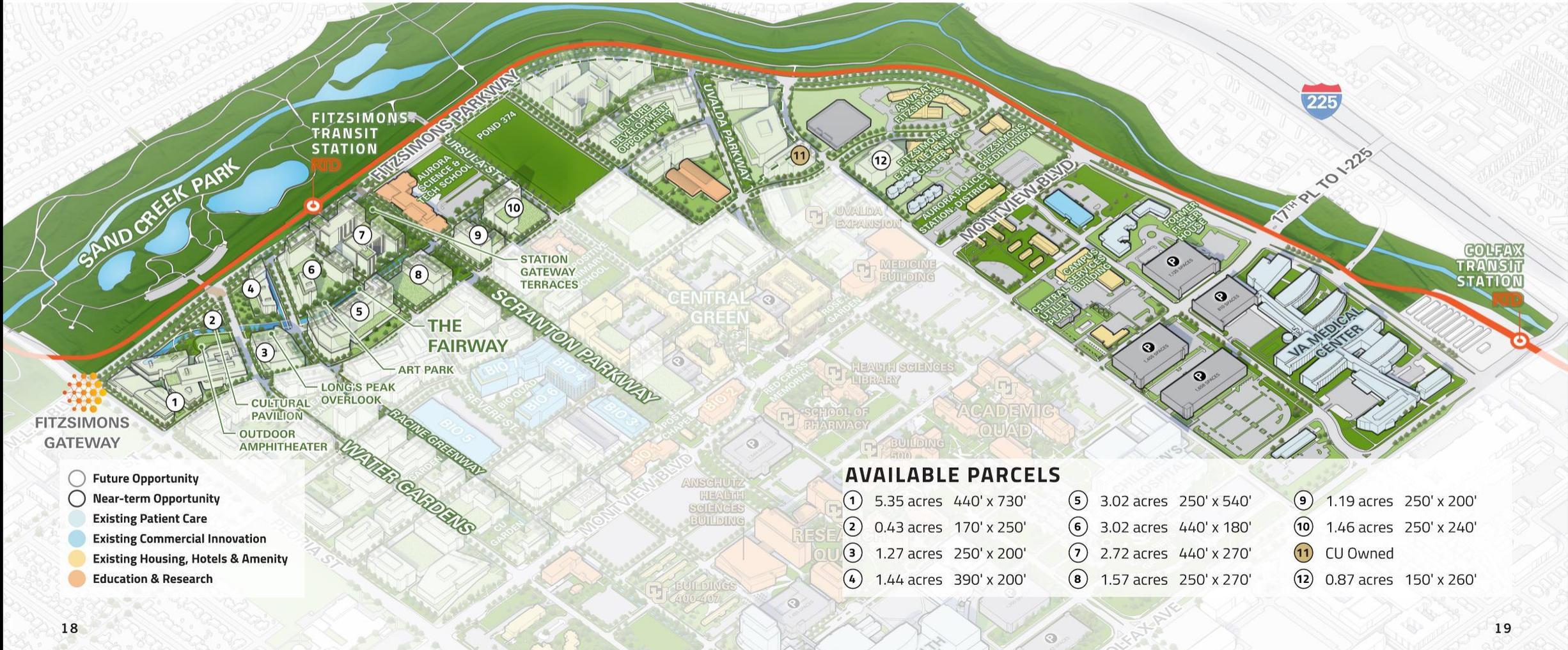
Working with Nature: Integrated into the Sand Creek Basin



Sustaining landscape and infrastructure harnesses energy from the sun, filters water, supports vegetation and celebrates the Rocky Mountain Region.

The Fairway Flexible Development Opportunities

Available parcels provide **protected views** to Long's Peak, **direct access to outdoor recreation and trails**, Fitzsimons Transit Station and new terraced park spaces.



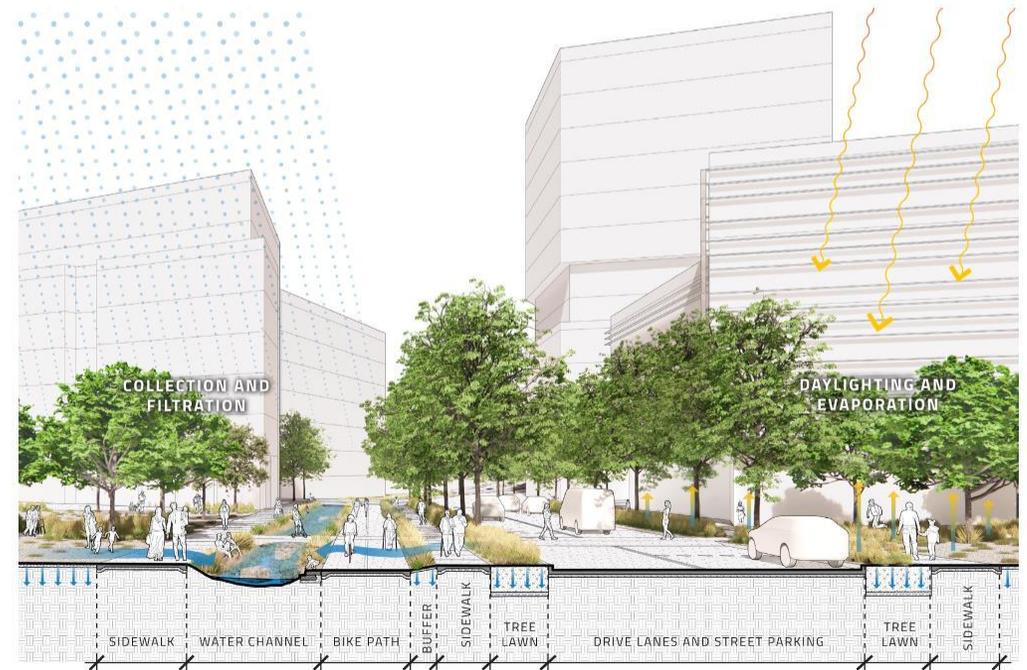
WATER GARDENS

Garden courtyard connecting Racine and Quentin Streets
with commercial manufacturing Bioscience 5 beyond



Connect to a **high performance landscape**

A sustainable landscape—**centered on the rejuvenating nourishment of water**—provides a unique link between the built and natural environments.



RACINE GREENWAY SECTION

Google Boulder's 520,000 SF innovation campus looks out toward the adjacent University of Colorado Boulder, its proximal location deliberately chosen to strengthen institutional partnerships and foster collaboration.

Flexible Development Sites with Supporting Green Infrastructure

Development parcels at the Water Gardens range from smaller sites supporting individual structures, to large and medium-sized mixed-use campus clusters.

This multi-beneficial ecosystem enhances new development by improving water quality and drainage, supporting multi-modal connectivity, and providing all users with restorative green spaces for gathering and relaxation.



NET-POSITIVE BUILDINGS AT MERCAT DEL PEIX RESEARCH CENTER IN BARCELONA



ENS PARIS-SACLAY IS A TRAINING AND RESEARCH CENTER



AVAILABLE PARCELS

① 8.13 acres 670' x 530'	⑧ 0.82 acres 145' x 240'	<ul style="list-style-type: none"> ○ Near-term Opportunity ● Existing Patient Care ● Existing Commercial Innovation ● Existing Housing, Hotels & Amenity ● Education & Research
② 5.03 acres 410' x 530'	⑨ CU Owned	
③ CU Owned	⑩ CU Owned	
④ CU Owned	⑪ 3.79 acres 385' x 520'	
⑤ 1.22 acres 285' x 240'	⑫ 2.68 acres 355' x 325'	
⑥ 1.24 acres 220' x 240'	⑬ 1.26 acres 155' x 325'	
⑦ 2.02 acres 365' x 240'		

CAMPUS CORE

Central Green community gathering space with the Benson Hotel and Faculty Club, Fremont Residences and CU Medicine Building beyond



Scranton Parkway fronted by Bioscience 4 and 3 (right) and housing (left) with the CU Anschutz Research Quad beyond



Historic Building 500 at the center of CU Anschutz



State-of-the-art research laboratories with spaces to enhance employee health and wellness (Bioscience 4)

Central community gathering spaces

With a focus on **supporting the 'whole person,'** we are building out the community core to provide a mix of uses that support patient care, research, learning, and living.

Facilities, support services and the entrepreneurial climate allow **visionaries to collaborate and push boundaries.**

Mixed-Use Campus Core

The foundation of the community is the established mixed-use core, with residences, retail and gathering places complementing world-class research and lab office facilities.

With room to grow, the community offers a variety of near-term development opportunities, flexible space in existing buildings, and projects underway such as the new Bioscience 4.



AVAILABLE PARCELS

- | | | |
|--------------------------|---------------|--------------------------------------|
| ① 3.80 acres 510' x 280' | ⑥ In Progress | ○ Future Opportunity |
| ② In Progress | ⑦ In Progress | ○ Near-term Opportunity |
| ③ 0.98 acres 355' x 120' | ⑧ In Progress | ● Existing Patient Care |
| ④ 2.36 acres 170' x 120' | ⑨ CU Owned | ● Existing Commercial Innovation |
| ⑤ 1.82 acres 510' x 200' | ⑩ CU Owned | ● Existing Housing, Hotels & Amenity |
| | | ● Education & Research |



Benson Hotel & Faculty Club offers is a hub for hospitality and gathering



Atrium of mixed-use Anschutz Health Sciences Building

Anchoring the Colorado Bioscience Cluster

Colorado's 3rd largest city, Aurora is the heart of the region's Bioscience Cluster - located within 20 minutes of Downtown Denver, RiNo, the Denver Tech Center and Denver International Airport. Business connectivity and the best of the Colorado lifestyle offer key incentives for attracting and retaining top talent.

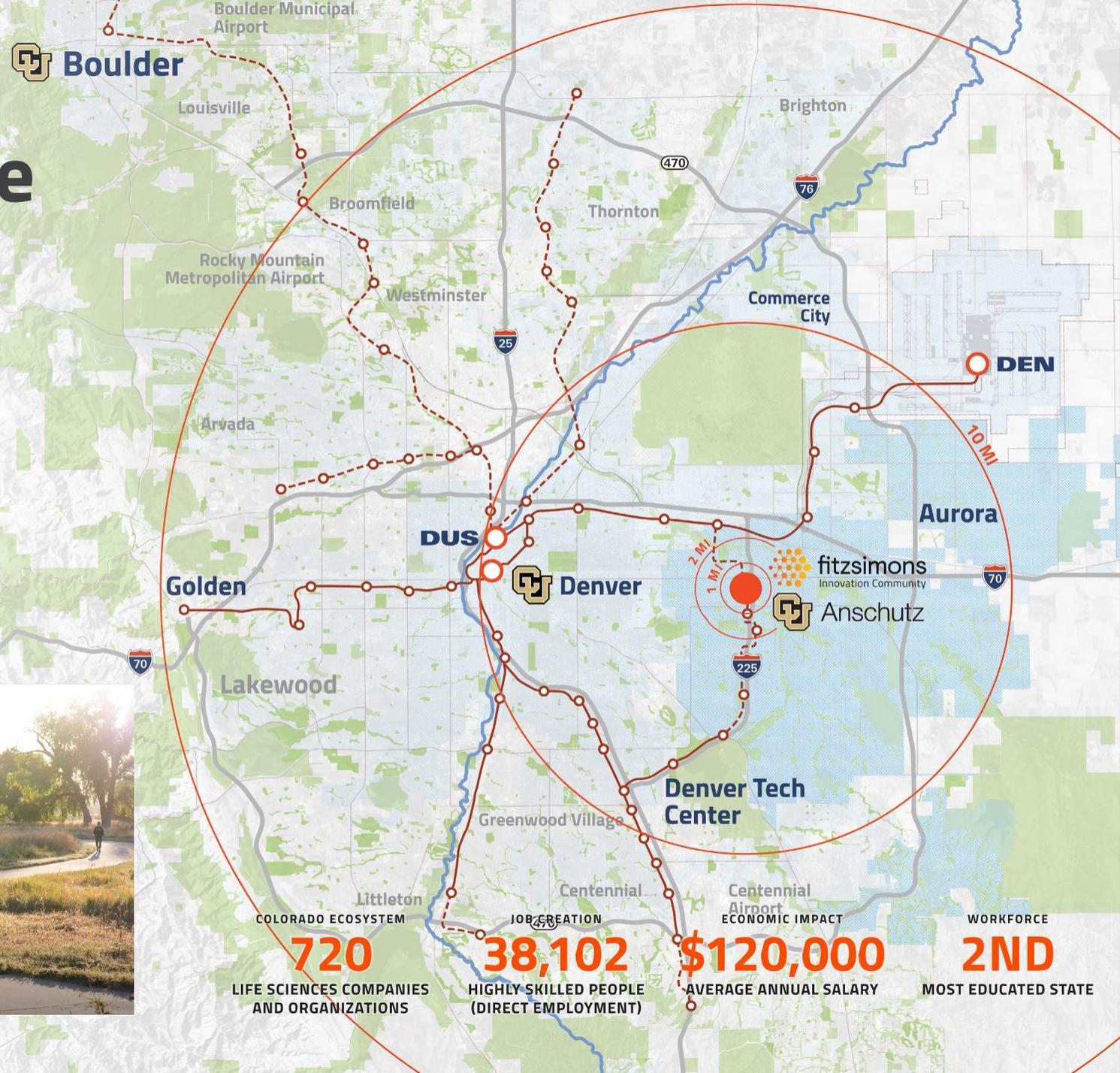
Aspen, Vail



DEN Denver International Airport



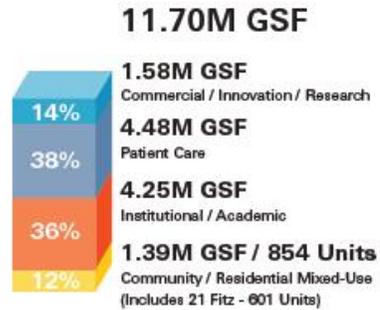
Outdoor recreation



COLORADO ECOSYSTEM	JOB CREATION	ECONOMIC IMPACT	WORKFORCE
720	38,102	\$120,000	2ND
LIFE SCIENCES COMPANIES AND ORGANIZATIONS	HIGHLY SKILLED PEOPLE (DIRECT EMPLOYMENT)	AVERAGE ANNUAL SALARY	MOST EDUCATED STATE

Fitzsimons Innovation Community & CU Anschutz Medical Campus

11.70M GSF | 578 AC



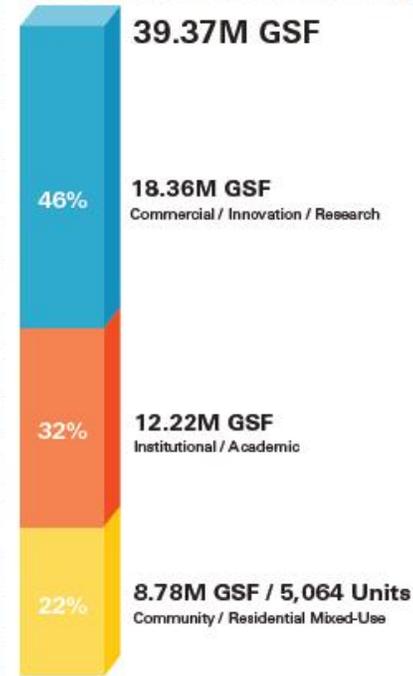
Mission Bay and UCSF Medical Center

13.56M GSF | 303 AC



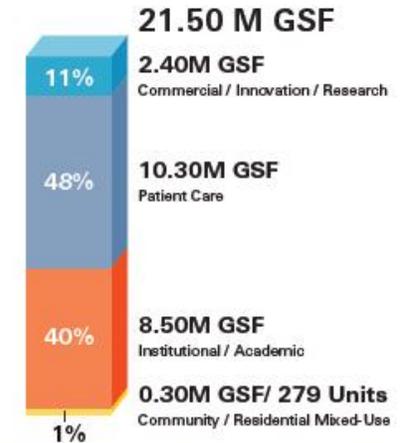
Kendall Square & MIT Campus

39.37M GSF | 210 AC



Longwood Medical & Academic Area

21.5M GSF | 213 AC



VISITED DURING BOSTON EXPLORATIONS DELEGATION TRIP 240813

Yield Comparison

Benchmark Analysis 2024

FITZSIMONS INNOVATION COMMUNITY MASTER PLAN | AURORA, COLORADO | MAY 2025

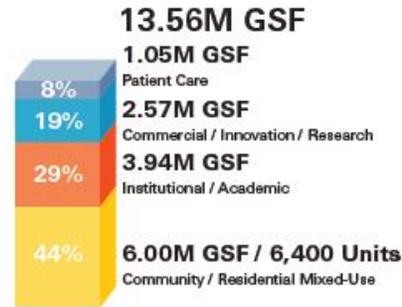
Proposed Fitzsimons Innovation Community & CU Anschutz Medical Campus

27.09M GSF | 578 AC



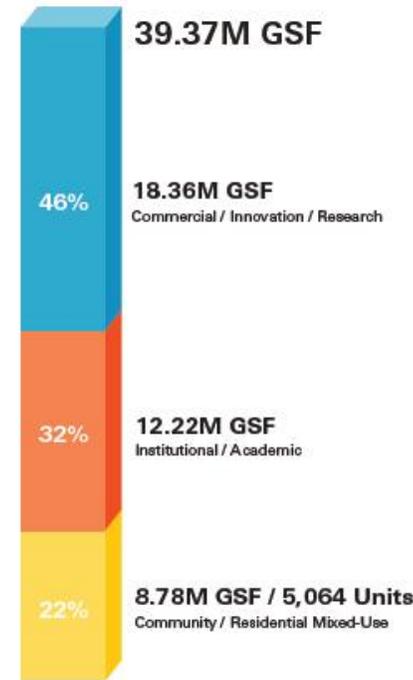
Mission Bay and UCSF Medical Center

13.56M GSF | 303 AC



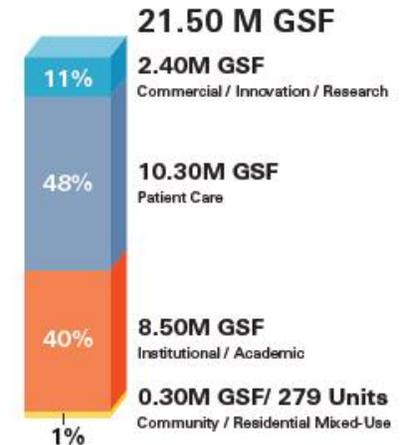
Kendall Square & MIT Campus

39.37M GSF | 210 AC



Longwood Medical & Academic Area

21.5M GSF | 213 AC



Yield Comparison

Future Campus Potential

FITZSIMONS INNOVATION COMMUNITY MASTER PLAN | AURORA, COLORADO | MAY 2025

Our Commitment





Our commitment to health innovation began a century ago when the U.S. Army opened Fitzsimons General Hospital to treat soldiers returning home from World War I.

Hope for a cure brought patients from all over the world to Fitzsimons 100 years ago. This rich history inspires our community as we work to transform the future of health and care.

Whatever your life sciences mission is, you can accomplish it here.



Five buildings with 427,000 square feet of office and meeting space



Opportunity to build custom facilities with 55 acres for additional development



State-of-the-art meeting and conference rooms



Shared scientific and administrative equipment



Community spaces for collaboration with other life sciences companies



Access to clinicians at the University of Colorado Anschutz Medical Campus



Readily available talent pipeline



Central location in Colorado, near Denver International Airport

Thank You

www.fitzsimonsinnovation.com

