

100 TECHNOLOGY

FURNISHED LAB OPPORTUNITY **FOR LEASE**
122,000 RSF BIO MANUFACTURING / FLEX R&D FACILITY



PROPERTY OVERVIEW

100 Technology Way, located in Smithfield, Rhode Island is a 122,507 SF bio manufacturing and flex RDD facility set on 19.3 acres. The property boasts 20'-25' clear heights, substantial power, expansion opportunities, and extensive in-place lab infrastructure, translating to increased "speed to occupancy" at a deeply discounted price and enhanced flexibility for a wide range of end-users.

SPEED TO OCCUPANCY

Furnished bio manufacturing and flex R&D facility in move-in ready condition with significant infrastructure. Built-out and furnished office space, QC labs, and clean rooms, allows for immediate occupancy and operation compared with traditional core-shell opportunities. Can accommodate multiple end-users, recently-operated as biomanufacturing facility.



COST SAVINGS / IMPROVE CAPITAL EFFICIENCY

Substantial infrastructure and ~\$49M of in-place improvements beyond core-shell, including furnished office space, 25 watts/SF, 25' clear heights, clean rooms, and QC Labs allow for immediate operation with significantly lower up-front capital investment from a tenant when compared to a typical core-shell move-in.



PROVEN EMPLOYEE BASE

Proven location with ability to consistently attract and retain high-quality talent across a broad spectrum of demographics and varying education levels, adjacent to Bryant University and with close proximity to Providence, Boston, and eastern Connecticut.



CLOSE PROXIMITY TO CAMBRIDGE

With Kendall Square/Cambridge, Boston's Seaport District, and Logan Airport within an hour's drive, the property's location is ideal for companies who maintain businesses or relationships with companies in the Boston/Cambridge market or who frequently travel through Logan International Airport.



GOVERNMENT / REGULATORY SUPPORT

The state of RI is very supportive of life-science company formation and growth, with three programs supporting tenants with grant money available, and a history of supporting permitting processes and providing tax incentives to companies with a footprint in the state.



Additional expansion available to the existing facility by +/-25,000 RSF & multi-building 175,000 SF campus expansion.



FLEXIBILITY AND SCALABILITY

Capabilities: cGMP production facility including manufacturing, quality testing and release, engineering, technical services and logistics/supply chain, highly experienced cell therapy technical operations and QA/QC teams, multiple Tech Transfers with High Success Rates Effective level of electronic systems including qDMS, LMS, LIMS, DCS, Data Historian, MES and BAS.

PROPERTY OVERVIEW


SPEED TO MARKET

ACCESS & LOCATION

FLOOR PLAN

PROPERTY OVERVIEW

BUILDING OPERATING CAPABILITIES OVERVIEW

POWER	<p>4,800 AMPS, 3-phase, 480v (33 watts/SF) provided by: (2) 1,000 kVA Transformers (1) 2,000 kVA Transformer Ability to upgrade power with two (2) additional 2,500 kVA transformers existing on-site, with conduit from street into building.</p>	PROCESS WASTE SYSTEM	<p>Existing 25,000 gallon above ground process waste storage tank, and isolated 7,000 gallon above-ground process waste divert tank servicing the PODs.</p>
ELECTRICAL	<p>Provided by Rhode Island Energy</p>	SANITARY SEWER SYSTEM	<p>Two (2) existing sanitary waste connections: one (1) 8" with 800 GPM capacity and one (1) 6" with 350 GPM capacity, and distribution throughout the premises. Building has historically been permitted for up to 140,000 GPD of industrial wastewater discharge.</p>
WATER & DOMESTIC WATER	<p>Water: Provided by Town of Smithfield, RI Building domestic cold water service with containment backflow prevention, via existing 4" domestic water line with current capacity of 130 GPM, metered and attached to existing building based booster system, providing approximately 50 PSI pressure. Additional 6" water line is stubbed into the site and capped for potential future use.</p> <p>Domestic Water: Existing 4" domestic water supply @ 50 psi of pressure. with building-based booster system, with ability to upgrade to existing 6" line stubbed to premises provided by the Town of Smithfield, RI.</p>	EMERGENCY POWER	<p>Existing 2MW, 480V, 3PH, 4W, Diesel Fueled Detroit Diesel generator set, and two (2) associated 4,000 amp, 4-pole automatic transfer switches.</p>
GAS	<p>Existing 25,574 CFH (~227BTU/SF) natural gas service provided via a 4" main at approximately 4 psi.</p>		

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ACCESS & LOCATION

FLOOR PLAN

PROPERTY OVERVIEW

SPECIFICATIONS

LAND AREA	19.3 acres
BUILDING SIZE	<ul style="list-style-type: none"> • 122,507 RSF Complex Total <ul style="list-style-type: none"> • 25,085 RSF of Furnished Office, Cafe, and Conference Rooms • 97,422 RSF of Lab Manufacturing and Warehouse Space
CLEAR HEIGHT	~9'-6" typ. in Office ~20'-25' typ. in manufacturing/WHSE Space
CAR PARKING	218, free, onsite, surface parking spaces
LOADING	Three (3) existing loading dock doors. Two (2) exterior tailgate height loading doors, including dock levelers, and one exterior loading door with ramp to grade.
LIGHTING	LED fixtures
SPRINKLERS	Standard wet with diesel pump throughout, plus FM-200 system in select locations.

HVAC

- Nine (9) AHUs equipped with chilled and steam coils for heating and dehumidification Patterson Kelly Hot Water Boilers provide heated water / glycol solution to AHU's serving modular clean-rooms
- Three (3) BAC Cooling Towers
- One (1) 175-ton Air-Cooled York Chiller provides chilled water for the modular clean rooms
- 15 to 25-ton RTUs



CAPITAL IMPROVEMENTS: Total of \$155M of capital investment from two previous tenants from 2006 through 2022.

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SPEED TO OCCUPANCY

Extensive in-place infrastructure.
Established biomanufacturing and R&D facility with 20-25'+
clear heights, substantial power, and expansion opportunity.

**\$49M of state of the art equipment
at your finger tips**

PROPERTY OVERVIEW

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SUBSTANTIAL IN-PLACE **POWER**



33 Watts/SF, 4,800 Amps with ability to upgrade utilizing in-place transformers and conduit.

PROPERTY OVERVIEW

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ACCESS & LOCATION

FLOOR PLAN



SHELL SPACE TO MAKE YOUR OWN

PROPERTY OVERVIEW

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SHIPPING AND RECEIVING

Including three existing loading dock doors and two exterior tailgate height loading doors, with dock levelers, one exterior loading door with ramp to grade, and mechanical mezzanine with storage.

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ISO CLASS 7 & 8 CLEANROOM PODS & QC LABS

6,600 square feet of fully operational GCON PODs and **6,700 square feet of QC labs** designed to accommodate PCR analysis, includes two walk-in cold rooms 15+ CTU's all multiple temperatures. LIMS functionality enabled for chain of custody/sample management, environmental monitoring.

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Fully equipped with cleanroom units with integrated process piping and HVAC system. Additional portable laboratory equipment available in the PODS and in the building valued at an estimated \$9MM.



READY BUILT READY TO USE EQUIPMENT



CAPITAL INVESTED INTO THE BUILDING FROM 2006 TO 2022:	\$155M
VALUE OF LAB EQUIPMENT THROUGHOUT THE BUILDING:	\$49M



PLUG & PLAY BEYOND LAB FACILITIES



PROPERTY OVERVIEW

SPEED TO MARKET

ACCESS & LOCATION

FLOOR PLANS

RHODE ISLAND IS READY FOR BUSINESS

OUR PARTNERSHIP WITH RHODE ISLAND COMMERCE

As the state's economic development agency, Rhode Island Commerce is dedicated to helping all businesses in Rhode Island with access to capital through loans, R&D vouchers, bonds and incentives. Davis and Newmark can connect you with resources who can walk you through the government services and partner programs that might be available to you. Including:

Rhode Island's Qualified Jobs Incentive

This incentive helps expand your in-state workforce or relocate jobs from out of state, through annual, redeemable tax credits for up to 10 years. The flexible program can equal up to \$7,500 per job per year, with the ability to monetize at 90 cents on the dollar, depending on the wage level and other criteria. Existing Rhode Island companies are eligible when there is at least a 20% increase in statewide employment for jobs created over a three-year job creation window. The first 500 jobs approved under the program can receive the maximum credit available.

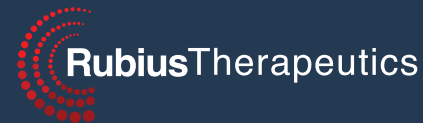
Rebuild Rhode Island Tax Credit

This credit can fill a financing gap for development projects with redeemable tax credits, available for qualified development projects that involve at least one manufacturer.

RI Ready

This statewide program designed to support industrial sites that need upgrades or infrastructure improvement. Programmatic services include technical assistance and capital investments.

CASE STUDY



Rubius Therapeutics, the previous occupier of 100 Technology Way, took advantage of Rhode Island's tax incentives:

The company was awarded up to a maximum of \$2,750,000 million in Rebuild Rhode Island Tax Credits, sales and use tax exemption estimated to be approximately \$2,700,000.

- The recommended term of the tax incentive agreement was ten years, and predicated on Rubius Therapeutics hiring 154 full-time employees by 2022.
- The total credits estimated to be worth \$9.345 million over the 10-year period. The actual tax credit amount be determined by the number and wages of the new jobs created.



PROPERTY OVERVIEW

SPEED TO MARKET

ACCESS & LOCATION

FLOOR PLANS

LOCATION & ACCESS



CAMBRIDGE

55 min

BOSTON

52 min

**LOGAN
AIRPORT**

56 min

PROVIDENCE

22 min

**TF GREEN
AIRPORT**

24 min

100TECHNOLOGY

PROVIDENCE

PROPERTY OVERVIEW

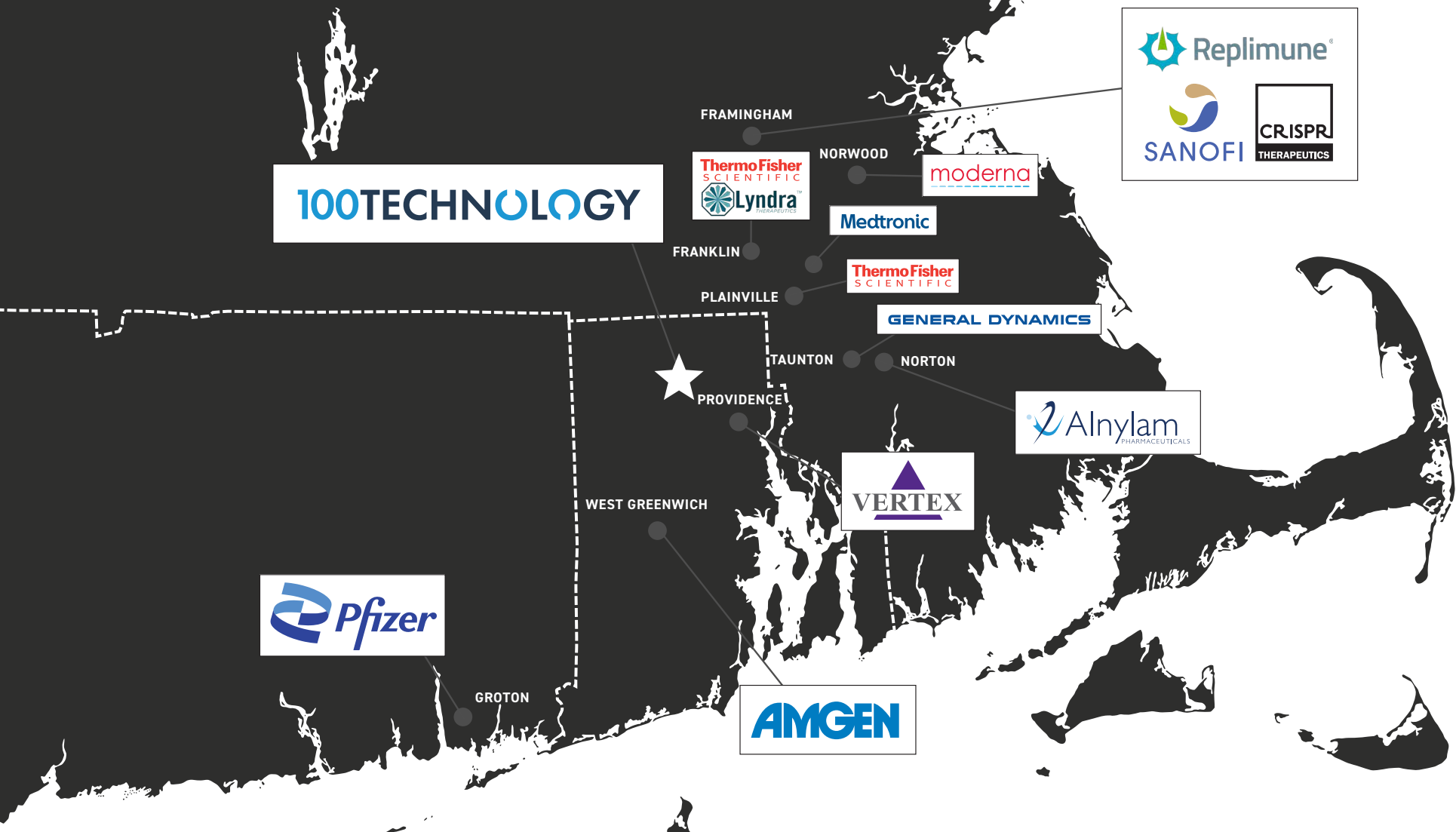
SPEED TO MARKET

ACCESS & LOCATION

FLOOR PLANS

AN ESTABLISHED BIOTECH MANUFACTURING AND R&D CORRIDOR

within 45 minutes of Pfizer, Amgen, Vertex, Alnylam, ThermoFisher, Moderna, Sanofi, Crispr, and Replimune manufacturing facilities.



PROPERTY OVERVIEW

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ACCESS & LOCATION

FLOOR PLANS

AREA AMENITIES

AND CORPORATE NEIGHBORS



LINCOLN COMMONS

asia//grille

Marshalls



100 TECHNOLOGY



PROPERTY OVERVIEW

SPEED TO MARKET

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FLOOR PLANS

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TEST FIT PLAN

AREA CLASSIFICATION	
■	A/ISO 5
■	B/ISO 7
■	C/ISO 8
■	D/CNC+
■	CNC
■	UNC
■	BUSINESS (B)
■	STORAGE (S-1)
■	LABORATORIES
■	MECHANICAL



A SEASONED, FULLY-INTEGRATED REAL ESTATE TEAM

Founded in 1976, Davis has a rich history of successfully investing in, managing, and developing real estate.

Since inception, the firm has invested across six market cycles and has acquired or developed nearly 35.3 million square feet of commercial space including life science, cGMP, high intellectual capital workplaces, office, manufacturing, distribution, hotel, self-storage and retail assets as well as over 12,544 residential units across 239 investments. The Davis portfolio includes ground up new construction, adaptive reuse, and redevelopment across a broad array of asset classes. The firm's management and development experience also include delivering nearly 2 million SF of LEED certified projects.



101 Smith | 161,616 SF



35 Cambridge Park Drive | 224,000 SF



Black Falcon | 715,675 SF



Charles Park | 405,000 SF



66 Galen | 224,000 SF

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