Bio Bridge Space at the new 808 Alder Lab Building
• The Oregon Bioscience Incubator (OBI) currently has 26 client companies and a substantial waiting list for lab space

• Multiple startups at the OBI have “scaled up” to the point that they need their own larger lab space and/or no longer require incubation services and mentoring

• Summit Development has raised >$12M in private funding to create the first new, private lab space in Oregon in the past 10 years—the 808 Alder Lab Building

• OBI is actively working with Summit to develop clear move-in proposals with costs, timelines and lease terms for multiple “scale-up” bio companies

• ROADBLOCK: Scale-up companies need their own lab space to grow and stay in Oregon, but they do not have the capital for shared equipment, lab build-out costs or long-term leases
OBI Mission and Goal:
Seed, incubate, grow, scale and retain bio companies in Oregon

Previous Challenges:
Currently no available, pre-built-out lab space in Portland Metro

New 808 Alder Lab Building is soon to open, **but:**
- Had no shared scientific equipment
- Required scale-up companies to pay significant tenant improvement (TI) build-out costs for lab space
- Scale-up companies were asked to sign a long-term 7-year lease

SOLUTION:
- OBI has received funding to purchase shared scientific equipment, lab benches and fund lab build-out TI costs to create a ready-made **Bio Bridge Space** to retain and grow scale-up bio companies in Oregon, within the heart of the Portland Innovation Quadrant (Portland IQ).
Key Property Amenities at 808 Alder Lab Building

Proposed Shared Equipment: The building will supply and maintain the following for common use:

- Chemical Fume Hood,
- Autoclave,
- Glassware Sterilizer,
- Milli-Q Water System,
- Flake Ice Machine

Electronic Access Control: Access will be fob-controlled. Access to the stairs or elevator will require two authentications, the front door and again at the vestibule. Only tenants of a floor will have access to that floor.

Experienced Management: Partnering with OTRADI, Summit has insured that no other building manager will have better understanding of both the building and the needs of lab tenants.

Lab Specific Building Systems: Whole building HEPA filtration, no open plenums above suites, back-up power generation and BSL-2 lab use permitting are just a few of the lab-specific systems incorporated into this unique building design.
Main Floor Layout at 808 Alder

Floor One is pre-leased by a larger Oregon company focused on health, bioscience and R&D.
We have assembled sample layouts for new lab spaces—yellow, purple and red are 3 different companies’ labs and green is common space. We will work with each scale-up company to quickly refine this plan to accommodate lab needs. Below are a few highlights:

- **Labs:** Each lab is supplied by the building’s HEPA-filtered 100% non-recycled air. Each lab’s air is individually tempered by in-suite heat pumps insuring maximum flexibility and consistency of temperature.

- **Analytics & Office Area:** This lab-adjacent space is for analytical equipment or office space. This space is intended to give separation from lab work but still adjacent to labs to facilitate efficient work flow.

- **Common 2nd Floor Amenities:** The second floor features a number of amenities that are only accessible by second floor tenants. These include large shared Conference Room, Break Room, Kitchen and Restrooms.

- **3rd Floor Administrative Office Space** Available for each company in the building
**OBI Bio Bridge Lab Space for 2 to 4 Scale-Up Companies**

- 9,481 RSF of Lab and Common Space available
- Lab space for 2 - 4 Companies
- OTRADI/OBI will provide management to ensure lab space and equipment meet the needs of each company
- OTRADI/OBI will provide TI lab build-out costs and shared equipment
- OTRADI/OBI will provide flexible subleases for interested companies
- Currently seeking input from interested companies to help design specifics of lab spaces

**Common Areas**

**Lab-Adjacent Offices**

**Lab Space For 2-4 Companies** (each box = 3,600 RSF)
Leveraging Private and Public Funds for Bio Bridge Space

Summit Development is Providing:
- Fully renovated 40,000 sqft core and shell of lab and office building at 808 SE Alder
- All interior partitions walls
- All air handling and exhaust systems
- Whole building HEPA Filtration system
- All coolant lines for lab suite heat-pumps
- Back-up generator power for entire building
- Suite electrical panel
- Plumbing rough in to lab suites
- Project management for all build-out and tenant improvements

Total Private Funding Leveraged: $12.4 million

State Funding for OTRADI/OBI Leveraged: $1.25 million/year

OTRADI/OBI are Providing:
- Pipeline of scale-up bio companies in need of lab and office space to grow in OR
- Expertise in lab planning for startup/scale-up bio companies
- Sourcing and ordering relationships for lab equipment and lab benches
- Management of Bio Bridge space and integration with current programs at OBI
- Networking, training and mentoring opportunities
- Lab space management

OBI Bio Bridge Project will Fund:
- Lab-Specific Electrical
- Plumbing Fixtures (sinks) for labs
- Intra suite HVAC (unit per room) for lab air handling
- Specialty Lab Flooring
- Intra suite access controls and monitoring
- Lab Benches and Casework
- Shared Laboratory Equipment
- Ability to sublease to companies for 2 to 4 year’s at a time
Proposed Timeline for Bio Bridge at Bio Bridge Project

Demo and Renovation of 808 Alder Building Started Nov ‘18

Discussions began with first group of scale-up companies Jan ‘19

1st Floor build-out/TI began March ‘19

Subleases signed by scale-up companies for Bio Bridge space by May/June ‘19

2nd Floor OBI Bio Bridge build-out/TI begins May ‘19

3rd Floor addition for office space completed by Sept ‘19

Scale-up companies move in to new OBI Bio Bridge space at 808 Alder starting in early Q2 2020
Portland Innovation Quadrant (IQ)

Education & Engagement Reach
- OMSI 1M annual reach
- PCC – 85,295 student body
- PSU 28,241 student body
- OHSU 3,342 student body
- Total employment = 20,000+

Startups and Maker Spaces
- Portland Incubator Experiment (PIE)
- Portland State Business Accelerator (PSBA)
- PCC Small Business Development Center
- Oregon Bioscience Incubator (OBI) – 26 life science and digital health companies in residence (with company waiting list)
- ADX – maker space and custom fabrication
- The Redd – local food co-working space

Global Industry Leaders
- Autodesk – Global software company
- Genentech – Global bioscience company (new OR headquarters)
- Cambia Direct Health Solutions – Regence Blue Cross Blue Shield

Transit & Infrastructure
- Transit Connectivity – tram, light rail, street car, Tillikum Crossing
- South Waterfront/Eastbank Esplanade
Summit Development is also slated to start new-build construction on two new-build, lab-based, bioscience building towers nearby the 808 Alder Building, within the Portland IQ. This new “bio campus” and the Portland IQ were recently featured as the cover story of the Portland Business Journal.


If you do not have access to Portland Business Journal, view a PDF version of this article.
To learn more about these projects or the Oregon Bioscience Incubator, please contact:

Jennifer Fox, OBI Executive Director
jfox@otradi.org
503.227.1814