



**GRUBB & ELLIS.**

The Winbury Group

The Winbury Group  
805 New Hampshire, Suite C  
Lawrence, KS 66044  
785.865.5100 main  
785.865.3842 fax

**4950 Research Park Way Lawrence Kansas**

***Ownership History:***

Oread Labs constructed the building in 1998 – 1999 for \$8,500,000

New Oread Group purchased the building in 2002 in bankruptcy for \$900,000

Property carried more than \$2,500,000 in lawsuits at the time of purchase

New Oread Group (NOG) is comprised of:

- JFM Partnership 37.5%
- James Parrish 25%
- Sam Campbell 25%
- Kathleen Urbom 12.5%

NOG subsequently invested in excess of \$1 million in converting the building to a high end laboratory/drug manufacturing facility. These costs included remodeling, extensive retrofitting and upgrades to HVAC and air handling, finishing previously unfinished space, and construction of a new driveway. The costs included purchasing furniture, fixtures and equipment including high end lab benches, fume and lab gas hoods and venting. In addition to these hard costs, the investment also required significant costs associated with satisfaction of lawsuits and clearing the title.

***Leasing History***

Tenants in the building during NOG ownership have been

- CritiTech 2004 – current 15% of rentable square feet
- Deciphera 2003 – 2004 approximately 50% of rentable space
- Deciphera 2004 – spring 2009 85% rentable square feet
- For the most recent 5 years the building has been 100% leased

***Comparable Sales and Asking Market Prices***

Bio science buildings have very limited availability throughout the country, and the few that are on the market are often not priced. They are marketed as “negotiable” with the initial cost quoted and a “range” of price expectation discussed. Prices discussed range from a low of \$247/s.f. to a high of \$454/s.f. (see attached print-outs).

The few comparable properties on the market that show a published asking price demonstrate a price range from \$169/s.f. to \$303/s.f. (see attached email). The lowest priced property on the list at \$169/s.f. is “very dated” and the closest comparable that has cGMP space is \$303/s.f.

***Current Purchase Proposal***

Sale price \$2,300,000 to NOG = \$131/s.f.

### *Current Request for Improvements*

- \$600,000 to modify HVAC system
- Current system has significant single pass air quality
- Currently minimum of 6 air exchanges per hour
- In compliance with FDA standards and is qualified as cGMP space
- Improvements would lessen the number of exchanges per hour in non critical areas
- Improvements would increase efficiency of air handling in non critical areas of the building
- Improvements would provide for lower utility bills
- Improvements and lower utility bills would broaden the pool of prospective tenants for the building
- Total investment is \$2,900,000 = \$166/s.f.

### *Other competing bioscience space and other comparable building costs*

- 44,450 s.f. is available in the former Serologicals building at East Hills Business Park.
- The East Hills building is for sale at \$10,000,000, which is \$222.00/s.f.
- The Research Park Way building purchase price at \$2,300,000 is \$131/s.f.
- The Research Park Way building cost with proposed improvements is \$2,900,000 which is \$166/s.f.
- There is no other bioscience space available for lease or sale in Lawrence Kansas
- There is some medical office space for lease, but it is not suitable for bioscience. None of the space has special air handling, air quality controls, special filtration, "classified" air quality areas, capacity for clean in place plumbing (CIP), capacity for lab gases, or any other specialty features which would allow it to be used as lab space or bioscience space. The medical office space on the market is "medical office" because it is located in a medical office building and typically has numerous small offices and exam rooms, with most of the exam rooms equipped with sinks. There may be an X-ray shielded space also, but none of the space would be in compliance with FDA standards or qualify as cGMP research or manufacturing space.
- As one example, 1811 Wakarusa is a 10,047 s.f. standard office building with no life science applications, and is for sale at \$129/s.f., which is \$2/s.f. less than the Research Park Way property.
- Construction prices for a standard office building costs in the range of \$115 to \$125/s.f. in today's market, exclusive of land costs.
- Construction prices for typical bioscience space costs in the range of \$500 to \$1,000/s.f., exclusive of land costs.

### *Current Proposal for CritiTech Lease*

- \$21/s.f. base rent
- Tenant pays pro rata share of property taxes, property casualty and liability insurance, property maintenance, and utilities
- Prior rent being paid to NOG had been \$16/s.f. base rent plus pro rata share of all above described expenses
- CritiTech will commit to a 5 year lease term
- CritiTech will be able to terminate the lease after 3 years only if CritiTech has experienced growth that LDCBA is not able to accommodate in the building, or any expansion of the building, and even in that event CritiTech will be required to remain in Lawrence for the balance of the 5 year term
- NNN expenses and utilities have been running at about \$18/s.f.
- Total rent paid by CritiTech will be approximately \$39/s.f., depending on actual utility costs
- Average asking rents for standard office buildings along the Wakarusa corridor are \$12/s.f. base rent plus an average of \$6/s.f. NNN expenses, for a total of \$18/s.f. In 2009 the average actual deal is signed at closer to \$16/s.f. total
- CritiTech will be paying 116% more than the average asking rent, and 143% more than the average actual deal rent for other basic office tenants along the Wakarusa corridor (see attached flyers). The CritiTech rent will be structured at this rate due to the specialized nature and high value added features of this building available no where else in the city
- CritiTech will expand into approximately 3,200 s.f.
- CritiTech will take the new space "as is," which consists of 4 walls and a concrete floor with stubbed plumbing. CritiTech will spend its own money to finish the suite according to its needs
- The average "allowance" that landlords along the Wakarusa corridor are offering tenants who take unfinished space is \$35/s.f. This proposal has an allowance of zero.

# Biologics Manufacturing Facility

6000 Royalmount, Montreal, Quebec, Canada

# For Sale

## Building Features

- Capacity:
  - Mammalian (500 L working volume, BL-1 capable; 2,500 L working volume, BL-1 capable)
  - Microbial (2,500 L working volume, BL-2 capable)
- Complete segregation of microbial and mammalian processing areas.
- Can be converted to a dedicated mammalian or microbial capacity.
- Expansion capability for either microbial or mammalian production within the existing building.
- Large scale expansion capability in adjacent building structure. Designed for a minimum 3 X 10,000 L working volume mammalian production, but can be built out as microbial fermentation.
- Full clean utilities available (PW system, WFI system, HVAC) to support concurrent mammalian and microbial production within existing building.
- Near operational; plant was shut down in final stages of validation.



- 66,000 SF (6,130 M<sup>2</sup>) 2-story manufacturing lab building.
- 34,992 SF (3,250 M<sup>2</sup>) validated warehouse/mezzanine with 2°C - 8°C and -20°C temperature controlled areas.
- 85,626 SF (7,955 M<sup>2</sup>) 3-story steel structure for manufacturing expansion (not included in SF/M<sup>2</sup>).

**100,992 SF**  
**(9,380 M<sup>2</sup>)**

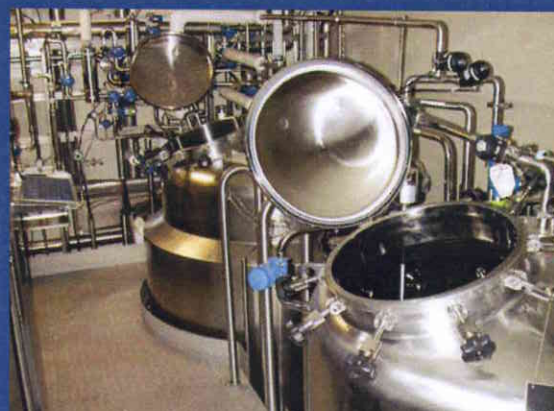
*\$100 = \$150M replacement  
\$25 purchase price  
\$247.54/SF*

**CUSHMAN & WAKEFIELD.**  
Global Real Estate Solutions™

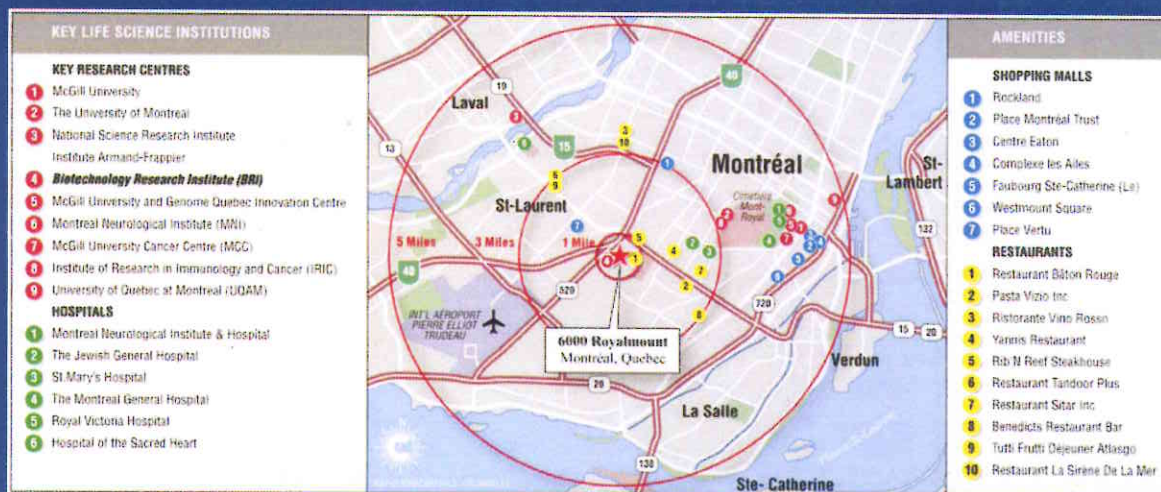
# Biologics Manufacturing Facility

6000 Royalmount, Montreal, Quebec, Canada

# For Sale



- Fully equipped laboratory.
- Complete documentation of all
  - Building Systems
  - Manufacturing Operations
  - QC Laboratories (Including: validation, SOPs, maintenance & calibration, equipment files & manuals, IQ & OQ).



- Tax benefits and/or government support programs available for reinvestment and manpower training.
- Close proximity to Montréal International Airport.
- Adjacent to Biotechnology Research Institute-BRI (the largest biotechnology institute in Canada).

Please Contact Exclusive Marketing Agents For Additional Information

**Tom Giannone, Senior Director**  
201.460.3373  
tom.giannone@cushwake.com

**Ron Ganter, Senior Director**  
201.508.5281  
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**John Minervini, Executive Director**  
213.955.6459  
john.minervini@cushwake.com

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals.



NOT PRICED, BUT \$400M of improvements + equipment spent above cost -  
= \$413/SF is only partial investment.

## ACQUISITION OPPORTUNITY

### SOLID DOSAGE MANUFACTURING OPERATION



Biovail Laboratories International SRL is a leader in the field of controlled-release drug delivery technology and Biovail's portfolio includes over 25 products, representing both NDA and ANDA medications. Biovail has made the strategic decision to consolidate its manufacturing operations and is offering their two solid dosage facilities in Puerto Rico for sale.

The following is a summary description of the opportunity:

- Two manufacturing facilities available located in Dorado and Carolina, Puerto Rico.
- Manufacturing capabilities include capacity for tablets, capsules and pellets/beads.
- Production capacity includes commercial scale and pilot plant quantities for clinical materials.
- Dorado manufacturing facility specifications:
  - ~ 145,000 SF of commercial manufacturing, pilot plant, packaging, warehouse, lab and office space purchased from McNeil Pharmaceuticals in 2001;
  - Over \$60M in capital equipment and infrastructure improvements; and
  - Capacity of over 4 billion tablets and capsules produced annually.
  - Capacity of over 40 million bottles and over 60 million blister packs annually.
- Carolina manufacturing facility specifications:
  - ~ 25,000 SF of manufacturing, lab and office space;
  - Over \$6M in capital improvements; and
  - Manufacturing capacity of over 300 million capsules annually.
- cGMP approved facilities with an excellent FDA regulatory inspection and product approval history.
- Current Schedule II DEA License and capability to support Schedule III & IV.
- ~ 350 employees across the two sites.



**Investment highlights of this opportunity include:**

- Strong fundamental market dynamics will promote growth in business.
- Potential for packaging contract along with acquisition of facilities.
- Facilities have a strong regulatory inspection and product approval history.
- Experienced and stable management team.
- Excellent site infrastructure with opportunities for expansion.
- Impressive Life Sciences business environment with accessibility to generous incentives and a skilled workforce.
- Unrivaled pharmaceutical and biopharmaceutical manufacturing history in Puerto Rico.
- Excellent location near San Juan with access to major highways, international airport and containerized shipping.



This non-confidential summary business description is intended solely for use by you in evaluating your interest in pursuing a possible acquisition of this business. While the information contained herein is believed to be accurate, there is no implied or expressed representation as to its accuracy.

Interested parties should contact PharmaBioSource, Inc., the exclusive marketing firm for this opportunity, for more information regarding an acquisition of this Puerto Rico based solid dosage business from Biovail Laboratories International SRL. Additional information is also available on our website:

**[www.biovail-facility.com](http://www.biovail-facility.com)**

**FOR FURTHER INFORMATION, PLEASE CONTACT:**

**WILLIAM B. WIEDERSEIM**

Team Leader

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**SEAN P. McKEE**

Technical Information

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[smckee@pharmabiosource.com](mailto:smckee@pharmabiosource.com)

**OLGA MORALES-VENTURA**

Technical Information

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\$15M to construct = \$ 464/sf  
 should take less

InterTech Science Park  
 Biomedical Research Foundation of Northwest Louisiana  
 33,000 SF cGMP Biomanufacturing Facility  
 2001 Kings Highway, Shreveport, Louisiana

Newly completed and never occupied biomanufacturing facility. Fully equipped laboratory & manufacturing space with tissue culture production suites, buffer production, aseptic fill/finish, QC laboratory with environmental product control, BL3 lab with vented biosafety cabinet, kit assembly, warehousing, and shipping / receiving areas with loading bays. Attractive vaulted ceiling administrative space with perimeter offices, central pre-wired carrels space, secure file storage, large dining/training area, and kitchen. Located in InterTech Science Park, the facility is one block from Louisiana State University Health Sciences Center, which is capable of providing research, pre-clinical, and clinical trial support. The site plan allows for future expansion directly adjacent to facility with access to two interstate highways. **Specifications include:**

#### GMP Cleanroom Production Area

- Six cleanroom production suites with dedicated BSCs
- Purification and conjugation suite
- QC laboratory with BSC
- Metal casework with epoxy tops throughout
- BL3 laboratory area with independent, single-pass air handler and vented BSCs
- Buffer preparatory lab with 2700 and 1200 liter 316L SS buffer production tanks
- Fill / label equipment with buffer & conjugate filling unit, bottle cleaner, accumulator tables, and conveyor line (direct feed from buffer production tanks)
- Steris autoclave made of 316L SS, 24 ft<sup>3</sup>, with cGMP controls
- Steris glassware washer made of 316L SS, 12 ft<sup>3</sup>, with cGMP controls
- Steris autoclave in shipping / receiving area for decontamination and disposal purposes
- MECO USP purified water system with 316L SS loop (validated distribution loop for WFI upgrade).
- Clean steam generator fed from USP system

#### HVAC

- Central plant with redundant, 125-ton Trane chillers; and redundant gas-fired, hot water Aerco boilers
- Six air-handling units housed in the enclosed, mezzanine structure of the facility
- Separate air handlers for manufacturing, administrative, shipping / receiving, and the BL 3 laboratories

#### Emergency Power

- Onan / Cummins 500 KW diesel fuel emergency generator, with approximate 24-48 hour run time. Generator provides emergency power to dedicated laboratory equipment, exhaust ventilation systems, and central HVAC plant
- 15 KVA UPS system supporting critical computerized building systems and laboratory equipment

#### Laboratory Services

- MECO USP purified water system with 316L SS loop (validated distribution loop for WFI upgrade).
- Atlas Copco pharmaceutical grade compressed air system producing 32 CFM at 125 PSI
- Prevac central vacuum compressor system producing 27" Hg with a 120-gallon storage tank
- CO<sub>2</sub> manifold system with points of use in production laboratories

#### Shipping / Receiving

- Independent employee entrance to manufacturing portion of facility
- Quarantine caged receiving / shipping areas
- 630sf refrigerated cold room product storage
- Kit assembly / packaging area
- Warehouse area with vertical rack storage, designed for forklift
- Shipping / loading dock with dock levelers and security camera
- Waste processing area with Steris autoclave
- QA / QC storage area with -80°C freezer storage area

#### InterTech Science Park

- InterTech is an 800-acre technology industrial park anchored LSU Health Sciences Center, Christus Schumpert Medical Center, and Willis-Knighton Medical Center
- Several adjacent lots for R&D and manufacturing facility expansion
- BioSpace1, a 60,000 SF bioscience multi-tenant facility for lease
- Shreveport maintains one of the lowest operating costs for biomedical facilities in the nation
- History of a pharmaceutical presence with trained workforce
- Access to university core labs, animal facilities, pre-clinical and human clinical trials
- Significant financial incentives available

For more information, please contact:

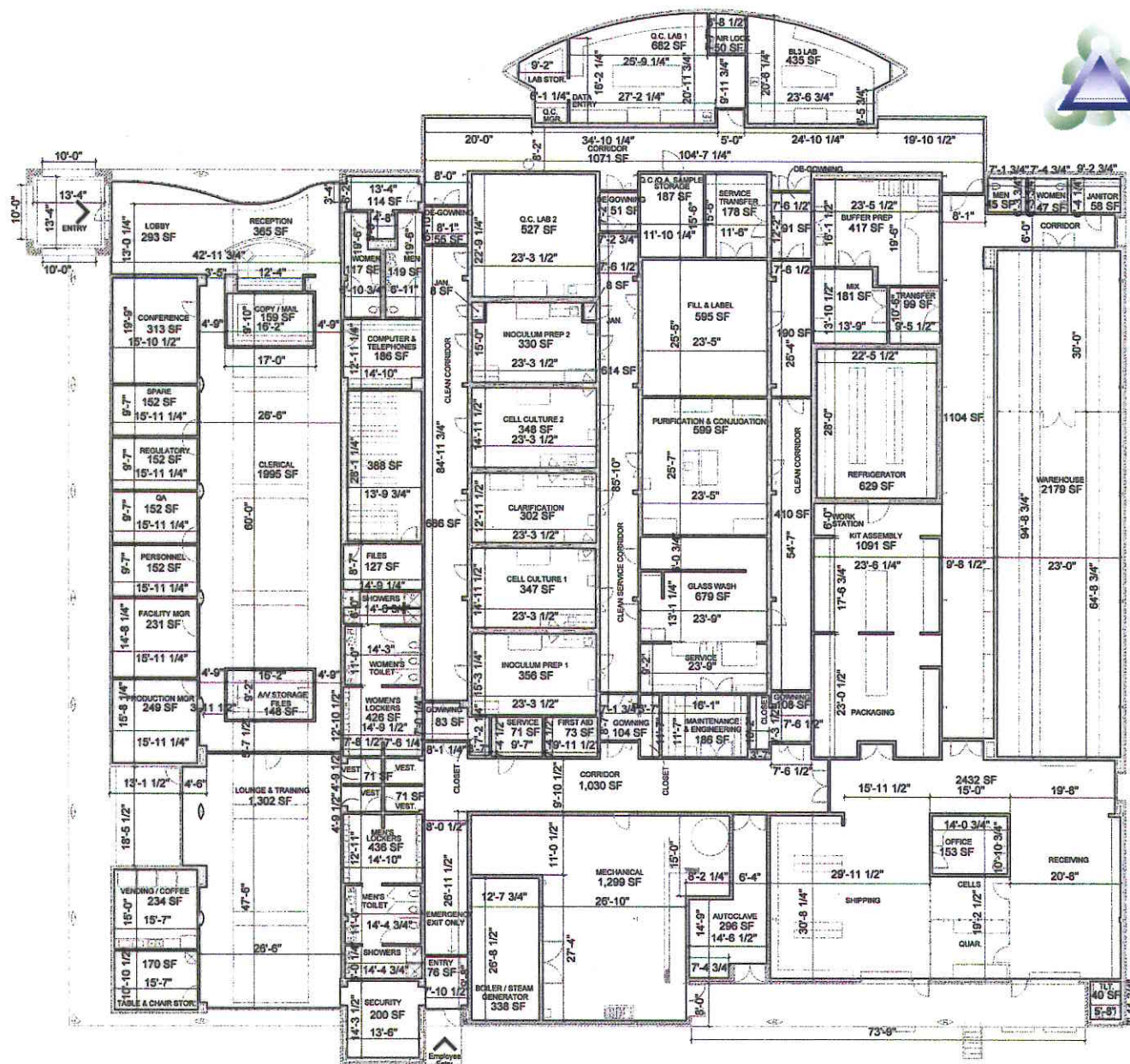
Dennis Lower • InterTech Science Park • 2031 Kings Highway • Shreveport, Louisiana 71103  
 318-213-0200 • FAX: 318-213-0205 • E-mail: dlower@biomed.org

## cGMP BIOMANUFACTURING FACILITY FOR SALE OR LEASE

- > New 33,000 sf cGMP biomanufacturing facility
- > Adjacent expansion sites
- > Pharmaceutically trained workforce
- > Comprehensive incentive packages available
- > Access to University core labs, researchers, and facilities
- > One of the lowest operating costs for biomedical facilities in the nation



www.biomed.org - www.intertechsciencepark.com  
 Contact Dennis Lower at (318) 213-0200.



# INTERTECH SCIENCE PARK

Biomufacturing Facility  
InterTech Science Park  
Shreveport, LA

Gross SF: 32,933  
Net SF: 29,260



Shreveport is 250 miles  
inland from the Gulf Coast.



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THE FACILITY LOGIX DIFFERENCE

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## CASE STUDIES

**From world renowned research institutions to economic development groups and real estate brokers, Facility Logix helps clients package and position their particular strengths.**

**All Case Studies**

**Commercial Real Estate Firms  
and Developers**

**Life Science and Technology**

Facility Logix is a leading strategic consulting firm specializing in integrating business development, marketing, facilities planning and development, and management services for the life science and technology industries.

Optimizing its multi-disciplinary approach, Facility Logix adds value to any stage of the development process, including:

- scientific, technology, and engineering expertise
- strong real estate knowledge
- accurate need-based evaluations and recommendations
- faster and more predictable time to delivery
- risk minimization and budgetary control

## WHAT'S NEW

Facility Logix client announces **major development project**

**"Navigating Economic Incentives"** by Patricia Larrabee published in February 2009 issue of Laboratory Design



Patricia Larrabee to speak at **Laboratory Design Spring 2009 Conference**

**Companies**

**Public and Private Institutions**

**Economic Development Groups**



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We are proud to work with organizations that are at the forefront of their industries, including:

**Commercial Real Estate Firms & Developers**

Bio Science Properties  
Core Commercial Group  
Cushman & Wakefield  
Ekbatani Holdings  
Foulger Pratt  
Grubb & Ellis  
Higgins Development Partners  
McWhinney  
Spaulding Slye Colliers  
T-Rex Capital

**Life Science & Technology Companies**

Biaera, Inc.  
BioFactura  
Caliper Life Sciences  
Core Dynamics  
Immunomatrix

**CLIENTS: OVERVIEW**

Facility Logix is a real estate consulting firm specializing in integrating business development, marketing, facilities planning and development, and management services for the life science and technology industries.

In particular, we assist in assessing short and long term facility needs and development objectives in relation to business goals, identify and execute appropriate development and marketing strategies, and improve operational management for the following industries:

- **Commercial real estate firms and developers**
- **Life science and technology companies**
- **Public and private institutions**
- **Economic development groups**

**Overview****Commercial Real Estate Firms and Developers****Life Science and Technology Companies****Public and Private Institutions****Economic Development Groups**

NeoDiagnostix  
 New Agriculture  
 Plasma Proteome Institute  
 United Therapeutics  
 Viral Defense Foundation  
 Xceleron, Ltd.

**Public & Private Institutions**

George Mason University  
 Georgetown University  
 Johns Hopkins University  
 University of Baltimore  
 UMBC  
 University of Maryland Center for  
 Environmental Science

**Economic Development Groups**

ANGLE/EBDI  
 Biggins, Lacy & Shapiro/Somerset  
 County Business Partnership  
 Dorchester County Economic  
 Development  
 Emerging Technology  
 Centers/ANGLE  
 Frederick Innovative Technology  
 Center, Inc.  
 Louisiana Biomedical Research  
 Foundation  
 Montgomery County Department of  
 Economic Development  
 Technology Economic  
 Development Corporation of  
 Maryland (TEDCO)  
 Washington DC Economic  
 Development Partnership/ANGLE

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**"Pat Larrabee  
is the consummate  
professional,  
possessing deep and  
detailed knowledge  
of all aspects  
of the design and  
construction phases  
of our project and  
maintaining excellent  
coordination with**

## COMPANY: PEOPLE

### Patricia L. Larrabee, MS, Biotechnology Management, President

Pat is a recognized leader in real estate projects for life science and pharmaceutical companies with extensive experience in market analysis, marketing plan development and execution, strategic planning, and project management for R&D laboratories, animal facilities, cGMP manufacturing facilities and business incubators.

Prior to founding Facility Logix, she was an Executive Vice President at Scheer Partners where she was responsible for development and executive oversight of the company's Biotech Services Group

## STRATEGIC ADVISORY BOARD

### Elaine Amir

As Executive Director of Johns Hopkins University for Montgomery County, Maryland, Elaine Amir represents the university's Office of the Provost. She provides leadership for the design, development, expansion and promotion of a multi-disciplinary campus that educates more than 4,000 part-time graduate students and hosts 12 private companies and research institutes focusing on central nervous system, pulmonary and tissue regeneration research. Ms

[Overview](#)[Approach](#)[People](#)[Case Studies](#)[Contact](#)

**Xceleron staff in both  
the US and UK."**

Scott Tarrant  
Executive Vice President  
Xceleron

Amir is known for creating linkages among university, business and government partners to advance regional economic development. She serves on the executive committees of the Montgomery County Chamber of Commerce, Leadership Montgomery, Committee for Montgomery and on the boards of the Hopkins Biotech Network and the Montgomery County Economic Advisory Council.

**Gary Broersma**

As the lead real estate and facilities professional for one of the world's leading contract research organizations, Gary oversees all long-range capacity planning and major construction projects for facilities across the United States and around the world. Gary sits on the Board of Directors for the International Facility Management Association (IFMA) and is Past-President of IFMA's Research & Development Facilities Council.

**Andrew Shapiro**

As Managing Director of the Location Advisory Practice for Biggins Lacy Shapiro and Company, one of the largest site selection and incentive advisory firms in North America, Andrew helps clients translate business objectives and strategic vision into rational, balanced location decisions with particular emphasis on feasibility and labor market analysis. Andrew has written and spoken extensively on location strategies.

**Daniel Watch**

As leader of the Science+Technology market sector for Perkins+Will, Dan Watch has been responsible for the design of some of the most significant laboratory facilities both nationally and abroad. Through constant research, he is able to provide the latest trends and design

solutions for clients of government, private sector, and academic research laboratories. Mr. Watch has written a book entitled Research Laboratories, the second edition of which was published this year by John Wiley & Sons. He is also finishing a third book entitled Research for the Global Good discussing the business of research in a global economy, which will be available in 2009. Furthermore, Mr. Watch has been invited to speak at numerous noteworthy institutions including the National Institutes of Health, the Academy of Sciences in Beijing, Edinburgh's Science Parks, and Harvard University.

#### **AFFILIATE CONSULTANTS**

##### **John Harrison, BS, Biology, Project Management**

Over 20 years of management and technical experience in financial controls and project management for a wide range of biologics and pharmaceutical R&D companies. Emphasis on real estate and laboratory requirements including assignments at VaxInnate, Pharmacopeia, and Bristol Myers-Squibb. Strong knowledge of insurance and environmental health and safety issues.

##### **William T. Hensler, Ph.D., Biochemical Engineering**

Over 18 years of cGMP manufacturing, quality assurance and engineering experience for international biologics and pharmaceutical firms. Prior process engineering assignments include Biotechnica's protein production facility, BioPort's vaccine facility, Lemery S.A./Sicor's fill-finish facility, MedImmune's cell culture facility, and Genisphere's diagnostics facility. He brings a wealth of compliance and validation experience under a variety of global regulatory oversight bodies including the US FDA, EMEA, and ICH regulations.

**Anthony Re, Facility Management and Maintenance**

Over 20 years of laboratory and cGMP facility management experience. He has held senior facility management positions with Procter & Gamble, Baxter, North American Vaccine, and Scheer Partners. Strong knowledge of life-cycle costing, preventive maintenance planning, efficiency improvements, and compliant laboratory and management facility functions.

**Adam Sachs, MSE, Manufacturing/Supply Chain**

Over 17 years of management, technical, and business experience in biologics manufacturing operations and supply chain management including assignments at Lentigen, QIAGEN, and Life Technologies (now Invitrogen). Experienced in work flow optimization and re-engineering to eliminate process redundancies and reduce costs. Strong knowledge of compliance issues and outsourcing strategies.

**Mallory K. Tate, DVM, RBP, Animal Facilities/Biocontainment**

Over 12 years of international animal facility management and technical experience with particular emphasis on starting-up ABSL-4 level Biocontainment facilities. His experience includes work for the Galveston National Laboratory, the Centers for Disease Control (CDC), and USAMRIID at Fort Detrick.

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## Marilyn Bittenbender

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**Subject:** FW: favor

**From:** Pat Larrabee [mailto:patl@flgx.com]  
**Sent:** Tuesday, November 10, 2009 10:02 AM  
**To:** Marilyn Bittenbender  
**Subject:** RE: favor

Sure. Let me know what you are pursuing when you get a chance.

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**From:** Marilyn Bittenbender [mailto:mbittenbender@winbury.com]  
**Sent:** Tuesday, November 10, 2009 11:00 AM  
**To:** Pat Larrabee  
**Subject:** RE: favor

Thanks Pat, this is very helpful, may I have permission to forward this email, or print it off and include in the packet?

**Marilyn Bittenbender, SIOR, CCIM**  
Senior Vice President/Principal  
Grubb & Ellis/The Winbury Group  
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---

**From:** Pat Larrabee [mailto:patl@flgx.com]  
**Sent:** Tuesday, November 10, 2009 7:39 AM  
**To:** Marilyn Bittenbender  
**Subject:** RE: favor

Hi Marilyn,

This is what I was able to come up with on short notice. As you probably expected, most facilities offered for sale that include cGMP space are significantly larger than the range you requested.

330 Beach Road, Burlingame, CA – 20,000 GSF wetlab with clean rooms, no cGMP space, sale price listed @ \$5,000,000

1501 Harbor Bay Parkway, Alameda, CA – 32,000 GSF research labs with a small mammal vivarium, no cGMP space, sale price listed @ \$8,400,000

1505 Kings Highway, Shreveport, LA – 33,000 GSF cGMP facility with QC labs and office space, sale price listed @ \$10,000,000

5901 E. Lombard Street, Baltimore, MD – 56,000 GSF cGMP facility – very dated, sale price listed @ \$9,500,000

There are some other facilities that include the type of space you describe but they are only offered for lease. A more extensive search would take more time.

Hope this is helpful.

Best,  
Pat

11/10/2009

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**From:** Marilyn Bittenbender [mailto:mbittenbender@winbury.com]  
**Sent:** Monday, November 09, 2009 4:01 PM  
**To:** Pat Larrabee  
**Subject:** favor

Pat, I need some comparable market info for a presentation tomorrow. I need small lab buildings around the country, like what buildings are for sale and how they are priced. I have tried CoStar but I am having trouble finding anything comparable. I need buildings that are between 15,000 and 25,000 s.f. and are mostly lab space and office space, and would meet FDA standards and could qualify for cGmp manufacturing. Any possibility you could find some listings for me and tell me how to access the marketing info so I could print it off? Thanks!

**Marilyn Bittenbender, SIOR, CCIM**  
Senior Vice President/Principal  
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