

INNOVATION IN MOTION



velocity labs
BY BIOMED REALTY

FLATIRON PARK | BOULDER, CO





Flexible, move-in ready lab and office space built for groundbreaking research

BioMed Realty has developed flexible move-in ready lab and office space inside a premier selection of our Class A life science properties located in major life science ecosystems across the US and UK. With our vertically integrated platform that provides unmatched expertise and world-class quality, the Velocity Labs infrastructure and technology allow biotech innovators to execute mission-critical research and scale as needed, all while reducing expenditures.

WHAT MAKES BIOMED REALTY VELOCITY LABS UNIQUE?



Faster time-to-market

Our casework ready lab spaces create a launchpad for our tenants, allowing them to conduct research effectively and efficiently, from day one.



Specialized & purpose-built

Our spaces are not just lab-capable, but lab-specialized — casework ready and purpose-built down to the detailed industry requirements for plumbing, power, ventilation and more.



Capital savings

We offer our tenants optimal pricing structures to increase their capital efficiency, enabling them to better allocate their resources towards their bottom line.



Flexibility & scalability

Our offering provides tenants with flexible layouts and frictionless upscaling opportunities across BioMed's entire portfolio — 16+ million square feet in leading innovation markets in the US and UK.



Top-tier markets

Occupancy at one of our properties provides an ideal location in the top-tier markets and submarkets of the US and UK, with close proximity to a vibrant life science ecosystem.



World-class quality

Our lab spaces are embedded within BioMed's Class A properties, giving companies of all sizes the advantages of world-class infrastructure and amenities purpose-built for the biotech industry's biggest names.



Access to capital

As a Blackstone portfolio company, BioMed Realty offers access to the life sciences investment group, putting tenants in front of capital investors.



The BioMed Realty difference

Our fully integrated platform is highly differentiated by over 300 specialized experts in leasing, development, property management, facilities, and more.



About Flatiron Park

Flatiron Park is a 1 million SF campus consisting of 23 buildings, including a mix of office and flex space that can accommodate companies of all sizes in Boulder, CO. Flatiron Park is a desirable campus environment with reserved open space, mature landscaping, access to Boulder pedestrian and bicycle paths, and mountain views throughout the entire park.

5505 CENTRAL AVE

NUMBER OF BUILDINGS

23

RENTABLE SQUARE FEET

1,000,000

TENANTS

Apple	KBI Biopharma
BHI	Inotiv
Evenda Biosciences	Mosaic Bioscience
KBI Biopharma	Watchmaker Genomics

AMENITIES

Many dining, retail, and hotel amenities are within a short distance to the Twenty Ninth Street retail district

Access to Boulder's pedestrian and bicycle paths

Ozo Office, Upslope and Wild Provisions Breweries, and lunch service at the Spice Rack Cafe

Approximately 25 miles to Denver





5555 CENTRAL VELOCITY LABS TECH SPECS

ARCHITECTURAL

- Labs offer all new construction with natural daylight, resilient flooring, and anti-bacterial ceiling tiles. Steel lab benches provided include integrated power receptacles, overhead service panels, and lab stools.
- Upgraded lobbies and restrooms
- New mother's room and wellness room

ELECTRICAL

- Upgraded power distribution to support new base building equipment loads
- Normal Power: 35 W per SF in lab area, 10 W per SF in office areas
- Back-Up Power: New standby generator provides 5 W per SF in lab area

MECHANICAL

- New Dedicated Outside Air System (DOAS) provides 6 air changes per hour of outside air in the open labs and 100% outside air in lab support rooms
- One (1) fume hood provided per lab. Mechanical equipment allows for one (1) additional fume hood per lab.

PLUMBING

- Upsized potable domestic water service line
- Upgraded gas meter and distribution system to support lab loads

AVAILABLE OPTIONS

19,760 SF
100: 6,298 SF | 110: 6,177 SF | 210: 7,285 S

DELIVERY

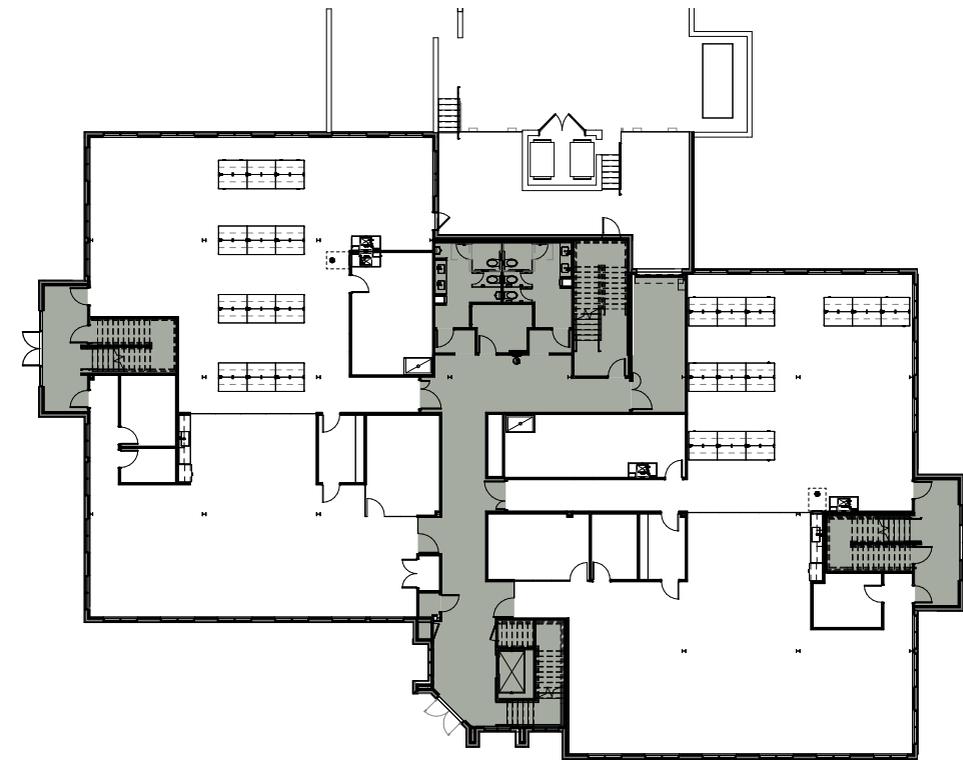
Q1 2024

FLEXIBLE, MOVE-IN READY LAB/OFFICE SPACE

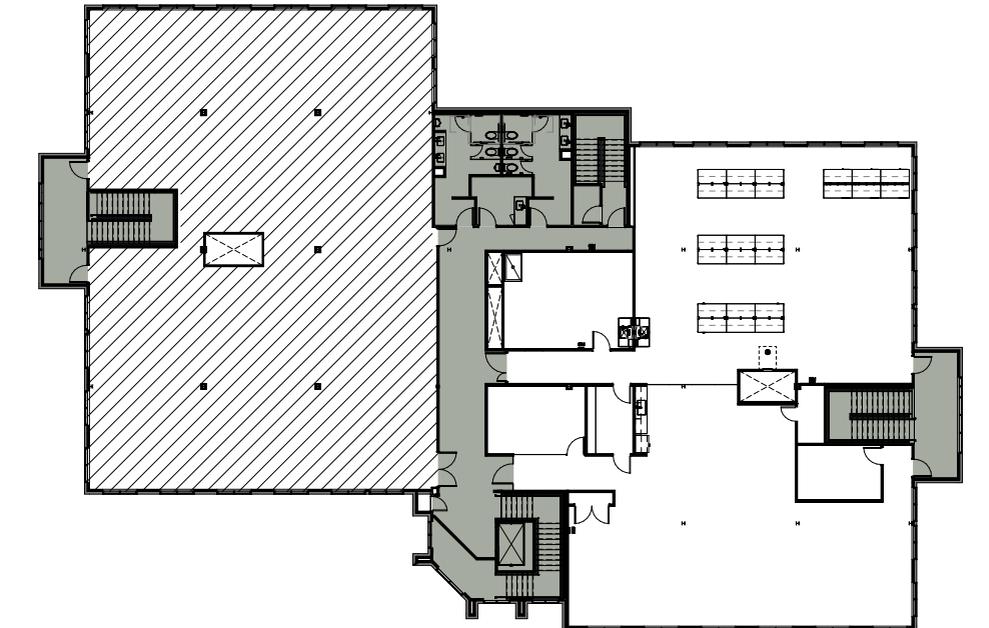
70% casework provided

AVAILABLE LEVELS

1 and 2



LEVEL 1



LEVEL 2



5555 CENTRAL BUILDING SPECS

ELEVATORS

- 1 elevator

LOADING DOCK

- 1 loading dock

FLOOR-TO-FLOOR HEIGHTS

- Floor-to-floor 13'-6", Ceiling 9'-0"

PARKING RATIO

- 2.8 spaces/1,000 SF





5525 CENTRAL VELOCITY LABS TECH SPECS

ARCHITECTURAL

- Labs offer all new construction with natural daylight, resilient flooring, and anti-bacterial ceiling tiles. Steel lab benches provided include integrated power receptacles, overhead service panels, and lab stools.
- Upgraded lobbies and restrooms
- New mother's room and wellness room

ELECTRICAL

- Upgraded power distribution to support new base building equipment loads
- Normal Power: 35 W per SF in lab area, 10 W per SF in office areas
- Back-Up Power: New standby generator provides 5 W per SF in lab area

MECHANICAL

- New Dedicated Outside Air System (DOAS) provides 6 air changes per hour of outside air in the open labs and 100% outside air in lab support rooms
- One (1) fume hood provided per lab. Mechanical equipment allows for one (1) additional fume hood per lab.

PLUMBING

- Upsized potable domestic water service line
- Upgraded gas meter and distribution system to support lab loads

AVAILABLE OPTIONS

25,937 SF
100: 5,740 SF | 110: 6,634 SF | 200: 13,563 SF

DELIVERY

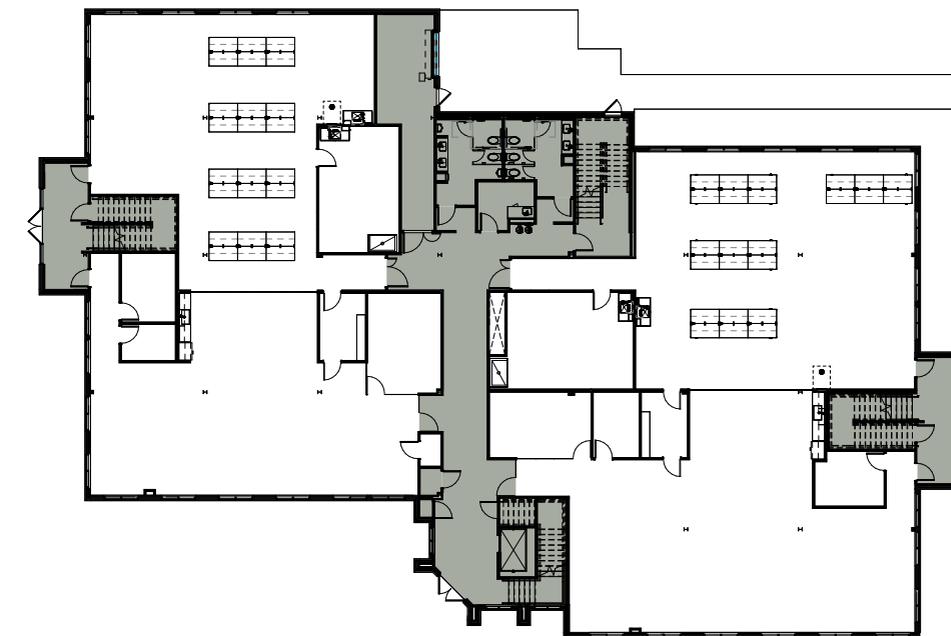
Q2 2024

FLEXIBLE, MOVE-IN READY

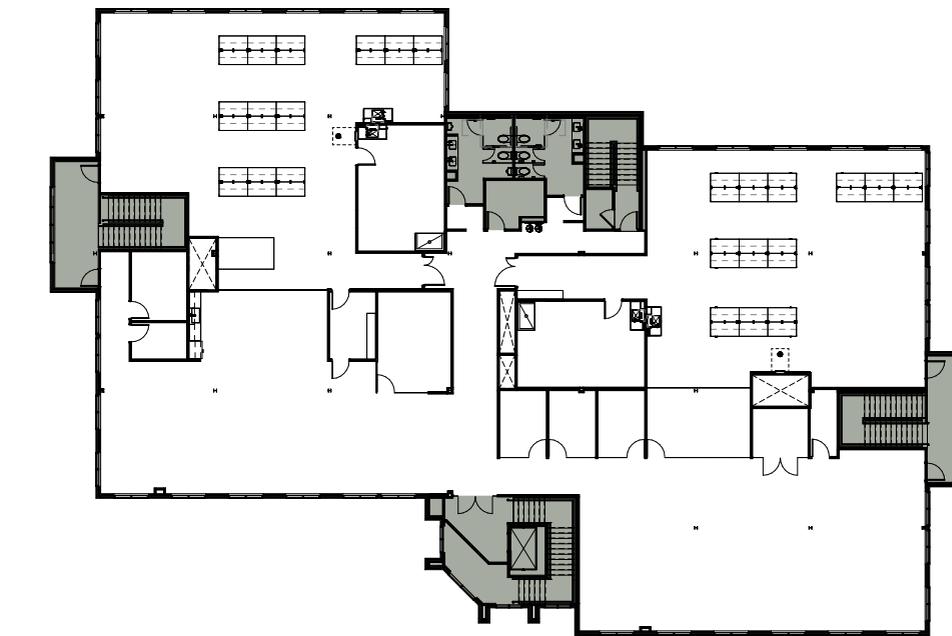
LAB/OFFICE SPACE
70% casework installed

AVAILABLE LEVELS

1 and 2



LEVEL 1



LEVEL 2



5525 CENTRAL BUILDING SPECS

ELEVATORS

- 1 elevator

LOADING DOCK

- 1 loading dock

FLOOR-TO-FLOOR HEIGHTS

- Floor-to-floor 13'-6", Ceiling 9'-0"

PARKING RATIO

- 2.4 spaces/1,000 SF





5710 FLATIRON VELOCITY LABS TECH SPECS

ARCHITECTURAL

- Labs offer all new construction with natural daylight, resilient flooring, and anti-bacterial ceiling tiles. Steel lab benches provided include integrated power receptacles, overhead service panels, and lab stools.
- Upgraded lobbies and restrooms
- New mother's room and wellness room

ELECTRICAL

- Upgraded power distribution to support new base building equipment loads
- Normal Power: 35 W per SF in lab area, 10 W per SF in office areas
- Back-Up Power: New standby generator provides 5 W per SF in lab area

MECHANICAL

- New Dedicated Outside Air System (DOAS) provides 6 air changes per hour of outside air in the open labs and 100% outside air in lab support rooms
- One (1) fume hood provided in small lab with mechanical equipment available to support one (1) additional fume hood. Two (2) fume hoods provided in large lab with mechanical equipment available to support two (2) additional fume hoods.

PLUMBING

- Upsized potable domestic water service line
- Upgraded gas meter and distribution system to support lab loads

AVAILABLE OPTIONS

18,872 SF
200: 6,427 SF | 210: 12,445 SF

DELIVERY

Q3 2024

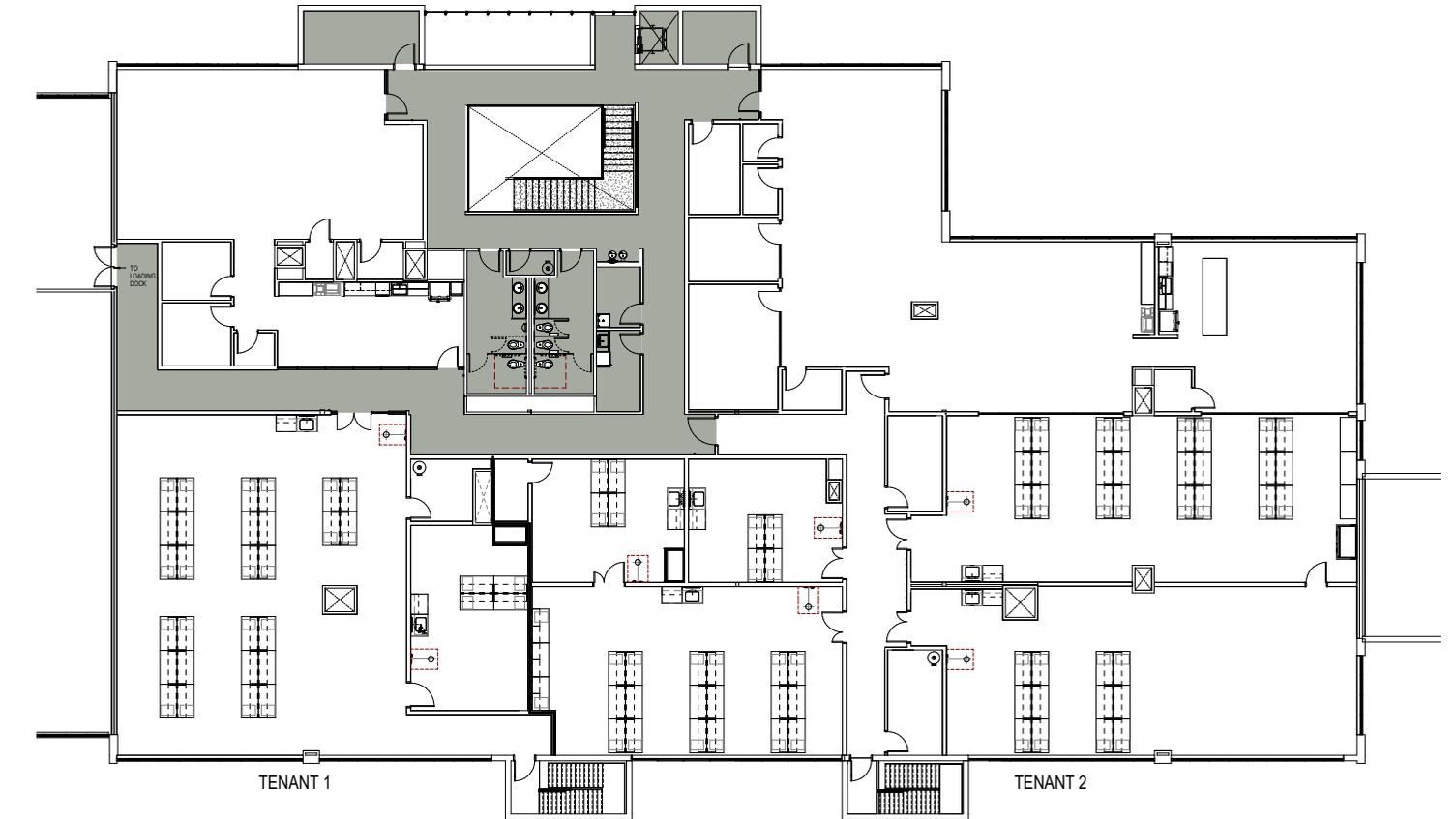
FLEXIBLE, MOVE-IN READY

LAB/OFFICE SPACE

70% casework provided

AVAILABLE LEVEL

2



5710 FLATIRON VELOCITY LABS FLOOR PLAN



5710 FLATIRON BUILDING SPECS

ELEVATORS

- 2 elevators

LOADING DOCK

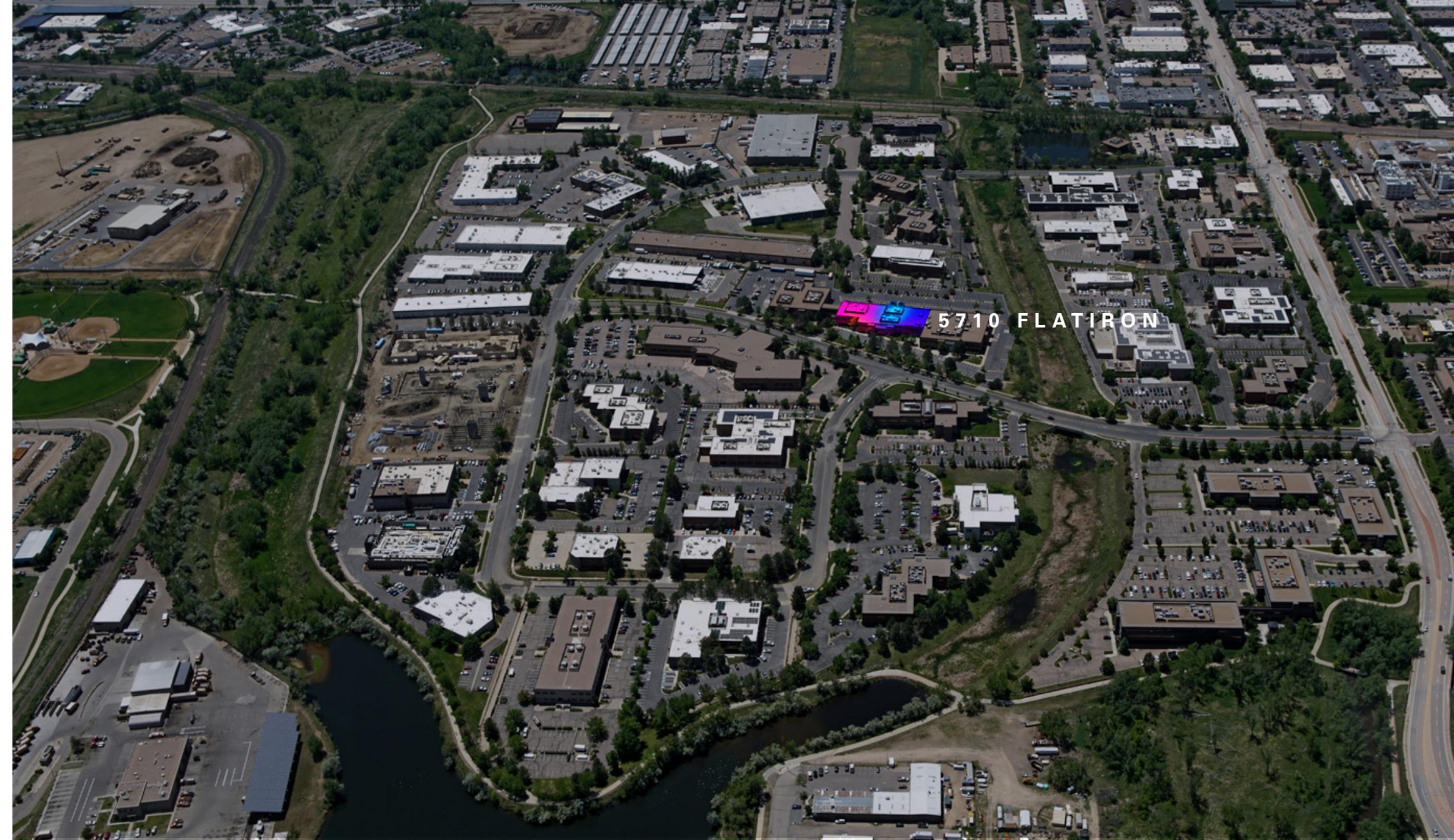
- 1 loading dock

FLOOR-TO-FLOOR HEIGHTS

- Floor-to-floor 13'-6", Ceiling 9'-0"

PARKING RATIO

- 2.8 : 1,000





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