

# INVESTMENT OPPORTUNITY NET LEASE-LIFE SCIENCE USER



14209 N.W. 119TH TERRACE  
ALACHUA, FLORIDA



PRICE UPON REQUEST



\$1,466,973.10



APPROXIMATELY 13  
YEARS REMAINING  
ABSOLUTE NNN  
LEASE



2% ANNUAL RENT INCREASES  
2.5% RENT INCREASES  
BEGINNING IN YEAR 10



CORPORATE  
GUARANTEE



AMBER CRAWFORD  
BROKER / OWNER

800.833.0499

info@SwiftCreekRealty.net

SwiftCreekRealty.net

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# EXECUTIVE SUMMARY



## Premier life science asset in North Central Florida’s thriving Progress District.

Swift Creek Realty is pleased to present the opportunity to acquire Foundation Park Building II – a newly constructed, Class A, 21,445-square-foot light manufacturing and laboratory facility 100% leased to **Ascend Advanced Therapies, a strong leading manufacturer in gene therapies, immunotherapies, oncolytics, and vaccines.**

The lease commenced April 1, 2024, with more than **13 years of remaining absolute NNN term** and significant tenant-funded improvements exceeding **\$25 million**, reflecting a deep operational commitment to the location.

### Investment Highlights

- **Offering Price: Upon Request**
- **Tenant: Ascend Advanced Therapies FL, Inc**
- **Guarantors: Ascend Advanced Therapies & Beacon Therapeutics**
- **Lease Structure: Absolute NNN**
- **Term Remaining: 13+ years**
- **Renewal Options: (3) × 5-year terms**
- **Tenant Improvements: > \$25 million funded by tenant**
- **Expansion Rights Included on Site**



**\$1,466,973.10 ± 21,455 SF**



# THE INVESTMENT

# PROPERTY INFORMATION

**ADDRESS:** 14209 NW 119TH TERRACE,  
ALACHUA, FL 32615

**COUNTY:** ALACHUA

**TENANT:** ASCEND ADVANCE THERAPIES FL, INC

**BUILDING SIZE:** ±21,455 SF

**SITE SIZE:** ±4.09 ACRES (INCLUDES EXPANSION AREA)

**YEAR BUILT:** 2023

**ZONING:** C2 – GENERAL BUSINESS

**OCCUPANCY:** 100%

**PARKING:** 66 SPACES (3.25/1,000 SF)

**LEASE TERM:** APPROXIMATELY 13 YEARS REMAINING

**RENEWAL:** (3) 5 YEAR OPTION

NOI

\$1,466,973.10



PRICE UPON  
REQUEST



Significant tenant-funded improvements exceeding \$25 million, including extensive retrofitting to create a high-throughput, multi-production facility.



BUILDING  
PHOTOS





INTERIOR  
PHOTOS

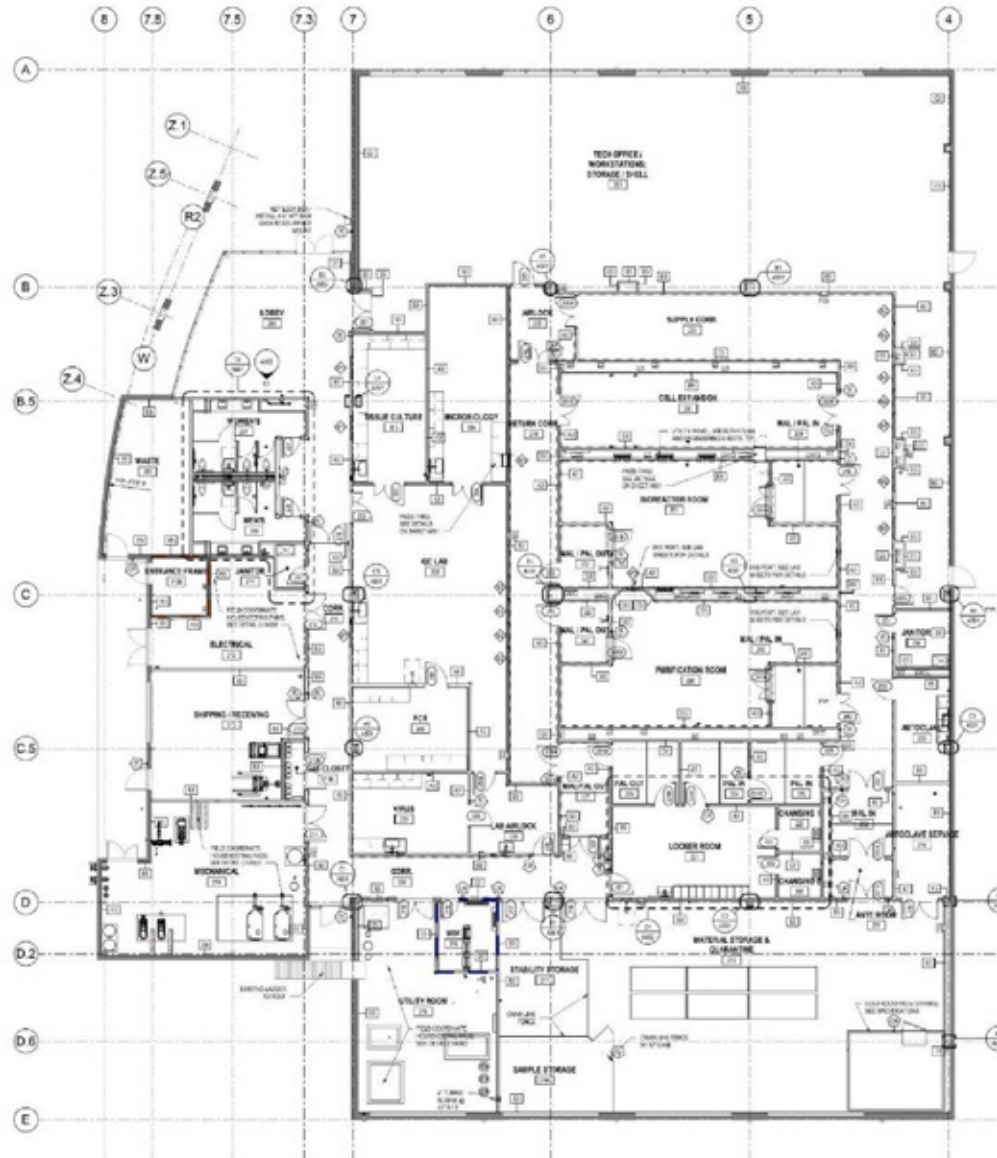


# PROPERTY AERIAL





# BUILDING FLOOR PLAN



# LEASE SUMMARY

**LEASE COMMENCEMENT:** APRIL 1, 2024  
**INITIAL TERM:** APPROXIMATELY 13 YEARS REMAINING L  
**LEASE TYPE:** ABSOLUTE NNN  
**RENEWAL OPTIONS:** 2% ANNUALLY YEARS 2-9  
 2.5% ANNUALLY YEARS 10-15  
**GUARANTORS:** ASCEND ADVANCE THERAPIES  
 LIMITED BEACON THERAPEUTICS  
**TENANT:** ASCEND ADVANCE THERAPIES

	LEASE TERM	ANNUAL RENT	MONTHLY RENT	RENT INCREASES
1**	COMMENCEMENT DATE TO 03.31.25	\$1,410,008.75	\$117,500.73	
2	04.01.25 TO 03.21.26	\$1,438,208.93	\$119,850.74	2%
3	CURRENT YEAR 04.01.26 TO 03.21.27	\$1,466,973.10	\$122,247.76	2%
4	04.01.27 TO 03.21.28	\$1,496,312.57	\$124,692.71	2%
5	04.01.28 TO 03.21.29	\$1,526,238.82	\$124,692.71	2%
6	04.01.29 TO 03.21.30	\$1,556,763.59	\$129,730.30	2%
7	04.01.30 TO 03.21.31	\$1,587,898.87	\$132,324.91	2%
8	04.01.31 TO 03.21.32	\$1,619,656.84	\$134,971.40	2%
9	04.01.32 TO 03.21.33	\$1,652,049.98	\$137,670.83	2%
10	04.01.33 TO 03.21.34	\$1,685,090.98	\$140,424.24	2.5%
11	04.01.34 TO 03.21.35	\$1,727,218.25	\$143,934.85	2.5%
12	04.01.35 TO 03.21.36	\$1,770,398.71	\$147,533.23	2.5%
13	04.01.36 TO 03.21.37	\$1,814,658.68	\$151,221.56	2.5%
14	04.01.37 TO 03.21.38	\$1,860,025.15	\$155,002.01	2.5%
15	04.01.38 TO 03.21.39	\$1,906,525.75	\$158,877.15	2.5%





## Ascend is a fully integrated end to end gene therapy manufacturing partner

Offering complete CMC developmental capabilities alongside leading analytical services

### End-to-End Service Provider

From capsid development, process development to tech-transfer with external CDMOs for clinical GMP manufacturing

### Split Two Plasmid Technology

Balances quality attributes with yields alongside lower manufacturing costs over triple-transfection systems

### Disruptive R&D Engine

Ongoing development in plasmids, cells and small molecule media enhancements with promising early results



### Experts in AAV Development & Mfx

We understand the needs and challenges of an AAV biotech and place science and innovation at the core of our business

### AAV Manufacturing Platform

Scalable suspension based system up to 200L delivering comparable yields and quality profiles across serotypes

### Leading Analytics & GMP QC

Wide toolkit of proprietary and leading analytical assays for characterization and QC to streamline developmental risks



### Ascend investors raised > \$1.0 Billion in 2023 alone

Post Series A, investors separately raised additional capital to invest in its current and new portfolio companies.



Despite broader volatility in the biotechnology and gene therapy sectors, Ascend Advanced Therapies continues to demonstrate strong momentum, operational stability, and strategic growth. While many biotech companies are experiencing tighter capital markets, and slower funding cycles, Ascend has expanded its capabilities and strengthened its market position.

Ascend’s recent acquisition of Beacon Therapeutics’ CMC operations in Alachua is a key indicator of this upward trajectory. Rather than scaling back, the company is actively investing in infrastructure, technology, and workforce expansion. This includes more than \$25 million in tenant-funded improvements at Foundation Park Building II, signaling long-term confidence in both the facility and the region.

Supported by a substantial capital base and a growing demand for high-quality Contract Development and Manufacturing Organization services—especially in AAV vector production—Ascend is positioned as a resilient and reliable partner. Their focus on high-throughput manufacturing, process innovation, and next-generation analytical capabilities enables them to capture market share even during industry headwinds.

Overall, Ascend’s continued investment, strategic acquisitions, and operational expansion illustrate exceptional performance and stability within a contracting biotech environment, making them a highly secure and forward-moving tenant.



### >\$130M Raised

Since company creation in 2022 through seed and series A with funds stemming from reputable biotech investors



### Transatlantic 60k sq. ft Mfx Capacity

With GMP QC coming online 2024 an expansion of PD space in Munich by 2025 to support your pre-clinical needs



### 120+ years of CGT Delivery Expertise

80 FTEs with deep expertise across CMC manufacturing, process & analytical development and scientific innovation



### > 50 Characterization & Release Assays

An analytical edge via next-gen in-house proprietary assays including NGS, ddPCR and Mass Photometry



### 3x Successful Clinical Products

Three products on our proprietary split two plasmid system currently in the clinic



### Suspension Bioreactor Range up to 200L

Options to combine runs of Ambr15mL, Ambr250mL, Biosta2L, Biosta5L, Biostat50L and Biostat200L



### Regulatory & Process Change Expertise

Understanding of evolving regulatory landscape, EMA/FDA data filing needs and experience with comparability studies



### Suspension Bioreactor Range up to 200L

Within suspension systems only inclusive of 15 successful and comparable 50L bioreactors runs

# GUARANTOR

## GUARANTOR A



Ascend Advanced Therapies (Ascend) is a specialist adeno-associated virus (AAV) development partner working to bring next-generation gene therapy products to market. Using an acqui-building approach, Ascend hit the ground running in 2023 with operational facilities globally, and a team of experts that offer unparalleled insight and collaboration when delivering products from the bench through to commercialization.

<https://www.ascend-adv.com/about-us/>

### Guarantors A

A-1: Ascend Advanced Therapies Limited a private limited company registered in England and Wales.

A-2: Ascend Advanced Therapies Group, Inc., a Delaware corporation

### Tenant

Ascend Advanced Therapies, FL Inc,

## GUARANTOR B



Beacon Therapeutics is a clinical-stage biotechnology company focused on developing a new generation of gene therapies to treat a range of rare and prevalent retinal diseases that cause blindness.

Launched in June 2023 with significant backing from Life Science investors like Syncona Limited and Forbion, the company was formed by combining the assets of Applied Genetic Technologies Corporation (AGTC) with cutting-edge research from the University of Oxford.

### Guarantors B

B-1: Beacon Therapeutics Holdings Limited, a private limited company formed under the laws of England and Wales

B-2: Beacon Therapeutics (USA), Inc. a Delaware corporation

## GUARANTOR B PARENT



Syncona Limited is a leading healthcare investment firm listed on the London Stock Exchange (LON: SYNC). It is a constituent of the FTSE 250 and is renowned for its unique model of “founding, building, and funding” life science companies from their earliest stages through to commercialization.

Syncona specializes in what they call “Third Wave” technologies—areas of medicine that have the potential to actually cure diseases rather than just manage symptoms.

### Guarantors B Parent

Syncona (LSE: SYNC)

<https://www.synconaltd.com/portfolio/late-stage-clinical-companies/beacon-therapeutics/>

### GUARANTOR STRENGTH

Beacon Therapeutics has raised approximately \$290 million in funding to date. Combined, the Guarantors have raised nearly \$500 million in capital, underscoring strong institutional backing and enhancing the credit profile supporting this long-term NNN lease.

**UF INNOVATE**  
SID MARTIN BIOTECH

# MARKET OVERVIEW

# FLORIDA'S LIFE SCIENCE ESTABLISHMENTS HEAT MAP

## #2

LARGEST LIFE SCIENCES INDUSTRY BY NUMBER OF ESTABLISHMENTS

## 600+

PHARMACEUTICAL MANUFACTURING ESTABLISHMENTS

## 900+

BIOTECH R&D\* ESTABLISHMENTS

## 1.5 B

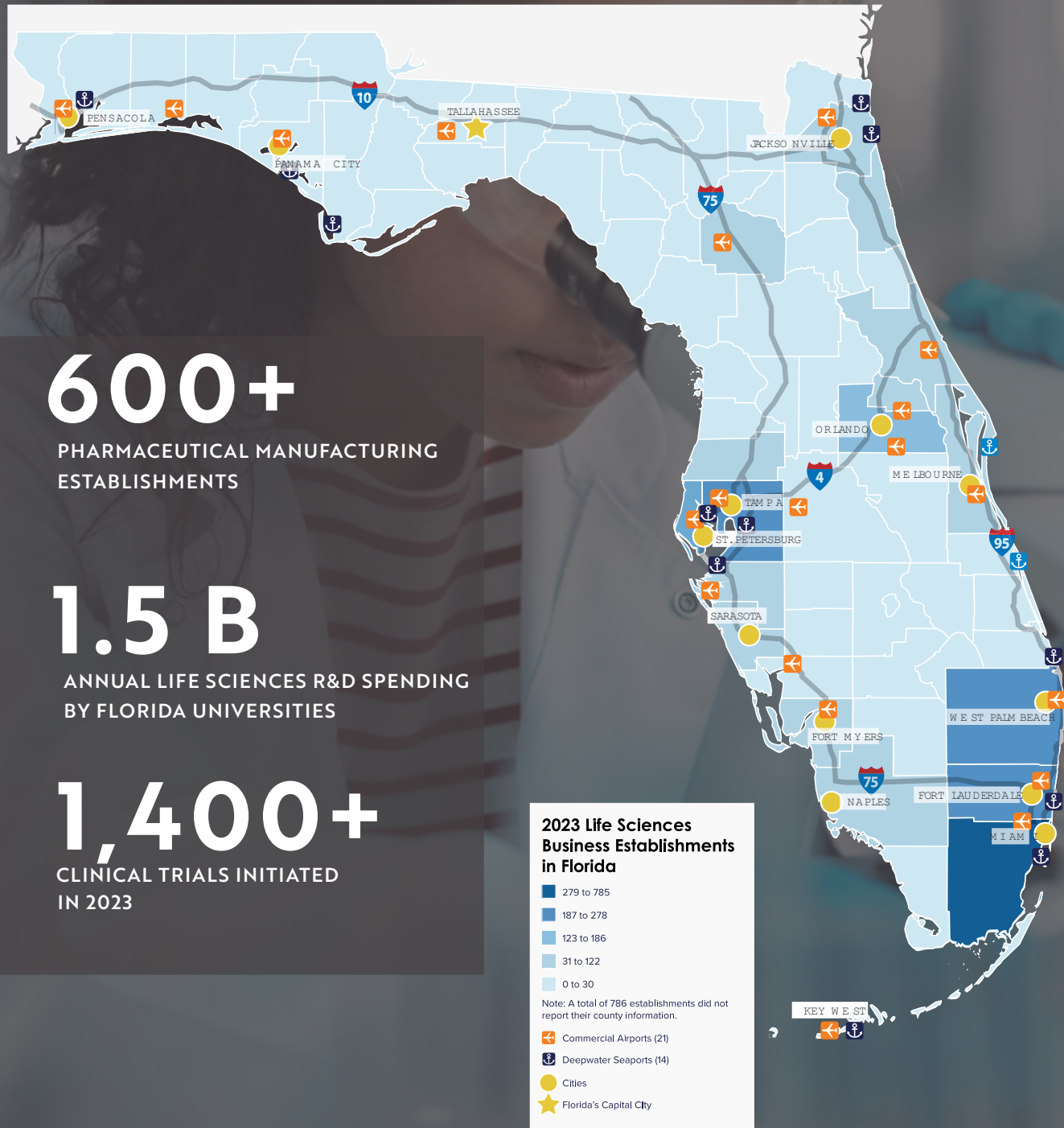
ANNUAL LIFE SCIENCES R&D SPENDING BY FLORIDA UNIVERSITIES

## 1,000+

MEDICAL DEVICES MANUFACTURING ESTABLISHMENTS

## 1,400+

CLINICAL TRIALS INITIATED IN 2023



# ALACHUA COUNTY

Alachua County is in North Central Florida. Alachua is a growing city for Florida's research industry and home of the Progress District, and the city of Gainesville serves as Alachua County's commercial and academic hub. Alachua County has a population estimates around 291,782. The county has over 112,776 households and has seen an 0.97% growth in the past year.

Residents of Alachua County enjoy world-class museums, performing arts, and live music. The county is home to eight state parks with more than 100 miles of trails for biking, birding, and hiking, or cooling off in crystal-blue freshwater springs.





**#1**  
UF PUBLIC UNIVERSITY  
WALL STREET JOURNAL

**57K**  
UNIVERSITY OF  
FLORIDA STUDENTS



**FLORIDA  
RANKS #1 IN  
EDUCATION**

*According to U.S. News & World Report, 2024*

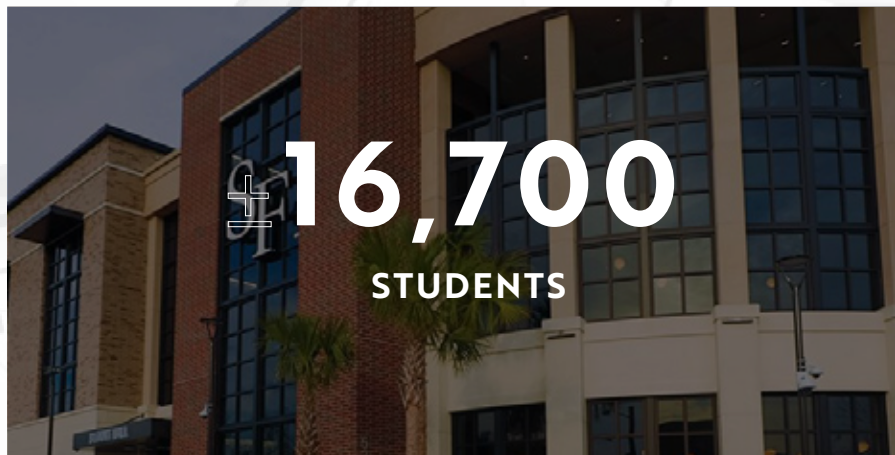
**ALACHUA  
COUNTY**



**0.97%**  
ANNUAL GROWTH RATE



**291,782**  
POPULATION



**16,700**  
STUDENTS

# WHY ALACHUA COUNTY?

**Alachua County's population is rapidly growing — around 291,000+ residents as of 2024–2025 estimates, up about 4.8% since 2020, showing continued regional expansion**

\* <https://www.census.gov/quickfacts/fact/table/alachuacountyflorida>

**Tourism in Alachua County generated \$766 million+ in economic impact in 2024, with nearly 1.4 million visitors, supporting jobs and local business sectors such as hospitality and retail**

\* <https://alachuachronicle.com/alachua-county-releases-tourism-economic-data-for-national-travel-and-tourism-week>

**Strong connection to educational institutions (UF, Santa Fe College) that cultivate a skilled workforce and provide talent pipelines for employers in tech and life sciences**

\* <https://alachuacounty.us/economicdevelopment/Pages/Home>

**Progress District is home to 35+ companies and roughly 1,100 employees — with a mix of startups to Fortune 500 presence, fostering innovation and employment growth.**

\* <https://progressdistrict.com/about>

**University of Florida rank #1 against 100 of the best, the Wall Street Journal reports**

\* <https://news.ufl.edu/2025/10/wsj-editorial/>

**Forbes has named the University of Florida the No. 5 public university in the nation and among the top institutions in the country for return on investment, according to the newly released rankings for 2026**

\* <https://news.ufl.edu/2025/08/forbes-ranks-uf>

**UF Health contributes more than \$4.6 billion annually to Florida's economy through direct expenditures, payroll, and related activity — showing the scale of its financial footprint even if a specific payroll total isn't published.**

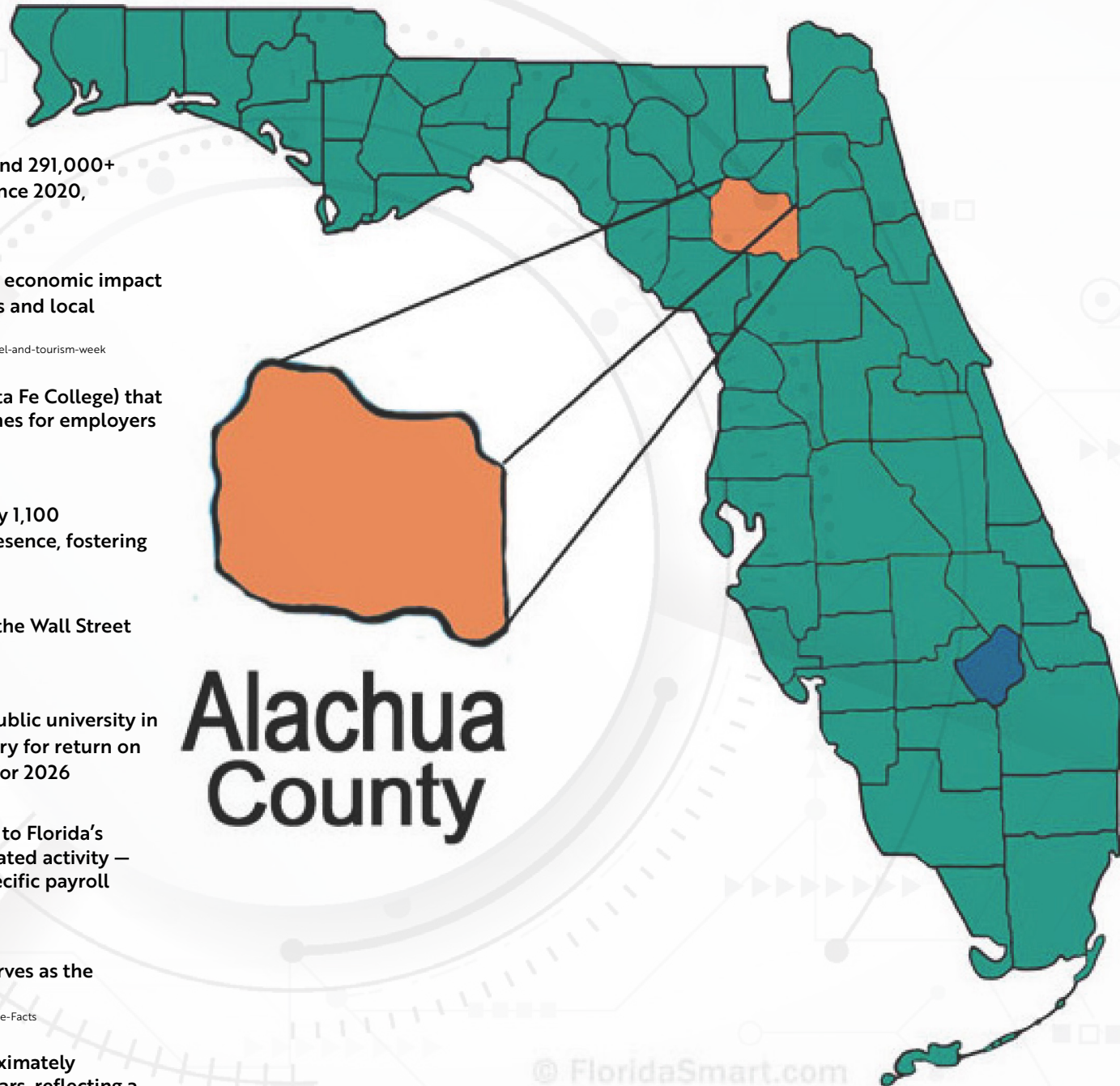
\* <https://destination.uflhealth.org/who-we-are/statewide-impact-and-the-future>

**Gainesville is the largest city in Alachua County and serves as the region's cultural, educational, and commercial hub**

<https://www.gainesvillefl.gov/Community-Pages/Community/About-Gainesville/City-of-Gainesville-Facts>

**As of 2025 estimates, Gainesville's population is approximately 151,000 residents with a young median age of ~26.4 years, reflecting a dynamic workforce and student population**

\* <https://www.gainesvillefl.gov/Community-Pages/Community/About-Gainesville/City-of-Gainesville-Facts>



© FloridaSmart.com

# CITY OF ALACHUA

- Part of the Gainesville MSA.
- Proximity to Gainesville, home to University of Florida.
- Highly educated workforce.
- U.S. Hwy 441 and I-75 run through City of Alachua (adjacent to Copeland Park), offering good transportation connectivity.
- City of Alachua is home to the Sid Martin Biotechnology Incubator (now UF Innovate | Accelerate), which is well-known for supporting early-stage life sciences companies and startups, benefiting from the University of Florida's resources.
- Santa Fe College Perry Center for Emerging Technologies located in the City of Alachua (adjacent to Copeland Park) offers training and resources for those interested in pursuing careers in the life sciences.



# AREA MAP: TRADE AREA







# MEET PROGRESS DISTRICT

A TRUE LIVE, WORK, PLAY DESTINATION, PROGRESS DISTRICT IS A RENOWNED RESEARCH COMMUNITY RICH IN CIVIL LIFE AND CONNECTED BY NATURE. IT HAS IT ALL!





Progress District is a mixed-use development located in Alachua, Florida that merges established biotech clusters founded in academia with ecotourism, community, and retail to enable more community members who work in the district to live and enjoy recreational activities, entertainment, and great food and beverage without the need for a long commute. The 800-acre research-based community is comprised of six sub-districts that will meet a variety of needs in the community and achieve the overall vision of a thriving live, work, and play ecosystem rooted in nature.

**300 MILLION + SF**  
COMMERCIAL OFFICE SPACE

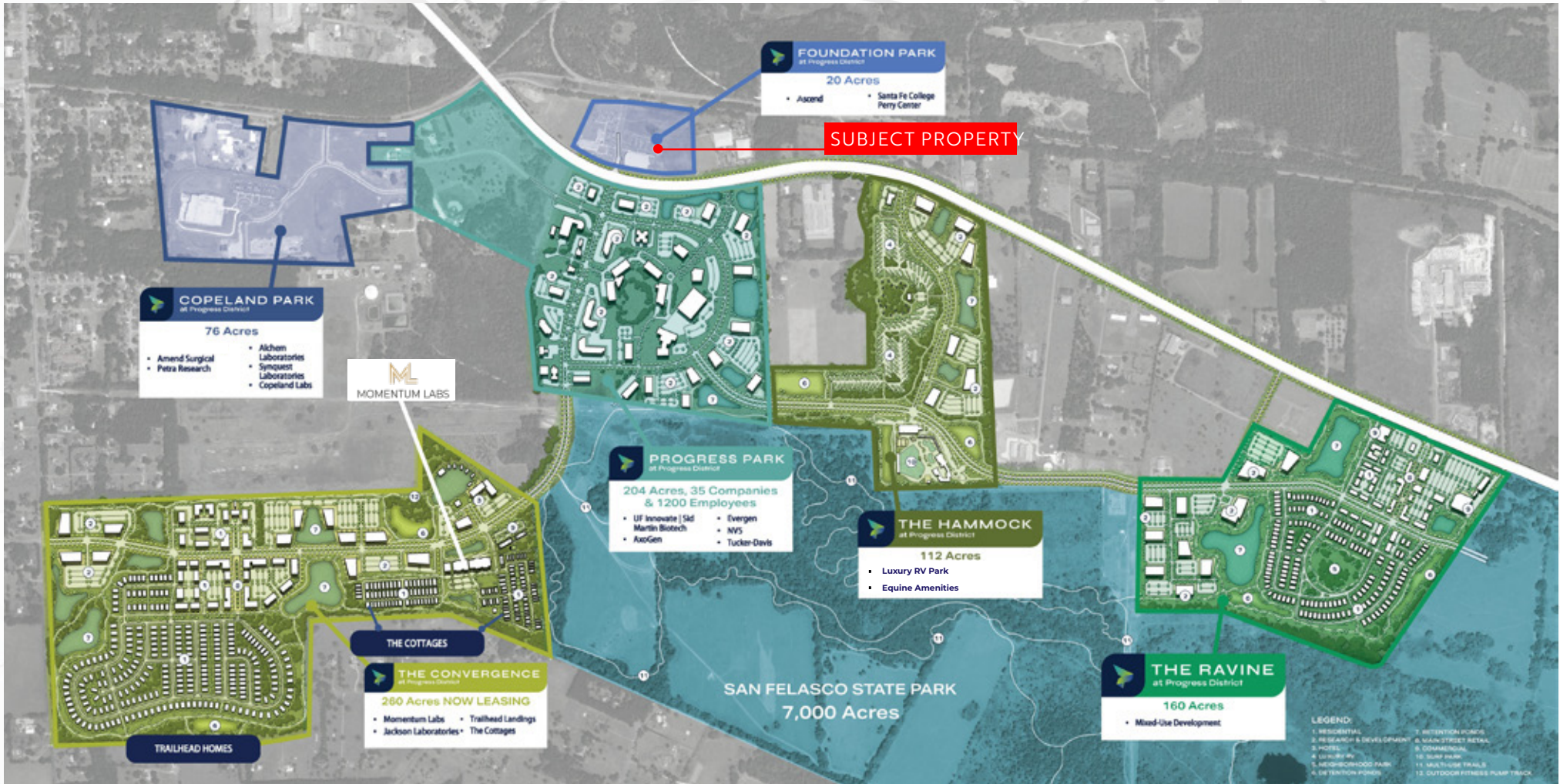
**800 + ACRES**  
MIXED-USED LIFE SCIENCES DISTRICT

**1,000**  
RESIDENTIAL UNITS

**7,000 + ACRES**  
SAN FELASCO HAMMOCK  
PRESERVE STATE PARK ADJACENT



# OVERALL SITE PLAN



# FLORIDA'S BACKYARD FOR BIOTECHNOLOGY

The Progress District is an impressive setting for many bioscience and other related companies attracted to the vitality of the area. With 35 companies and over 1,100 employees, the district is one of the largest clusters of biotech companies in the State of Florida. Home to established Fortune 500 companies, The Progress District is a destination spot for emerging biotech companies looking for ample opportunities for collaboration and resources.

The Progress District, envisioned by the City of Alachua, aims to be a vibrant sustainable hub for innovation, research and economic growth, offering diverse housing and amenities. The development is expected to take 5 to 10 years to fully realize infrastructure development.



### THE CONVERGENCE

- Research and Development
- Residential
- Hotel
- Commercial/Retail
- Bio-Manufacturing
- Light Manufacturing

### PROGRESS PARK

- Research and Development
- Existing Research Building
- Landscape Buffer
- Bio-Manufacturing
- Light Manufacturing

### FOUNDATION PARK

- Life Science Business Park
- Specialized Lab and Office Space
- Bio-Manufacturing
- Light Manufacturing

### COPELAND PARK

- Small Laboratories for Start-ups
- Bio-Manufacturing
- Light Manufacturing

## PLAN FOR FUTURE GROWTH

### THE HAMMOCK

- Research and Development
- RV/Camping Area
- Equestrian Park
- Manufacturing

### THE RAVINE

- Research and Development
- Residential
- Commercial/Retail

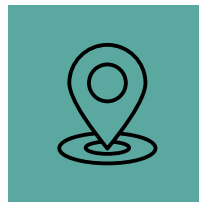


The Progress District is one of Florida's largest science + technology ecosystems established in the 1980s in the heart of north central Florida. With just over 800 acres comprised of Fortune 500 companies next door to emerging startups, the district is a destination for scaling companies looking for ample opportunities for collaboration, resources, and room to grow. The six-zone district continues to grow with a vision for blending innovation with nature in this modern research community offering residential, retail, commercial, and hospitality while taking advantage of Florida's lively state parks and beautiful nature trails.



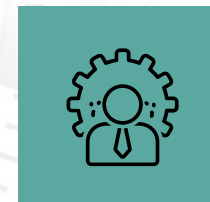
## ROOM FOR GROWTH

- The district is made up of six different zones with 600+ total developable acres including pad-ready sites
- 70k+ SF laboratory space available for lease and/or purchase
- 1,000 Homes
- 3 Million SF Commercial and Industrial ready for development



## OPTIMAL LOCATION

- Located in proximity to rail services
- 5 miles from I-75
- 45 miles from the coast to coast I-10
- 25 minutes from the regional airport
- 90 minutes from the international airport with cargo and air freight services



## TALENTED WORKFORCE

Progress District is home to the Santa Fe Perry Center for Emerging Technologies where they focus on developing a highly trained workforce through specialized certifications and degrees. Progress District is also a short 15-minute drive from The University of Florida known for its AI & Semiconductor programs.

# COMMUNITIES



## PROGRESS PARK

This is where it all started. Progress Park has been home to innovative companies since the 1980s and has the resources and connection to UF to help business change the world.



## COPELAND PARK

Copeland Park is an established and mature zone that's focused solely on businesses. It's fully developed and ready to help companies thrive.



## THE CONVERGENCE

Research meets residential at Convergence Park. You'll find a walkable and vibrant town center with retail and restaurants as well as office and lab space.



## FOUNDATION PARK

An expanding zone that provides companies with room to grow. Foundation Park is nonresidential and features state-of-the-art facilities with world-class laboratories to help companies grow.



## RAVINE PARK

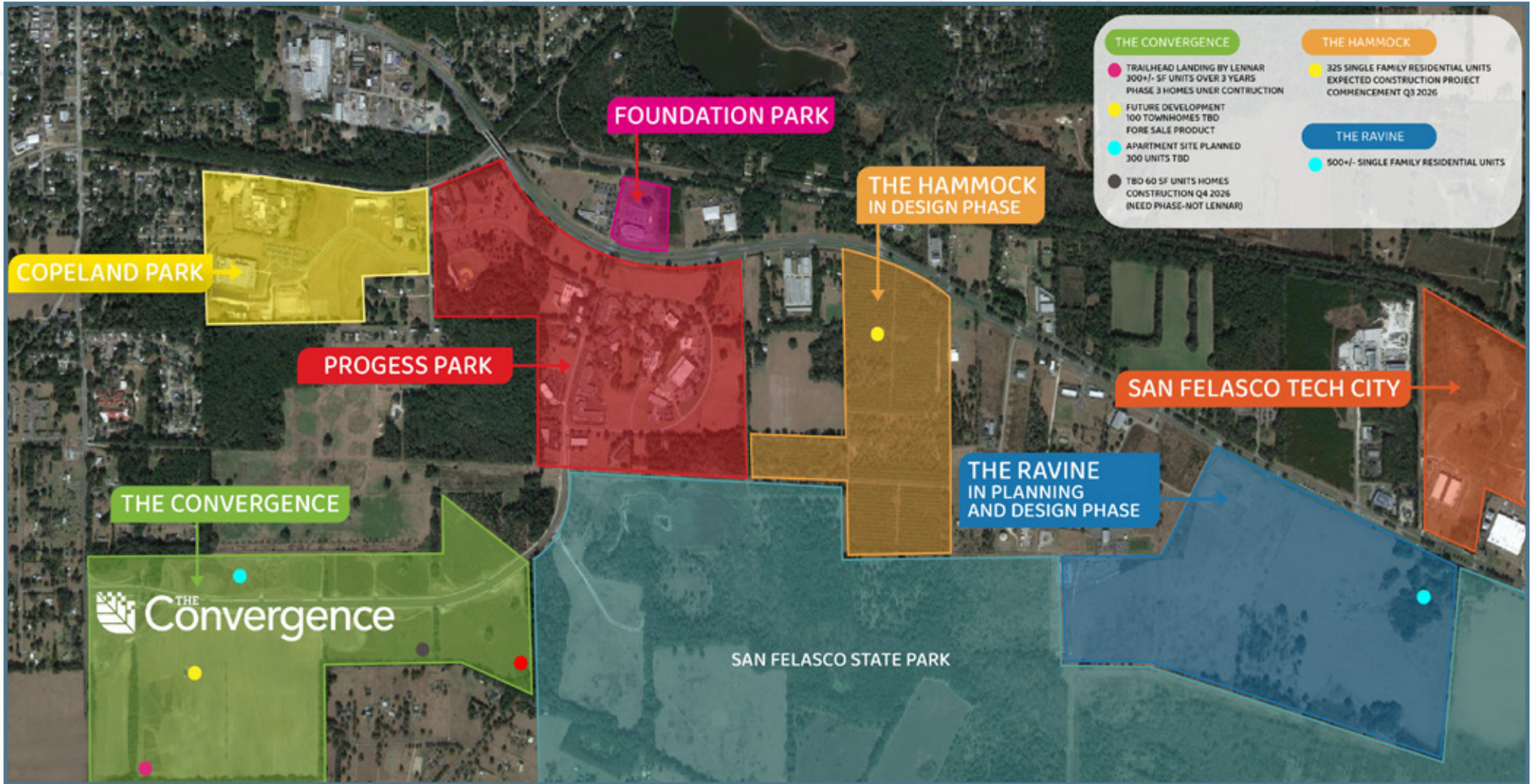
Family life is at the heart of Ravine Park. This zone is for traditional residential with 200 single-family homes and retail, a grocery store and more.



## HAMMOCK PARK

With ecotourism and adventurous activities, Hammock Park is a playground for visitors to Progress District. It's a non-residential zone with space for advanced tech companies.

# PROGRESS DISTRICT MAP



# ANCHORED BY TWO ESTABLISHED INSTITUTIONS

The Progress District is home to one of the first bio-business incubators in the United States, and a college focused on emerging technology degrees.

## UF INNOVATE | ACCELERATE AT SID MARTIN BIOTECH

UF Innovate | Accelerate at Sid Martin Biotech Incubator (“SMBI”) was created, engineered, equipped, and opened in 1995 as one of the first bio-business incubators in the United States. The facility is located just outside of Gainesville, Florida in the Progress Corporate Park in the City of Alachua. The Incubator helps bioscience entrepreneurs in all product areas relating to the life sciences, biomedical research, medicine, and chemical sciences by providing specialized laboratory space, equipment, education, mentoring, networking, and investment. To date, over 60 biotechnology startups have graduated from the Incubator and become self-sufficient companies or were acquired. UF Innovate | Sid Martin Biotech Incubator provides a “one-stop-shop” for everything you need to grow a biotech/bio-med/bio-ag startup company, including sourcing talent, finding capital, and a quality work environment. The facility is a three-time recipient of the Global Business Incubator of the Year award by the International Business Innovation Association (InBIA).



## SANTA FE COLLEGE PERRY CENTER

The Charles R. and Nancy V. Perry Center for Emerging Technologies is located in Alachua, the heart of Florida’s high-tech corridor, about 13 miles from SF’s Northwest Campus. The Perry Center provides citizens of northern Alachua County an opportunity for a college education close to home. The Perry Center focuses specifically on emerging technology degrees. The 30,000 square foot building opened in 2009 and has functioning laboratories and state-of-the-art technology classrooms. The Perry Center is intentionally located near Santa Fe High School, which offers a biotechnology program that articulates to the SF Biotechnology A.S. Degree, and across the street from Progress Corporate Park. Progress Park, a growing industrial park with approximately 1,000 employees, is anchored by the University of Florida’s Sid Martin Biotechnology Incubator, RTI Surgical, Intermed, and graduates of the UF Sid Martin Incubator — Nanotherapeutics, Banyan Biomarkers and Axogen.



SANTA FE COLLEGE  
PERRY CENTER

# COMPANIES WITHIN PROGRESS DISTRICT



MOMENTUM LABS

Momentum Labs is a biotech hub located in The Convergence at Progress District. The 55,000 square foot facility offers room for companies to grow and includes lab space, private offices, co-working spaces, cutting-edge shared equipment, and specialized amenities. Resident science entrepreneurs also get access to tailored programming, concierge-level services, an expansive resource network, and connections to capital.



UF INNOVATE | SID MARTIN BIOTECH

World-renowned incubator serves as the primary pipeline for the park. It has nurtured over 100 startups—including alumni like Axogen—providing the critical wet lab space and mentorship that fuels the district's growth.



THE JACKSON LABORATORY

The Jackson Laboratory (JAX), founded in 1929 in Bar Harbor, Maine, is a nonprofit leader in genetics research. Known for expertise in mouse genetics, JAX houses one of the largest repositories of lab mice for studying diseases like cancer, diabetes, and Alzheimer's. It advances biomedical research, offers educational programs, and provides genetic testing worldwide, with facilities in Connecticut and California.

# MAJOR HUB FOR BIOTECH, EMPLOYING 1,100 PEOPLE.



EVERGEN

Evergen, formerly known as RTI Surgical. Our new name reflects our renewed commitment to accelerating the development of cutting-edge, patient-centric regenerative medicine solutions.

# TOTAL OF 38 COMPANIES AS OF LATE 2024/EARLY 2025.



ETECTR

eTectRx is a digital health company that uses the eBurst™ wireless sensor technology to create solutions for remote health monitoring. Their ID-Cap® System and eBrief™ System aim to improve patient engagement and health outcomes for patients, providers, and payers by promoting accountability and awareness. The company's website also provides information about their team, news, and contact details.



NCCER-NATIONAL CENTER FOR CONSTRUCTION, EDUCATION, AND RESEARCH

Not-for-profit, 501 education foundation for professional craft certification, formed in 1996. Recognized by the construction industry as the training, assessment, certification and career development standard for construction.



CANAERY

Canaery is a neurotech company that is developing a "nose-computer interface" to digitize the sense of smell. The company's goal is to use this technology to enhance the capabilities of working animals, such as dogs and rats, to detect scents for various applications. These applications include detecting illicit contraband like explosives and narcotics, identifying pests, and diagnosing diseases like cancer and Parkinson's.



AXOGEN

Axogen is a neurotech company that is a leader in surgical solutions for peripheral nerve repair. Their solutions are used primarily by hand surgeons, reconstructive plastic surgeons, and oral and maxillofacial surgeons in a wide variety of nerve repair surgeries.

# MEET PROGRESS PARK



# RESEARCH COMMERCIALIZATION

Without a doubt, the University of Florida is a launchpad for research, technology, and innovation. "Better Research for a Better State" is a university motto we stand behind. It is home to 22 departments that focus on Life Sciences. This solidarity speaks to the growing Bioscience and Life Science cluster that continues to prosper in the greater Gainesville area.

UF HAS TWO OF THE TOP INCUBATORS IN THE COUNTRY (UF INNOVATE THE HUB AND SID MARTIN BIOTECH)

#1 PUBLIC UNIVERSITY BY WALL STREET JOURNEY (2025)

UF #2 IN THE U.S. FOR TECHNOLOGY TRANSFER



**130,000 SQFT**

ONE OF THE **LARGEST SUPER HUB PROGRAMS** IN THE U.S.



**\$1.33 BILLION**

RESEARCH EXPENDITURES



**10,000**

FLORIDA JOBS FROM UF-LICENSED COMPANIES



**\$12 BILLION**

INVESTMENT IN INCUBATOR COMPANIES



**14 INTERNATIONAL AWARDS**

AS LATE 2025, **UF INNOVATE | ACCELERATE (INCLUDING SID MARTIN BIOTECH)** HAS EARNED A TOTAL OF 14 INTERNATIONAL AND INDUSTRY AWARDS.

# THE CONVERGENCE

Merging Eco-tourism with research and development.

The Convergence is a mixed-use development that will enable more community members who work in Alachua’s growing biotech and life science industries to live and enjoy recreational activities without the need for a long commute. The 420-acre research community is being developed and its purpose is to serve not only the employees who will work on campus but other community members as well. The project will be located within the Progress District and will be anchored by Momentum Labs. The park will have a 10,000 square foot multi-functional conference and meeting center, which will have a dividable meeting area that can accommodate up to 300 people. The park will also have 1,000 new residential units, including cottage homes and Trailhead Landing, a single family-homes community by Lennar, and 3,000,000 square feet of commercial space. The first phase of The Convergence will be an opportunity to merge Eco-tourism with research and development.



# ALACHUA COUNTY DEMOGRAPHICS

For the 2024–2025 period, Alachua County's demographics reflect steady growth and a stabilizing economic environment.



**TOTAL POPULATION**  
**291,782 (2024)**  
(Actual Report Via FRED)



**GROW RATE**  
**6.4% INCREASE 2024**

**TOTAL POPULATION**  
**300,783 (2025 PROJECTION)**  
(State EDR Estimated)

**GROW RATE**  
**7.2% INCREASE 2025**  
(State EDR Estimated)



**MEDIAN HH INCOME**  
**\$63,361 (2024-2025 ESTIMATE)**



**HOUSEHOLDS**  
**115,000 - 117,000**

**AVERAGE HH INCOME**  
**\$92,218 (2024-2025 ESTIMATE)**

ENTREPRENEURIAL SPIRIT. INNOVATIVE SOLUTIONS.

That is the embodiment of Swift Creek Commercial.

RELATIONSHIPS.

We are project and account oriented. We have built our business through relationships, one at a time. We service our valued clients in every aspect of their real estate needs. Every relationship receives a uniquely crafted formula for long-term success.

GET IT DONE.

We deliver! Our mindset of “not accepting no as an answer” has allowed us to persevere through many projects which others found too challenging or impossible. This is achieved through our skill, perseverance and understanding of our clients needs and unwavering intent to be excellent and knowledgeable.

BREAKING THE NORM.

While many firms strive to get as many listings as possible. We have chosen a different path. Our model is not to park listings, but rather strategically take on deals that allow us to put our skill set to work and to align partners. By being able to bring the right partners and properties to the table, we can ensure the success of any given deal.

SUCCESS.

We do not measure success by the number of deals we close. We measure success by the value we bring and the positive lasting effect on our clients, our region, and our team.



**AMBER**  
**CRAWFORD,**  
BROKER / OWNER  
LIC. REAL ESTATE BROKER  
FLORIDA, GEORGIA,  
ARKANSAS

## THIS IS SWIFT CREEK

Founded in 2006, Swift Creek serves the North Florida Region through a business philosophy rooted in the values of specialization, connection, grit, and integrity. Swift Creek has a heritage of excellence, building on generations of family-based dedication to service in the real estate sector. When a family's understanding of an industry runs generations deep, there's a preconceived notion of trust and experience in the customer's mind. We never forget that. While Swift Creek is a creation of the current generation, we honor the knowledge, experience and values we have inherited by using them as a springboard to success. Not only have we picked up the gauntlet of innovation, we're chugging ahead with it at full steam. You can see it in our hiring practices of bringing the best talent with the uncanny knowledge for acreage and commercial real estate on board. It's keeping our divisions anything but divided through continued collaboration, which puts creative thoughts on the table and delivers outstanding results to our clients. Mix that with the humble, hard working attitude that's been handed down through the decades, and you're set up for success. Every day we're tackling and overcoming challenges, building relationships and making our clients happy. At Swift Creek we believe in doing something you love. And we're fortunate to be doing just that.

## AT OUR CORE

### COLLABORATIVE

By working together we find out-of-the box solutions and deliver exceptional value to our clients.

### GRIT

Tell us something is impossible. Tell us it can't be done. Our response will always be: We'll see about that.

### EXPERTISE

We are all masters of our individual crafts. Our expertise comes through again and again to the benefit of our customers.

### RESOLUTE

Our obsession with doing right by our clients and each other drives us and is ultimately what makes us successful.

### MULTIFACETED

No two real estate deals or transactions are exactly the same. We have the experience and the knowledge to handle many unique scenarios with a range of variables.

### PASSIONATE

Building relationships and putting mutually beneficial deals together are what inspire us every day.

### FAMILY

While some of us are related by blood, everyone here is bonded together by an overwhelming sense of kinship.

### INTEGRITY

We believe in doing the right thing, the right way, no matter what. We stand for it.

### FEARLESS

We have an extraordinary lineage in the real estate business, but we're not here to coast along. This is about making our own way.

### CONNECTION

We invest in building and maintaining deep networks and a connection to others in our industry. Our network brings irreplaceable value and comes through for our clients, time and time again.

SPECIALIZATION + CONNECTION + GRIT + INTEGRITY =  
SOLVES PROBLEMS & EARNS BIG RESULTS  
AT SWIFT CREEK WE WIN BIG FOR OUR CLIENTS AND OUR TEAM