



CHORI

Children's Hospital Oakland Research Institute

5700 Martin Luther King Jr Way, Oakland, CA 94609



Institutional Grade Wet Laboratory Space for Lease
Single Stations to Large Laboratories Available

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HIGHLIGHTS

- Affordable Lease Rates
 - Flexible Lease Terms
 - Large Secure Labs Available with Offices
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- Biology and Chemistry Labs
 - Single Knee Hole Stations available
 - Staffed Vivarium Facility
 - Turn-key Lab Space
 - Clean and Controlled Single Pass Air Environments*
 - Process Piping throughout (D.I., Vacuum, Compressed Air, Gas, etc.)
 - Showers and Lockers
 - Shared Amenities
 - Meeting Rooms, Auditorium, Library, Courtyards and Parking*
 - Shared Facilities
 - Autoclave, TC Rooms, Shared Equipment Area, Freezer Farms*
 - Extensive Equipment Access
 - Epoxy and Trespa Benching throughout
 - Spacious common areas and relaxing environment
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- Extremely collaborative and supportive environment
 - Full IT Services Available
 - Institutional Quality maintenance of entire facility
 - Directly adjacent to BART line

Destination from CHORI		Distance (Miles)
Ashby BART Station		0.8
MacArthur BART Station		1.1
Downtown Berkeley		2.0
University of California, Berkeley		2.1
Downtown Oakland		3.8



THE MARKET

The Oakland / East Bay submarket is home to anchor research institutions, prestigious universities and major healthcare companies like Novartis and Bayer Healthcare. The Oakland Enterprise Zone was established in 1993 to revitalize the business area by offering tax incentives. The creation of the Enterprise Zone led to the emergence of Berkeley and Emeryville, which today represent two of the largest life science markets in the Bay Area.

Children's Hospital Oakland Research Institute (CHORI) is recognized as one of the world's leading pediatric research centers.

With **more than 200 scientists**, post-doctoral and clinical fellows, and laboratory staff focused on advancing children's health, CHORI is engaged in hundreds of clinical trials in the areas of immunobiology, infectious disease prevention, hematology, oncology, nutrition, cardiovascular disease and diabetes, as well as genetics and genomics. Our basic, clinical and translational research is **supported by \$37 million in extramural funds** from the National Institutes of Health (NIH), Industry partners, as well as generous donations by foundations, corporations and individuals.

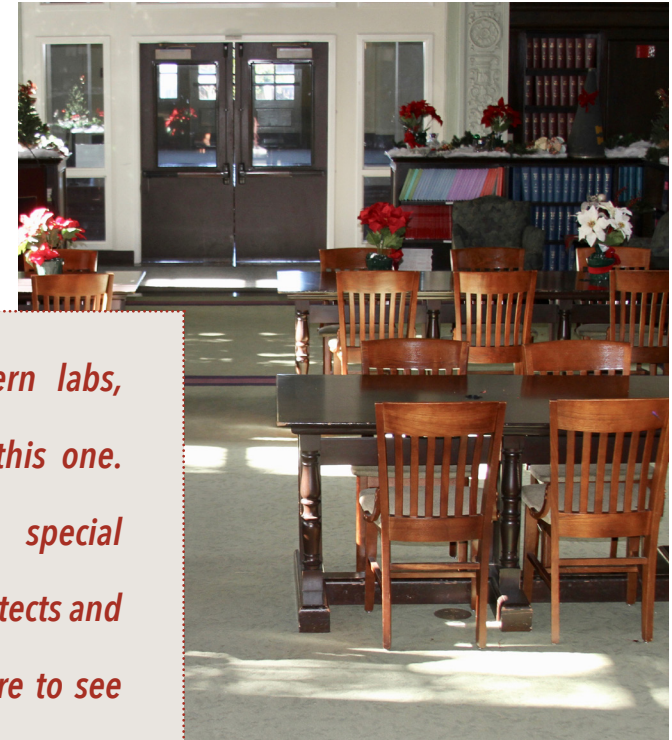
CHORI research centers include: Cancer, Critical Care Medicine, Genetics, Immunology & Vaccine Development, Nutrition and Metabolism, Prevention of Obesity, Cardiology Research, Sickle Cell, Thalassemia

CHORE research services include: BACPAC Resource Center, Cell Sorting, Elemental Analysis, Genetic Testing, Mass Spectrometry, Microscope Imaging, Molecular Diagnostics, Sibling Donor Cord Blood, CHORI IT Service, Supply Chain Management
CHORI Facility

A remarkable example of historic landmark preservation combined with modern technology, CHORI is housed in the renovated University High School of Oakland.

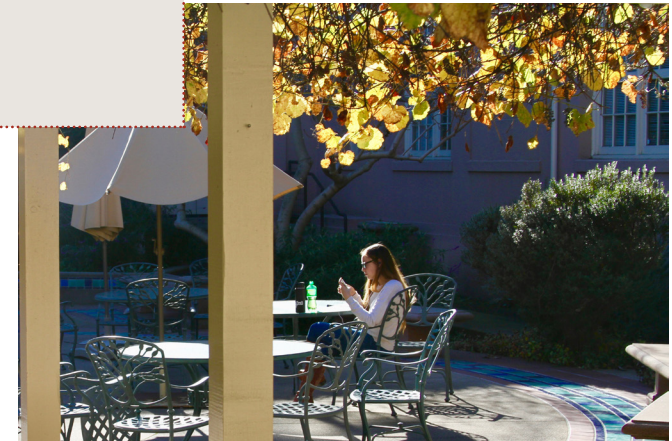
Its **80,000 square feet of space**, CHORI's facilities are equipped for biochemistry, hematology, molecular biology, immunology, mass spectrometry, genetics, genomics, cell biology research, and microscopy. All essential equipment and facilities are backed up by emergency power and critical systems such as freezers and incubators are monitored 24 hours a day.

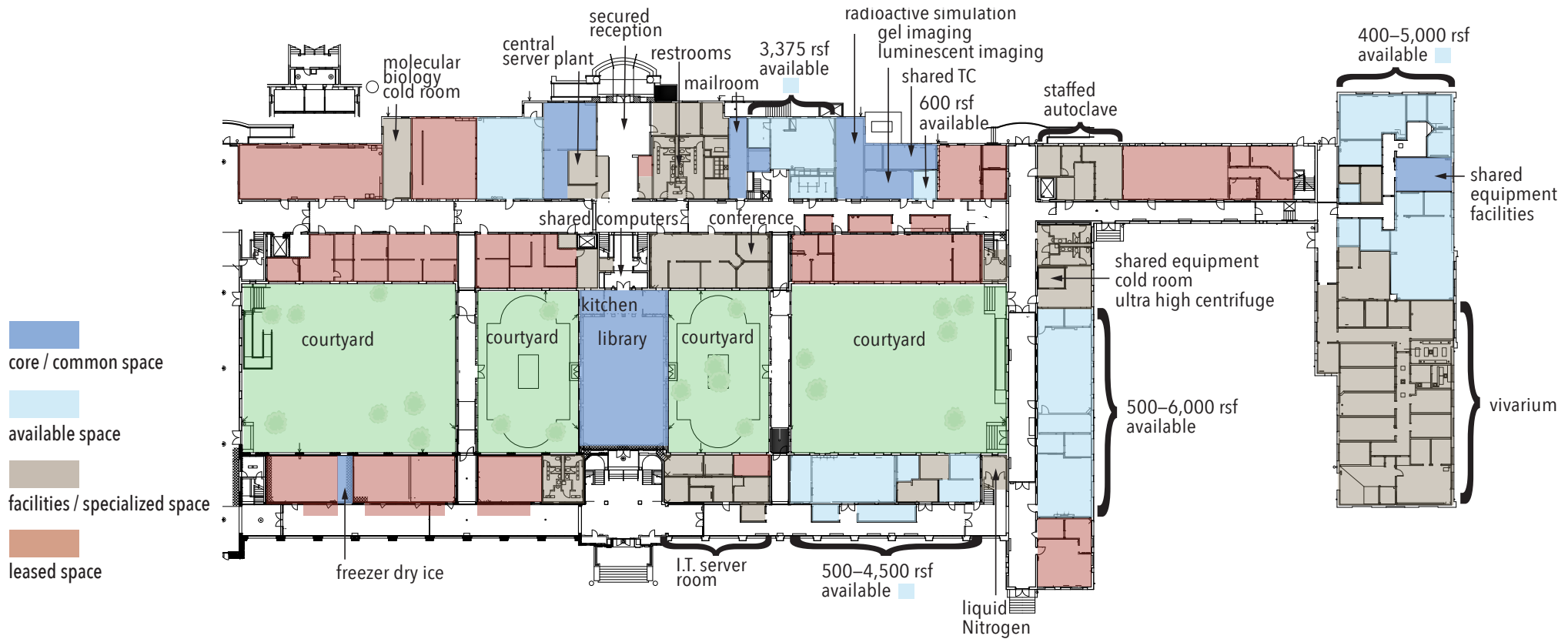
Offering the highest standard of excellence in research facilities, CHORI also honors its historical aesthetics. CHORI's renovation was recognized with a Governor's Award of Excellence in Historic Preservation.



*"I've seen a lot of modern labs,
but none as beautiful as this one.
Every research lab had special
requirements, and the architects and
builders went to special care to see
we had what we needed."*

- Greg Moe, PhD





Staffed Autoclave



Tissue Culture Rooms

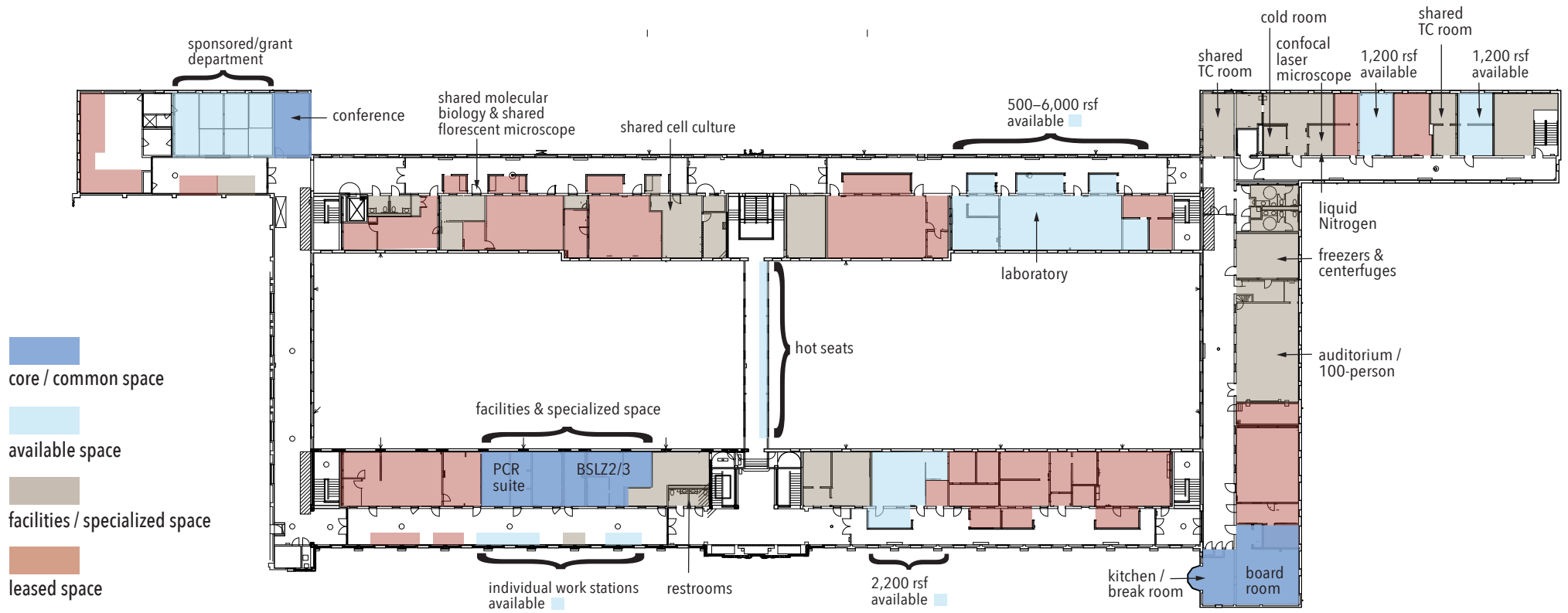


Equipped Vivarium



Shared Labs





Shared Equipment



Move-In Ready Labs



Board Room



Auditorium



TECH TRANSFER SUCCESSES TO DATE:

204
New
Invention
Disclosures

26
License
Agreements
Negotiated
Including
34 Technologies

\$4,776,884
Gross Licensing Revenues

86
New
Patents
Issued

380
Patent
Applications
Filed

15 New Invention Disclosures
in the Last 12 Months

• **CHORI excels among the leading biotech enterprises in the San Francisco Bay Area.**

• **Providing an open, engaged and interdisciplinary environment, CHORI fosters innovative discoveries that change lives.**

• **More and more CHORI discoveries are reaching fruition through collaborative research and development efforts with industry partners.**



4,550 SQUARE FEET DEDICATED TO PHARMACOLOGY RESEARCH

CHORI operates a state of the art pharmacology research vivarium within the CHORI campus which is available for contractual use by tenants and members of the CHORI community. The CHORI vivarium features state-of-the-art equipment and caging systems and are staffed by well-trained and friendly personnel. CHORI's professional staff takes care of all aspects of the operation of the facility, including:

- Daily animal health check and husbandry service
- Daily cleaning of facility
- Routine cage change
- Animal ordering and receiving
- Waste management (including BSL-2 and hazardous waste)
- Health and safety compliance
- Routine veterinary care
- Animal welfare compliance
- Vivarium rooms of various sizes are available for long term or short term use to house your laboratory animals. Some of our vivaria also include support facilities such cell culture rooms, molecular biology laboratories, and conference rooms.

CHORI's scientific team is available to provide technical and surgical assistance on an as-needed basis for tenants and members of the CHORI community.

Features of CHORI's Vivarium include:

- AAALAC accreditation
- State radiation license
- Full time sentinel program
- IACUC review and oversight
- Experienced attending veterinarian
- HEPA filtered, individually ventilated, fully disposable/recyclable Innovive rodent caging
- Biosafety Level-2 safety cabinets
- Procedure rooms
- Dedicated necropsy room
- Available technical and surgical support from our research scientists

<p>CHORI Facility Located 2 miles from UC Berkeley, CHORI opened in 1998 and quickly became one of the nation's top pediatric research centers in National Institutes of Health extramural awards.</p>	<p>Flow Cytometry Core Core has a LSRII Fortessa and FACSAria cell sorter with 3 size lasers (355nm, 488 nm, 635 nm) and BioBubble for sterility & pathogen containment.</p>	<p>Red Cell Laboratory Measurement capabilities of various blood biomarkers in human and animal samples, including biophysical and biochemical properties of red cell membranes, oxygen affinity, density profiles, etc.</p>
<p>Animal Research Facility With complete environmental control and 24-hour monitoring, the facility consists of 4,550 square feet, and various spaces including 6 animal holding rooms, 2 procedure rooms, surgery room, showers, wash area, office, etc.</p>	<p>Microscopy Core Zeiss LSM710 laser-scanning confocal microscope, Olympus IX71 Live-cell fluorescence, Zeiss Axiovert 25 Fluorescence inverted, and Keyence All-In-One Fluorescence BZ-X700</p>	<p>Other Shared Equipment Availability of fluorescence/luminescence/absorbance microplate reader, multimode imagers, liquid scintillation counters, ultracentrifuges, dry ice & LN2 service, etc.</p>
<p>Molecular Biology Resources Multiple molecular biology shared areas have an Agilent Bioanalyzer, QuantStudio, epiMotion, Advanced Analytical Fragment Analyzer, Nanodrop, & numerous thermocyclers.</p>	<p>Share Cell Culture Facilities Five shared cell culture rooms that range between 200-400 sq. ft., containing 10 tissue culture hoods and 16 incubators, harvester, microscope, centrifuges, etc.</p>	<p>Computer and Network Support Virtualized and fault tolerant server environment with failover capability is in place, using clustering and VMware. Data is backed up daily and stored offsite, networks powered by Cisco solutions.</p>
<p>Isolated PCR Suite 300 sq. ft., comprising 3 rooms containing a 2-chamber freezer, 2 bio-safety hoods, countertop work area, storage, centrifuges, and a flammable storage.</p>	<p>Elemental Analysis Facility Has an Agilent 5100 Synchronous View-Dual View inductively-coupled plasma-optical emission spectrometer, capable of simultaneous analysis of more than 30 elements.</p>	<p>Conference Spaces Research library is 3,000 sq. ft. with 1,066 linear feet of shelving for journals and books. Numerous seating areas with easy chairs, library tables, study carrels and computer terminals.</p>
<p>BSL-2+ Infectious Disease Suite Facility consists of a suite of 2 anterooms, 2 experimental room, and 1 pass-through autoclave designed for exclusive use of BSL-2+/3 level human pathogenic organisms.</p>	<p>Mass Spectrometry Core Core has an Agilent 6490 liquid chromatography-tandem mass spectrometer, Hewlett Packard 5975 gas chromatography-tandem mass spectrometer, and PEAK Nitrogen Generator System</p>	<p>Zeiss confocal microscope Microscope & Imaging Facility - CHORI maintains a Zeiss LSM 710 confocal inverted microscope configured for real-time, live-cell imaging & localization of immunofluorescence of multiple probes in fixed specimen.</p>