



Colliers

Columbus & Life Sciences:

What to Expect

Presented by:
Colliers | Columbus
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Accelerating success.

Contents

A blue-tinted photograph of a laboratory setting. In the foreground, a glass beaker is partially filled with a liquid. A pipette is positioned above it, with a drop of liquid falling into the beaker. In the background, another glass beaker is visible, and a larger glass bottle is partially seen. The overall scene is clean and professional, typical of a scientific or biotech environment.

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What is the Life Sciences/ Biotech Industry?

The Covid-19 pandemic caused push back to certain sectors within commercial real estate, but the life sciences/biotech industry did not follow suit. This industry surged as the need for vaccines and therapeutics increased throughout 2020 and - is continuing into 2021. So, what are the life sciences and biotech industries? The life sciences industry is centered around protecting and improving organism life – human, animal, and plant. Similarly, the biotech industry uses living organisms to create and develop products. Look for life sciences/biotech to be a focal point within commercial real estate going forward.



Columbus' Future in the Field



In the future, Central Ohio can anticipate steady development in the life sciences sector. The demand for biotech research was rising pre-COVID and the pandemic fueled this growth with the immediate need for vaccines and therapeutics. Although cities like Boston and San Francisco will continue to see activity from these types of users, there is also a move to secondary markets. Columbus has an upper hand, as rents are much lower and land is more available than in established markets in the sector.

Another factor that life sciences companies look for in their location searches is the presence of distinguished universities with top candidates and research institutions. This bodes well for Columbus' future in the industry, as the city is home to over 50 colleges and universities, most notably The Ohio State University. The area is also home to various research hospitals, like Nationwide Children's Hospital and Wexner Medical Center, that are leading the charge in innovative work such as gene therapy. Additionally, the recent addition of Amgen's manufacturing facility in New Albany is expected to propel further investment and development in the biotech field. With more secondary markets moving into spotlight, the future looks bright for Columbus in the life sciences and biotech world.



Columbus Life Sciences Locations

Amegen

- New Manufacturing facility in New Albany
- \$365 million investment
- Created 400 jobs

AmplifyBio

- 210,000 SF biotech lab on the Battelle Campus in West Jefferson
- They develop and research their own therapies and contract research for other biotech companies

Andelyn Biosciences

- Current location at Nationwide Children's Hospital
- Manufactures gene therapy products for the biotechnology and pharmaceutical industry

Andelyn Biosciences

- Just signed a lease at VanTrust's new flex space in Dublin, expanding their Central Ohio footprint

Andelyn Biosciences

- Planning to open a manufacturing facility in the Columbus Innovation District on OSU Campus

Forge Biologics

- Raised \$120 million for expansion
- Driven to find treatments to rare genetic diseases and manufacture bioengineered materials as a contractor for other researchers

Sarepta Therapeutics

- 85,000 SF space
- Perform gene therapy to treat rare diseases
- Added 100 jobs as a part of the expansion
- Invested over \$30 million



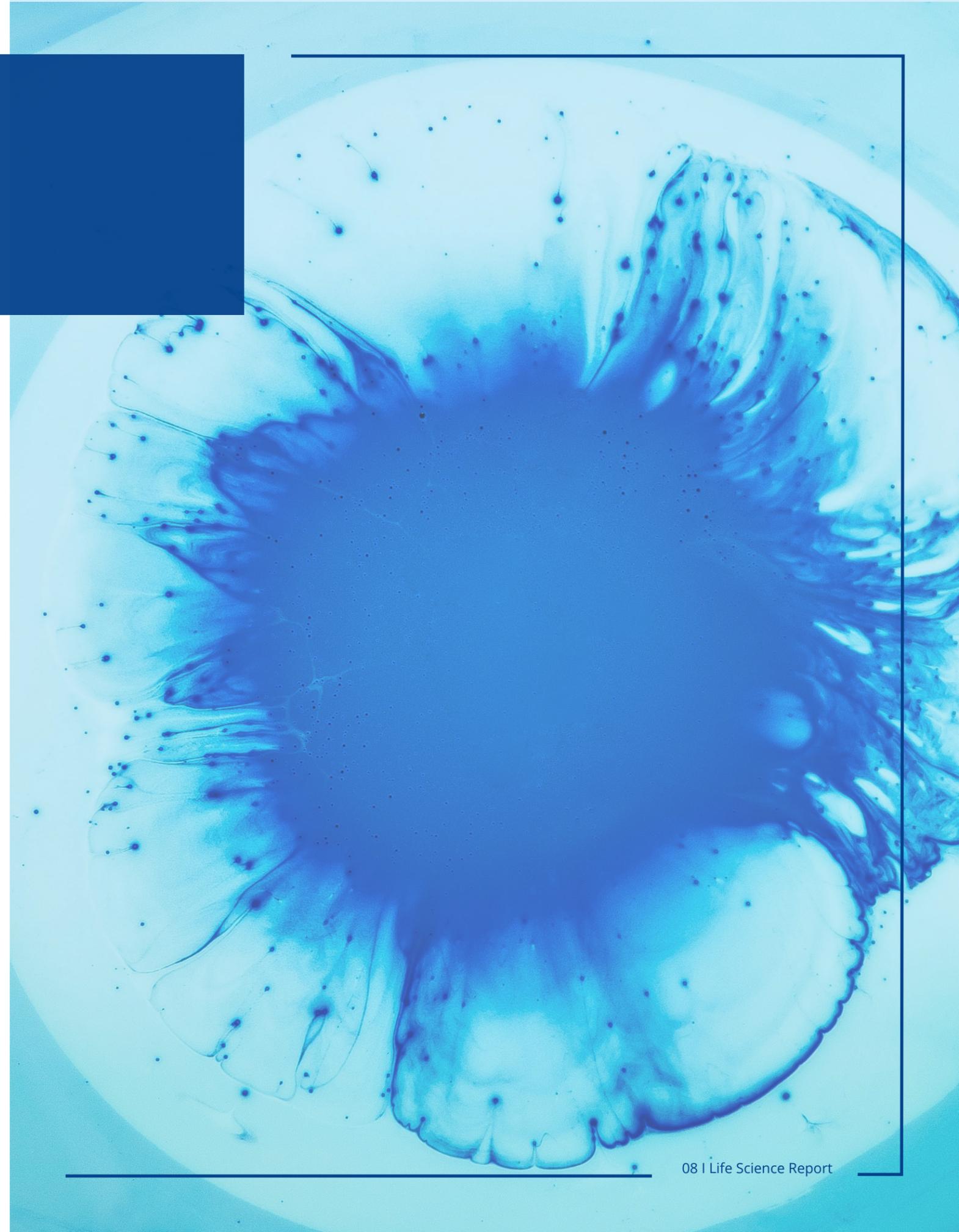
●	Amgen	Beech Road & Route 161, New Albany, OH 43054
●	AmplifyBio	1425 NE Plain City-Georgesville Rd, West Jefferson, OH 43162
●	Andelyn Biosciences	575 Children's Crossroad, Columbus, OH 43215
●	Andelyn Biosciences	5185 Blazer Parkway, Dublin, OH 43017
●	Andelyn Biosciences	1250 Arthur E Adams Dr, Columbus, OH 43221
●	Forge Biologics	3900 Gantz Road, Grove City, OH 43123
●	Sarepta Therapeutics	3435 Stelzer Rd, Columbus, OH 43219

Growth in Secondary Markets



The Columbus life sciences/biotech market is starting to see growth, and some predict there is more to come. Recently, Columbus made a huge stride in this area with the addition of Amgen, which will break ground in New Albany Fall 2021. Amgen is a top biotech company worldwide and is one of 30 companies included in the Dow Jones Industrial Average. The development will be a 365-million-dollar investment including 270,000 square feet of manufacturing space. This facility is a big step for more potential biotech /life sciences companies coming to Columbus in the future.

Other mid-sized markets have seen growth within the life sciences/biotech industry as well. Nashville has become a top ten fastest growing biotech market for job opportunity. Over the past twenty years, Pittsburgh has added 155 life sciences firms. Other Ohio markets such as Cleveland and Cincinnati are finding success in this industry too. Cleveland has over 30 research and academic institutions in the area, two of which are Cleveland Clinic and Case Western Reserve University. In their most recent report, Cleveland Clinic was recognized as “America’s Best Hospitals” by U.S. News and World Report, while Case Reserve has become a top research and medical school across the U.S. In 2018, Cincinnati invested over 81 million dollars in 16 life sciences companies. Similar to Cleveland, Cincinnati is home to a large university and medical institution contributing to the industry - University of Cincinnati and Cincinnati Children’s Hospital.



Key Markets in the Sector

Life sciences is a rising industry across the country, but there are a few key markets that have seen exponential growth in the field. The San Francisco area, which is home to one of the largest biotech clusters in the world, has been dubbed the “birthplace of biotechnology”. According to a recent Colliers report, the area has over 36 million square feet of biotech space. Prominent companies in the industry like Genentech Inc. and Gilead are headquartered in San Francisco, and the workforce draws from top universities in the area like Stanford and University of California San Francisco. The city also maintains its growth in life sciences by planning for continued expansion. There is about 5 million square feet of research and development space in the pipeline, which will help meet demand from other biotech companies.

Another biotech powerhouse in the United States is Boston. The same Colliers report states that there is more than 31 million square feet of biotech space in the area, and another 41 million square feet proposed for development in the near future. Established companies in the field such as Takeda and Novartis, as well as growing companies like Moderna, call Boston home. Additionally, the presence of leading academic institutions such as Harvard and Massachusetts Institute of Technology provide the city with a top workforce. The Boston Globe even predicts that the area is set to become the “Silicon Valley of biotech”.

Boston Massachusetts

San Francisco Bay Area California

Funding & Talent

10.8

VC Funding 2020
(\$ Billion)

2.3

NIH Funding 2020
(\$ Billion)

4,806

Biomed Graduates
2020

Funding & Talent

12.5

VC Funding 2020
(\$ Billion)

0.8

NIH Funding 2020
(\$ Billion)

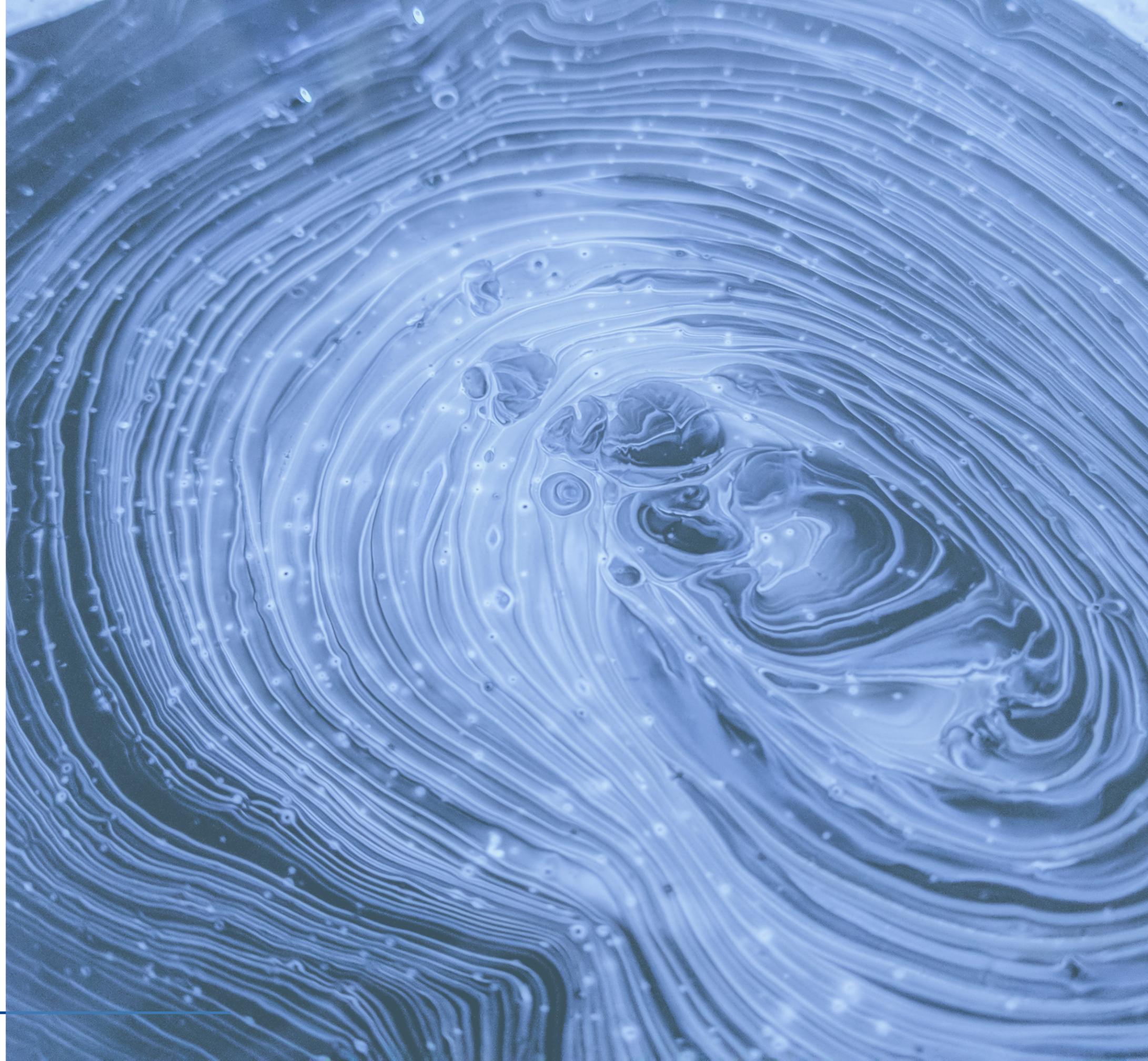
2,509

Biomed Graduates
2020

Source: Colliers U.S.

Sources

One Columbus, Globe St, Columbus Business First, Colliers US, Boston Globe, City of South San Francisco, Straits Research, Investopedia, City of New Albany, Nexstar Media Inc., Pittsburgh Business Times, City of Cleveland Economic Development, Biospace, U.S. News & World Report





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