

JOINN INNOVATION PARK

2600 Hilltop Drive, Richmond, CA, USA, 94806



The Biotech Acceleration Campus

JOINN Innovation Park is a state-of-the-art bioscience complex in San Francisco Bay Area, fully furnished and move-in ready—perfect for both life science startups and established companies. With 10 comprehensive R&D facilities, a full suite of site management services, and the ideal location, the JOINN Innovation Park provides the infrastructure and support your organization needs—so you can focus your efforts on the success and growth of your business.

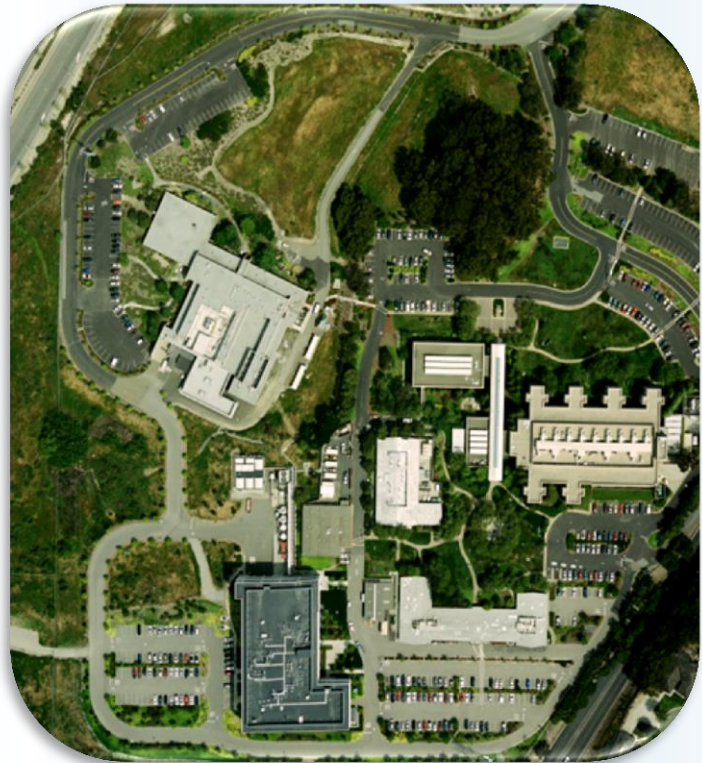
Functionally laid out on 53 acres of prime real estate, JOINN Innovation Park is a picturesque campus with 350,000 square feet of lab, office, and manufacturing space in 6 buildings and is conveniently located just 8 miles from UC Berkeley, 12 miles from the Bay Bridge and 10 miles from the San Rafael Bridge. The Park is only minutes from the Oakland and SFO airports and a wealth of local dining, shopping, designer apartments and fine resorts. The Hilltop Shopping Mall, Richmond Country Golf Club, and Point Pinole Regional Park are all within walking distance.

Ready-to-use Facility

- ✓ **Biotech research facility**
- ✓ **Animal facility**
- ✓ **GMP manufacturing**

Services in Campus

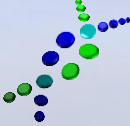
- **Biology therapeutic drug discovery**
- **Small molecule drug discovery**
- **Stem Cell research product and services**
- **Antibody research product and services**
- **DNA sequence and DNA synthesis services**
- **Preclinical services, animal models**
- **PK/PD/ADME and bioanalytic studies.**



Benefits to Biotech Companies

- ✓ **Collaborations with Biotech Companies**
- ✓ **Future Expansion Opportunities**
- ✓ **Angel and Venture Investment**
- ✓ **Security Patrol**
- ✓ **Public Transit**





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Full Service Life Science Buildings

Building	Space sqft	Usage
A	34,800	Headquarter Office Building
B	108,300	Primary Laboratory Building
C	62,892	Vivarium, R&D Labs, Office Building
D	17,300	Administration Office Building
E	11,520	R&D Labs, Office and IT Data Center
L	98,703	Biology GMP Manufacturing Facility
Site Building Area Total Footage		

Research Facilities

JOINN Innovation Park is a comprehensive life science campus with a 350,000 square feet space, that includes:

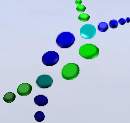
- Chemical and biological labs
- Vivarium and research labs
- GMP manufacturing facilities
- Chemical materials storage
- Hazardous waste processing facility
- 50,000+ square feet office space
- 600 parking spaces

Development Plan

Designed for Scalable Growth

The park is designed for scalable growth, with an additional 650,000 square feet major buildings. It becoming a major life science hub in the already thriving life science community in the Bay Area.





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Scientist Office

Chemical Labs

Biological Labs

Campus Infrastructure and Services

JOINN Innovation Park provides a robust suite of exceptional site management services, including:

Infrastructure

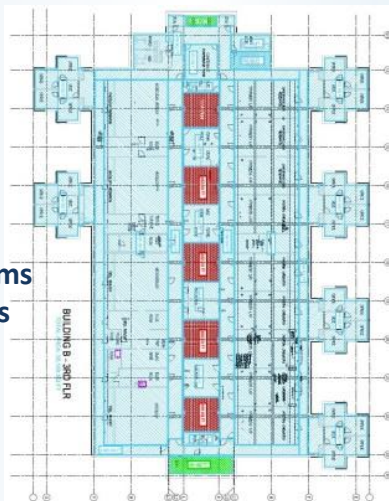
- ❖ 24x7 security guard and badge controlled access
- ❖ Building management system application
- ❖ UPS power supply
- ❖ Emergency power backup
- ❖ Garden campus

Chemical and Biological Labs

- ❖ Build-in lab fume hoods
- ❖ Build-in lab tables
- ❖ Build-in lab level ventilation systems
- ❖ Scientist and administrative offices

Building Services

- ❖ Autoclave
- ❖ Janitorial and lab cleaning
- ❖ Shipping and receiving
- ❖ Trash Service



Air and Water Supply

- ❖ Argon
- ❖ Helium
- ❖ Natural gas
- ❖ Carbon dioxide
- ❖ Compressed air
- ❖ Purified water

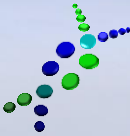
Cooling Products Supply

- ❖ Liquid Nitrogen
- ❖ Dry ice
- ❖ Regular ice
- ❖ Walk-in cold rooms
- ❖ Freezers

Hazard Waste Services

- ❖ Chemical wastes
- ❖ Biological wastes
- ❖ Radioactive wastes





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Ideal Location

JOINN Innovation Park offers a convenient, safe and pleasant place to do business—in the largest biotech area in the nation. Situated in beautiful Richmond, CA, in San Francisco's East Bay, the campus provides quick access to Interstate 80, UC Berkeley, and Regional Park, plus shopping, golf, and a wealth of restaurants all within walking distance. And downtown San Francisco is just a 30 minute drive away.



JOINN Innovation Park Corporation is a life science research and development services company in the San Francisco Bay Area, focused on comprehensive pre-clinic research services, and providing full-service laboratories.

For Leasing Opportunities

To learn more about leasing opportunities at JOINN Innovation Park, visit www.joinnparks.com



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