

Where Life Science Startups Flourish and Grow Into Full Campuses

ZEISS building US Headquarters for Medical Technology Campus

"As a global technology leader, we need an even stronger presence and better networking at the innovation hotspots. Our investments are focused on leveraging the existing potential in our growth markets."

Dr. Christian Mueller, Member of the Executive Board and CFO of the ZEISS Group.



10x Genomics expands to 14.5 Acre Campus

"We took the whole Bay Area into account as we discussed where to have our headquarters, but Pleasanton always came out on top due to its location and affordability for families. With its proximity to Silicon Valley, San Francisco, top-tier institutions and international airports, the Tri-Valley area is truly unique."

Ben Hindson, Co-founder and Chief Science Officer, 10x Genomics



Ecosystem Supports Growth at Every Stage



Market Cap
\$63B



Market Cap
\$14B



Raised
\$400M



Q1 2021
\$160M



Raised
\$57M



Raised
\$24M



Raised
\$20M



Raised
\$10M



TRIVALLEY
THE HEART OF CALIFORNIA INNOVATION™

Proven Success in the Tri-Valley



"When we post a position, we are overwhelmed with applicants, people who don't want to make that commute. We have found that really rich talent pool in the technical space to be a huge advantage."

Karen Drexler, Former CEO,
Sandstone Diagnostics



"When you are starting off a company and you have a lot of different needs...it being affordable here (Tri-Valley) is important. The other aspect which is underappreciated is that this is a reverse commute for all the people who live on the Peninsula, San Francisco and San Jose. We have people from all over."

Serge Saxonov, CEO,
10X Genomics



"The innovation community is thriving here because of a culture of collaboration and exploration."

**Stephanie Beasley, Innovation
and Partnerships Officer,**
Sandia National Laboratories



"The Tri-Valley has access to highly skilled, technical people... it's really a hub with resources that we can draw upon. It's a great place for us to operate."

John Mastrototaro, PhD,
CEO, Movano

Ecosystem Supports Life Science Success



Growing Presence of Life Science Companies

100+ Life Science
Companies & Research
Tenant mix includes
Startups, Unicorns and
Corporate Campuses



Academic & Research Institutions

Two National Labs
Fuel an Open Campus
where Private Industry,
Academia and Lab
Personnel Collaborate



Diverse Workforce

Home to a Highly
Productive & Highly
Educated Workforce
and Population



Capital

\$2.2 Billion in Venture
Funding Invested in
Last Five Years



Collaborative Culture of Innovation

Mentors, Incubators,
Accelerators Support
Ecosystem



Location

I-580 and I-680 Corridors
- BART - Connect Region
to Silicon Valley and
Central Valley Resources



Government & Regional Leaders Support Growth

City Governments - Elected
Officials - iGATE - Innovation
Tri-Valley Leadership Group -
Driving Regional Innovation Hub

Thriving Life Science Cluster



Tri-Valley Offers Space to Grow

Q4 2022 Statistics*

Type	Buildings	Total Square Feet	Total Vacancy Rate	Average Asking Rates Full Service
Office	209	20,722,431	16.3%	\$2.94
R&D / Flex	174	6,533,548	8.2%	\$2.63**
Light Industrial / Warehouse	406	19,672,640	2.3%	\$1.18***

* Source: Colliers Market Research

** The weighted average asking rates for flex is converted to a full service equivalent

*** Average Asking Rates are on a NNN basis



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A Better Life While You Make The World a Better Place



100+

Companies in
the Tri-Valley



\$675M

Total Capital
Raised
Last 5 Years



\$209M

HQ Investments
Last 2 Years



47,674,809 SF

in the Tri-Valley
(Office, Flex, R&D and
Industrial space)

vericool
PACKAGING FOR A GREENER WORLD

Stanford
HEALTH CARE
STANFORD MEDICINE
ValleyCare

s2 Genomics

BOLB

OMRON
adept

Roche

KAISER
PERMANENTE

Abbott

SANDSTONE
DIAGNOSTICS

apton
biosystems

St. Jude Children's
Research Hospital
Finding cures. Saving children.

veeva

BIO-RAD

10X
GENOMICS

UNCHAINED
LABS

GenTegra

Cooper Companies



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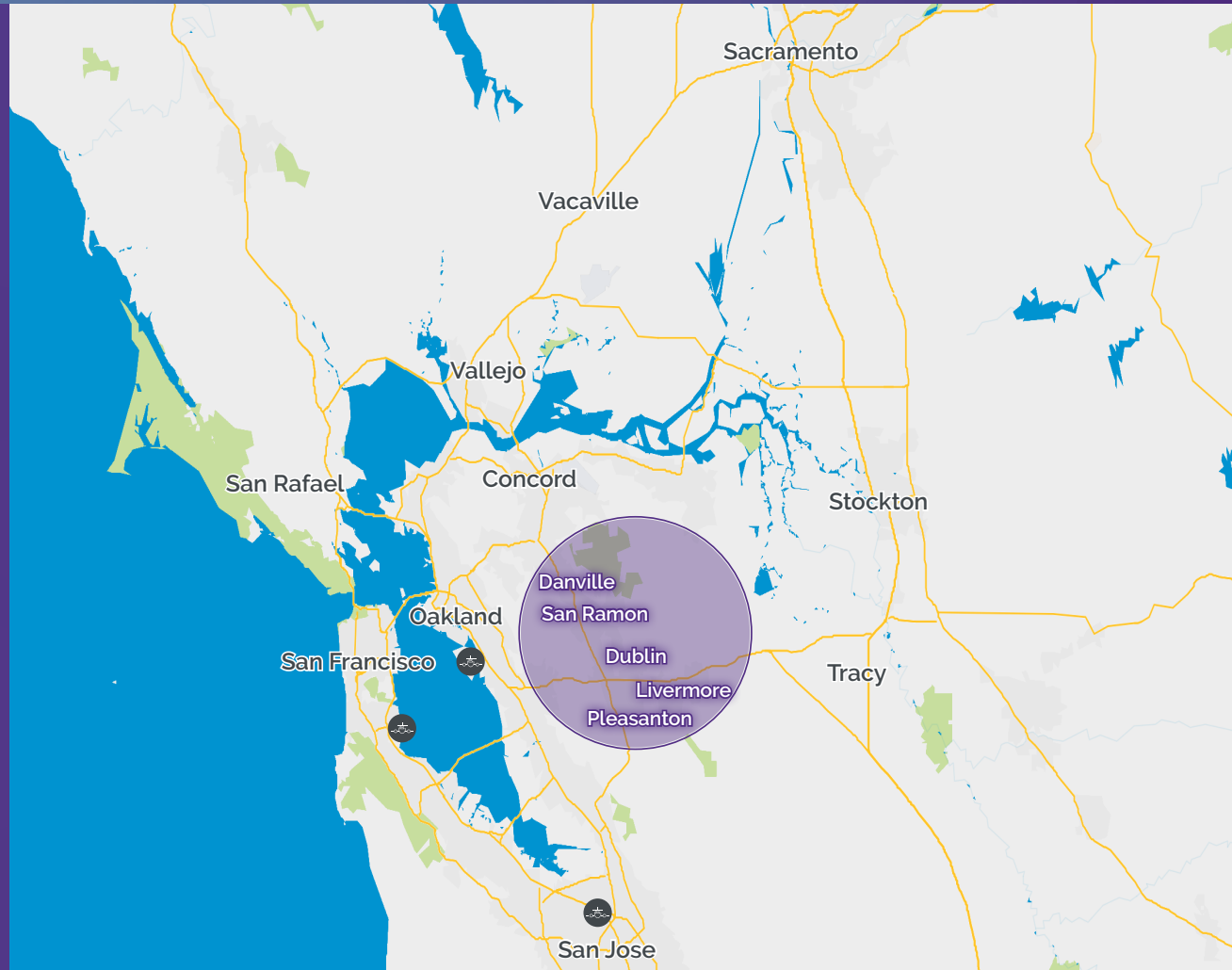
Why the Tri-Valley?

Tri-Valley Life Science Ecosystem

- * A collaborative, emerging life science hub.
- * Highly attractive with both highly educated workforce and access to talent.
- * Home to two national labs the region offers innovative technologies supporting the life science ecosystem.
- * 6,519,649 SF of flex and R&D product - with approximately 8.8% vacancy.
- * Lab space rent from \$1.25 to \$2.50 PSF triple-net (NNN) making other Bay Area life science hubs considerably more expensive.

Tri-Valley Thriving Economy

- * A proven economic juggernaut delivering \$42B GDP, we outpace job growth all across the Bay Area.
- * Innovation ecosystem welcomes new enterprises and ensures the space, talent and productivity needed to flourish.
- * With top public schools in the state, it is a highly desirable area for founders, employees & their families.
- * Focus on transit, urban amenities & open space is attracting educated residents who want shorter commute options.
- * The Tri-Valley is a thriving innovation hub with an excellent quality of life.



Contact

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