

Life Sciences: Denver-Boulder



Market Highlights

- AGC Biologics laid off 68 employees at its cell and gene therapy plant in Longmont and 17 employees at its commercial mammalian plant in Boulder.
- Ambrosia Biosciences has secured \$16.0 million in Series A financing to scale up its drug discovery programs and laboratory operations in Boulder.

Sterling Bay has received approval for the Redtail Ridge Innovation District in Louisville, featuring a mixed-use campus with life sciences, R&D, cGMP manufacturing, office and retail spaces.

Major Developments Under Construction & Proposed



Agilent Technologies

- SF: 198,000
- Expansion of existing facility
- Delivery: 2026
- Developer: Agilent Technologies



Centennial Valley Innovation Center

- SF: 134,393
- Former Lowe's hardware store conversion
- Delivery: Q2 2025
- Developer: Vitrian and Koelbel and Company



Coal Creek Innovation Park

- SF: 360,000
- Expected to start construction in Q4 2024
- Developer: Montgomery Street Partners



Terra Boulder

- SF: 217,000
- Expected to start construction in Q4 2024
- Developer: Schnitzer West and Brue Baukol Capital Partners

Notable Leases



Integrated DNA Technologies (IDT)

4780-4999 Pearl E Cir
48,000 sf
Q2 2024



Novo Nordisk

4780 Pearl E Cir
41,063 sf
Q1 2024



Prospect Life Sciences

11025 Dover St
13,560 sf
Q1 2024



BioLoomics

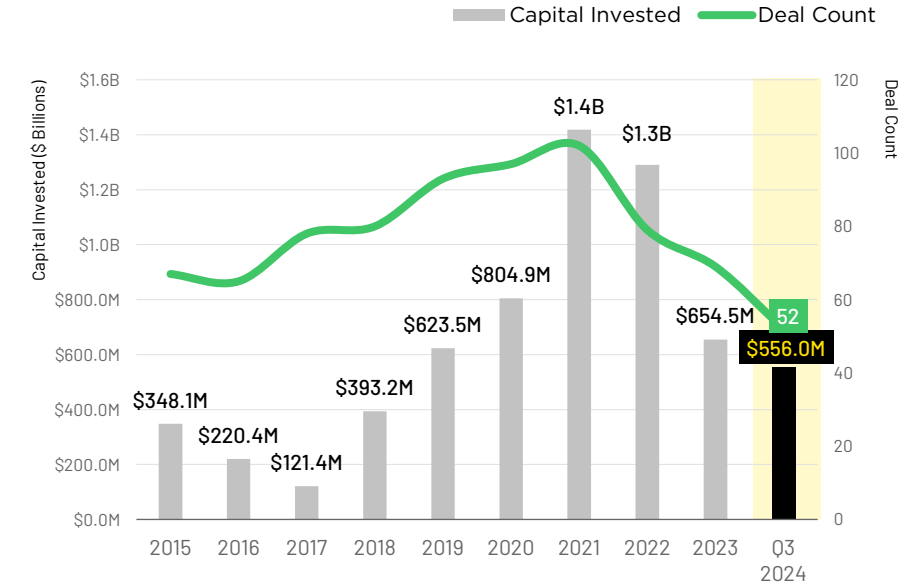
2477 55th St
13,321 sf
Q1 2024



US Med Equip

6446 South Kenton St
9,484 sf
Q2 2024

Life Sciences Related VC Funding



Companies	Deal Size	Deal Type
Ambrosia Biosciences	\$16.0M	Series A
STAQ Pharma	\$11.4M	Later Stage VC
Lazzaro Medical	\$4.9M	Later Stage VC
CIRCA Scientific	\$4.4M	Series B
NICE Recovery	\$3.5M	Later Stage VC