

# Life Sciences: Washington, D.C. Metro Region

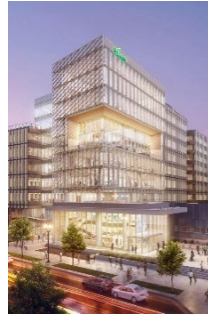


## Market Highlights

- Connect Labs by Wexford Science & Technology, which provides flexible lab space to startups, is set to open its second location, comprising 35,000 square feet (sf), at 4MLK.
- Delfi Diagnostics raised \$100.0 million to develop affordable blood tests for early cancer detection.

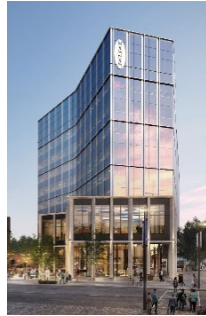
The Maryland Tech Council and BIOQuébec have signed a Memorandum of Understanding (MOU) to establish a framework for cooperation. This initiative aims to facilitate access to resources, international markets, and exclusive events for members of both organizations, fostering growth and innovation within the life sciences industry.

## Major Developments Under Construction & Proposed



### Fuse at Mason Square

- SF: 345,000
- Delivery: Q3 2024
- Developer: George Mason University



### 4MLK

- SF: 253,820
- Located in the University of Maryland's BioPark
- Delivery: Summer 2024
- Developer: Wexford Science and Technology



### Belward Campus

- SF: 750,000
- Three building development
- Delivery: Proposed
- Developer: Trammell Crow



### Pike & Rose

- SF: 260,000
- Delivery: Proposed
- Developer: Federal Realty Investments

## Notable Leases



### Westat

7501 Wisconsin Ave  
182,000 sf  
Q2 2024



### Precision for Medicine

8415 Progress Dr  
42,000 sf  
Q2 2024



### OncoC4

9640 Medical Center Dr  
34,000 sf  
Q1 2024



### Cartesian Therapeutics

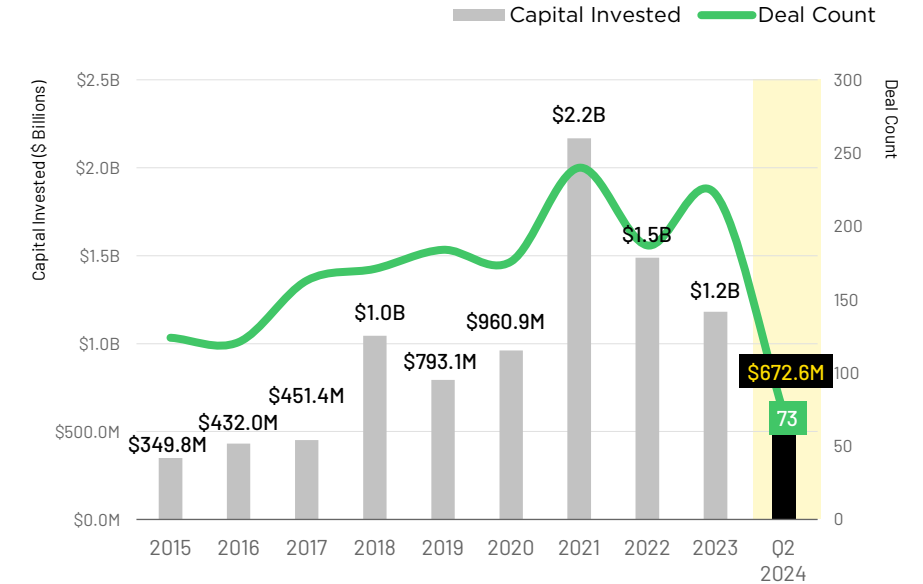
7495 New Horizon Wy  
19,199 sf  
Q1 2024



### BioFactura

8435 Progress Dr  
18,000 sf  
Q1 2024

## Life Sciences Related VC Funding



Companies	Deal Size	Deal Type
Delfi Diagnostics	\$100.0M	Series B
CURIO Legacy	\$14.0M	Seed Round
Rapafusyn Pharmaceuticals	\$12.0M	Series A
Sonavex	\$11.0M	Series A2
BRAINBox Solutions	\$10.0M	Later Stage VC