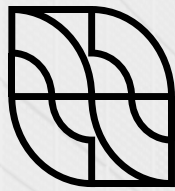


WATERWAY LABS AT 16 TECH 1206 WATERWAY BOULEVARD INDIANAPOLIS, IN 46202



waterway labs

16
INNOVATION
BUILDING 2



simplifying life-changing innovation

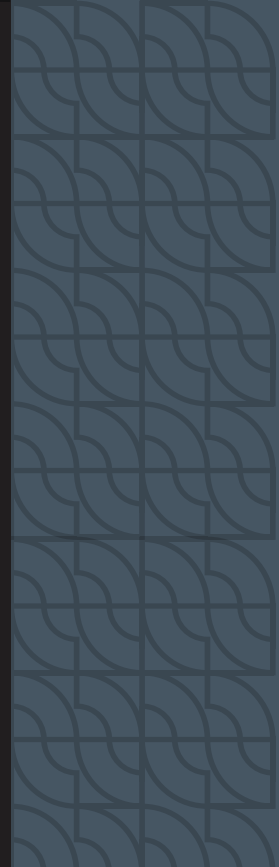
Waterway Labs is simplifying the process of innovation with one of the nation's most groundbreaking research destinations for start-ups and established professionals within the life sciences and biotech industries.

With 100,000 SF of purpose-built lab space in the heart of Indianapolis' booming research market, Waterway Labs is built to amplify one of the most innovative communities in Indiana, foster growth and empower some of the world's most creative minds.

A product of the Science & Technology Division of NexCore Group, a global leader in the development of healthcare and lab space, Waterway Labs represents more than just another building, but a gateway to discovery and an opportunity for innovators to connect and collaborate on the next life-changing breakthrough.

PROPERTY HIGHLIGHTS

- **2 miles northwest of Monument Circle in Downtown Indianapolis**
- **Located within Indianapolis's world-class 16 Tech Innovation District**
- **Proximity and access to top-tier research institutions** and an impressive workforce
- **Centrally located** along the Innovation Corridor
- **Eight (8) separate, 2,000-SF, fully-furnished turnkey lab suites, ideal for start-ups with flexible terms**
- **Multi-tenant, shell lab spaces at 22,000 SF per floor, for companies interested in long-term leases**
- **Brand new, indoor and outdoor common area** amenity and collaboration spaces





NEXCORE GROUP:

building better outcomes

ADVANCING SCIENCE & TECHNOLOGY THROUGH REAL ESTATE

For over 30 years, the NexCore Group has operated with a focus on creating sustainable science & technology spaces, purpose-built to empower discovery through design, advance life-changing innovation.

NexCore utilizes a data-driven approach to real-estate site selection that examines demographics, behavioral and market trends to identify the most promising locations for real estate developments and make informed decisions about the design, amenities and features of their properties.

Investing in spaces that support an “open science” model, NexCore is dedicated to giving early innovators the opportunity to collaborate with commercially minded entrepreneurs and foster the growth academic discoveries, venture capital and innovative businesses.

NEXCORE BY THE NUMBERS

- **15.2M SF** Of Facilities Developed & Acquired
- **156** Team Members
- Operating in **26 States**
- **7.6M SF** Of Real Estate Managed
- **\$5.5B** Total Real Estate Transactions Since 2004
- **\$700M** In Real Estate Investments Since 2021
- **3.3B** Asset Value of Properties Owned & Managed
- **114** Properties Currently Managing
- **214** Projects Developed & Acquired



HATCHSPACES:

fostering innovation

HATCHspaces® is a revolutionary real estate platform meticulously crafted for the dynamic field of life sciences. By creating a platform that caters to the full life cycle of biotech professionals and lowering barriers to entry, HATCHspaces sets out to become the home for STEM-based startups and the birthplace of bold new ideas.

Central to the mission is the dedication to constructing purpose-built and inspirational spaces tailored for those driving advancements in sustenance, energy, and healthcare.

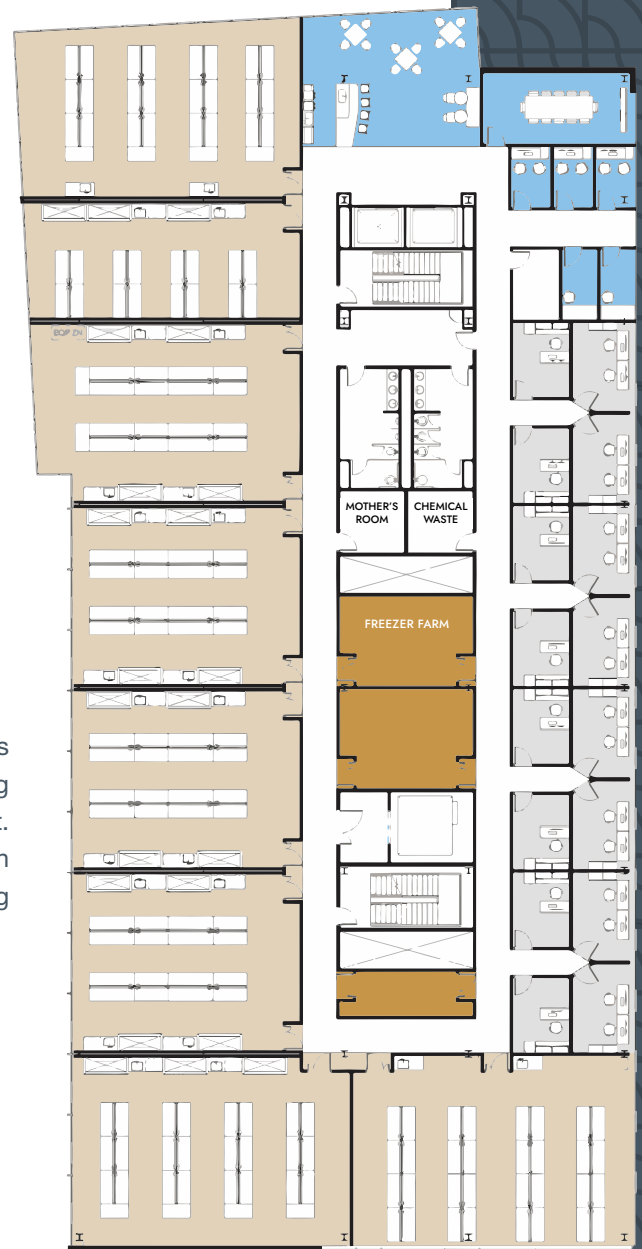
HATCHspaces is redefining the way state-of-the-art lab space is being delivered to the market, providing turnkey graduation lab space and multi-tenant labs where like-minded research professionals can converge in collaborative, co-working environments to fuel innovation and provoke ideas beyond a bench.

HATCHx graduation space

EIGHT LAB SUITES OF 2,000 RSF PLUS 10 OFFICES

Private lab spaces in multi-tenant facilities allow companies to lease space based on their needs, while focused on building their own team, within a collaborative, coworking environment. These fully furnished, turnkey graduation lab spaces with available office space are ideal for start-up companies needing immediate space with flexible short-term leases.

- Supporting BSL-1 and BSL-2 level labs
- 16' floor-to-floor / 15'-6" clear height
- Floor loading: 100 PSF live load and 20 PSF dead load
- Floor vibration criteria of 6,000 mips
- 20 Watts/RSF of electrical capacity
- 275 KW diesel emergency generator providing 3 Watts/RSF to tenant suites
- 2" domestic water meter
- Roof top condensers to support VRF HVAC system
- Duct rough-in to support future fumehoods
- AHU to provide 100% outside air with 6-air changes/hour outside air
- Break/lounge area
- Common restrooms
- Shared conference room
- Common freezer farm
- Common chemical waste storage room



HATCHlabs multi-tenant labs

22,000 RSF FLOOR PLATES ON 4 LEVELS

Purpose-built science labs for companies ready to grow in place. Science-focused infrastructure allows for a variety of science uses and design-forward spaces help to recruit and retain top talent. This warm, dark lab enabled shell space is ideal for companies needing to design their optimal suite layout with long-term leases.

- Supporting BSL-1 and BSL-2 level labs
- Assumed 60/40 lab-to-office ratio
- 16' floor-to-floor / 15'-6" clear height
- Floor loading: 100 PSF live load and 20 PSF dead load
- Floor vibration criteria of 6,000 mips
- 20 Watts/RSF of electrical capacity
- 275 KW diesel emergency generator providing 3 Watts/RSF to tenant suites
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- Common restrooms
- Common chemical waste storage room



16 TECH INNOVATION DISTRICT:

a destination for innovation & entrepreneurship

Waterway Labs is located within 16 Tech Innovation District, a 50-acre destination for innovation and entrepreneurship in Indianapolis. 16 Tech is intentionally resourced to foster innovation and support the tech enablement of Indiana's key industries in the life sciences and advanced manufacturing.

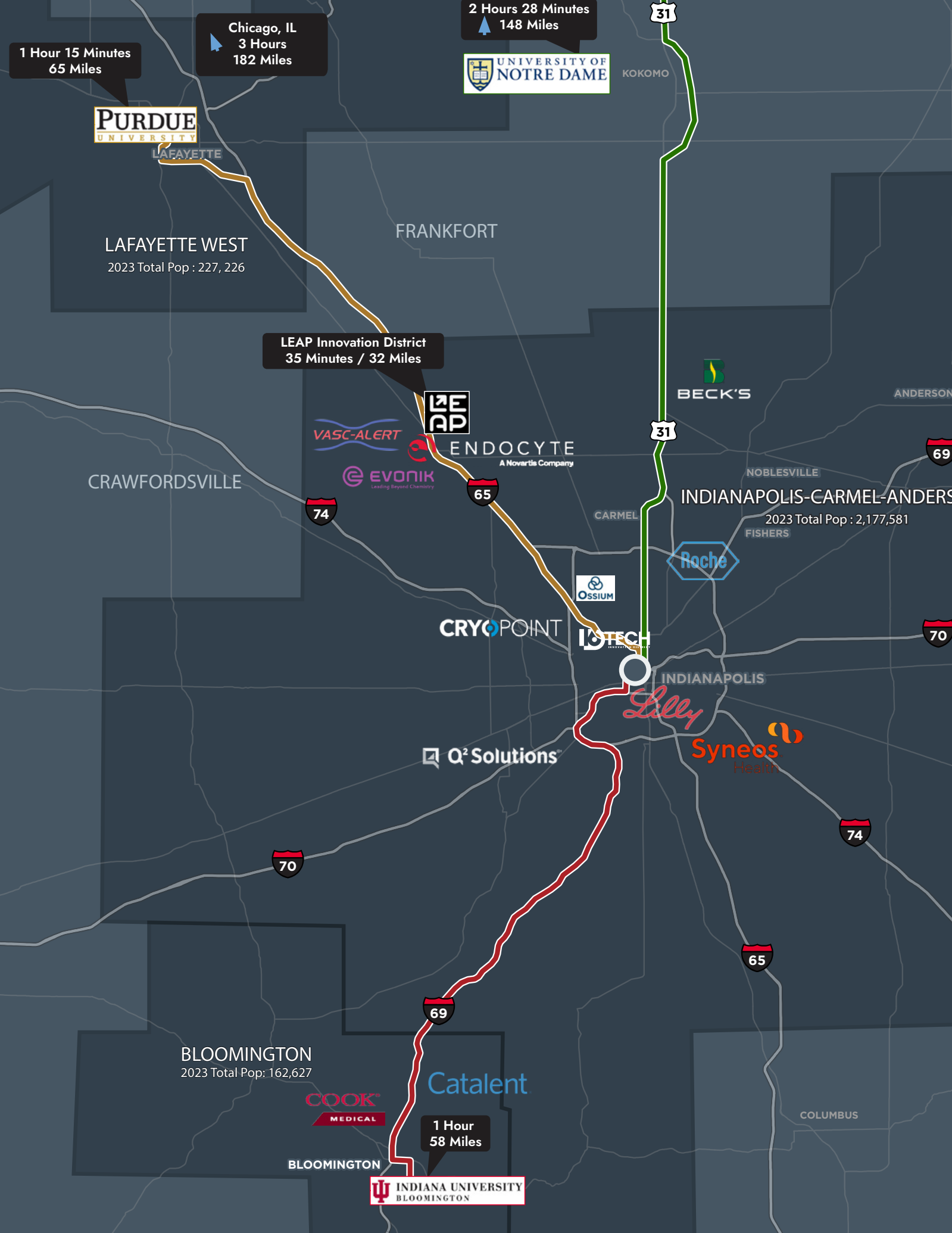
16 Tech offers robust resources to facilitate the prototyping and development of physical products in a variety of industries and boasts a fast-growing network of dynamic spaces, tenants, partners and programming, where innovation-driven enterprises and entrepreneurs thrive.

ABOUT 16 TECH

- A premier, growing cross-industry ecosystem of 200+ innovation driven enterprises
- 16 Tech is an inaugural spoke of the ARPA-H Investor Catalyst Hub, a nationwide network designed to accelerate groundbreaking advances in science and medicine
- 16 Tech is one of 47 districts selected to participate in the Global Institute on Innovation Districts
- Located just blocks away from Indiana University and Purdue University in Indianapolis, 16 Tech boasts connections to academia, industry and talent

DISTRICT HIGHLIGHTS

- **Innovation Building 1:** Home to the **Indiana Biosciences Research Institute**, a leading translational research institute with capabilities in diabetes, Alzheimers and pediatric rare disease research
- **EMC2:** The Emerging Manufacturing Collaboration Center with strengths in autonomous vehicle technology, Industry 4.0 implementation and additive manufacturing
- **Machyne:** State-of-the-art makerspace equipped with a variety of tools and resources to prototype a product
- **IU LAB (2027):** State-of-the-art Indiana University Facility that will integrate education, R&D and business incubation to elevate Indiana's bioscience discovery, commercialization and talent
- **Heartland BioWorks HQ (2027):** A federally funded tech hub, focused on biotech startups, job training and advanced manufacturing careers
- **The AMP at 16 Tech:** A food hall and marketplace, home to more than 20 culinary and retails concepts, from emerging brands to established Indy favorites
- **Vanguard:** 280 unit multi-family residential project
- **Future Public Green Space:** Welcoming outdoor environment connecting 16 Tech to a trail system and the surround community



1 Hour 15 Minutes
65 Miles

Chicago, IL
3 Hours
182 Miles

2 Hours 28 Minutes
148 Miles



LAFAYETTE WEST
2023 Total Pop : 227, 226

FRANKFORT

LEAP Innovation District
35 Minutes / 32 Miles



ENDOCYTE
A Novartis Company



ANDERSON

CRAWFORDSVILLE



NOBLESVILLE

INDIANAPOLIS-CARMEL-ANDERSON

2023 Total Pop : 2,177,581

FISHERS



CRYOPOINT



INDIANAPOLIS



Q2 Solutions



BLOOMINGTON
2023 Total Pop: 162,627



1 Hour
58 Miles

Catalent

BLOOMINGTON



COLUMBUS

INDIANA'S INNOVATION CORRIDOR:

a gateway to boundless potential

Stretching approximately 100 miles from Purdue University in Lafayette to the North, through the centrally located Indianapolis MSA, and down to Indiana University in Bloomington, Indiana's Innovation Corridor features a network of premier research institutions and biotech companies that power the industry's most significant economic growth in the Midwest.

Forged by discovery and fueled by an unrivaled workforce, this renowned stretch of Indiana is made up of the industry's top minds, relentlessly focused on solving the world's most pressing challenges with high-speed lab-to-market innovation.

MAJOR RESEARCH INSTITUTIONS

- Indiana University (R1)
- Indiana University Health Academic Medical Center (\$4B project; Opening 2027)
- Indiana University Indianapolis (R1)
- Indiana University School of Medicine (IUSM), the largest Medical School in the U.S.: with 1,452 MD students, 203 PhD students, and 1,356 residents and fellows
- Purdue University (R1)
- Purdue University in Indianapolis

INNOVATION/ RESEARCH DISTRICTS

- 16 Tech Innovation District
- Discovery Park
- LEAP Lebanon Innovation District
- Human Health and Wellbeing (Institute for Human Health and Wellbeing (H2W)) Institute for Human Health and Wellbeing (H2W) will be home to a number of research labs and consortia along the bench-to-bedside-to-community continuum.
- The Convergent Bioscience and Technology Institute (CBATI)

MAJOR COMPANIES

- Eli Lilly
- Cummins
- Elanco
- Corteva
- Roche
- Cook Medical
- Beckman Coulter
- Catalent
- Simtra BioPharma Solutions
- Evonik



investing in the crossroads of america

Recognized by the U.S. Department of Commerce as one of the nation's 31 federal technology hubs, Indiana is a national leader in life sciences and biotech innovation.

Initiatives led by distinguished research institutions like Indiana University, Purdue University, and Notre Dame, along with prominent biotech companies such as Eli Lilly, Cummins, Elanco, Corteva, Roche, Cook Medical, and Zimmer Biomet, are propelling Indiana to the forefront of pharmaceutical exports. Furthermore, the state has consistently held a top-three position in exports of pharmaceuticals, medical devices, and biosciences over the past 10 years.

In addition to a record amount of venture capital flowing into the Hoosier state in 2024 (overall VC funding across all industries for the state of Indiana surpassed 1.05B in 2024), Indiana boasts an impressive list of industry accolades that underscore the importance of continued investment in healthcare and life sciences.



INDIANA'S LIFE SCIENCE ECOSYSTEM BY THE NUMBERS

- **\$1.05 billion** in total VC funding across all industries and **\$135 million** in funding directed towards life science in central Indiana MSAs
- **100 new products** approved by the FDA
- **926 new patents** granted
- **More than \$99 billion** in economic output
- **#1 state** in the U.S. for life sciences exports
- **#1 state** in the U.S. in pharmaceutical exports
- **3,253 total establishments** (5% increase from 2023)
- More than **70,000 jobs**
- **\$148,000 average** salary
- **Indianapolis is ranked 5th** nationally for the number of Drugs and Pharmaceuticals jobs
- **NIH funding:** \$370.9 million in 2024; \$384.6 million in 2023; \$342.5 million in 2022; approximately \$3.9 billion since 2010 (Lafayette, Indianapolis, and Bloomington MSAs)





waterway labs

FOR INFORMATION ABOUT
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