



CBRE



Sacramento's Flagship Life Science Hub

THE BRIDGE DISTRICT
38 N. 121 W
SACRAMENTO

**BIO-
SPACE**
AT THE BRIDGE DISTRICT

1.4M SF
CLASS A PURPOSE-
BUILT CAMPUS
Phase I ±430,000 SQ. FT.

Phase I Highlights

±430K

Square Feet

2

Buildings

5

Stories

Q3 2024

Shovel in the Ground

Q1 2026

Move-In Ready



Established and localized sponsorship in Blue Rise Ventures and Fulcrum Property



Join one of the nation's burgeoning life science clusters with a top national science & agricultural program at UC Davis



Located ~10 minutes from UC Davis Health's Sacramento campus and the recently launched Aggie Square mixed-use Innovation District



Purpose-built buildings & infrastructure meticulously designed to meet the needs of today's lab users



Long term potential to expand into multiple future phases



Research ready, Day-1 & Beyond

Property Characteristics



~125 Lbs/SF
Live Loads



Emergency Power



6,000 Micro-Inches
Per Second Vibration
Tolerance



Premier Amenity
Package



16' To 18' Slab-To-Slab
Heights



Dedicated Shipping
& Receiving



33' Column Bays



5,000 Lbs. Capacity
Freight Elevator



Efficient 43-47K SF
Floor Plates



2,000 SF Dedicated
Storage & Laydown Area



Abundant Primary
Power



Service Yard



Comprehensive HVAC
System 1.5 CFM/SF



Scientific roots for sustainable growth

ESG/Sustainability Measures

- **Locally sourced & manufactured** materials minimize ecological impact
- 70% cement replacement in concrete structure
- **Efficient construction methods** – offsite prefabricated structure for faster assembly
- Building massing for self-shading of outdoor space
- Native and adapted plant species
- Stormwater retention & filtration
- Effort to minimize **non-electric usage**
- Maximize natural light and ventilation - **100' wide floor plate** allows natural lighting in 100% of lab and office space

Anticipated Timeline

BUILDING 1



BUILDING 2

**Optionality to build both buildings in parallel and deliver Building 2 earlier than noted*



Facility Amenities

GROUND LEVEL

Phase 1

- Tenant Space
- Tenant Storage
- Commercial Test Kitchen
- Conference Suites
- Gym & Peloton Bike Studio
- Bike Storage



Representative Floor Plans

BUILDING I: ±43,000 RSF
BUILDING II: ±47,000 RSF

LEVELS 2 - 4
Multi-Tenant floor plan

**Tenant Space assumed to be 60/40 Lab/Office Space*

- Lab
- Lab/Lab Support
- Office
- Lobby



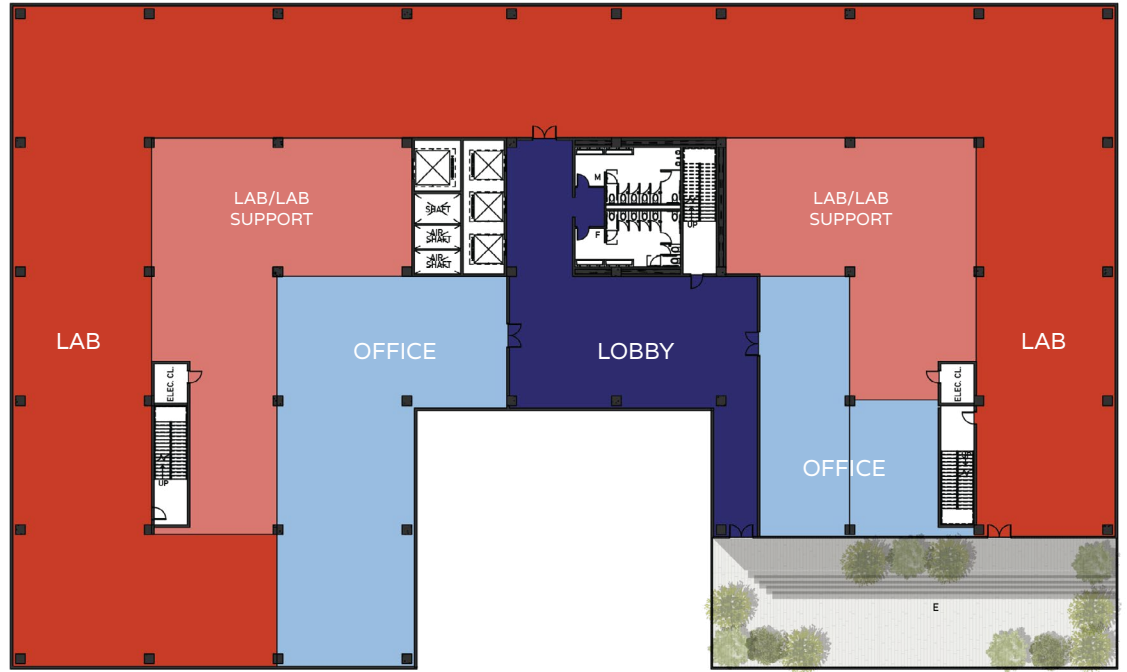
Representative Floor Plans

BUILDING I: ±43,000 RSF
BUILDING II: ±47,000 RSF

LEVEL 5

Single-Tenant floor plan

**Tenant Space assumed to be 60/40 Lab/Office Space*

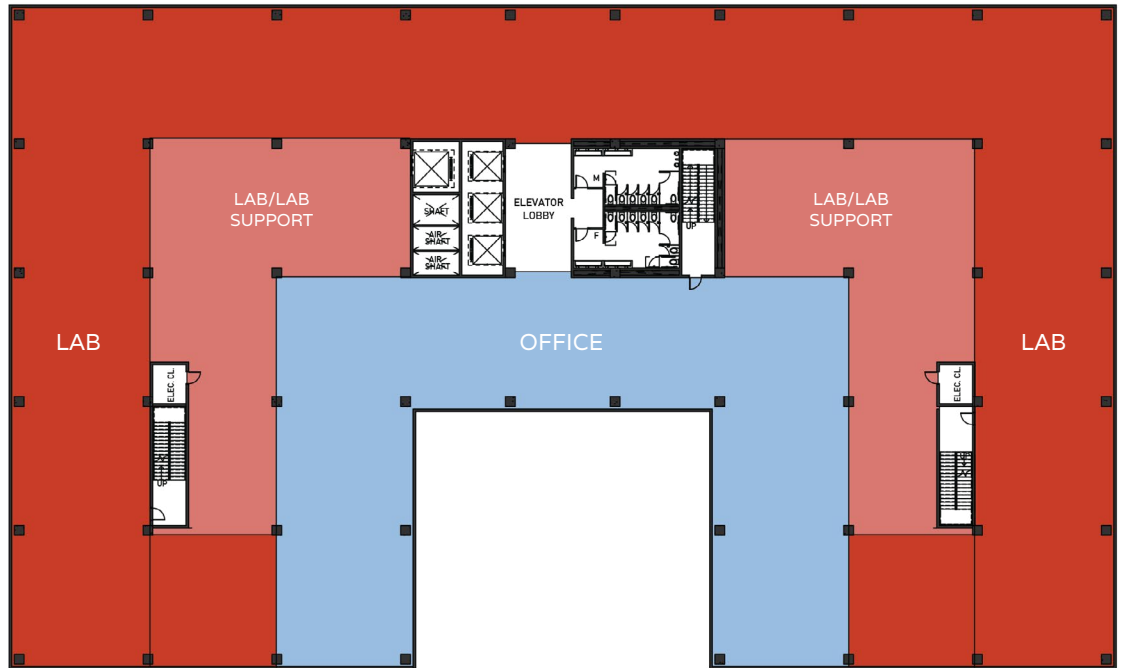


LEVEL 2

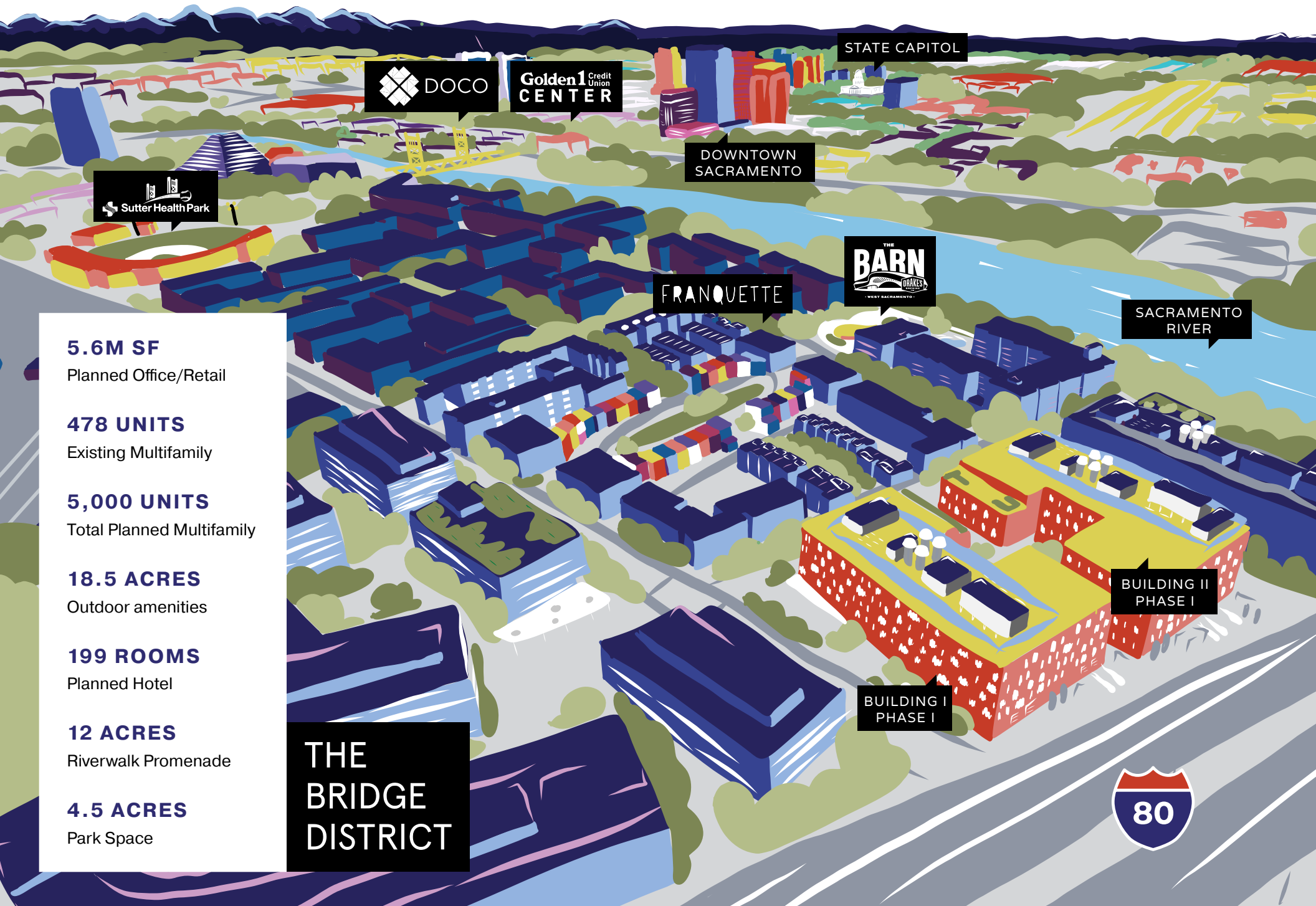
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Life @ The Bridge District



5.6M SF

Planned Office/Retail

478 UNITS

Existing Multifamily

5,000 UNITS

Total Planned Multifamily

18.5 ACRES

Outdoor amenities

199 ROOMS

Planned Hotel

12 ACRES

Riverwalk Promenade

4.5 ACRES

Park Space

**THE
BRIDGE
DISTRICT**



BIO_ SPACE

AT THE BRIDGE DISTRICT

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FULCRUM



BLUE RISE
VENTURES

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