



Biotechnology

SIMEON'S Biotech group is a leading developer of research facilities for the rapidly growing bay area Bioscience industry. With over 800,000 square feet of existing R&D projects strategically located in South San Francisco, Hayward, Emeryville and Richmond, and 1 million square feet of campus related research facilities currently in the entitlement process, SIMEON has become a name synonymous with many of the bay area's leading bioscience companies.

Every SIMEON life science project is a collaboration of its customer's design experts and SIMEON'S in-house and outside consulting team all of whom are dedicated to improving the design and construction of the finest research environments on time and on budget.



Research & Development Tenants

- Advanced Medicine – 45,830 Square Feet / 50% Laboratories
- AGY Therapeutics – 21,000 Square Feet / 50% Laboratories
- Astra Zeneca – 158,000 Square Feet
 - Covance
 - Signature BioScience
 - Veriflow
- Axys Pharmaceuticals – 32,700 Square Feet / 50% Laboratories
- Exelixis – 32,700 Square Feet / 50% Laboratories
- FibroGen – 32,700 Square Feet / 50% Laboratories
- Genentech – 101,000 Square Feet
- Guava Technologies – 42,855 Square Feet / 20% Laboratories
- Lynx Therapeutics – 147,840 Square Feet / 50% Laboratories
- Red Cell Pharmaceutical – 10,000 Square Feet
- Renovis – 15,500 Square Feet / 50% Laboratories
- Toshiba Medical Systems/MRI – 130,000 Square Feet

research & development



Western Research Campus/ AstraZeneca

Richmond, California

Scheduled to close escrow and start construction in Dec 2001, SIMEON will redevelop this 85-acre bay front property strategically located in Richmond at Interstate 580 and Interstate 80 into a million square foot, three-phase campus related Research and Development/Life Science facility. Phase I includes the redevelopment of 200,000 sq ft of existing office/laboratories plus the development of one new, 3-story 90,000 sq ft bio science building. Phase II consists of two new 3-story, 90,000 sq ft bioscience buildings. And, Phase III contemplates the development of 500,000 sq ft of additional R&D/manufacturing buildings. Current tenants are Signature Bio Science, Covance and Veriflow.



Project

- 85-Acre Office/R&D Business Park
- 1,000,000 Square Feet
- Construction starts December 2001

Location

- Interstate 580 and Interstate 80 in Richmond

Major Tenants

- Covance
- Signature BioScience
- Veriflow

research & development



Edgewater Business Park

South San Francisco, California

SIMEON Commercial Properties purchased an old Armour Food Processing plant in 1987 and subsequently obtained the entitlements to develop a six-building business park on this in-fill site strategically located between the City of San Francisco and the San Francisco International Airport. The development was designed with the flexibility to serve both large and small users and it also included partial second floor space. During construction, SIMEON negotiated a lease to Disonics (which was later bought by Toshiba) for four of the buildings. The remaining two buildings were leased shortly after completion of construction.

Project

- 6-Building Office/
R&D Business Park
- 167,700 Square Feet
- Built in 1998

Location

- Utah and Littlefield Avenues
in South San Francisco

Major Tenants

- Renovis
- Toshiba
- Advanced Medicine
- Axys Pharmaceuticals

research & development

Edgewater Business Park

South San Francisco, California

Case Study
AGY Therapeutics, Inc.

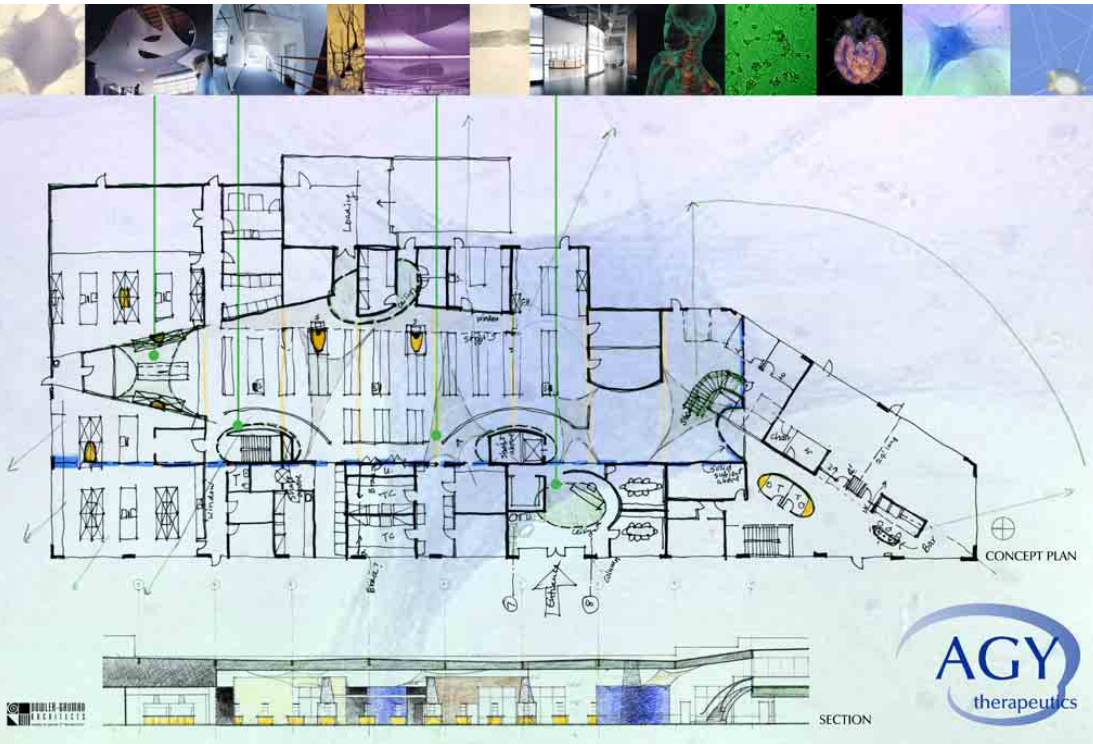
AGY is dedicated to the discovery and development of innovative treatments for diseases or dysfunctions of the central nervous system.

AGY's field of research was the starting point for the design concept for the company's new headquarters and research facility at SIMEON's Edgewater Business Park in South San Francisco. The building was organized as a living communication system with the main functional nodes interconnected and all activities linked by a central circulation core. The intention was to promote communication between staff, and to provide a stimulating working environment to inspire creativity and innovation. The project features unique open plan biology labs in addition to chemistry labs, tissue culture and high-throughput screening.

Project
• Office/R&D Building TI

• 73,000 Square Feet

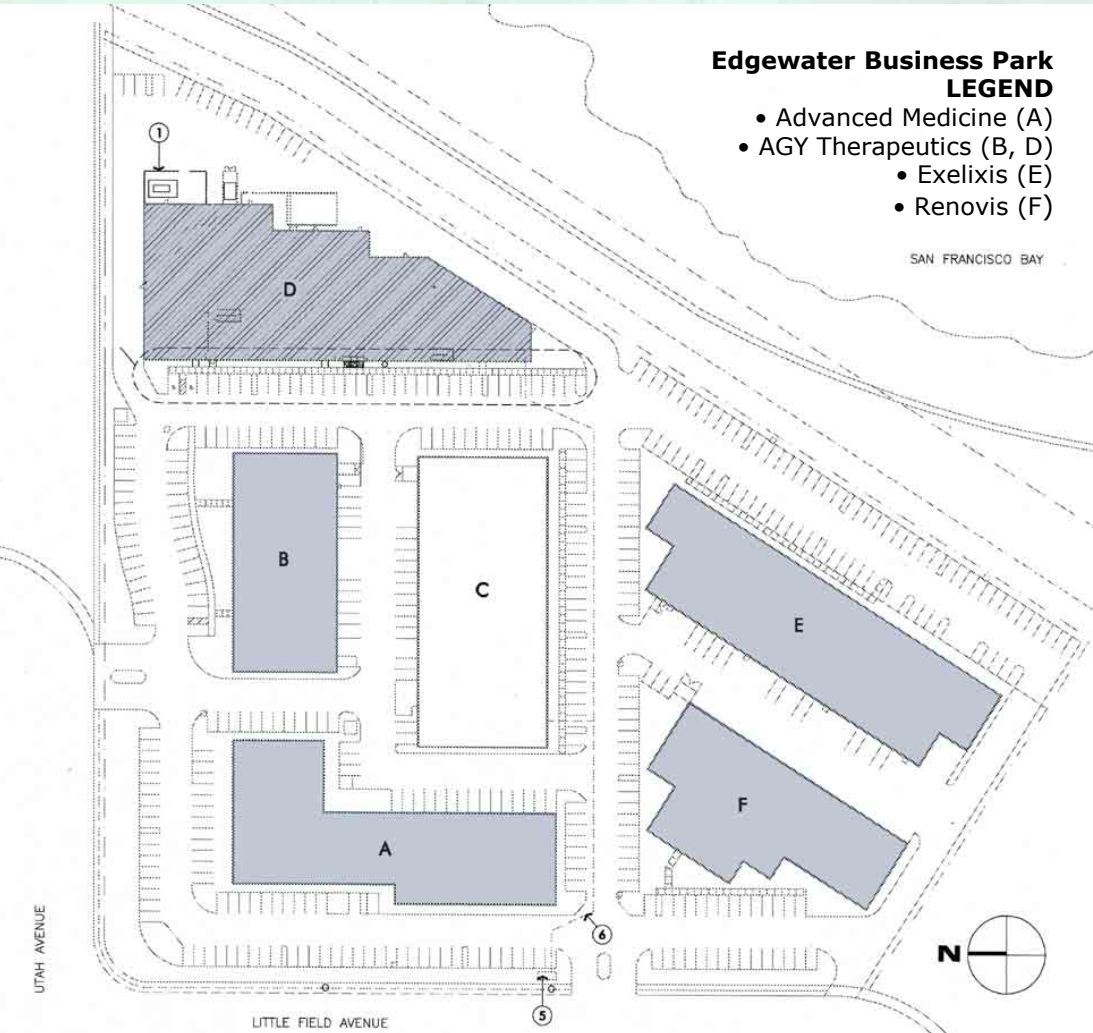
Architect / Laboratory Planner
• Dowler-Gruman Architects



Edgewater Business Park LEGEND

- Advanced Medicine (A)
- AGY Therapeutics (B, D)
 - Exelixis (E)
 - Renovis (F)

SAN FRANCISCO BAY





Mt. Eden Business Park

Hayward, California

SIMEON Commercial Properties developed this business park by first negotiating a strategic tax oriented lease/purchase for the site with the sellers in partnership with Kennedy Associates and Riggs Bank, as trustee for the Multi-Employer Property Trust. SIMEON then designed the business park, preserved a historical Japanese tea garden in the process, obtained the entitlements, managed the construction and leased the entire business park.



Project

- Office/R&D Business Park
- 370,000 Square Feet
- Completed in 2000

Location

- Highway 92 & Industrial Boulevard

Major Tenants

- Lynx Therapeutics
- Certicom
- AvantGo



research & development

Mt. Eden Business Park

Hayward, California

Case Study

Lynx Therapeutics, Building 2

Lynx Therapeutics is a leader in the development and application of novel technologies for the discovery of gene expression patterns and genomic variations important to the pharmaceutical, biotechnology and agricultural industries.

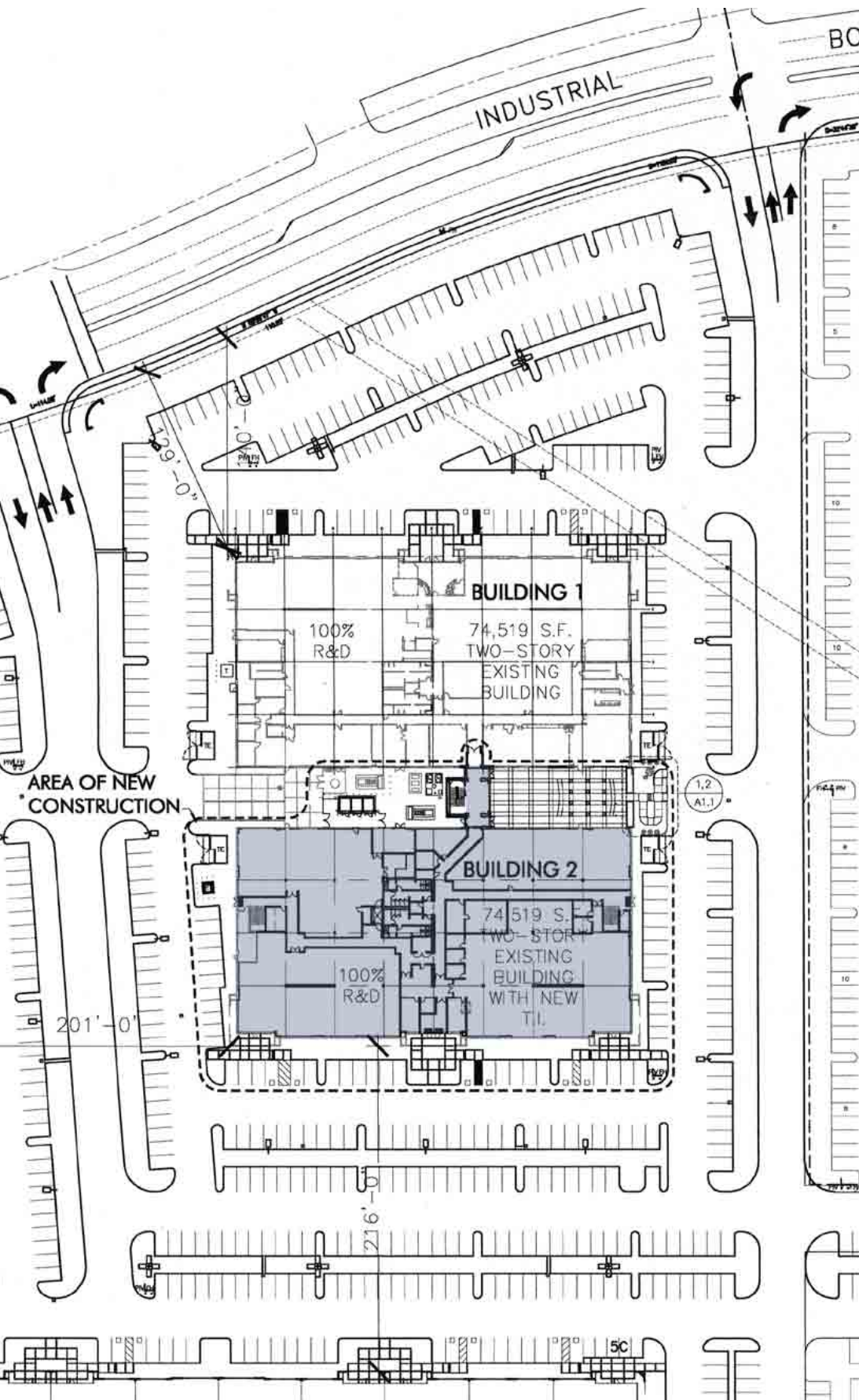
Building 2 is planned and an expansion of their existing R&D operations at SIMEON's Mt. Eden Business Park. The project features biology, chemistry, molecular biology, proteomics, assembly, office and warehouse functions.

Project

- Office/R&D Building TI
- 57,807 Square Feet

Architect / Laboratory Planner

- Dowler-Gruman Architects





Hollis Business Center

Emeryville, California

SIMEON Commercial Properties purchased an old warehouse property and an adjacent 2.5 acre vacant parcel in assembling the site for this project. The development project included the construction of a new 3-story office building and a 5-level, 600 car parking garage. It also included the complete redevelopment of the warehouse building into a single-story, Class A office/tech project.



Project

- 2-Building Office/ R&D Redevelopment
- 225,500 Square Feet
- Redeveloped in 2000

Location

- Hollis and 64th Streets

Major Tenants

- SendMail
- Leap Frog



research & development



Grandview Tech Center

South San Francisco, California

SIMEON Commercial Properties purchased an old warehouse building in the fast growing South San Francisco market. SIMEON redeveloped the property to a speculative biotech facility by cutting openings throughout the perimeter and adding either vision glass or spandrel panels. A 15,000 square foot addition was included to create an entrance for the tenants. Parking was provided by expanding the useable area of the site to include an adjacent hillside. The project was ultimately leased to Genentech for office/R&D use.

Project

- Suburban Office Building
- 101,000 Square Feet
- Redeveloped in 1989

Location

- Grandview Avenue

Major Tenants

- Genentech

research & development