



AXIOM POINT

BIOMANUFACTURING CAMPUS
— VACAVILLE, CA —

AXIOM POINT IS A 390,000 SF, 23-ACRE BIOMANUFACTURING CAMPUS DEVELOPMENT IN VACAVILLE, CA

A LEADER IN THE BIOMANUFACTURING SECTOR

Axiom Point joins a thriving Bio Manufacturing ecosystem that includes Genentech, Agenus Bio and Polaris Pharma along with the California Biomanufacturing Center, a non-profit dedicated to accelerating advanced manufacturing growth in Solano County.

A MAGNET FOR LIFE SCIENCES TALENT

Conveniently located between UC Berkeley and UC Davis and adjacent to Solano Community College, Axiom Point is able to draw talent spanning the entire work force filling the office, lab and manufacturing roles for a wide variety and growing list of employers in the region.

HOME TO A WEALTH OF AMENITIES

Vacaville offers a superior quality of life supported by abundant and affordable housing, shortened commutes, excellent schools, numerous parks and a thriving local scene.

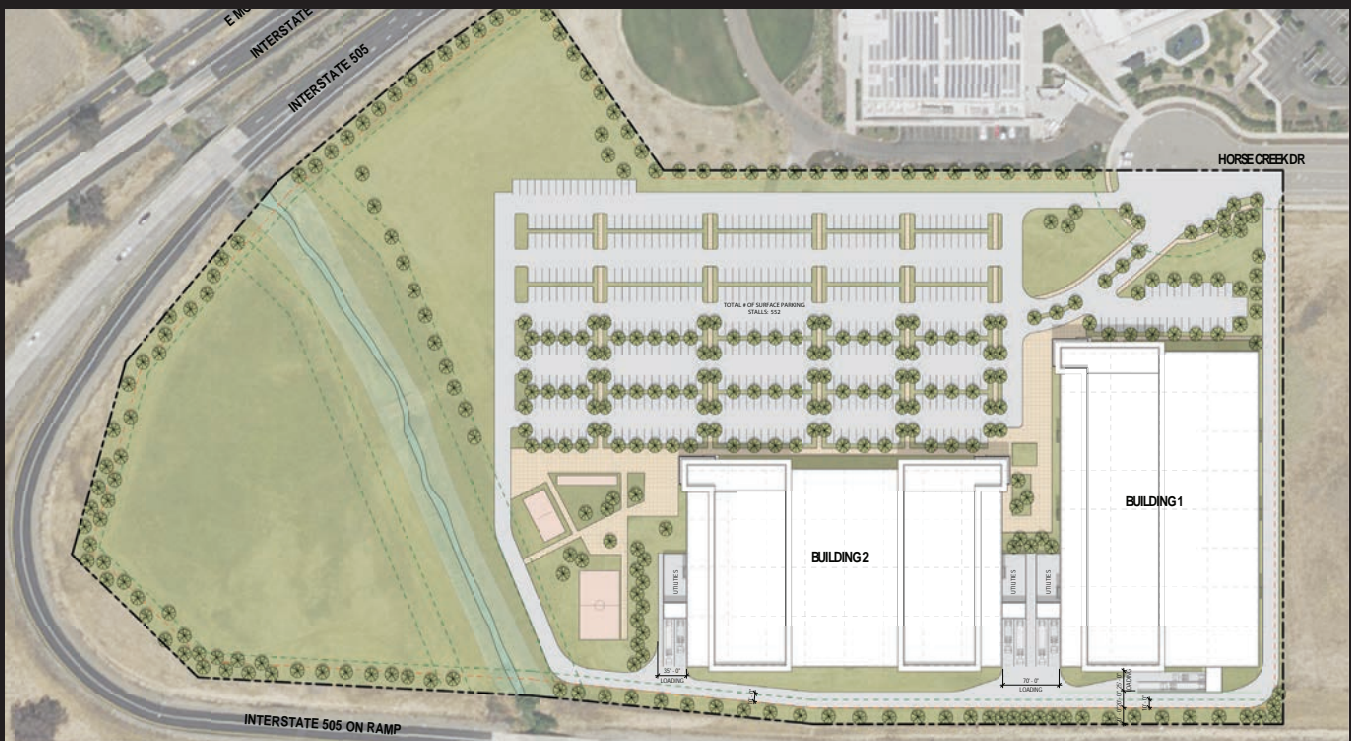


TWO PHASES ONE VISION

The project site and design have been fully entitled and approved by the city of Vacaville. We have the ability to pull the permit to begin construction immediately on the first phase of the project. Once construction begins, the expected timeline is 14 months to completion, with the tenant improvements starting as early as seven months after the project starts. The developer is willing to perform build-to-suit and lease of the full building, or a portion of the building.

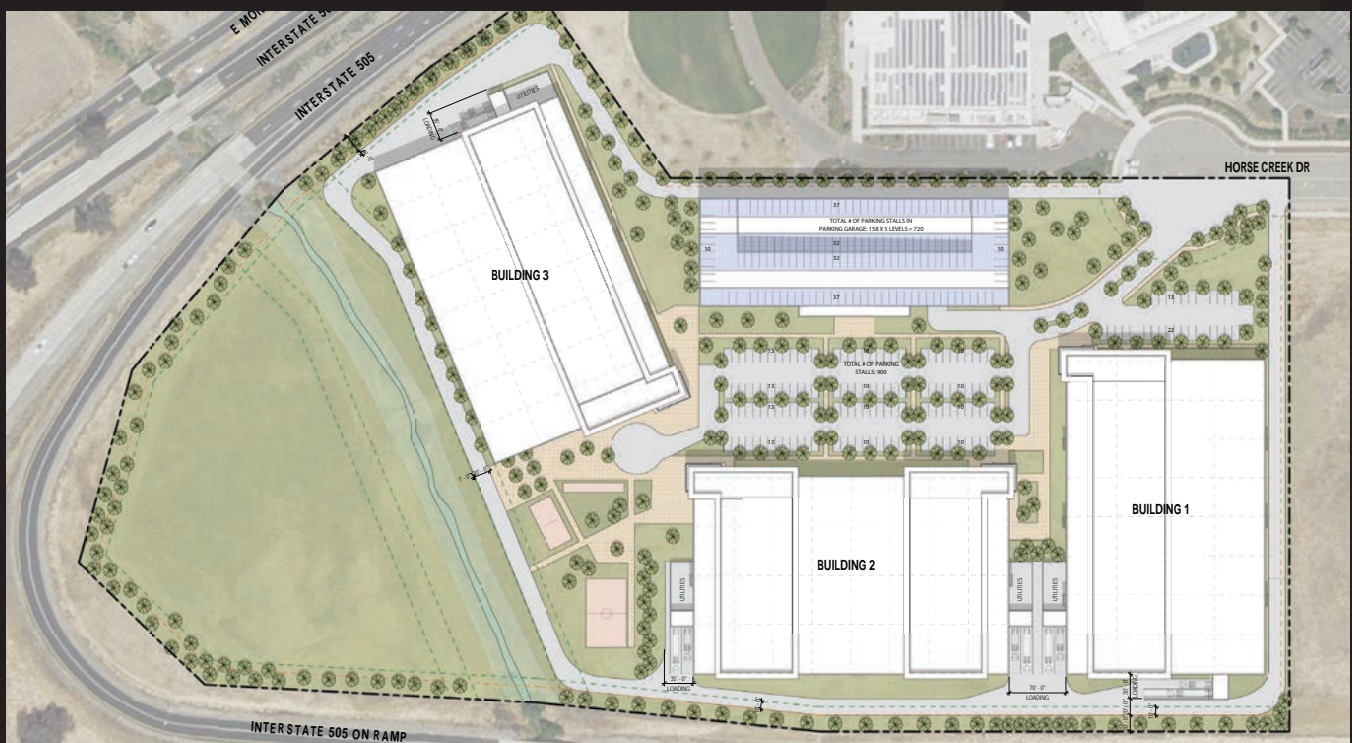
PHASE 1

- Buildings 1 & 2 (130,000 SF each)
- Parking Lot for approximately 581 parking spaces
- Delivery possible 14 months from groundbreaking



PHASE 2

- Building 3 (130,000 SF)
- Parking Structure created bringing total to 900 spaces
- Delivery TBD





DESIGNED TO EVOLVE

THE LIFE SCIENCES ARE FLUID. SO IS AXIOM POINT.

Though they range in size and configuration, each space in Axiom Point is modern and equipped with industry amenities designed to meet diverse occupier needs.



BIOMANUFACTURING



FOOD SCIENCE



RESEARCH & DEVELOPMENT



MEDICAL OFFICE / HEALTHCARE



**FINISH / FILL
DISTRIBUTION LOGISTICS**



PHASE ONE HIGHLIGHTS

Floor Areas & Heights

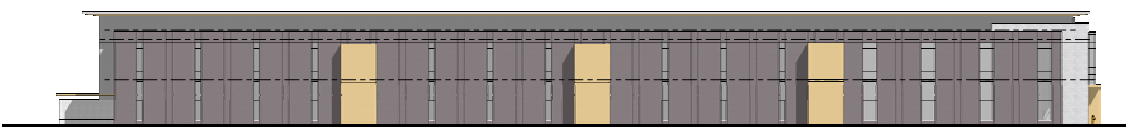
	Size (SF)	Minimum Ceiling Heights		
		To Bottom of Deck	To Bottom of Beams	To Bottom of Girders
BUILDING 1				
First Floor	98,415	19' - 6"	18' - 0"	17' - 3"
Second Floor	25,297	16' - 0"	14' - 0"	12' - 8"
Total Gross	123,748			
Two-Story Space	72,131	36' - 0"	34' - 0"	32' - 8"
BUILDING 2				
First Floor	100,852	19' - 6"	18' - 0"	17' - 3"
Second Floor	26,932	16' - 0"	14' - 0"	12' - 8"
Total Gross	127,783			
Two-Story Space	72,729	36' - 0"	34' - 0"	32' - 8"



OVERALL BUILDING ELEVATION - NORTH
SCALE 1" = 32'-0"



BUILDING 1 ELEVATION - NORTH
SCALE 1" = 32'-0"



BUILDING 1 ELEVATION - EAST
SCALE 1" = 32'-0"

BUILDING 1
 First Floor
 Sample Layout
 98,415 SF

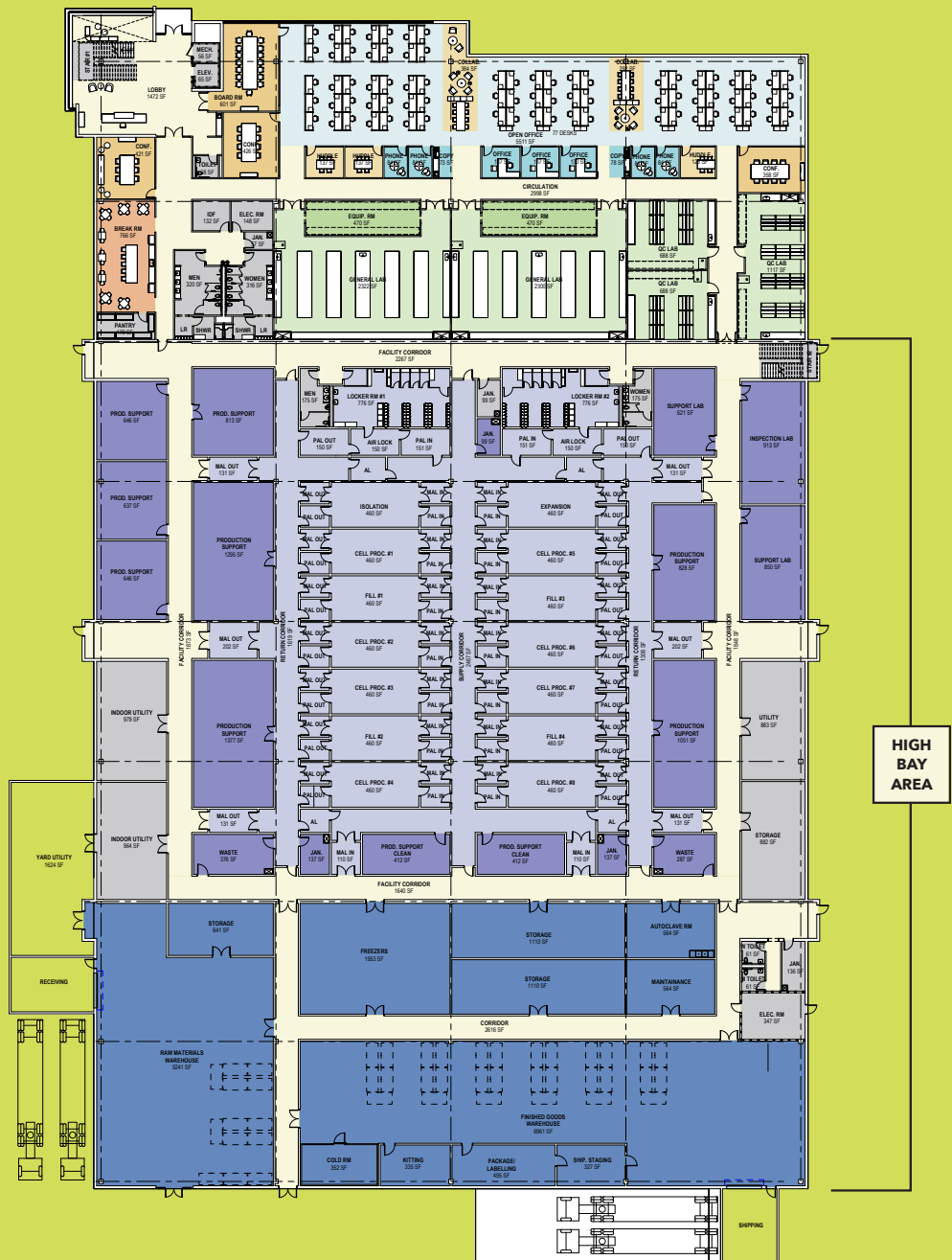
**Proposed
 Building Mix**

45%
 Manufacturing

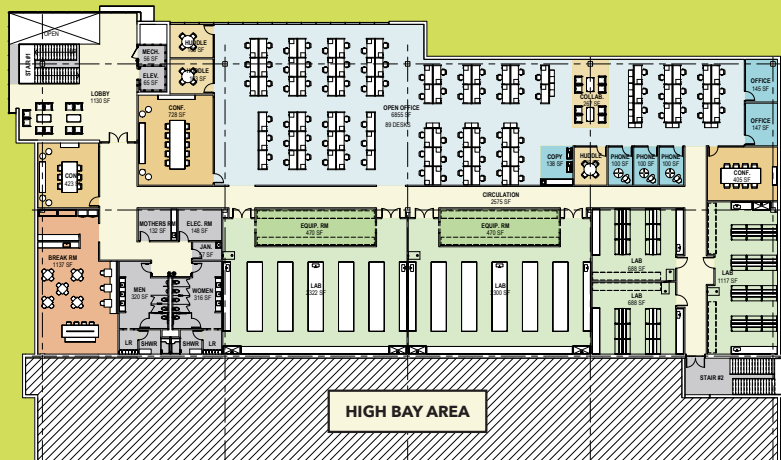
20%
 Lab

20%
 Office

15%
 Warehouse



BUILDING 1
 Second Floor
 Sample Layout
 25,297 SF



PROJECT SPECS



CONSTRUCTION TYPE

- Steel Frame with Precast Concrete panels: Type IIA Construction

COLUMN SPACING

- Office/Lab: 48'x30'
- Production/Warehouse: 48'x60'

FLOOR LOADS

- First Floor Slab:
 - » LL: 100 PSF
- Second Floor Slab:
 - » DL: 100 PSF (Superimposed DL 37 PSF, Self Weight 63 PSF)
 - » LL: 100 PSF (Non-Reducible) and 125 PSF (Reducible)

SPRINKLERS

- A wet-standpipe system will be provided at each building Hazard Classification:
 - » 65% OH2, 10% EH2, 25% EH1

ELECTRICAL SERVICE

- Each building will have a main electrical room with a 4000A, 480Y/277V service

ELEVATORS

- Building 1: One elevator
- Building 2: One elevator

MECHANICAL SPECIFICATIONS

- The project will be delivered as a cold shell



ROOF STRUCTURE/MATERIAL

- TPO membrane on insulation on metal decking on a structural steel frame

SOLAR READY

Roof Design:

- Structural Design Loads: Adjusted in designated areas for roof dead load and live load to accommodate future solar panels.

Electrical Panel:

- Main Electrical Service Panel: Reserved space for a double pole circuit breaker installation for future solar electric setup.

Solar Infrastructure:

- Inverter and Metering: Designated location provided.
- Conduit Pathway: Pathway for routing conduit from the solar zone on the roof to the electrical service point of interconnection provided.

Photovoltaic Capacity:

- Each Building has capacity for the install

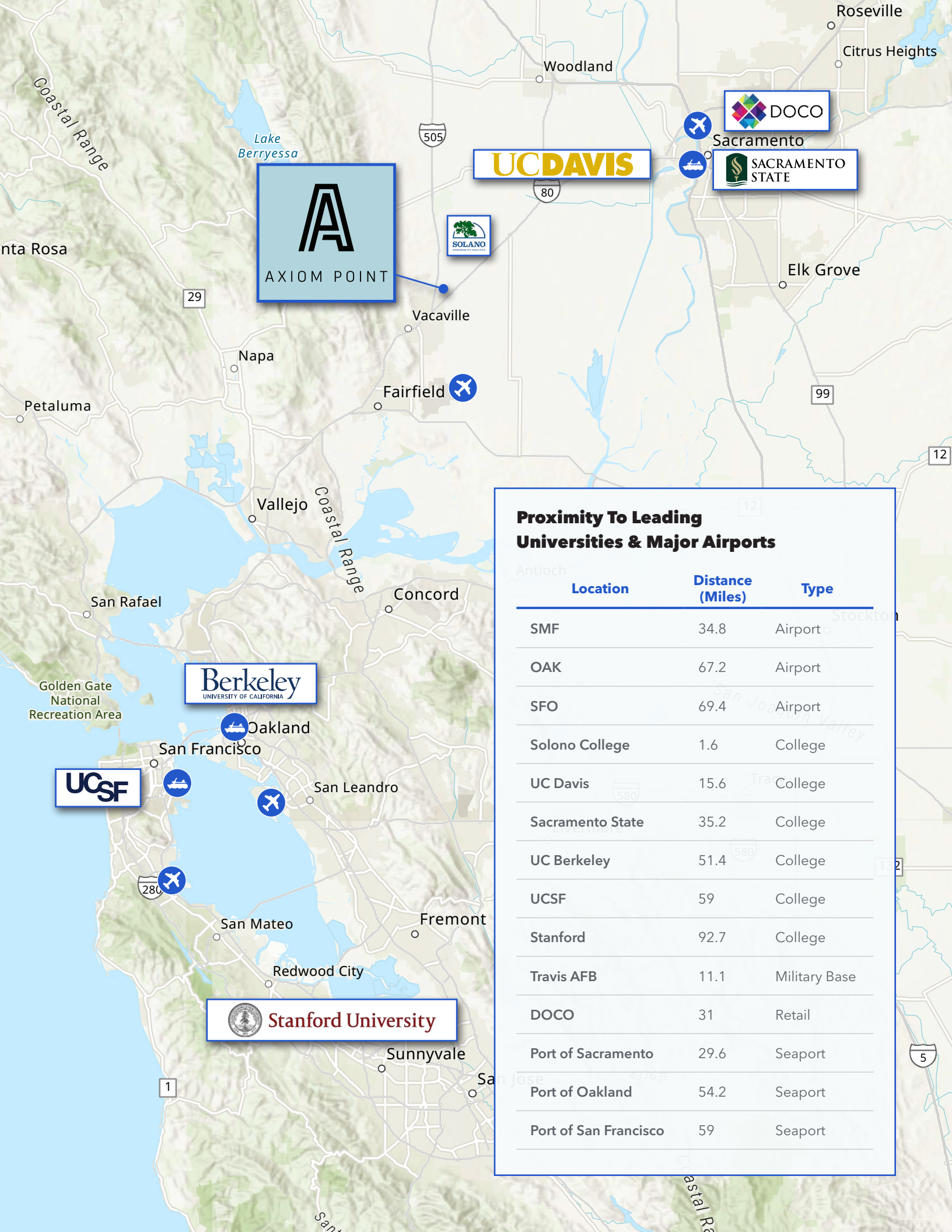


PARKING

- 561 Total Parking Stalls Provided
 - » 381 available day 1 and additional 180 future stalls
 - » Office/Lab 1 stall/300 SF minimum
 - » Mfr./Warehouse 1 stall/750 SF minimum

PROPOSED OUTDOOR AMENITIES

- Outdoor Plaza with Collaborative Space
- Basketball Court
- Tennis Court
- Pickleball Court



Proximity To Leading Universities & Major Airports

Location	Distance (Miles)	Type
SMF	34.8	Airport
OAK	67.2	Airport
SFO	69.4	Airport
Solano College	1.6	College
UC Davis	15.6	College
Sacramento State	35.2	College
UC Berkeley	51.4	College
UCSF	59	College
Stanford	92.7	College
Travis AFB	11.1	Military Base
DOCO	31	Retail
Port of Sacramento	29.6	Seaport
Port of Oakland	54.2	Seaport
Port of San Francisco	59	Seaport

VACAVILLE ADVANTAGES

VACAVILLE SNAPSHOT

Overall, economic conditions in Solano County have improved significantly. The unemployment rate fell to 5.2% in December from 8.6% one year ago and 15.7% at the onset of the pandemic.

Labor markets are repairing themselves as the local economy added 4,300 jobs since December 2020, a solid 3.2% growth rate. The region has also recovered most of the jobs lost during the pandemic, with December's total just 4.1% shy of the pre-pandemic peak. By industry, economic growth was broad-based. As workers returned to the office, professional and business services expanded 10.0% year-over-year. Leisure and hospitality employment rose 7.8%, the region's hardest-hit sector during the pandemic.

Development activity increased as construction jobs grew 6.7% from one year ago. This includes gains in nonresidential construction, enhanced by the push to retool offices for a return from working from home.

Educational and health services, the region's largest sector comprised of teachers and medical personnel, added the greatest number of jobs on an absolute basis and grew 3.4% over the year.

VACAVILLE INCENTIVES

The City of Vacaville welcomes companies that are considering expanding operations in Vacaville. We want to make sure we highlight several available programs that will reduce the cost of building the facility in our area and create the opportunity for you to ramp up operations in the most efficient way possible. The City of Vacaville will make sure we find the necessary contacts, service providers, and facilitators that will make your project a reality without any undue difficulties.

The State of California operates several incentives for businesses expanding and locating in California with a focus on technology industries. A summary of information and services can be accessed through the California Business Portal.

The City of Vacaville will assist you in accessing programs. The following programs could offer significant savings. Estimates below based on assumptions provided could create over \$10 million to \$13 million in tax credits, exemptions, discounts, rebates and direct reimbursements. All programs require different eligibility criteria and approvals, and are based on the accuracy of underlying assumptions provided.

[Click To Read
The Incentives](#)

VACAVILLE BIOTECH

The City of Vacaville has embarked on the next generation of development of its world class biomanufacturing cluster. The City has been working to implement the newly developed Biotechnology and Advanced Manufacturing Initiative. This initiative is an economic development investment strategy that would capitalize on Vacaville's strengths in life science and advanced manufacturing, which have become the new economic drivers of the community. Implementation of this strategy has the potential to grow the City's tax base, create jobs, and strengthen the local and regional economy.

SOLANO COLLEGE

Biomanufacturing program at Solano Community College in Vacaville provides significant access to local workforce

Solano College was one of the first colleges in the United States, two-year or four-year, whose biotechnology degree emphasized biomanufacturing. The program has been in existence for almost two decades, supplying local companies with a talented workforce.

The college offers a career pathway with a seamless transition from high school to a Biotech certificate to an Associates degree to a Bachelors degree and beyond. They recently introduced the Cell and Gene Therapy Manufacturing Specialized Study Program in conjunction with the UC Davis Stem Cell Program.

Solano County contains the Fairfield-Vallejo Metropolitan Statistical Area; this MSA has formally been recognized as containing the most diverse population of any in the United States.

Program created in partnership with Genentech
- The Genentech Vacaville plant is the largest biomanufacturing facility of its type in the world.

In Fall 2017, Solano College completed a biotechnology training center in the new \$34.5 million biotechnology / science building on its Vacaville campus.

The 38,000 square foot facility houses four biomanufacturing suites that include a cell culture suite, a bioreactor suite, a protein recovery and purification suite, and laboratory space where small scale research training and exposure to quality control techniques are offered.

The programs at Solano Community College have a near 100% completion rate and a near 100% placement rate. Many students have jobs secured far in advance of graduation.

VACAVILLE BIOTECH

FAST TRACK PROGRAM

The City of Vacaville Biotechnology Fast Track Program is an expedited review program to encourage and support economic development by streamlining the development process, providing process certainty, reducing approval times, and providing a central point of contact. Projects identified as fast track developments receive priority review.



Staff

In addition to our economic development staff, we will assign specific staff from the Building, Planning, Utilities, and Public Works, Fire, and Police departments to work with your team, to ensure a timely, positive, helpful, and successful working environment.



Building Permits

The City's Chief Building Official with extensive experience in the biotechnology sector, will review all permits, and establish a customized review period for your project. Our Building Official will work directly with your design and construction teams to ensure a speedy permit review.



Location

Maps, plans, and other market related information have been created and are available to help your team select the best location for your facility.



Inspection and Post Approval Support

We will assign a specific Building Inspector to perform all inspections and act as the primary contact for inspection related requests. This inspector will also be your dedicated contact for post-approval support.



Entitlement Process

Our City Planner will work with your team and the City's development review team to manage and process your entitlement approval in 90-100 days, from submission of application to land use approval.

Synder
Filtration

Designrx
Pharmaceuticals

RXD Nova
Pharmaceuticals

STATE
COMPENSATION
FUND

LG Chem

Thistle
Heath, Inc.

durect



INTERSTATE
CALIFORNIA
505

INTERSTATE
CALIFORNIA
80

INTERSTATE
CALIFORNIA
80

Polaris

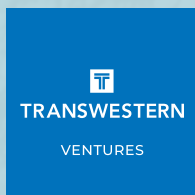
cGMP Facility



[Watch Video](#)

PROJECT TEAM

DEVELOPER



Transwestern Ventures

Transwestern Ventures strives to create value for investors by sourcing and executing real estate investments across all property sectors nationwide. Part of the Transwestern companies, we work synergistically with the firm's services, development, investment management and hospitality businesses, bringing capital, financial engineering and operational knowledge to undervalued or undermanaged properties, enterprises and unique investment opportunities.

transwesternventures.com

PROJECT MANAGER



Zagar Consulting

Zagar Consulting is a unique consulting firm with a turnkey model that offers a broad range of services from site selection and start-up operations through design and operational project management. Our team has a proven track record from many years serving in such business sectors as life science, healthcare, academic, alternative energy, arena operations, technology and consumable goods.

zagarconsulting.com

GENERAL CONTRACTOR



DPR

DPR has completed \$15 billion of life sciences projects since inception, as well as \$7B in cGMP projects completed since 1990. DPR has completed projects for a variety of life sciences customers, Amgen, J&J, Genentech, and NIH. DPR has offices across the United States and Internationally, with project experience in North America, South America, Europe, and Asia. They employ nearly 10,000 people across the world.

dpr.com

ARCHITECT



DGA

Founded in 1995, DGA is one of the country's leading architectural firms. They specialize in the design of research laboratories, clean rooms and manufacturing facilities, data centers, and workplace environments. Their clients work in the life sciences, electronics, mission-critical, education, and medicine. Some of the services they provide include programming, master planning, building and interior design for laboratories, cGMP, and medical planning.

dgaonline.com







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