



VITRUM
BY BREAKTHROUGH

**World-class space for
world-class science.**

St John's Innovation Park,
Cambridge

Occupancy early 2026



CONTENTS



1.0 VITRUM

2.0 LOCATION

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4.0 THE BREAKTHROUGH EXPERIENCE

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VITRUM

The premier destination for
life science success.

1.0


Cambridge North
Train Station


VITRUM
BY BREAKTHROUGH

St John's
Innovation Park

Future Dirac
Building

Future Transit
Hub

Cambridge
Science Park

St John's
Innovation Centre

Cambridge City
Centre

Bio Innovation
Centre

A14

CLUSTER COMPANIES

New discoveries on every level



A vibrant arrival experience



Meet, collaborate and relax in
the café and outdoor spaces



Welcoming ground floor entry



1.0 VITRUM

Brought to you by a global life science developer that works with world leading clients



1.0 VITRUM

Real estate at the *speed of science*



Breakthrough Properties is a vertically integrated platform, providing our clients with the highest lab specification and services. With hands-on services provided by Breakthrough's specialized scientific operations team, we support clients' functional needs including design, fit out and lab operations.

LOCATION

The destination for a new
generation of discovery.

2.0

2.0 LOCATION

Cambridge

Forever shaping the future of life science.

Home to one of world's leading universities, Cambridge has historically been a place where generational scientific discoveries have unfolded. A global leader in the field of life sciences, it is where DNA was first discovered, and is today renowned as a centre of excellence in research and development, medicine, business and education.

Cambridge sits at the heart of Europe's largest bio-tech cluster and one of the UK's most dynamic economic regions. Boasting the largest number of start-ups in Europe, it is home to an exceptionally educated and skilled workforce, making it an especially active environment in which to take your business to the next level.



2.0 LOCATION

Our innovation ecosystem

A thriving cluster with excellent transport links

Vitrum is prominently positioned within St John's Innovation Park, part of the North East Cambridge Innovation Cluster. One of Europe's prime life science clusters, this thriving campus-style innovation zone is a major hub for science and technology businesses, sitting within easy reach of the city centre and major transport routes.

Address:

Vitrum by Breakthrough
Cowley Road, Cambridge, CB4 0DS

55

Mins

Direct train to London Kings Cross from Cambridge North

13

Mins

Cycle to Milton Park&Ride car park

10

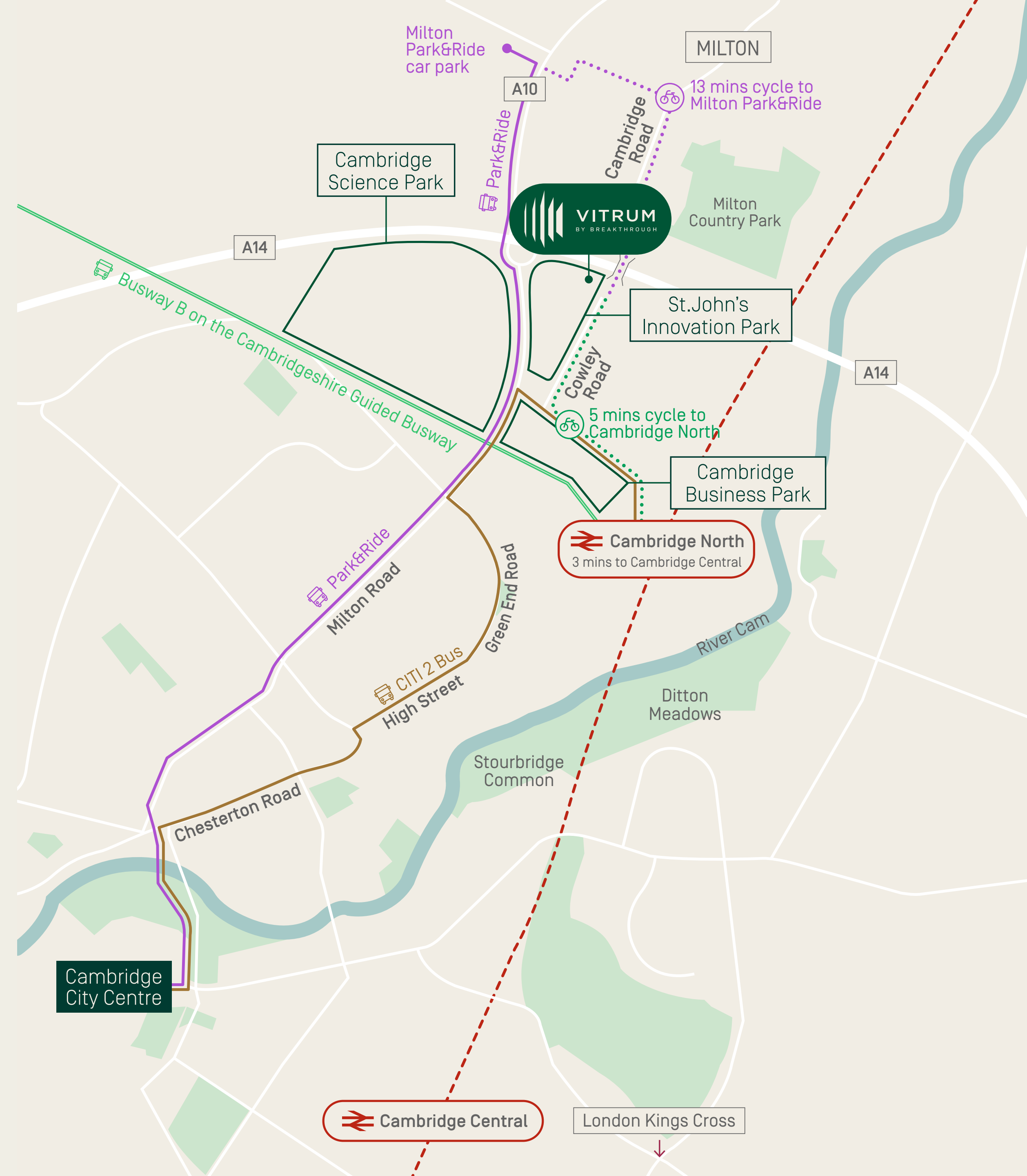
Mins

Drive or bike ride to Cambridge City Centre

5

Mins

Cycle to Cambridge North train station



2.0 LOCATION

Everyday essentials

Find all the amenities you need right here

From cafés and supermarkets to golf and boxing as well as hotels and childcare, the local area has all the amenities you need – at Vitrum’s doorstep.

Lifestyle & Wellbeing

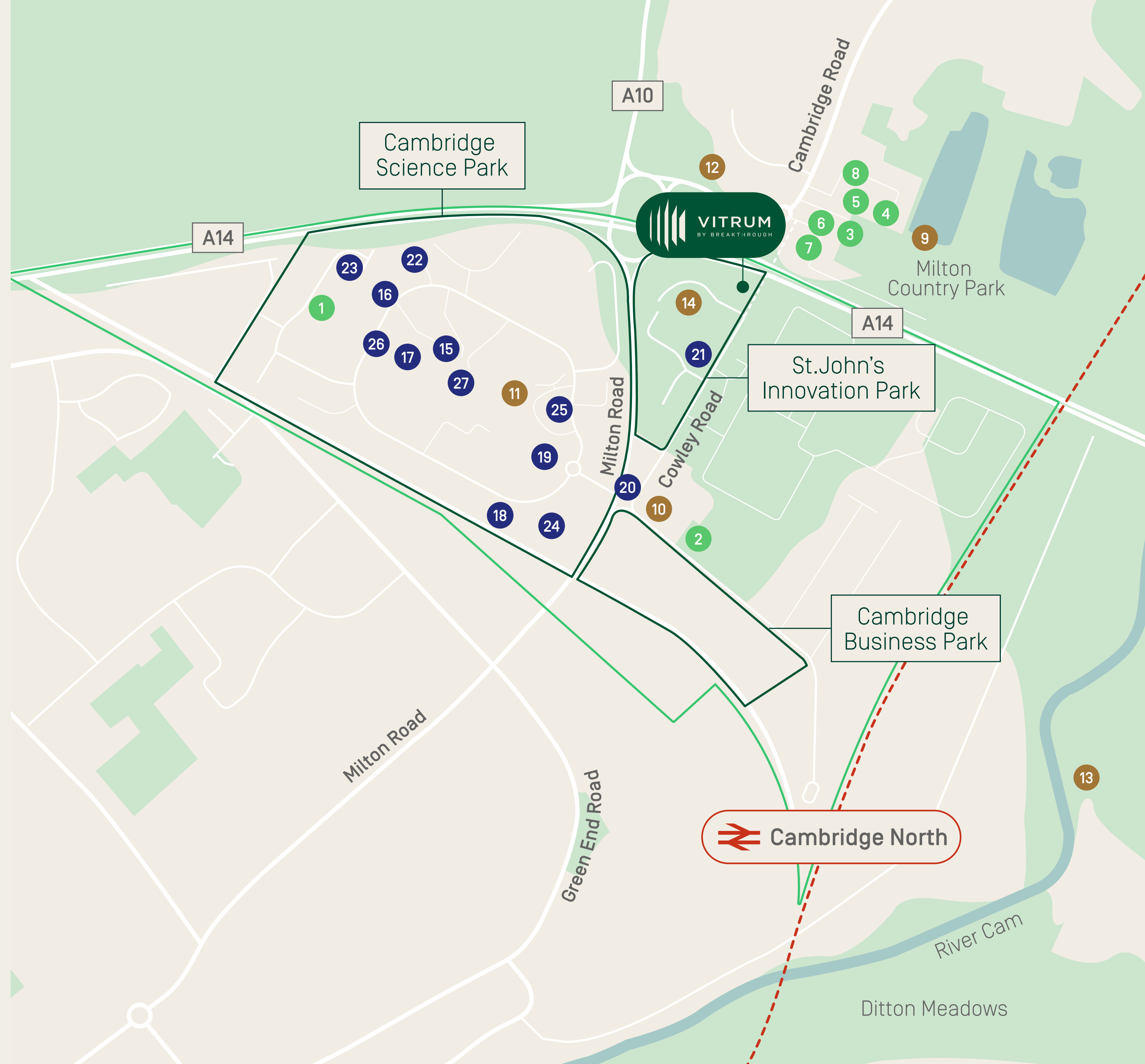
- 1 Bright Horizons Nursery
- 2 Golf Driving Range
- 3 The Original Gym
- 4 Granta Boxing
- 5 Hotpod Yoga
- 6 Crossfit Stags & Does
- 7 Alphafit & Crossfit Beta
- 8 Le Coach Fitness

Food & Beverage

- 9 Grounds Café Milton
- 10 The Bradfield Centre
- 11 Thoroughbreads Coffee Bar
- 12 Tesco
- 13 The Plough
- 14 St John’s Innovation Centre

Ecosystem Neighbours

- 15 Amgen
- 16 Astex Pharmaceuticals
- 17 Bayer
- 18 Bio-Innovation Centre
- 19 CS Genetics
- 20 Darktrace
- 21 Healthera
- 22 Microsoft
- 23 Napp Pharmaceutical Group
- 24 Navogene
- 25 Owlstone Medical
- 26 Royal Society of Chemistry
- 27 Toshiba Europe



BUILDING

Exceptional space purpose-built
for research and development.

3.0

3.0 BUILDING

A destination for groundbreaking discoveries

Vitrum is purpose-built for life science success

Vitrum offers 165,200 sq ft of premier flexible laboratory, office and amenity space. Purpose-built for research and development, the building encompasses five floors, and is CL2 lab-enabled with flexibility for up to 70% labs and 30% write-up.

The ground floor hosts the reception, concierge, café and co-working spaces, plus flexible amenity space including fitness centre, meeting rooms and conference space. The lower ground floor provides ample car parking, cycle storage, and 'end of trip' facilities.

Designed by renowned architects Henning Larsen, the building is targeting BREEAM Outstanding with a minimum of Excellent.



Vitrum is due for completion in early 2026

3.0 BUILDING

70:30

Max Lab to Office Ratio
[Other ratios can be accommodated]

4.2m

Spacious
floor-to-ceiling heights

R<2

Floor vibration
frequency

280

Internal bicycle
parking spaces

50%

Electric vehicle parking with
provision to increase to 100%

4,000^{sq ft}

Terrace space
on upper floors

9.9 x 6.6m

Structural grid

8,000^{sq ft}

PV for onsite
energy generation

<700 CO₂ e/m²

Embodied carbon performance target
[In line with RIBA 2030 Climate Challenge]

Premier flexible laboratory,
office and amenity space



3.0 BUILDING

Embracing the landscape

A vibrant green backdrop with exceptional public realm.

Vitrum is designed to embrace the lush green backdrop and woodland areas surrounding the site at St John's Innovation Park. From the plantings in the entrance square and colonnade to the green terraces and biodiverse roof, Vitrum feels at one with its natural surroundings and provides a variety of unique spaces in which to connect or seek inspiration.



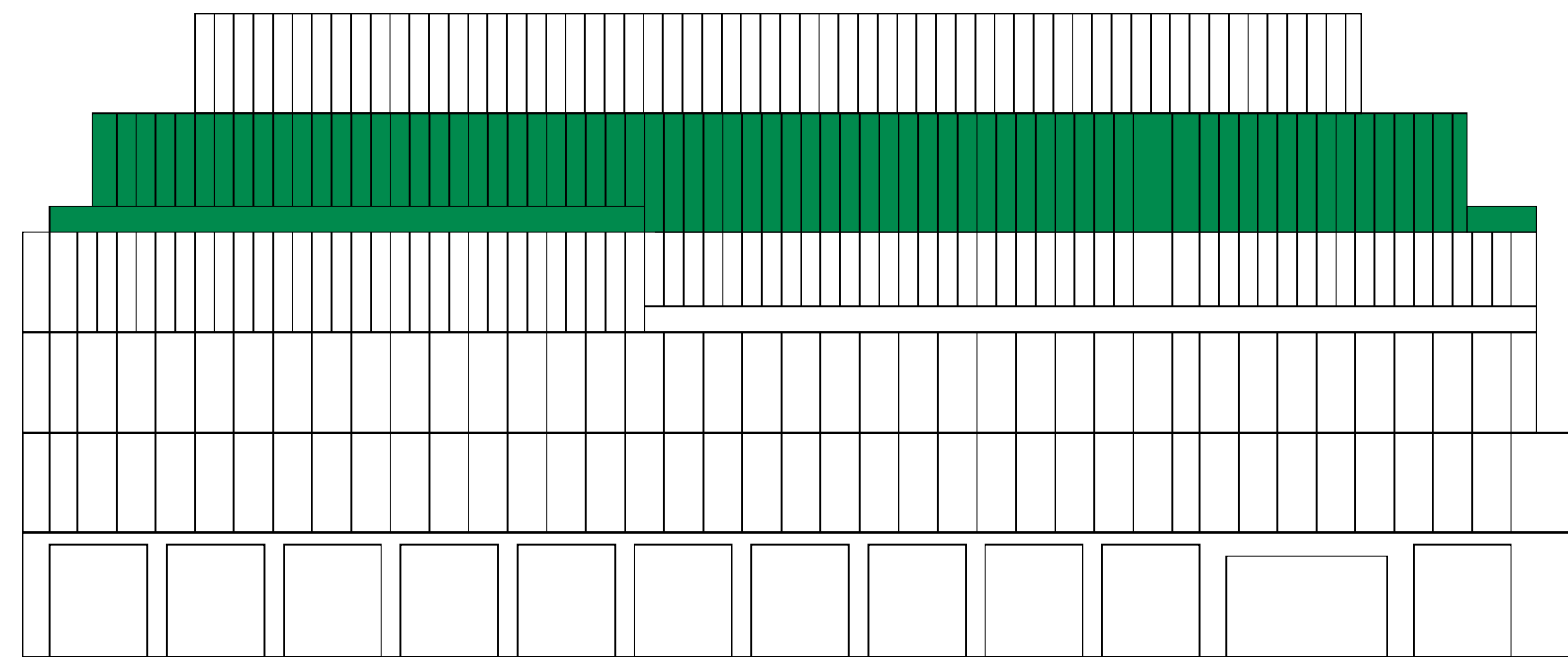
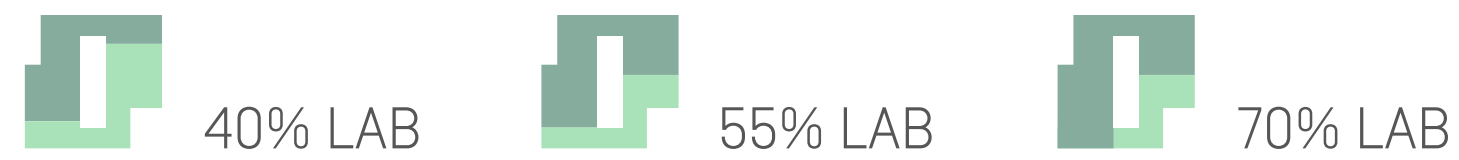
4th Floor

33,993 sq ft [3,154 m²]

Warm Shell Delivery

[Interior Fully Customisable]

Lab + Office/Write-Up



3.0 BUILDING

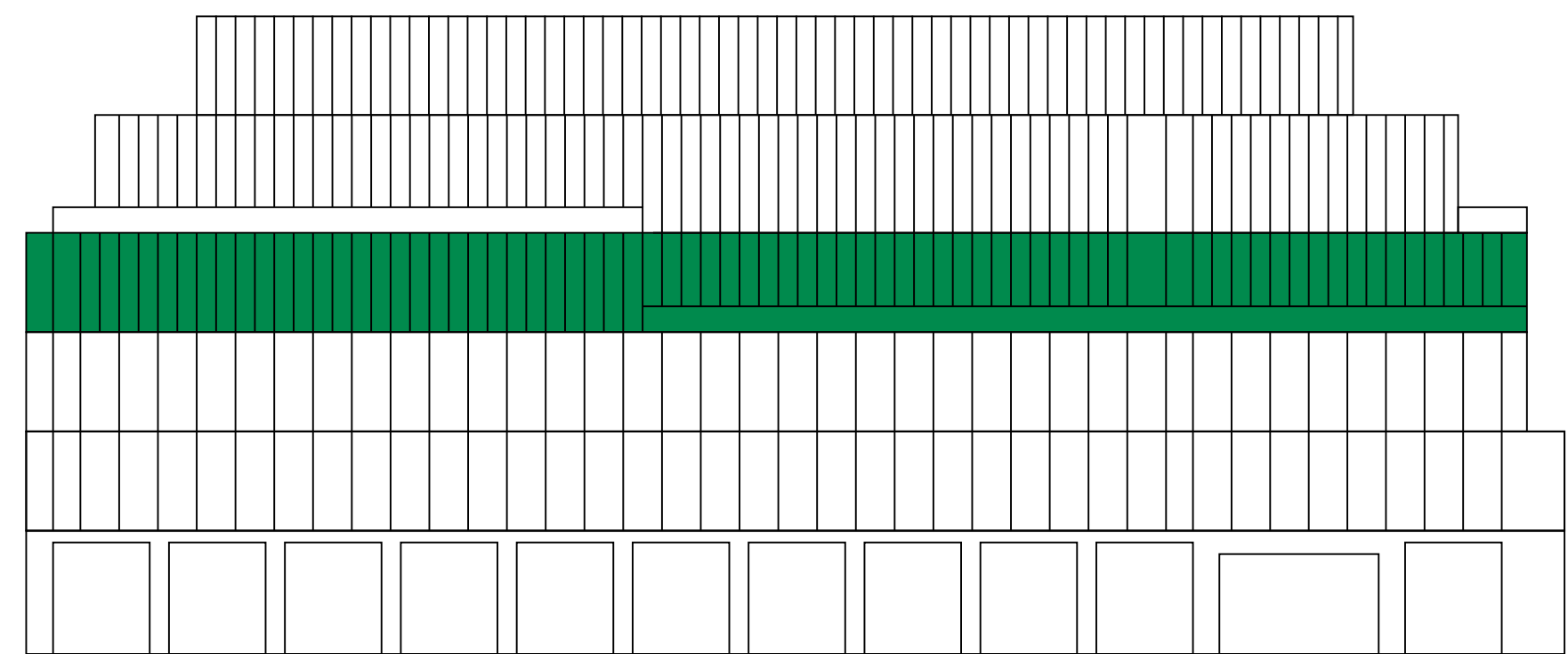
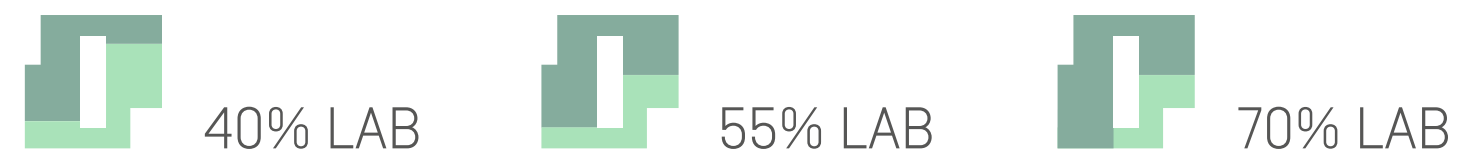
3rd Floor

39,306 sq ft [3,651 m²]

Warm Shell Delivery

[Interior Fully Customisable]

Lab + Office/Write-Up



Plans are indicative and not to scale

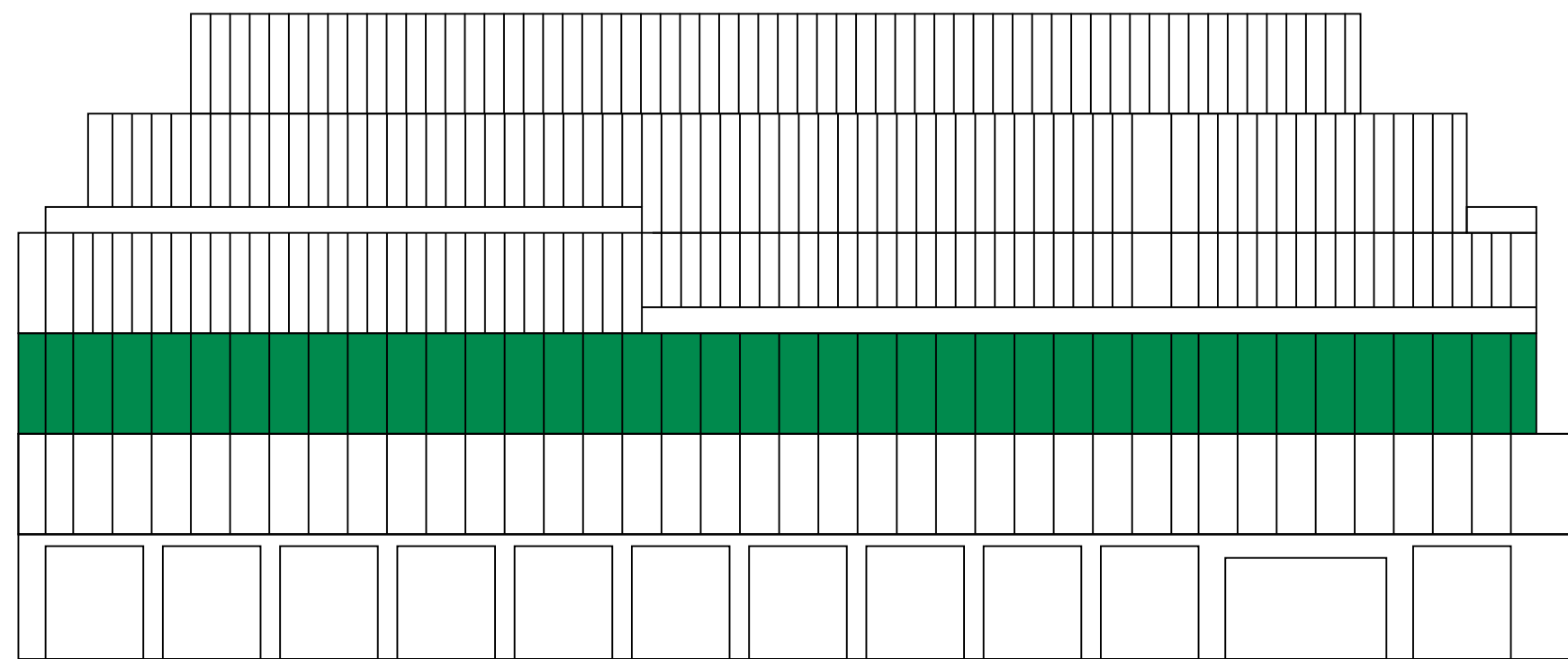


2nd Floor

Suites ranging from
16,000 – 25,000 sq ft [1,486 – 2,322 m²]

Science Ready Suites

Ready for move-in
[Furniture is illustrative and can be made available upon request]



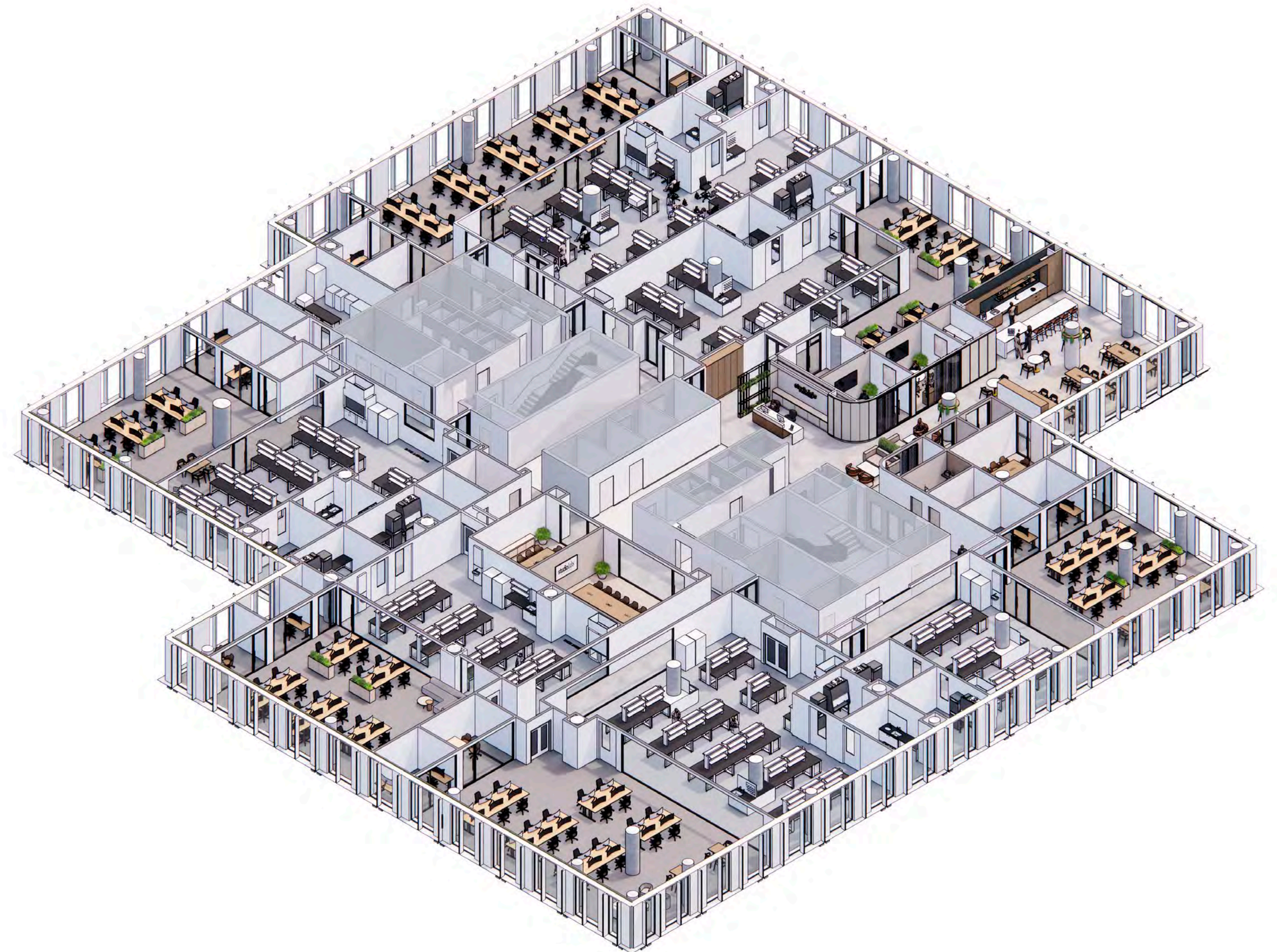
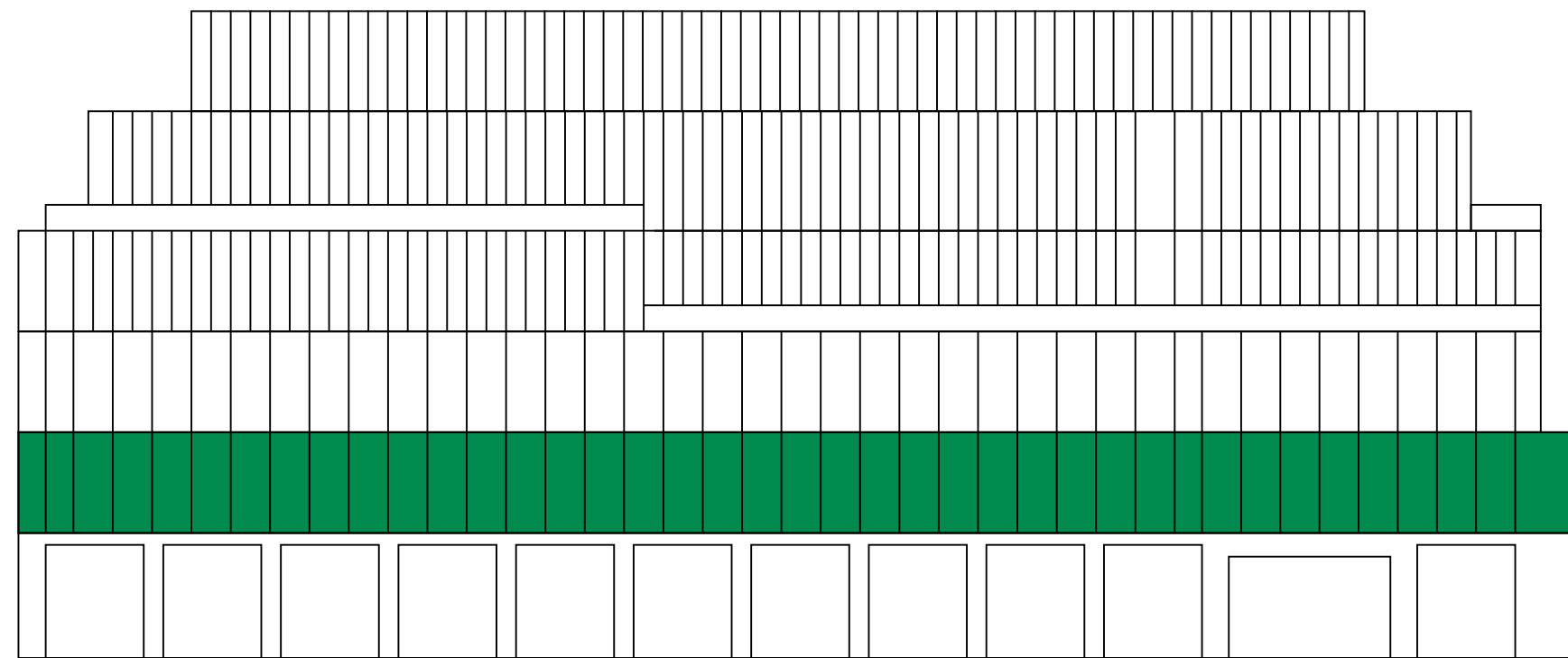
1st Floor

Suites ranging from

5,400 – 9,500 sq ft (500 – 882 m²)

studiolabs
BY BREAKTHROUGH

Fully furnished and managed shared spaces
for Hyper-Growth Companies. Flex Terms.



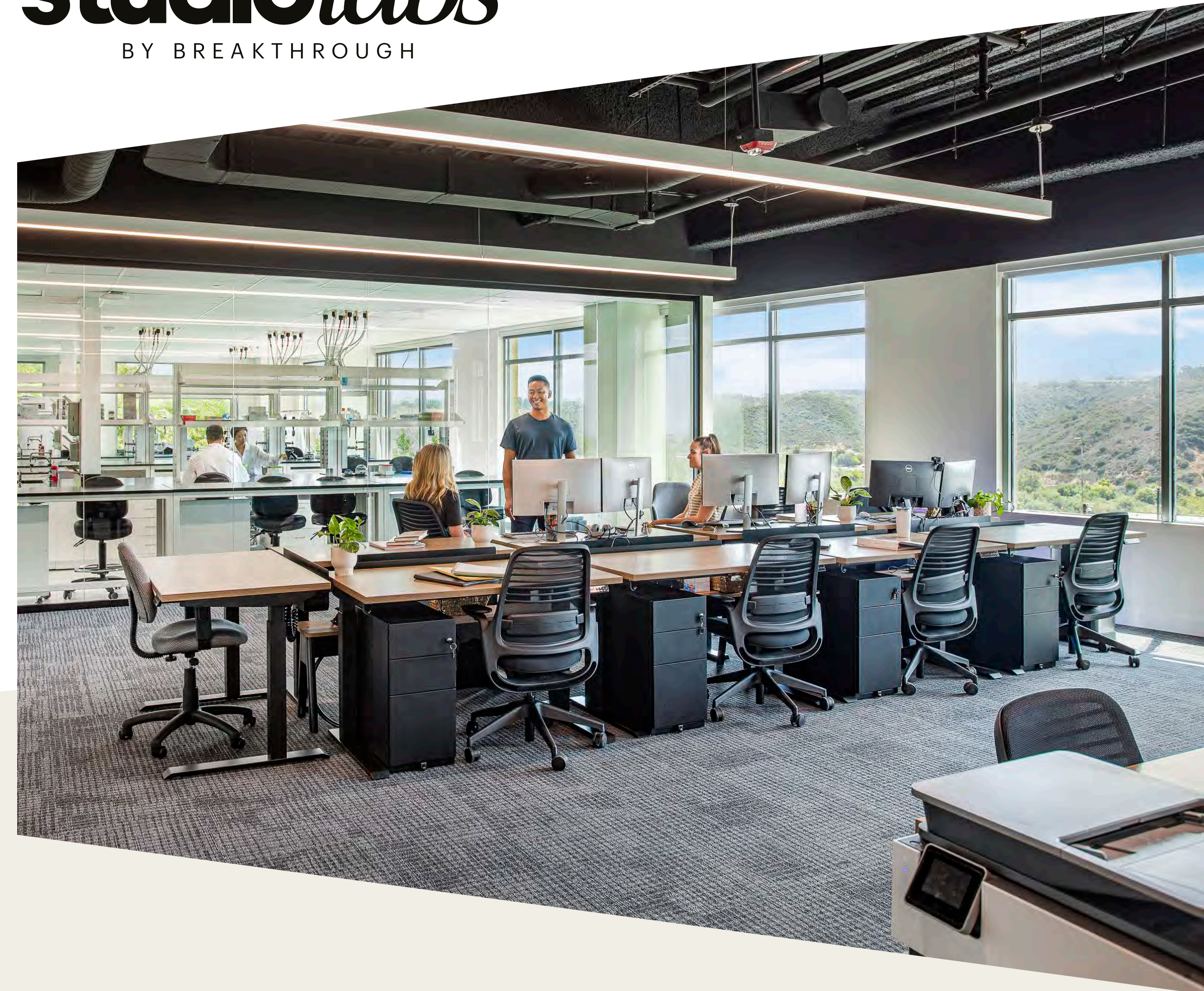
3.0 BUILDING

Where science happens on *day one*[™]

StudioLabs are curated, turn-key innovation environments for hyper growth life science companies. Whether you are a new company, an established player, or a company looking for a satellite location, StudioLabs was built for innovation users who are seeking to do science on day one.

With shorter lease terms and a dedicated concierge team, we work collaboratively with companies to help the transition into new workspaces, lower launch friction and offer ongoing support as companies evolve and reach milestones.

studio*labs*
BY BREAKTHROUGH



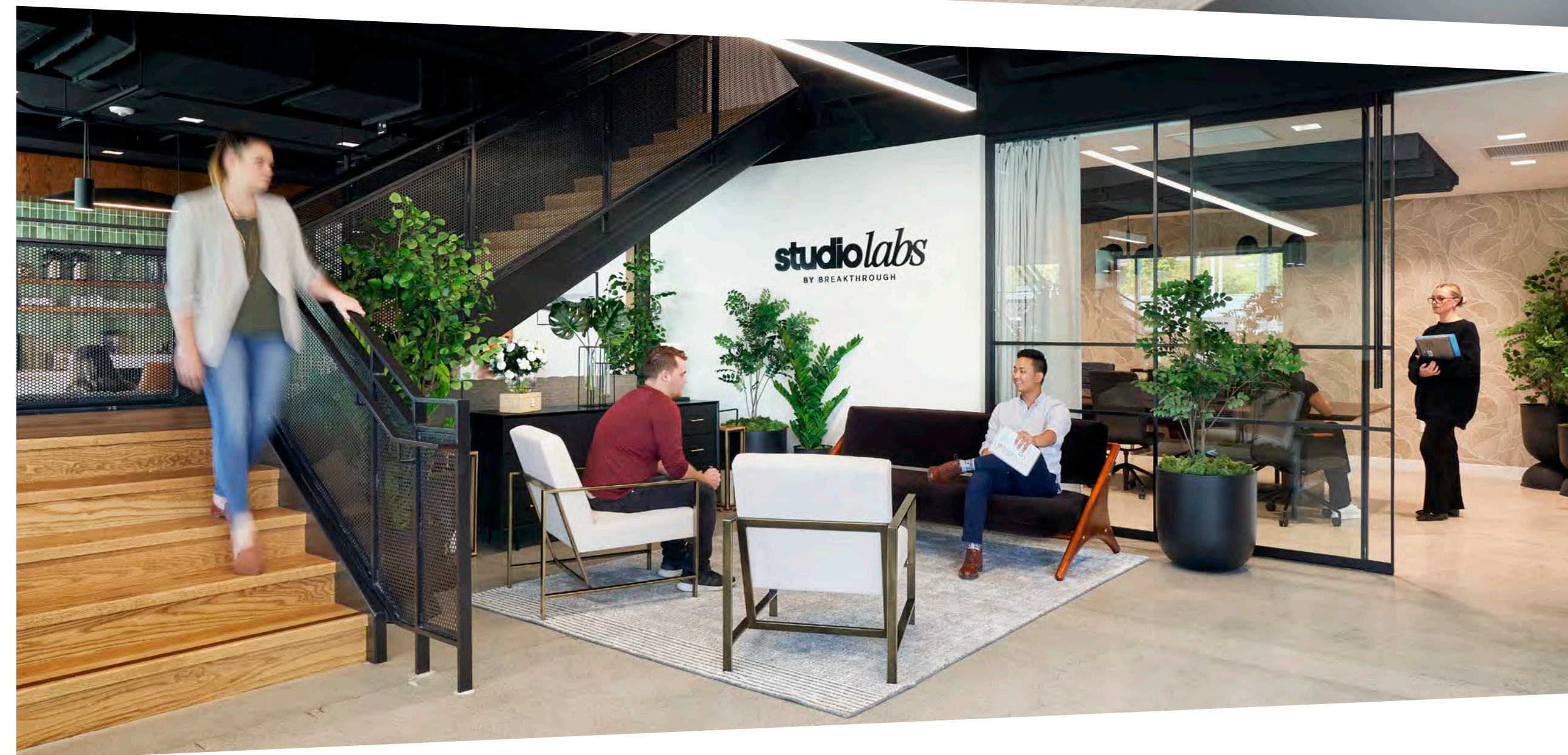
3.0 BUILDING

Developed, designed and operated by an experienced lab operations team, the StudioLabs team knows what you do, how you do it and why you do it. Design your experiments in one of our thoughtfully designed StudioLabs.

Each StudioLabs suite ranges between 2,400 to 7,000 sq ft and offer private turn-key lab and office workspaces for focused work, while shared collaboration zones offer enhanced community and connections with peer companies.

- Dedicated office spaces (open and private offices or huddle rooms)
- Fully-functional wet lab spaces with dedicated lab support rooms (CL-2 Tissue Culture or equipment space)
- Lab utilities (RO/DI, Vacuum, Back-up generator)
- Starter lab equipment package
- Access to common autoclave/glass wash
- Shipping and receiving services
- Common lab equipment room for back-up cold storage

studiolabs
BY BREAKTHROUGH



Ground Floor

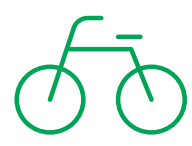
9,608 sq ft [892 m²]

Warm Shell Delivery

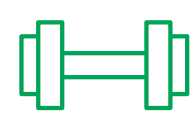
[Interior Fully Customisable]



Ground Floor Cafe



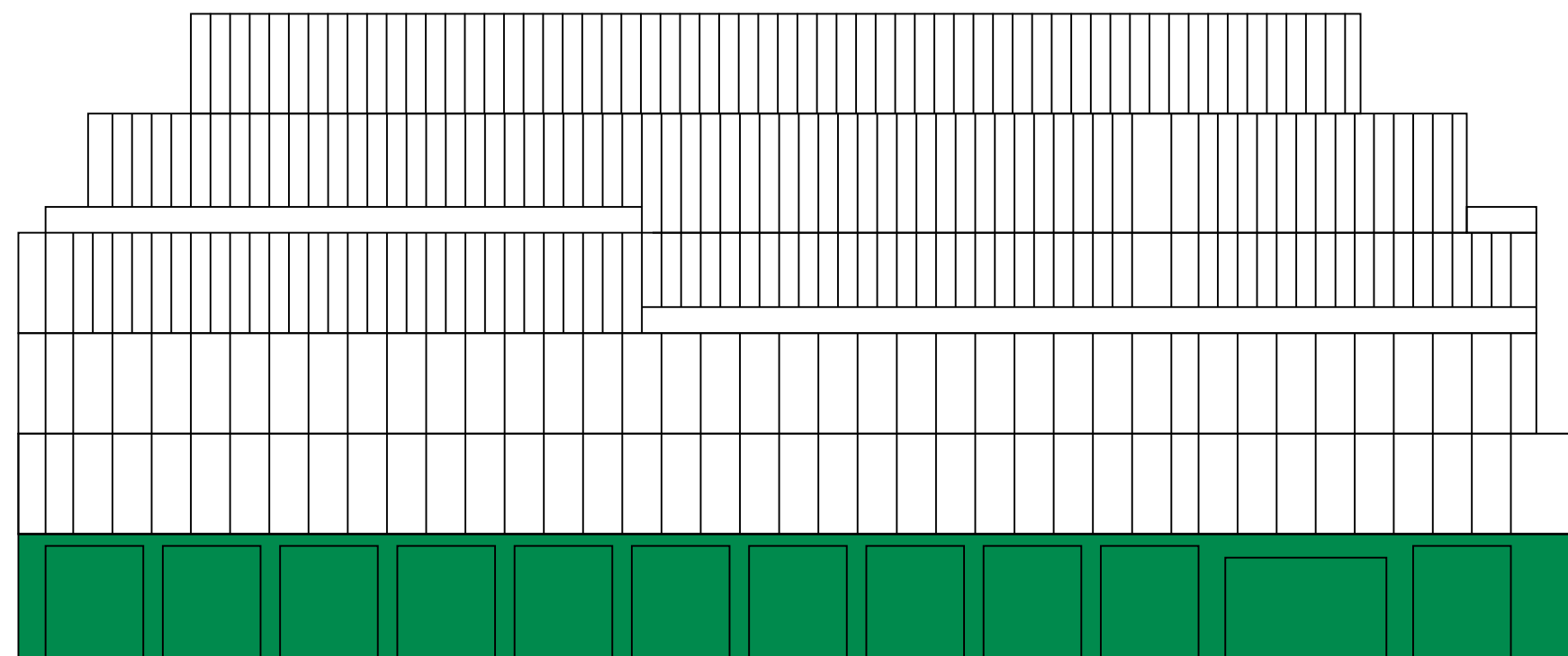
Cycle Storage



Gym Facility



Showers
[Lower ground floor]



Head to our café to rest,
relax and connect.



Recharge in the stylish
and welcoming lobby



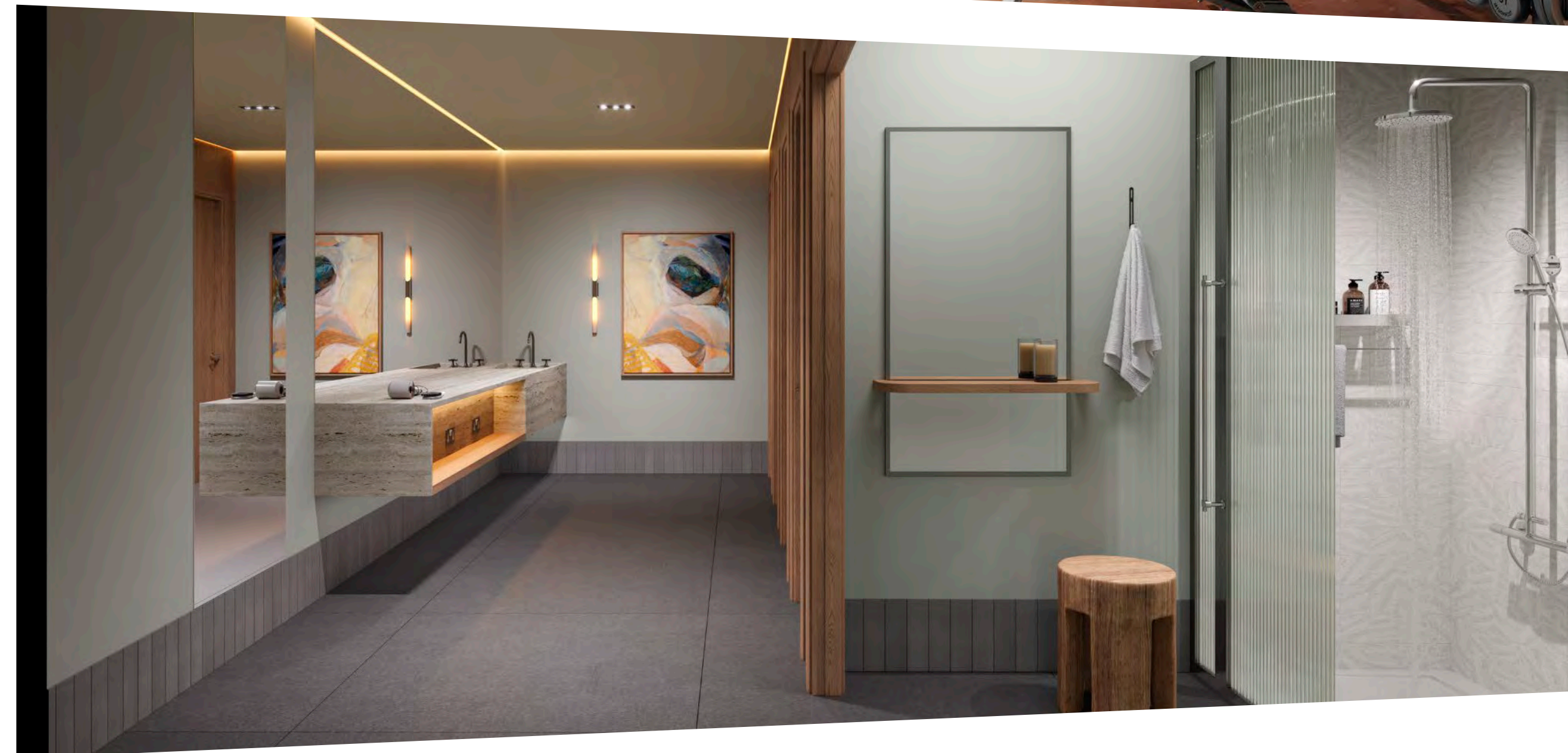
3.0 BUILDING

Everyday wellbeing

A building designed to support health and happiness.

In the dynamic world of research & development, keeping teams happy and healthy is an imperative. Vitrum's amenity suite includes a fitness centre featuring space for yoga and Pilates alongside a bike storage centre provisioned with changing rooms and showers for a seamless commute.

The ground floor entry experience and lounge has been thoughtfully-designed to create breakout areas for intentional and serendipitous connections. With calming colour palettes and subtle textures, the interiors create an inspiring yet relaxing ambience in which it is a pleasure to work or take a break to recharge throughout the day.



The excellent 'end of trip' cycle provision features ample on-site parking and showers



Directory

B

Shower & Change

G

Reception & Cafe

1

studiolabs

2-6

Lab Space



THE BREAKTHROUGH EXPERIENCE

Environments that foster innovation.
Discoveries that transform lives.

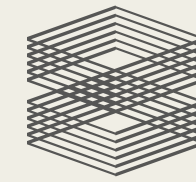
4.0

4.0 THE BREAKTHROUGH EXPERIENCE



Breakthrough Properties is a life science real estate investment, development, and management firm that leverages cross-sector collaboration to deliver environments that foster innovation and scientific breakthroughs.

Our team is a first-of-its-kind collaboration in real estate development, which came together through a shared passion that combines Tishman Speyer's global real estate platform with Bellco Capital's industry-making life science entrepreneurship to capitalize on the rapidly expanding—yet substantially under-supplied—life science real estate industry.



TISHMAN SPEYER

Tishman Speyer has developed, acquired, repositioned and/ or operated approximately \$130 billion of property since 1978, including approximately 221 million square feet of premier office, residential, life science, industrial and retail space. With real estate expertise spanning four continents, Tishman Speyer has built an international reputation for both developing and operating prominent properties with worldclass tenant rosters in major markets worldwide. Tishman's fully integrated platform includes in-house expertise for design and construction, development, capital raising and management of real estate with an established presence in 33 core regional markets globally.



BELCO CAPITAL

Bellco Capital is an investment firm founded by Drs. Rebecka and Arie Belldegrün that invests in and builds life science companies. Bellco's competitive edge comes from its unique position and firsthand experience navigating the intersection of academia, life science companies, pharma, and the investment community. Bellco's life science ecosystem, including its core strategies of company building (Two River) and venture investing (Vida Ventures) supports companies with bold ambitions of exponential transformation in life sciences.

5M SQ FT

INTERNATIONAL LIFE SCIENCE
DEVELOPMENT PIPELINE

6

OFFICES

80

LIFE SCIENCE SECTOR SPECIALISTS

\$3B

DEDICATED LIFE SCIENCE FUND

45

YEARS OF OPERATION

1,000+

EMPLOYEES

60M SQ FT

OF DEVELOPMENT
GLOBALLY SINCE 2010

179

ASSETS WORLDWIDE

25

YEARS OF OPERATION

\$20B+

LIFE SCIENCE M&A TRANSACTIONS

4.0 THE BREAKTHROUGH EXPERIENCE

Breakthrough's Scientific Advisory Board provides Collaborative Social Infrastructure and Mentorship to Breakthrough Clients



Arie Beldegrun, M.D.

Executive Chairman and Co-Founder of Allogene, Chairman of Bellco Capital, Two River Group, UroGen Pharma and Kronos Bio



Franz Humer, M.D.

Chairman of Humer Foundation, Former Chairman and CEO of Roche Holding



Liz Barrett

CEO of UroGen Pharma, Former CEO of Oncology at Novartis



Owen N. Witte, M.D.

UCLA Professor of Microbiology, Immunology, and Molecular Genetics & President's Chair of Developmental Immunology



David Chang, M.D., PhD

Co-Founder and CEO of Allogene Therapeutics, Former Chief Medical Officer of Kite Pharma



Helen Kim

Managing Director at Vida Ventures, Former Partner at Column Group and Executive Vice President of Business Development at Kite Pharma



Arjun Goyal, M.D., MBA

Managing Director at Vida Ventures, Former Investment Professional at 5AM Ventures



Stefan Vitorovic

Managing Director at Vida Ventures, Former Investment Professional at Third Rock



Ben Beldegrun

Managing Director and Founder of Aliment Capital, Former Portfolio Manager for Brevan Howard Asset Management



Amy Schulman, J.D.

Managing Partner at Polaris Partners, Former President of Pfizer Consumer Healthcare



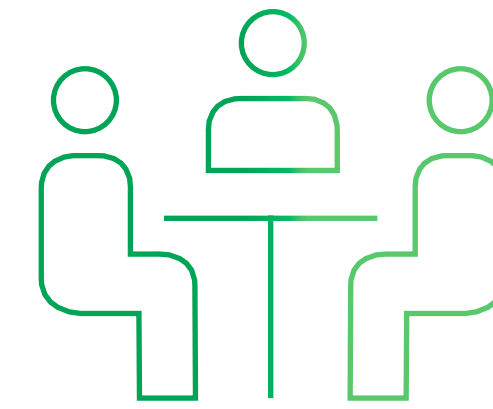
Jakob Loven

Partner of Nextech Invest Ltd., Former / Present Board Member of A2 Therapeutics, IconVir, Kronos Bio, Scorpion Therapeutics, and more

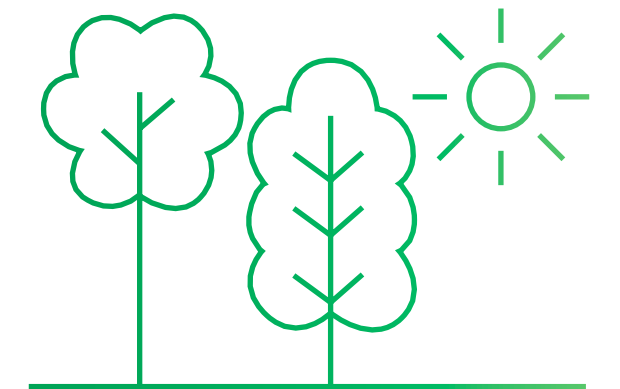
An anticipatory approach to service

We believe in not only providing modern, efficient, and inspirational spaces, but in acting as true partners to client companies. Our in-house Scientific Operations Team provides workplace strategy & services for companies as they launch, expand, grow, and scale. Whether it is a start-up looking to move into a coworking space; a company graduating from an incubator into their own facilities; or companies looking to expand or relocate – across town or across the country – we help manage the logistics, select vendors and implement best-in-class solutions.

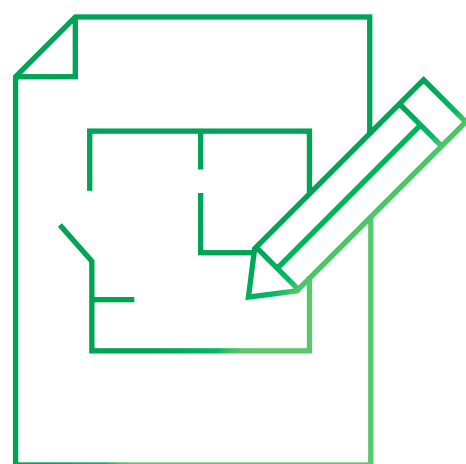
Through a unique combination of our first-hand design and operational experience, data-driven research and real-time market knowledge, Breakthrough functions as an extension of your team.



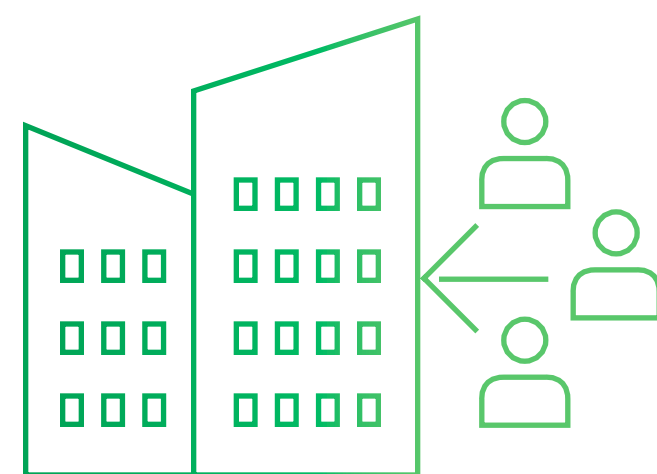
Project Management



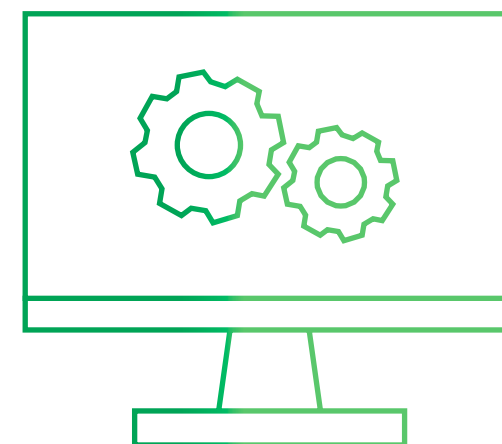
Sustainability & Wellness



Lab planning and design



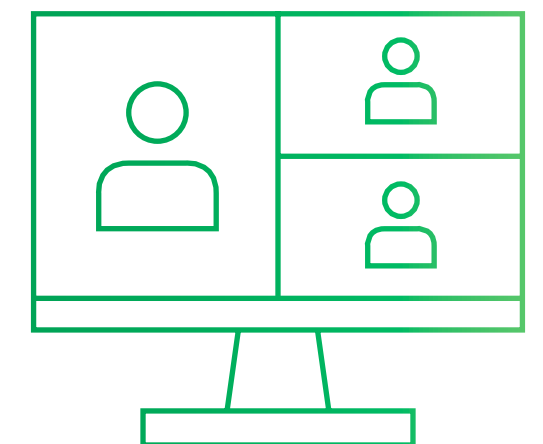
Supplier Management



Technology and IT Vendor support



Procurement & Account Set-Up



Event Planning (Virtual & Live)

4.0 THE BREAKTHROUGH EXPERIENCE

Fostering connection across our ecosystem

Breakthrough is more than a portfolio of buildings - it is a community of innovators. And since breakthroughs happen when communities convene, we host content-driven events that foster dynamic conversations and connection among the diverse constituents within the life science ecosystems they foster.



CONTACT US

Interested? Let's talk.

5.0

5.0 CONTACT

If you have any questions or would like to speak to a member of the project team, please contact:



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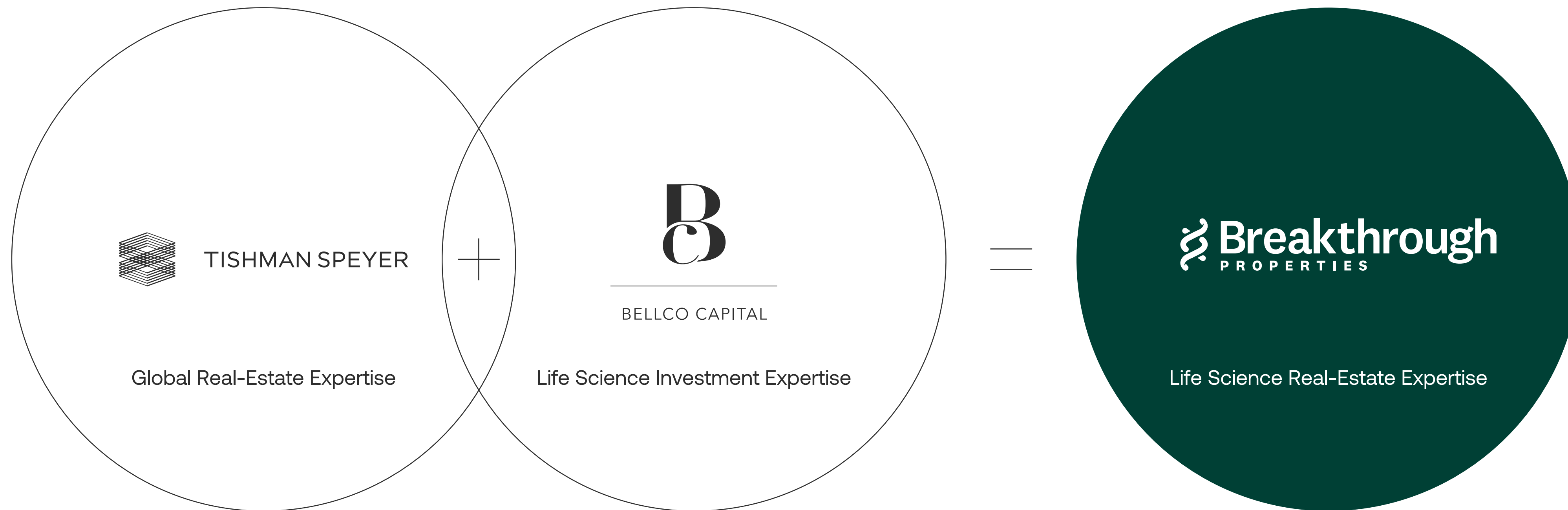
World-class space for world-class science

Occupancy early 2026

Breakthrough Properties: Platform Overview

Combining a deep expertise and relationship network in the life sciences industry with a leading global real estate platform.

Working hand-in-hand with innovators, entrepreneurs, and institutions to develop life sciences real estate and entrepreneurship infrastructure which will foster revolutionary scientific breakthroughs.



Breakthrough Life Science Portfolio

Breakthrough has assembled a portfolio and pipeline totalling 5 million square feet across 8 leading biotech markets.



● North America ● Europe ● Asia

*As of May 2024



One Milestone at ERC (Boston)



Torrey View (San Diego)



Trinity (Oxford)



2300 Market (Philadelphia)



One Canal (Cambridge, MA)



One Helix (Amsterdam)



Governor Pointe (San Diego)



Vitrum (Cambridge, UK)



Boulder 38 (Boulder)



Enclave Park (San Diego)



232 A Street (Boston)



Torrey Plaza (San Diego)



The 105 (Boston)



Callan Ridge (San Diego)

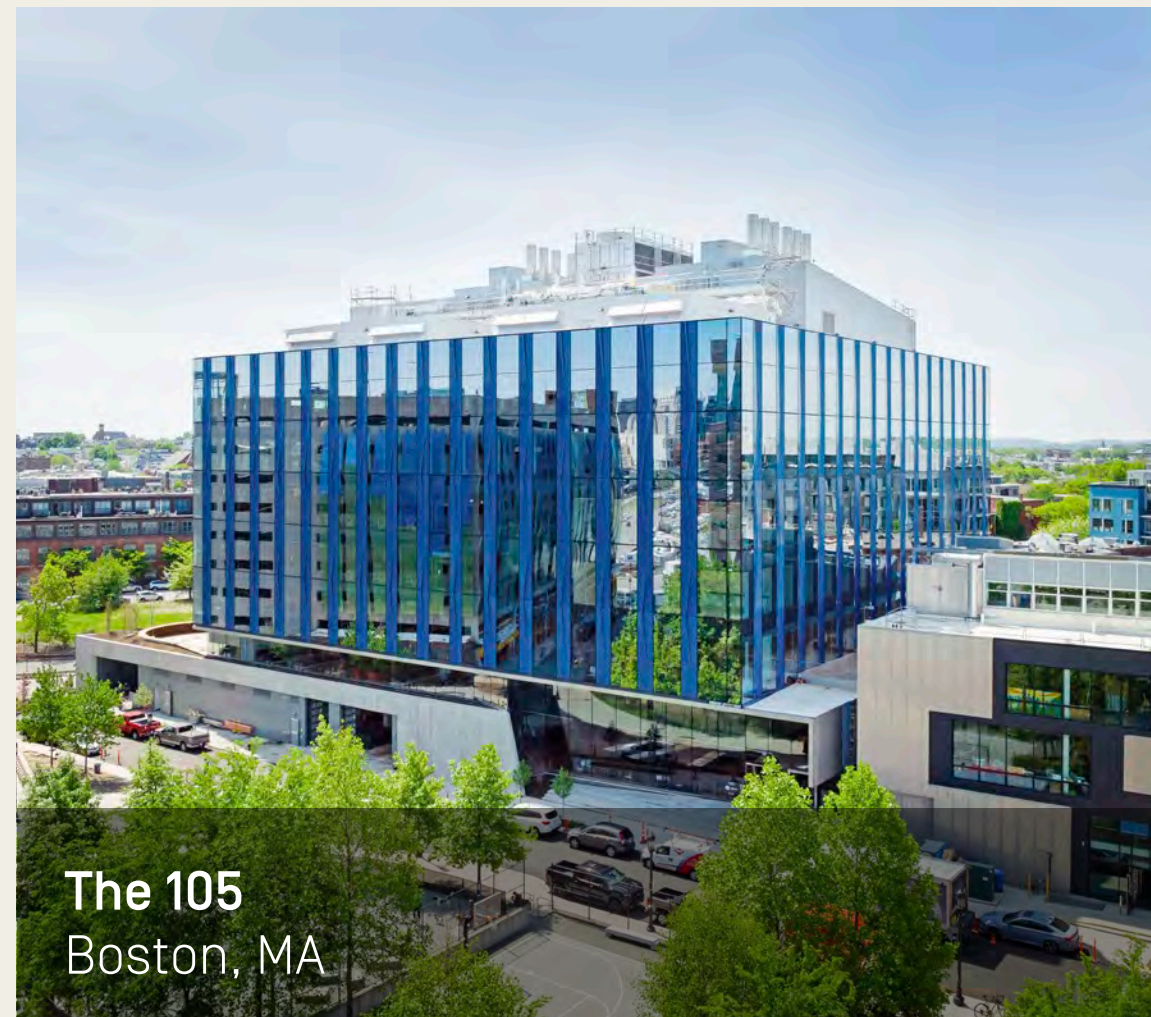


Zhangjiang Science City (Shanghai) *Pending

A Real Estate Partner for Leading Innovation Companies.

Developing and Operating Mission Critical Facilities & Innovation
Campuses For Corporate Clients

- Breakthrough Properties and Tishman Speyer and work with leading innovation companies (e.g., Pfizer Meta, AstraZeneca, LinkedIn, BD, and CRISPR) to develop and operate campuses that foster collaboration through thought-provoking public space, curated tenant programming, and cutting edge design.
- Through early engagement with clients, Breakthrough is able to deliver a highly customized product for users.



1.0 VITRUM

The 105 Boston, MA

263,500 SF
US R&D HQ
Crispr Therapeutics

Client Companies



Designed to:



The 105 Lab



1.0 VITRUM

Torrey View San Diego, CA

100% Preleased
520,000 SF

Client Companies



Achieved:



Torrey View Exterior



Torrey View Entrance



1.0 VITRUM

One Helix Amsterdam, NL

100% Preleased
55,000 SF
Delivering in 2025

Client Companies

neo^ogene
THERAPEUTICS

AstraZeneca

Designed to:



One Helix Exterior



1.0 VITRUM

One Milestone Boston, MA

510,000 SF
Delivering Q1 2026
In Partnership with Harvard University at the
Enterprise Research Campus (ERC)

ERC Project Highlights:

- Class A Lab Development
 - 246 Room Hotel
 - 345 Apartment Unites
 - 60,000 SF Conference Center (for up to 755)
 - 45,000 SF Retail
 - 2+ Acre Outdoor Greenway
-

Designed to:



One Milestone Exterior



4.0 THE BREAKTHROUGH EXPERIENCE

Industry & Lab Expertise.

Breakthrough Properties' unique life science platform delivers a full-service ecosystem. The Scientific Advisory board provides mentorship from life science industry pioneers, and access to an extensive venture capital network while the Scientific Operations team functions as an in-house resource of industry experts who support clients through design, relocation & commissioning of their labs.

Scientific Advisory Board

- **Arie Beldegrun, M.D.**
Executive Chairman and Co-Founder of Allogene, Chairman of Bellco Capital Two River Group, UroGen Pharma and Kronos Bio
- **David Chang, M.D., PHD**
Co-Founder and CEP of Allogene Therapeutics, Former Chief Medical Officer of Kite Pharma
- **Ben Beldegrun**
Managing Director and Founder of Pontifax AgTech Former Portfolio Manager for Brevan Howard Asset Management
- **Franz Humer, M.D**
Chairman of Humer Foundation, Former Chairman and CEO of Roche Holding
- **Helen Kim**
Managing Director at Vida Ventures, Former Partner at Column Group and Executive Vice President of Business Development at Kite Pharma
- **Amy Schulman**
Managing Partner at Polaris Partners, Former General Counsel at Pfizer
- **Liz Barrett**
CEO of UroGen Pharma, Former CEO of Oncology at Novartis
- **Arjun Goyal, MD., MBA**
Managing Director at Vida Ventures, Former Investment Professional at 5AM Ventures
- **Jakob Loven, PHD**
Managing Partner at Nextech Invest; Co-Founder Relay Therapeutics (NASDAQ: RLAY) and Syros Pharmaceuticals (NASDAQ: SYRS)
- **Owen N. Witte, M.D**
UCLA Professor of Microbiology, Immunology and Molecular Genetics & President Chair of Development
- **Stefan Vitorovioc**
Managing Director at Vida Ventures, Former Investment Professional at Third Rock

