

A modern laboratory setting with scientists in white lab coats working at microscopes. The scene is dimly lit with blue ambient lighting. In the foreground, a man in a lab coat is looking through a microscope. In the background, another scientist is visible, and there are various laboratory equipment like test tubes, beakers, and microscopes on the workbenches. The overall atmosphere is professional and scientific.

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# LIFE SCIENCES PRACTICE GROUP

Real Estate Services

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# WE MAKE DISCOVERY HAPPEN

The life sciences industry is all about making the world a better place. Groundbreaking drugs, therapies, and innovations are transforming lives and paving the way for healthier futures. But let's face it, what you do is complex, and dealing with labor shortages, supply chain disruptions and capital requirements can add even more obstacles.

At Cushman & Wakefield, we're more than a commercial real estate team – we're your dedicated partner to overcome these challenges so you can continue driving progress forward. Our cross-functional solutions are centered around you and built on extensive knowledge, strong industry connections, and a forward-thinking approach. We dive deep into data to uncover new possibilities, empowering you to make confident decisions every step of the way. Whether you're an investor searching for your next big life sciences opportunity, or a pharmaceutical or biotech company in need of a lab for your next scientific breakthrough, we take care of all the logistics, so you can focus on what matters most.

## OUR EXPERTS HELP YOU:

- Attract, develop and retain leading scientific and executive talent
- Identify the best locations and clusters for R&D, manufacturing and commercial operations
- Monetize under-utilized assets while increasing the flexibility of real estate portfolios
- Prepare for merger, acquisition, spin-off and partnering activity
- Capitalize on emerging trends and innovations, such as laboratory automation and digitalization



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## LIFE SCIENCES INSIGHTS

[Click here](#) to view our latest research and thought leadership to inform your business decisions.

# OUR SERVICES

Supporting You Every Step of the Way



## Labor Analytics & Location Strategy

With labor at a premium, our GIS analytics and tools help identify optimal locations that will aid in attracting the right talent for your needs. Once identified, we partner with you to ensure the strategic locations align with your growth and cost projections.



## Transaction Management

Our life sciences brokerage professionals utilize strategic data and insights to guide you through the market, negotiate the best deal, and secure the optimal space for your present and future requirements.



## Project & Development Services

Building out a lab to spec, designing a collaborative workplace, and retrofitting an outdated facility all require precise organization and planning. We leverage our life sciences expertise to deliver a high-quality solution while simultaneously achieving cost efficiencies and compliance requirements.



## Asset Services

Operating efficiently and sustainably are non-negotiables when it comes to your assets. Our property management experts know how to streamline costs, mitigate risks and enhance value all while delivering a workplace that fosters wellness and productivity.



## Sustainability

With ESG a top priority in today's world, we help you plan for a more sustainable future. From operating your labs more efficiently to leveraging alternative renewable energy sources, our experts offer proven strategies that will position you for a more sustainable tomorrow.



## Supply Chain & Logistics Advisory

There is no one-size-fits-all approach to supply chain and logistics. We work with you to understand your business needs, then determine the unique network configuration that will make your business profitable and sustainable while getting product to customers quickly and efficiently.

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# OUR TEAM

## Expertise in All Major Life Sciences Clusters and Beyond

Specialized expertise matters—especially when it comes to complex life sciences assets. Our commercial real estate teams bring a rich understanding of the industry through years of experience working with top life sciences companies and investors. From signing a lease to building out specialized lab space, we have the skills to help you reach your goals and achieve optimal asset performance.

## SERVICE LINES

### RESEARCH

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## WHY CUSHMAN & WAKEFIELD?

### **WE CONNECT THE DOTS.**

Our global team of life sciences experts are strategically positioned in key hub markets, ensuring we always have our finger on the pulse of the industry. We place a strong emphasis on building relationships and fostering a culture of collaboration to seamlessly bridge the gap across different markets and service lines to get you where you want to be.

### **WE MAKE IT DATA DRIVEN.**

In this fast-paced industry, we understand how important real-time data is when it comes to making decisions. That's why we make it our top priority to provide life sciences companies with data that truly matters. From employment and labor statistics to construction cost data, we equip you with valuable intel to navigate the real estate market and make strategic decisions that perfectly align with your goals.

### **WE BUILD IT BETTER.**

With a national project management team dedicated to life sciences, we have the expertise to deliver exceptional results while achieving complex budget, timing and compliance requirements. Many of our project management professionals come directly from the pharma and development industries, bringing a unique perspective no one else can match.



## About Cushman & Wakefield

Cushman & Wakefield (NYSE: CWK) is a leading global commercial real estate services firm for property owners and occupiers with approximately 52,000 employees in approximately 400 offices and 60 countries. In 2022, the firm reported revenue of \$10.1 billion across its core services of property, facilities and project management, leasing, capital markets, and valuation and other services. It also receives numerous industry and business accolades for its award-winning culture and commitment to Diversity, Equity and Inclusion (DEI), Environmental, Social and Governance (ESG) and more. For additional information, visit [www.cushmanwakefield.com](http://www.cushmanwakefield.com).

## Cushman & Wakefield Capabilities

### Primary Services

- Agency Leasing
- Asset Services
- Capital Markets
- Facility Services
- Global Occupier Services
- Investment & Asset Management
- Project & Development Services
- Tenant Representation
- Valuation & Advisory

### Industries & Specialties

- Airports
- Automotive
- Banking/Financial
- Build-to-Suit
- Data Centers
- eCommerce
- Education
- Energy (oil & gas)
- Food & Beverage
- Global Supply Chain
- Government
- Healthcare
- Hospitality
- Industrial
- Land
- Legal/Professional
- Life Sciences/Pharma
- Multifamily
- Net Lease Investment
- Not-for-Profit
- Ports & Intermodal
- Rail
- Retail
- Technology
- Third-Party Logistics (3PL)