

Oakdale Research Park BioVentures Center
University of Iowa's Oakdale Campus
2500 Crosspark Road, Coralville, Iowa



Exclusive Leasing Memorandum

Contact:

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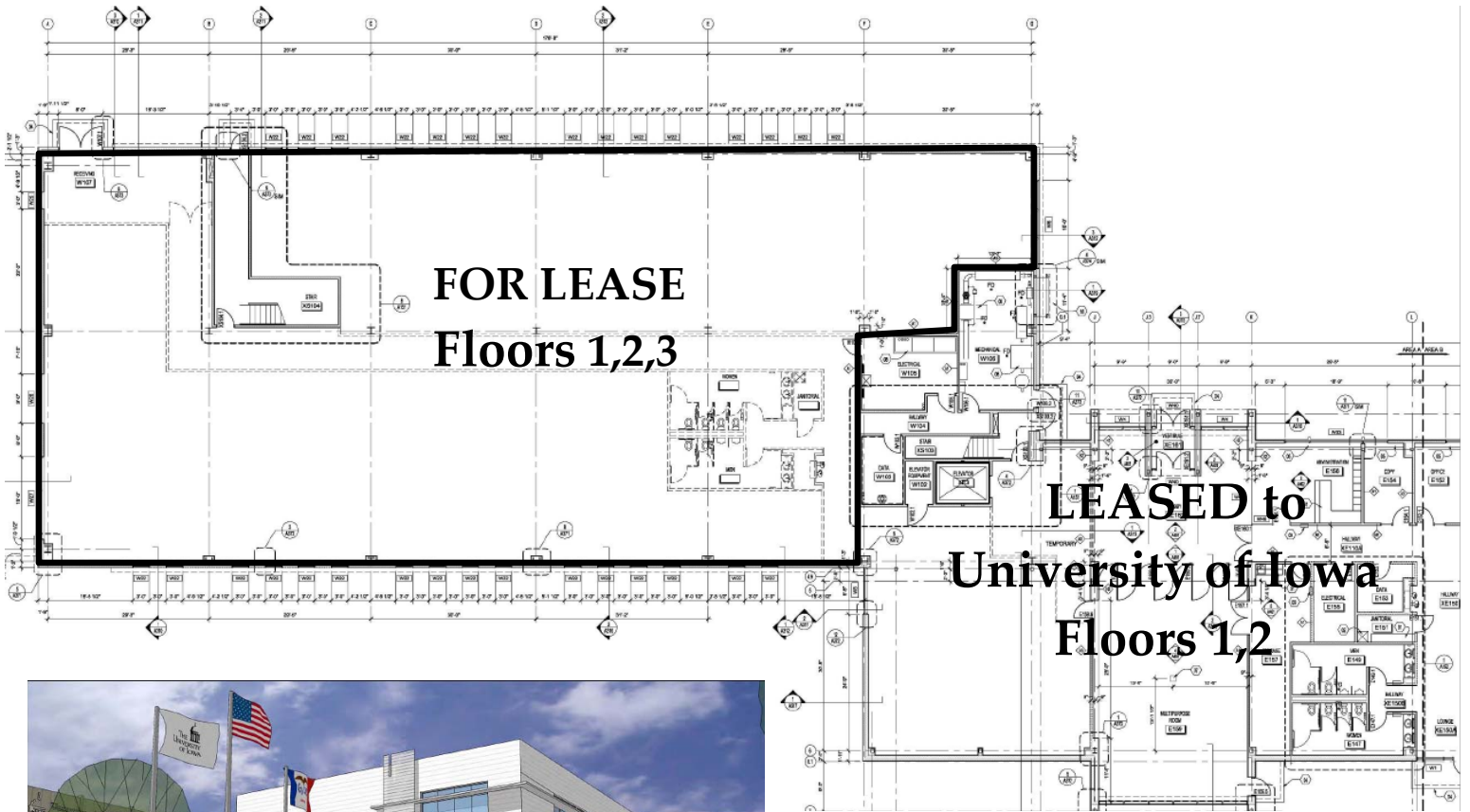


BUILDING INFORMATION

Total Building SF:	90,000 +/-
Total Available SF:	40,000 +/- 3 floors - 11,000 to 13,300 SF per floor Flexible space configuration available from 1,100 to 13,300 SF
Total Leased SF:	50,000 +/- Master leased to University of Iowa
Base Rent:	\$17.00 - \$19.00 PSF
Tenant Improvement Allowance:	\$29.00 PSF
Additional Rent Estimate: (including CAM, RE taxes, Insurance)	\$8.50-\$10.00 PSF
Minimum Lease Term:	5 Years
Parking Spaces:	202 - expandable up to 250
Ceiling Height:	9'-10'
Column Bays:	30' X 32' and 30' X 41'
Utilities:	Electricity separately metered. Pro-rata share of other utilities to be included in additional rent.
Estimated Delivery Date:	Core/shell available for tenant improvement work starting 7/1/2008

Restricted uses as allowed per Ground Lease and University of Iowa Oakdale Research Park covenants, conditions and restrictions.

FLOOR PLAN



DEVELOPER PROFILE / SITE PLAN



Ryan Companies US, Inc. is a leading national commercial real estate firm providing integrated design-build, development and real estate management services to customers in more than 150 cities around the country.

Central to Ryan's business are the core values of integrity, honesty and service. Whether developing, building or managing a customer's space, Ryan is dedicated to "doing what's right." Ryan serves customers in the office, industrial, retail, health care and hospitality markets.

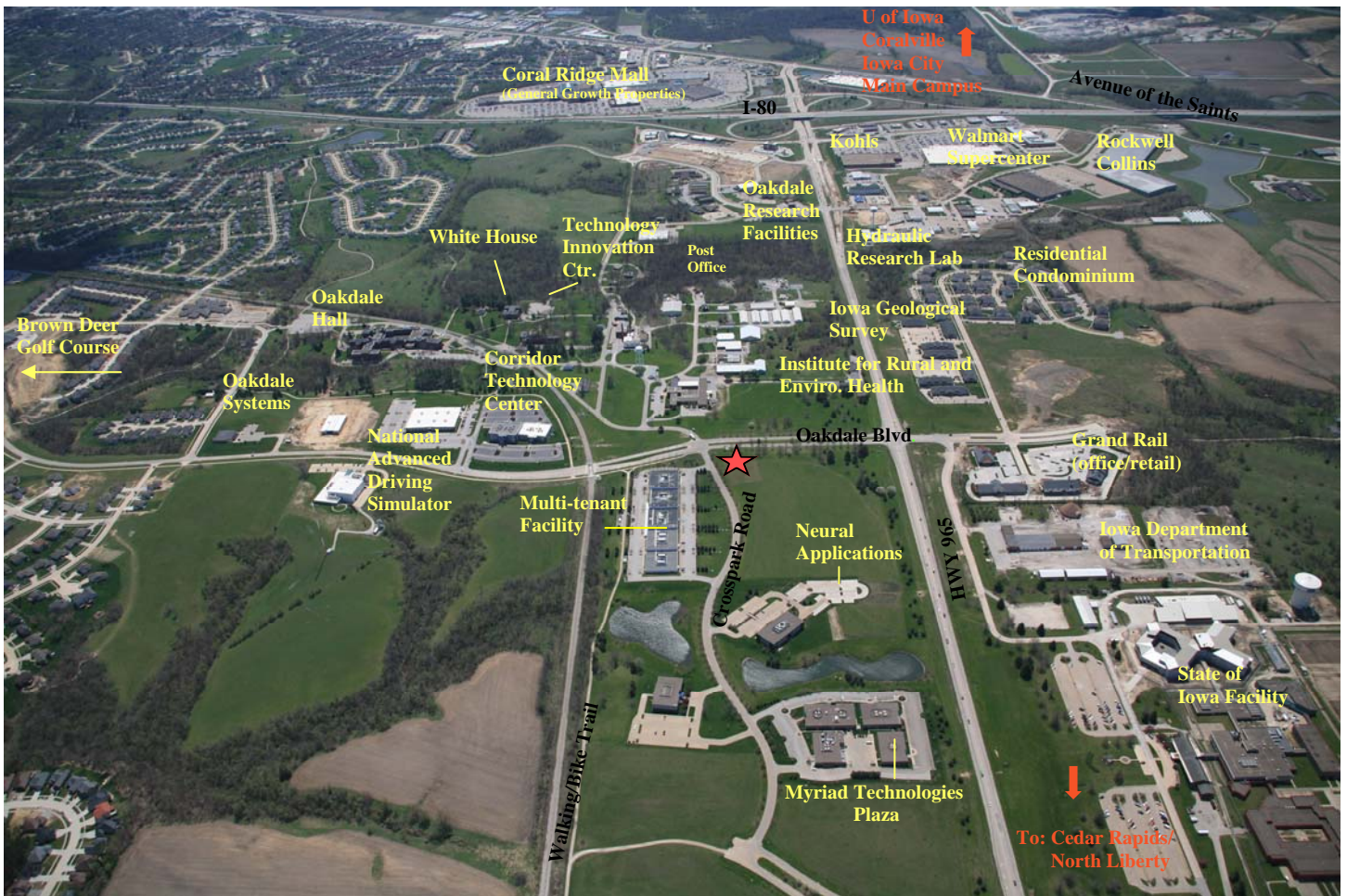


LOCATION

The Oakdale Research Park, also known as the University of Iowa's Oakdale Campus, is conveniently located on Highway 965 near Interstates 80 and 380 and U.S. Highways 1, 6 and 218. The Park is in the fast-growing community of Coralville, about 10 minutes from the main UI campus of Iowa City, 15 minutes from commercial airlines at the Eastern Iowa Regional Airport in Cedar Rapids and 10 minutes from charter and corporate aircraft at the Iowa City Municipal Airport.



AERIAL PHOTO





OAKDALE RESEARCH PARK

Mission—

The Oakdale Research Park environment provides corporations with easy, sustained access to relevant research resources of the University of Iowa.

Building Relationships—

For businesses engaged in basic and developmental research, product development and production linked to research and development, the University of Iowa's Oakdale Research Park offers the opportunity to locate near and benefit from close proximity to academic researchers and a wide array of well-equipped laboratories and research facilities.

Firms at the research park can expect to establish and sustain working relationships with University of Iowa faculty-scientists, physicians and engineers of national renown in such fields as pharmaceuticals, molecular and cellular biology, industrial bioprocessing and computer simulation of dynamic systems.

The Research Park occupies the northern one-third of the University's 500 acre Oakdale campus. Located on the campus are the University Hygienic Laboratory, Institute for Agricultural Medicine and Occupational Health, Technology Innovation Center, Obermann Center for Advanced Studies and the Center for Advanced Drug Development as well as other University research laboratories.

Park Tenants

Corporate

Cargill Animal Nutrition
Integrated DNA Technologies
Innovative Software Engineering
LMS International
National Genecular Institute
Noel-Levitz
Ophtherion
Pearson Educational Measurement
Stanley Environmental
Vangent

University Anchor Centers

Carver College of Medicine Infectious Diseases
and Inflammation Research Program
Center for Biocatalysis and Bioprocessing
Center for Advanced Drug Development
National Advanced Driving Simulator
University Hygienic Laboratory

Source:
Technology Transfer at The University of Iowa



OAKDALE RESEARCH Park/Campus



Park Amenities:

- Contemporary landscaping, lighting and streets
- Fiber optic cable
- DMS 100 Super-node digital switch
- Nearby videoconference facilities
- Satellite uplink/downlink
- Microwave relay
- Access to main UI campus and computing facilities
- Paved bicycle/hiking trail throughout park
- Nearby dining, hotels, conference facilities, shopping recreation and fitness

Source:
Technology Transfer at The University of Iowa



Commercial Real Estate Services, Worldwide.





THE UNIVERSITY OF IOWA

The University of Iowa is a major national research university with a solid liberal arts and sciences foundation. It ties its pursuit of advances in scholarship, technology, and creative endeavors to its mission of teaching, research, and service in an increasingly global environment.

Established in 1847 as Iowa's first public institution of higher education, the University has won international recognition for its wealth of achievements in the arts, sciences, and humanities. Iowa was the first U.S. public university to admit men and women on an equal basis and the first institution of higher education in the nation to accept creative work in theater, writing, music, and art as theses for advanced degrees. It established the first law school and the first educational radio station west of the Mississippi, broadcast the world's first educational television programs, and developed and continues to hold preeminence in educational testing.

The University's research programs in genetics, hydraulics, and speech and hearing are world renowned, as are its innovations in medicine, biocatalysis, biomedical engineering, biomedical sciences, and pharmacology education. Its graduate programs in audiology, printmaking, creative writing, speech-language pathology, and nursing service administration are first-ranked. A pioneer in space research, Iowa has designed and built research instruments for more than 50 successful U.S. satellites and space probes. It also is the location for the most technically advanced driving simulator in the world.

The University of Iowa has one of the most extensive research library systems in the country and operates one of the nation's most advanced and comprehensive university-owned teaching hospitals.

A member of the select Association of American Universities, an organization of institutions recognized for excellence in research, The University of Iowa maintains a balance between scholarly research and teaching. It places strong emphasis on undergraduate, international, and interdisciplinary education and brings undergraduate, graduate, and professional students together with distinguished teachers and scholars in a close-knit, intellectual community.



Source:
The University of Iowa

NAI Iowa Realty
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CORALVILLE/ IOWA CITY



Population -

The current year population for the Iowa City Metro area is 140,490. The 2000 Census revealed a population of 131,676, and in 1990 it was 115,732 representing a 13.8% change. It is estimated that the population in this area will be 147,479 in 2011, representing a change of 5.0% from 2006. The current population is 49.3% male and 50.7% female. In 2006, the median age of the population was 32.5, compared to the US median age which was 36.5.

Forbes/Milken Institute—Best Small Metro Areas

Employment -

Johnson County reported an unemployment rate of 2.9% in 2005 compared to 4.7% for the State of Iowa and 5.2% for the entire United States. Johnson County consistently maintains a lower unemployment rate than the State and U.S.

The ten largest employers in the Iowa City/Johnson County area account for 75% of total employment. The University of Iowa continues to be the largest provider of employment opportunities for Iowa City employing 37% of the workforce. However, employment opportunities available in other sectors are increasing, which serves to diversify Iowa City's economy.

Iowa City named "Top Business Opportunity Metro" - Expansion Management Magazine 2005 Mayor's Challenge

Expansion Management magazine, a monthly business magazine for executives of companies actively looking for a place to expand or relocate a facility, ranked the Iowa City area 11th among metropolitan cities in their Mayor's Challenge for best business locations. The report examines 329 metropolitan statistical areas from perspectives that emphasize labor and operating costs.

Income -

The Johnson County per capita income has kept pace, or slightly exceeded the national level. In Johnson County the per capita income has risen 23% since 1996 and personal income has risen 19% since 1998.

Money Magazine's November 2005 issue—3rd Best Place in the Nation to Retire

Education -

The population of Iowa City has a higher percentage of citizens with high school diplomas than the State of Iowa (94% compared to 80%) and the United States (75%). Fifty-four percent of Iowa City's population holds a Bachelor's Degree or higher compared to Iowa (17%) and the United States (20.3%).

Iowa City is ranked near the top in virtually every business growth and quality of life survey, recently placing #5 in the country (behind Austin, Seattle, Kansas City and Des Moines) in Expansion Management Magazine's list of the top 331 MSA's for locating a new or expanding facility.

Source:
Iowa City Community Profile



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