



Life Sciences Industry Insight



Connecticut

Buoyed by Yale the Life Sciences industry in Connecticut is growing at a rapid pace

The Connecticut life sciences industry has been accelerating at an extremely fast pace. NIH funding and VC funding, which are both integral to continued growth increased 35% and 93%, respectively, since 2017. Additionally, the number of Life Sciences establishments increased 13% during that same period and created over 1,500 jobs.

As life sciences research continues to grow Connecticut, and specifically New Haven, will need state-of-the-art lab space to keep up. New Haven is the home of Yale University and is the largest life science cluster in Connecticut. On a per capita basis, New Haven ranks 2nd in the nation in NIH funding and 5th in VC funding. Developments such as Winstanley’s 525,000 s.f. building in Downtown Crossing are vital to sustain growth. The building is expected to deliver in early 2024, and is close to 90% pre-leased proving there is high demand for such space.

VC Funding

\$559,508,769

86% of funding is concentrated in the Greater New Haven Region with the remainder in Greater Hartford

2021 NIH Funding

\$691,868,051

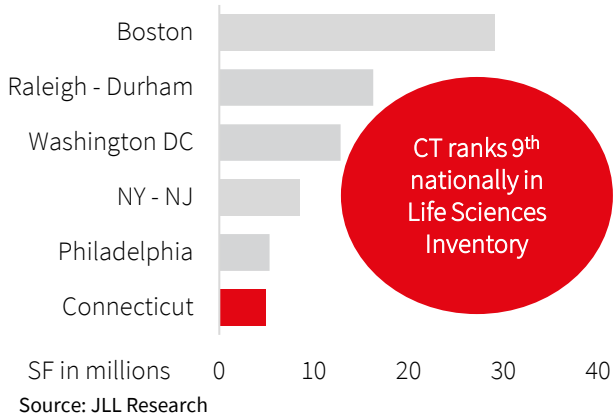
Yale University ranks #4 of Top 50 NIH funded institutions

Recent transaction activity				
Lease	Location	City	Size	Landlord
Quantum-Si*	115 Munson Street	New Haven	65,000 s.f.	Twining Properties / L+M Development
Arvinas	101 College Street	New Haven	161,815 s.f.	Winstanley
Adela*	115 Munson Street	New Haven	11,810 s.f.	Twining Properties / L+M Development
Yale University	101 College Street	New Haven	115,000 s.f.	Winstanley
Ancera	15 Commercial Street	Branford	28,126 s.f.	AVS Investors
Aztec Bio	55 Church Street	New Haven	6,130 s.f.	The Hurley Group
Siduma Therapeutics	55 Church Street	New Haven	12,600 s.f.	The Hurley Group

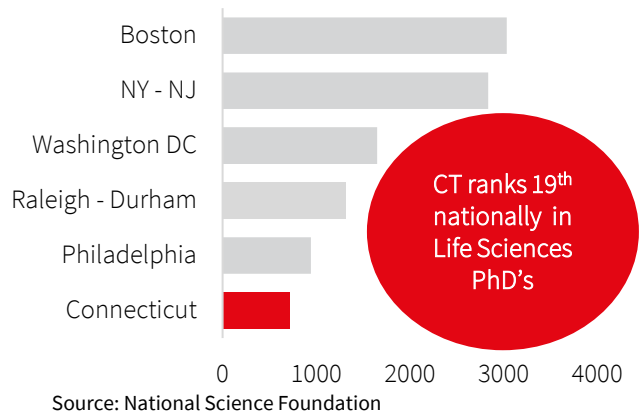
*Indicates JLL involved transaction.

East Coast Life Science Cluster Comparisons

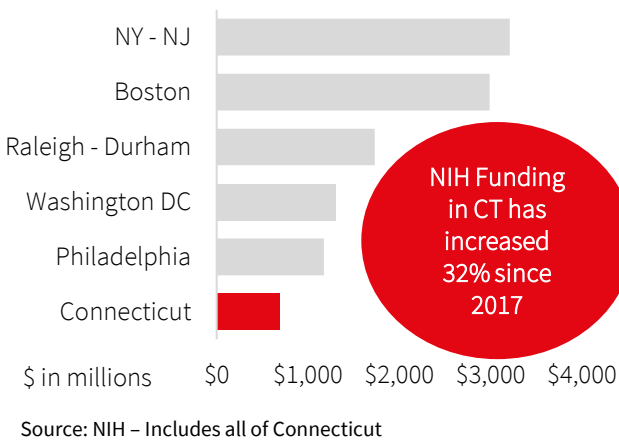
Life Sciences Real Estate Inventory



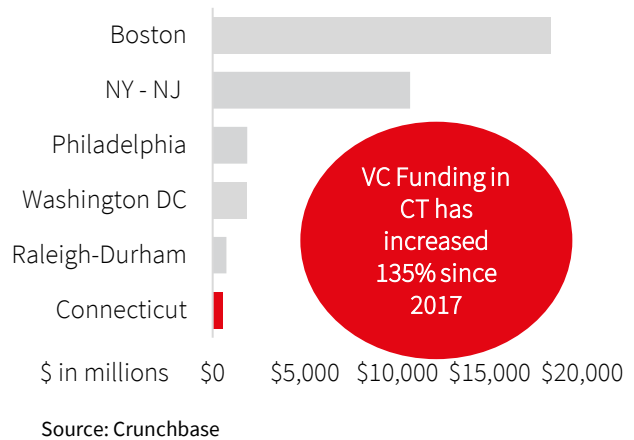
Life Sciences PhDs earned per year, 5-yr average



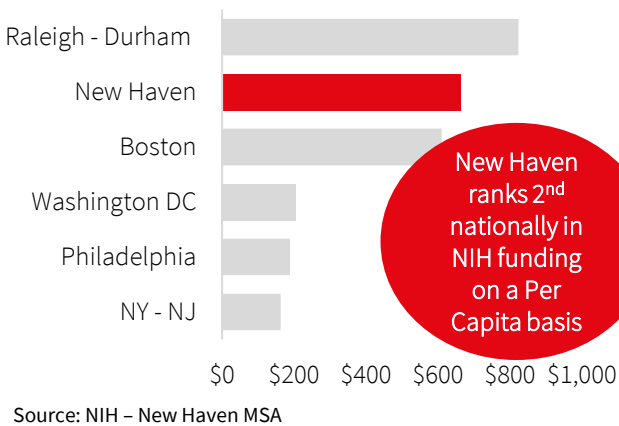
NIH funding



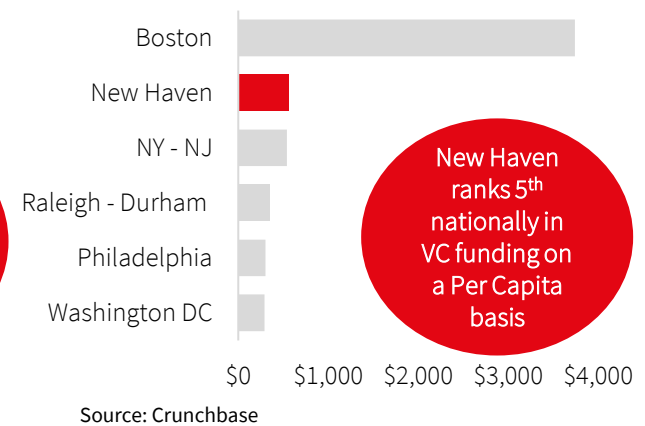
VC funding



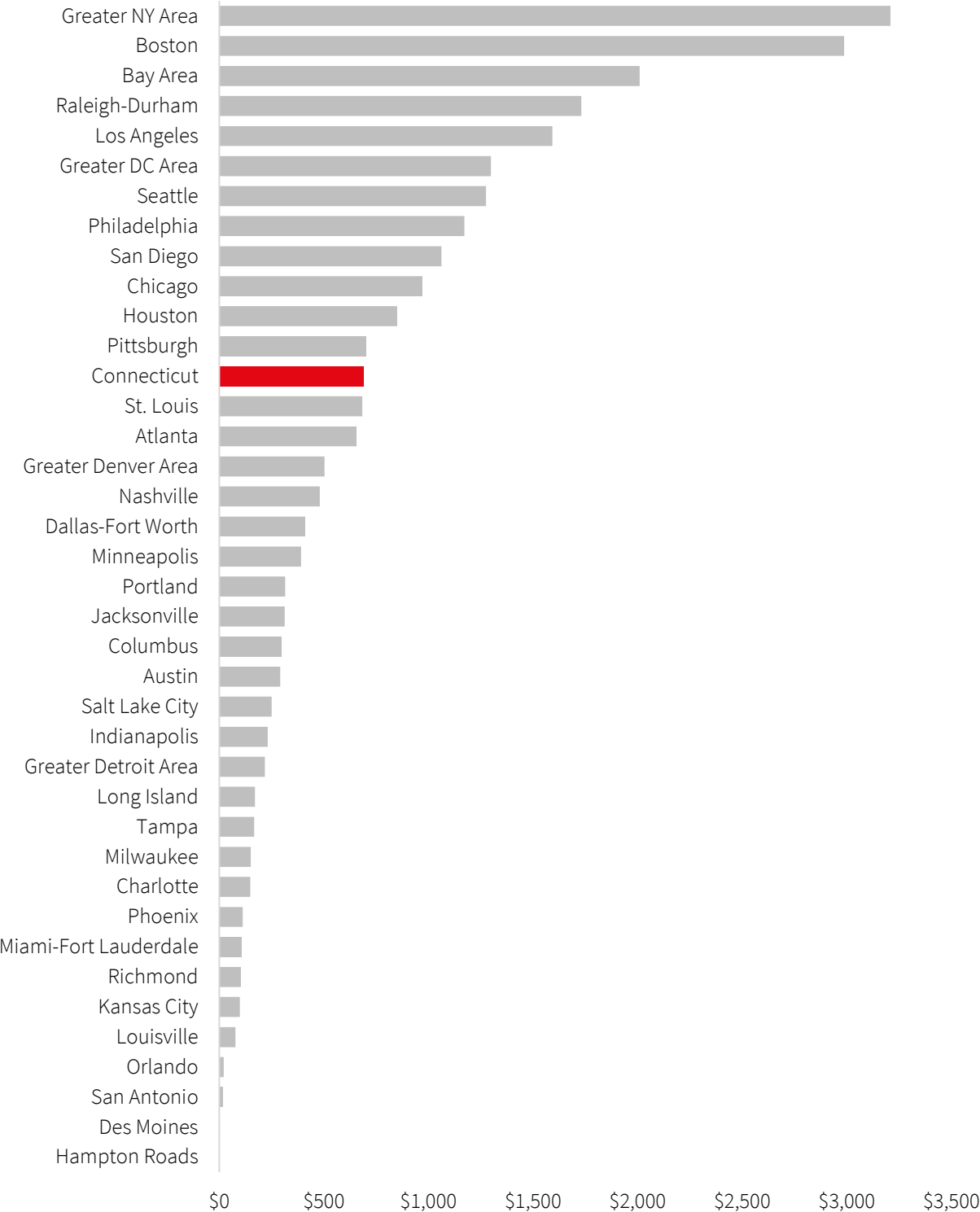
Per Capita NIH funding - New Haven



Per Capita VC funding - New Haven

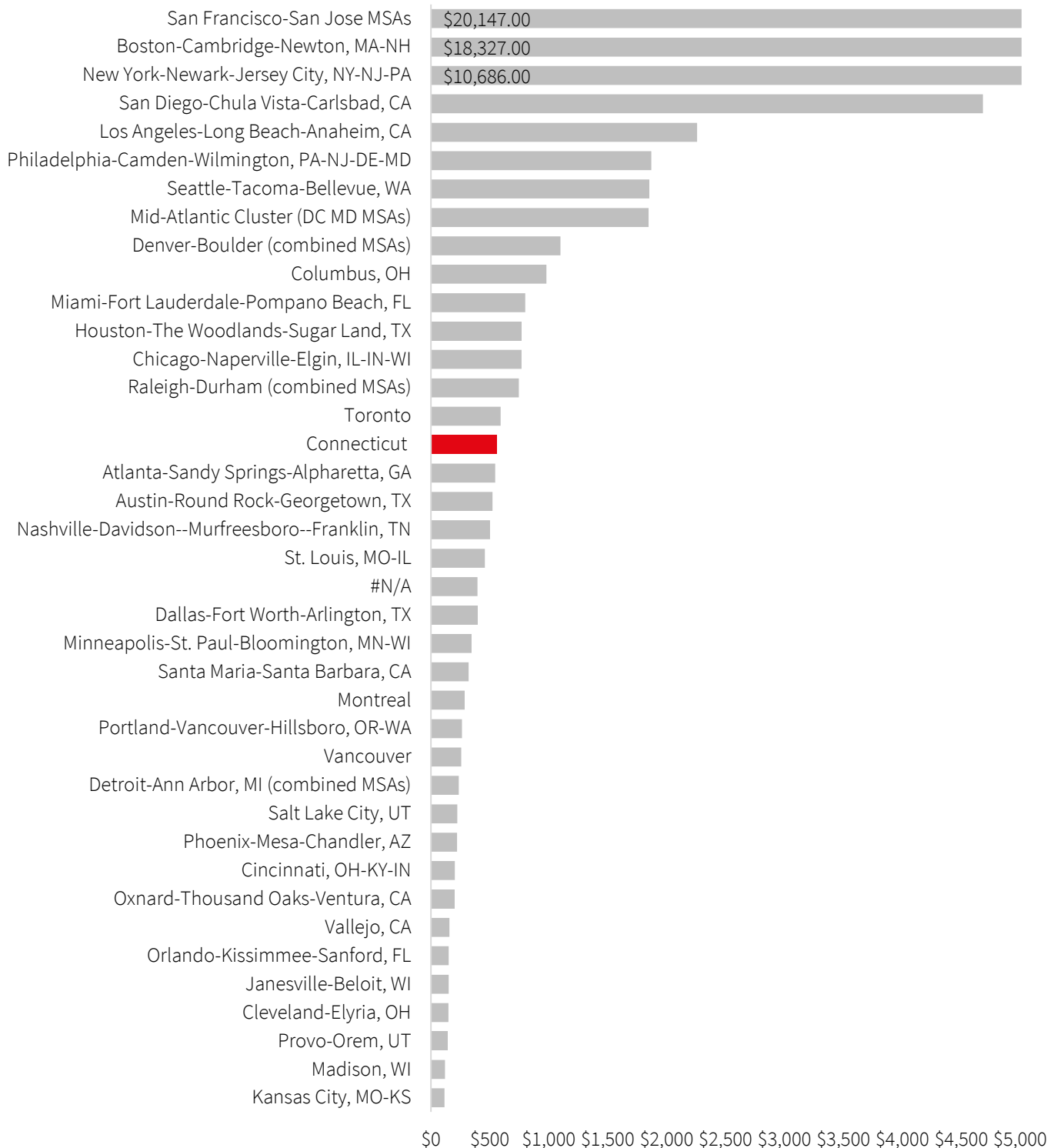


2021 NIH Funding



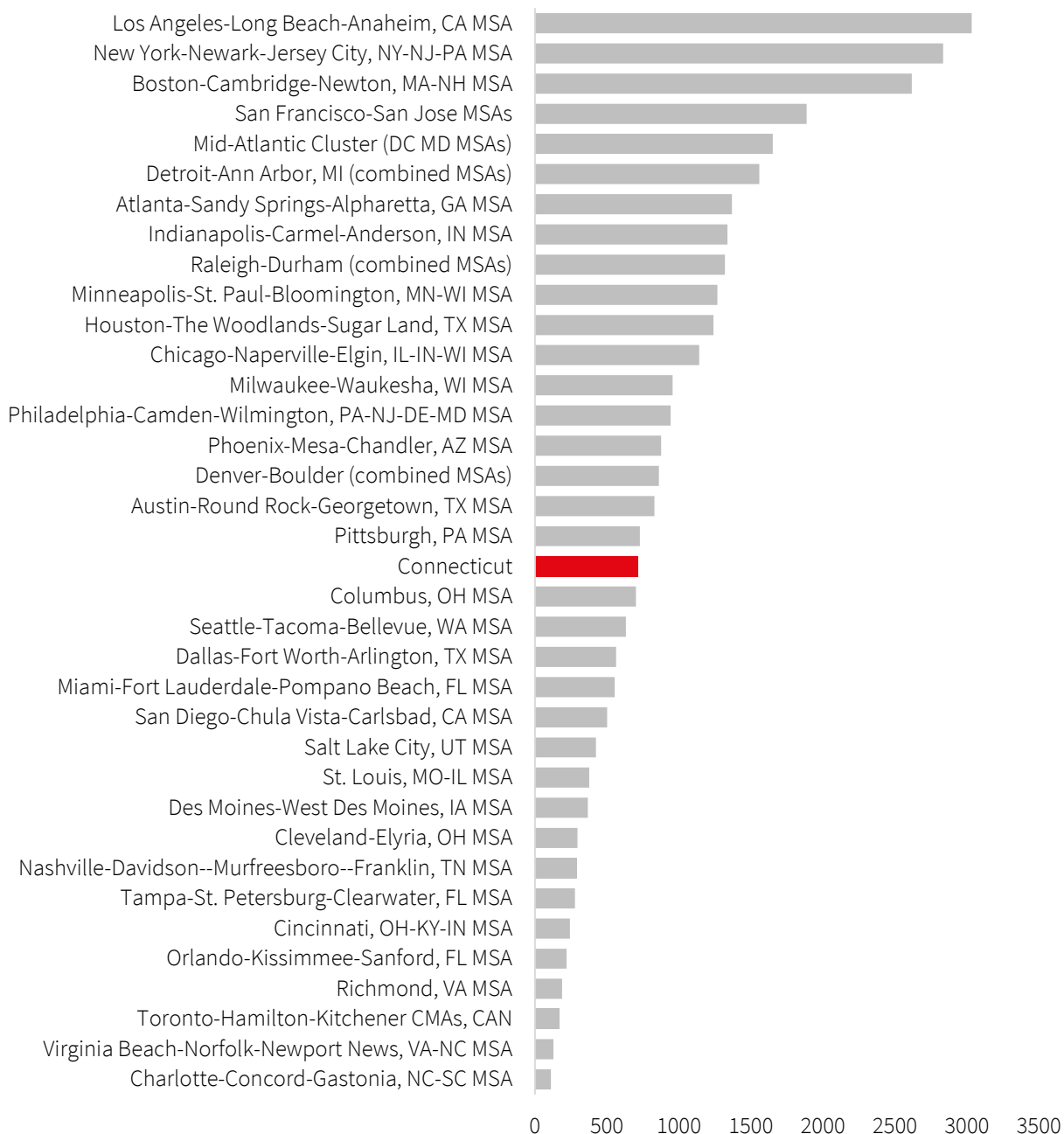
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2021 VC Funding

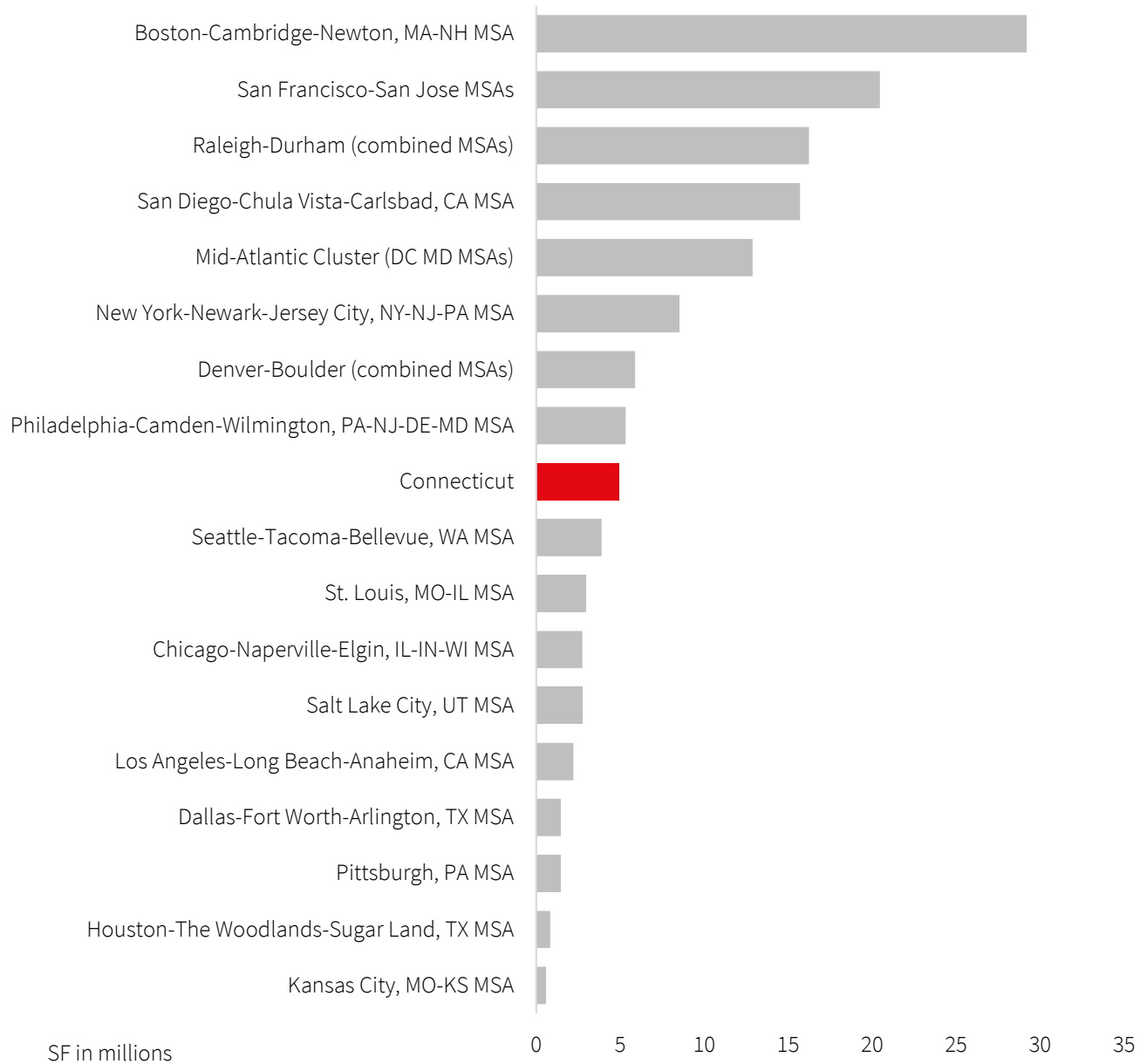


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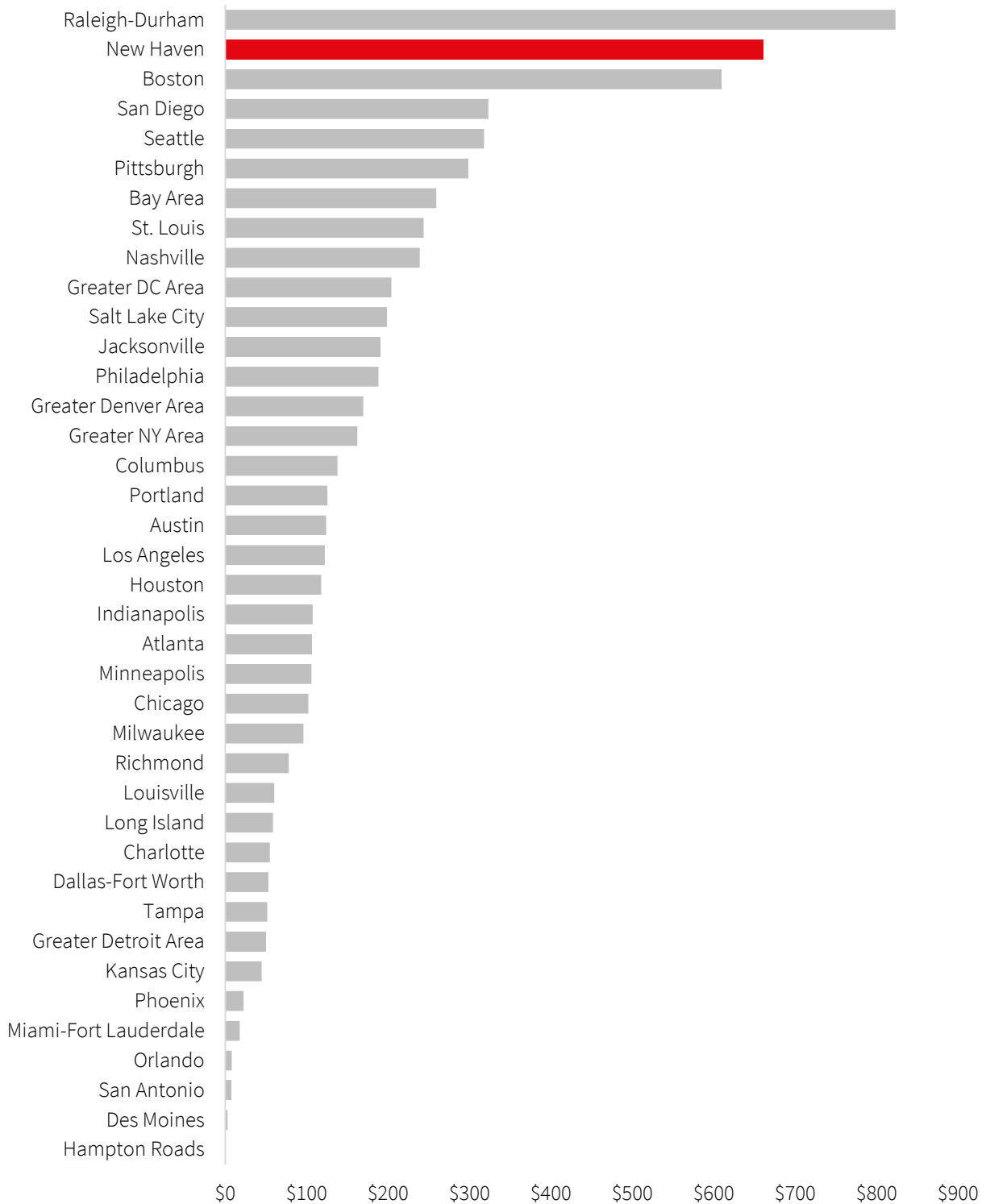
Life Sciences PhDs earned per year, 5-yr average



Life Sciences Real Estate Inventory

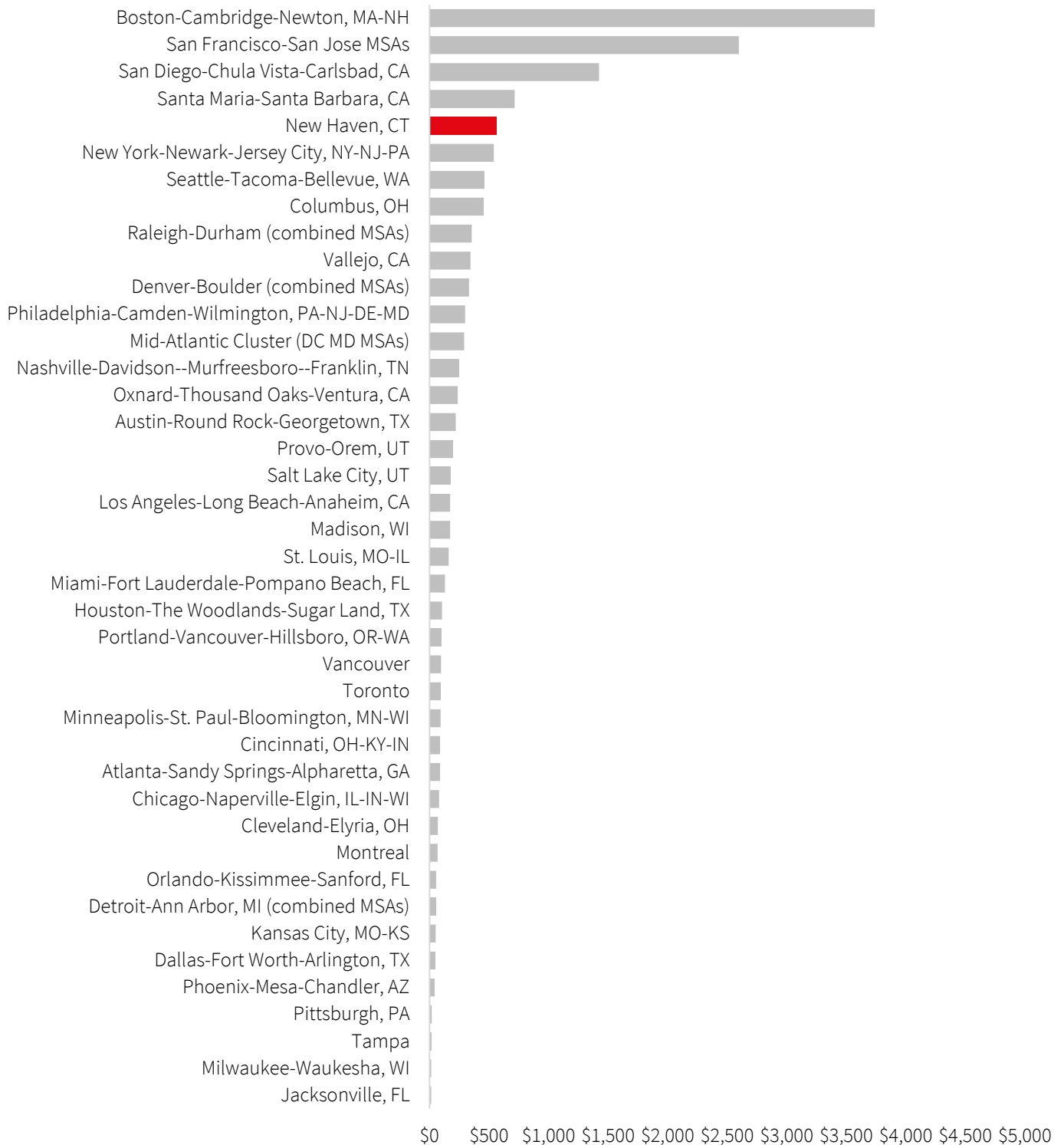


Per Capita 2021 NIH Funding – New Haven



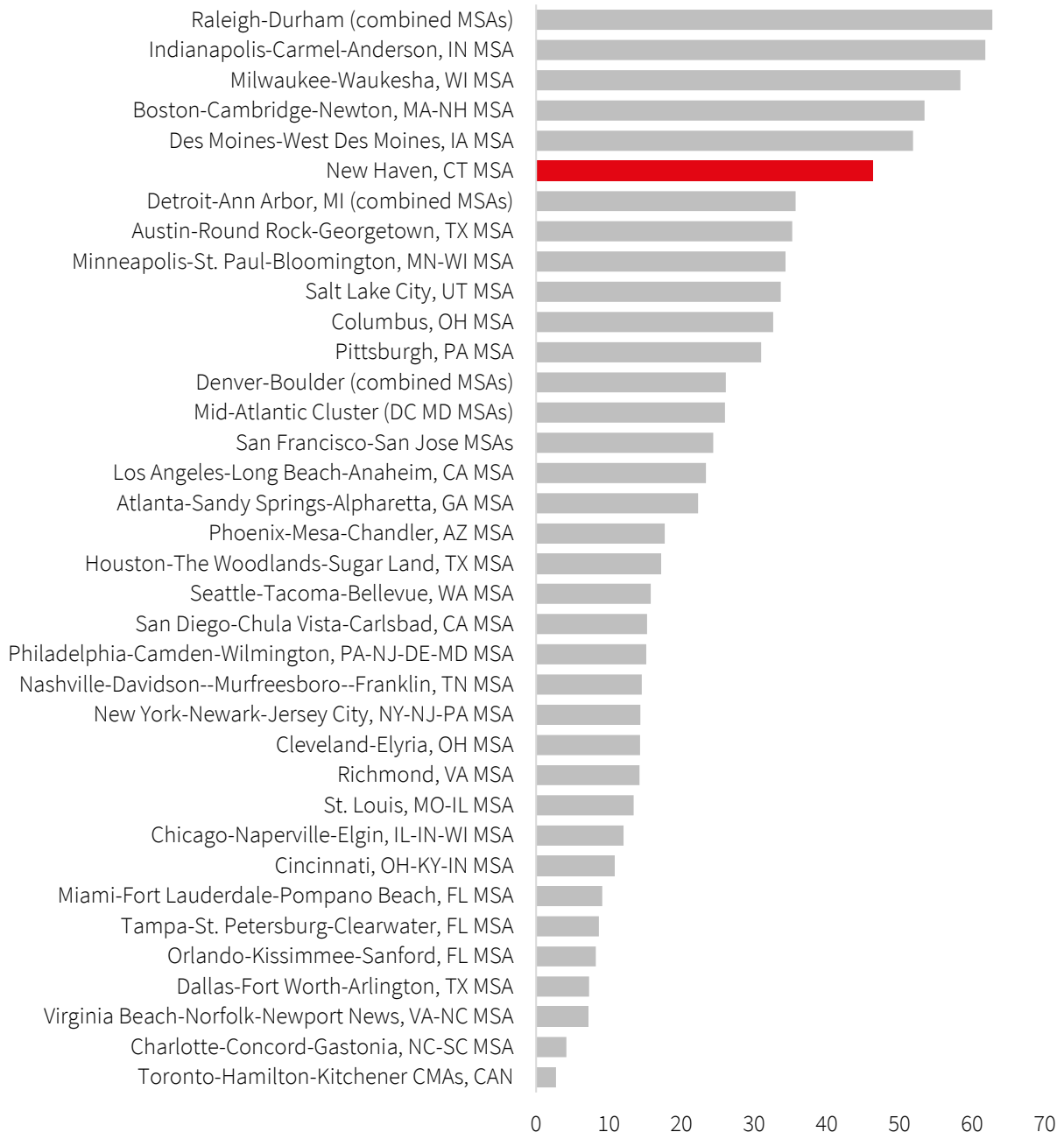
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Per Capita 2021 VC Funding – New Haven



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Life Sciences PhDs earned per year, 5-yr average, per 100,000 persons – New Haven





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