

Build your legacy upon a legacy.

253,000 square feet of modern, flexible space for life science innovation located in the center of New Haven.



Developed by.







For more information, contact the leasing team.

CHRISTOPHER OSTOP





A gateway to downtown New Haven Located prominently on the corner of Route 34 off I-95 and I-91.

Designed to serve your business, and your employees.

At 265 South Orange, you can focus on what's important. Inviting as it is innovative, this 253,000 square foot building is thoughtfully designed.

Amenities curated for your employees' enjoyment.

Lab and office space built to accelerate your growth.

- > Intentionally designed infrastructure for focused lab bench work
- > Comfortable meeting places that foster cooperation and collaboration
- > Office environs enhanced with natural lighting
- > Calm, quiet spaces conducive to thought that precedes action





Positioned for progress.





Your network next door. Proximity and access to major life science markets.



Functionality at your fingertips. A cutting edge facility dedicated to advancing life sciences and pharmaceuticals.



Meet needs and wants alike. Surrounded by amenities both on-site and nearby.



Setting the standard. LEED Gold features create healthy and efficient spaces.



Fresh air, everywhere. Access to terrace space on every floor.



Raising the roof. 2,359 SF tenant amenity rooftop terrace.



Find your fit. 2,829 SF fitness facility and locker rooms, bike room.



Space to innovate. 253,290 SF of lab, office and support space



Level up efficiency. 31,766 SF maximum columnfree and highly efficient floor plates.



Coming soon... Q2 2025 projected completion.



Gather and grow. Conference and meeting space on first floor.



Wet lab ready. Fully equipped to meet current wet lab requirements



See and be seen. Direct visibility from major highways

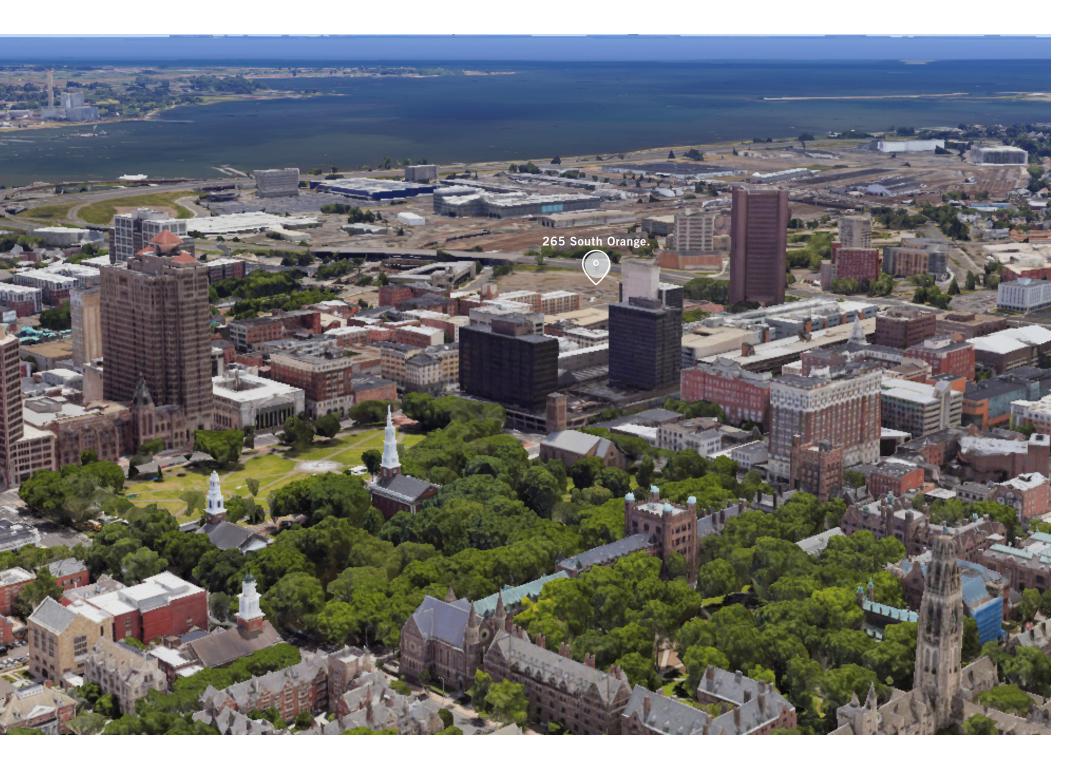


Built upon business. 2,639 SF of ground level



Renowned, redefined. Designed by Pelli Clarke Partners





Located in Downtown New Haven, 265 South Orange is ideally positioned to provide convenient access to on-site and nearby amenities and proximity to potential collaborators and partners.

A workplace that feels like you never left home.

THE NEIGHBORHOOD.



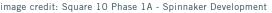




image credit: Consigli Construction

Build your legacy upon a legacy.

You're moving ahead and deserve a place where you belong.

Situated on a prominent corner, and occupying one-fourth of the former New Haven Coliseum site, sits 265 South Orange. It's a foundation from which you can move your enterprise forward. At the same time, it welcomes everyone to this unique intersection of working and unwinding.



Inclusive, equitable, and evolving.

Mixed-income housing offers housing choices that support New Haven's workforce.



Everywhere, all at once.

Mixed-use creates opportunities for you to live, work, create, and play.



Get there, start here.

Proximity to Union and State Street stations, dedicated bike lanes, and multi-use trails get you everywhere you need to go.



Built on a New Haven legacy, Square 10 occupies the site of the former Coliseum which provided music, entertainment, and activity for over 30 years. 265 South Orange will create space for new and growing life sciences businesses bringing the site into the future. Square 10 will continue the tradition of providing entertainment and activity for New Haven.

A place for research...



A place for relaxation...



25,000 sq. public open space

A place for renewal...



300+ units residential

A place for rest...

Innovation here, there, everywhere.

When you're in New Haven, you're in good company. Centrally located among innovators, entrepreneurs, and institutions, 265 South Orange puts you in the heart of downtown.

Proximate to progress. By car or public transportation, 265 South Orange is easily and quickly accessible to major regional destinations.



airfield	31
N estport	35
Norwalk	38
Hartford	42
Stamford	48
Bradley Airport	56
Mystic	60
Springfield, MA	66
V lanhattan	118
Providence	119
Boston	163

travel time in minutes



Metro-North Railroad's New Haven Line to Bridgeport, Stamford, Greenwich, and New York City

Shore Line East to Old Saybrook and New London and Hartford Line to Meriden, Hartford, Springfield, MA

Amtrak (regional and intercity rail)

Alongside some of the best and most-admired brands in the industry, you'll not only develop your organization, but also gain momentum from New Haven's burgeoning life sciences market.



- 01 Bioxcel
- 02 Rallybio
- 03 Biohaven
- 04 Trevi
- 05 BioCT Siduma Modifi Bic BioMedX
- 06 Celldex
- 07 Alexion
- 08 Yale Incubator
- 09 Biosciences Center (coming soon)
- 10 AstraZeneca Arvinas **Biolabs**
- 11 Yale New Haven Children's Hospital
- 12 Yale New Haven Hospital
- 13 Yale Medical School
- 14 Yale New Haven Health
- 15 John B. Pierce Lab New **Haven Innovation Labs**



Train station.



Run errands. Walk around. Go for a ride.

Step outside 265 South Orange — everything you want is a few steps away.



walkscore: 97/100
Take a walk in the park or to it. Just 10 minutes away are New Haven
Green and Wooster
Square Parks.



bikescore: 93/100 Two wheels will take you everywhere. Nearby dedicated bike lanes and paths get you where you need to go.

In 1 mile, you can visit
212 restaurants
12 coffee shops
4 parks
8 gyms



Notable local restaurants, coffee.



Hotels.

48 banks



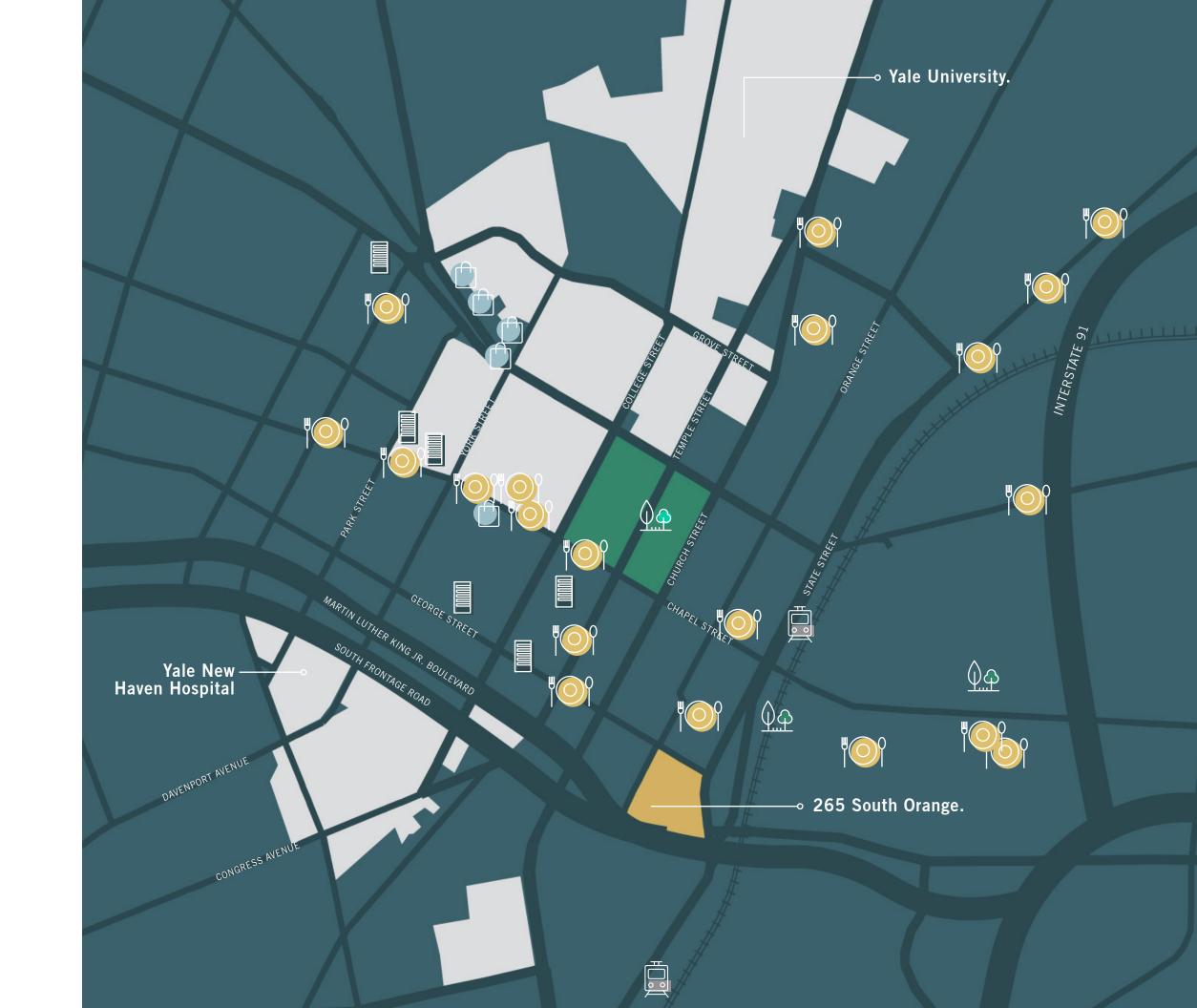
Notable retail.



Parks and recreation.



Train stations.





Amenities abound, 265 South Orange is ideally positioned to provide convenient access to on-site and nearby amenities and proximity to potential collaborators and partners.

Escape. To work.

BUILDING AMENITIES.







Amenities that elevate your employee experience along with your enterprise.



Greenspace - all over the place.

Let the great outdoors rejuvenate you. Both inside and out, you'll discover the building's many greenspaces.



Park your wheels - both of them.

Use your commute to stay healthy and help the environment. And when you get here, you've got a dedicated bike entrance and protected on-site storage.



Spend your \$ where you make it.

Take connections with colleagues further without traveling afar. Square 10 offers multiple retail options for dining, coffee, or just catching up.



Up, up, and away from it all.

The building's rooftop terrace spaces offer a respite a few floors away. Take some quiet time to recharge or take part in programming.



Take care of yourself to take care of business.

Make time for your health on your own schedule. It's easy at the dynamic fitness center, open 24/7/365.



Step outside, above it all.

Each full-floor tenant has exclusive access to their own private terrace. You'll have fresh air on tap and an outdoor gathering space at your disposal.



Gather as you grow.

A big group is no problem. Get everyone together in the ground floor's dedicated conference space — accommodating, convenient and comfortable.



Spot on.

Never worry about finding a place to park. Ample spaces in the adjacent parking garage ensure a safe, hassle-free parking experience.

Building amenities give you what you need to get the job done. (top) Rooftop amenity space overlooking the Sound is open to all tenants. (bottom left) Public green space surrounds the building, bringing nature to your workday. (bottom right) Activated retail-lined alley space provides everyday conveniences just outside your door.



A physical structure that fosters growth and aligns with the human experience.

A wide variety of amenities **elevate 265 South Orange from a place to work to a place to be.**Offerings span convenience to culture and all points between.

- Conference facility with flexible layout to accommodate any size meeting
- Ground floor kitchen and break area
- Penthouse entertainment space featuring expansive outdoor rooftop overlooking the Sound
- Fitness center with locker and shower room
- Private bike entrance with secure storage near showers
- Wi-Fi throughout tenant common area
- Ground floor retail

Focus on work without worry about your wellbeing. On-site security is paramount and evident throughout the property.

- CCTV monitoring with security analytics to monitor potential security anomalies.
- Electronic card access control on doors throughout building, including at main entry, atgrade doors, turnstiles, stairways, elevators, in parking and at stair doors on all levels.
- Security intercoms, including "blue light" emergency and informational phones in parking and other public areas.

Offering a quarter-million square feet of available space, 265 South Orange gives the room you need to scale like you want.

- 253,290 SF building
- 8,722 SF tenant amenity space
- 250,650 SF office and lab
- 2,639 SF retail

Exterior features bring the outside in.

- Floor-to-ceiling windows
- Access to private outdoor terraces available on every floor
- Vibrant streetscapes with indoor/outdoor connectivity
- Easy access to outdoor public park space

There's plenty of parking for all kinds of wheels.

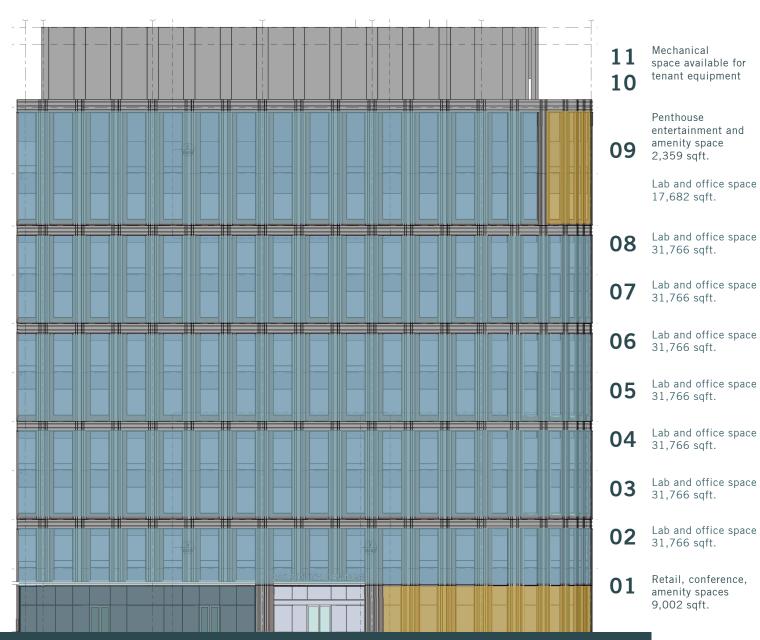
- Adjacent structured parking garage
- EV charging stations
- 1,111 SF secure bike room with repair station

Multiple elevators keep things moving.

- 3 passenger
- 1 passenger and freight
- 1 freight

Loading docks make quick work of "quality in, quality out."

- 2 interior loading, 1 rubbish
- Scissor lift and dock leveler in full-sized 4 ft. high elevated loading dock.



Conference facility.

Ground floor retail.

265 South Orange.

A well-appointed ground floor, serving as the foundation for your success.



Ground floor offers tenants access to numerous amenities. (top) Fitness center provides 24-hour access to squeeze in early morning or late-night workouts. (center) With flexible conference spaces, 265 can accommodate large and small conferencing needs. (lower left) The restaurant offers a quick bite on the go or a chance to linger over lunch with colleagues. (lower right) Large windows offer ample amounts of natural light and opportunities to sneak a peek of what's happening outside.









Flexible floorplates fulfill your needs today...



Structural.

Layout

Column-free floor plan with bays at 33 ft ideal for lab bench layout

Loading Capacity

100psf live/partition loads, higher in certain locations for special equipment

Floor-to-Floor

14'9" slab-to-slab

Vibration Rating

An average of 8,000 MIPS



HVAC

Supply Air

Large vertical shafts, with base building fume exhaust capacity on stand-by power to support office and lab.

1.5 CFM/SF for 60% lab 0.35 CFM/SF for 40% office

Duct Risers

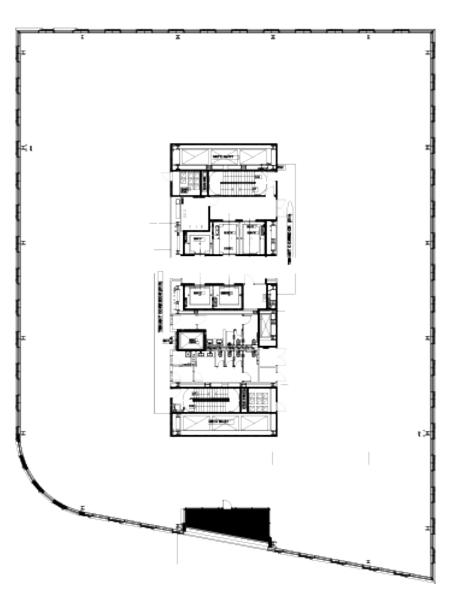
Stainless steel fume exhaust risers and exhaust fans installed as part of base building.

Outdoor Air

MERV-14 filtration and UV treatment to kill microbes

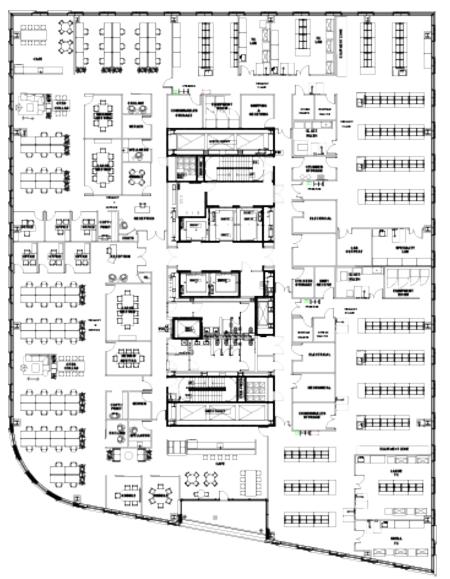
Energy Management

Konvekcta energy management system with heat-recovery shift chiller to keep energy costs low



Flexibility built in, column-free space with bays at 33 feet for ideal lab bench layout.

and keep you agile as you address tomorrow's.



Options abound for build out the space to best meet your specific needs.



Hydronics

Chilled, process condenser and hot water risers stubbed at each floor for tenant use.

Process condenser water and hot water on optional stand-by power.

Potable and Waste Water

4" sanitary, 4" vent, 4" open ended drain for clear water waste, and 2" cold-water supply risers, stubbed and capped at each floor.

Lab and Lab Waste

Centralized lab waste neutralization system with risers capped at each floor.

Tempered Water

Centralized tempered water system for emergency shower and eyewash, stubbed and capped at each floor.



Electrical.

Emergency / Back-up Power

One MW gas-powered generator for life safety, code and a stand-by/back-up power allocation of 30 kVA/floor.

UL master label lighting protection, surge protection.

Space reserved on roof for additional Tenant-supplied generator if required.



WE AREN'T JUST DEVELOPERS.

We are investors and cultivators, dedicated to renewing community vibrancy and strengthening local partnerships.

We are excited to accelerate New Haven's momentum in the rapidly growing science and tech industry by developing high-performing work places that elevate innovation.

ancora.re

We're mission-driven.

Furthering our clients' and tenants' mission is core to what we do. It's also why we do what we do: helping our partners not just meet their goals but achieve their aims. We see a broader picture, one that goes beyond building buildings to encompass the communities they exist within.

We're experienced, full-service partners. Our team's diverse backgrounds and professional experiences meld government, academia, finance, design, development, construction, and research – all assembled to purposely serve our clients and our tenants. With strong local relationships and regional project managers already in the market, we're poised to serve New Haven.

We're your partners in innovation. Our developments and programfirst approach support scientific discovery, tech transfer, commercialization, and entrepreneurship. We actively manage knowledge ecosystems and create durable partnerships.

About Ancora.

Ancora is a vertically integrated real estate company singularly focused on supporting the mission and goals of anchor institutions – leading universities, health systems, and research centers – in the U.S. Core to Ancora's program-first approach is to invest alongside anchor institutions to 'level up' regional economies by cultivating, curating, and expanding innovation ecosystems, and supporting inclusive growth of communities. Ancora is a joint venture of Durham, NC-based Ancora Real Estate Holdings LLC, and Legal & General Capital, a leading UK institutional investor with a strong track record of partnering and investing in the science and technology sector, including over \$5 billion currently committed to development initiatives at Oxford and Manchester universities.

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Pelli Clarke & Partners

Architect of Record.

Pelli Clarke & Partners designs buildings and spaces that inspire and transform communities. Based in New Haven and New York City, our Partners lead interdisciplinary teams of architects, designers, and technical experts in five offices across the globe. Diverse perspectives, deep engagement, and empathy fuel our design process. Founded in 1977, Pelli Clarke & Partners has designed some of the world's most recognizable buildings. Our award-winning portfolio includes the World Financial Center in New York, the Petronas Towers in Kuala Lumpur. the International Finance Centre in Hong Kong, and Salesforce Tower and Transit Center in San Francisco, as well as the new Yale Science Building and other academic buildings, libraries, research centers, and master plans. Our firm's broad portfolio demonstrates our dedication to responsiveness to site, local culture, building character, resources, and technology. Our creativity, commitment, and insight into our community help bring a vibrant new architecture and experience to this highly important site.

Jacobs

Associate Architect.

Jacobs People & Places Solutions reinforces our drive to improve the lives of people everywhere and epitomizes the "why" of what we do - the tremendous positive impact and value our solutions bring to our communities and society as a whole. From facilities delivering lifesaving therapies and ensuring clean water to enabling the connection of people through all modes of transportation and providing access to technology - we're integrating a multitude of these solution elements to build the smart environments of tomorrow. We successfully deliver the full breadth of building services — planning, specialty consulting, architectural design, interior design, engineering, commissioning, construction management, program management, and design-build — to a diversified base of leading public and private clients across the globe.

image credit: top right

Consigli

General Contractor.

Consigli is a market leader in Life Science construction management across the Northeast and Mid-Atlantic building facilities that fuel ground-breaking research, development and production of new science. With more than 1,600 employees, the company has offices in Connecticut, Maine, Massachusetts, New Hampshire, New York, North Carolina, Washington, D.C. and the Caribbean. Consigli's impact on the region's leading life science footprint is proven through a successful track record delivering cutting edge facilities for clients including Vertex, CRISPR Therapeutics, the Ragon Institute, Pfizer, Sanofi and more. When developing new science and bringing new patient treatments to market, SPEED IS KEY. With Consigli's in-house Life Science construction experts and our corporate strength and resources, endusers can rest assured knowing their facilities will be executed with quality and urgency and turned over as soon as possible.

image credit: bottom right, top center

image credit: top left, bottom left

265 South Orange.





JLL For more information, contact the leasing team.

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