



AT LAKEWOOD RANCH

COLLABORATION OPPORTUNITIES FOR RESEARCH AND EXPLORATION

With research and innovation a key component of the growth in services and products to support these demographic groups, the Campus' location in a rich, diverse demographic of this type offers substantial promise for developing businesses across all health and research sectors.

An Inspiring Environment

The new campus is designed to attract scientific, educational, and research institutions to an inspiring environment and a business community setting that parallels world-class research centers.

Our campus mission is to be recognized for excellence in research discovery and top-rated infrastructure and amenities. The new campus offers the opportunity to incubate, relocate, or expand your company in close proximity to well-established businesses and a large, diverse community of companies, residents, and new business ventures.

...a business community setting that parallels world-class research centers.



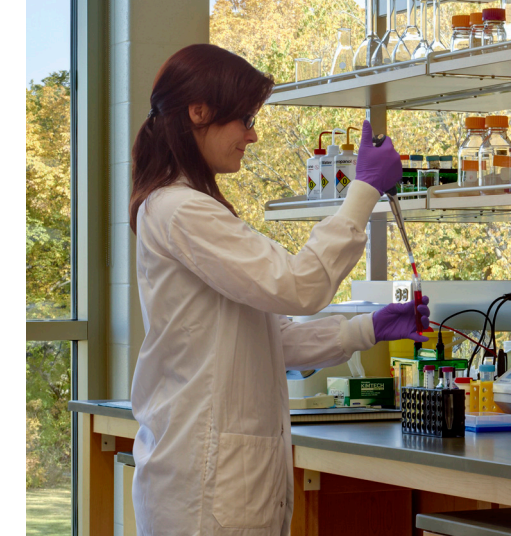
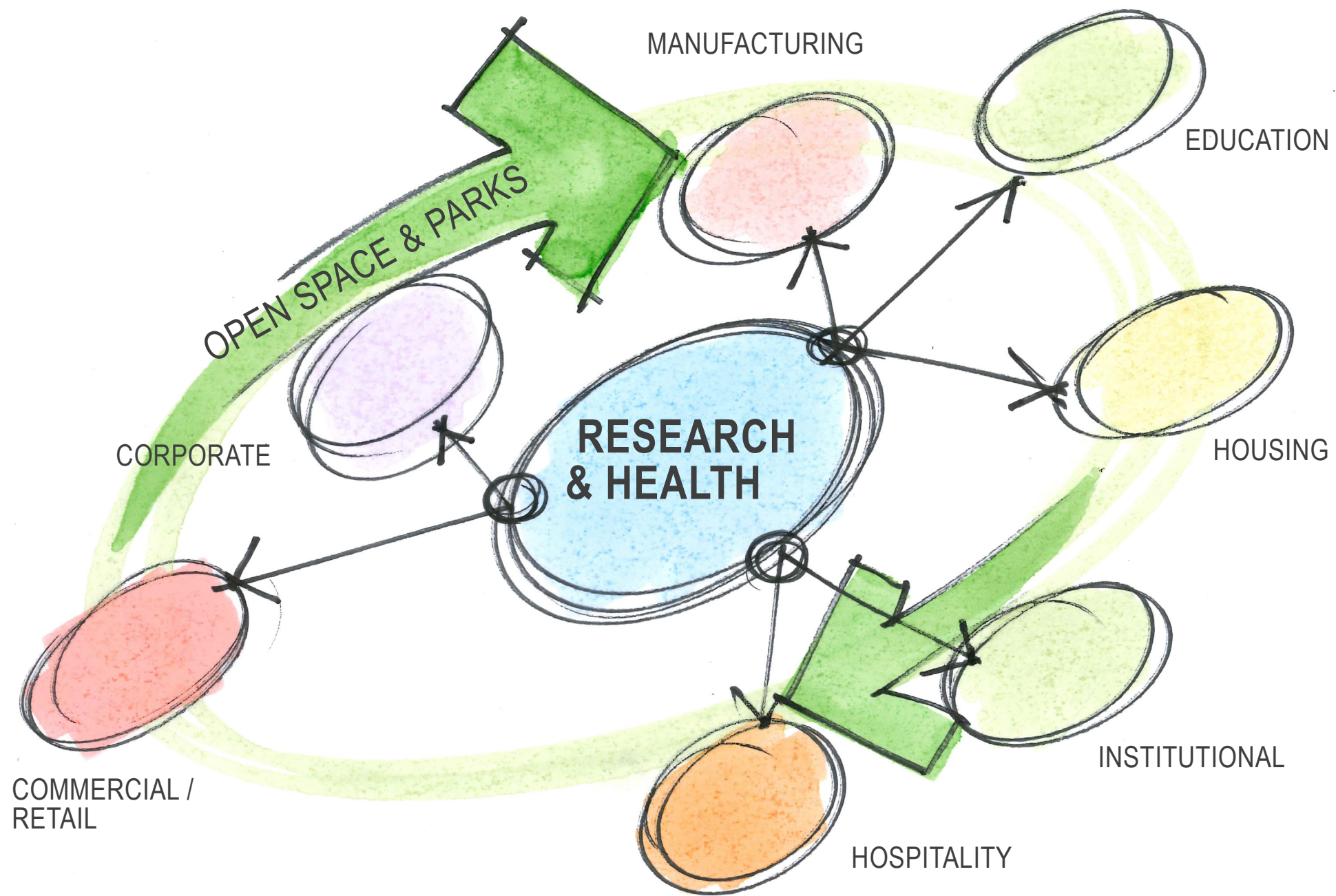
Demographic Drivers of Growth – The Right Place at the Right Time

Currently in the United States, 33 percent of adults are over the age of 50, and in 5 years over 40 percent of adults will be over 65. According to area Strategic Plans, this will create strong, market-driven opportunity for products, services, and housing for a mature demographic – medical services, devices and products, aging-in-place design and construction markets, research innovations for therapy and applied research, and consumer products for health and wellness.

Foster Innovation

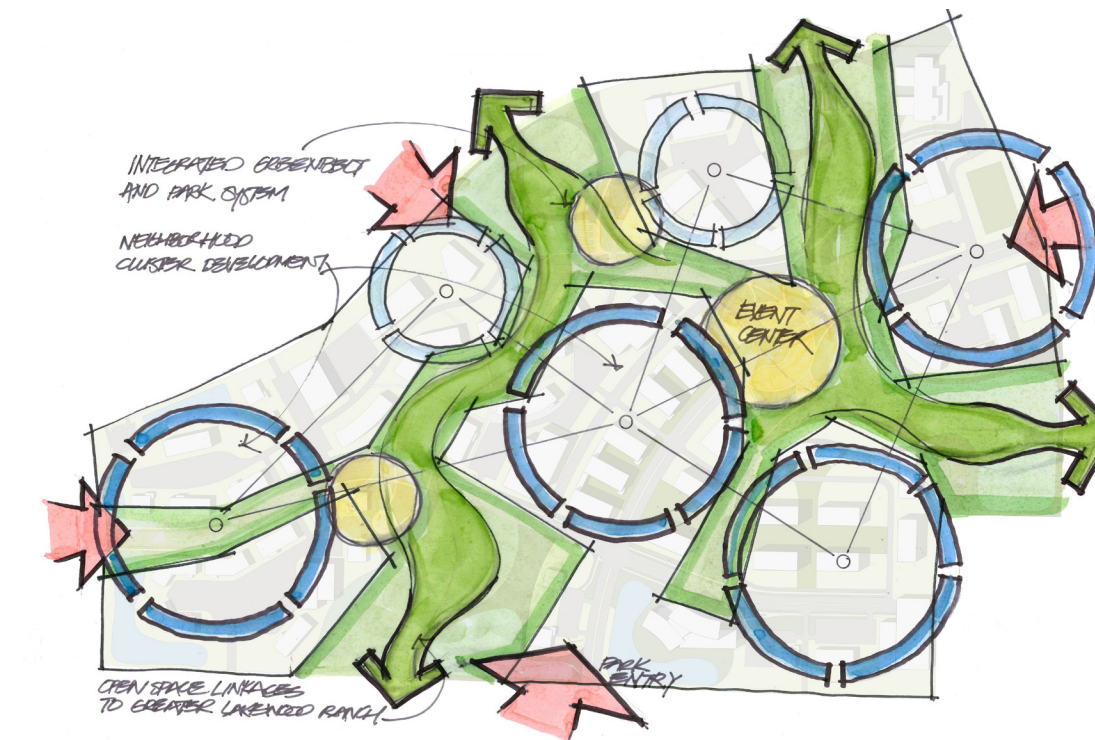
The Life Sciences and Medical Research sectors of our economy continue to expand and foster innovation in ways that affect human health on a broad scale and stimulate new sectors of our society.

Entrepreneurial and established companies are thriving as they pursue new business investments and partnerships that lead to successful ventures and breakthrough medical and research outcomes. Brand new and exploratory academic research partnerships, supported by new models for private and public funding, will offer promising and potential breakthrough science that will yield beneficial outcomes for all. The future for new discoveries and business opportunities are ripe with possibility for many U.S. and globally based corporations and start-up companies.

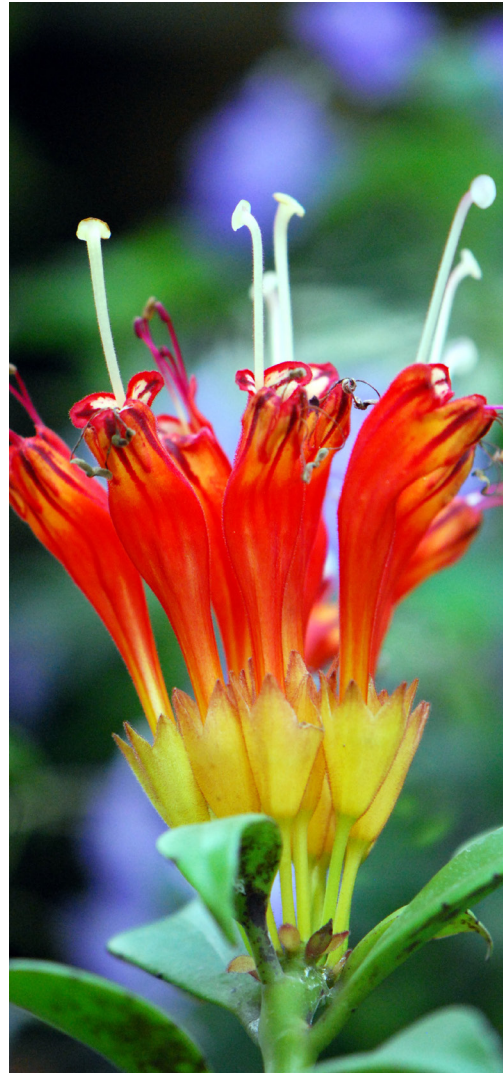


Key guiding principles of CORE:

- Create a world-class research campus environment that demonstrates best practices in sustainable development and environmental preservation, representative of the region.
- Attract leading businesses in related fields to a destination site, economic growth engine, and environment that promotes collaboration and a sustainable model of economic development.
- Provide a bridge for new discoveries and technologies to incubate and foster innovation.
- Stimulate a competitive edge in new and emerging markets that focus on research, health, and education.
- Create a cohesive environment while the Campus grows in the short-term, to also align with the long-term plans.
- Promote environmental stewardship by extending the surrounding natural amenities and landscape character into the Campus from the greater Lakewood Ranch community.



As you share an address with peer organizations, institutions, and businesses you can benefit from shared core support services and amenities — all located along a green corridor with open space and natural connections to the environment...with roadways, hiking and biking paths that reinforce healthy lifestyle and natural connections to all parts of the campus.



Sarasota and Lakewood Ranch Community

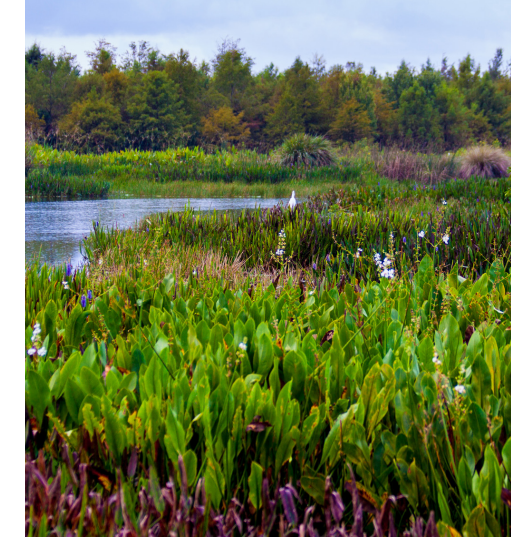
Today, Lakewood Ranch is a well-recognized address and home to one of the most successful commercial and residential developments in the U.S. Lakewood Ranch has been placed in the top 10 fastest growing master planned communities in the U.S., due to its unique ability to integrate nature and stewardship of the land into an environmental setting that allows residents and business to co-exist with nature. Lakewood Ranch spans both Sarasota and Manatee Counties and has an outstanding relationship with both communities and their respective governmental agencies.

**Lakewood Ranch –
Founded on a Legacy of Environmental Responsibility**

With a history of commitment and contribution to the Sarasota/Bradenton area since the early 1900s, Lakewood Ranch thrives within the original Schroeder-Manatee Ranch property established over a century ago. With a legacy of caring for the land, the former ranch property and today’s vibrant Lakewood Ranch community thrives on turf and tree farming, ranching, agriculture and a highly regarded, active and successful community of businesses and residents.

Environmental stewardship, protection, and preservation of the natural resources of the 300-acre Campus has guided the development of the community over many decades and is the key guiding principle for the development of the newly planned CORE at Lakewood Ranch.

A key factor for growing businesses that can locate virtually anywhere is the collaborative environment and strategic thinking fostered by the public and private sectors in Sarasota/Bradenton. For businesses accustomed to dealing with red tape and layers of bureaucracy, the seamless partnership of the Bradenton Area EDC, Manatee County Government, State of Florida, and other partner agencies will be a refreshing difference.

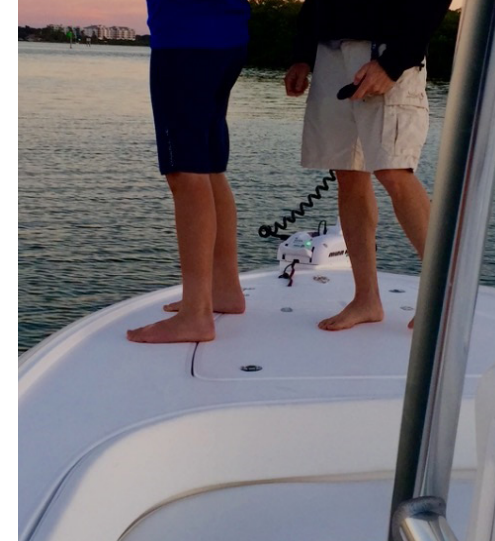


A Destination on the Central Gulf Coast of Florida

Bradenton, on Florida's west coast has evolved from a center of agriculture, retirement, and tourism to a vibrant location for varied businesses, an active lifestyle and a diverse regional workforce. Nine distinct communities accommodate more than 320,000 residents including Bradenton, which is located in Manatee County on the south side of Tampa Bay just north of Sarasota. Efficient supply chain and logistics are enabled by excellent highway systems, the deep water seaport at Port Manatee, and three international airports within an hour's drive, including Sarasota-Bradenton International located within minutes from Lakewood Ranch.

Sarasota County anchors the middle of Florida's southwestern coast, less than an hour south of Tampa Bay. Blessed with inspiring natural beauty and an appealing climate, this coastal paradise is one of the Southeast's most dynamic business centers. As part of the eight-county Tampa Bay region, Sarasota County is connected to all that a regional economy has to offer while maintaining its unique sense of place. The City of Sarasota, often proclaimed the "arts capital" of Florida, incorporating five square miles, is Florida's third-largest city based on acreage. With its miles of coastline along the Gulf of Mexico and Sarasota Bay, this unique Southwest Florida region has abundant recreation for enthusiasts of sun, sea, and sand. Certainly, the relaxed lifestyle is key to the region's quality of life and a reason so many residents choose to make this place home. But the area also is rich in the quality of its educational offerings, housing, nonstop arts and culture scene, and a sporting life that attracts active people with growing businesses who want and need big-city services and features.

CORE at Lakewood Ranch reinforces the benefits of the Campus as an economic engine and community asset.



The design concept for CORE at Lakewood Ranch centers on three planning principles:

- 1 Concentrating development zones around the open space network while creating research neighborhood clusters around amenity and activity centers.
- 2 Development of a contiguous and integrated natural and open-space network, linking and connecting development clusters throughout the Campus through the preservation and enhancement of existing wetlands.
- 3 Unifying the different development zones with an architectural and landscape language which creates a consistent character and identity throughout the Campus.

Our high-productivity location offers the perfect combination of services and amenities to create an environment highly conducive to the growth and success of your business.



Project Goals



The Built Environment

- Plan for a range of building typologies that respond to Life Sciences, Healthcare and Technology requirements and market expectations.
- Establish a “neighborhood-centered” research park and community by providing convenient and accessible commercial, retail and hospitality amenities strategically located throughout the Campus.
- Plan for a potential district energy system that enables building owners and managers to conserve energy, improve operating efficiency and protect the environment.
- Provide high-speed data transfer infrastructure.



Natural Setting

- Provide a community setting in harmony with the local and indigenous natural landscape.
- Protect and enhance the existing wetland environment as an integral element of the Campus.
- Incorporate view corridors within the open space network creating dramatic vistas of the interwoven built and natural environments.
- Integrate storm water collection and retention into the larger natural ponds and wetlands as a component of the open space planning.



Character and Identity

- Project a Research, Health, and Technology Campus on the leading-edge of architectural design innovation.
- Encourage continuity of the Lakewood Ranch brand in both the aesthetics and function of the Campus.
- Develop a Campus character and identity that rivals the best-in-class research and technology parks throughout U.S. and the world.

- 1 Retail / Commercial Center
- 2 Visitor Center
- 3 Corporate & Research Zone
- 4 Tech & Manufacturing Center
- 5 Educational Zone
- 6 Research Zone
- 7 Multi-Family Residential Zone
- 8 Institutional Campus
- 9 Hotel / Conference Center
- 10 Activity Zone
- 11 Retail / Commercial



Site Plan

The Campus, situated along State Route 70 and east of Interstate 75, enjoys tremendous unobstructed visibility from all four perimeters of the nearly 305-acre site. Within the site, designated wetlands occupy roughly 42 acres. The remaining land is free of development constraints with the exception of existing and required storm water retention ponds. As illustrated, many of the storm water ponds are strategically located adjacent to designated wetland, creating an enhanced natural setting for storm water, environmental, and most importantly, aesthetic value.

The clusters of existing wetland and storm water ponds are linked together by the use of an integrated open space network. The open space network is conceptually designed as a linear park providing pedestrian and bike paths, passive recreation amenities, and view corridors throughout the Campus. Within the open space corridor, three activity nodes form the structure for community and outdoor gathering space.

The scale, character, and function of the activity zones differ from one another but work together as a collective series of spaces to create one complementary outdoor environment. The combination of the open space network and the research neighborhood begins to build place. Higher density development is targeted along the open space corridors and in association with the community spaces.

Land Use

Research and Development is the primary and dominate land use designated for the Campus. Additional land uses in support of the Campus R&D mission include medical/clinical, administrative and general office, commercial/retail, educational, hotel/conferencing, high-tech assembly, and pilot plant/manufacturing.

The breakdown of the areas are as follows:

| Acres | Space | Percentage |
|--------|----------------------|------------|
| 40.75 | Office | 13% |
| 41.31 | Laboratory | 14% |
| 57.55 | Retail / Residential | 19% |
| 35.08 | Educational | 11% |
| 4.63 | Hotel / Conference | 2% |
| 100.40 | Recreational Space | 33% |
| 25.64 | Roads | 8% |
| 305.35 | | 100% |

Abundant recreation for enthusiasts of sun, sea, and sand...



Research Buildings and Laboratories

Program Capacity 1,696,000 GSF

The central portion of the campus along Neuros Parkway is composed of several research building groups, each fronting one of the Campus central open green corridors. The four- to six-story building complexes include an inner courtyard with adjacent structured parking. This area will serve as the heart of the campus and will be CORE’s most visible statement along the entrance along Neuros Parkway.



Office Buildings

Program Capacity 474,000 GSF

Fronting the open space and along the northern edge of the property are a series of blocks containing three- to four-story corporate office buildings, each with the potential to fill out almost 500,000 GSF of area. These buildings share service access, structured and surface parking, as well as interior courtyards and are part of the open space continuous throughout CORE.



Educational

Program Capacity 971,000 GSF

The northeast parcel of the campus is a 14.8 acre site devoted to a STEM-based school. The key functions of the Education parcel is to accommodate either university-based educational and research programs and/or a technology high school in association and partnership with commercially oriented science research enterprises occurring at CORE. This location provides exceptional access and visibility while being an integral part of CORE.



Hotel and Conference Center

Program Capacity 475,000 GSF

A 300-room Hotel and Conference Center is planned to accommodate the significant number of out-of-town visitors anticipated for CORE. Located for maximum visibility along Highway 70 at the major intersection of Neuros Parkway, this facility is envisioned to be 5-to 12-stories in height and will take advantage of views of the open space network and serve as a gateway to CORE. To accommodate the parking demands of the hotel and adjacent buildings, a 6-level parking garage is planned in the early phases of development.



Commercial, Residential and Retail

Program Capacity 566,000 GSF

Retail Support 387,00 GSF
The southwest corner of the Campus is devoted to a mixed-use, residential and commercially oriented development that is pedestrian-focused and highly integrated into the Campus. The scale and character of the residential and retail zone is intended to support and complement the Campus as an integral land-use element ensuring strong pedestrian and open space connections along Chromos Court. A special activity zone acts as a focal point between the commercial/residential zone and the western edge of the research and science development. The activity zone is designed to accommodate special events, outdoor markets, and public gathering.



Parcel Summary

| Parcel | Program Capacity (GSF) | Retail Capacity (GSF) | Parking | | |
|--------|------------------------|-----------------------|---------|-----------|--------|
| | | | Surface | Structure | Total |
| A | 80,000 | 120,000 | 200 | 395 | 595 |
| B | 214,000 | 167,000 | 525 | 686 | 1,211 |
| C | - | 40,000 | 90 | - | 90 |
| D | 538,000 | 20,000 | 225 | 1,816 | 2,041 |
| E | 474,000 | - | 170 | 1,560 | 1,730 |
| F | 284,000 | - | 235 | 1,600 | 1,835 |
| G | 552,000 | - | - | 1,600 | 1,600 |
| H | 380,000 | - | - | - | - |
| I | 618,000 | - | - | 720 | 720 |
| J | 480,000 | - | 240 | 1,578 | 1,818 |
| K | 290,000 | 20,000 | 420 | - | 420 |
| L | 272,000 | 20,000 | 170 | 566 | 736 |
| Total | 4,148,000 | 387,000 | 2,275 | 10,521 | 12,496 |

We know that success in business demands the right location. There are few places that can boast the incredible opportunities and conveniences as those found at Lakewood Ranch.



Building Massing and Scale

Building massing, height, bulk and scale proposed at the CORE at Lakewood Ranch is deliberately designed to concentrate taller and larger buildings in the core of the Campus.

Radiating from the central zone, buildings step down in height and scale approaching the perimeter of the Campus. The tallest building cluster includes the hotel conference center and the first tier of research buildings fronting the main road (Neuros Parkway).

Buildings nearest to the perimeter, with the exception of the hotel along State Highway 70, will not exceed 3 levels providing a reasonable transition between the surrounding single family development and the taller, denser research functions within the core of the Campus.

Vehicular Circulation

The CORE at Lakewood Ranch is accessible from all major surrounding arterial streets including State Route 70 to the south, Lakewood Ranch Boulevard to the west, Rangeland Parkway to the north and White Eagle Boulevard to the east. It is expected the majority of vehicular traffic approaching the Campus will be coming eastbound along State Route 70 from I-75 and northbound along Lakewood Ranch Boulevard. Primary access is anticipated from State Route 70 at a location point midway between Lakewood Ranch Boulevard and White Eagle Boulevard. From this point, a new high capacity road (Neuros Parkway) provides access directly into the heart of the Campus and generally traverses northeasterly toward White Eagle Boulevard. Three secondary entry points are provided, one along each of the perimeter arterial streets.

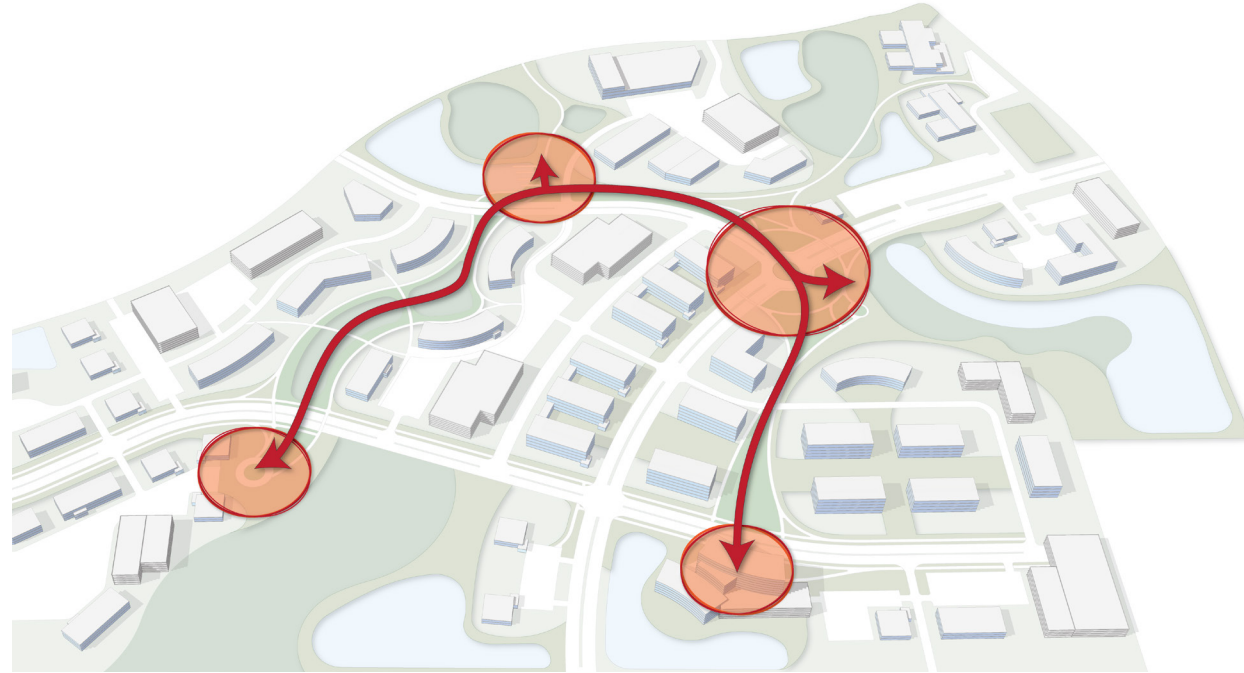
Secondary and tertiary road networks provide access and circulation within the Campus for convenient access to parking facilities. Parking strategy for the overall Campus is to minimize the amount of surface parking lots and maximize parking efficiency through the use of parking garages strategically located along the perimeters of parcels and close proximity to vehicular routes in order to minimize the amount of vehicular and pedestrian conflicts.



1-2 Story 2-3 Story 3-4 Story 4-5 Story 6-12 Story



Roadways Surface Parking Structured Parking



Activity zone diagram

Interaction Zones

There are four activity or interaction zones within the Campus. Each activity zone is located within the Campus open space network and is designed to provide passive and active recreation opportunities and outdoor meeting and gathering spaces for special events. The largest of the four is located at the heart of the Campus in a centralized zone with good access and visibility. Three smaller, yet equally important, activity zones are located throughout the Campus designed for similar activity serving the immediate and surrounding CORE users.



Open space network diagram

Open Space

The open space plan is an important element of the overall identity of the CORE at Lakewood Ranch. It is designed as a comprehensive network of parks linking each of the major development parcels throughout the Campus. The open space system is composed of a series of greenways and courtyards that offer a natural setting to the building program. The green corridor is the major element encompassing over 100 acres, including the wetlands and water features. Existing and previously delineated wetlands are integrated within the open space plan and provide a unique environmental quality to the plan. Every effort is made to maintain and enhance the quality of the wetland system and ensure its integration within the Campus open space network, supporting the goal as a place of “work” in the context of Lakewood Ranch’s Live. Work. Play. theme.

Landscape Character

Lakewood Ranch is well known for its high quality landscape environment and natural Florida aesthetic. The intent is to emulate and extend the same high quality landscape character throughout the Campus. Along the Campus major arterial roads, similar streetscape systems will be developed ensuring a consistent design theme and aesthetic. Within the Campus, special attention will be placed along streetscapes, plazas, parks, and trails denoting the mission of the Campus as a place of science, research, and technology with potentially interactive displays and art work.

Sustainability Development

Sustainable development practices have been, and continue to be, a priority within the Lakewood Ranch community. CORE will continue to implement the most innovative best practices in respect to wetland preservation and enhancement, low-energy building design, and site development strategies such as promoting water harvesting and repurposing gray water systems. As feasible with particular institutional or large corporate users, district energy systems will be explored and evaluated in order to minimize the overall carbon footprint of the project.

Pedestrian and Bicycle Network

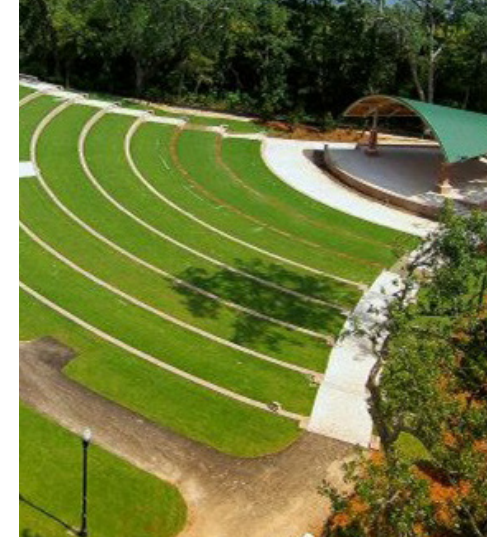
The Campus pedestrian and bicycle network mirrors the comprehensive system developed throughout the entire Lakewood Ranch community. Dedicated walking/running/biking paths along with multipurpose paths and trails circumnavigate the entire perimeter of the Campus. The system extends into the Campus along the primary open space network and within each of the internal secondary and tertiary streets. Walking and bicycling amenities will be integrated into the Campus, encouraging a healthy life style minimizing vehicle trips within the Campus.



Pedestrian path network diagram

Access and Circulation

The Campus will focus on creating outdoor and landscape zones that promote public, semi-private and private outdoor rooms to encourage chance meetings and team collaboration outside traditional work spaces.



The CORE Campus is:

- Focused on promoting collaboration and fostering innovation in a world-class research environment.
- A fresh start campus that has flexibility within its framework, allowing the development to grow with the organizations that occupy it and better meet the needs of the potential users over time.
- A destination center that has a mix of uses so companies and employees can benefit from the amenities that suit the needs of their days.
- Placed in a natural setting to allow personal connectivity with existing wetlands and lakes.
- A series of trails, pathways, and boardwalks that offer respite and seating options to encourage casual interaction and collaboration opportunities.
- Several outdoor activity zones along the connective walkways and bike paths, placed adjacent to the wetland and edges, including large outdoor amphitheaters for ongoing and special events.
- Easily accessible support facilities for the research buildings, such as retail, hotel, and conference facilities. All of these support mechanisms are strategically located within the Campus and are accessible by car, bicycle, and pedestrian corridors.
- An opportunity to live within the campus, including apartment and condominium options, giving each individual and company options to meet short-and-long term housing needs.
- A robust infrastructure system including redundant fiber and electrical, as well as abundant water, gas, and reclaimed water.
- In close proximity to the Tampa Bay/St. Petersburg area providing the Campus with an additional major international airport connection and personnel support.
- A key component of a larger 31,000-acre master-planned community that currently has over 20,000 residents and provides housing, retail, and sports amenities as well as an existing built-in "community" independent of what is included at the CORE Campus.



Flad Architects ■



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For more information contact:

Kirk Boylston | 941-757-1634 | kirk.boylston@lwrcommercial.com | lwrcommercial.com