



# BOULDER 38

BY BREAKTHROUGH

**1685 38TH STREET | BOULDER, CO**

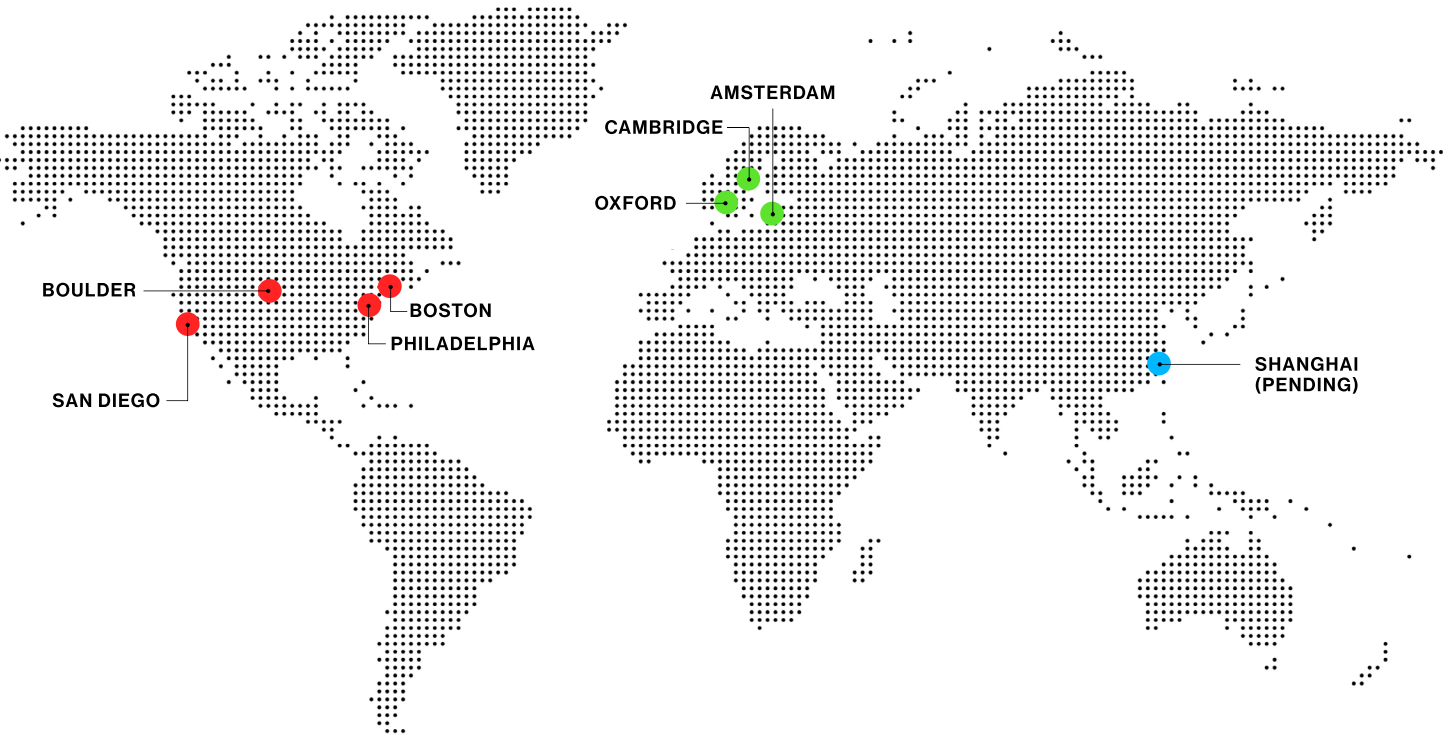
**FOR LEASE**  **SPEC LAB / OFFICE SPACE AVAILABLE**

**CBRE**

# BREAKTHROUGH LIFE SCIENCE PORTFOLIO

Breakthrough has assembled a portfolio and pipeline totaling 5 million square feet across 8 leading biotech markets.

● NORTH AMERICA ● EUROPE ● ASIA



ERC (Boston)



Torrey View (San Diego)



Trinity (Oxford)



2300 Market (Philadelphia)



One Canal (Cambridge, MI)



One Helix (Amsterdam)



Governor Pointe (San Diego)



Vitrum (Cambridge, UK)



Boulder 38 (Boulder)



Enclave Park (San Diego)



232 A Street (Boston)



Torrey Plaza (San Diego)



The 105 (Boston)



Callan Ridge (San Diego)



Zhangjiang Science City (Shanghai)  
\*Pending

\*As of February 2024

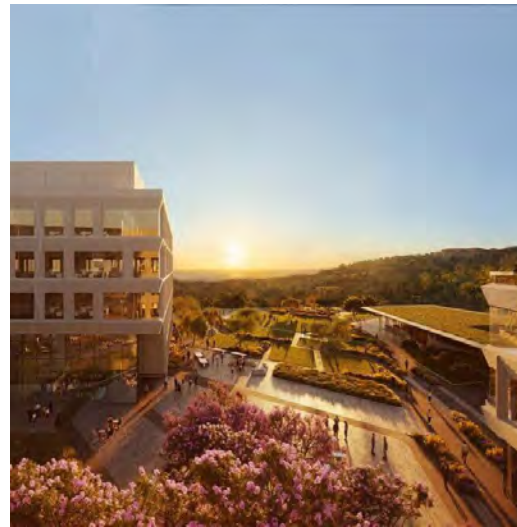
# A REAL ESTATE PARTNER FOR LEADING INNOVATION COMPANIES

## DEVELOPING AND OPERATING MISSION CRITICAL FACILITIES & INNOVATION CAMPUSES FOR CORPORATE CLIENTS

- Breakthrough Properties and Tishman Speyer work with leading innovation companies (e.g., Pfizer, Meta, AstraZeneca, LinkedIn, BD and CRISPR) to develop and operate campuses that foster collaboration through thought-provoking public space, curated tenant programming and cutting edge design.
- Through early engagement with clients, Breakthrough is able to deliver a highly customized product for users.



ONE HELIX  
AMSTERDAM, NL



TORREY VIEW  
SAN DIEGO, CA



THE 105  
BOSTON, MA



CALLAN RIDGE  
SAN DIEGO, CA



# TORREY VIEW - SAN DIEGO, CA

100% Preleased  
520,000 SF  
Delivering in 2Q 2024

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## Client Companies



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## Designed to:



# THE 105 - BOSTON, MA

263,500 SF  
US R&D HQ  
Crispr Therapeutics

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## Client Companies



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## Designed to:



# ONE HELIX - AMSTERDAM, NL

100% Preleased  
55,000 SF  
Delivering in 2025

Client Companies



Designed to:



# ONE MILESTONE - ENTERPRISE RESEARCH CAMPUS - BOSTON, MA

510,000 SF  
Delivering in 1Q 2026  
In Partnership with Harvard University

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## Project Highlights:

Class A Lab Development  
246 Room Hotel  
345 Apartment Unites  
60,000 SF David Rubenstein Conference Center  
45,000 SF Retail  
2+ Acre Outdoor Greenway

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Designed to:



# PLATFORM OVERVIEW

## BUILDING DYNAMIC ECOSYSTEMS THROUGH SOCIAL INFRASTRUCTURE

Breakthrough has built a market leading Scientific Advisory Board (“SAB”), comprised of leading scientists, entrepreneurs, CEOs and VC investors who provide expertise that informs investment strategy and extend mentorship services to Breakthrough clients.



**ARIE BELLEDEGRUN, M.D.**  
Executive Chairman and Co-Founder of Allogene, Chairman of Bellco Capital, Two River Group, Urogen Pharma and Kronos Bio



**FRANZ HUMER, M.D.**  
Chairman of Humer Foundation, Former Chairman and CEO of Roche Holding



**LIZ BARRETT**  
CEO of UroGen Pharma, Former CEO of Oncology at Novartis



**OWEN N. WITTE, M.D.**  
UCLA Professor of Microbiology, Immunology, and Molecular Genetics & President’s Chair of Development Immunology



**DAVID CHANG M.D., PHD**  
Co-Founder and CEO of Allogene Therapeutics, Former Chief Medical Officer of Kite Pharma



**HELEN KIM**  
Managing Director at Vida Ventures, Former Partner at Column Group and Executive Vice President of Business Development at Kite Pharma



**BEN BELLEDEGRUN**  
Managing Director and Founder of Aliment Capital, Former Portfolio Manager for Brevan Howard Asset Management



**AMY SCHULMAN, J.D.**  
Managing Partner at Polaris Partners, Former general counsel at Pfizer and President, Pfizer Consumer Healthcare



**JAKOB LOVEN, PHD**  
Managing Partner at Nextech Invest; co-founder of Relay Therapeutics and Syros Pharmaceuticals



# SITE PLAN

54,000 SF  
AVAILABLE  
NOW

Exposition Dr

CU Parking Parcel

RTD Parking Parcel

1775  
38th Street  
2nd Story

1745  
38th Street  
2nd Story

1715  
38th Street  
2nd Story

1685 38th Street

2nd  
Story

AMENITY  
CENTER  
1ST FLOOR

38th St


38th St



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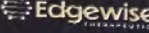


1685

 **BOULDER 38**  
BY ASCENTHUS

1685  
**COZY COFFEE CO.**  
Discovery Conference Center

  
Powered by Battelle

1715  
 **Edgewise**  
PHARMACEUTICALS

1745  
 **Think Bioscience**

1775  
 **LOXO**  
ONCULOGY

A VIBRANT LIFE SCIENCE CAMPUS LOCATED IN THE HEART OF BOULDER

# AMENITY CENTER

A vibrant life science campus with planned best-in-market amenities including:

- Conference center and lounge
- On-site café operator
- Secure indoor bike room
- Private shower facilities
- Covered outdoor seating and activity spaces



NEWLY REMODELED LOBBY  
& COMMON AREAS



ON-SITE CAFÉ &  
TENANT LOUNGE



CONFERENCE CENTER



HIGH-QUALITY LAB INFRASTRUCTURE



**WITH UNPARALLELED VIEWS OF THE FLATIRONS**

# BUILDING FEATURES



ADDRESS  
**1685 38th Street  
Boulder, CO**



AVAILABLE SIZE

- **1685 38th St (suites below can be combined to address larger users):**
  - Lab Suite #1 – 19,845 SF
  - Lab Suite #2 – 5,189 SF
  - Lab Suite #3 – 21,982 SF
  - Lab Suite #4 – 6,806 SF



PARKING  
**2.3:1,000**



DELIVERY

- **1685 38th St: Available Now**



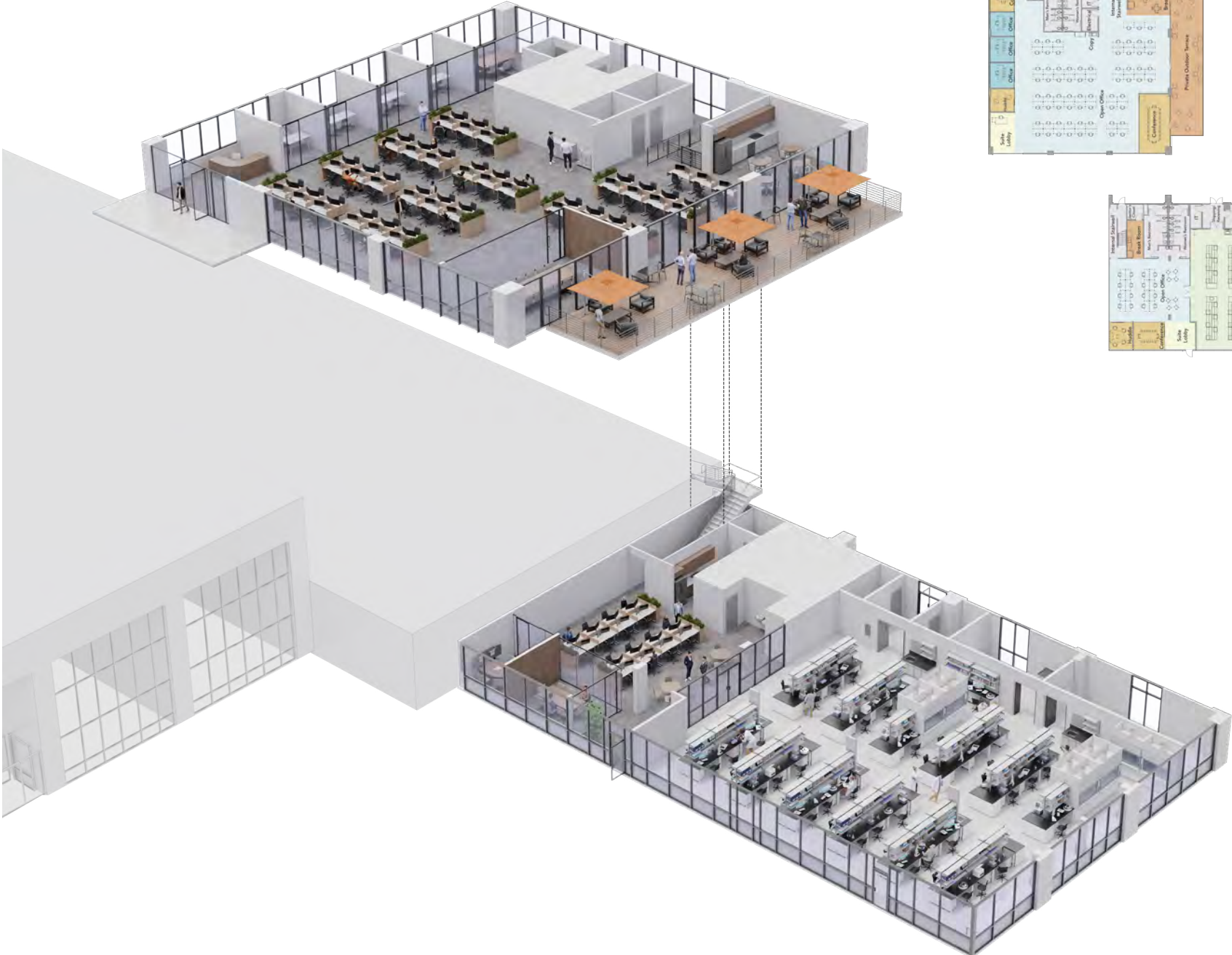
LOADING  
**Grade Level**



FIBER PROVIDER  
**Comcast / Zayo / Lumen /  
CenturyLink**



1685 38TH STREET | SUITE #1 - 19,845 SF



⬡ **19,845 SF** Total Available on 2 connected levels

⬡ Private terrace with views of the Flatirons

LAB DELIVERY

⬡ 2 pre-installed fume hoods

⬡ Pre-built infrastructure for 8 additional fume hoods

⬡ 6 sinks

⬡ 4 showers

⬡ 52 modular workstations, 15 tables

⬡ Infrastructure built for additional 12 modular workstations, 2 tables

⬡ Central compressed air

⬡ Central vacuum

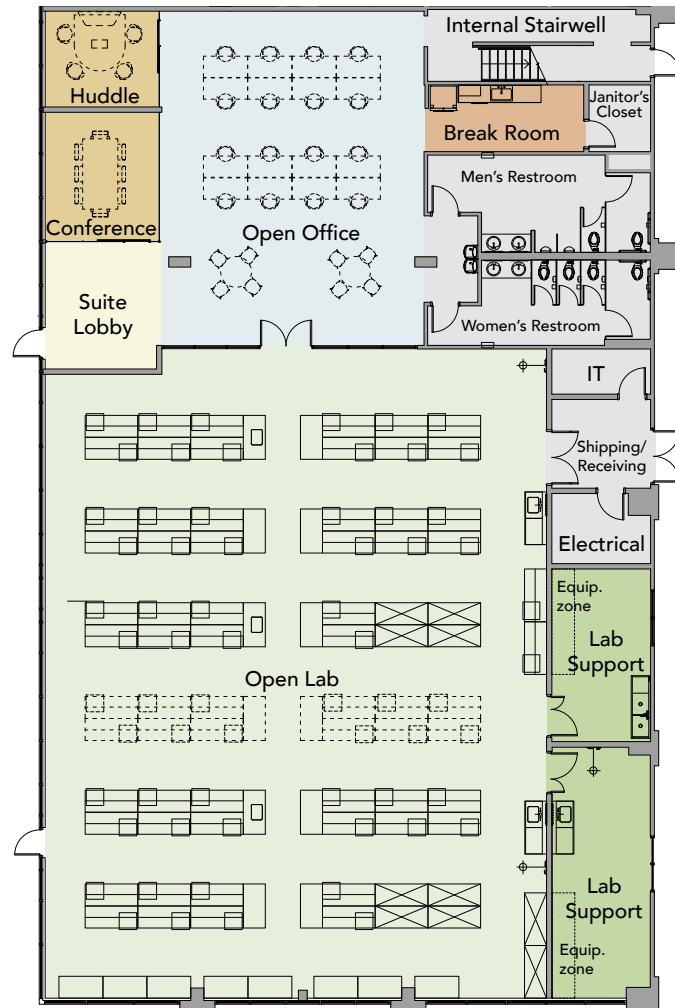
⬡ Future autoclave connections

⬡ 2.3 CFM/SF, 100% outdoor air, lab airflow

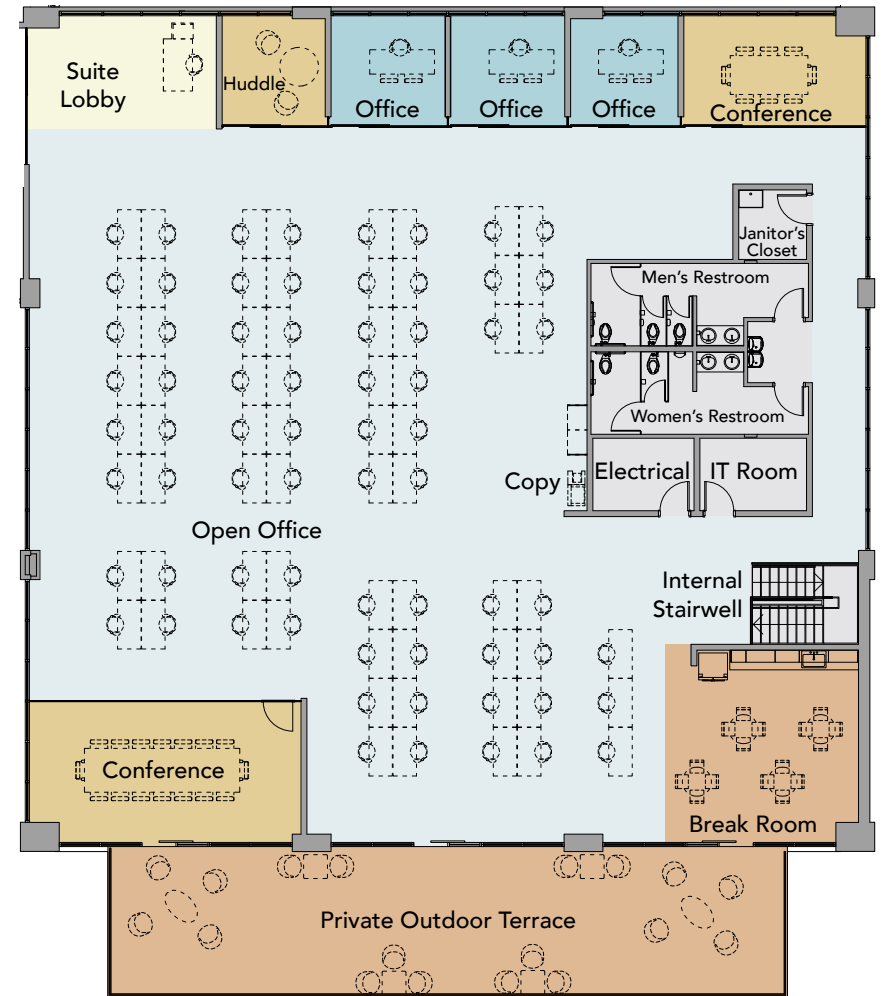
⬡ Lab power 15W/SF

⬡ Standby generator at 5W/SF in lab

⬡ Slab on Grade, 100 psf live load



Level 01



Level 02

1685 38TH STREET | SUITE #2 - 5,189 SF



⬡ **5,189 SF** Total Available

⬡ Private terrace with views of the Flatirons

LAB DELIVERY

⬡ 2 pre-installed fume hoods

⬡ Pre-built infrastructure for 4 additional fume hoods

⬡ 3 sinks

⬡ 2 showers

⬡ 14 modular workstations, 5 tables

⬡ Infrastructure built for additional 6 modular workstations, 1 table

⬡ Central compressed air

⬡ Central vacuum

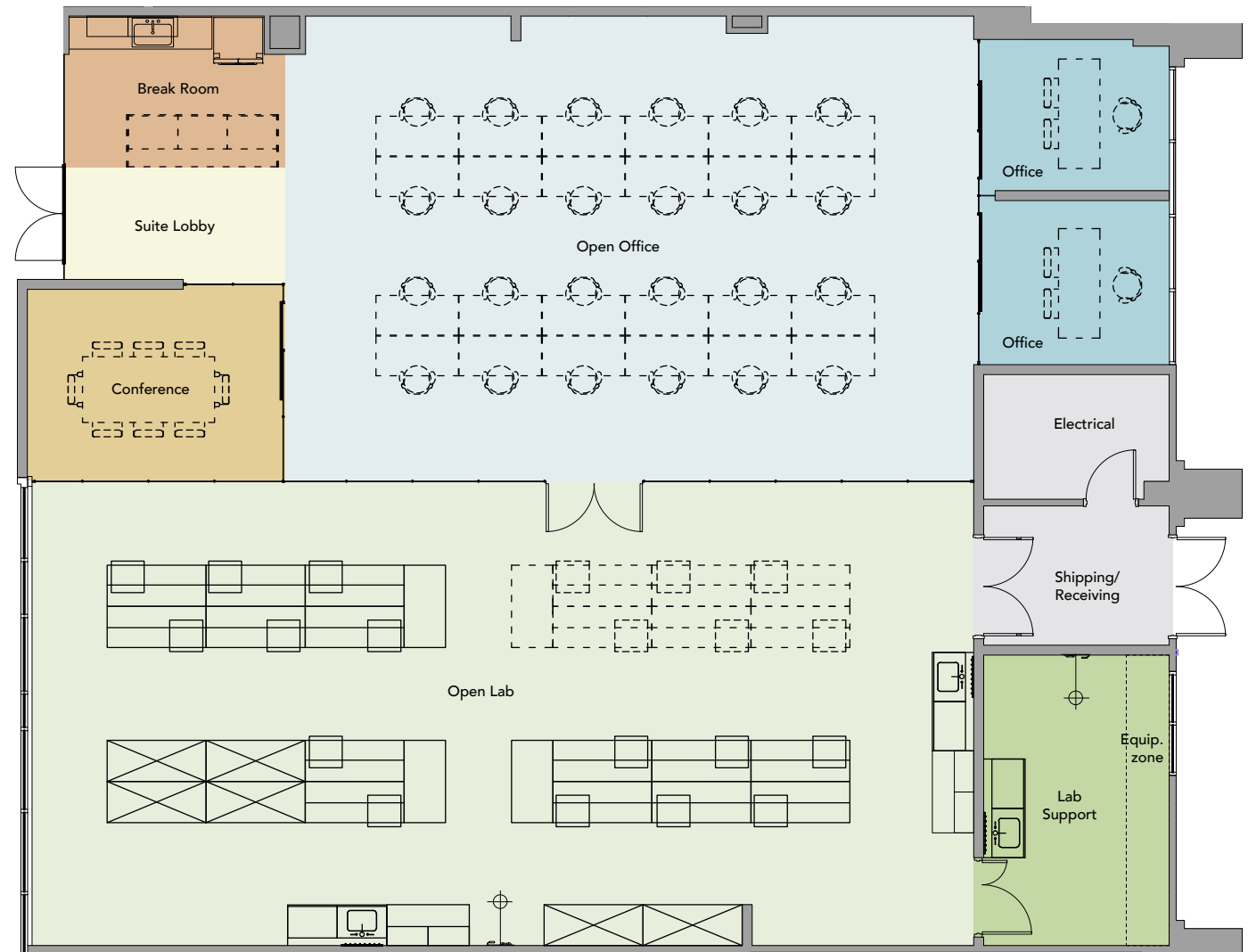
⬡ Future autoclave connections

⬡ 2.3 CFM/SF, 100% outdoor air, lab airflow

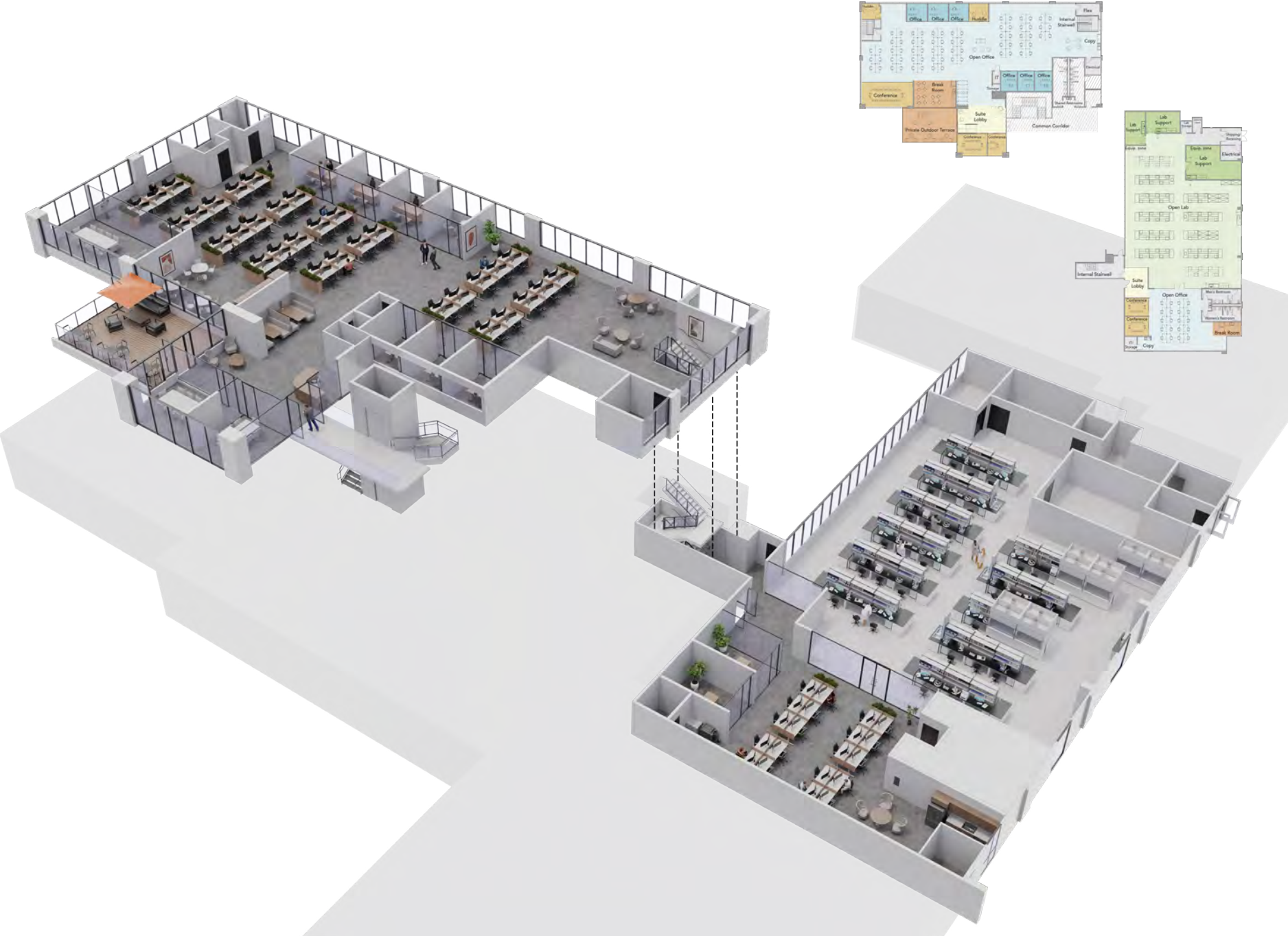
⬡ Lab power 15W/SF

⬡ Standby generator at 5W/SF in lab

⬡ Slab on Grade, 100 psf live load



1685 38TH STREET | SUITE #3 - 21,982 SF



⬡ **21,982 SF** Total Available on 2 connected levels

⬡ Private terrace with views of the Flatirons

LAB DELIVERY

⬡ 2 pre-installed fume hoods

⬡ Pre-built infrastructure for 8 additional fume hoods

⬡ 7 sinks, 1 scullery

⬡ 3 showers

⬡ 46 modular workstations, 12 tables

⬡ Infrastructure built for additional 12 modular workstations, 4 tables

⬡ Central compressed air

⬡ Central vacuum

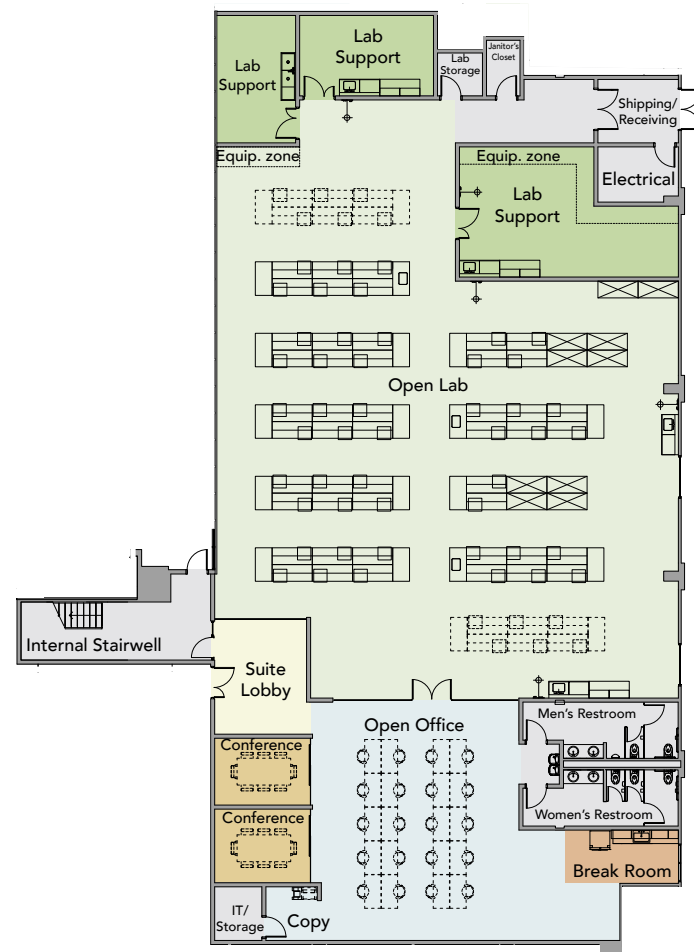
⬡ Future autoclave connections

⬡ 2.3 CFM/SF, 100% outdoor air, lab airflow

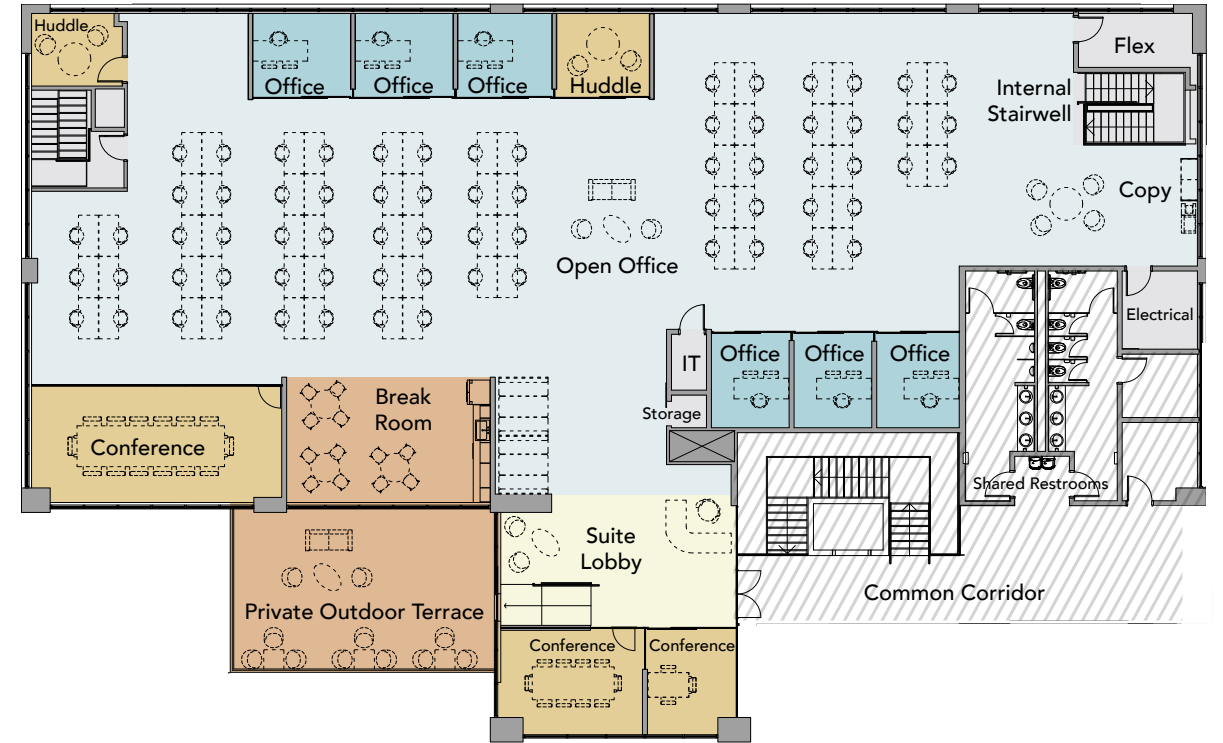
⬡ Lab power 15W/SF

⬡ Standby generator at 5W/SF in lab

⬡ Slab on Grade, 100 psf live load



Level 01



Level 02

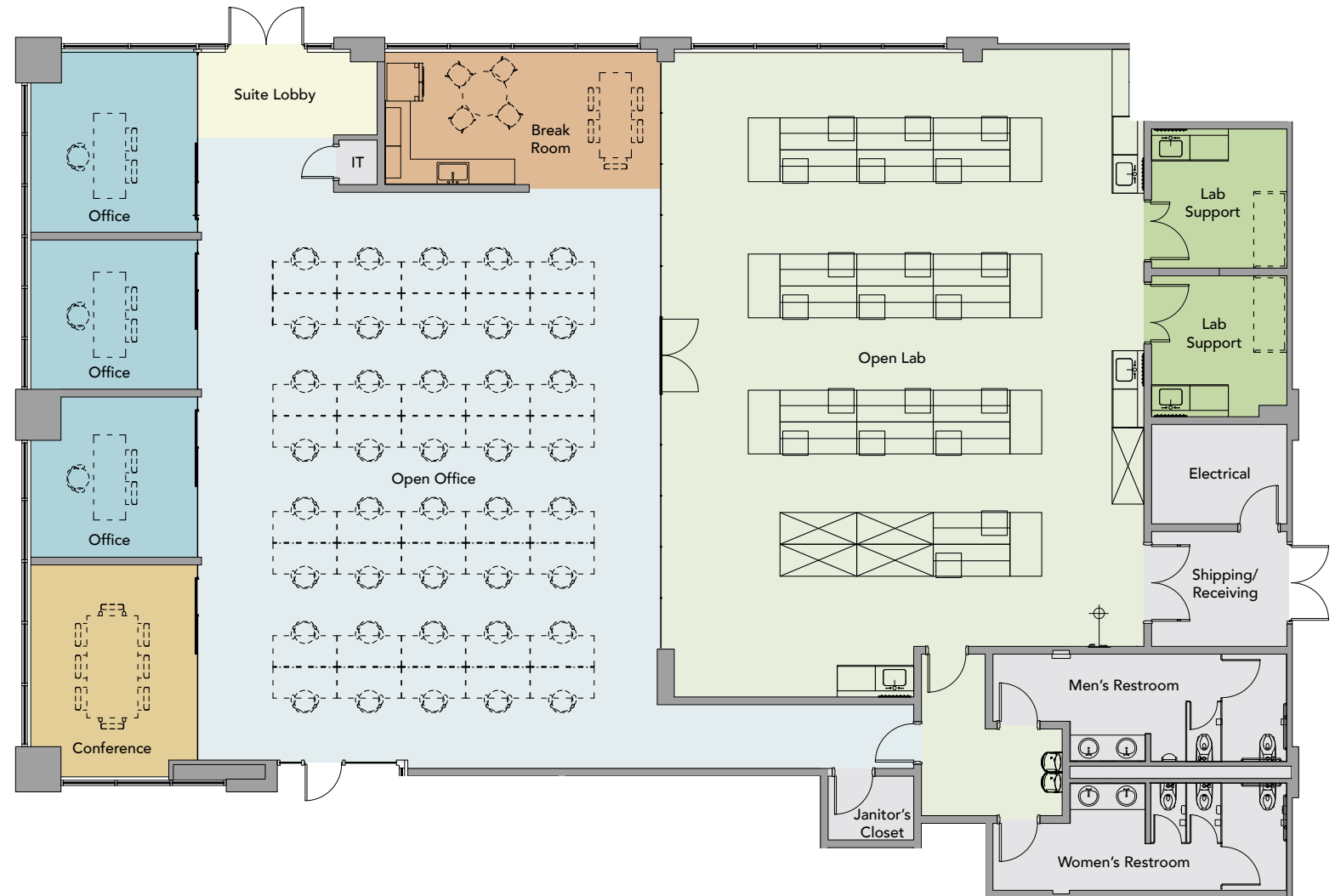
1685 38TH STREET | SUITE #4 - 6,806 SF



⬡ **6,806 SF** Total Available

LAB DELIVERY

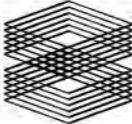
- ⬡ 2 pre-installed fume hoods
- ⬡ Pre-built infrastructure for 3 additional fume hoods
- ⬡ 5 sinks
- ⬡ 1 shower
- ⬡ 20 modular workstations, 6 tables
- ⬡ Infrastructure built for additional 6 modular workstations, 4 tables
- ⬡ Central compressed air
- ⬡ Central vacuum
- ⬡ Future autoclave connections
- ⬡ 2.3 CFM/SF, 100% outdoor air, lab airflow
- ⬡ Lab power 15W/SF
- ⬡ Standby generator at 5W/SF in lab
- ⬡ Slab on Grade, 100 psf live load



# ABOUT BREAKTHROUGH PROPERTIES

Breakthrough Properties (“Breakthrough”) is a joint venture between Tishman Speyer and Bellco Capital, combining Tishman Speyer’s global real estate platform with Bellco Capital’s deep life science investment expertise to deliver cutting-edge lab facilities in leading biotechnology clusters, life science real estate industry.

Breakthrough is led by an experienced management team with a proven track record of acquiring, developing and operating life science real estate. Their mission is to deliver best-in-class innovation communities that enable entrepreneurs and researchers to make life-changing discoveries.



TISHMAN SPEYER



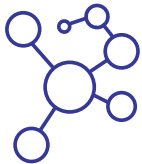
## BEST-IN-CLASS PHYSICAL INFRASTRUCTURE

Through their global perspective and experience in delivering world-class innovation properties, Breakthrough’s platform delivers a higher standard of quality to the market with a focus on superior design, flexible build-outs, and best-in-class amenities.



## UNIQUE, USER-DRIVEN PERSPECTIVE

Leveraging their team’s decades of experience as life science tenants, Breakthrough brings a user-driven approach to lab design and unique insights on where science is trending.



## SCIENTIFIC ADVISORY BOARD

Breakthrough’s platform is designed to deliver full service ecosystems including access to life science industry pioneers, mentorship services from its world-renowned Scientific Advisory Board, and an extensive venture capital network.



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