



Typical buildings in East LA “Life Science Park” zone

East LA Industrial Property Characteristics

- ✗ Most buildings over 40 years old
- ✗ Limited parking / higher building coverage ratio
- ✗ Original or older electrical systems
- ✗ Mostly older sprinkler systems or non-sprinklered
- ✗ Largely comprised of warehouse & some office buildout
- ✗ HVAC usually limited to offices
- ✗ Domestic water service



Actual life-science / biotech building in Agoura Hills

Life Science & Biotech Building Characteristics

- ✓ New or newer construction
- ✓ Abundant parking (employee-intensive)
- ✓ New electrical w/ automated backup systems
- ✓ Advanced fire control & sprinkler systems
- ✓ Comprised of clean rooms, cold rooms, culture rooms, etc.
- ✓ Full HVAC with advanced temperature, humidity & dew point control
- ✓ Advanced water purification & distribution system