

LIFE SCIENCES & TECHNOLOGY

Does your building qualify for a life sciences conversion?

Interest in converting assets to life sciences use is growing amongst building owners. Cushman & Wakefield's Project & Development Services team developed basic building performance criteria based on the minimum standards that life science companies typically require. Below is a list of criteria.

CRITERIA



ZONING/PLANNING/OCCUPANCY

There is a clear path to providing Group B Occupancy.



VERTICAL CIRCULATION (MULTI-FLOOR BUILDINGS)

There is a segregated elevator for lab supplies/activity or there is a way to install one.



FLOOR-TO-FLOOR CLEARANCE (MULTI-FLOOR BUILDINGS)

13'0"+ clearance desired - anything less is limiting.



STRUCTURAL

There should be live load capacity at 100 psf+.

The roof will likely need additional load capacity for mechanical equipment typical for Life Science.

As-built/current vibration design criteria should be known.



HVAC/PLUMBING

A design path to dedicated lab AHUs/100% OA units.

A design path to dedicated exhaust (1 cfm/sf - min).

Design path to supporting utility shafts for HVAC and utilities, likely upgrade/addition to base building capacity.



ELECTRICAL

Service up to 8.0 watts/sf for intended lab area sf.

Emergency Generator capacity or service yard to install - for lab hoods & critical lab equipment plug load.

Capacity/consideration for data/low voltage for lab controls, data collection, enhanced BMS.

If your opportunity asset does not meet most of the above criteria a life sciences conversion or reposition is unlikely. In all cases, [Project & Development Services](#) is here to help. We offer a wide variety of support for both brokerage, and clients, as feasibility and early assessments are developed. Here is a list of activities and deliverables we can provide to facilitate next steps and keep projects moving forward.

- Assist brokerage in gathering information about the target asset in relation to its current life science capability/suitability
- Perform due diligence in the form of an assessment or feasibility report
- Create cost and schedule information to determine next steps
- Provide a proposal to the developer or client for early project support

Life sciences and other technical projects are a specialty within Project & Development Services. Our project management experts are well equipped to perform early assessments and due diligence for assets under consideration to reposition or convert for life science uses.