

BIOMANUFACTURING FACILITY
FOR LEASE
41,000 SF

535
SCIENCE
DRIVE

MADISON, WISCONSIN



BIOMANUFACTURING FACILITY

AVAILABLE IMMEDIATELY

This 41,000-square-foot GMP-compliant biomanufacturing facility offers a turnkey solution for life sciences companies seeking high-performance infrastructure in a strategic location. Designed to meet rigorous regulatory standards, the facility features five ISO-7 cleanrooms totaling 6,000 square feet, equipped with airlocks, differential pressure sensors, epoxy finishes, and advanced HVAC systems with MERV 14 and HEPA filtration delivering 30-40 air changes per hour. ISO-8 spaces are similarly supported with 20 ACH, ensuring optimal environmental control for sensitive processes.

In addition to cleanroom capabilities, the facility includes BSL-2 and QC laboratories within the cleanroom boundary, offering clean air, robust power capacity, and proximity to EM and specialty labs. Office and amenity spaces are modern and thoughtfully designed, including conference rooms, reception areas, and support zones that enhance operational efficiency and employee comfort. Validated cold storage is a standout feature, with three mapped 2-8°C cold rooms supported by redundant systems to ensure product integrity.

The shipping and receiving infrastructure is equally robust, featuring temperature-controlled dual docks, secure material flow pathways, and a high-bay warehouse with both ambient and cold storage capabilities.

A TURNKEY SOLUTION
FOR LIFE SCIENCES



BUILDING DETAILS

41,000 SF GMP-COMPLIANT FACILITY

Cleanroom

Five ISO-7 processing rooms totaling 6,000 SF with airlocks, differential pressure sensors, epoxy finishes, redundant HVAC, and MERV 14 + HEPA filtration at 30-40 ACH, 20ACH for ISO8 spaces

Laboratories

BSL-2 and QC lab in cleanroom boundary with casework, clean air, high power capacity, and nearby EM/specialty labs

Office & Amenities

Modern office, conference, reception, and support areas

Validated Cold Storage

Three mapped 2-8°C cold rooms with redundant systems

Shipping/Receiving

Temperature-controlled dual docks, secure material flow, High bay warehouse (ambient) and 2-8°C

IDEAL USE CASES



CELL & GENE THERAPY



BIOLOGICS AND ADVANCED THERAPEUTICS



REGENERATIVE MEDICINE



VACCINE OR TISSUE-BASED MANUFACTURING



CDMOS SEEKING TURNKEY GMP INFRASTRUCTURE



CLEAN ROOM AUTOCLAVE



QUALITY CONTROL LAB

BUILDING SYSTEMS

HIGH-PERFORMANCE INFRASTRUCTURE



CLEAN ROOM

POWER

1,600A, 480Y/277V 3-phase 4-wire service with dual utility feeds and three natural gas backup generators

HVAC

Redundant AHUs, chilled glycol, and heating hot water/glycol systems serve cleanrooms and labs, heat recovery with run around

CLEAN STEAM

1,750 lb/hr at 45 psig for humidification and autoclaves

PURIFIED WATER

USP-purified grade, 4 GPM production with 30 GPM distribution

COMPRESSED AIR

Redundant, dry, oil-free air at -40°F dewpoint

LN2 DISTRIBUTION

Vacuum-jacketed piping to two areas piped to external bulk tank pad

PROCESS VACUUM

Centralized, sized for 9 scfm at 19" HG

FIRE PROTECTION

75HP electric fire pump, wet sprinkler systems, and FK-5-1-12 clean agent system in select areas

IT & SECURITY

Structured Cat6 cabling, access control, intrusion detection, and full video surveillance



CELL STORAGE

41,000 SF



UNIVERSITY RESEARCH PARK

INNOVATION IN ACTION

Established in 1984, University Research Park (URP) is a nationally recognized technology and research hub affiliated with UW-Madison. It supports over 9,300 jobs statewide and contributes more than \$825 million annually to Wisconsin's economy⁴.

URP is home to a vibrant ecosystem of startups and established firms in biotechnology, engineering, and computational sciences. Companies like Stratatech, Cellular Dynamics, and Nimble Therapeutics have grown from UW research into industry leaders, leveraging URP's specialized infrastructure, incubators like Forward BioLabs, and a community of over 4,100 knowledge workers⁵.

The park exemplifies how academic innovation translates into commercial success, making Madison a magnet for investment and talent.

\$825M
CONTRIBUTION TO WISCONSIN'S
ECONOMY EACH YEAR

9,300
JOBS SUPPORTED STATEWIDE

\$43M
STATE AND LOCAL TAX REVENUE
GENERATED EVERY YEAR

Sources

[4] UW-Madison Admissions Guide 2025-2026 - vappingo.com

[5] College of Agricultural and Life Sciences < University of Wisconsin-Madison



UNIVERSITY RESEARCH PARK

MADISON, WISCONSIN



Invenra

Element Labs

Arrowhead Pharmaceuticals

WiCell Research Institute

Exact Sciences

Frontier Science & Technology

Ultratec

Exact Sciences

MGE Innovation Center

Flad Architects

Affiliated Engineers, Inc.

Aldevron Madison

FUJIFILM Cellular Dynamics

Illumina

Millipore Sigma

535 Science Drive

Advanced Assembly

PCI Pharma Services

Millipore Sigma

Influenza Research Institute

UW HEALTH
Behavior Health Clinic

UW HEALTH
Science Dr Medical Center

Semba Biosciences

Nimble Therapeutics

FluGen

Exact Sciences





MADISON,
WISCONSIN

Madison, WI stands out as a thriving economic and cultural center in the Midwest. Anchored by five key industries—advanced manufacturing, healthcare, agriculture and food production, information technology, and biosciences—the region supports over 500,000 residents and thousands of businesses¹. Major employers include Epic Systems, UW Health, American Family Insurance, and the University of Wisconsin-Madison, which alone contributes over \$30.8 billion annually to the state economy and supports more than 232,000 jobs².

The city boasts a remarkably low unemployment rate of 2.7% as of June 2025³, and a median household income of \$76,983⁴, reflecting a stable and prosperous labor market. Madison's business-friendly climate is further enhanced by ongoing infrastructure investments and a highly educated workforce.

Beyond its economic vitality, Madison offers an exceptional quality of life. The city is renowned for its walkable downtown, vibrant arts scene, and diverse culinary offerings. Cultural landmarks like the Madison Museum of Contemporary Art and Frank Lloyd Wright's Taliesin enrich the urban experience⁵. The University of Wisconsin-Madison not only drives innovation but also infuses the city with youthful energy, academic excellence, and global connectivity.

ECONOMIC AND
CULTURAL CENTER

INNOVATION AND TALENT HUB

UW-Madison ranks 6th nationally in research expenditures among U.S. universities, with over \$1.7 billion in annual research spending¹. Nearly half of this funding comes from federal sources such as the NIH, NSF, and Department of Defense¹.

The university has produced 500+ patented medical devices, imaging tools, and pharmaceutical technologies, supported by the Wisconsin Alumni Research Foundation (WARF)⁵.

The School of Medicine and Public Health alone accounts for 37% of all research grants awarded to UW-Madison, with \$526 million in research expenditures⁵.

UW-Madison partners with over 3,000 Wisconsin businesses and organizations annually, contributing more than \$360 million in local economic activity through goods, services, and grants³.

UW-Madison enrolls approximately 39,000 undergraduate students, with a student-to-faculty ratio of 18:1 and a retention rate of 96.1%⁶



Madison, Wisconsin, is a vibrant center for innovation, anchored by the University of Wisconsin–Madison—one of the nation’s top research universities. Each year, UW–Madison graduates over 8,000 students¹, including more than 1,500 in high-demand STEM fields such as biology, chemistry, biomedical and chemical engineering, and biotechnology^{2,3}.

With undergraduates completing degrees in an average of just 3.84 years, the university delivers a steady pipeline of highly skilled professionals to support the region's thriving biotech and healthcare sectors.

MADISON, WISCONSIN

A detailed map of Madison, Wisconsin, showing the city's layout, major roads, and surrounding areas. The city of Madison is highlighted in a darker shade of gray. Key locations marked include the University of Wisconsin-Madison campus, the State Capitol, the University Hospital, and the University Research Park. Surrounding cities like Middleton, Fitchburg, and Monona are also labeled. Water bodies such as Lake Monona, Lake Kegonsa, and Lake Kegonsa are shown. The map includes a north arrow in the bottom left corner.

237K
RESIDENTS IN THE
CITY OF MADISON

31.1
MEDIUM AGE

\$97K
MEAN HOUSEHOLD
INCOME

55%
OF ADULTS (25+)
HOLD A BACHELOR'S
DEGREE OR HIGHER



[1]



[2]



[3]



[4]



[5]

- [1] Office Corridor
- [2] Loading Dock
- [3] Mechanical Room
- [4] Office Area
- [5] Corridor

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FOR LIFE SCIENCES



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41,000 SF

535 SCIENCE DRIVE MADISON, WISCONSIN

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CBRE

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State of Wisconsin Broker Disclosure

To Non-Residential Customers



Wisconsin Law requires all real estate licensees to give the following information about brokerage services to prospective customers.

Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

Broker Disclosure to Customers

You are the customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker who is the agent of another party in the transaction. The broker, or a salesperson acting on the behalf of the broker, may provide brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer the following duties:

- The duty to prove brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is prohibited by law (see “Definition of Material Adverse Facts” below).
- The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information of other parties.
- The duty to safeguard trust funds and other property the broker holds.
- The duty, when negotiating, to present contract proposals in an objective & unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452.135 of the Wisconsin Statutes and is for information only. It is a plain language summary of a broker’s duties to a customer under section 452.133(l) of the Wisconsin Statutes.

Confidentiality Notice to Customers

Broker will keep confidential any information given to broker in confidence, or any information obtained by broker that he or she knows a reasonable person would want to be kept confidential by law, or authorize the broker to disclose particular information. A broker shall continue to keep the information confidential after broker is no longer providing brokerage services to you.

The following information is required to be disclosed by law.

1. Material adverse facts, as defined in section 452.01(5g) of the Wisconsin statutes (see “definition of material adverse facts” below).
2. Any facts known by the broker that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction. To ensure that the broker is aware of what specific information below. At a later time, you may also provide the broker with other information that you consider to be confidential.

CONFIDENTIAL INFORMATION: _____

NON-CONFIDENTIAL INFORMATION (The following information may be disclosed by Broker): _____

(Insert information you authorize to broker to disclose such as financial qualification information)

Consent to Telephone Solicitation

I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/ we withdraw this consent in writing. List Home/Cell Numbers: _____

Sex Offender Registry

Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://offender.doc.state.wi.us/public/> or by phone at (608)240-5830.<http://offender.doc.state.wi.us/public/> or by phone at (608) 240-5830.

Definition of Material Adverse Facts

A “material adverse fact” is defined in Wis. Stat. 452.01 (5g) as an adverse fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party that it affects or would affect the party’s decision to enter into a contract or agreement concerning a transaction or affects or would affect the party’s decision about the terms of such a contract or agreement. An “adverse fact” is defined in Wis. Stat. 452.01 (1e) as a condition or occurrence that a competent licensee generally recognizes will significantly adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property, or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.

No representation is made as to the legal validity of any provision or the adequacy of any provision on any specific transaction.