

Lexington

MASSACHUSETTS



Welcome to Bio Pharma in Lexington!

Lexington is a center of intelligence and innovation located less than ten miles from Cambridge, MA. Over the past ten years, the Town has become home to 27 drug development companies with over 2,850 biotech and pharmaceutical jobs.

Lexington is part of the Massachusetts "Super Cluster," with access to a smart and talented workforce and close to the world's top universities and medical resources, such as MIT, Harvard, Tufts, Mass General, Longwood Medical, Lahey Clinic, BU Medical and New England Medical Center.

In addition, Lexington's largest employer, MIT Lincoln Laboratory, is the springboard for cutting edge

technology receiving nearly \$740 million in defense contracts in 2011.

One bonus of doing bio in Lexington is a cost savings of almost 50% as compared with Cambridge: roughly \$31 versus \$60 per square foot.* Through a local regulation, the Town's Board of Health issues permits to operate based on the National Institute of Health (NIH) guidelines on rDNA research.

Add to that Lexington's unmatched quality of life and one of the State's best school systems and you'll find that Lexington is a place where you can live, grow a business, and raise a family!

*Boston Business Journal, "Wave of biotech firms leaves Cambridge area for Lexington," October 25, 2013

The Lexington Advantage

2,850+ employees in a cluster of 27 biotech & pharma companies
Almost 50% cost savings compared to Cambridge
BioReady Platinum = adopted safety codes and shovel-ready sites

Lex Bio

A-G

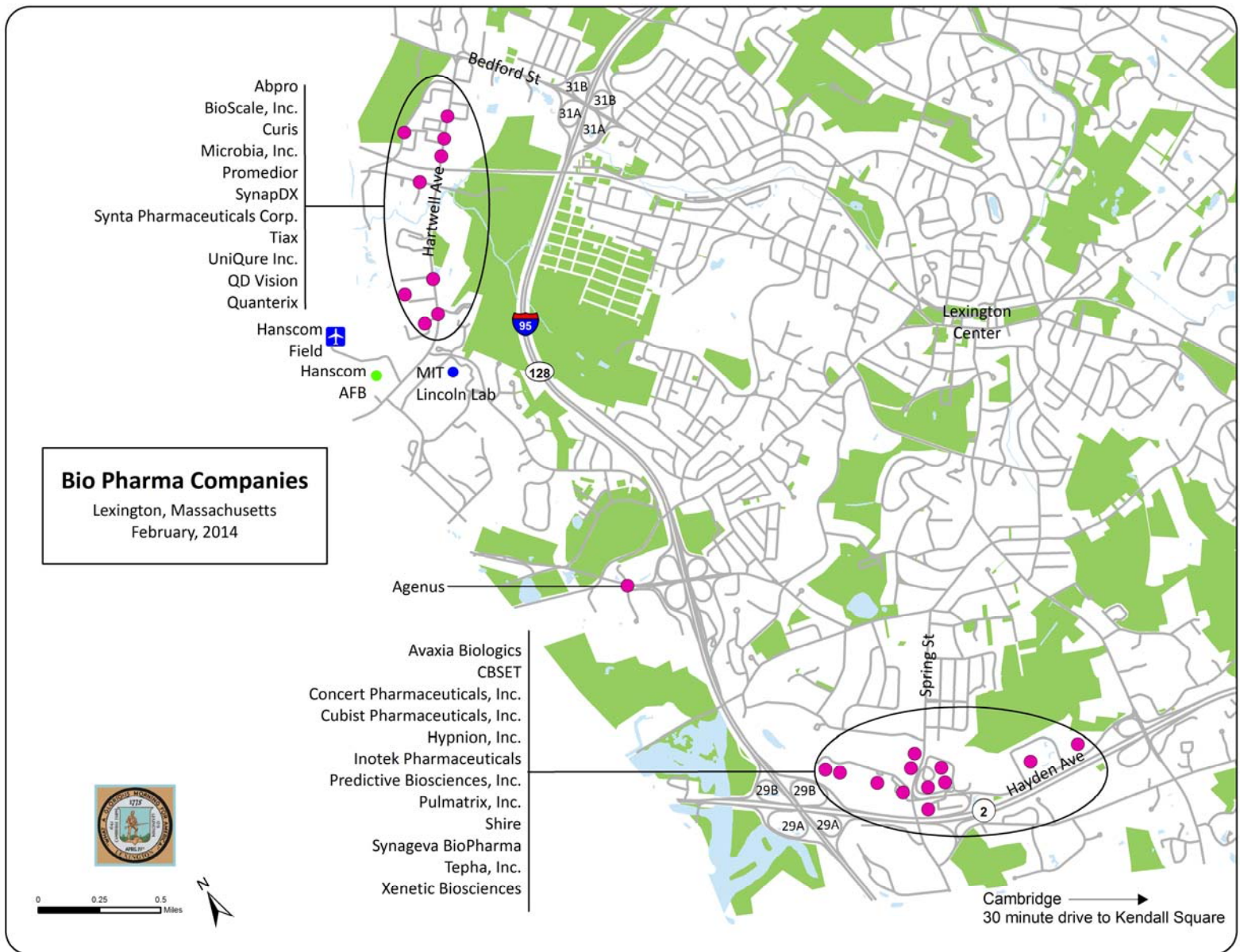
Abpro
 Agenus
 Alta Pharma
 Avaxia Biologics
 BioScale
 CBSET
 Concert
 Cubist
 Curis

H-P

Hypnion
 Inotek
 Microbia
 Predictive BioSciences
 Promedior
 Pulmatrix

Q-Z

QD Vision
 Quanterix
 ResurX Inc.
 Shire HGT
 Synageva
 SynapDx
 Synta
 T2
 Tepha
 Tiax
 uniQure
 Xenetic



Avaxia Biologics
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 Predictive Biosciences, Inc.
 Pulmatrix, Inc.
 Shire
 Synageva BioPharma
 Tepha, Inc.
 Xenetic Biosciences



Of the 10 fastest growing public companies in Massachusetts, two are in Lexington:

Synageva BioPharma #2
Agenus Inc. #5

Boston Business Journal - BBJ Research Alert, June 27, 2013

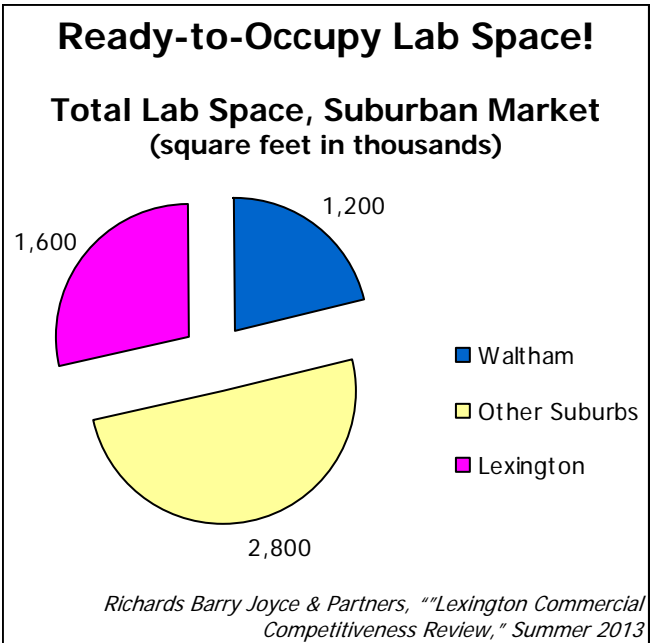
Top Bio Employers	# of Employees
Shire	1,250
Cubist	700
Synta	130
Agenus	60
Concert	47
BioScale	40

Supportive Local Government

New zoning along Hartwell Ave. to expand development capacity

The Board of Health issues permits to operate based on the NIH guidelines on rDNA research

Economic Development staff to facilitate development and guide through permitting



LEX STATS	
Size	16 square miles
Population	31,400
Median Age	46
Median Household Income	\$138,100
Median Home Price	\$689,100
Adults w/ college degrees	78%
Total Jobs in Lexington	20,100
Commercial Property Tax Rate	\$29.79 (per \$1,000 of assessed value)
Lexington Public Schools	Ranked #3 in the Greater Boston Area



Pride in our past, planning for our future

Lexington holds a very special place in American history - it is here that the very first battle of the American Revolution was fought on April 19, 1775. Often referred to as the "birthplace of American Liberty," Lexington welcomes thousands of visitors each year who come to see the historic sites and local landmarks, such as the Battle Green, Buckman Tavern and the Minuteman National Park. The community values its rich history and prioritizes investment in its cultural amenities.

The community strongly values its high-quality public schools, which have long been an attraction for residents who settle in Lexington. In 2013, Boston Magazine ranked Lexington Public Schools #3 among schools in the Greater Boston Area. Three new schools have been built within the last six years.



Quality of Life

Lexington is a scenic New England town filled with dynamic and caring citizens who cherish the Town's history and invest in its future.

EDUCATION

Public School system is ranked #3 in the Greater Boston Area

Source: Boston Magazine, 2013 Best Schools List

OPEN SPACE

Over 1,400 acres of conservation land, including trails and recreation space

Source: Town of Lexington Department of Conservation

WELL-MANAGED TOWN

AAA bond rating

Source: Moody's Investors Service

SMART & DIVERSE

Very diverse and welcoming community with a large number of new residents; 78% of residents have college degrees; 51% of residents have graduate degrees

Source: U.S. Census, American Community Survey

CULTURAL AMENITIES

Lexington Historical Society

Liberty Ride

Minuteman National Historical Park

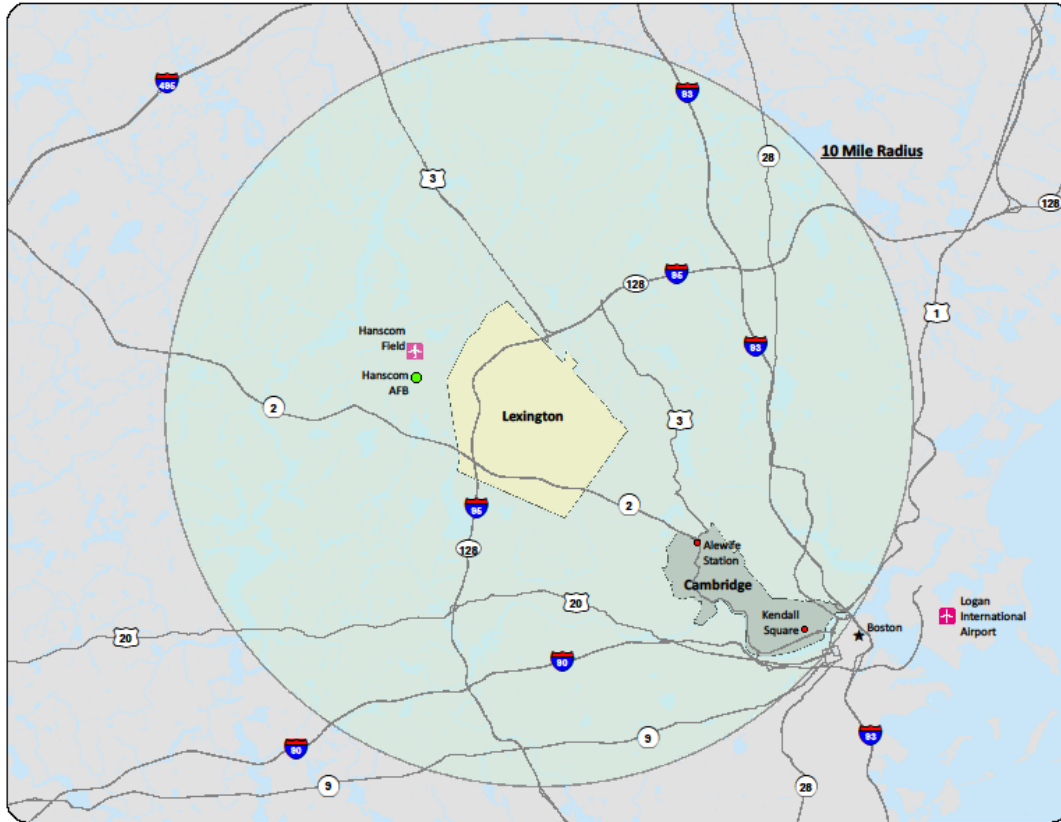
National Heritage Museum

Historic Battle Road

Lexington Symphony

Cary Memorial Library

LEXINGTON IS CONNECTED



Road Transportation	Easy Access to Routes 2 and 3; Route 128; and Mass Turnpike
Air	Boston Logan International Airport and Hanscom Field
Commuter Shuttle	128 Business Council offers shuttle service from the Red Line at the Alewife subway station
Public Transit	MBTA bus lines 62 and 76 Lexpress provides in-town fixed route mini bus service
Bike Trail	The 11-mile Minuteman Bike Trail runs through Cambridge, Arlington, Lexington and Bedford



UniQure

The newest member of Lexington's
biotech community!

Investment:
\$20 million

Size:
55,000 sq. feet

Facilities:
Office, Laboratory & Manufacturing

Programs Leveraged:
Massachusetts Tax Increment Financing
Program



UniQure, a biopharmaceutical manufacturer based in Amsterdam, is a leader in the research and development of human gene based therapies. UniQure was the first company to receive approval for a gene therapy product in the Western world following the approval of Glybera for lipoprotein lipase deficiency by the European Medicines Agency in late 2012 and has a pipeline of additional gene therapy product candidates in development. It was elected to MIT Review's "2013 List of 50 Most Disruptive Companies," which features the world's most innovative companies from all industries. UniQure's construction of a state-of-the-art plant at 113 Hartwell Avenue in Lexington marks a significant expansion of its production capabilities and represents the positioning of itself as a global leader in the manufacturing, development and commercialization of gene therapy products.

"The Town of Lexington's Hartwell Avenue Business District is a leading Life Sciences hub. This area was an ideal location for uniQure as it seeks to develop its U.S. operations being connected to the densest biotech super cluster in the world as well as being accessible to a wide catchment area for employee talent. In addition, the Tax Increment Financing plan offered by the Town supports our investment and helps UniQure position itself as a fully integrated global gene therapy company."



Philip Astley-Sparke
President U.S.
UniQure





HARTWELL AVENUE

"Having more space for growth, cheaper rent and easy access to routes 2 and 3, Route 128 and the Mass Pike are just a few reasons that companies are attracted to Lexington. Town officials, the Lexington Chamber of Commerce and others are also aiding in the effort by making Lexington friendly to the bio-tech industry by building the infrastructure needed to support the number of companies moving into the area."

-Boston Business Journal, *"Wave of biotech firms leaves Cambridge for Lexington,"* October 25, 2013

The REV Shuttle

The 128 Business Council's newest commuter shuttle connects Hartwell Avenue with Alewife Station!

- ◇ Free Wifi
- ◇ GPS tracking
- ◇ Employees of member companies: \$1/ride
- ◇ Non-member: \$3/ride

For more information, visit <http://128bc.org/rev-hartwell-area-shuttle>



Hartwell Mobile Eats

This program brings food truck vendors to Hartwell Avenue Monday-Friday!

- ◇ New quad at 4, 101, and 113 Hartwell Avenue provides an outdoor common area which features seating, new landscaping, a gas fire pit for cold days and a bicycle storage area for all employees

The Lexington Board of Health issues food service permits to mobile food trucks. Each truck must pass a food safety and sanitation code inspection before being issued a food service permit to operate on Hartwell Ave.



Lexington Gets It!

- ◇ **FAST-TRACK PROJECTS**
- ◇ **COOPERATIVE SPIRIT**
- ◇ **UNDERSTANDS BIO BUSINESS**



Local Resources

Town Manager's Office
1625 Massachusetts Avenue
Lexington, MA 02420
Carl Valente, Town Manager
781-862-0500 ext.275
cvalente@lexingtonma.gov

Town Economic Development
Melisa Tintocalis, Director of
Economic Development
781-862-0500 ext.257
mtintocalis@lexingtonma.gov

Lexington Board of Health
Gerard F. Cody, R.E.H.S./R.S.
Director of Public Health
781-862-0500 ext.237
gcody@lexingtonma.gov

Lexington Chamber of Commerce
Mary Jo Bohart, Executive Director
781-862-2480
mjbohart@lexingtonchamber.org

Town Website
www.lexingtonma.gov

State Resources

Mass BIO
300 Technology Square, 8th Floor
Cambridge, MA 02139
Phone: 617-674-5100
Peter Abair, Director of Economic
Development
peter.abair@massbio.com

Massachusetts Life Sciences Center
1000 Winter Street, Suite 2900
Waltham, MA 02451
Phone: 781-373-7777
Angus McQuilken, VP of
Communications
amcquilken@masslifesciences.com

Executive Office of Housing &
Economic Development
One Ashburton Place, Room 2101
Boston, MA 02108
617-788-3610
Greg Bialecki, Secretary

Office of Consumer Affairs and
Business Regulation
10 Park Plaza, Suite 5170
Boston, MA 02116
617-973-8700

Mass. Office of Business
Development
10 Park Plaza, Suite 3730
Boston, MA 02116
617-973-8600
Anne Struthers, Executive Director
Peter Milano, Senior Regional Dir.
peter.milano-SEA@state.ma.us

Mass. Office of International Trade
and Investment
Boston Fish Pier
212 Northern Avenue
East Building I, Suite 300
Boston, MA 02210
617-830-5400

Office of Small Business and
Entrepreneurship
10 Park Plaza, Suite 3730
Boston, MA 02116
617-973-8543
Andre Porter, Executive Director

"Greater Boston is home to one of the largest, most vibrant life sciences clusters in the world. Lexington has established itself as the premier destination for suburban life sciences companies, rising to the top as a premier destination for both established and up-and-coming biotech companies. A primary reason has been the Town's willingness to work with both companies and landlords to support an environment that enables dynamic companies to flourish."



Bob Richards
Partner
Transwestern | RBJ
Winter 2014