



**UK<sup>®</sup> COLDSTREAM RESEARCH CAMPUS**  
Lexington, Kentucky, USA

presented by HUFF COMMERCIAL GROUP









## INTRODUCTION



University of Kentucky's Coldstream Research Campus is a premier business location in the heart of the world-famous Kentucky Bluegrass Region. Once a prominent Kentucky horse farm and home to the first Kentucky Derby winner, Aristides, Coldstream's 735-acre campus has transitioned into a hub of innovation and creativity. Today, Coldstream is home to 56 organizations with more than 2,250 employees working in biotechnology, pharmaceuticals and equine health, and a variety of other industry sectors.

Coldstream is defining the aesthetic and economic development environment for Lexington in the 21st Century and serves as the gateway to Lexington's high-tech, higher education corridor, a 5-mile span that connects the technology and R&D companies located at Coldstream with the Bluegrass Community and Technical College, Transylvania University, Lexington's downtown business center and entrepreneurial community, and the University of Kentucky.

Coldstream provides a connection to students, researchers, and resources at the University of Kentucky. UK is one of the few universities in the country with agriculture, engineering, pharmacy, a top research hospital and a national cancer center on one campus. The city of Lexington boasts a vibrant entrepreneurial community, a national top ten educated workforce, low cost of living and high quality of life.

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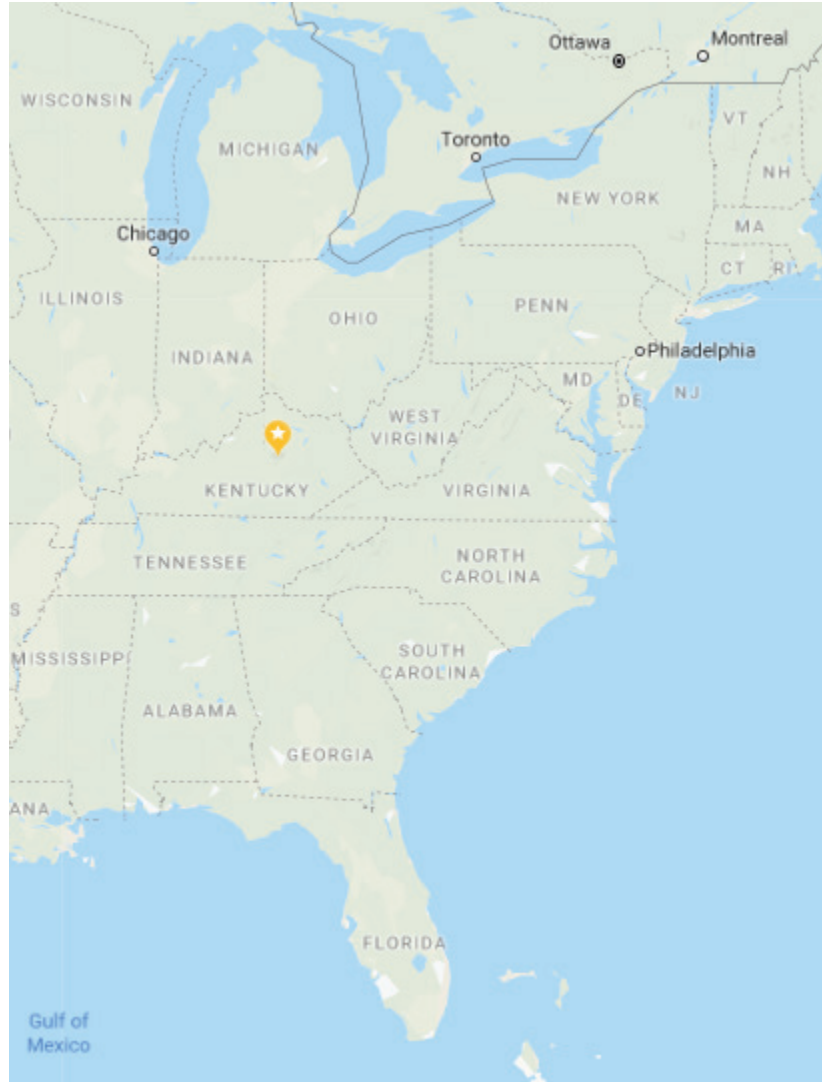




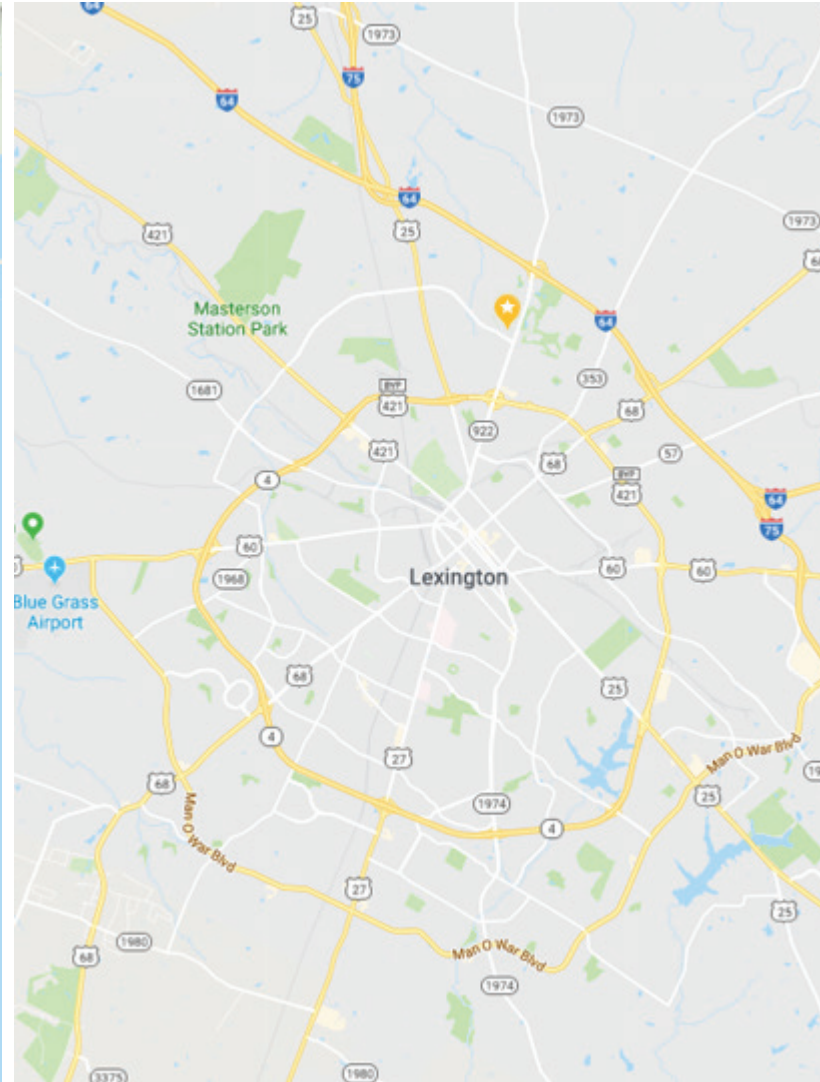
# LOCATION

The Coldstream Research Campus is located at the intersection of I-75 and I-64 at exit 115 – Newtown Pike. The campus has office and laboratory space available for lease as well as development ready building sites for new facilities. Access to redundant electrical power and high-speed data fiber is available.

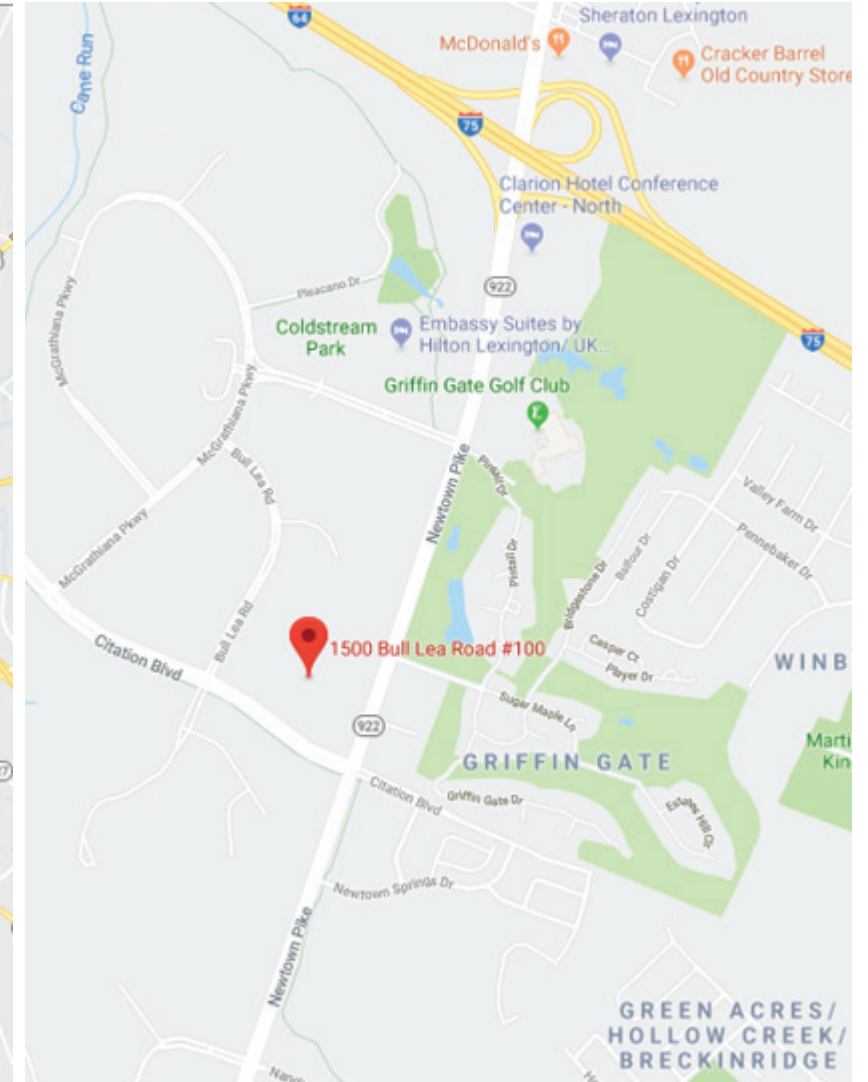
## KENTUCKY, USA



## LEXINGTON, KENTUCKY



## COLDSTREAM RESEARCH CAMPUS





**City Park Trail System**

**Tempur Sealy**

**High-tech Class A Office**

A&W Restaurants, Allconnect, Komatsu, and Top Products

**Embassy Suites**

Hotel, Conference Center, Paddock Grille & Lounge

**Piramel Helathcare**

Sterile Pharma manufacturing

**High-tech Class A Office**

**Open Text**

Software and Cloud Computing

**Coldstream Center**

160K sf high-tech / laboratories

**Kentucky Technology Center**

Biotech Cluster

**UK Veterinary Diagnostic Labratory**

**Eastern State Hospital**

Operated by UK HealthCare

## IDEAL LOCATION

Intersection of I-75/I-64 at Exit 115 — Newtown Pike

Gateway to Lexington's high-tech, higher education corridor

3 miles to downtown Lexington

4.5 miles to University of Kentucky

7.5 miles to Bluegrass Airport

Convenient to dining, shopping and entertainment

On site Embassy Suites Hotel and Conference Center

On site Paddock Bar and Grill

1,400 hotel rooms, 9 restaurants adjacent to site

735 total acres including a 225-acre city park

Pedestrian / bicycle trails

Large fenced in dog park area

Vibrant entrepreneurial community, low cost of living

## THE COLDSTREAM COMMUNITY

Over 50 organizations in biotech, pharmaceutical, equine health, and various other industries.

Headquarter or regional facilities for companies including: Tempur Sealy, Piramel Pharma, Open Text, Komatsu, A&W Restaurants, and Henry Schein Animal Health

2,100+ employees

1.3 million square feet under roof

Office and lab space available for lease

Development ready land with utilities, roads, redundant electrical power, and high-speed data connections



# SITE ATTRIBUTES

## Land Leases Available

University of Kentucky's Coldstream Research Campus is a premier business location in the heart of the world-famous Kentucky Bluegrass Region. Located at the intersection of I-64 and I-75 and only minutes from the University of Kentucky and downtown Lexington, Coldstream is the gateway to the community's high-tech business and research sectors. More than 335 acres are available for development and building sites include utilities and access to redundant power and high-speed data connections. Coldstream is ground leased, 30 years minimum, up to 100 years.

## About Coldstream for Developers

- 735 total acres
- 21 total buildings
- 1.3 million square feet of space
- 95% available space occupied
- Land Available: 300 Acres, development ready
- Lot Types: Commercial Land, Office and Research & Development
- Economic Development Incentives Available
- Skilled & low cost workforce
- Min. Divisible: 2 Acres
- Max. Contiguous: 100 Acres
- Zoning Description: P-2 Office, Industry and Research Park



## Utilities\*:

- Electricity/Power – redundancy available
- Water – 12" mains - 8" to development sites
- Telephone
- Cable / Fiber\*\* – redundancy available
- Natural Gas

## Other Features:

- On site hotel and conference center
- On site restaurant - bar and grill
- Pedestrian / bicycle trails
- Fenced in dog park

## Data Center Attributes

- Power: 12.5 MW - redundant power feeds at competitive rates
- Fiber: dual/redundant fiber network feeds with access to multiple carriers
- Low Natural Disasters location

\*Lots within the Coldstream Campus have service access to Kentucky American Water Company, Columbia Gas of Kentucky, KU Energy, and Lexington – Fayette Urban County Government Sanitary and Storm Sewers. Data, Phone, and Communications can be provided by a variety of carriers through existing conduit infrastructure. Most lots within the Coldstream Campus have access to the Redundant Electrical Power and a Communication duct bank system which provides conduit pathways for electrical and communication wiring that can be used for either primary or redundant and diverse backup systems.

\*\*Multiple 100 Gigabit capacity on the Windstream Express Network, which connects to Chicago, IL and Atlanta, GA from Lexington, KY. Additionally, Windstream Lexington, KY POP has a 100 Gigabit Internet drain onto the Windstream Express Network.







## **Coldstream offers opportunities for new development**

There are good opportunities for new development at the University of Kentucky's Coldstream Research Campus. More than 335 acres are available for development and building sites are development ready including utilities and access to redundant power and high-speed data connections. Coldstream is ground leased, 30 years minimum, up to 100 years. Please see site attributes and site plan for more information.

Design guidelines were established in 2009 to ensure a sense aesthetic value and environmental sensitivity in the development of the research campus. Guidelines for permitted uses on the Coldstream Research Campus will be incorporated in ground leases. For any item not covered by these guidelines, the provisions of the Lexington Fayette Urban County Government P-2 Zoning covering minimum requirements for development shall apply.

The Coldstream Research Campus Design Review Committee reviews each development proposal in accordance with the Coldstream Design Guidelines, assuring consistent development.



## A female scientist in the foreground, wearing a white lab coat, safety goggles, and blue gloves, is intently examining a test tube containing an orange liquid. In the background, a male scientist, also in a lab coat and safety glasses, is using a pipette to transfer liquid into a test tube. The setting is a modern laboratory with shelves holding various glassware and equipment. The overall tone is professional and focused.







## Connect with the University of Kentucky

Coldstream Research Campus is your connection to the researchers, students, and resources at the University of Kentucky. UK is one of the few universities in the country with agriculture, engineering, pharmacy, a top research hospital and a national cancer center on one campus. Coldstream works closely with UK's Office of Corporate Partnerships, the primary point of entry for the business community.

The University of Kentucky has a strong patent portfolio in a variety of areas including drug development and design, plant biotech, advanced materials, and equine health. Let the Coldstream Research Campus connect you and your company with the University of Kentucky through strategic partnerships, project collaborations, student opportunities, and sponsored research.

Research and innovation are at the core of developing new products, forming companies and creating jobs, and UK encourages its faculty, staff and students to commercialize their technology. UK also provides access to a highly educated, talented and local workforce in biotechnology, pharmaceutical sciences, chemistry, engineering and medicine.

Coldstream can help connect companies to UK researchers and technology, and provides services to assist companies secure state and private funding, debt financing and workshops and seminars for small businesses. Companies located at the Coldstream Research Campus can also enjoy UK-affiliated services such as access to a world-class library and its resources, recreation center, occupational medicine and health consultations, and federal credit union membership.



# LEXINGTON, KENTUCKY

## Lexington, the Heart of the Bluegrass

Coldstream Research Campus is located in Lexington, Kentucky in the heart of the world famous Bluegrass. While Lexington may be best known for Thoroughbreds and basketball, it is also becoming one of the best places to live and do business. Forbes, CNNMoney, the Wall Street Journal and Parenting Magazine among others name Lexington one of the best places in the U.S. to find a job, buy a home, raise a family and retire.

Lexington is a great place for businesses of all sizes from startups to established firms. The city of just over 300,000 boasts a vibrant, diverse economy including healthcare, advanced manufacturing, high-tech, education, and equine-related industries.

Lexington also has a thriving entrepreneurial community, low cost of living, a top notch research university and one of the most educated workforces in America. For more about Lexington's workforce, location and high quality of life, visit [www.locateinlexington.com](http://www.locateinlexington.com) and see our latest Bluegrass rankings.

Small businesses that relocate will want to take advantage of the Commonwealth of Kentucky's SBIR-STTR matching funds programs.

If all of this wasn't enough, Lexington offers all of the charm of a southern town and excitement of the city with horse racing, arts, history, culture, sports, restaurants, outdoor recreation, and a beautiful rural countryside.





## 3H Company

3H Company is a clean technology startup company with the core business of carbon capture technology development and commercialization.

## A&W Restaurants

A&W Restaurants, Inc. is the global headquarters for restaurants located within the United States, Singapore, Malaysia, Japan and Bangladesh. The company provides franchisees the marketing and operational support to run successful restaurants so that customers can enjoy great food along with famous root beer!

## Allconnect

Allconnect is a leading consumer services company that transfers home services, such as satellite and cable TV, Internet, phone, and home security service.

## Alltech

Alltech is a global leader in the animal health and nutrition industry and among the top ten animal health companies in the world, focused on natural scientific solutions to today's biggest agriculture and food industry challenges.

## American Board of Family Medicine

The American Board of Family Medicine (ABFM) is the second largest medical specialty board in the United States.

## BET Laboratories

BET Laboratories has been providing veterinarians with endocrine diagnostic services since 1984 in the USA and since 1999 in Brazil. They are a leader in providing accurate and rapid veterinary endocrine testing at a competitive price.

## BET Pharmacy

BET PHARM is an established, stand-alone pharmacy specializing in the area of endocrine and reproductive prescription medications.

## Eastern State Hospital - Managed by UK HealthCare

This 239-bed hospital provides a modern setting for inpatient psychiatric treatment, along with specialized services for individuals with acquired brain injuries, and individuals with psychiatric disabilities requiring nursing facility level of care and forensic mental health services.

## EIE Materials, Inc.

EIE Materials, Inc is developing novel compositions for narrow bandwidth LED phosphors.

## Embassy Suites Lexington UK/Coldstream

The Embassy Suites Lexington UK/Coldstream hotel boasts a beautiful setting in the heart of Kentucky's Bluegrass Country at the University of Kentucky Coldstream Research Campus. The Lexington hotel is centrally placed for the finest equine attractions, horse farms and many of the area's major corporate names. Bluegrass Airport is also just three miles away.

## Equine Diagnostic Solutions

Equine Diagnostic Solutions, LLC (EDS) is an equine specialty testing laboratory. The primary focus is molecular and serologic testing for medically and economically significant equine infectious diseases including EPM, strangles, salmonellosis, Rhodococcus pneumonia, equine herpesvirus and equine influenza infections.

## Estate Source

Real estate services

## Faraday Energy

Faraday Energy was started by UK researchers.

## Ferrellgas

Ferrellgas is a leading national supplier of wholesale propane gas and is the second leading retail marketer of propane in the United States.

## Henry Schein Animal Health

Henry Schein Animal Health partners with more than 480 channel suppliers to bring veterinarians the broadest selection of products to companion animal, equine and large animal practices. In addition, the Company helps veterinarians grow their practice with its strategic Business Solutions.

## Intralink-Spine

Intralink-Spine Inc. (ILS) is a company formed to develop, manufacture, and sell a proprietary, tissue revitalization reagent that can be injected into the spinal disc to mechanically reinforce and stabilize the joint and decompress the surrounding neural tissues without the need for invasive spinal surgery.



# COLDSTREAM COMPANIES

## **Kentucky Technology Inc.**

The KTI Board of Directors is charged with generating revenue from licensing technologies, equity investments in high-tech companies, and subleasing high-tech business incubator space.

## **Komatsu (formerly Joy Global Inc.)**

Komatsu's main business is the manufacture and sale of construction and mining equipment, utilities, forest machines and industrial machinery.

## **LOM Properties**

LOM Properties is a full-service commercial real estate services firm specializing in industrial, office and retail brokerage, investment sales, land development, property and asset management, mortgage banking and market research.

## **Maharishi Peace Palace**

The Maharishi Peace Palace offers Transcendental Meditation®, Ayurveda™, a health spa, and Veda science courses and programs.

## **Mercury Data Systems**

Mercury Data Systems moved from North Carolina to Lexington, KY in late 2013.

## **NASBLA**

The National Association of State Boating Law Administrators (NASBLA) is a national nonprofit organization that works to develop public policy for recreational boating safety.

## **National Center for Innovation in Education**

The National Center for Innovation in Education will advance research and policy to improve educational outcomes in Kentucky and nationally. The focus of work for the center will include change in K12 systems that lead to college and career readiness for every student.

## **OpenText**

OpenText is the leader in Enterprise Information Management (EIM).

## **Orthopeutics**

Orthopeutics L.P./Intralink Spine was founded in May 2004 to further develop and commercialize revolutionary nonsurgical solutions for common orthopaedic problems.

## **Piramal Healthcare - formerly Coldstream Laboratories Inc.**

Piramal Healthcare, formerly Coldstream Laboratories, develops and manufactures parenteral pharmaceutical products in liquid and lyophilized dosage forms. Mobile isolator technology within a FDA-approved sterile manufacturing facility ensures product containment for manufacturing potent drug products. A highly skilled staff supports the entire development process, including analytical chemistry, formulation development, and microbiology services.

## **RAAM Global Energy Company**

RAAM Global Energy Company (RAAM) is a an independent, diversified energy exploration and production company.

## **Secat, Inc.**

Secat Engineering is a metallurgical research laboratory specializing in aluminum technology. Secat assists companies with materials testing, failure analysis, alloy development, and the enhancement of processes & properties. Secat also provides services related to new product development, energy assessment, and marketing and business analysis.

## **Strand Associates, Inc.®**

Established in 1946, Strand Associates are a dynamic, multidisciplinary engineering firm serving the needs of public and private sector clients throughout the USA. The company has approximately 350 employees across 10 offices located in Arizona, Illinois, Indiana, Kentucky, Ohio, and Wisconsin. In 2011, they were ranked 186 out of the Top 500 Design Firms in the USA by Engineering News Record (ENR).

## **Summit Biosciences**

Summit Biosciences Inc. is a specialty pharmaceutical company focused on developing, manufacturing and commercializing generic and innovative nasal spray drug products.

## **Tempur Sealy International Inc.**

Tempur Sealy International Inc. is the world's largest bedding provider. The company develops, manufactures and markets mattresses, adjustable bases, pillows and other sleep and relaxation products.

## **Topasol**

Topasol LLC is a world leader in the research and development of in-situ formation of nanoparticles for use in specialty coatings and composites. Topasol LLC owns intellectual property for a unique process to create nanoparticles commercial coatings.



## **Tops Products**

TOPS Products™ helps build a better office. As the leading US manufacturer of filing, note taking and organizational supplies, TOPS bring productivity to offices, schools and homes all over North America.

## **Tower Hill Insurance Group**

Tower Hill Insurance Group is one of Florida's largest residential property insurers.

## **Tricare Pharmacy Network**

Tricare Pharmacy specializes in compounding, disease/pain management and natural hormone replacement therapy.

## **UK Center for Aluminum Technology**

The center supports and conducts research and development, provides technical assistance to the aluminum industry, assists with training and retaining an educated workforce, and promotes and participates in the expanding use of aluminum.

## **UK Coldstream Administration**

The UK Coldstream Administration office leases available land on the Coldstream Research Campus, subleases laboratory and office space, maintains grounds and facilities, manages tenant relationships, and ensures a consistent high-quality development.

## **UK College of Social Work's Training Resource Center**

The mission of the University of Kentucky College of Social Work's Training Resource Center (TRC) is to provide training, technical assistance, service, and evaluation to professionals and caregivers working to improve the well-being of families, children, and communities throughout Kentucky and around the world.

## **UK Human Development Institute**

The Human Development Institute is Kentucky's University Center for Excellence in Developmental Disabilities Education, Research and Service. We focus our efforts on improving lifelong opportunities and services for individuals with disabilities, their families and the community.

## **UK Internal Audit**

UK Internal Audit assists the University management, administration and the Board of Trustees in the effective discharge of their fiduciary and administrative responsibilities.

## **UK Kentucky Nutrition Education Program**

The Kentucky Nutrition Education Program encompass two separate USDA programs: The Expanded Food and Nutrition Education Program, and the Supplemental Nutrition Assistance Program.

## **UK Real Estate Services**

Real Estate Services represents the University of Kentucky in all real estate sales, purchases, and leases and manages select real estate holdings.

## **UK University Budget Office**

The mission of the University Budget Office is to coordinate and provide leadership for University-wide financial and resource planning, budgeting and policy analysis.

## **UK Veterinary Diagnostic Laboratory**

The Veterinary Diagnostic Laboratory is a full service animal health diagnostic facility. The lab is charged with the diagnosis of animal diseases, and the performance of tests which safeguard the health of the animal population in Kentucky. The lab helps identify infectious diseases, identify regulatory diseases, provides the means to meet export sales requirements, and provides an early warning system for impending epidemics.

## **United States Equestrian Federation Drug Testing and Research Laboratory**

The USEF lab tests more than 15,000 samples each year collected from USEF licensed competitions across the country and samples from the American Quarter.

## **Vedic Design**

Home and commercial building design services

## **Vedic Health Spa**

Vedic Health's award winning Maharishi Ayurveda™ spa programs come from the world's most ancient, authentic, and holistic system of natural health care.