



VITRUM
BY BREAKTHROUGH

**World-class space for
world-class science.**

St John's Innovation Park,
Cambridge

Occupancy early 2026



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1.0 VITRUM

2.0 LOCATION

3.0 BUILDING

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5.0 CONTACT US

VITRUM

The premier destination for
life science success.

1.0


Cambridge North
Train Station


VITRUM
BY BREAKTHROUGH

St John's
Innovation Park

Future Dirac
Building

Future Transit
Hub

Cambridge
Science Park

St John's
Innovation Centre

Cambridge City
Centre

Bio Innovation
Centre

A14

CLUSTER COMPANIES

New discoveries on every level



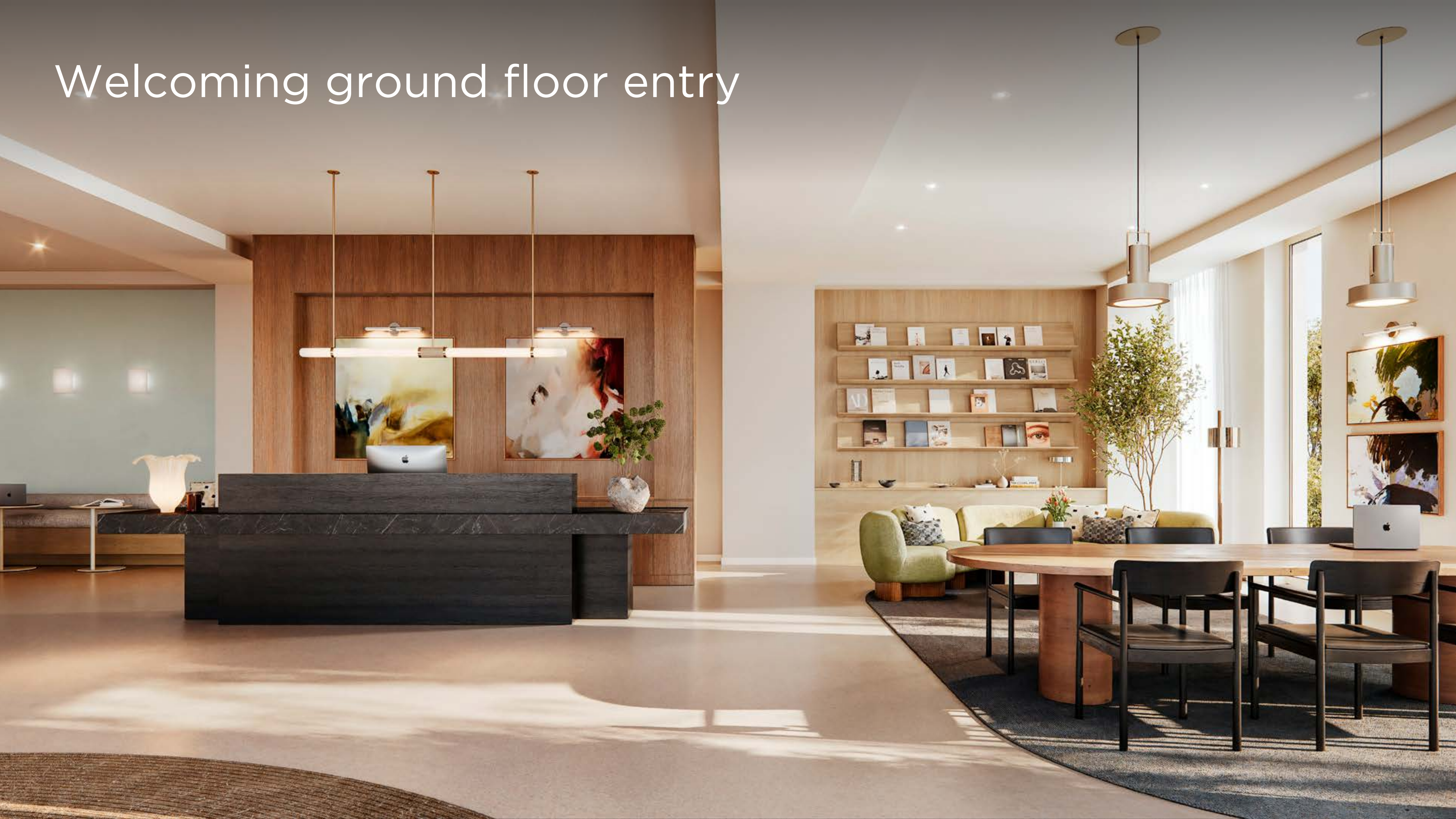
A vibrant arrival experience



Flexible indoor-outdoor collaboration



Welcoming ground floor entry



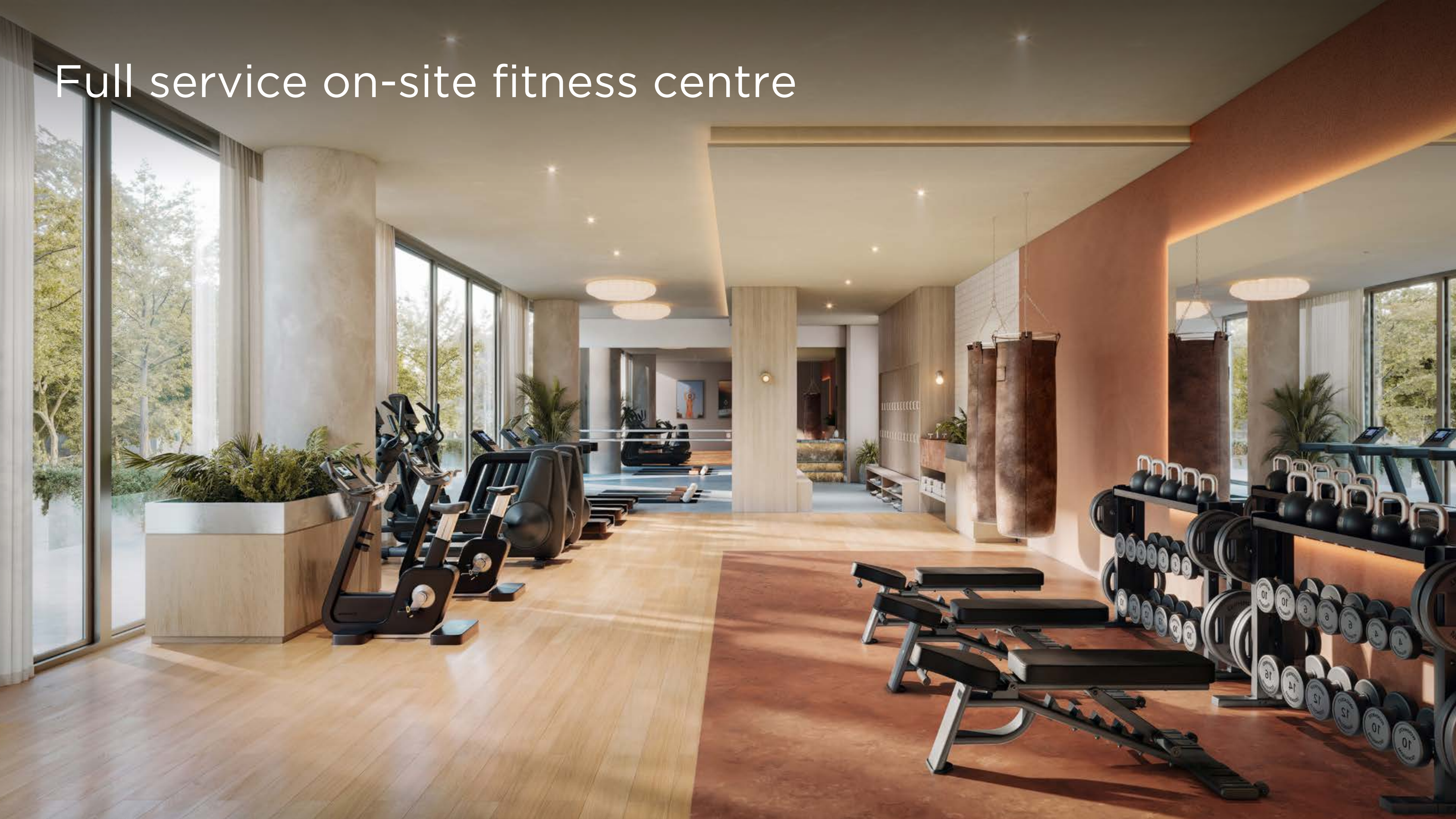
Head to our café to rest, relax and connect



Recharge in the stylish and welcoming lobby



Full service on-site fitness centre



The excellent 'end of trip' cycle provision features ample on-site parking and showers



Directory
B
Shower & Change
G
Reception & Cafe
1
studio/2/3
2-6
Lab Service

Illuminated lab spaces



Premier flexible laboratory, office and amenity space



LOCATION

The destination for a new
generation of discovery.

2.0

2.0 LOCATION

Our innovation ecosystem

A thriving cluster with excellent transport links

Vitrum is prominently positioned within St John's Innovation Park, part of the North East Cambridge Innovation Cluster. One of Europe's prime life science clusters, this thriving campus-style innovation zone is a major hub for science and technology businesses, sitting within easy reach of the city centre and major transport routes.

Address:

Vitrum by Breakthrough
Cowley Road, Cambridge, CB4 0DS

55

Mins

Direct train to London Kings Cross from Cambridge North

13

Mins

Cycle to Milton Park&Ride car park

10

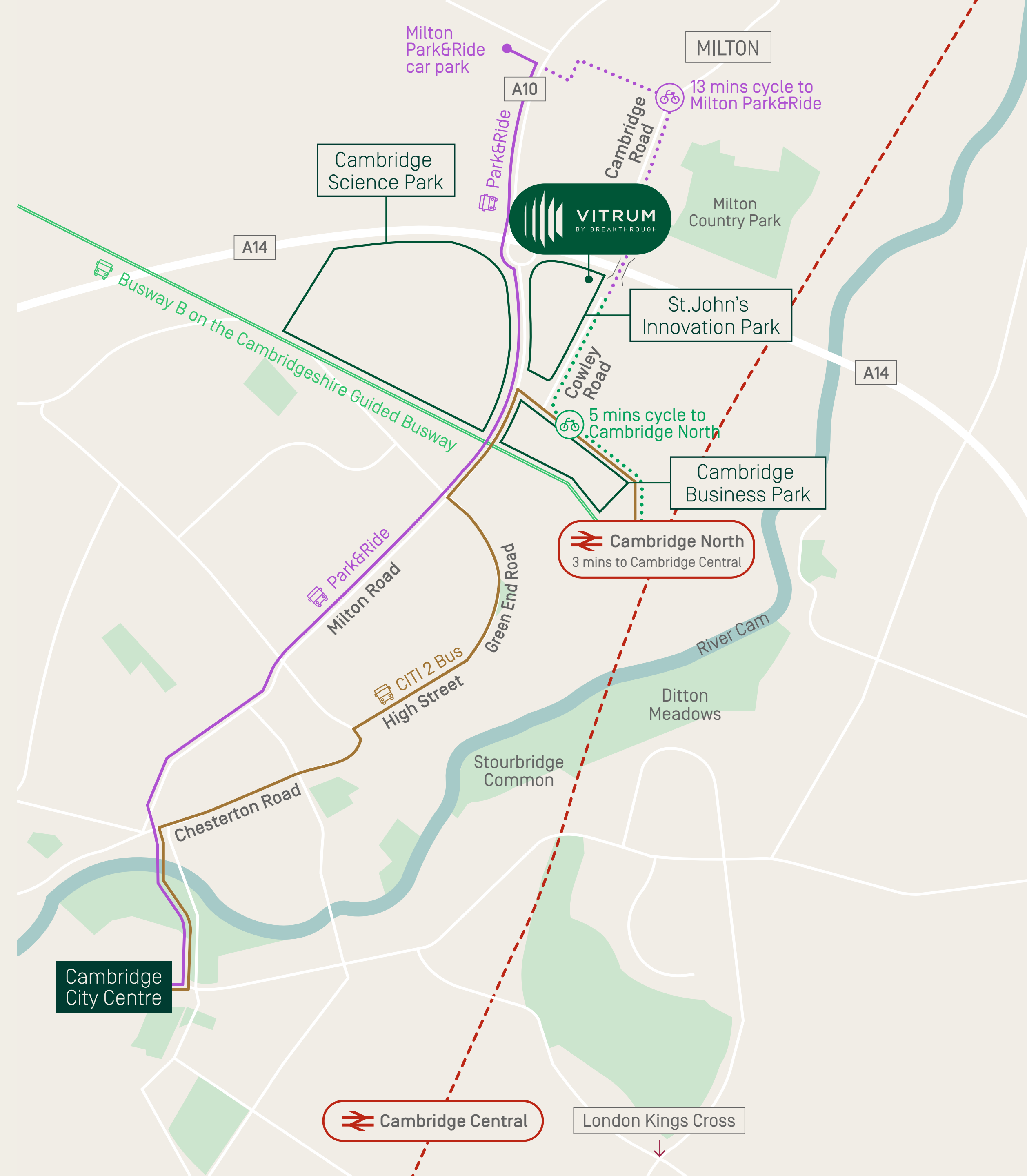
Mins

Drive or bike ride to Cambridge City Centre

5

Mins

Cycle to Cambridge North train station



2.0 LOCATION

Everyday essentials

Find all the amenities you need right here

From cafés and supermarkets to golf and boxing as well as hotels and childcare, the local area has all the amenities you need – at Vitrum’s doorstep.

Lifestyle & Wellbeing

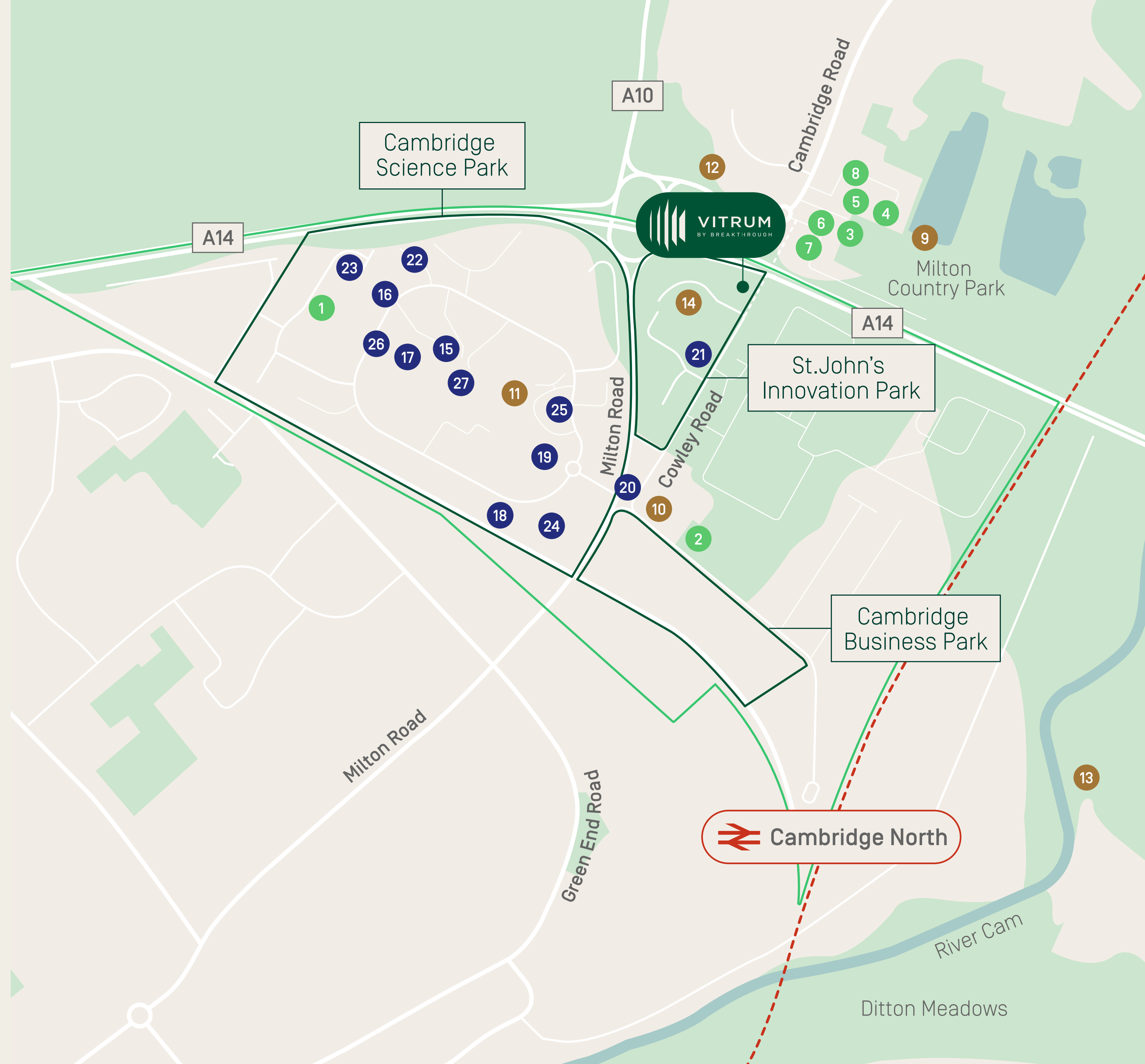
- 1 Bright Horizons Nursery
- 2 Golf Driving Range
- 3 The Original Gym
- 4 Granta Boxing
- 5 Hotpod Yoga
- 6 Crossfit Stags & Does
- 7 Alphafit & Crossfit Beta
- 8 Le Coach Fitness

Food & Beverage

- 9 Grounds Café Milton
- 10 The Bradfield Centre
- 11 Thoroughbreads Coffee Bar
- 12 Tesco
- 13 The Plough
- 14 St John’s Innovation Centre

Ecosystem Neighbours

- 15 Amgen
- 16 Astex Pharmaceuticals
- 17 Bayer
- 18 Bio-Innovation Centre
- 19 CS Genetics
- 20 Darktrace
- 21 Healthera
- 22 Microsoft
- 23 Napp Pharmaceutical Group
- 24 Navogene
- 25 Owlstone Medical
- 26 Royal Society of Chemistry
- 27 Toshiba Europe



BUILDING

Exceptional space purpose-built
for research and development.

3.0

3.0 BUILDING

A destination for groundbreaking discoveries

Vitrum is purpose-built for life science success

Vitrum offers 165,200 sq ft of premier flexible laboratory, office and amenity space. Purpose-built for research and development, the building encompasses five floors, and is CL2 lab-enabled with flexibility for up to 70% labs and 30% write-up.

The ground floor hosts the reception, concierge, café and co-working spaces, plus flexible amenity space including fitness centre, meeting rooms and conference space. The lower ground floor provides ample car parking, cycle storage, and 'end of trip' facilities.

Designed by renowned architects Henning Larsen, the building is targeting BREEAM Outstanding with a minimum of Excellent.



Vitrum is due for completion in early 2026

3.0 BUILDING

70:30

Max Lab to Office Ratio
[Other ratios can be accommodated]

4.2m

Spacious
floor-to-ceiling heights

R<2

Floor vibration
frequency

280

Internal bicycle
parking spaces

50%

Electric vehicle parking with
provision to increase to 100%

4,000^{sq ft}

Terrace space
on upper floors

9.9 x 6.6m

Structural grid

8,000^{sq ft}

PV for onsite
energy generation

<700 CO₂ e/m²

Embodied carbon performance target
[In line with RIBA 2030 Climate Challenge]

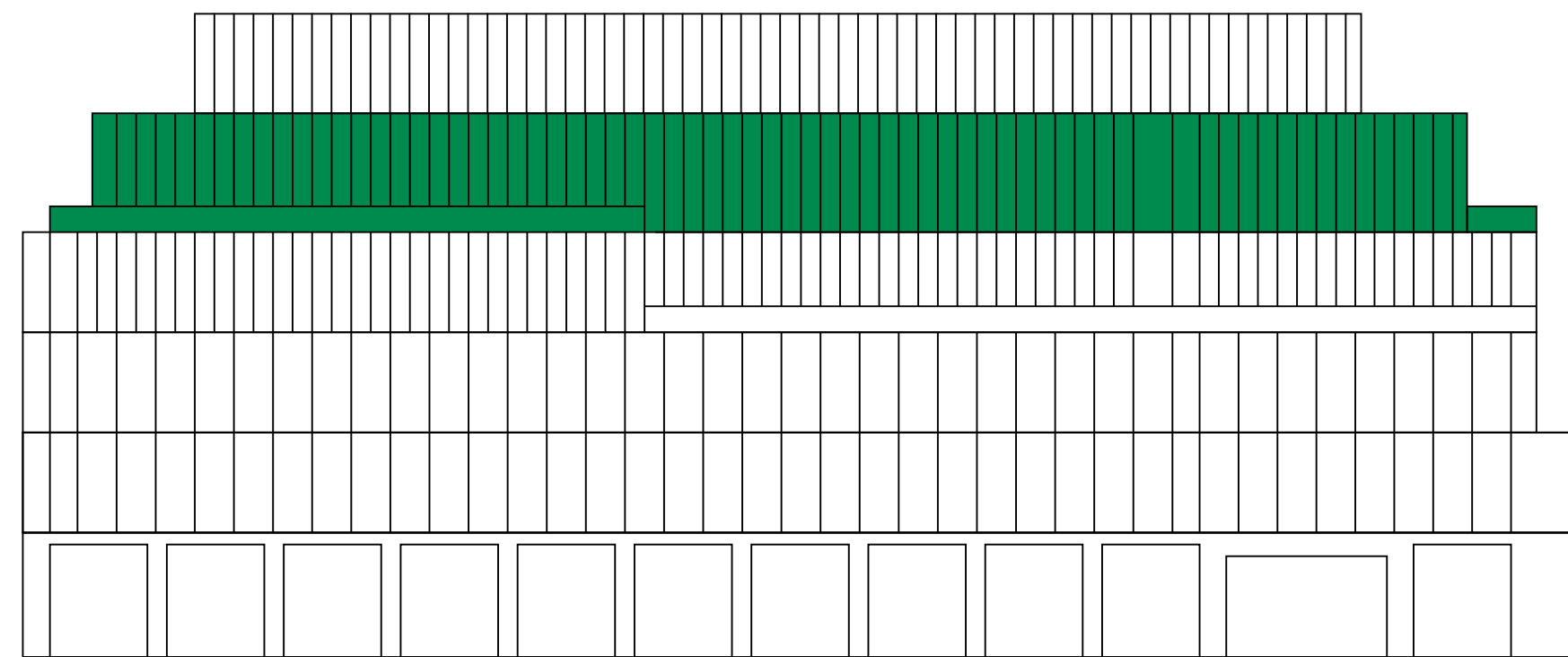
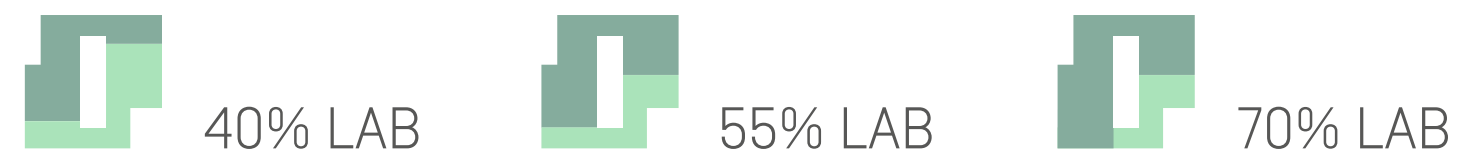
4th Floor

33,993 sq ft [3,154 m²]

Warm Shell Delivery

[Interior Fully Customisable]

Lab + Office/Write-Up



3.0 BUILDING

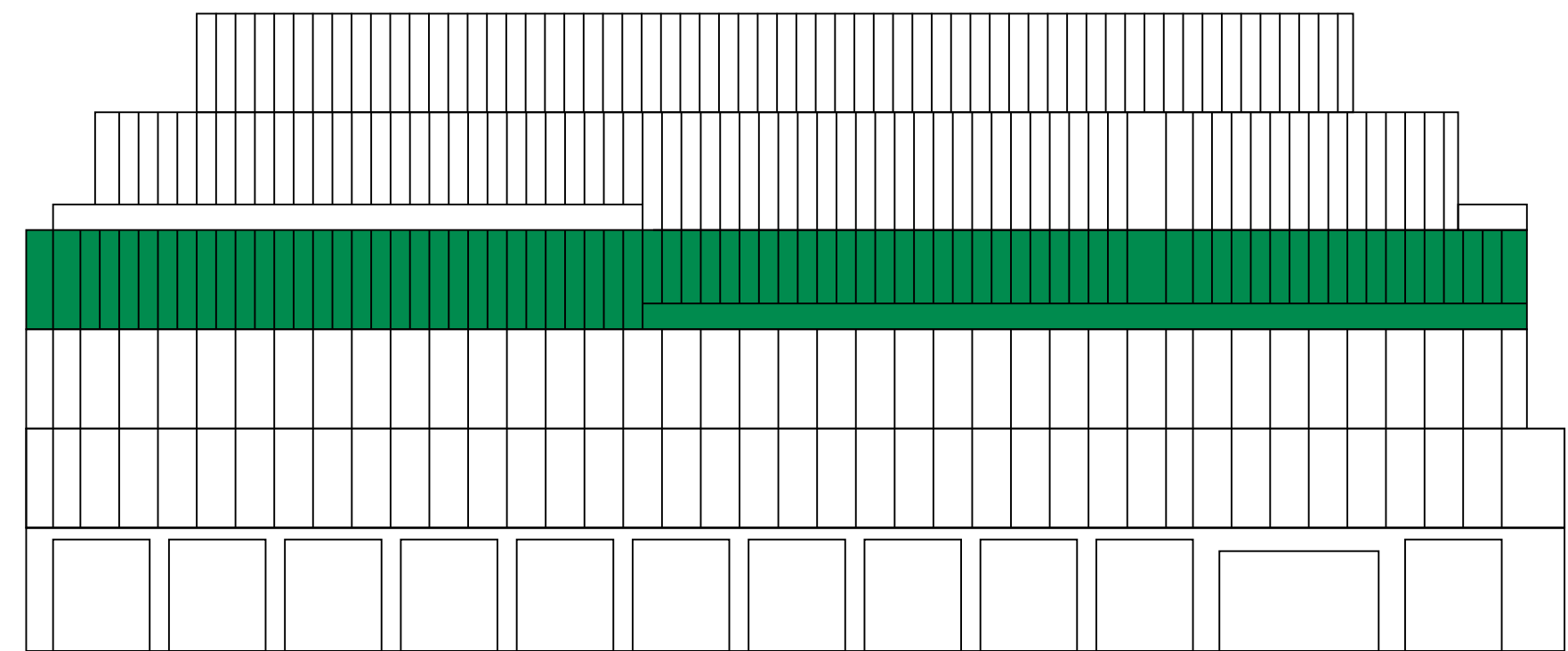
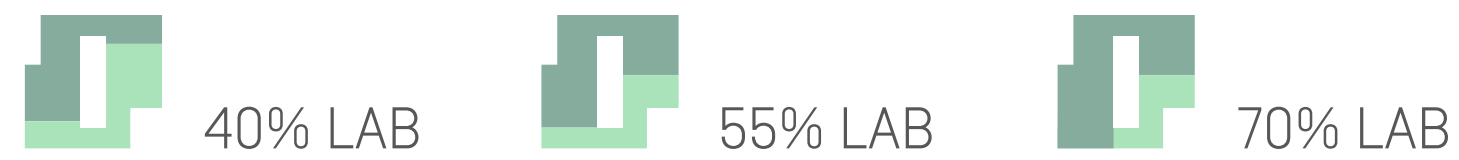
3rd Floor

39,306 sq ft [3,651 m²]

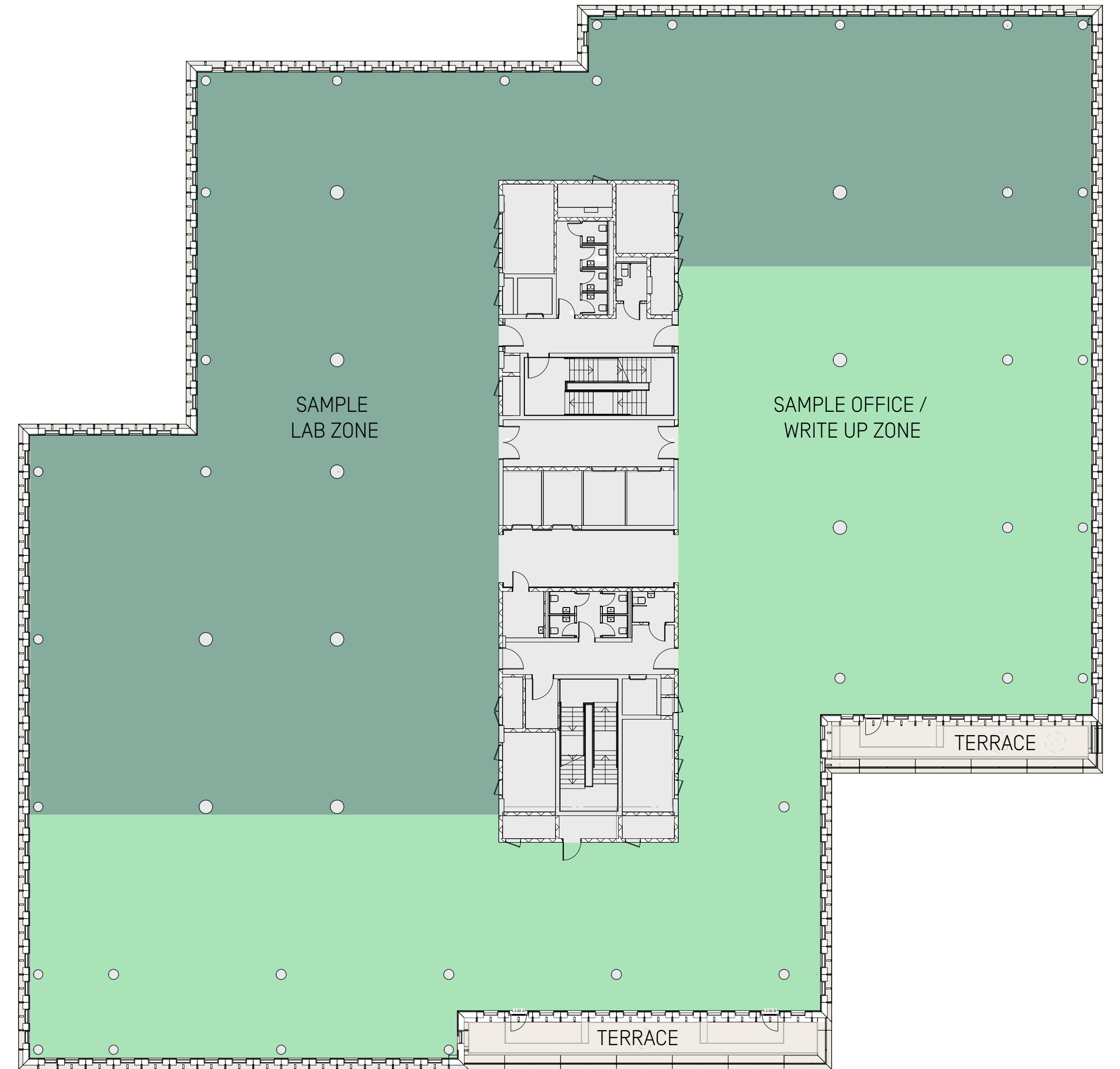
Warm Shell Delivery

[Interior Fully Customisable]

Lab + Office/Write-Up



Plans are indicative and not to scale

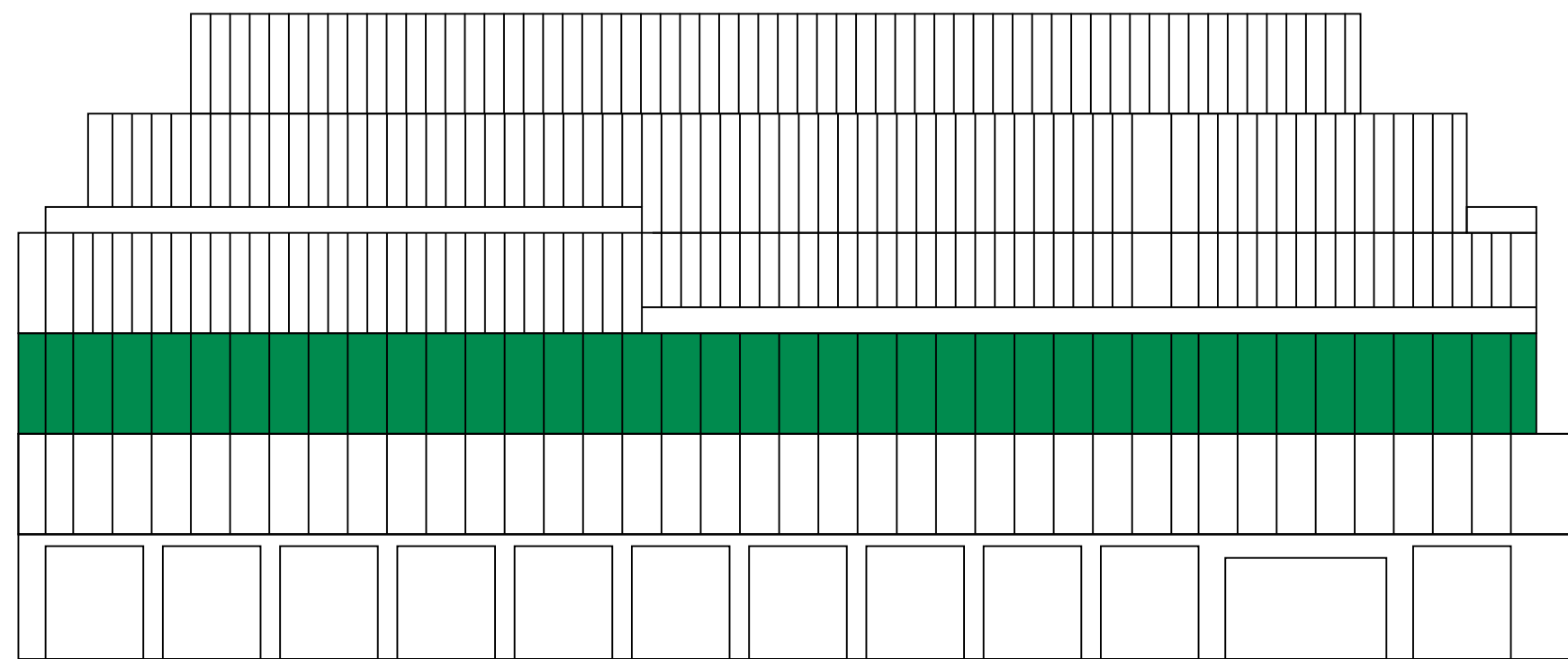


2nd Floor

Suites ranging from
16,000 – 25,000 sq ft [1,486 – 2,322 m²]

Science Ready Suites

Ready for move-in
[Furniture is illustrative and can be made available upon request]



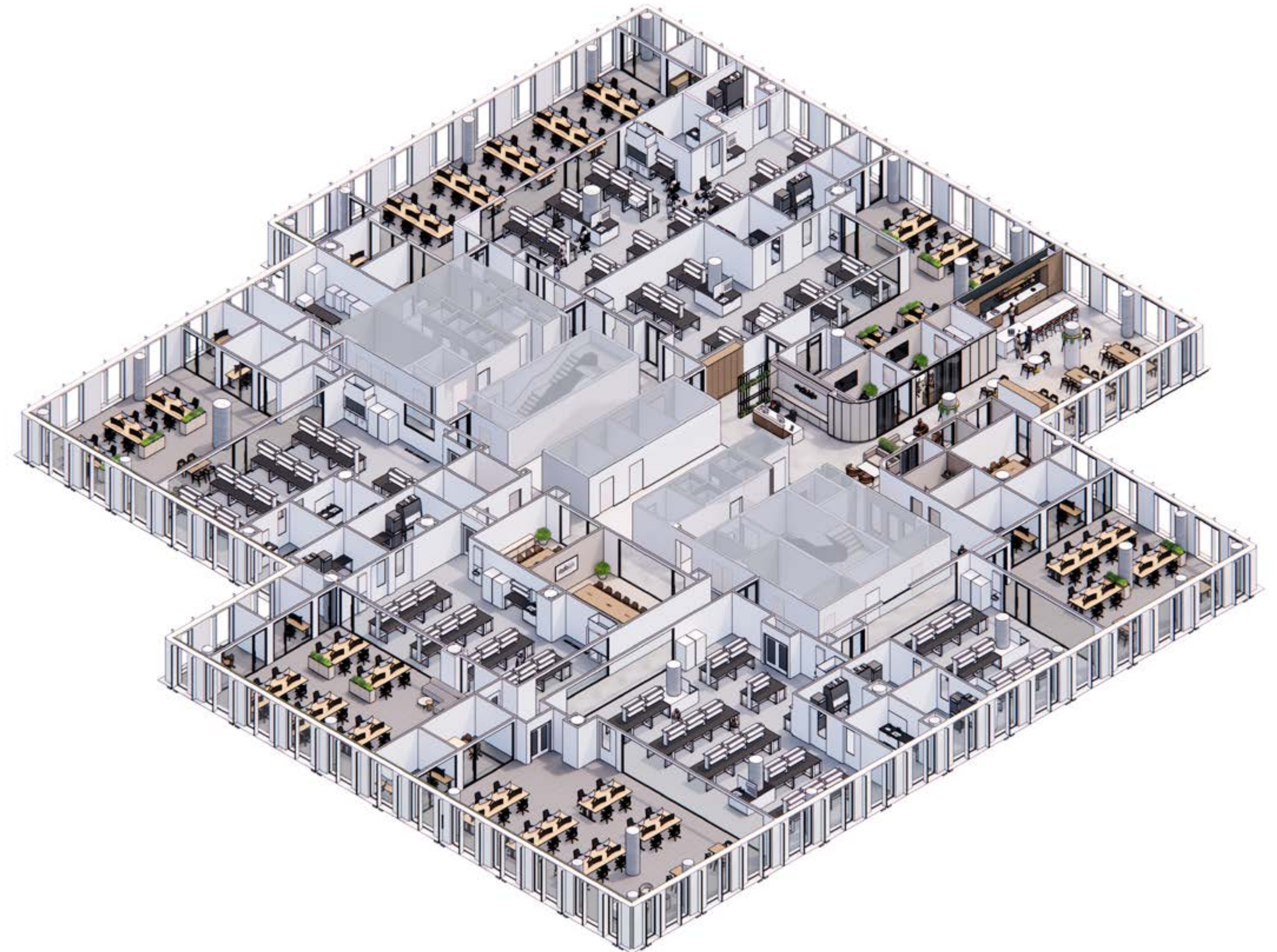
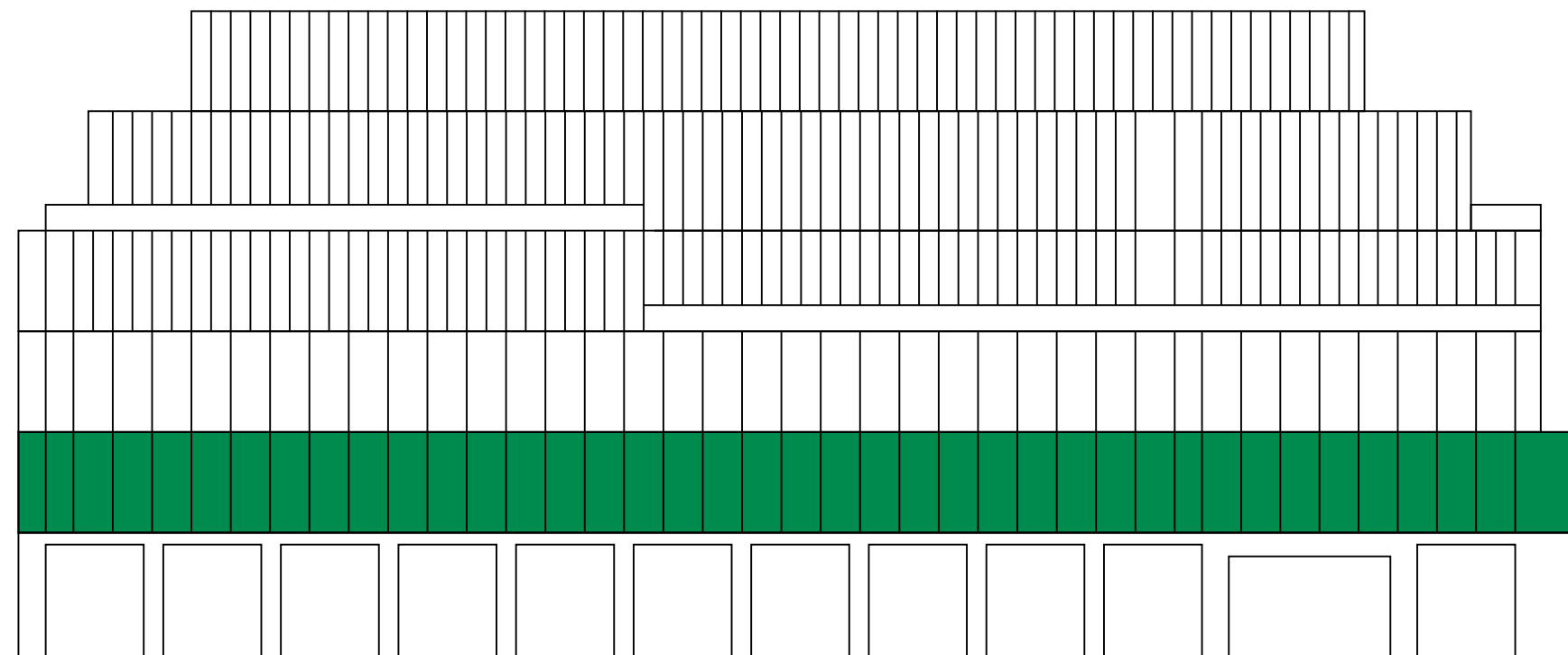
1st Floor

Suites ranging from

5,400 – 9,500 sq ft (500 – 882 m²)

studiolabs
BY BREAKTHROUGH

Fully furnished and managed shared spaces
for Hyper-Growth Companies. Flex Terms.



3.0 BUILDING

Where science happens on *day one*[™]

StudioLabs are curated, turn-key innovation environments for hyper growth life science companies. Whether you are a new company, an established player, or a company looking for a satellite location, StudioLabs was built for innovation users who are seeking to do science on day one.

With shorter lease terms and a dedicated concierge team, we work collaboratively with companies to help the transition into new workspaces, lower launch friction and offer ongoing support as companies evolve and reach milestones.

studio*labs*
BY BREAKTHROUGH



3.0 BUILDING

Developed, designed and operated by an experienced lab operations team, the StudioLabs team knows what you do, how you do it and why you do it. Design your experiments in one of our thoughtfully designed StudioLabs.

Each StudioLabs suite ranges between 2,400 to 7,000 sq ft and offer private turn-key lab and office workspaces for focused work, while shared collaboration zones offer enhanced community and connections with peer companies.

- Dedicated office spaces (open and private offices or huddle rooms)
- Fully-functional wet lab spaces with dedicated lab support rooms (CL-2 Tissue Culture or equipment space)
- Lab utilities (RO/DI, Vacuum, Back-up generator)
- Starter lab equipment package
- Access to common autoclave/glass wash
- Shipping and receiving services
- Common lab equipment room for back-up cold storage

studiolabs
BY BREAKTHROUGH



Ground Floor

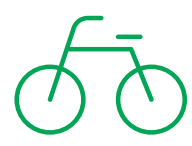
9,608 sq ft [892 m²]

Warm Shell Delivery

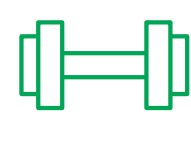
[Interior Fully Customisable]



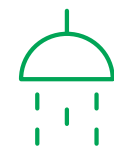
Ground Floor Cafe



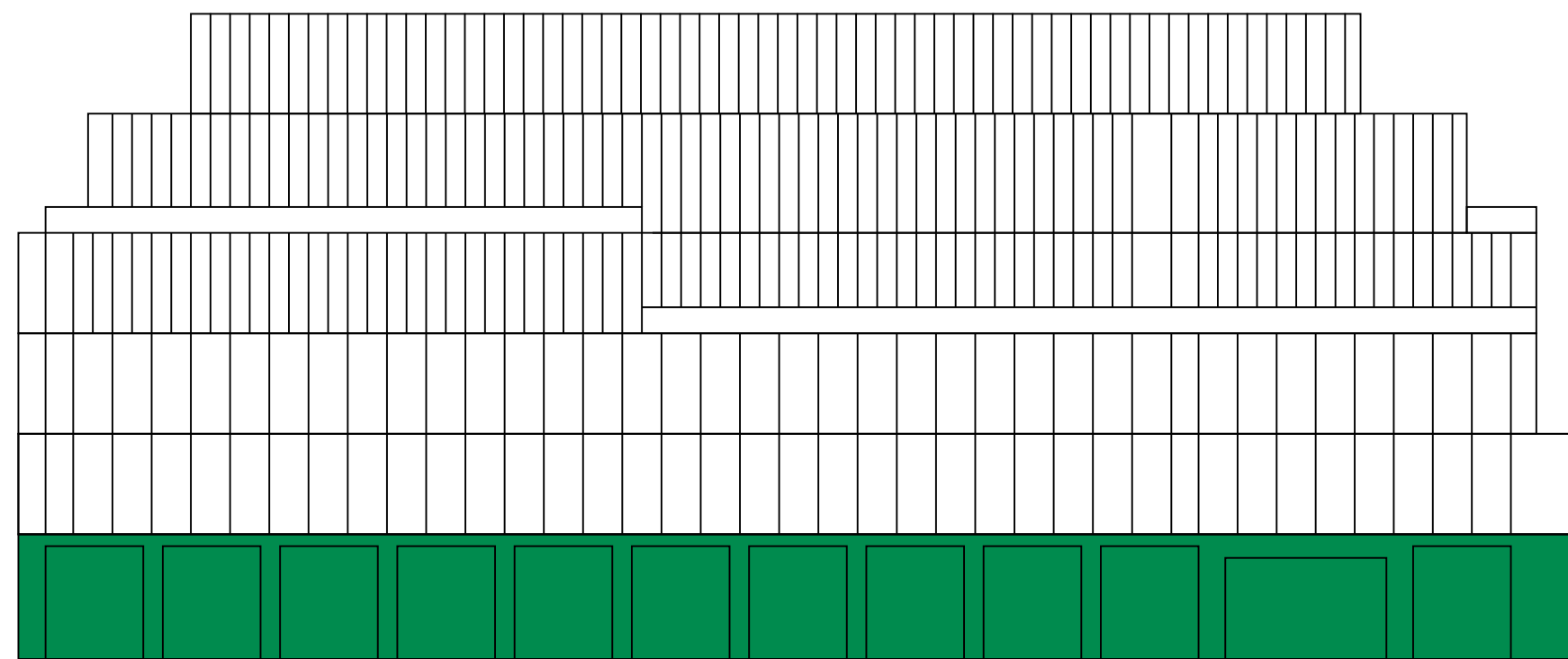
Cycle Storage



Gym Facility



Showers
[Lower ground floor]



THE BREAKTHROUGH EXPERIENCE

Environments that foster innovation.
Discoveries that transform lives.

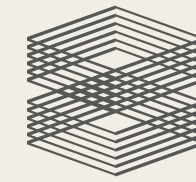
4.0

4.0 THE BREAKTHROUGH EXPERIENCE



Breakthrough Properties is a life science real estate investment, development, and management firm that leverages cross-sector collaboration to deliver environments that foster innovation and scientific breakthroughs.

Our team is a first-of-its-kind collaboration in real estate development, which came together through a shared passion that combines Tishman Speyer's global real estate platform with Bellco Capital's industry-making life science entrepreneurship to capitalize on the rapidly expanding—yet substantially under-supplied—life science real estate industry.



TISHMAN SPEYER

Tishman Speyer has developed, acquired, repositioned and/ or operated approximately \$130 billion of property since 1978, including approximately 221 million square feet of premier office, residential, life science, industrial and retail space. With real estate expertise spanning four continents, Tishman Speyer has built an international reputation for both developing and operating prominent properties with worldclass tenant rosters in major markets worldwide. Tishman's fully integrated platform includes in-house expertise for design and construction, development, capital raising and management of real estate with an established presence in 33 core regional markets globally.



BELCO CAPITAL

Bellco Capital is an investment firm founded by Drs. Rebecka and Arie Belldegrün that invests in and builds life science companies. Bellco's competitive edge comes from its unique position and firsthand experience navigating the intersection of academia, life science companies, pharma, and the investment community. Bellco's life science ecosystem, including its core strategies of company building (Two River) and venture investing (Vida Ventures) supports companies with bold ambitions of exponential transformation in life sciences.

5M SQ FT

INTERNATIONAL LIFE SCIENCE
DEVELOPMENT PIPELINE

6

OFFICES

80

LIFE SCIENCE SECTOR SPECIALISTS

\$3B

DEDICATED LIFE SCIENCE FUND

45

YEARS OF OPERATION

1,000+

EMPLOYEES

60M SQ FT

OF DEVELOPMENT
GLOBALLY SINCE 2010

179

ASSETS WORLDWIDE

25

YEARS OF OPERATION

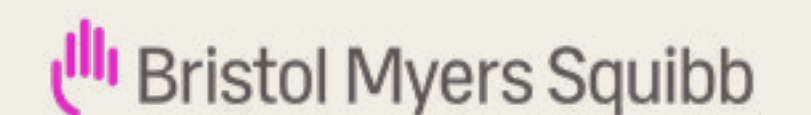
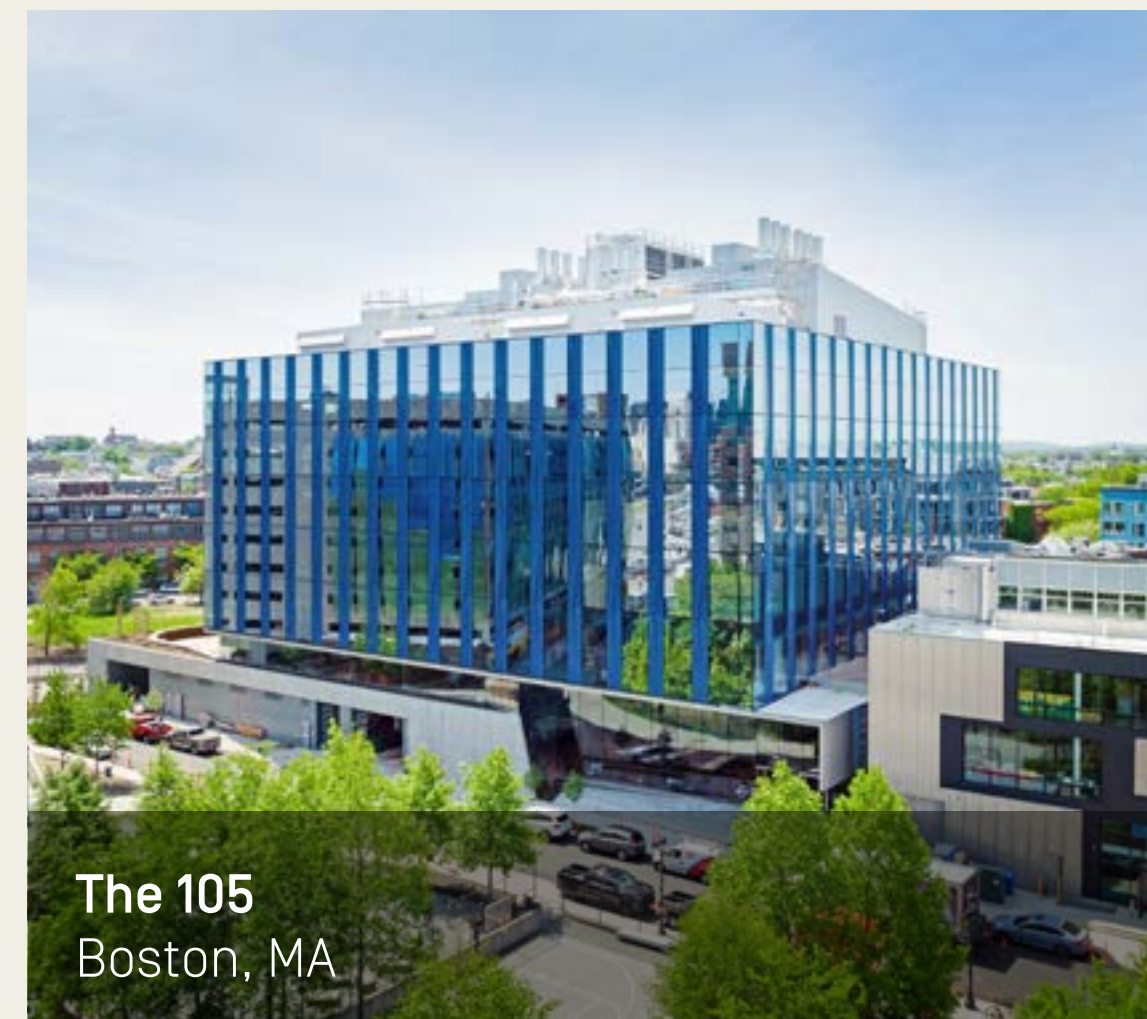
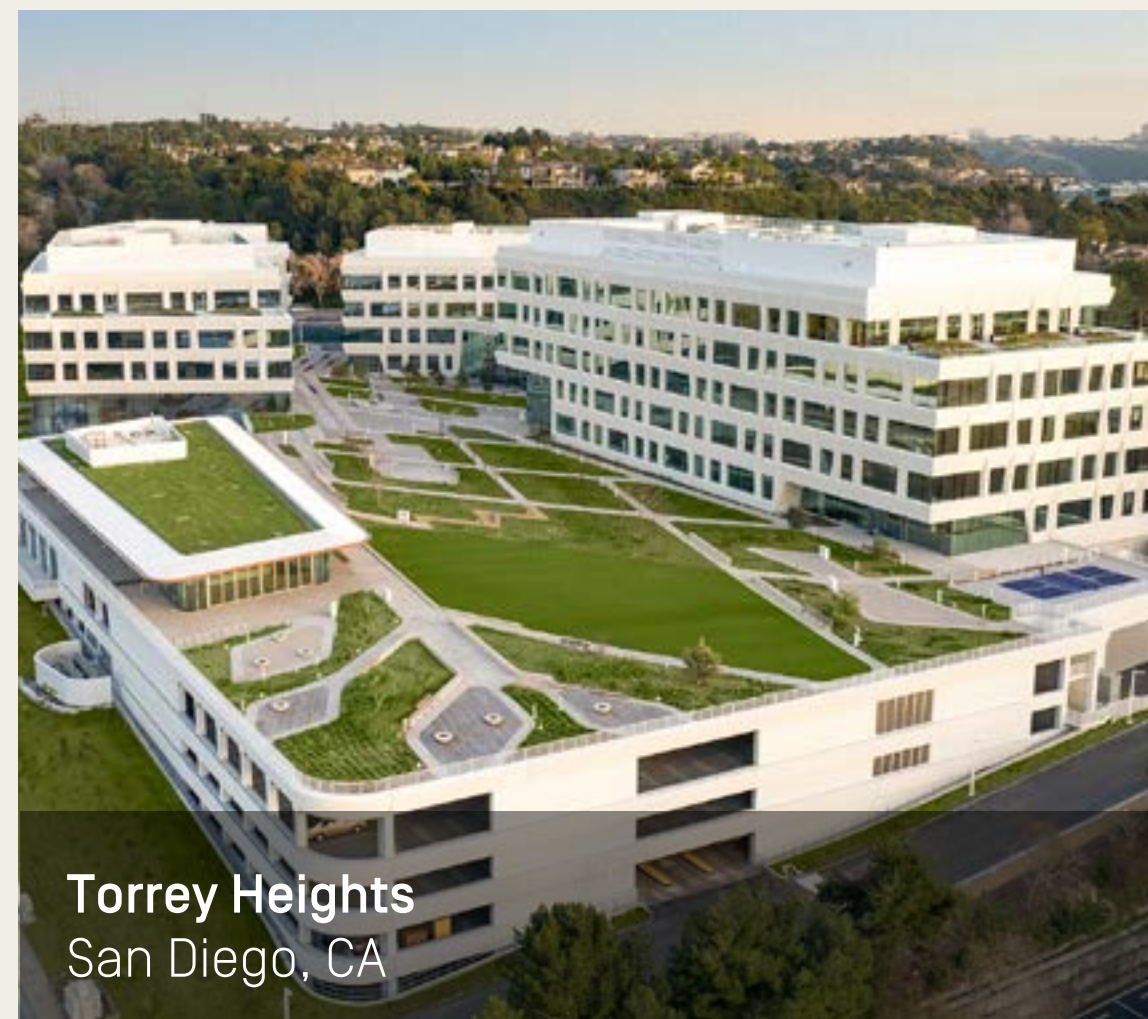
\$20B+

LIFE SCIENCE M&A TRANSACTIONS

A Real Estate Partner for Leading Innovation Companies.

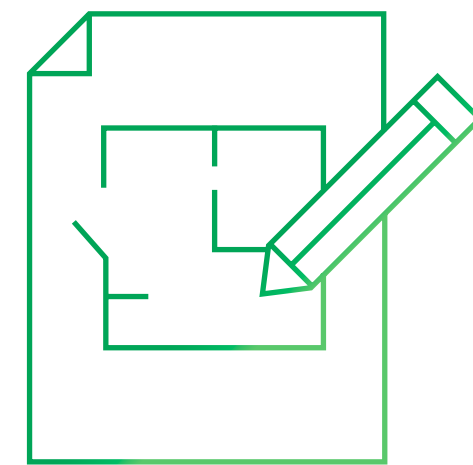
Developing and Operating Mission Critical Facilities & Innovation
Campuses For Corporate Clients

- Breakthrough Properties and Tishman Speyer and work with leading innovation companies (e.g., Pfizer Meta, AstraZeneca, LinkedIn, BD, and CRISPR) to develop and operate campuses that foster collaboration through thought-provoking public space, curated tenant programming, and cutting edge design.
- Through early engagement with clients, Breakthrough is able to deliver a highly customized product for users.

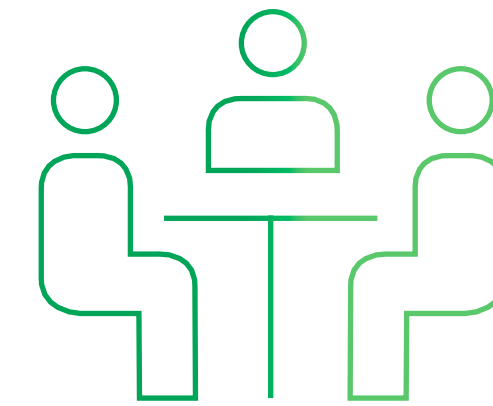


An anticipatory approach to service

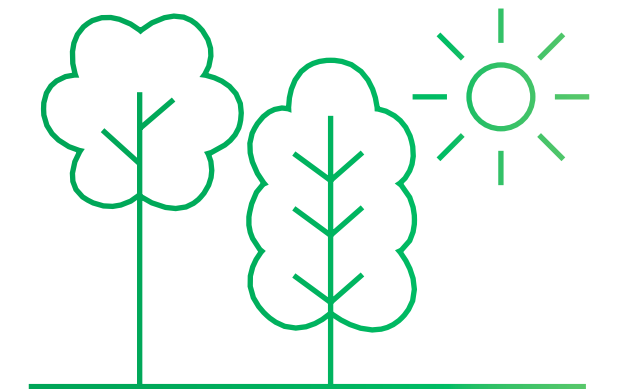
Breakthrough Properties is a vertically integrated platform, providing our clients with the highest lab specification and services. With hands-on services provided by Breakthrough's specialized scientific operations team, we support clients' functional needs including design, fit out and lab operations.



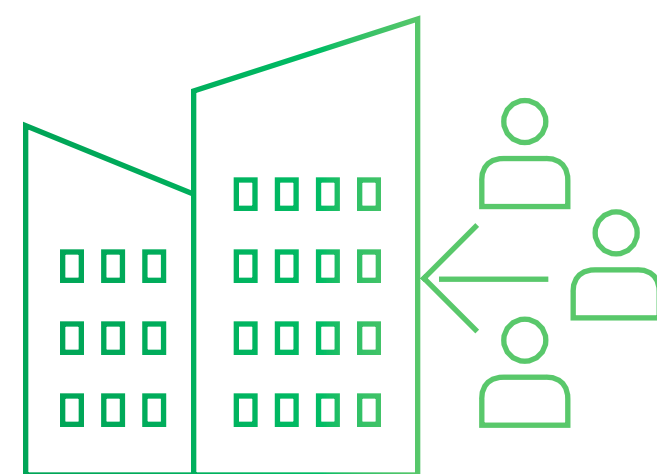
Lab Planning and Design



Project Management



Sustainability & Wellness



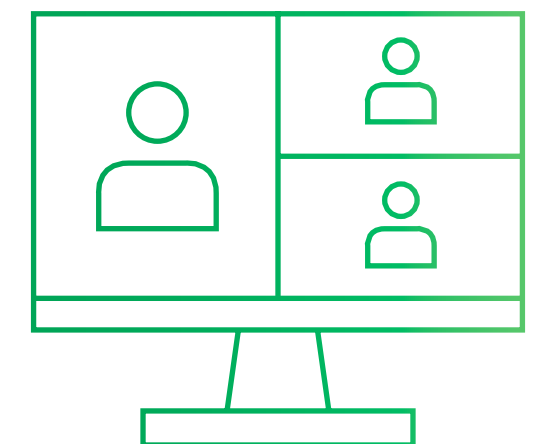
Supplier Management



Technology and IT Vendor Support



Procurement & Account Set-Up



Event Planning (Virtual & Live)

4.0 THE BREAKTHROUGH EXPERIENCE

Breakthrough's Scientific Advisory Board provides Collaborative Social Infrastructure and Mentorship to Breakthrough Clients



Arie Beldegrun, M.D.

Executive Chairman and Co-Founder of Allogene, Chairman of Bellco Capital, Two River Group, UroGen Pharma and Kronos Bio



Franz Humer, M.D.

Chairman of Humer Foundation, Former Chairman and CEO of Roche Holding



Liz Barrett

CEO of UroGen Pharma, Former CEO of Oncology at Novartis



Owen N. Witte, M.D.

UCLA Professor of Microbiology, Immunology, and Molecular Genetics & President's Chair of Developmental Immunology



David Chang, M.D., PhD

Co-Founder and CEO of Allogene Therapeutics, Former Chief Medical Officer of Kite Pharma



Helen Kim

Managing Director at Vida Ventures, Former Partner at Column Group and Executive Vice President of Business Development at Kite Pharma



Ben Beldegrun

Managing Director and Founder of Aliment Capital, Former Portfolio Manager for Brevan Howard Asset Management



Amy Schulman, J.D.

Managing Partner at Polaris Partners, Former President of Pfizer Consumer Healthcare



Jakob Loven

Partner of Nextech Invest Ltd., Former / Present Board Member of A2 Therapeutics, IconVir, Kronos Bio, Scorpion Therapeutics, and more

4.0 THE BREAKTHROUGH EXPERIENCE

Fostering connection across our ecosystem

Breakthrough is more than a portfolio of buildings - it is a community of innovators. And since breakthroughs happen when communities convene, we host content-driven events that foster dynamic conversations and connection among the diverse constituents within the life science ecosystems they foster.



CONTACT US

Interested? Let's talk.

5.0

5.0 CONTACT

If you have any questions or would like to speak to a member of the project team, please contact:



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Occupancy early 2026