

Top US MSA - Life Science

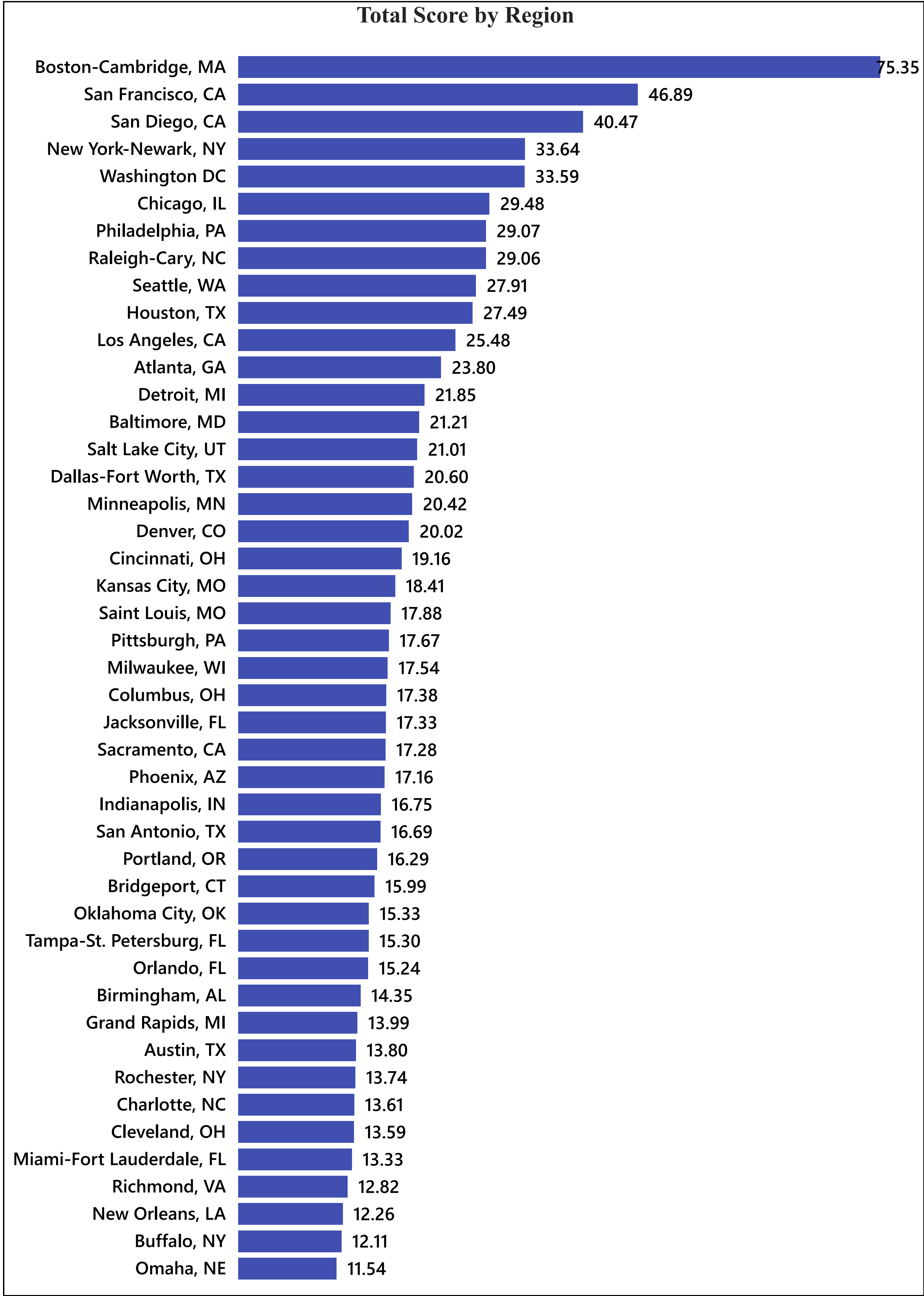
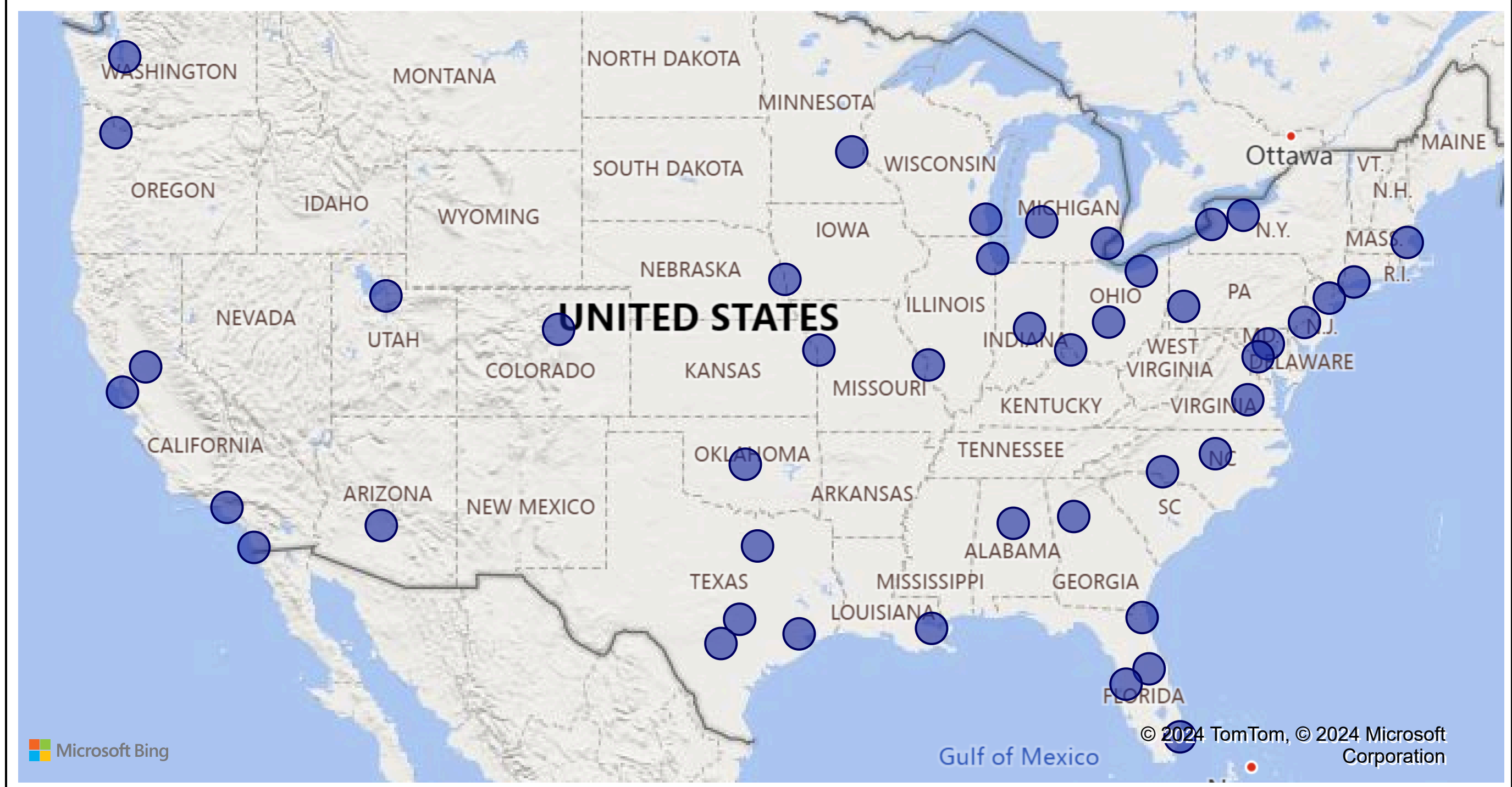
NEWMARK

Top 10 US Biopharma Clusters	Top 15 Global - Operating Cost
------------------------------	--------------------------------

Rank

1

45



Region									
Atlanta, GA	Bridgeport, CT	Cleveland, OH	Grand Rapids, MI	Los Angeles, CA	New York-Newark, NY	Phoenix, AZ	Rochester, NY	San Diego, CA	
Austin, TX	Buffalo, NY	Columbus, OH	Houston, TX	Miami-Fort Lauderdale, FL	Oklahoma City, OK	Pittsburgh, PA	Sacramento, CA	San Francisco, CA	
Baltimore, MD	Charlotte, NC	Dallas-Fort Worth, TX	Indianapolis, IN	Milwaukee, WI	Omaha, NE	Portland, OR	Saint Louis, MO	Seattle, WA	
Birmingham, AL	Chicago, IL	Denver, CO	Jacksonville, FL	Minneapolis, MN	Orlando, FL	Raleigh-Cary, NC	Salt Lake City, UT	Tampa-St. Petersburg, FL	
Boston-Cambrid... MA	Cincinnati, OH	Detroit, MI	Kansas City, MO	New Orleans, LA	Philadelphia, PA	Richmond, VA	San Antonio, TX	Washington DC	

Rank	Region	Life Science Employment (Max: 15)	Life Science Educational Attainment (Max: 15)	Life Science SqFt Total (Max: 15)	% of Office Market Total (Max: 10)	Life Science LEED SqFt (Max: 10)	Average Office Asking Rate (Max: 10)	Average Office Vacancy Rate (Max: 10)	Life Science Pipeline (Max: 15)	Total Score
1	Boston-Cambridge, MA	15.00	4.74	15.00	7.83	10.00	6.19	1.60	15.00	75.35
2	San Francisco, CA	8.86	5.39	8.30	6.61	2.97	1.94	5.80	7.01	46.89
3	San Diego, CA	6.19	2.34	7.40	10.00	2.67	5.87	3.15	2.85	40.47
4	New York-Newark, NY	11.33	15.00	1.72	0.40	0.26	0.00	4.03	0.89	33.64
5	Washington DC	8.16	6.66	2.39	0.78	0.05	6.02	4.57	4.96	33.59
6	Chicago, IL	3.97	6.30	1.71	0.64	0.85	8.32	7.20	0.49	29.48
7	Philadelphia, PA	5.79	4.08	2.52	1.69	0.35	8.08	3.17	3.40	29.07
8	Raleigh-Cary, NC	1.37	0.81	4.27	7.28	0.41	8.02	4.58	2.32	29.06
9	Seattle, WA	4.77	3.44	2.93	2.41	0.95	6.67	4.96	1.78	27.91
10	Houston, TX	2.95	4.06	1.38	0.69	0.25	7.64	10.00	0.52	27.49
11	Los Angeles, CA	5.63	8.66	0.61	0.20	0.71	5.63	3.45	0.56	25.48
12	Atlanta, GA	1.80	3.66	0.22	0.07	0.15	7.91	7.35	2.63	23.80
13	Detroit, MI	0.89	2.26	0.29	0.21	0.20	9.49	8.42	0.08	21.85
14	Baltimore, MD	2.53	1.88	1.18	1.65	0.54	8.84	4.13	0.46	21.21
15	Salt Lake City, UT	1.25	0.24	0.90	1.69	0.22	8.82	7.89	0.00	21.01
16	Dallas-Fort Worth, TX	1.82	4.13	0.26	0.04	0.00	7.99	6.27	0.09	20.60
17	Minneapolis, MN	3.72	2.35	1.20	1.07	0.00	8.62	3.46	0.00	20.42
18	Denver, CO	1.77	2.10	1.32	1.00	0.08	7.80	5.81	0.14	20.02
19	Cincinnati, OH	0.70	0.82	0.10	0.23	0.10	9.94	7.27	0.00	19.16
20	Kansas City, MO	0.96	0.81	0.87	1.59	0.23	9.43	4.41	0.12	18.41
21	Saint Louis, MO	0.40	1.24	0.61	1.09	0.23	9.18	5.14	0.00	17.88
22	Pittsburgh, PA	0.91	1.15	0.37	0.62	0.00	8.62	6.01	0.00	17.67
23	Milwaukee, WI	0.41	0.46	0.00	0.00	0.00	9.33	7.34	0.00	17.54
24	Columbus, OH	0.59	0.90	0.44	0.83	0.03	9.67	4.26	0.65	17.38
25	Jacksonville, FL	0.09	0.34	0.01	0.08	0.06	9.38	7.38	0.00	17.33
26	Sacramento, CA	1.51	1.13	0.14	0.22	0.00	8.67	5.30	0.32	17.28
27	Phoenix, AZ	0.81	2.29	0.71	0.66	0.28	8.41	4.00	0.00	17.16
28	Indianapolis, IN	0.56	0.74	0.34	0.75	0.00	9.57	4.78	0.00	16.75
29	San Antonio, TX	0.54	0.72	0.07	0.16	0.00	8.70	6.46	0.05	16.69
30	Portland, OR	1.81	1.59	0.40	0.76	0.45	8.22	2.87	0.20	16.29
31	Bridgeport, CT	0.15	0.28	0.60	0.82	0.00	7.87	5.94	0.33	15.99
32	Oklahoma City, OK	0.33	0.14	0.23	1.05	0.00	10.00	3.32	0.25	15.33
33	Tampa-St. Petersburg, FL	0.70	1.36	0.18	0.31	0.16	8.24	4.34	0.00	15.30
34	Orlando, FL	0.27	0.98	0.05	0.10	0.04	9.10	4.71	0.00	15.24
35	Birmingham, AL	0.16	0.02	0.09	0.49	0.00	9.54	4.04	0.00	14.35
36	Grand Rapids, MI	0.09	0.01	0.35	2.08	0.00	9.24	2.23	0.00	13.99
37	Austin, TX	0.96	1.37	0.36	0.48	0.11	5.16	5.29	0.06	13.80
38	Rochester, NY	0.01	0.20	0.65	3.21	0.00	9.68	0.00	0.00	13.74
39	Charlotte, NC	0.20	1.05	0.28	0.46	0.00	7.24	4.38	0.00	13.61
40	Cleveland, OH	0.00	0.67	0.12	0.17	0.04	9.64	2.96	0.00	13.59
41	Miami-Fort Lauderdale, FL	1.31	3.30	0.33	0.56	0.19	4.72	2.93	0.00	13.33
42	Richmond, VA	0.45	0.37	0.22	0.43	0.00	9.15	2.13	0.08	12.82
43	New Orleans, LA	0.04	0.15	0.00	0.13	0.05	9.55	2.35	0.00	12.26
44	Buffalo, NY	0.38	0.15	0.07	0.45	0.08	9.84	1.15	0.00	12.11
45	Omaha, NE	0.37	0.00	0.03	0.15	0.00	8.83	2.16	0.00	11.54