

SHAPING THE FUTURE OF SCIENCE ENVIRONMENTS



DEVELOPMENT EXPERTISE



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**WHO
WE ARE**

FIRM AND EXPERTISE

95+

years of
experience
in planning and
architecture

320+

dedicated
staff to serve
our clients

10

offices
nationwide

we create environments that
enhance human potential®



Atlanta, GA · Boston, MA · Gainesville, FL · Madison, WI · New York, NY
Raleigh, NC · San Diego, CA · San Francisco, CA · Seattle, WA · Tampa, FL

30+

planners:
laboratories,
healthcare

- Strategic and Master Planning
- Programming and Campus Planning
- Academic, Research and Medical Planning
- Site Planning and Landscape Architecture
- Architectural Design
- Structural Engineering
- Interior Design

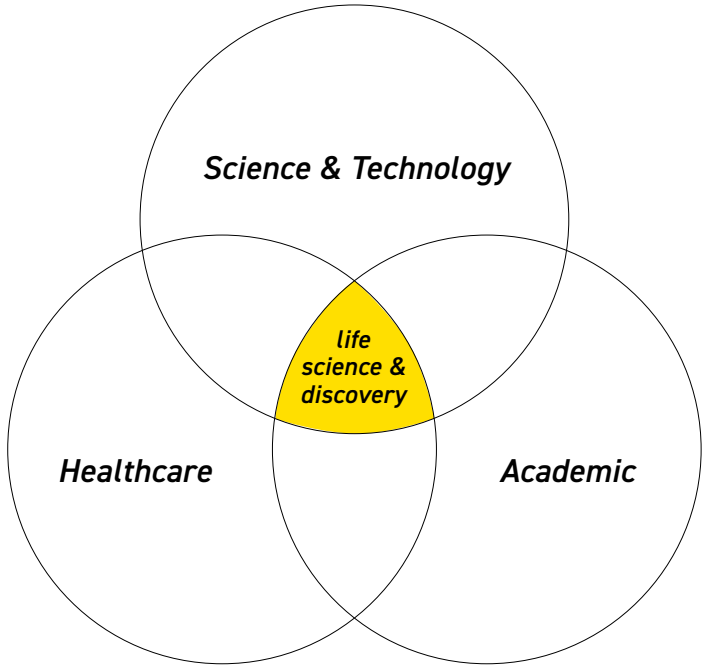
National Rankings

Building Design+Construction Giants // 2025

- 20 Overall
- 2 Laboratory Architecture
- 5 Science & Technology

350+
design
awards

- 100 AIA Awards
- 39 IIDA Awards
- 8 Lab of the Year Awards
- 5 ISPE Facility of the Year Awards



SUSTAINABLE DESIGN

Becoming an industry leader
by incorporating people,
planet, and prosperity into
all designed environments

We are committed to transforming how buildings are designed and built to support sustainability, resiliency, and human wellness. Regardless of whether clients seek certification, we encourage incorporating safe, healthy, and quality materials and offer sustainability visioning, energy modeling, and life-cycle cost analysis. As evidence of our focus, we have endorsed The 2030 Challenge to achieve dramatic reductions

in greenhouse emissions, reaching toward carbon neutrality on all of our projects by the year 2030.

Flad was an early adopter of the Leadership in Energy and Environmental Design standards, achieving several LEED firsts for the research, science, and healthcare facilities in which we specialize.



Recognized Industry Firsts

➤ **International WELL Building Institute**
Gold Core and Shell Certification
Kilroy Realty Corporation,
The Exchange on Sixteenth Street

➤ **LEED® Gold Research Institute in Seattle**
Seattle Children’s Research Institute,
Building Cure

➤ **LEED® BD+C: Core and Shell Platinum***
BioMed Realty, Gateway of Pacific
Phase 1
** Highest certification level recognized by the USGBC*

➤ **LEED® Platinum Laboratory in New York**
Stony Brook University

LEED® Platinum Process Science Facility
University of California, Davis

LEED® 2.2 Gold Laboratory
Johnson & Johnson

LEED® Gold Laboratory
Pharmacia



HOW
WE WORK

PUTTING PEOPLE FIRST

Creative thinking and the joys of delivering a solution based on shared values produces powerful results. Every time.

Every project is founded in an understanding that there is an important need and a promise of transformation. We are driven to build a collaborative of people that form a high-performance team, setting the stage for confidence and the belief that we will deliver the right project for long-term success. Aligning the principal stakeholders with capable professionals who want the best for their institution and are willing to work hard to achieve that is key. We gather principal stakeholders together to focus on purpose, vision, facts, goals, needs, and

concepts that define the greater truth for the project, shaping the right design solutions. A communication plan is equally essential to every project, ensuring stakeholders feel their voice is heard and that they can shape their future. It also helps manage expectations and provides a framework for decision making, conflict resolution, creating an audit trail for the work, and ensuring that the status of the project is shared accurately with everyone on campus over time.



THE SCIENTIFIC WORKPLACE

Transforming the scientific workplace to address next generation treatments.

Our clients are tackling some of the world's most significant challenges. They are advancing cures for cancer, pioneering gene therapies, and developing medical technologies that transform lives. The people behind these breakthroughs inspire us, and their impact on global health drives our work every day.

Flad is recognized as a global leader in designing science and technology facilities. Our expertise covers the full value chain in the pharmaceutical, biotechnology, and consumer products industries, from discovery and research to pilot-scale and full-scale manufacturing. We work side by side with our clients, combining deep technical knowledge with a collaborative approach, to deliver solutions that accelerate innovation and meet the highest standards.

Our legacy of repeat clients and robust portfolio of specialized projects reflect our dedication to exceptional

service and measurable results. In complex, process-intensive environments, we draw on deep knowledge of cGMP requirements, process flows, aseptic and sterilized products, and specialized equipment to address both immediate and long-term needs.

Throughout every project, we work closely with owners and process engineering teams to develop and refine process design solutions. As process architects and planners, we guide critical decisions from the outset, aligning facility design with regulatory guidance from the U.S. FDA and other global authorities. Our integrated systems approach helps our clients achieve production goals, advance their mission, and maximize the value of their investment.



LIVING OUR VALUES



We honor the creative spirit and innovation in all things.



We foster an environment of trust, integrity, and respect.



We embrace both individual initiative and collaboration.



We are trusted partners to our clients.



We are committed to the health and well-being of our communities and the planet.

In partnership with leading research organizations, universities, healthcare institutions, and science-based companies, we design beautiful, innovative environments that enable our clients to make revolutionary discoveries that have a profound impact on society. We are dedicated to providing exemplary service to our clients. Fostering this collaborative approach allows us to challenge assumptions, solve unique problems, and help our clients achieve

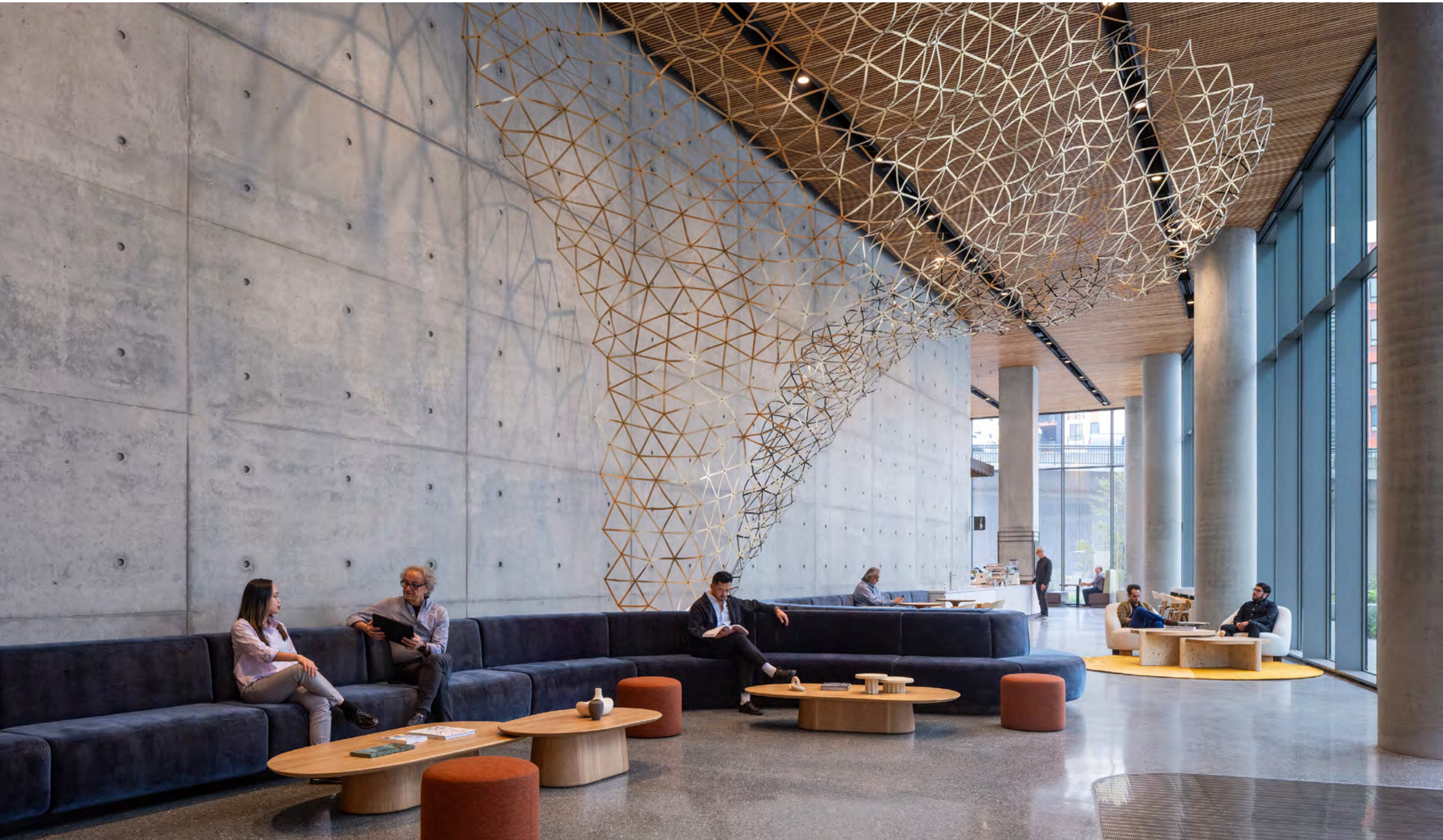
their mission through the lens of design. Our environments are an extension of our client's enterprise, celebrating their talent and reinforcing their brand and culture. Our solutions are customized, mission-driven, and transparent – increasing efficiency, productivity, and identity.





SELECT PROJECTS

creating the setting for discovery



Featuring 315,000 square feet of leasable laboratory and office space, the new, six-story Avia Labs offers state-of-the-art facilities for life science research organizations.

With its proximity to world-class institutions and providing an ideal location to establish a hub for life science research, the facility is positioned for easy access to public transportation. Envisioned to meet the demands of biotechnology companies and academic research institutions, the facility offers innovative companies and their teams a place to connect, collaborate, and achieve life-changing breakthroughs. Its state-of-the-art life science lab and office space is built with warm-shell infrastructure and flexible floor plates ranging from 20,000 to 80,000 square feet.

With a goal of elevating the tenant experience of life at work, the facility features an inviting lobby with coffee and food service, a full fitness center and locker rooms, a third-floor terrace with mountain views, and a variety of conference spaces.

Designed to achieve LEED Gold and Fitwel certifications, the building is designed with office space wrapped by a sheer curtain wall of glass along the north half of the facility, while the remaining space is clad with floor-to-ceiling windows between reinforced concrete panels.

The 2.06-acre site features 164,000 square feet of parking in a four-level garage, accommodating up to 459 cars and 46 bicycles.

Programmatic Components

- 315,000 SF
- Scientific Workplace Program
- Laboratory Program
- Parking Structure
- Amenity Spaces



integrating nature and technology



Offering exceptional views of the Pacific Ocean and its surrounding natural landscape, Breakthrough Properties’ Torrey Heights Development works in tandem with its environment to express its own character while echoing the site’s layered geologic formations in its coffered façade. The steeply graded window panels establish its dynamic, tessellated signature envelope.

Seeking to create flexible, daylight-infused interior floor plates that maximize energy efficiency, digital tools were employed to assist in massing, placement, and façade development. The interiors promote occupant wellness by providing natural daylight and views without compromising building performance.

This life science campus provides three thoughtfully designed, state-of-the-art scientific workplaces and an amenity building, offering top-tier leasable space for biotechnology firms in San Diego.

Surrounded by research laboratories, offices, and amenity spaces, a publicly accessible landscape plaza unites the campus and provides connection to the outdoors, while the design remains in constant dialogue with its surroundings, integrating nature and technology to create an inspiring workplace.

Programmatic Components

- 515,000 SF
- Scientific Workplace Program
- Laboratory Program
- 400-Person Conference Space
- Parking Structure
- Amenities: restaurant, bar, cafe, library, lounge, fitness center, pickleball courts, yoga studio, spa, juice bar, and gardens

Certifications

LEED Gold



a new benchmark



Recognizing the potential of a highly visible location just off the freeway between San Francisco and Silicon Valley, BioMed Realty acquired this 22-acre parcel and transformed it into a signature, high-rise gateway that announces the future of biotechnology innovation. Focused on creating an environment dedicated to a collaborative approach to research, Flad developed a master plan vision for the campus to grow to over 1.8 million square feet – one of the world’s largest life science developments.

The master plan embraces the site’s location at the entry point to an established biotechnology hub and its emerging urbanization. A cluster of elegant laboratory towers reclaims underutilized space once occupied by low-scale structures. Buildings are organized along the site’s perimeter, reserving the interior for pedestrian-centered greenspace.

Five phases of development, plus a campus-wide amenity building, are linked by an expansive park-like landscape that evokes a connected neighborhood rather than a secluded laboratory complex. The campus is designed to support life science tenants, with open greenspace and centralized amenities allowing leased space to be used entirely for research functions, whether a few thousand square feet or multiple floors.

Programmatic Components

- 1.2 Million SF
- Scientific Workplace Program
- Amenity Building
- Parking Structure

Read the Story >>

gateway corner



With a goal of creating an iconic, world-class campus for life science research and workplace innovation, BioMed Realty (BMR) acquired the Gateway of Pacific business park in South San Francisco’s biotechnology corridor. The master plan for this 22.6-acre site provides capacity for 1.2 million square feet of leasable laboratory and office space within a campus setting.

The first phase transforms two underutilized buildings into a 6.3-acre, pedestrian-centric development at Gateway and Oyster Point Boulevards, featuring a twelve-story tower and five-story mid-rise joined by a shared five-story atrium. The complex includes next-generation lab and office space, outdoor gathering areas, and a two-story amenity building with a green roof and solar panels, plus below-grade parking for roughly 760 vehicles.

A campus-style plan organizes buildings along a central pedestrian spine, prioritizing open space and a *Science on Display* landscape. The amenity center anchors the site with fitness, dining, and collaborative spaces. The design emphasizes openness, daylighting, and energy efficiency, supporting a sustainable, innovation-focused environment.

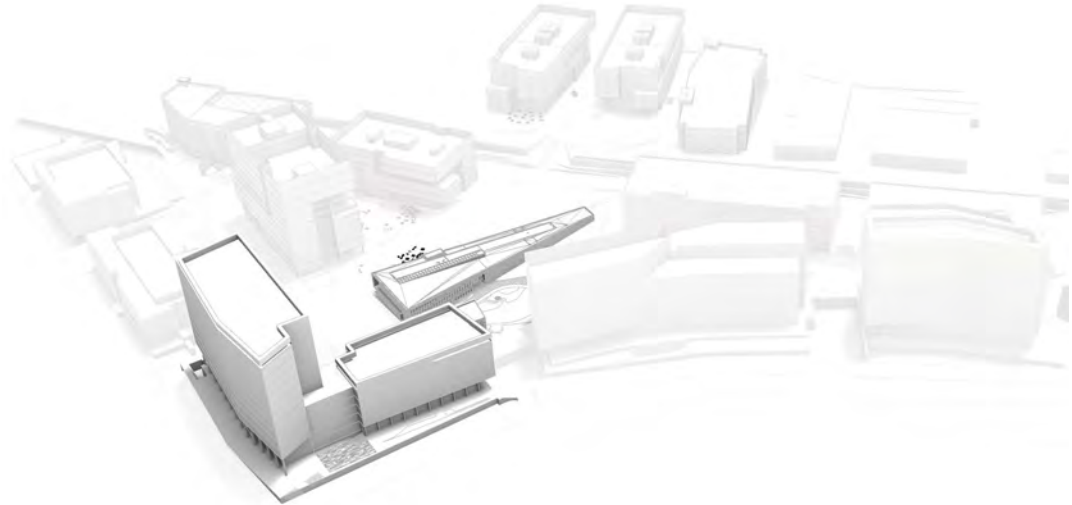
Programmatic Components

- 483,500 SF
- Scientific Workplace Program
- Amenity Building / Parking Structure

Certification

- LEED Platinum

[Read the Story >>](#)



distinctive identity



Enhancing the vision of this landmark biotechnology campus in South San Francisco, phases two and three continue to define the site’s urban edge along Gateway Boulevard. Situated just south of the signature, phase one development, these core and shell laboratory towers total 754,000 square feet and include below- and above-grade structured parking. The three towers heighten the established design vocabulary of materials and landscape of the larger site while branding their own architectural identity. The open floor plates are articulated to maintain the high efficiency and flexibility necessary for advanced research with evolving needs.

This edge of the site also frames the southern entryway to campus for both vehicular and pedestrian traffic. Diverse, abundant landscaping along the building façades leads into the expansive central park and Traverse amenity building with opportunities for outdoor seating and socializing – including a bocce court – reinforcing a commitment to the people-centric design while further extending the open, park-like setting. Sustainability and wellness features have earned phases two and three LEED Gold certification.

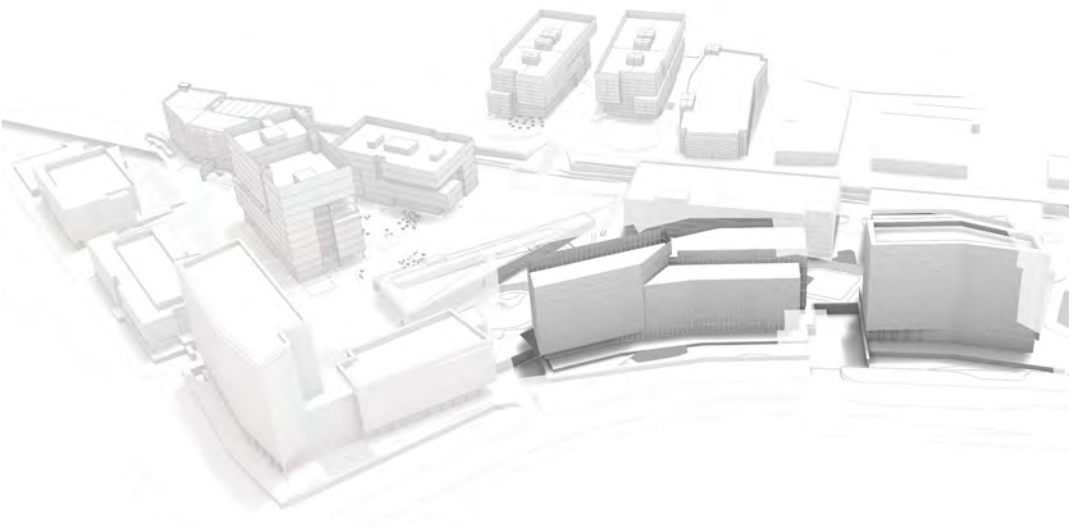
Programmatic Components

754,000 SF
Scientific Workplace Program
Amenity Building / Parking Structure

Certification

LEED Gold

Read the Story >>



next generation design



Development of the east side of this South San Francisco biotech campus began with the purchase of a rail corridor and parcel along Eccles Avenue, allowing BioMed Realty to expand beyond its original boundary and support additional phases. Phase four establishes the northern vehicular entrance, with its front door oriented toward the Traverse amenity building, reinforcing a pedestrian-centric environment.

This phase totals 226,000 square feet and continues the modern language of glass and metal panel, with the north building rising above the others to create a strong architectural presence at the Oyster Point Boulevard entry. Extensive glazing connects interior spaces to outdoor experiences, increasing natural daylight and views of the surrounding hills and San Francisco Bay.

Phase four continues the evolution of Gateway of Pacific, exploring all-electric design strategies as sustainability advances. The buildings maintain continuity of materials with distinctive articulation, expanding connections between shared spaces and supporting growth of the campus community.

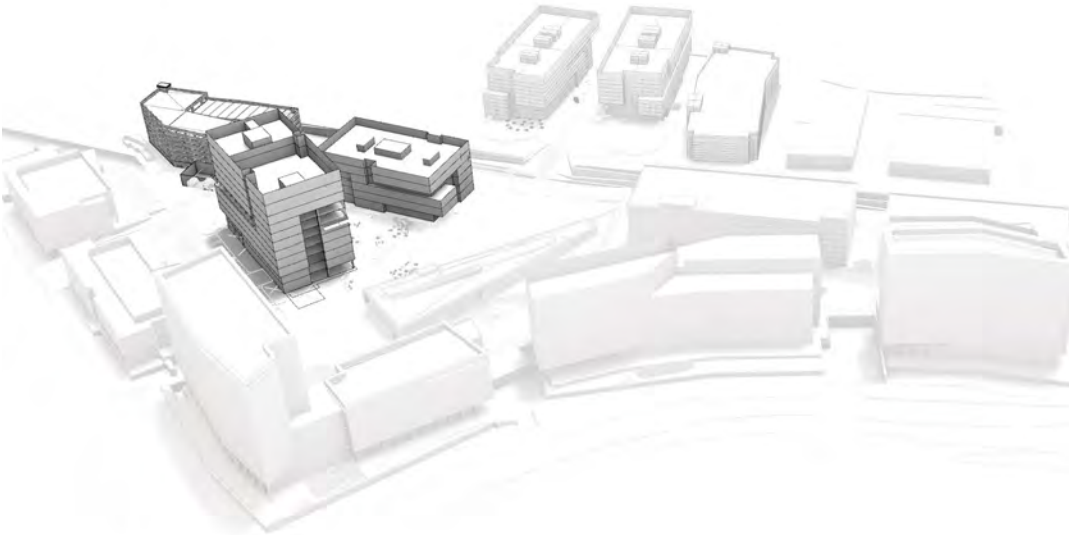
Programmatic Components

226,000 SF
Scientific Workplace Program
Amenity Building / Parking Structure

Certification

LEED Silver minimum goal

Read the Story >>



elevated experience



Located along Eccles Avenue on the east edge of this South San Francisco biotech development, the phase five buildings sit almost 40 feet above the other facilities on campus. Resolving this incline for all pedestrians, Flad designed a landscaped universal access stairway with multiple connection opportunities that link the parcel to the open central park space and Traverse amenity building. This vertical path terminates at a plaza between two buildings that total 296,000 square feet of leasable space, each presenting its welcome with vaulted multistory entries for a grand sense of arrival – a common design theme woven throughout the Gateway of Pacific campus.

Phase five also evaluates opportunities to incorporate all-electric systems and equipment, striving for the next generation of decarbonizing projects to create a healthier environment for occupants inside the buildings and across the campus.

In addition to the signature stair that extends walking and recreation options around campus, the hilltop site includes plenty of landscaped social space to unite this community of scientists and innovators, a basketball court, and ample parking space for cyclists.

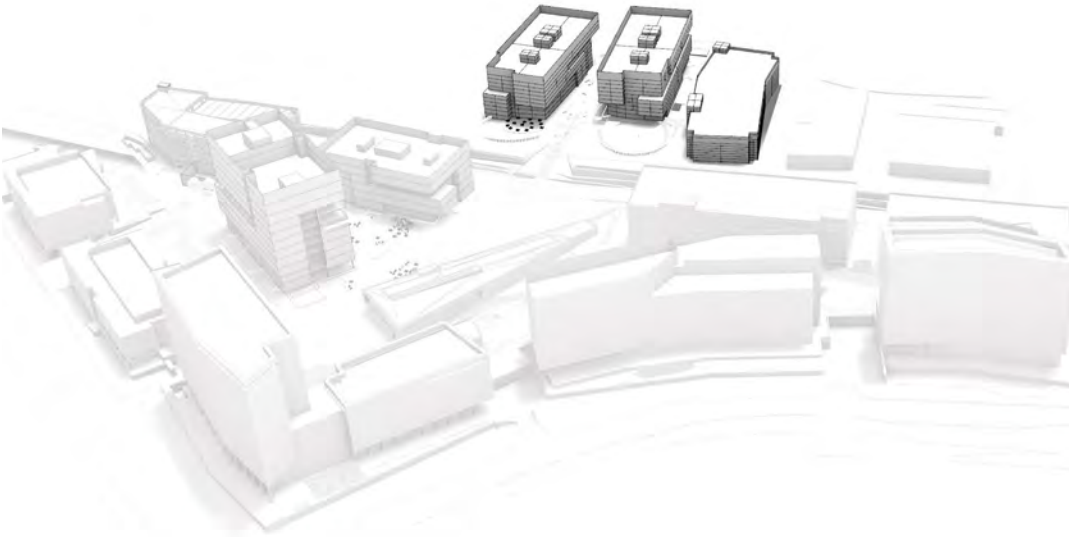
Programmatic Components

226,000 SF
Scientific Workplace Program
Amenity Building / Parking Structure

Certification

LEED Gold

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where life and science merge



Emery Yards is a new, multibuilding laboratory and office campus mindfully designed for the life science industry. Over one million square feet of cutting-edge scientific workspace will reside at the center of Emeryville, the Bay Area’s emerging biotech hub. This singular campus features four purpose-built research buildings and a centralized parking structure that are elevated by modern amenities. In addition to master planning services for the full campus, Flad provided shell and core design for the first building and parking structure.

Collaboration is fundamental to discovery, and the Emery Yards campus is interwoven and energized by four acres of open-air greenspace designed to cultivate community and deliver safe, convenient accessibility. This LEED Gold project features newly built pocket parks, bike lanes, and pedestrian thoroughfares that encourage connection and seamlessly weave the campus into the fabric of the city. The new campus is within walking distance of the Emeryville Public Market and adjacent to Powell Street Plaza and Bay Street, which offer a variety of retail, dining, hospitality, entertainment venues, and other lifestyle amenities.

Programmatic Components

- 1.2 Million SF
- Scientific Workplace Program
- Parking Structure

Certifications

LEED Gold





premium property with a striking prominence



Seeking to create a premium property on a highly visible site while balancing the constraints of existing entitlements, Healthpeak Properties partnered with Flad to revisit the overall aesthetic and functional design of two buildings located within their South San Francisco life science campus.

Improved floor plates, coupled with the updated design, include user-centric amenities such as a fitness facility and cafe, making the building more competitive and desirable for prospective tenants, a key factor given the nature of South San Francisco’s competitive real estate market.

The new, consolidated facility features a glass curtainwall façade, increasing natural daylighting and branding visibility for tenants. Taking full advantage of the site’s slope, the building’s height offers a striking prominence along East Grand Avenue.

Programmatic Components

- 140,000 SF
- Scientific Workplace Program
- Laboratory Program
- Parking Structure

Certifications

LEED Gold



a world-class science campus



Flad is working with Healthpeak and the City of South San Francisco to entitle several recently acquired parcels as a life science campus. Adjacent to 494 Forbes Boulevard, a project that Flad previously designed, these parcels are currently occupied by low-rise warehouses.

Flad’s master plan reimagines the property as a world-class, high-rise science campus. Healthpeak’s future Vantage campus will create a consolidated neighborhood consisting of up to six buildings, additional parking structures, and amenity facilities. The total build-out is targeting 1.7 million square feet.

Programmatic Components

- 11.4 acres, 1.7 Million SF
- Building A+B: 326,000 SF
- Building C: 367,000 SF
- Building D: 306,000 SF
- Building E: 245,000 SF
- Building F: 368,000 SF
- Amenity Building: 40,000 SF
- 3 Parking Structures + Surface Parking
- 4,163 Parking Spaces
- Scientific Workplace Program
- Laboratory Program

supporting science for the 21st century and beyond



Vantage Development is a purpose-built life science campus designed to advance biotech innovation for the region’s academic, commercial, and industrial research institutions. Opened in 2024, the campus features two LEED Gold-certified scientific workplace buildings and the Hangar, a two-story amenity building. The 19-acre master plan envisions six buildings totaling over 1.7 million square feet.

Drawing from South San Francisco’s industrial heritage, the design creates vibrant exterior spaces and a pedestrian plaza that connects buildings and encourages community, recreation, and collaboration. The campus’s sculptural massing and crystalline-inspired façades establish a unified, modern aesthetic, with glass shells that shift in appearance and provide daylight and solar control.

The two science buildings offer more than 342,000 square feet of flexible lab and office space. The 40,000-square-foot Hangar features a food hall, rooftop bar, fitness center, and conference space, all organized around a central monumental stair and open lobby.

Programmatic Components

- 342,000 Leasable SF
- Office / Workplace Program
- Laboratory Program
- Parking Structure
- Amenity Building

Certifications

- LEED Gold



a vibrant and active amenity center



The Vantage Amenity Building is one of the key components of the Vantage campus. The building is a 40,000-square-foot, two-story facility containing tenant amenities including food service, entertainment, fitness, and meeting and social gathering spaces. Organized around a central monumental stair with informal seating areas in a double-height open lobby, it is oriented toward the future campus promenade.

The exterior wall is designed to allow for flexibility and potential outdoor spill-out, and the architectural character of the amenity building evokes South San Francisco’s industrial heritage while balancing the recent growth of life science buildings. With the use of contextual materials for scale and texture, the proposed design creates a modern interpretation of a modest building typology into a vibrant and active amenity center for the campus and surrounding area.

Programmatic Components

- 40,000 SF
- Food Service Program
- Entertainment Program
- Meeting Program
- Social Gathering Program

Certifications

- LEED Gold



Kilroy Realty Corporation,
The Exchange on 16th Street >

an urban oasis



A speculative development targeting the technology/ office and bio/life science markets, The Exchange sits at the intersection of the residential and light industrial Dogpatch neighborhood, with its emerging arts district and colorful culture, and the larger office buildings of the Mission Bay District and UCSF campus. The site is within walking distance of the public transit systems and offers convenient highway access to the city, airport, and Silicon Valley.

Comprising 970,000 square feet, the complex is designed as a series of four structures with heights varying from 6 to 12 stories, achieving the goal of modulating between the textures of the surrounding neighborhoods. The development features an incorporated parking structure and 15,000 square feet of ground-level retail. Integration is further aided by the inclusion of setback plazas and courtyards, pocket parks, and bicycle racks at street level. Amenities include terraces and a rooftop garden intended for meetings and corporate entertainment.

Programmatic Components

970,000 SF
Office / Workplace Program

Certifications

WELL Gold Core & Shell Certified
LEED Platinum
U.S. EPA Energy Star Certified

Architect of record in collaboration with design architect
Rios Clementi Hale



a fresh perspective



Kilroy Realty's Towne Centre Drive Building provides 150,000 square feet of life science research space in San Diego's University District, an area known as The Hub of Innovation. Targeting the bio/life science community, the building is less than a mile from the UC San Diego Medical Center and within the triangle formed by I-5 and I-805, ideally positioned to benefit from San Diego's established research ecosystem.

The five-story core and shell office building consists of two interconnected and rotated cube elements, giving it a distinctive shape and character that stands out in the La Jolla office market. The floor plan and column grids are based on a 10-foot, 6-inch planning module, effectively serving laboratory planning needs while accommodating typical office sizes.

Floors two through five feature flexible configurations to support a variety of tenant requirements. The first floor is similarly adaptable, incorporating additional articulation and floor setbacks to add visual interest and variety to the building form. Amenities include a café, deli, and fitness facilities, while the fifth-floor setback creates a generous roof deck for tenants.

Set in a lush landscape with outdoor decks adjacent to dining spaces, the LEED Platinum certified building also offers secured bike parking, a 600-car parking structure, and charging stations for 60 carpool or low-emission vehicles.

Programmatic Components

515,000 SF
Office / Workplace Program

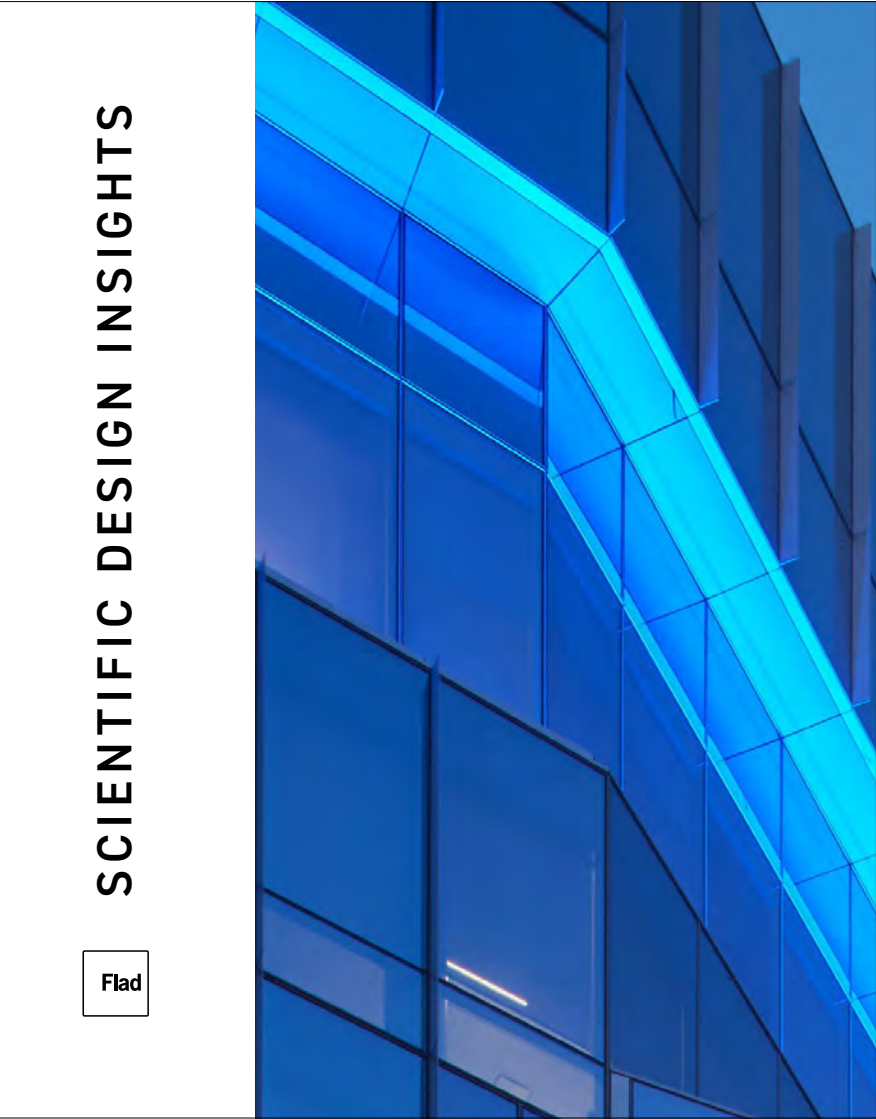
Certifications

LEED Platinum





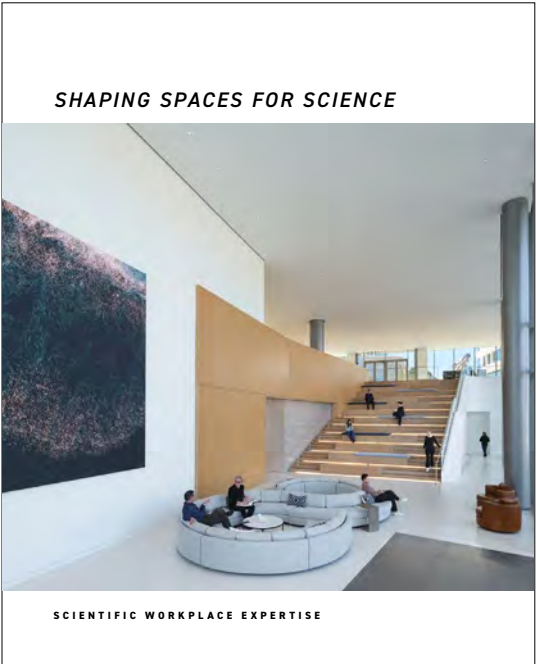
**ADDITIONAL
RESOURCES**



➤ **Scientific Design Insights**
Expert advice, proven designs,
and stories to inspire



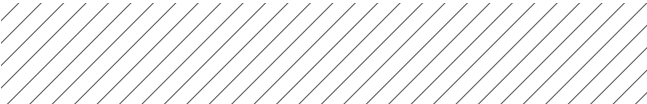
➤ **Pharma & Biopharmaceutical Expertise**
Designing for Discovery



➤ **Scientific Workplace Expertise**
Shaping Spaces for Science

CLIENT LIST

Abbott Cancer Diagnostics	eGenesis	Mount Sinai Hospital
Abbott Laboratories	Eisai	National Institute of Environmental Health Sciences
Adaptive Biotechnologies	FibroGen	National Institutes of Health
Alexion Pharmaceuticals	Fujifilm Cellular Dynamics	Nektar Therapeutics
Allergan	Genentech	Novartis
Amgen	Genzyme	Northwell Health
Arrowhead Pharmaceuticals	GlaxoSmithKline	Princeton Plasma Physics Laboratory
AstraZeneca	Healthpeak Properties	Promega Corporation
Bausch and Lomb	Illumina	Regeneron Pharmaceuticals, Inc.
Bayer	Influenza Research Institute	Samsung Biologics
Beckman Coulter	Juno Therapeutics, A Bristol Myers Squibb Company	Seattle Children’s Research Institute
Biogen	Kilroy Realty	St. Jude Children’s Research Hospital
BioMed Realty	Kodiak Sciences	Syngenta
Boehringer Ingelheim	Longfellow Real Estate Partners	Takeda Pharmaceuticals
Breakthrough Properties	Mayo Clinic	Texas Biomedical Research Institute
Catalent	Medtronic	The Jackson Laboratory
Centers for Disease Control and Prevention	Merck	Tufts University Regional Biocontainment Laboratory
Cleveland Clinic	MilliporeSigma	U.S. Army Corps of Engineers
Connecticut Department of Public Health	Moffitt Cancer Center	Vyriad
CSL Seqirus	Momentive	ZymoGenetics
Donald Danforth Plant Science Center	Monterey Bay Aquarium Research Institute	



Flad Architects is a national planning and design firm committed to creating environments that enhance human potential. In partnership with leading research organizations, universities, healthcare institutions, and science-based companies, Flad designs innovative facilities that enable revolutionary discoveries that have a profound impact on society.

Over 95 years of passionate and rigorous focus on buildings devoted to the sciences has earned Flad consistently high rankings among the top 20 architectural firms, both overall and in the specific areas of science & technology, academic, and healthcare design.

Flad.com

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