

# Incubating the Future of Oregon: Growing Small Bioscience Businesses



**OTRADI  
Bioscience  
Incubator (OBI)**



# OTRADI's Mission Statement:

OTRADI is a non-profit research and economic development organization, that strives to promote bioscience industry growth and job creation in Oregon.

OTRADI achieves this goal via collaboration with private and public sector entities in the bioscience community to discover, develop and commercialize basic research ideas into tomorrow's life sciences products benefiting human health.

# How OTRADI Accomplishes its Mission:

- Grant Partnering to increase funding for Oregon researchers and companies
- In-kind Proof-of-Concept work to establish projects, provide scientific work for successful grants, generate human health products and help companies form and expand (expansion = jobs)
- Training tomorrow's bioscience workforce
- Bioscience business incubation: physical space, mentoring and advising

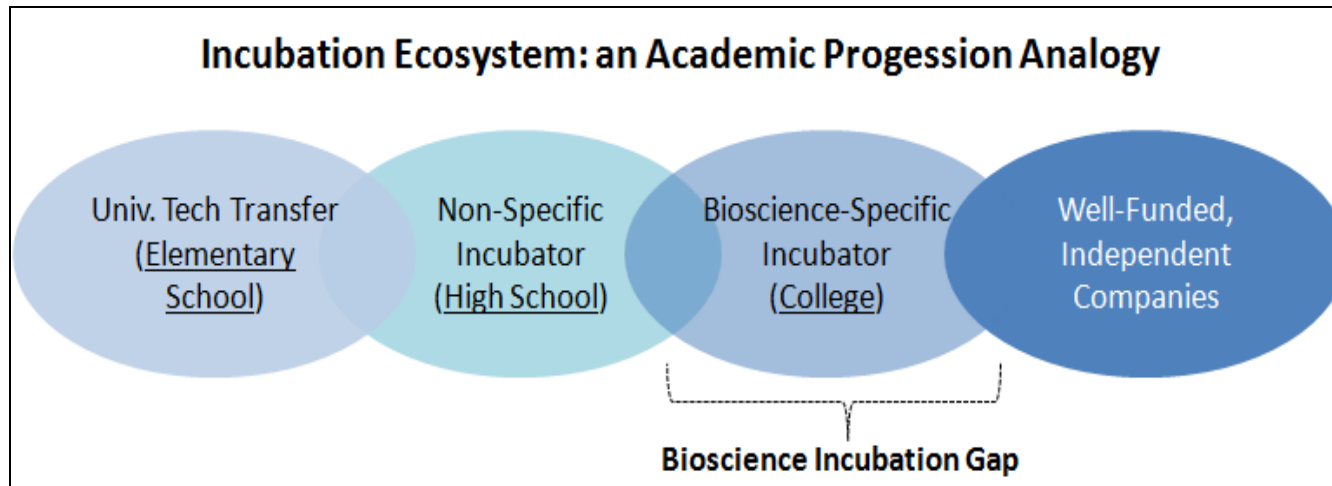
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# OTRADI Bioscience Incubator (OBI) Role

## OBI Mission Statement:

The OBI will fuel sustainable economic development of Oregon's bioscience cluster via increased commercialization and retention of growth-oriented bioscience companies.



## Collaboration is Key:

The OBI is fueled by collaboration with entrepreneurs, private industry, academia, industry associations, public sector agencies, angel investors, and venture capitalists.

Aligning the individual goals of these stakeholders with OBI's mission is key to fueling the growth of bioscience companies in Oregon.

# OTRADI Bioscience Incubator (OBI): Value Proposition



- 13,000 sq. ft. new lab/office space for 6+ bioscience companies and OTRADI
- Companies will have access to cost-prohibitive equipment and meeting spaces
- OTRADI on site to provide scientific work, grant partnering & mentoring
- Entrepreneur-in-Residence to provide mentoring and help start-up companies access capital
- Provide new vehicle for strategically showcasing start-up companies and proof of concept projects for VC investment
- Achieve surge in early stage capital invested in Oregon technologies



# OBI Location:

## Willamette Wharf Building (4640 SW Macadam)



- >13,000 ft<sup>2</sup> Leased to be build-out (labs & offices)
- On Portland's South Waterfront Bioscience Corridor
- 0.5 mi from OHSU CHH, CLSB, Tram
- Walking distance to streetcar



# OTRADI Bioscience Incubator (OBI)





# OTRADI Bioscience Incubator (OBI)

**Before**



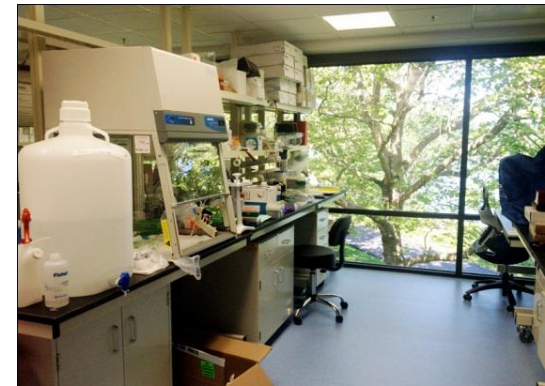
**After**





# OTRADI Bioscience Incubator (OBI)

Shared Conference Spaces  
and Shared Common Equipment



# OBI Business Details

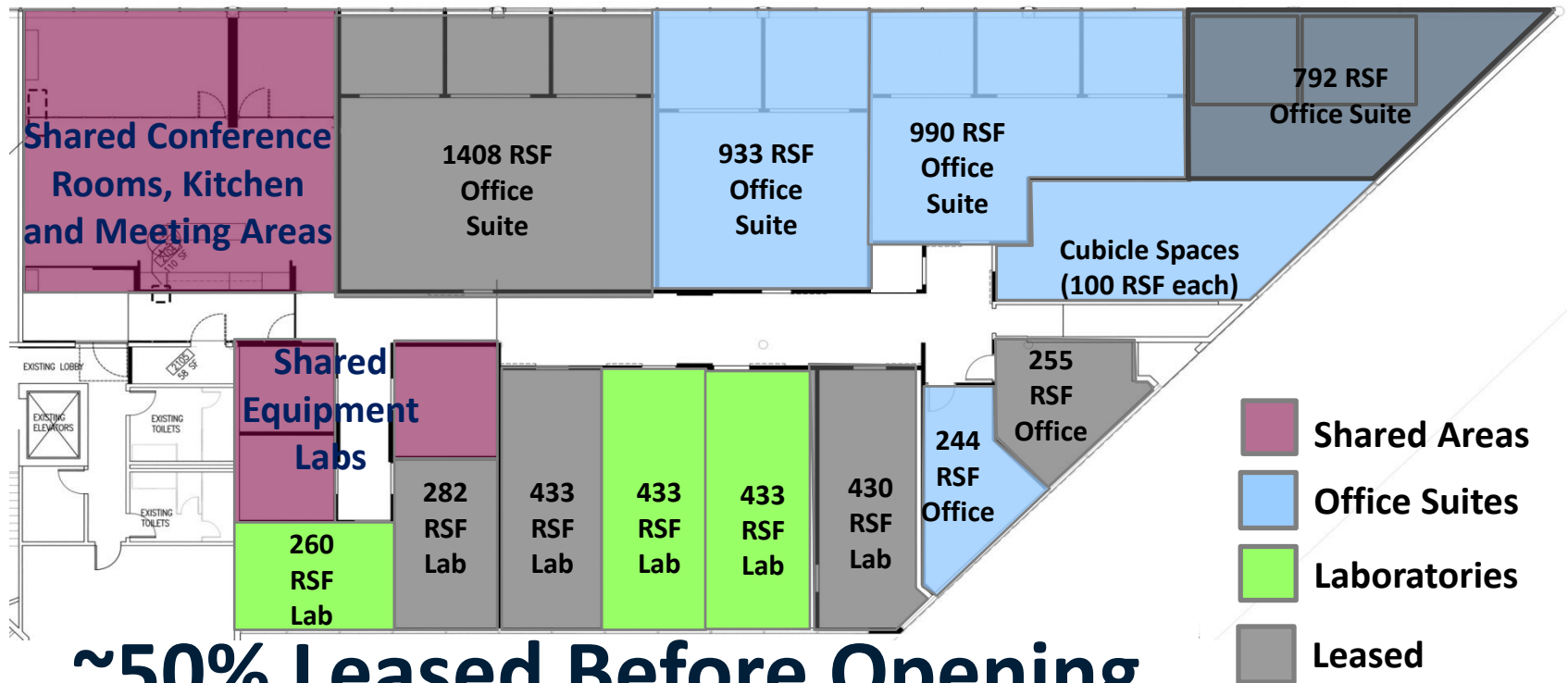
- Leased **13,026** ft<sup>2</sup> of space within Willamette Wharf Building
- Lease includes **36** dedicated free parking spaces
- Lease for **5** year term, option to renew, first right of refusal on space
- Lab space will be built-out at Biosafety Level-2 (**BSL-2**) specs
- Build-out began **Jan. 2<sup>st</sup>** and estimated to take 4 months
- OBI open and operational in **May 2013**
- **Grand Opening of OBI June 19<sup>th</sup> and Public Open House July 25<sup>th</sup> 2013**



# OTRADI Bioscience Incubator (OBI)

## Lab & Office Space for 6+ Bioscience Companies

- Variety of office and lab sizes  
(labs from 260-430ft<sup>2</sup>, 2-3 x's larger than PSBA wet labs)
- Shared heavy equipment rooms, conference rooms and kitchen
- OTRADI will be co-located to provide support for tenants

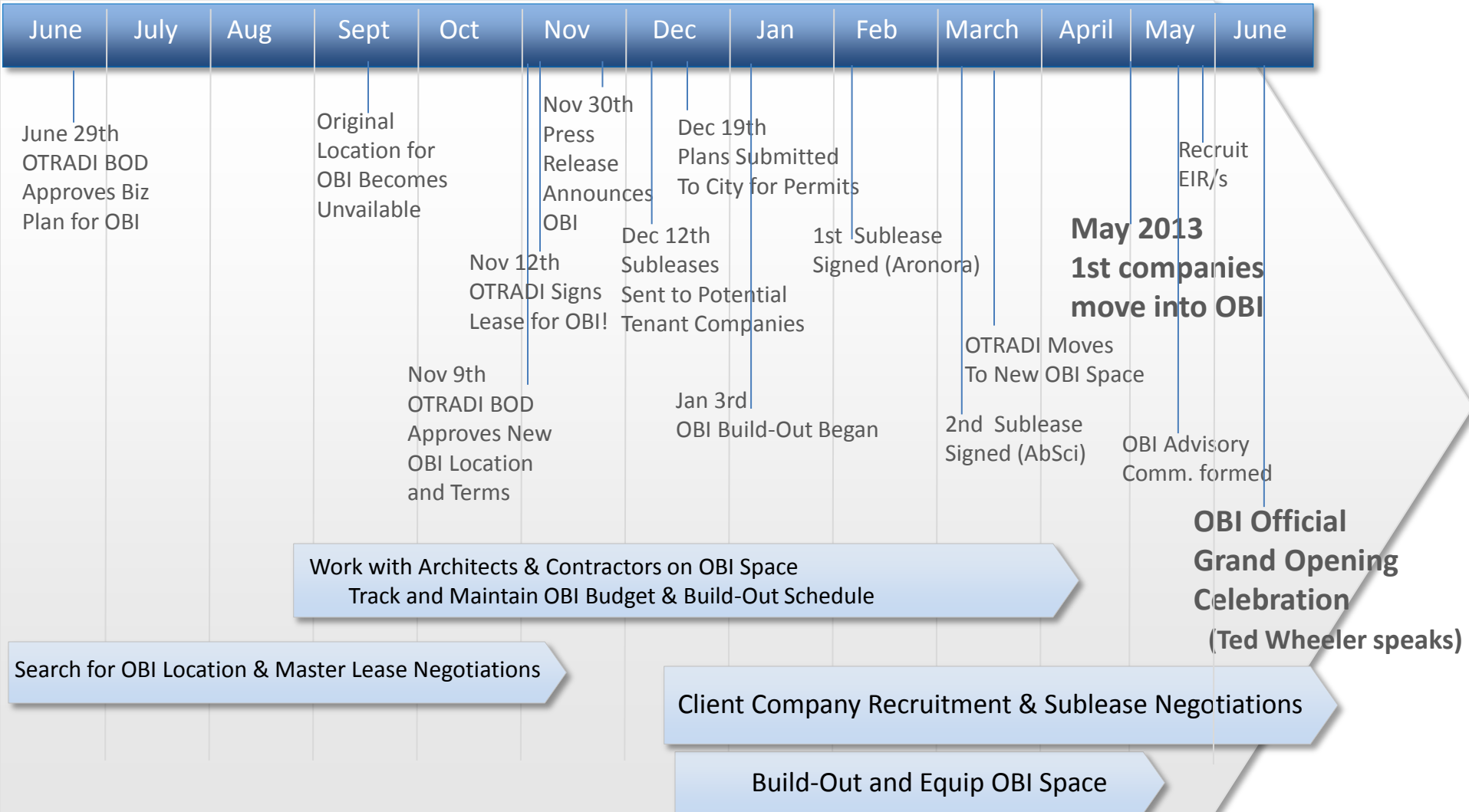


**~50% Leased Before Opening**

# OBI Progress to Date & Timeline

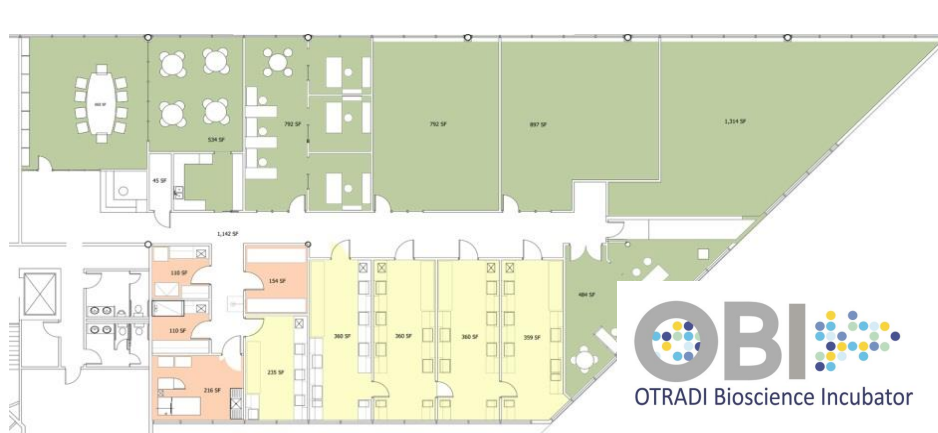
## 2012

## 2013





# How the State of Oregon Can Help OTRADI and the OBI Grow Small Bioscience Businesses



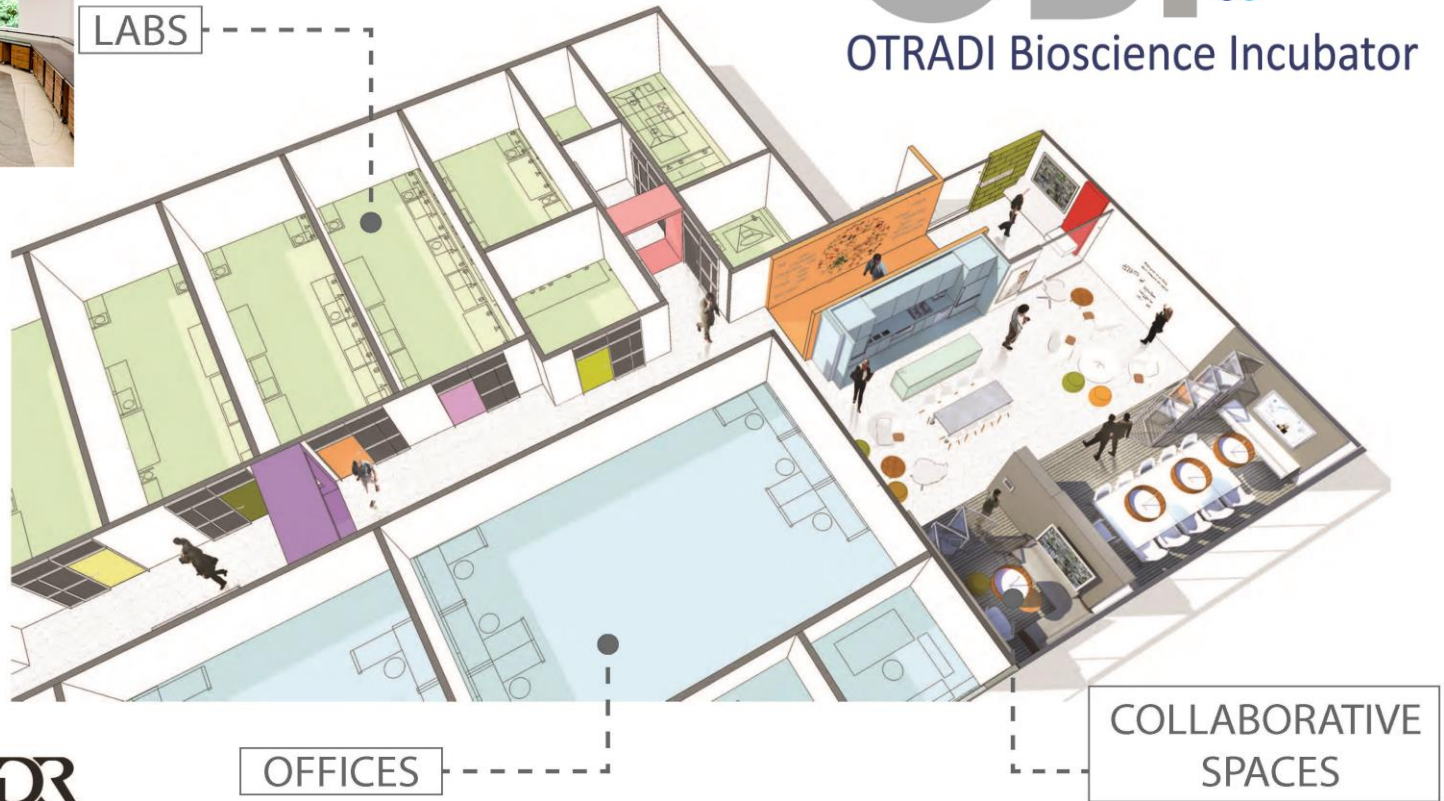
- **Support OTRADI's state funding renewal request for the 2013-2015 biennium**
- Set aside funding for continued expansion of OBI as it grows
- Support small business development through matching grants and tax credits

# OTRADI Bioscience Incubator (OBI)

Architectural Rendering of Collaborative Shared Spaces:



LABS



HDR

OFFICES

COLLABORATIVE  
SPACES

# Contact Us:



**Jennifer E. Fox, Ph.D.**

Executive Director, OTRADI

*direct.* 503-797-7261

[jfox@otradi.org](mailto:jfox@otradi.org)

