



**DENVER**  
THE MILE HIGH CITY

**OFFICE OF ECONOMIC DEVELOPMENT:  
HEALTH/SCIENCE**

Business Development Committee

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August 19, 2014

# ORDINANCE REQUEST

- Approval of \$1M loan to Health/Science
  - Acquisition loan for 3825 Lafayette St.
  - Development of Health & Science Collaborative Campus
    - Phase 1

- **Healthcare Innovation Campus**
  - Home to health and sciences entrepreneurial and start-up community
    - Multitude of mid-size users, dozens of emerging businesses
    - Incubator, innovation center and 3D printing lab
    - Digital Health, Wearable Tech, Smart Devices, Traditional Medical Devices...
  - **Fortune 500 healthcare tenants**
    - Corporate innovation divisions and digital consumer divisions
  - **Centralized access:**
    - Capital, VCs and healthcare venture funds
    - Clinicians, hospital systems & service providers
    - Healthcare executives and end-users

# HEALTH/SCIENCE Ecosystem

## Stakeholders

### Companies

- Fortune 500
- Startups
- Mid-Sized

### Venture Capital

- Angel
- Private Equity
- Strategic Venture

### Government

- City
- State
- Federal

### Education/Growth

- Academia: CU, CSU, DU, etc
  - Healthcare Conferences
  - Software Coding Academy
  - Mentor Advisor Network
- Rock Mountain Innosphere Incubator
  - Lecture Fireside Chat Series
- Software Developer “Hack-a-Thons”
  - Networking

### Ecosystem Amenities

- Innovation Lab
- Conference Rooms
- 3D Printing/Manufacturing Lab
- Small/Mid/Large Office Space
- Theatre/Lecture Hall
  - Restaurants
- Wellness Center

- Curated mix of entrepreneurs, health professionals & venture funding. Stakeholders currently engaged in discussions:
  - PRIME Health Collaborative
  - Digital Health Startups
  - Large Healthcare Provider Organizations
  - University Health Systems
  - Healthcare Venture Capital

# HEALTH/SCIENCE





# HEALTH/SCIENCE



- 3825 Lafayette St.
- 78,334 sq. ft. building
  - 171,239 sq. ft lot
- Adaptive Re-Use of Current building
- Proximity to 38<sup>th</sup> & Blake Light Rail Station
- Commuter Bus Access
  - RINO Bike Trails



# PROPOSED LOAN TERMS

- **Loan Amount: \$1M**
  - Community Development Block Grant Funds (CDBG)
  - Total project cost of \$25M
- **5 year term**
  - 4% p.a.
  - Maturity October 1, 2019
  - Monthly P&I of \$6,060 with 12 month moratorium
- **Collateral: Subordinated deed of trust on 3825 Lafayette**
  - Personal Guarantees: Jason & Ellen Winkler, Sean Campbell & Joshua Marinos
- **HUD National Objective: Job Creation**
  - Required 29 new fulltime jobs

# Community Benefits

- **Neighborhood Development**
  - Anchor Transit Oriented Development for 38<sup>th</sup> & Blake Station
- **Job Creation**
  - 400 + jobs in Phase I
  - 1500-2500 jobs after full build out
- **Economic Development Catalyst**
  - Opportunity to make Denver a premier health sciences/technology cluster
  - Leverages and supports existing metro area facilities and investment in the healthcare and sciences sector
  - Potential for greater business recruitment and expansion activities in priority sector