



**MANN  
RESEARCH  
CENTER, LLC**

In the Florida Center for  
Innovation at Tradition

Port St. Lucie, Florida

**Jim Lindvall**  
Jones Lang LaSalle  
Managing Director  
+1 661 964 6210  
jim.lindvall@am.jll.com

**Tom Robertson**  
Jones Lang LaSalle  
Vice President  
+1 561 703 0888  
tom.robertson@am.jll.com

## Overview

Mann Research Center is a 22-acre development, which includes several multi-story research and development structures of approximately 290,000 s.f., a single story retail facility of approximately 10,000 s.f. and a multi-story medical office building of approximately 100,000 s.f., strategically situated in a mixed Core Planned Community in the Florida Center for Innovation at Tradition in Port St. Lucie, FL.

Mann Research Center's goal is to provide the most innovative state-of-the-art life science complex that will promote and cultivate new advancements in science and treatments that provide for a better quality of life for individuals suffering from debilitating conditions.

## About Us

Mann Research Center, LLC is committed to developing a diverse life science and Research and Development Complex that fosters scientific innovation, and encourages a team approach and community involvement.

We are focused on attracting new businesses to the community and to supporting the current commerce, and in developing a life science cluster in the Florida Center for Innovation at Tradition.

Mann Research Center's uncompromising approach in the design of R&D, office, MOB & supporting retail space will yield facilities that are highly functional and environmentally constructed.





## Plan for the Florida Center for Innovation

### A. Torrey Pines Institute for Molecular Studies

- 20 acres
- 103,000 s.f. research and development facility
- Potential for expansion up to 400,000 s.f.

### B. Oregon Health and Science University

- Vaccine and Gene Therapy Institute
- 10 acres +/-
  - 130,000 s.f. research and development

### C. Martin Memorial Hospital

- 20 acres
- 300 bed hospital
- 700,000 s.f.

### D. Mann Research Center

- 22 acres
- 300,000 s.f. research and development
- 100,000 s.f. medical office
- 10,000 s.f. retail

### E. Conference Center and Hotel

### F. 111 Suite Homewood Suites by Hilton

### G. Village Pointe

- Mixed use development

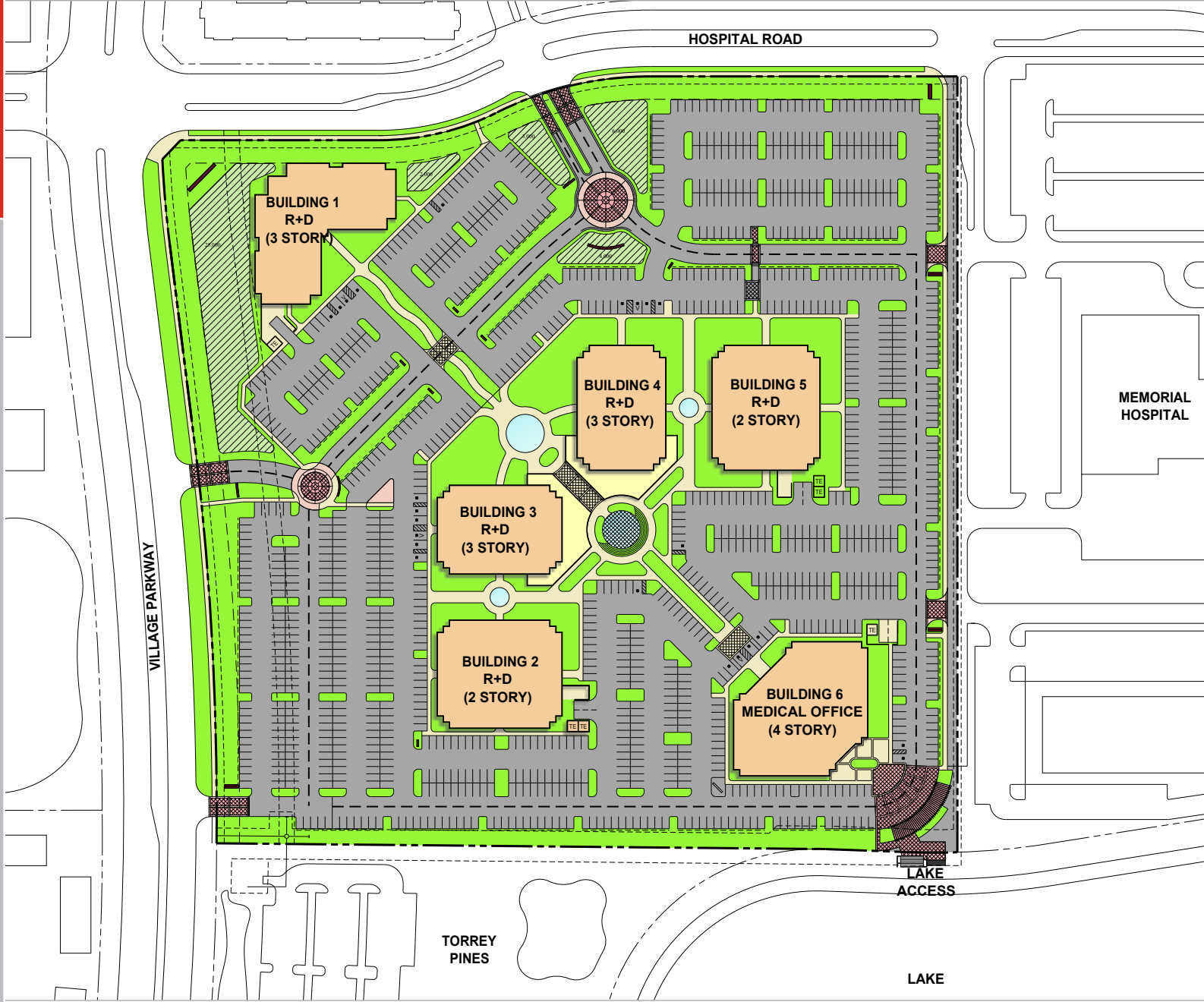
### H. Grand Palms Apartments

- 600 garden style units

**Jim Lindvall**  
 Jones Lang LaSalle  
 Managing Director  
 +1 661 964 6210  
 jim.lindvall@am.jll.com

**Tom Robertson**  
 Jones Lang LaSalle  
 Vice President  
 +1 561 703 0888  
 tom.robertson@am.jll.com

Torrey Pines Institute for Molecular Studies  
 Mann Research Park  
 Martin Memorial Health Systems  
 Oregon Health & Science University



**Site Summary** (Site areas are approximate only. Civil Engineer to provide exact areas at a future date)

Zoning	BP - Business Park	Accessible Stalls	20 + one for each 100, or fraction thereof over 1,001	<b>23</b>
Site Area	(22.35 Acres) ±973,566 s.f.	Van Accessible Stalls - one for every eight req'd. access. stalls		<b>4</b>
Site Coverage	38 %			(included in total above)

	s.f.	Req'd. Parking	Req'd. Stalls	Prov'd Stalls	Ratio
<span style="color: #8B4513;">■</span> R & D Office	260,000 s.f.	2.5/1000			
<span style="color: #8B4513;">■</span> Building 1 (3 story)	60,000 s.f.	2.5/1000	150	162	3.00/1000
<span style="color: #8B4513;">■</span> Building 2 (2 story)	45,000 s.f.	2.5/1000	113	140	3.00/1000
<span style="color: #8B4513;">■</span> Building 3 (3 story)	55,000 s.f.	2.5/1000	138	160	3.00/1000
<span style="color: #8B4513;">■</span> Building 4 (3 story)	55,000 s.f.	2.5/1000	138	158	3.00/1000
<span style="color: #8B4513;">■</span> Building 5 (2 story)	45,000 s.f.	2.5/1000	113	145	3.00/1000
<span style="color: #8B4513;">■</span> Medical Office (4 story)	100,000 s.f.	4/1000	400	447	4.59/1000
<span style="color: #FFD700;">■</span> Retail (1 story)	10,000 s.f.	4/1000	40	40	4.00/1000
<b>Totals</b>	<b>370,000 s.f.</b>		<b>1,092</b>	<b>1252</b>	<b>3.46/1000</b>

■ Dry Pond Area 50,000 s.f. (5.1% of Site Area)

**Jim Lindvall**  
 Jones Lang LaSalle  
 Managing Director  
 +1 661 964 6210  
 jim.lindvall@am.jll.com

**Tom Robertson**  
 Jones Lang LaSalle  
 Vice President  
 +1 561 703 0888  
 tom.robertson@am.jll.com



**MANN  
 RESEARCH  
 CENTER, LLC**  
 In the Florida Center for  
 Innovation at Tradition

Port St. Lucie, Florida