

## NEUBASE THERAPEUTICS, INC.

TENANT REPRESENTATION | LAB & OFFICE SPACE

### PROJECT

NeuBase Therapeutics, Inc. ("NeuBase"), founded in 2009, has set out to develop the next-generation of gene silencing therapies. Using its modular peptide-nucleic acid antisense oligonucleotide (PATrOL™) platform, NeuBase intends to address repeat expansion disorders, with an initial focus on Huntington's disease and myotonic dystrophy.

NeuBase's team originated in and has operated from Pittsburgh since its inception. NeuBase recognized the high-caliber pool of college graduates seeking jobs in the tech, bio and life-sciences sector that is being produced by Pittsburgh's esteemed educational institutions, primarily from the University of Pittsburgh and Carnegie Mellon University, and it was NeuBase's plan to stay and grow in Pittsburgh for the long-term as well. In order to accomplish that, NeuBase needed to increase the footprint of its office and laboratories substantially, and quickly, and wanted to do so in the form of establishing a brand new headquarters in Pittsburgh.

### GAME PLAN

NeuBase selected Hanna Langholz Wilson Ellis ("HLWE") to facilitate the site selection and eventual lease negotiation process in order to identify a location that could accommodate NeuBase's projected long-term growth and satisfy its desire for an awe-inspiring work place.

### SOLUTION

NeuBase expressed its desire to establish its soon-to-be new headquarters location within the City of Pittsburgh, and not to move too far from its current location in South Oakland. HLWE procured multiple lease proposals on NeuBase's behalf and worked with the NeuBase team to identify where the most ideal opportunities existed. HLWE entered negotiations with multiple Landlords, and engaged and managed construction professionals on NeuBase's behalf as the team worked together to understand the natural efficiencies that each space option possessed in order to establish how costly it would ultimately be to construct the space that NeuBase needed. After ample design and construction review, and financial analysis, NeuBase selected its new home.

NeuBase chose The Riviera, a brand new office and wet lab facility located in the Pittsburgh Technology Center in South Oakland, to establish its new headquarters. NeuBase executed a long-term lease for more than 14,000 SF of what will be first generation office and laboratory space located on the 4th floor of The Riviera; NeuBase will occupy its new space in the Spring of 2021.

### CONCLUSION

Ultimately, HLWE was effective in identifying and negotiating a long-term lease for a space that met or exceeded all of the expectations and "wants" that NeuBase had for its new headquarters



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location, all at a competitive price-point. Further, and as a direct result of HLWE's construction overview services, NeuBase realized more than \$307K dollars in savings, which represents approximately 10.6% of the original tenant improvement budget that HLWE negotiated on NeuBase's behalf.

"NeuBase's successes have resulted from attracting incredibly talented people to advance our mission and facilitate our success; the decision to partner with Hanna Langholz Wilson Ellis throughout this process was a decision made with that same spirit."

*Sam Backenroth, CFO at NeuBase Therapeutics*