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## FogPharma grows fivefold at Bulfinch's Cambridge Discovery Park

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Cambridge drug discovery company FogPharma is growing its footprint more than fivefold with a 115,000-square-foot lease at The Bulfinch Cos.' Cambridge Discovery Park.

Harvard biologist [Greg Verdine](#) and longtime biotech executive [WeiQing Zhou](#) co-founded FogPharma in 2015 as a spin-out of Verdine's Harvard lab, based on a discovery of new ways to get drugs inside cells. FogPharma and its sister company, LifeMine Therapeutics — which is still in stealth mode — now occupy 22,400 square feet in the Cambridge Discovery Park.



COURTESY OF THE BULFINCH COS.

The Cambridge Discovery Park in West Cambridge.

FogPharma will expand CDP's building 400-500, and the plan is for LifeMine to eventually sublease some of the space during the term of the 11-year lease. The combined workforce of both companies is about 90 people, and the new lab and office will have capacity for between 250 and 300 workers.

Many biotechs struggle to grow in place and are forced to move, Verdine said. The expected lease/sublease model with FogPharma and LifeMine gives both companies room to breathe.

“WeiQing and I came up with this model that we would have two related companies ... help each other grow in place,” Verdine said. “It’s a model where two companies can collaborate to have a controlled growth plan.”

Last year, FogPharma raised \$66 million in a Series B fundraising round, bringing its total to \$77 million. Investors include 6 Dimensions Capital, GV (formerly Google Ventures), Blue Pool Capital, Horizons Ventures, Nan Fung Group, and Leerink Partners, as well as Deerfield Management, Boyu Capital and WuXi AppTec Corporate Ventures.

Verdine and Zhou spoke with Bulfinch about future space needs in late 2016 when it first moved into the Cambridge Discovery Park.

Verdine said that while many early-stage biotechs rely on contract manufacturers — which can delay work by up to 18 months waiting for manufacturing space — the new Cambridge Discovery Park lab will have GMP manufacturing space. That will allow FogPharma to start on Phase 1 clinical development for multiple products, Verdine said.

John Moriarty & Associates is building the facility, which was designed by architecture firm Stantec. Boston-based Tria, an architecture firm that specializes in lab design, is designing the facility’s interior.

### **'Insatiable demand'**

The Cambridge Discovery Park is a six-building park in West Cambridge’s Alewife neighborhood. The 27-acre campus is home to tenants such as Forrester Research, The Smithsonian Astrophysical Institute and Genocea Biosciences. Onsite are residential buildings and a hotel, as well as a walking path to the MBTA Red Line Alewife station.

“Alewife has long been criticized for not having a community focus to it, and with the great growth of residential — not only in our quadrant but over on Cambridgepark Drive and Concord Ave., you have a real mixed-use community with retail and services,” said Mike Wilcox, senior vice president of leasing at The Bulfinch Cos., in an interview.

Wilcox said that the company started the construction of building 400-500 on spec, with the hopes that FogPharma would sign a lease. The building topped off

earlier this month and is expected to be ready for occupancy in the first quarter of next year.

He said many tenants aren't looking for a company to build them a facility to meet their specific needs — they'd rather just know that a building is under construction, so they can have a timeframe of when they could move in. There's "insatiable demand" from tenants who need laboratory space, he said.

"This isn't a lease-expiration driven market — it's a growth market," Wilcox said. "Tenants will figure out how to backfill their existing space to come into a new building. They just need additional space, and they need it as soon as possible."

Evan Gallagher, John Carroll and Curtis Cole from Colliers International represented FogPharma in the lease transaction, and JLL's Peter Bekarian, John Osten and Molly Heath represented Bulfinch.

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