

Life Science: owner's readiness checklist

Leasing and facility strategy for life-science, biotech and research occupiers.

WHY IT MATTERS

Life-science and biotech tenants are innovation-driven occupiers needing flexible laboratory, research and office space with controlled environments and specialised services. We help owners secure life-science operators, structure leases that reflect fit-out and infrastructure investment, and position assets to capture demand from a fast-growing research and commercialisation sector.

1. WHAT TO HAVE READY

- ☐ Leasing to biotech, pharma and research operators
- ☐ Lease structuring around lab fit-out and PC requirements
- ☐ Facility repositioning for life-science and research use
- ☐ Tenant mix strategy leveraging research and commercialisation clusters

2. OUTCOMES TO AIM FOR

- ☐ Life-science operators secured on terms that recover specialised fit-out
- ☐ Assets repositioned to capture growing biotech and research demand
- ☐ Leases that account for lab infrastructure, power and ventilation
- ☐ Defensible income from high-barrier, innovation-driven occupiers

3. HOW THE ENGAGEMENT RUNS

Assess: Review the asset's suitability for laboratory and research use.

Position: Define the leasing or repositioning strategy for life-science operators.

Execute: Market to biotech and research groups and negotiate terms protecting owner income.

Manage: Support fit-out, certification and handover.

4. WHO THIS IS FOR

Owners of facilities suited to laboratory and research use and investors targeting life-science income.

5. QUESTIONS WORTH ASKING

What do life-science tenants need from a building?

Controlled environments, lab-grade services capacity, ventilation, power, waste handling and flexible layouts for bench and office use.

Is life-science demand growing?

Yes. Biotech, pharmaceutical R&D and university spin-outs are expanding, driving demand for purpose-built and adaptable lab space.

Can an existing commercial building suit life-science use?

Often yes, subject to floor loading, services capacity and ventilation. We assess feasibility before you commit to works.

What lease terms are typical?

Medium-to-long terms with options, structured around fit-out contribution and the operator's

funding and growth runway.

Do life-science tenants strengthen a precinct?

Yes. Research clusters attract allied tenants, talent and funding, lifting demand and rents across the asset.

How do we get started?

Book a confidential discovery call and we'll assess life-science demand for your asset.

NEXT STEP

Book a confidential discovery call at property.healthmedi.co/book and we'll map the right first step for your asset.