



# One Discovery Square

A Healthcare Innovation Campus



What's Here Is  
**What's Next**  
[onediscoverysquare.com](http://onediscoverysquare.com)

  
**Mortenson**



One Discovery Square is the foundational anchor of [Destination Medical Center \(DMC\)](#), the largest public-private economic initiative in Minnesota history.

DMC is a robust, 20-year, \$5.6 billion economic development initiative designed to position Minnesota as a global center for health, wellness and medical innovation.

## ACCESS X MAYO CLINIC

An unparalleled partnership with the nation's leading medical organization

## CULTURE X PLACE

An unrivaled space for collaboration in a fully integrated live-work-play ecosystem

## SPEED X MARKET

An unprecedented acceleration of discoveries, translated for global demand

Find out more: [onediscoverysquare.com](https://onediscoverysquare.com)



"This is an exciting project for Rochester. The Destination Medical Center and its sub-districts will stand as an example for the city of the future - a re-imagined home for innovation. For the community, state of Minnesota and leaders in the life-science industry, this major achievement will transcend the previously established limits of how we define dimensional access to health and wellness."

- Andre Terzic, M.D., Ph. D., Director, Center for Regenerative Medicine, Mayo Clinic

# ACCESS X MAYO CLINIC

As a business operating in One Discovery Square, you will have meetings with Mayo Clinic Ventures staff for routine reviews of new intellectual property. The collaboration can extend to opportunities for evaluation and co-development of new and existing technologies with input from distinguished clinicians and scientists.

One Discovery Square businesses have a strategic workforce advantage. Mayo Clinic College of Medicine and Science offers cutting edge programs in biomedical research, medical and clinical education. World-class faculty have the ability to tailor innovative training and curriculum to meet companies' evolving staffing needs.

Tenants at One Discovery Square will have access to many of Mayo Clinic's Core services including:

## Genome Analysis Core

- › Genome, Exome and Transcriptome Sequencing
- › Genotyping
- › Gene Expression

## BAP

- › Nucleic Acid Extraction
- › Plasma/Serum Separation

## Immunochemical Core Lab

- › Mass Spec, Cobas, Elisa and RIA Platforms for Small Molecule Analysis and Other Analytes

## Metabolomics Core

- › Mass Spectrometers, Liquid and Gas Chromatography Platforms to Identify and Analyze Metabolites

## Microscopy and Cell Analysis Core

- › Electron Microscopy
- › Light Microscopy
- › Flow Cytometry

## Pathology Research Core

- › Sectioning both paraffin-embedded and frozen tissues
- › Automated staining for immunohistochemistry, immunofluorescence, and RNA in situ hybridization
- › Tissue microarray construction with 60 to 360 cores
- › Digital analysis of whole tissue and TMA slides

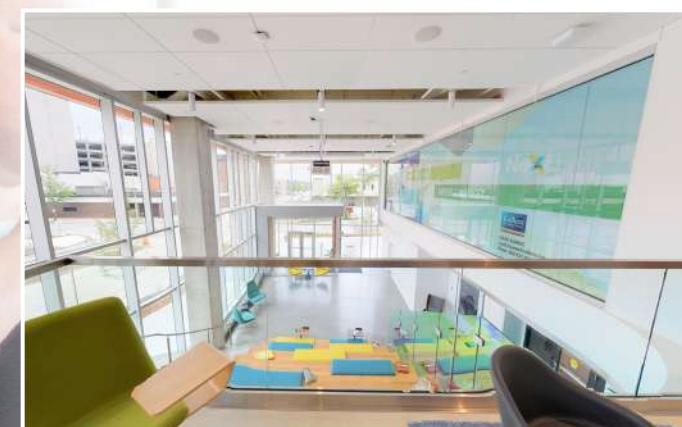
# CULTURE X PLACE

One Discovery Square is professionally programmed to create a culture of collaboration with building amenities that are strategically designed to foster an interactive culture and generate structured serendipity within an advanced healthcare innovation ecosystem.

One Discovery Square will be a building that fosters knowledge. It will act as the heart of innovation for Destination Medical Center. It is a place where collaboration is key and working together is the norm.

## Amenities

- › Professionally Programmed Building
- › Collaborative Team Spaces
- › Multiple Shared Conference Rooms Per Floor
- › On-Site Café
- › Multiple Common Areas with Shared Courtyard
- › Infrastructure for Wet, Dry Labs, GMP Facilities
- › Access to Retail, Restaurants, Hotels & Services
- › Vibrant Start-Up Ecosystem
- › Outdoor Meeting and Cafe Seating



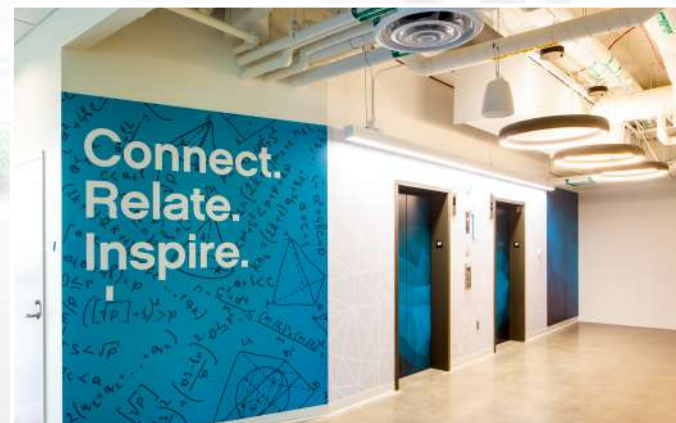
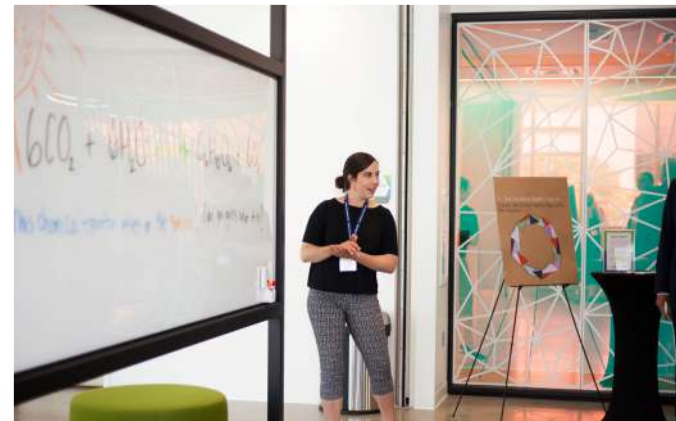
# SPEED X MARKET

The rich Medical Alley ecosystem within Minnesota **speeds the development** while **shortening the time to market** of life saving and life improving health care innovation.

## At Discovery Square, What's Here is What's Next:

- › Next to the #1 hospital in the United States, Mayo Clinic
- › Next to the largest health insurance company in the United States, UnitedHealth Group
- › Next to the largest device company in the world, Medtronic
- › Next to a globally ranked research university, the University of Minnesota
- › Next to thousands of specialized suppliers, consultants, advisers and more that make up the half a million people who work in health and medical innovation in Minnesota

Information provided by  
Frank Jaskulke | Vice President of  
Intelligence, Medical Alley Association



# SITE X LOCATION

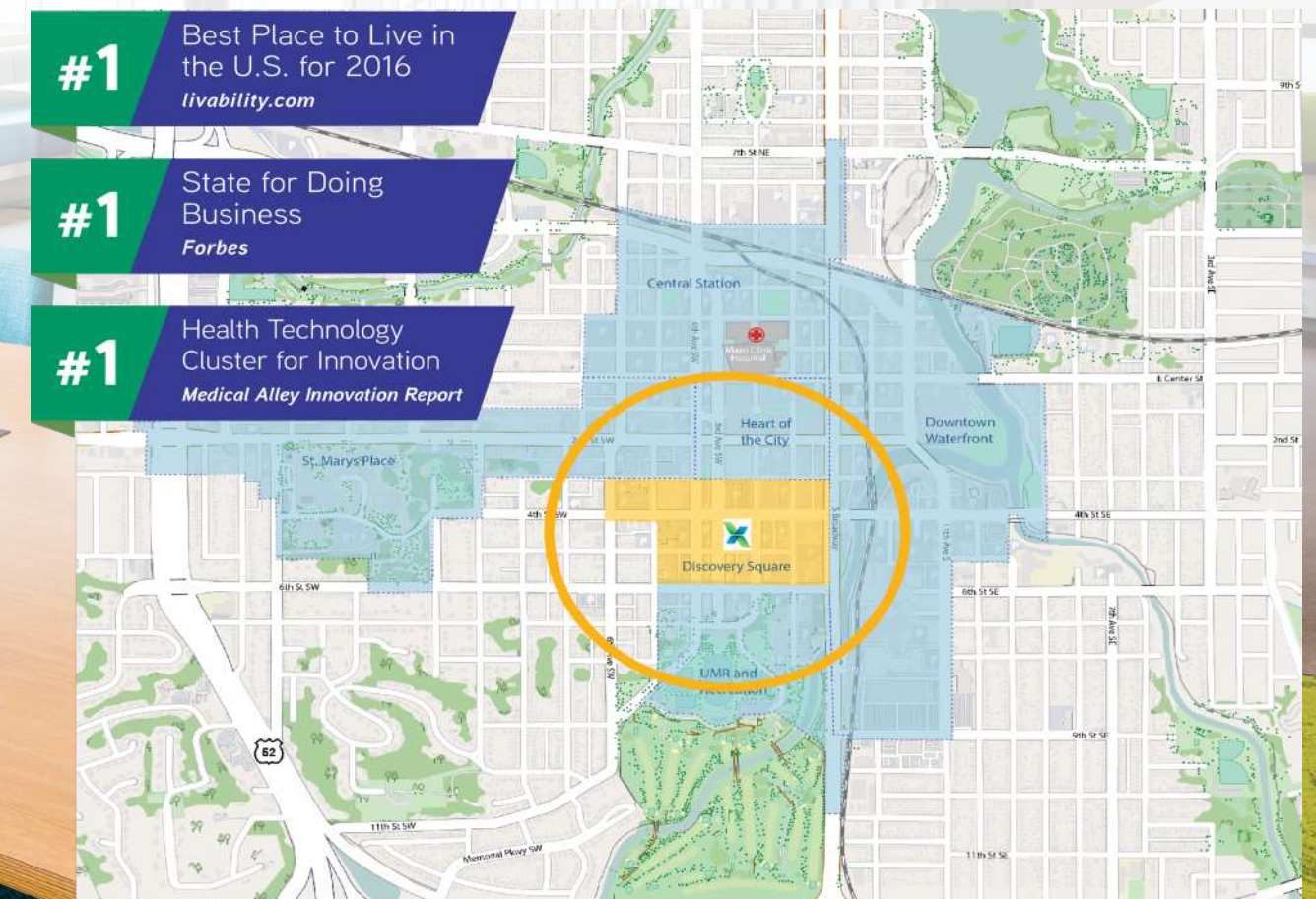
## GLOBAL DESTINATION FOR HEALTH AND WELLNESS

Known first and foremost as the home to Mayo Clinic, Rochester, Minnesota is one of the most educated cities in the world and home to some of the best and brightest minds in the medical industry.

Providing the setting for "America's City for Health," Rochester is a city bustling with local culture and cuisine, community involvement, education and the arts. Nestled in the deeply-carved valleys of the Zumbro River, Rochester boasts an abundance of natural beauty with 3,500 acres of park land and over 85 miles of paved trails, which helps to keep the local population active all year long.

The city is designed with health and wellness in mind. It is walkable, safe, has minimal traffic, clean air, short commutes and easy access in and around the city. The above average household income combined with a low cost of living contribute to the overall well-being and happiness of the city's residents.

Mayo Clinic attracts a highly educated and diverse range of people from all over the world that contribute to the cultural vitality of the city. The steady influx of visitors, educators, medical professionals and businesses is creating a spur of growth in Rochester that shows no sign of slowing.



# LEASING CONTACT



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