

IQHQ – Colliers Team Inks 88,184-SF Life Science Deal in Andover

Long-term Agreement Brings Innovation Park to Over 50 Percent Leased Since Early 2020 Acquisition

BOSTON, MA, JANUARY 25, 2021 – Leading global commercial real estate services firm Colliers International has announced that it represented client, IQHQ, in a 15-year, 88,184-SF lease at Innovation Park, Andover to growing Cambridge-based life science company, Oncorus. Oncorus, whose R&D headquarters will remain in Cambridge, will occupy Innovation Park at 4 Corporate Drive as an additional location for high-quality GMP clinical manufacturing space.

“We’re thrilled that we will be developing a state-of-the-art clinical manufacturing facility at Innovation Park in Andover,” said Steve Harbin, Chief Operations Officer and Chief of Staff at Oncorus. “This facility will play a central role in enabling us to advance our mission to realize the full promise of viral immunotherapy for cancer patients.”

IQHQ acquired the 211,940-SF life science campus from owner-occupier, Eisai, Inc., back in early 2020, and in partnership with Colliers has completed leases to UMASS and Ora Clinical in addition to this latest signing. For many of the same reasons that IQHQ was originally attracted to Innovation Park from an acquisition standpoint – first-class life science infrastructure, high quality finishes, accessibility and proximity to Greater Boston biotech clusters – Oncorus also viewed the building as a premier location and facility for a clinical manufacturing outpost to their Cambridge HQ.

“Our acquisition and redesign of Innovation Park supports IQHQ’s vision to provide premier office, lab and manufacturing facilities for companies such as Oncorus, which will support the increasing demand for medical innovation and life science space in Greater Boston,” said Doug Cuff, Vice President at IQHQ. “We are incredibly excited about leasing momentum and the establishment of a growing cluster in Boston’s northern suburbs.”

Although the campus was previously occupied by a single user with Eisai, its layout is highly conducive and versatile for multi-tenanting. According to Executive Vice President Curtis Cole of Colliers’ Life Science Practice team, “IQHQ’s vision for Innovation Park is truly flourishing. They have invested significant capital into what was already first-class space with the goal of making it a life science destination for multiple GMP users all under one roof.”

Upon Oncorus joining the tenant roster, approximately 100,000 SF of vacancy will remain available for lease. Tenants will benefit from extensive renovations to the building’s amenities – including state-of-the-art fitness center, updated and expanded high-end café, as well as improvements to outdoor gathering areas and landscaping – that are currently underway with anticipated completion in the coming months.

Joining Cole in representing IQHQ were Executive Vice President Greg Klemmer and Assistant Vice President Tim Allen. Oncorus was represented by JLL’s Peter Bekerian in the transaction.

About IQHQ

IQHQ empowers the life science community to thrive and succeed by creating and developing environments that inspire progress and give innovation a home to grow. IQHQ's focus is to acquire, develop and operate life science properties in the innovation hubs of San Francisco, San Diego and Boston in the United States, and the Golden Triangle in the United Kingdom. To learn more, visit www.ighqreit.com.

About Colliers International

Colliers International (NASDAQ, TSX: CIGI) is a leading diversified professional services and investment management company. With operations in 68 countries, our more than 15,000 enterprising professionals work collaboratively to provide expert advice to maximize the value of property for real estate occupiers, owners and investors. For more than 25 years, our experienced leadership, owning approximately 40% of our equity, has delivered compound annual investment returns of almost 20% for shareholders. In 2019, corporate revenues were more than \$3.0 billion (\$3.5 billion including affiliates), with \$33 billion of assets under management in our investment management segment.

About Oncorus

At Oncorus, we are focused on driving innovation to deliver next-generation viral immunotherapies to transform outcomes for cancer patients. We are advancing a portfolio of intratumorally and intravenously administered viral immunotherapies for multiple indications with significant unmet needs based on our oncolytic Herpes Simplex Virus (oHSV) Platform and Synthetic Virus Platform. Designed to deliver next-generation viral immunotherapy impact, our oHSV Platform improves upon key characteristics of this therapeutic class to enhance potency without sacrificing safety, including greater capacity to encode transgenes to drive systemic immunostimulatory activity, retention of full replication competency to enable high tumor-killing potency, and orthogonal safety strategies to restrict viral activity in tumor cells. Our lead oHSV program, ONCR-177, is designed to be directly administered into a tumor, resulting in high local concentrations of the therapeutic agent, as well as low systemic exposure to the therapy, which we believe could potentially limit systemic toxicities. Please visit us at www.oncorus.com to learn more.

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