



Photo courtesy of General Dynamics NASSCO

After christening the ship, Peggy Forest watches the 50,000-ton Matsonia make its slow slide into San Diego Bay at the General Dynamics NASSCO shipyard.

Second Ship From \$511M Order Launched

SHIPBUILDING: NASSCO Builds 2 Cargo Carriers for Matson

■ BY BRAD GRAVES

General Dynamics NASSCO sent a commercial cargo ship that it is building for **Matson Inc.** down the inclined ways of its Barrio Logan shipyard and into San Diego Bay on July 2. It is the second of two ships it is building for Matson under a \$511 million order, placed in 2016. Matson plans to use both ships to carry vehicles and containerized cargo between Hawaii and California.

The first ship, the *Lurline*, is already operating on that route.

Shortly before the 50,000-ton ship slid into the water, **Peggy Forest** — wife of Matson President **Ron Forest** — broke a champagne bottle against its hull and christened it *Matsonia*.

NASSCO will now prepare the ship for sea trials in October. It plans to deliver the *Matsonia* in the fourth quarter.

The West Coast shipyard of General Dynamics (NYSE: GD) splits its business between ship construction and U.S. Navy ship repair, with new construction taking a 60% share. The *Matsonia* had to go into the water to make room for NASSCO to build the second of its Navy fleet replenishment oilers, said **Dennis DuBard**, the company's government relations representative.

1920 Law Helps NASSCO

Overseas shipyards can beat U.S. shipyards in what they charge to build commercial vessels. A U.S.-built ship will

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USD Creates Real Estate Department

EDUCATION: Years of Effort Culminate in Innovative Program

■ BY BRAD GRAVES

Signaling possible growth ahead, the **University of San Diego** has elevated its real estate program to a real estate department within its School of Business. The move was effective July 1.

Tim Keane, dean of the school, likened the moment to when a family



Tim Keane

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Poseida IPO Returns \$224M

BIOTECH: Co. CEO Sees Offering as 'Resounding Success'

■ BY DONALD BLOODWORTH

The San Diego-based clinical-stage biopharmaceutical company **Poseida Therapeutics** has closed its July 10 initial public offering on the Nasdaq Global Select Market (NASDAQ: PSTX), selling 14 million common stock shares for \$224 million, increasing its valuation from 10 million shares at \$14 a share to \$16 a share.

The company was initially seeking \$150 million.

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Law Firm Moving Offices to \$164M Life Sciences Campus

PROPERTY: Cooley Leasing 74,000 Square Feet in Torrey Pines Boardwalk Project

■ BY RAY HUARD

A Torrey Pines life science campus that's still under construction will be the San Diego headquarters of a law firm that specializes in representing life science companies.

Cooley, with corporate headquarters in the San Francisco Bay Area, is moving its San Diego offices from Eastgate to the \$164 million Boardwalk campus of Healthpeak Properties, a REIT (Real Estate Investment Trust) based in Irvine.

"Life sciences is and always has been the heartbeat of the Cooley San Diego operation, which is why this location is a dream come true," said **Michael Attansio**, a partner in charge of the firm's San Diego operations.

Cooley has leased the full 74,000 square feet of a new building at 10265 Science Center Drive that is one of two



Michael Attansio

new buildings Healthpeak is adding to its Boardwalk campus.

The Campus

Boardwalk includes an existing 76,408 square-foot building that is being redeveloped, and a second new building of 41,302 square feet.

Cooley will have a staff of about 235 including about 100 lawyers in the Boardwalk project, Attansio said.

Torrey Pines is the center of the life science/bio-tech industry in San Diego

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P.3 BIOTECH: VelosBio raises \$137M in Series B funding

P.15 HEALTHCARE: Telemedicine is reshaping local industry

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VelosBio

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"In less than a year from founding the company. We have moved rapidly from just an initial idea, to developing the first construct, to getting the green light from the FDA to completing our first phase I human trial," said Johnson. "We learned a great deal from that clinical trial, where we believe we have a proof of concept."

Competitive Pipeline

Investors involved are betting long-term that VelosBio will have a competitive pipeline to produce novel targeted therapies for use as monotherapy or in combination across a broad range of cancers.

"The early clinical data with VLS-101 are very promising and support ROR1's potential as a novel oncology target. We see tremendous opportunity for the VelosBio pipeline to produce novel targeted therapies for use as monotherapy or in combination across a broad range of cancers," said **Karan Takhar**, managing director, Matrix Capital Management. "We were attracted to VelosBio by the

excellent science, experienced management team, and broad potential therapeutic applicability of its proprietary ROR1-targeting technology."



Karan Takhar

Its executive team includes **Clayton Knox**, who headed Acerta Pharma's corporate development and strategy. Knox also served

as chief operating officer at cancer immunotherapy startup **Mavupharma** (acquired in 2019 by **AbbVie**). Chief medical officer, **Langdon Miller** brings seasoned experience from **Calistoga Pharmaceuticals** (acquired in 2011 by **Gilead Sciences**) and also served as an advisor at **Acerta**.

Introducing New Drugs

If clinical trials are successful, Johnson said the company will apply to the Food and Drug Administration to test their antibody-toxin combo in breast cancer, ovarian cancer and non-small cell lung cancer.

VelosBio is also developing a bispecific antibody, a type of drug that is structured to hit two targets simultaneously. In addition, the company seeks to produce drugs using new kinds of linkers such as antibodies, payload and cytotoxins.

To date, VelosBio employs 30 local people and plans to double its headcount over the next year. Moving into its Sorrento Valley office this year, the firm also has a presence in Seattle and San Francisco.

The startup has raised more than \$200 million, to date. Johnson said the new funding will be used to

accelerate the growth of its programs and the company.

"We are going to be growing significantly in San Diego. I couldn't be more proud and what this team has been able to accomplish in a short period of time," said Johnson. "We have been very fortunate with little to no turnover over the last in two and a half years. It speaks volumes to what we are trying to build and San Diego is a great place to build it."

Alongside VelosBio is **Oncternal Therapeutics**, another San Diego company focused on developing cancer drugs designed to target cells that express ROR1. Its lead drug candidate, cirmtuzumab, is in a Phase I/2 study in combination with AbbVie drug ibrutinib (Imbruvica) as a potential treatment for patients with chronic lymphocytic leukemia and mantle cell lymphoma. ■

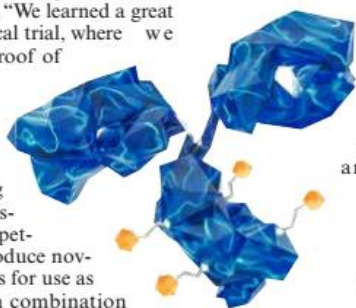


Photo courtesy of VelosBio

VelosBio's licensed antibody-drug conjugate ROR1 from UCSD cancer researcher Thomas Kippis.

VelosBio

FOUNDED: 2017
CEO: Dave Johnson
HEADQUARTERS: Sorrento Valley
BUSINESS: A clinical-stage, oncology therapeutics company.
FUNDING: Raised more than \$200 million, to date
EMPLOYEES: 30
WEBSITE: velosbio.com
NOTABLE: VelosBio has raised the highest amount of venture funding in 2020, so far.

Boardwalk

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County and Attansio said Cooley's move to Torrey Pines is "the obvious next step" in the firm's evolution in San Diego.

"We loved our location. We loved our relationship there in our current building. We wouldn't have been there for 20 years if we didn't," Attansio said. "It's time for a new opportunity. We view the Boardwalk project to be absolutely world class, second to none in terms of our client base."

Construction at Boardwalk started in January and is set for completion in the second quarter of 2021.

In all, the three buildings at 10265, 10275 and 10285 Science Center Drive will have 195,000 square feet of space. The site is on a mesa overlooking Interstate 5.

"We expect this to be Healthpeak's flagship life science campus in San Diego," said Michael Dorris, senior vice president of life sciences.

"We have other (San Diego) developments in the planning," Dorris said, although he declined to say where.

"San Diego is one of the leading hubs in the country for life sciences and we expect to continue to grow here," Dorris said.

Healthpeak Properties also owns Pacific Corporate Park in Sorrento Valley



The law firm of Cooley is moving from Eastgate to the Boardwalk life science project in Torrey Pines

and has projects in San Francisco, Los Angeles, Santa Clarita and San Jose.

Aside from the building Cooley leased, the rest of the Boardwalk campus will likely be about half office and half lab, Dorris said.

The Building

Amenities will include a gourmet café, conference center, 5,000 square-foot fitness center and a one-acre park with outdoor meeting and collaboration spaces.

"There will be a robust amount of outdoor seating and meeting areas," Dorris said, with the park between the buildings at 10265 and 10275 Science Center Drive. The building façades will incorporate View Smart Windows, a new technology that automatically changes tint depending on outside conditions to reduce heat and glare without blocking views.

"The intent is to remove the need for blinds," Dorris said, which tend to be left down once they're lowered, blocking natural light.

Many of the windows also can be opened to allow for natural ventilation.

In response to the COVID-19 pandemic, the buildings will have touchless door entrances and additional filtration systems, Dorris said.

Attansio said the Broadway "creates more collaborative areas for attorneys to sit and talk and work outside their office."

Boardwalk is "a generational change in terms of all that's going to come with the package."

"We think the architecture, the openness of the space and the way the amenities are going to be structured with the way the workforce is evolving in terms of office use, we just think they really hit the target," Attansio said.

Inside

Gone will be the huge chunk of space that's devoted to paper files, replaced by digital.

"Lawyers in my generation used to call war rooms, stacks and stacks of folders, none of that is necessary anymore," Attansio said.

Details on the interior space are in flux, but Attansio said it will likely have fewer and smaller private offices.

"The idea that senior lawyers, partners who have big corner offices with the door closed, those days I think are over in the modern office plan," Attansio said. "The emphasis will be on open areas, and frankly, talking to each other." The center takes its name for a



Renderings courtesy of CBRE

boardwalk that links the three buildings and goes through the center building, Dorris said.

Construction of the Boardwalk comes when there is a heightened interest in life science as a result of the pandemic, said **Andrew Huggett** of CBRE. Huggett, **JEB Stirnkorb** and **Rich Dansei**, also of CBRE, brokered the lease on behalf of Healthpeak Properties.

"The timing's right for this project," Huggett said. "The life science market has proven to be kind of a guiding light getting through this situation. The activity has not slowed down at all." ■

Cooley LLP

Cooley

YEAR FOUNDED: 1920

CHAIRMAN AND CEO: Joe Conroy

HEADQUARTERS: Palo Alto

BUSINESS: GLOBAL LAW firm

REVENUE: \$1.33 billion (2019)

SAN DIEGO EMPLOYEES: 235 (100 attorneys)

WEBSITE: WWW.COOLEY.COM

NOTABLE: Cooley teams are working with more than 115 companies across the US, Europe and Asia — particularly in the life sciences and healthcare industries — on a host of COVID-19-related matters, including the development of vaccines, therapeutics, diagnostics and ventilators.

Healthpeak Properties



FOUNDED: 1985

CEO: Tom Herzog

HEADQUARTERS: Irvine

BUSINESS: Real Estate Investment Trust (REIT)

REVENUE: \$2 billion 2019; \$1.8 billion 2018

EMPLOYEES: 204

STOCK: PEAK on NYSE

WEBSITE: www.ic.healthpeak.com

NOTABLE: Healthpeak Properties has more than \$20 billion in real estate holdings in life science campuses, medical office buildings and senior housing