REALM and Cannae Partners Expand Life Sciences Presence in Bay Area

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PLEASANTON, CA — REALM, in partnership with Cannae Partners, has acquired 4696 Willow Road, a state-of-the-art biomanufacturing facility in Pleasanton, California. The 42,620-square-foot Good Manufacturing Practice (GMP) biomanufacturing facility includes ISO 5 cleanrooms, 12 production suites, quality-assurance and quality-control laboratories, and robust power systems. Supported by more than $14 million in specialized improvements, the property is ready for near-immediate occupancy by GMP and R&D users.

Having acquired the Property well below replacement cost, REALM benefits from significant downside protection while fundamentals in the submarket improve dramatically. The Pleasanton/Tri-Valley submarket continues to attract life sciences and R&D users, creating high demand for plug-and-play GMP facilities in a supply-constrained market with no speculative R&D construction. Located in Pleasanton's innovation corridor, the facility benefits from proximity to leading research institutions, a skilled talent pool, and major life sciences and healthcare employers, positioning it for significant long-term growth.

"This property exemplifies our commitment to supporting innovation-driven sectors that create lasting economic benefit for investors. REALM is excited to expand its presence in the Bay Area with this outstanding property that we have been able to purchase at an attractive basis."

Travis King, Founder and CEO of REALM

"Cannae Partners is excited to expand our Bay Area footprint alongside REALM. We are optimistic about the market in the Greater Bay Area right now, and especially about the attributes of these specific buildings. Our basis in these assets allows us to be creative and aggressive in finding and retaining high-quality tenants. Our partnership is working aggressively to find more compelling opportunities in the near term."

Jamin Seid, Co-Founder of Cannae Partners

ABOUT CANNAE — Cannae Partners is a Bay Area-based real estate investment and development firm focused on value-add and core-plus strategies across office, R&D, and advanced manufacturing sectors. The firm's disciplined approach emphasizes the acquisition and repositioning of specialized facilities that meet the evolving needs of technology, manufacturing, and life sciences tenants.

ABOUT REALM — REALM is an exclusive investment collective of more than 100 family offices, dedicated to direct real estate investing. An invite-only platform, REALM leverages its members' relationships, experience, and capital to access and execute exceptional investments offering superior risk-adjusted returns.

With over $6 billion of transaction experience, REALM's principals have a proven history of successful investing across asset types, markets, and cycles.

To learn more about this investment or how to partner with REALM, please reach out to Will Moyer - wmoyer@realmlp.com