

The lab works better when connectivity never stops.

INDUSTRY BRIEF
CRE Life Sciences

Life sciences tenants don't tolerate connectivity gaps—and neither does their work. Lab instruments, environmental sensors, secure collaboration tools and regulated research systems all depend on reliable, always-on mobile connectivity. When it fails, research slows, compliance is at risk and lease renewals are in jeopardy.

Today's life sciences buildings are competing for the most demanding tenants in real estate—ones willing to pay a premium for the buildings that deliver reliable connectivity, now the fourth utility. TDC designs, funds, builds, upgrades and operates **fully managed mobile connectivity solutions and bundled digital infrastructure with no upfront investment** that keep research moving, systems compliant and assets leased.

Our solutions

Managed Services

Mobile Connectivity

- Distributed Antenna Systems (DAS)
- Wi-Fi
- Private Networks

Smart Building Solutions

- Fiber & IoT Networks
- Digital Infrastructure

Public Safety

Benefits

Increased tenant engagement & research productivity

- Tenant personalization and mobile apps
- Amenities and conference room bookings
- Always-on cellular connectivity

Safety, security & compliance

- Building controls and secure access
- Elevator and life-safety failover
- 911 and emergency services

More efficient operations

- IoT building systems
- Smart access and keyless entry
- Mobile workforce tools

New revenue streams

- Smart parking and mobile payment
- Premium connectivity services
- Short-term or on-demand office suites enabled via mobile app

~50%

productivity increase in research with good connectivity.

3 in 5

business tenants say good connectivity outranks space, price, amenities.

65%

of new life sciences facilities now include smart building technologies.

Why TDC for life sciences

Custom-fit solutions for research environments.

Industry-specific solutions from engineering and design experts who understand the unique demands of life sciences buildings like RF-blocking lab materials, clean room requirements and sensitive instruments.

A platform for everything digital.

TDC bundles mobile connectivity with digital infrastructure—digital displays across labs and common areas; surveillance across facilities, parking controlled zones; smart sensors for environmental monitoring and asset tracking—all delivered under a single OpEx model with no upfront capital.

Easy button for life sciences connectivity.

We take a complex process—across Wireless Carriers, design, construction, operations and lifecycle management—and simplify into 3–5 guided decisions without disrupting tenants or daily operations.

No upfront investment. Clear terms.

We meet owners and operators where they are—with commercial models aligned to capital planning and product launches, including options to reduce risk and eliminate upfront investment. Clear contracts with no hidden fees. Straightforward guidance and outcomes aligned to your asset and portfolio strategy.

The business case for mobile

	Illustrative Range	Considerations & Assumptions
Core & Ancillary Revenue and Retention		
Premium lab leasing	Assume 2-4% increase	Premium lab infrastructure including tech-enabled amenities command ~19% increase over traditional office rents
Shared research infrastructure services	Assume 3-5% increase	Increased adoption of shared resources and modular infrastructure to reduce costs and improve efficiency
Protect competitive advantage & innovation	Assume 2–5% revenue protection	69% of R&D teams risk losing competitive advantage without connected labs
Operational Efficiency		
Smart building automation	Assume 10-20% cost savings	IoT-enabled building systems (HVAC, lighting, occupancy) deliver 15–25% energy savings
Monitoring and maintenance	Assume 5-10% cost savings	Predictive maintenance IoT and analytics programs reduce maintenance costs by 10–40% and equipment downtime by up to 50%

TDC is your dependable partner for fully managed mobile connectivity solutions, financed, deployed and supported by us. We ensure phones and devices work seamlessly to enable collaboration and experiences—so you can stay focused on your core business. As one of the fastest-growing mobile connectivity companies in the U.S. and a member of the Tillman Global Holdings family, we connect people, places and experiences, enhancing asset value and powering the next generation of buildings, businesses and technologies.

To learn more, visit us at [TillmanDC.com](https://www.TillmanDC.com)