

studiolabs

BY BREAKTHROUGH

Environments that foster innovation.
Discoveries that transform lives.™

ABOUT STUDIOLABS

StudioLabs by Breakthrough was designed so that you can do science on Day 1. Speed-to-market means more time to focus on meeting your milestones and running experiments.

Each StudioLabs is designed to maximize creativity and further mission-critical research and development. Developed, designed and operated by an experienced lab operations team, we know what you do, how you do it and why you do it.



IN-SUITE LAB EQUIPMENT

- Biosafety Cabinets
- Fume Hood
- -80C Freezer
- -20C Freezer
- +4C Undercounter Fridge
- CO2 Incubators
- Large Benchtop Refrigerated Centrifuge
- Sinks with DI Water

SHARED LAB EQUIPMENT

- RT-PCR
- High-Speed Centrifuge
- Autoclave
- Glasswasher
- Dry Ice Storage Container
- Cryogenic Chest (-150C)
- Thermo Fisher Supply Centers (RT, +4C, -20C)
- Promega Helix Centers (-20C and +4C)

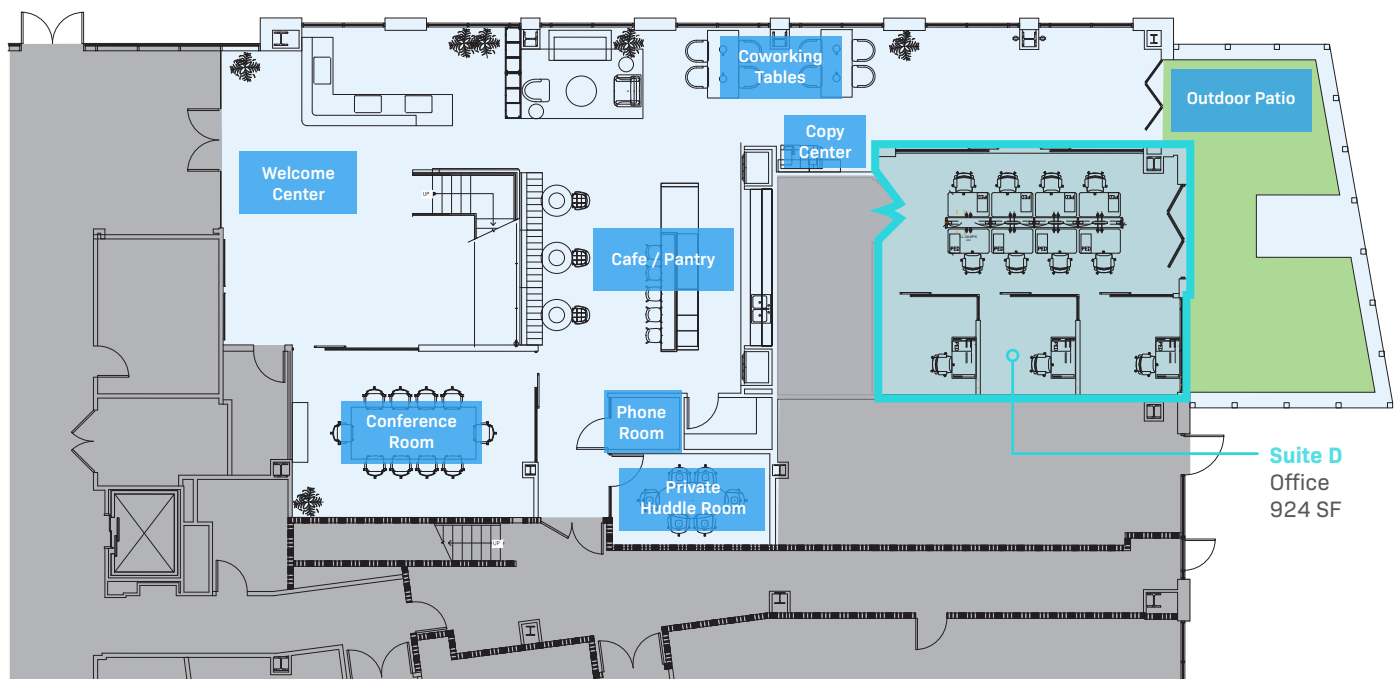
ADDITIONAL STUDIOLABS AMENITIES

- | | | |
|-----------------------------------|------------------------------|----------------------------------|
| ▪ Fully Equipped Conference Rooms | ▪ Managed Loading Dock | ▪ EV-Charging Stations |
| ▪ Phone Room | ▪ Staffed Reception | ▪ Bike Storage |
| ▪ Wellness Room | ▪ On-Site Facilities Team | ▪ Outdoor Collaboration Zones |
| ▪ Stocked Kitchen and Coffee Bar | ▪ Events and Programming | ▪ Shipping/Receiving Services |
| ▪ Fitness Center | ▪ Furnished Labs and Offices | ▪ On-Site Client Experience Team |
| | ▪ Visitor Management | |

LEVEL ONE: WELCOME CENTER, AMENITIES & OFFICE

SUITE D HIGHLIGHTS

- 924 SF of Office Space
- Contiguous with Suite C for 6,632 SF
- Available Now
- Additional Furnished Flex Office Available
- Office Build-Out Includes:
 - 3 Glass-Lined Private Offices
 - 4-6 Workstations in the Open
 - Collapsible Exterior Glass Partition Connects Directly to Outdoor Patio
 - IT and Internet Wired
 - Office Headcount: 11



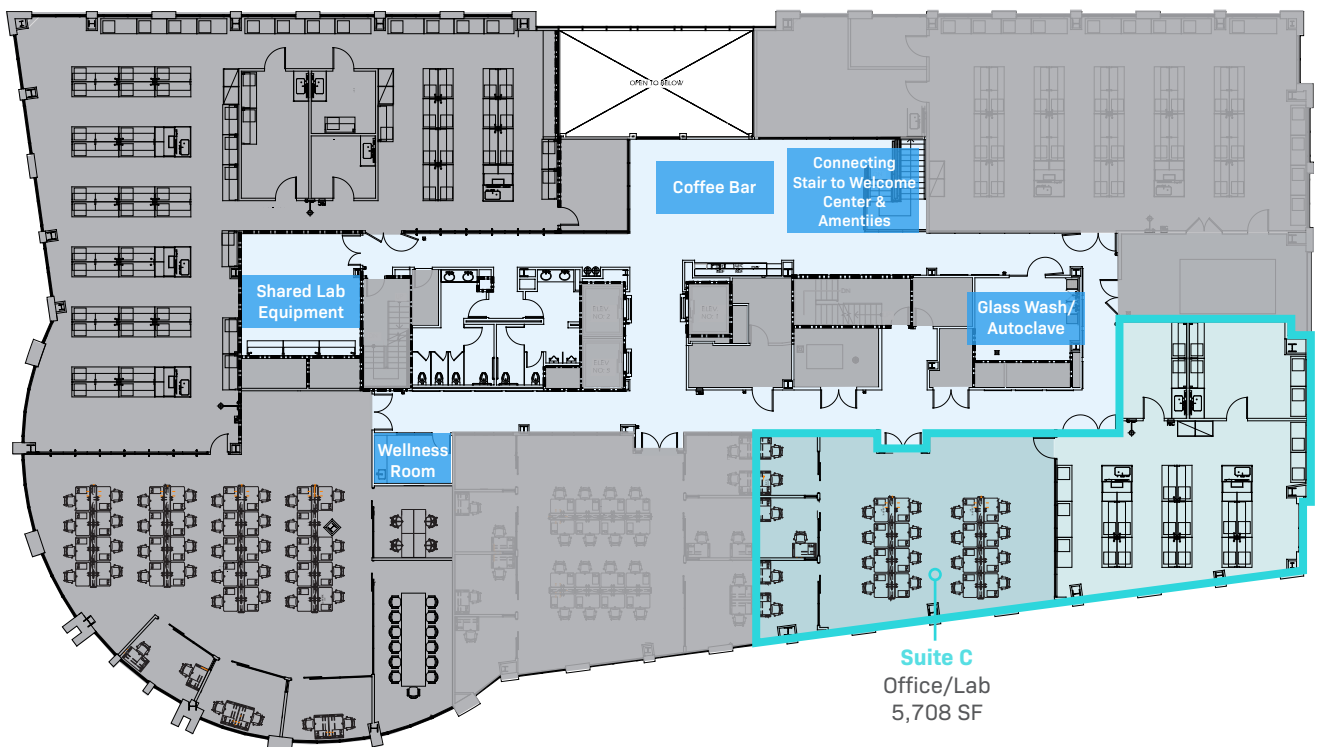
Shared Amenities



LEVEL TWO: PRIVATE STUDIOLABS (OFFICE & LABS)

SUITE C HIGHLIGHTS

- 5,708 SF of Office/Lab Space
 - Contiguous with Suite D for 6,632 SF
 - Available Now
 - Extensive Window-Line
 - Unobstructed Views of Torrey Pines Reserve and Pacific Ocean
 - Additional Furnished Flex Office Available
- Office Build-Out Includes:
 - 23 Workstations in the Open Office, Configured in 3 Rows of Desks
 - 3 Glass-Lined Private Offices/Huddle Rooms with Desks
 - IT and Internet Wired
 - Office Headcount: 22
- Lab Build-Out Includes:
 - 14 Knee Holes, Configured in 3 Rows of Benching
 - 2 Sinks in the Open Lab
 - 2 Lab Support Rooms - Each with 1 Sink
 - 1 Biosafety Cabinet
 - 1 Fume hood



Shared Amenities

