

# 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

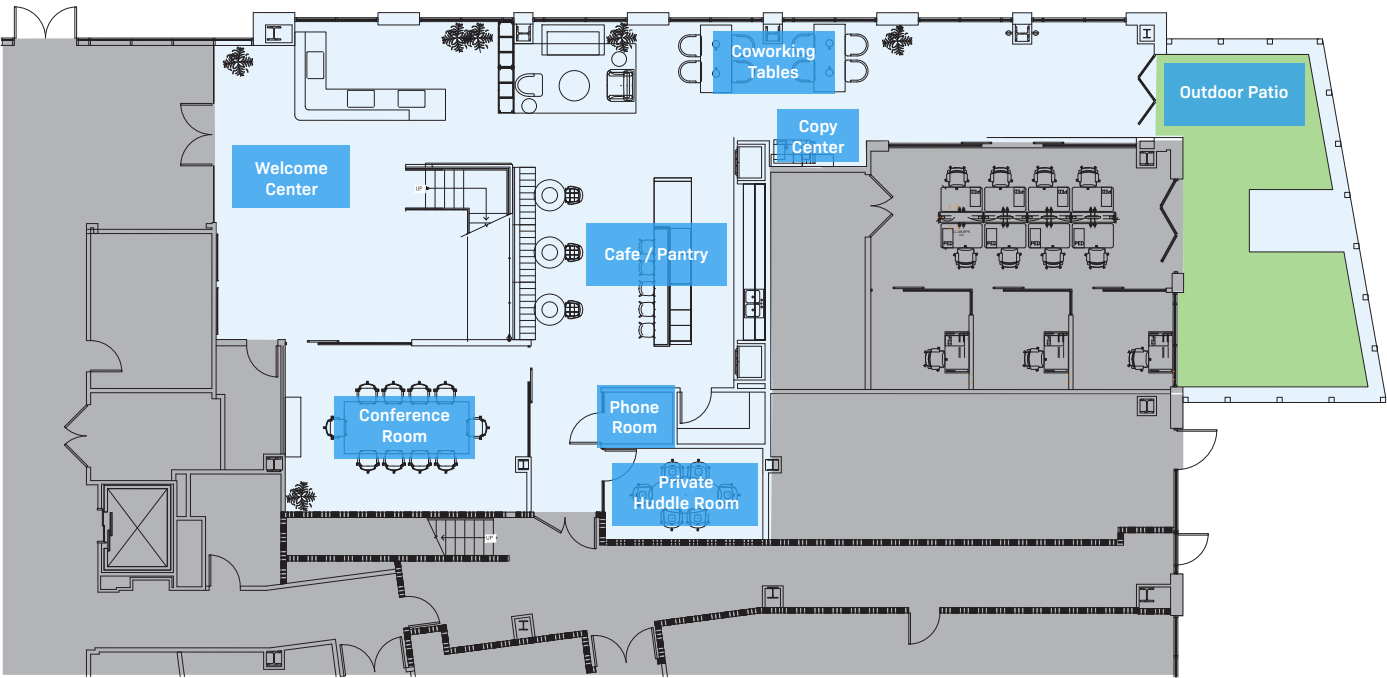
## SHARED LAB EQUIPMENT

- 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



Shared Amenities





# LEVEL TWO: PRIVATE STUDIOLABS (OFFICE & LAB)

## SUITE A HIGHLIGHTS

- 13,382 SF of Office/Lab Space
- Available March 1, 2025
- Extensive Window-Line and Natural Light
- Unobstructed Views of Torrey Pines Reserve and Pacific Ocean
- Additional Furnished Flex Office Available
- Office Build-Out Includes:
  - Office Headcount: 41
  - 35 Workstations in the Open Office, Configured in 4 Rows of Desks
  - 4 Glass-Front Private Offices/Huddle Rooms with Desks
  - IT and Internet Wired
  - Furnished Conference Room with AV Setup (TV, Speakers & Camera)
- Lab Build-Out Includes:
  - 44 Knee Holes, Configured in 8 Rows of Benching
  - 4 Sinks in the Open Lab
  - 4 Lab Support Rooms - One Without a Sink
  - 2 Fume hoods

