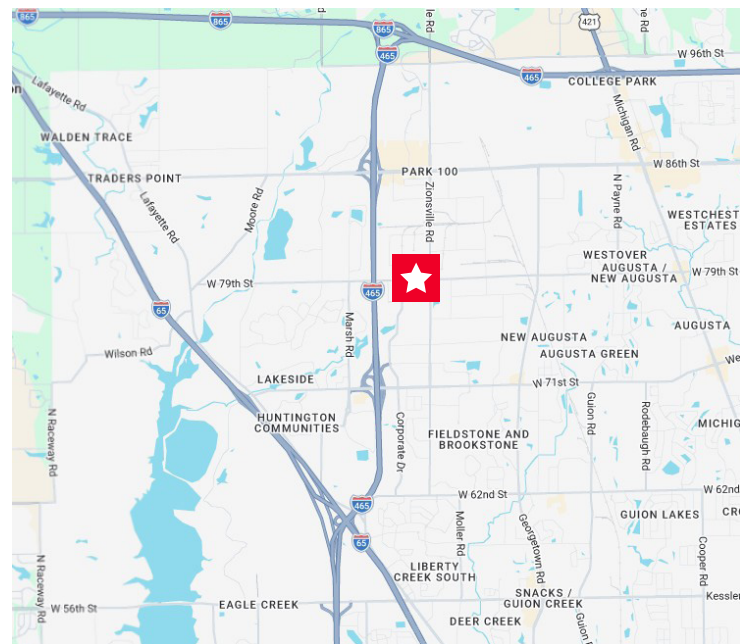


LIFE SCIENCE/CLEAN ROOM SUBLEASE OPPORTUNITY
7750 Zionsville Road, Suite 200
Indianapolis, IN 46268



Life Science Infrastructure Highlights

- 8,210 total SF
- 1,255 SF ISO Class 8 clean room infrastructure
- 240 SF 2-8°C cold room / chill room
- Existing gowning, air lock, storage, and support areas
- Epoxy flooring throughout much of the workspace
- (1) dock-high and (1) ramp/drive-in access
- Ample power and water available
- Lyophilizer available on-site
- Sublease term through May 31, 2028



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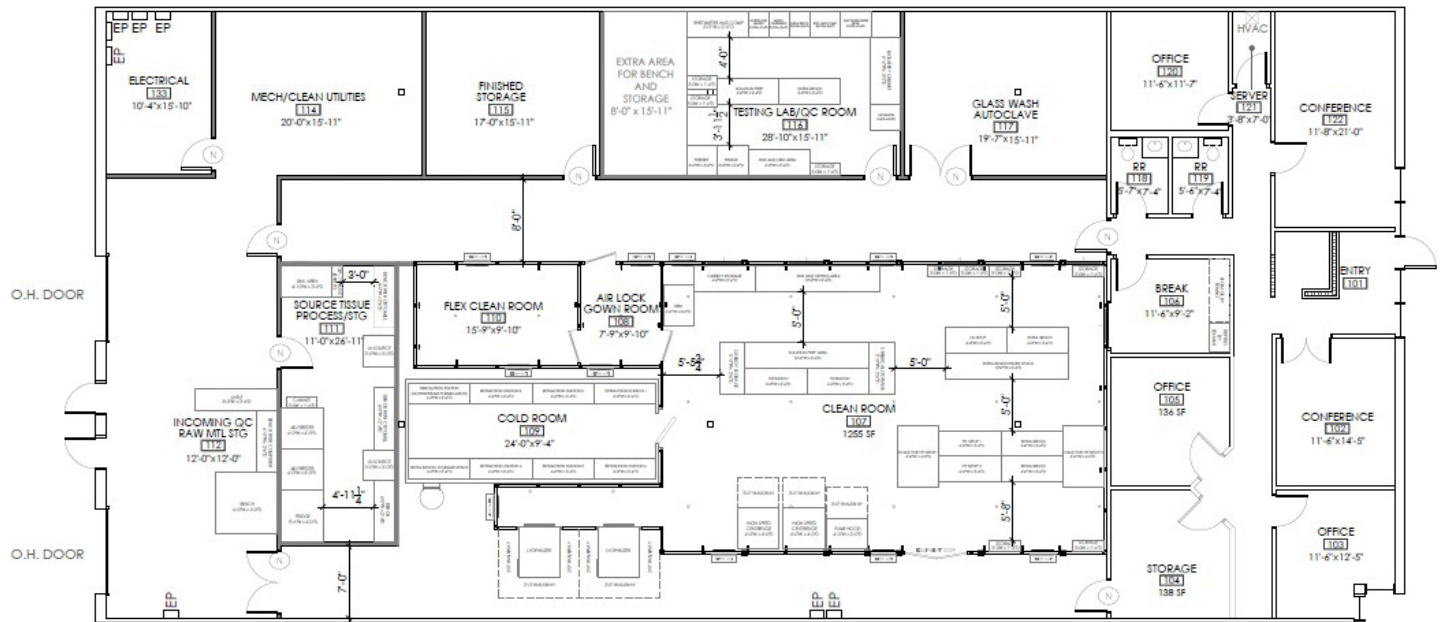


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FLOOR PLAN



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