



# Life Science Sublease

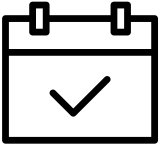
521 Cottonwood Dr, Milpitas

± 24,974 SF Available

# Highlights



Plug & Play Office Space



Flexible Term up until May 2028



Biology Labs and Existing Equipment Available



Shower and Locker Room



Backup Power



Loading Capabilities

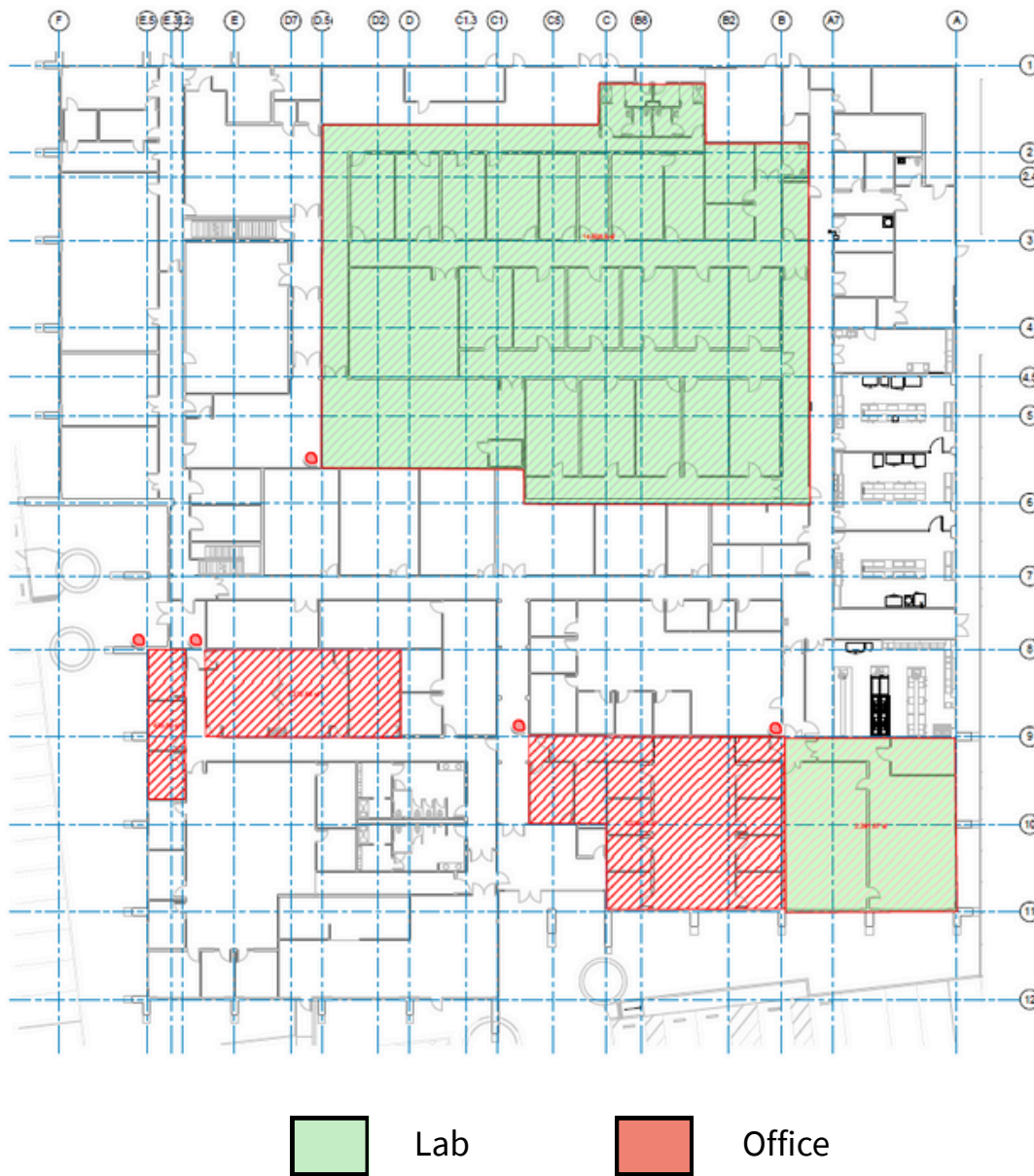


Vivarium



Large Kitchen/Break Area

# Floorplan



## Office

- 11 private offices and/or huddle rooms
- 22 desks
- Large board room/ all-hands
- Large break out area
- Access to all-hands space

## Lab Space

- Two wet lab rooms and a storage room
- 3 chemical fume hoods
- Back-up power
- BSC's, freezers, centrifuge's and other large pieces of equipment available

## Vivarium

- ± 13 holding rooms
- ± 6 additional rooms; can be used as procedure rooms, additional holding rooms or support
- Designated autoclave/glass wash area
- Heavy existing infrastructure





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