

# TURN-KEY LIFE SCIENCE INCUBATOR SPACE AVAILABLE

## 10918 TECHNOLOGY PLACE, SAN DIEGO, CA 92127



**BRANDON KEITH**

Partner | Managing Director  
858.458.3326 | Lic. #01177792  
bkeith@voitco.com

**CHRIS DURBIN**

Associate  
858.458.3339 | Lic. #02227661  
cdurbin@voitco.com



***Voit***  
REAL ESTATE SERVICES

# PROPERTY OVERVIEW



Voit Real Estate Services is pleased to present First Class Life Science Incubator Space at Aquillius in Rancho Bernardo. Aquillius is a state-of-the-art shared workspace for life science and medtech companies to rapidly develop, test, prototype and manufacture new technologies.

The Aquillius building consists of approximately 25,137 SF and offers the following resources as part of their fully-equipped shared workspace: **wet lab space, office space, ISO 7/8 cleanrooms, private lab suites, shared lab equipment, conference rooms, and a prototyping lab with 3D printers and SolidWorks.**

## CENTER NAME

Aquillius

## AVAILABLE OPTIONS FROM:

- Individual Lab Benches & Cubicles
- Small Private Offices
- Private Lab Suites (4+ Benches)

## SHARED WORKSPACE FEATURES

- Biology & Chemistry Hoods
- Prototyping Lab
- Cell Culture Lab
- R&D Labs
- Analytical Instruments
- Cold Storage
- Break Room/ Kitchen

## LEASE TERMS AVAILABLE

Month-To-Month up to 24-Month Leases

## FREEWAY ACCESS

Convenient Access to I-15 Freeway



# LEASE RATES



## PROVIDING ENTREPRENEURS THE RESOURCES TO TRANSLATE IDEAS INTO REALITY

### BIOLOGY, CHEMISTRY, AND ENGINEERING.

Come together to solve today's toughest problems. Because we're better together, and the best ideas come from cross-pollination.

### WET LAB & OFFICE

Spaces are now available for leasing.

### PRIVATE LAB SUITE

Opportunity to buildout a custom lab suite.

### LEASE RATES

|                          |                  |
|--------------------------|------------------|
| Membership               | \$500/Mo./Person |
| 6-Ft Wet Lab Bench       | \$3,000/Mo.      |
| 6-Ft Cleanroom Lab Bench | \$4,000/Mo.      |
| Vivarium Space           | Negotiable       |
| Vivarium Services        | \$2,500+/Mo.     |
| Cubicle                  | \$400/Mo.        |
| Private Office           | \$1320+/Mo.      |



# EQUIPMENT

## 3D PRINTERS



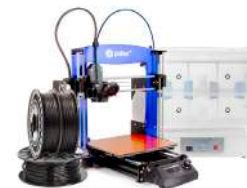
CARBIDE 3D NOMAD 3 CNC



FORM LABS 3B+ RAPID PRINTER



RAISED 3D PRO-3 SERIES



PULSE XE NYLON 3D PRINTER

## ANALYSIS



BIOTEK CYTATION 5 CELL IMAGING  
READER



CYTEK AURORA 5 LASER  
CYTOMETER



LI-COR ODYSSEY DLX INFRARED  
IMAGING SYSTEM



AGILENT 1290 INFINITY HPLC  
+ 6420 TRIPLE QUAD MS

## GENOMICS



ION TORRENT PGM DX SEQUENCER



KINGFISHER DUO PRIME  
PURIFICATION SYSTEM



QUANT STUDIO 12K FLEX REAL-  
TIME PCR



MINI AMP PLUS PCR THERMAL  
CYCLER

AND MORE..

# TURN-KEY LAB SPACES



## CELL CULTURE LABS

Designed for in vitro studies. This space will help your team emulate the body in a sterilized environment.



## PRIVATE LAB SUITES

Customize your lab to fit your exact needs. Plus, access control to keep your innovations secure within your own team.



## PROTOTYPING LAB

By iterating early and often, your DFM projects will move faster and get to market quicker. Full production is just down the street at Microtek.



## R&D LABS

Share a space with colleagues who are creating the future of science, medicine, and engineering.

## STORAGE

- Refrigerators (4°C)
- Freezers (-20°C, -80°C)
- CO<sub>2</sub> Incubators

## SECURITY

- Key Card Access
- Locking Cabinetry
- Glassware Lockers

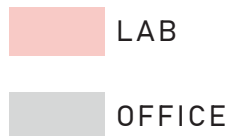
## STERILIZATION

- Ultrasonic Cleaner
- Autoclave Sterilizer
- Water Purifier

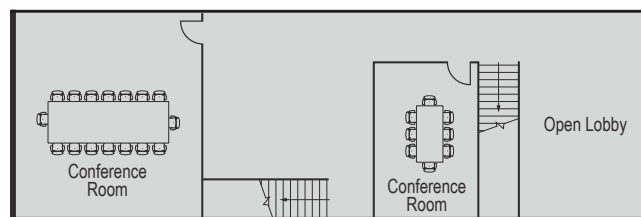
## SUPPORT TOOLS

- Centrifuge, Vortex Mixer
- Shakers, Rollers
- Scales
- Hot Plate
- Luminometer
- Fluorometer
- Rotary Evaporator

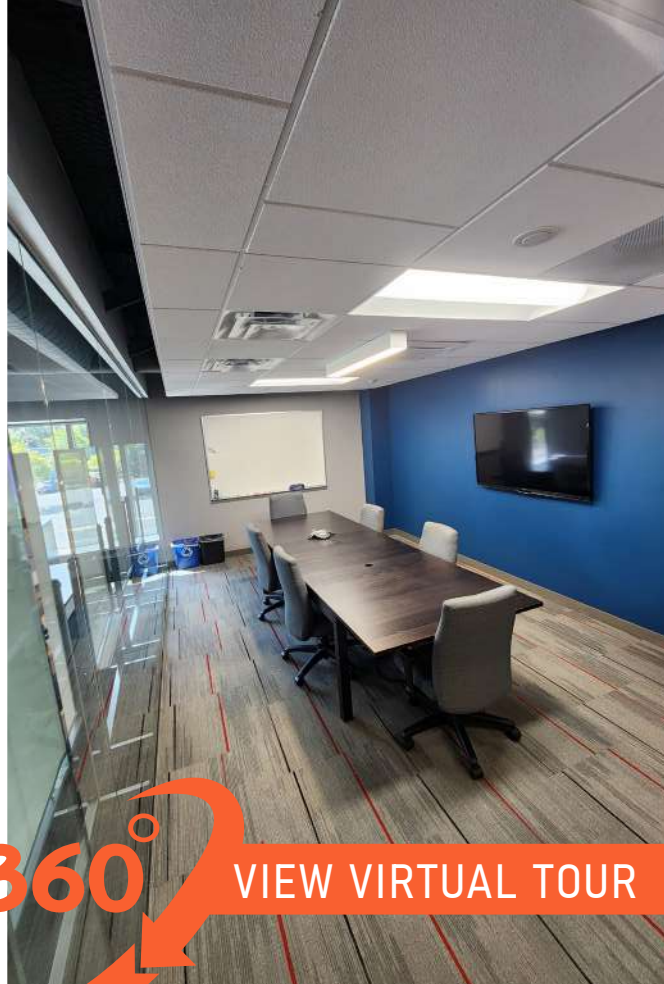
# TURN-KEY LAB SPACES



## Mezzanine



\*Not to Scale





**BRANDON KEITH**

Partner | Managing Director

858.458.3326 | Lic. #01177792

bkeith@voitco.com

**CHRIS DURBIN**

Associate

858.458.3339 | Lic. #02227661

cdurbin@voitco.com

9530 Towne Centre Drive, Suite 100, San Diego, CA 92121 • 858.453.0505 • 858.408.3976 F • Lic #01991785 • www.voitco.com

Licensed as Real Estate Salespersons by the DRE. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. ©2026 Voit Real Estate Services, Inc. All Rights Reserved.

**Voit**

REAL ESTATE SERVICES