

# 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

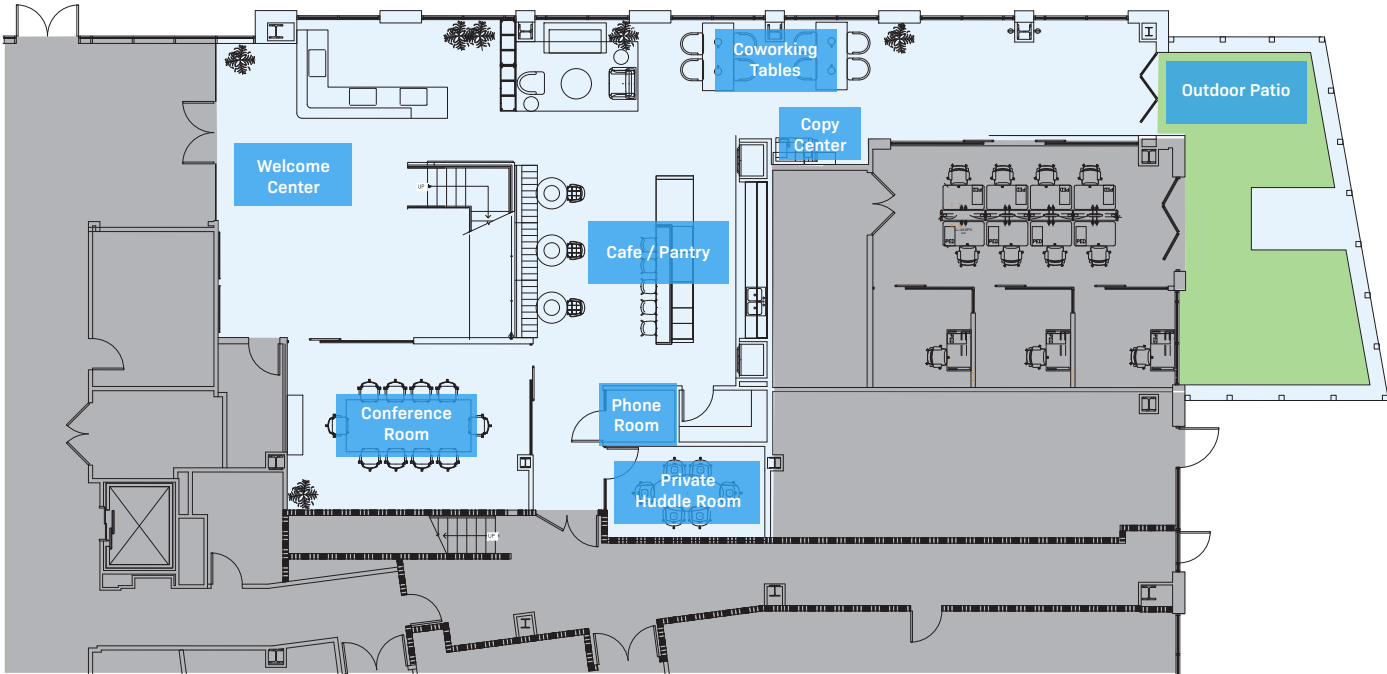
## SHARED LAB EQUIPMENT

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

# LEVEL ONE: WELCOME CENTER & AMENITIES



Shared Amenities



# LEVEL TWO: PRIVATE STUDIOLABS (OFFICE & LAB)

## SUITE B HIGHLIGHTS

- 8,516 SF of Office/Lab Space
- Available Now
- Unobstructed Views of Torrey Pines Reserve and Pacific Ocean
- Additional Furnished Flex Office Available
- Office Build-Out Includes:
  - Office Headcount: 27
  - 16 Workstations in the Open Office, Configured in 2 Rows of Desks
  - 6 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:
  - 26 Knee Holes, Configured in 5 Rows of Benching
  - 2 Sinks in the Open Lab
  - 1 Large Lab Support Room - with Sink
  - 1 Fume Hood
  - 1 Storage/Lab Support Room

