



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

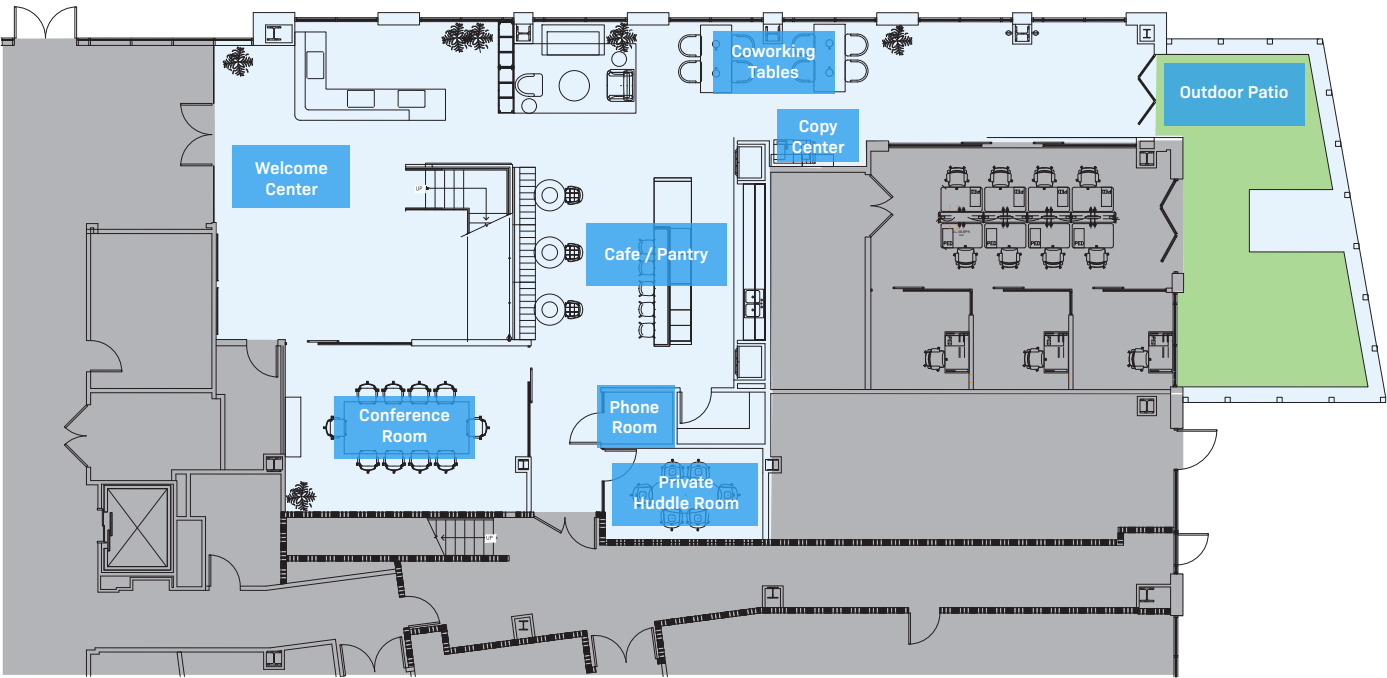
SHARED LAB EQUIPMENT

- 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 B HIGHLIGHTS

- 8,109 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

