



A Purpose-Built Lab Incubator Advancing Science and Health

Space Available For Lease

1030 South Jefferson Street, Roanoke, VA 24016

RoVa Labs at Carilion Clinic will serve as downtown Roanoke's flagship scientific incubator, bridging academia and industry to help startups translate research into commercial solutions through modern lab infrastructure, strategic partnerships, and a connected community.



Our Mission

RoVa Labs at Carilion Clinic empowers innovators with the space, specialized equipment, and community needed to accelerate discovery from concept through commercialization, providing turnkey labs, program support, and access to clinical and research partners to help transform ideas into impact, while building a thriving ecosystem where biotechnology, medicine, and applied innovation converge in the heart of Virginia's Blue Ridge.



Turnkey Laboratory Facilities & Shared Equipment

RoVa Labs is designed for speed and compliance so you can focus on science.

- Private and open wet and dry lab suites with existing infrastructure including casework, sinks, and lab support areas for tissue culture and diagnostics
- Shared equipment: biological safety cabinets (BSL-II), fume hoods, CO2 incubators, centrifuges/microfuges, PCR system, water purification, and basic analytical tools (see Equipment)
- Prototyping & Med-Device Support: Light fabrication capabilities, access to small-format 3D printers, and coordinated introductions to certified contract manufacturers in the region.
- Team space: furnished offices, huddle rooms, event lounge, and phone rooms
- Operational support: biohazardous/regulated waste streams, ordering consumables, EHS onboarding, and SOP starter pack

Roanoke is one of the Southeast's most dynamic health-innovation centers, driven by collaboration between Carilion Clinic and Virginia Tech Carilion (VTC).



Clinical Reach

Carilion Roanoke Memorial Hospital is one of the region's leading hospitals, steps from the VTC campus and minutes from downtown.



Research Power

Anchored by Carilion Clinic, Fralin Biomedical Research Institute at VTC, and their partners, offering clinical access, translational research, and a growing talent pipeline.



Growing Talent & Firms

The Roanoke Region is home to around 300 life-science firms employing more than 41,000 people, spanning biotech, clinical, and medical devices—momentum your startup can tap on day one.



779,615

Population



14,347

Graduates*



270

Patents



\$39.4M

Capital Invested



26

New Product Launches

*STEM-H graduates in GO Virginia Region 2 (2023)

Core Scientific Equipment

Purpose-built laboratory equipment designed to accelerate discovery, reduce startup costs, and enable immediate productivity.

Products from ThermoFisher Scientific, Beckman Coulter, Benchmark Scientific, Eppendorf, and more.

Biological Safety Cabinets & Fume Hoods

Ventilated containment systems designed to support safe handling of biological materials and chemicals while maintaining regulatory and research standards.

Autoclave & Glass Wash Systems

Centralized sterilization and laboratory washing infrastructure supporting contamination control, operational efficiency, and high-throughput research environments.

Fluorescence Imaging Systems

Publication-quality imaging platforms supporting protein analysis and complex research applications.

Research Microscopes

Advanced optical imaging platforms supporting cell biology, tissue analysis, and routine laboratory visualization

Electroporation Platforms

High-efficiency gene delivery systems engineered for modern cell engineering workflows.

Spectrophotometers

Precision instruments for rapid nucleic acid and protein quantification.

Real Time PCR Machines

Advanced platforms supporting gene expression, assay development, and molecular detection.

Cryosectioning Equipment

Institutional-grade cryostat technology enabling in-house tissue processing and histology capabilities — a unique feature for incubator environments

Automated Cell Counting

Digital cell analysis platforms designed to enhance accuracy, speed, and reproducibility.

CO₂ Incubation & Shakers

Controlled culture environments supporting a broad range of cell biology applications.

Ultra-Pure Water Systems

Centralized purification infrastructure delivering consistent, research-grade water quality.

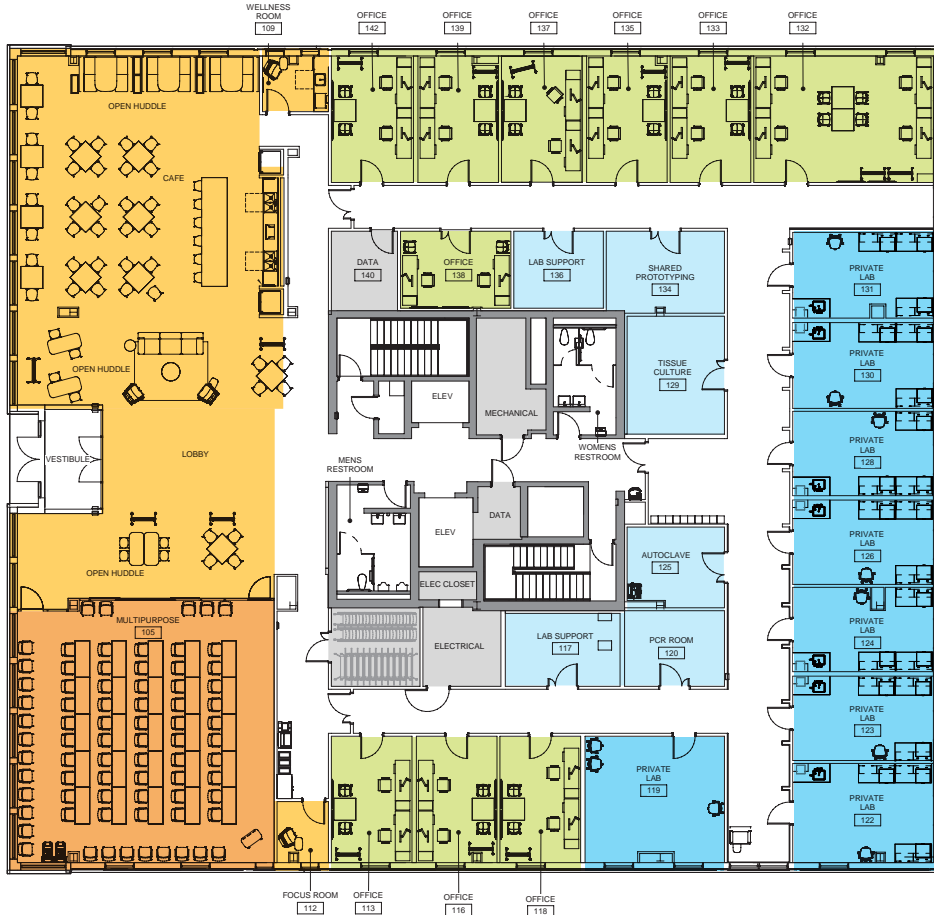
Cold Storage

Laboratory-grade -80C and -20C freezers alongside pharmaceutical refrigeration supporting secure sample preservation and regulatory compliance.

*Contact us to learn more about our full equipment list.

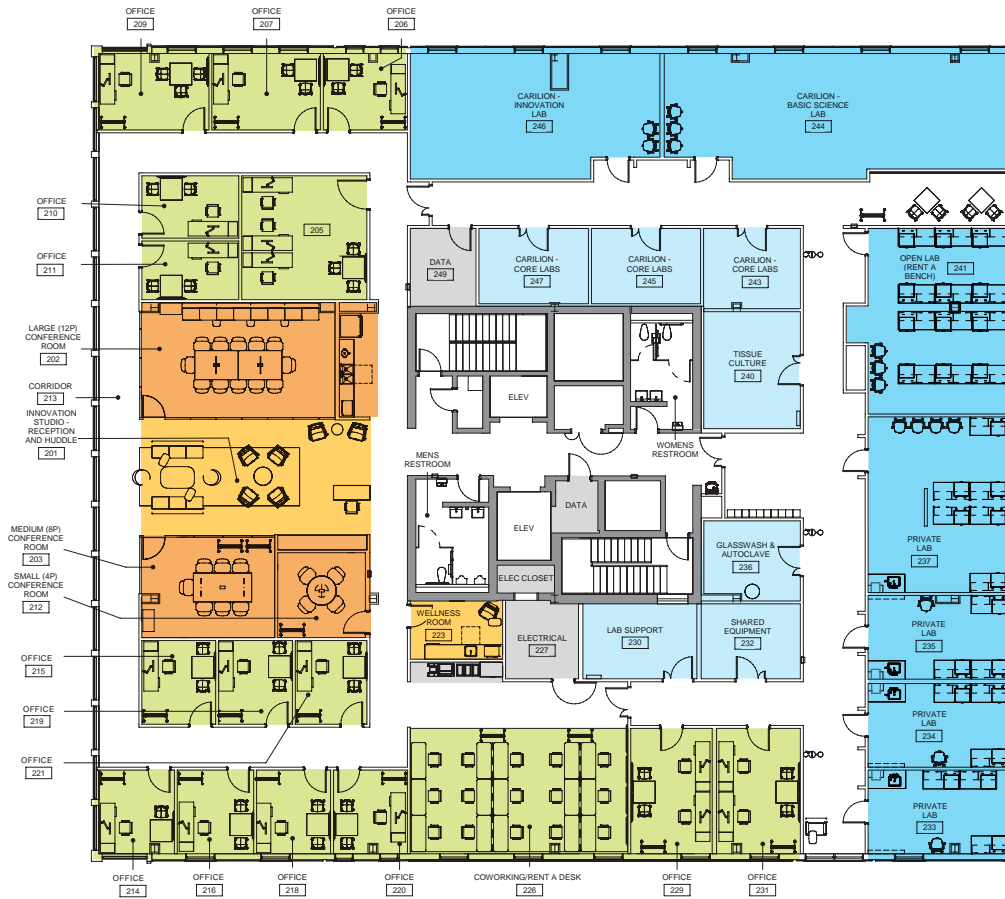
Floor Plans

First Floor • 10,100 SF



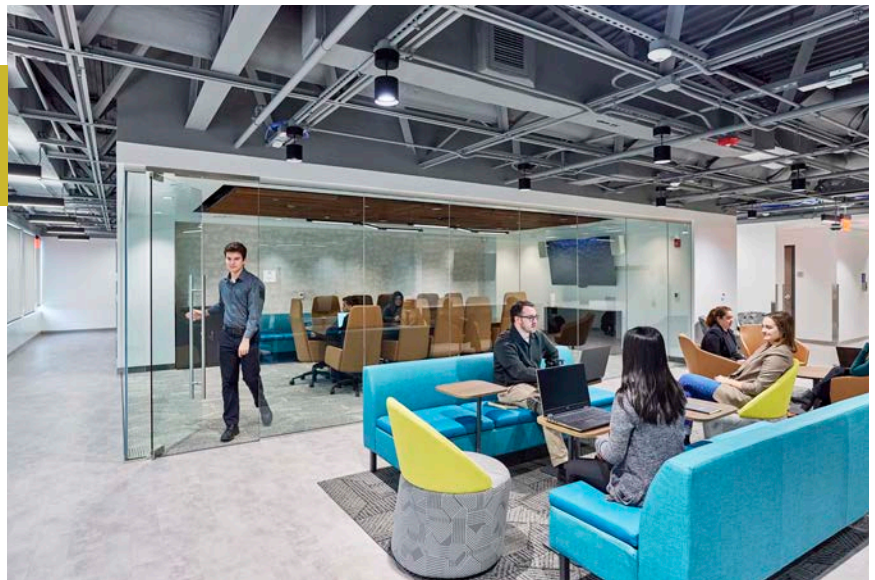
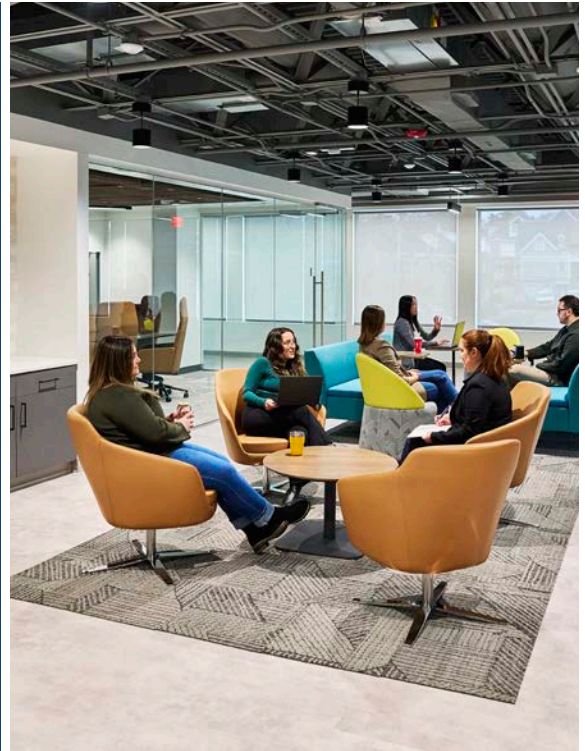
- Lab
- Office
- Lab Support
- Common Areas
- Shared Conference
- Utilities

Second Floor • 10,100 SF



Shared Offices & Collaboration Spaces

Flexible offices, conference rooms, and collaborative areas offer teams professional workspace for day-to-day operations while creating natural opportunities to connect, exchange ideas, and grow alongside fellow innovators.



Membership Options

Flexible membership tiers allow teams to scale from single-bench research to private lab suites with dedicated offices. Each plan includes access to shared equipment, mentorship, and collaboration programs tailored to companies of all stages. RoVa Labs ensures every member, regardless of size, benefits from a supportive, world-class environment that encourages growth.

Rent-a-bench

Flexible access to dedicated lab benches & equipment

Private Lab Suite

Lockable small and large private lab suites for larger teams

Private Offices

Access to private offices to complement your business activities

Hot Desking

Dedicated desks in an open workspace



Contact us for current availability, pricing, and fit.

Founder-Forward Programs



The Regional Accelerator and Mentoring Program (RAMP) supports technology and life-science startups in the Roanoke-Blacksburg region by connecting founders with expert mentors, tailored programming, and regional resources.



66

Accelerated Companies

950+

Jobs Created

\$50M+

Capital Raised

Through offerings ranging from early-stage guidance to an intensive accelerator and fundraising support, RAMP helps entrepreneurs grow, scale, and succeed.

Founder-Forward Programs

Innovation Studio | Powered by RBIA

The Innovation Studio, powered by the Roanoke Blacksburg Innovation Alliance (RBIA), is designed to provide startups with a specialized launchpad for commercialization. It combines advanced prototyping tools with strategic mentorship and resources to accelerate the transition from groundbreaking bench research to market-ready solutions.

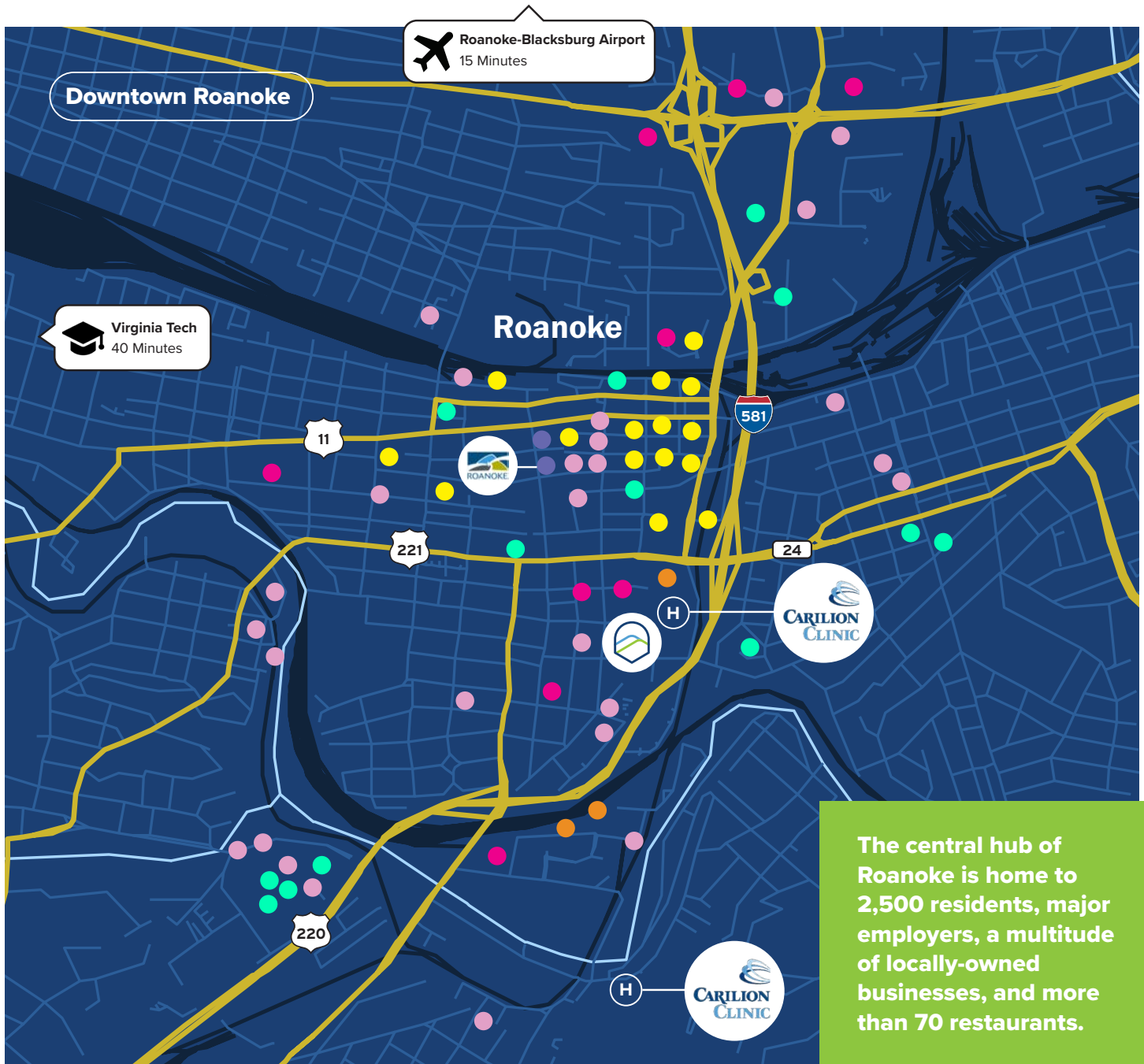
RoVa Labs serves as a central hub for the life sciences innovation community. The Innovation Studio is positioned to provide members with valuable introductions and access to resources and support networks, including Carilion Clinic healthcare system. While the primary focus is on commercializing medical devices, therapeutics, and digital health, we also support broader emerging life sciences and tech innovations. Conveniently located near key institutions—Virginia Tech School of Medicine, Fralin Biomedical Research Institute at VTC, and Carilion Roanoke Memorial Hospital—it offers a variety of resources in one location.



The Innovation Studio features highly customized, curated programming and partner-led initiatives to provide RoVa members with comprehensive support.

Programming & Benefits include:

- Access to Capital (Angel & VC investor prep)
- Carilion Clinic Center for Simulation, Research, and Patient Safety
- Entrepreneur-in-Residence & Business Expert Coaching
- Carilion Clinic Innovation QMS services for startups
- Discounts on Virginia Bio membership & regional conferences and events
- Regulatory & Compliance Workshops
- Life Sciences Ecosystem Navigation
- Regional & State Networking
- Investor Meetings & Pitch Opportunities
- Virginia Western Community College lab services & rentals
- Regional Accelerator and Mentor Programming (RAMP)
- One-year Roanoke Blacksburg Technology Council membership



The central hub of Roanoke is home to 2,500 residents, major employers, a multitude of locally-owned businesses, and more than 70 restaurants.

H Hospitals/Healthcare

Carilion Roanoke Community Hospital (CRCH)
 Carilion Roanoke Memorial Hospital (CRMH)
 and Carilion Children's Hospital

E Education

Radford University Carilion (RUC)
 Virginia Tech Carilion School of Medicine
 Fralin Biomedical Research Institute at VTC

P Hotels

The Liberty Trust
 Hampton Inn & Suites Roanoke
 Springhill Suites Roanoke
 The West End Flats
 The Hotel Roanoke & Conference Center
 The Promissory

R Restaurants

Alexander's
 Big Lick Brewing Company
 Frankie Rowland's Steakhouse
 Bernard's Gastropub & Eatery
 Corned Beef & Company
 Sidecar
 Lews Restaurant SW Roanoke

G Government Buildings

City of Roanoke Municipal Building
 Roanoke City Circuit Court / Courthouse

R Retail

Mast General Store
 Walkabout Outfitter
 310 Rosemont
 CVS
 City Market

M Museums and Civic Centers

Roanoke Public Library
 Taubman Museum of Art
 Center in the Square
 Science Museum of Western Virginia
 Kids Square Children's Museum
 Mill Mountain Theatre
 O. Winston Link Museum
 Virginia Museum of Transportation
 Elmwood Park Amphitheater
 Historic Roanoke City Market
 Roanoke City Market Building
 Jefferson Center / Shaftman Performance Hall

Roanoke Innovation Corridor



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|---|--|
| 1 Riverside Center – 1 Riverside | 18 Carilion Technology Services Group (TSG) |
| 2 Fralin Biomedical Research Institute at VTC | 19 Carilion Breast Care Center |
| 3 VTC School of Medicine and Fralin Biomedical Research Institute – 2 Riverside | 20 Carilion Clinic Family Medicine – Southeast |
| 4 Carilion Clinic – 3 Riverside | 21 Carilion Human Resources Education |
| 5 Parking | 22 Carilion Center for Simulation and Patient Safety |
| 6 Springhill Suites Roanoke | 23 Carilion Foundation (Fralin House) |
| 7 Carilion Roanoke Memorial Hospital (CRMH) and Carilion Children’s Hospital | 24 Carilion Administrative Services Building (CASB) |
| 8 CRMH Belleview Parking Garage (public) | 25 Carilion Roanoke Community Hospital (CRCH) |
| 9 CRMH Riverwalk Parking Garage (employee) | 26 CRCH Parking Garage (free public parking) |
| 10 Carilion Clinic Cancer Center / CyberKnife Center | 27 Carilion Community Medical Office Building |
| 11 Carilion Mental Health | 28 Carilion Highland Medical Office Building |
| 12 Carilion Medical Building – Crystal Spring | 29 Carilion OB/GYN Family Planning Clinic and Pediatric Clinic |
| 13 Carilion Clinic McClanahan Building / Carilion Clinic, General Surgery | 30 Carilion Institute for Orthopaedics and Neurosciences |
| 14 Carilion Clinic Patient Transportation | 31 Carilion Human Resources |
| 15 Carilion Clinic Home Health | 32 Carilion Clinic Cosmetic Center |
| 16 Carilion Clinic Center for Healthy Aging | 33 Future Site of Carilion Taubman Cancer Center |
| 17 Ronald McDonald House | |



Book a Tour

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