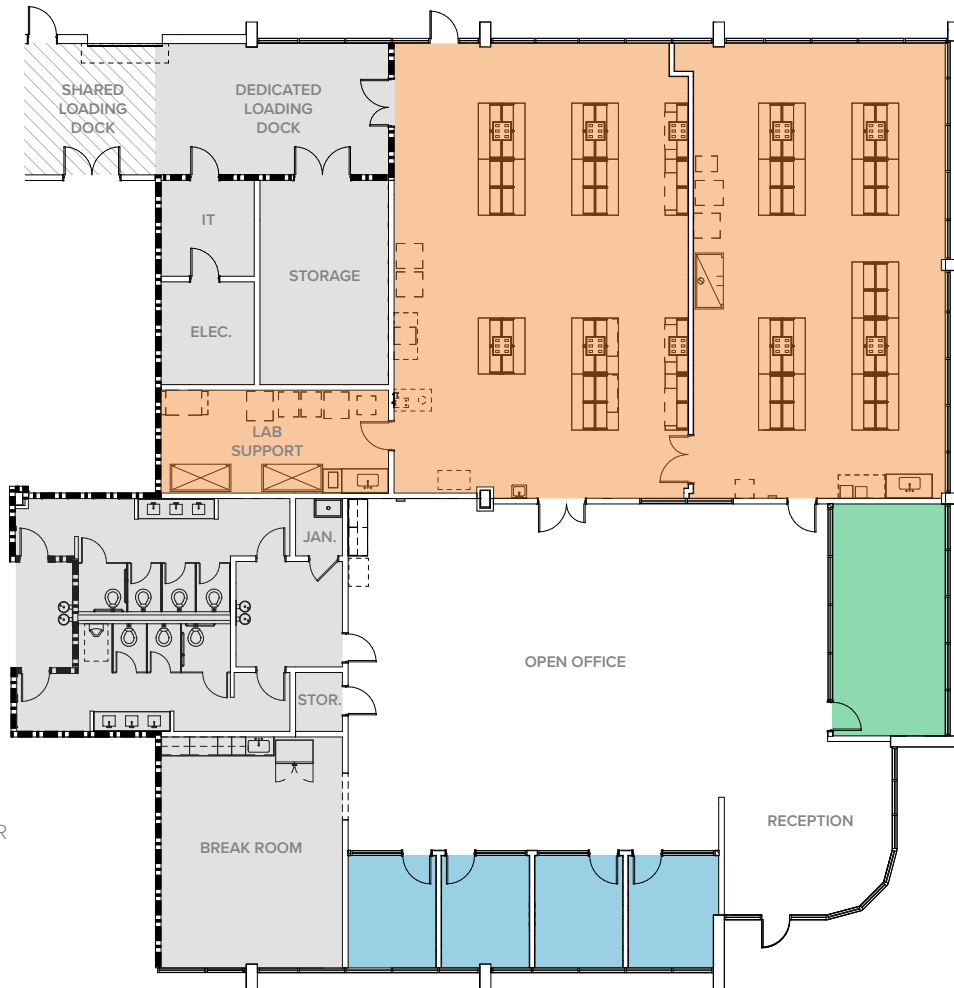
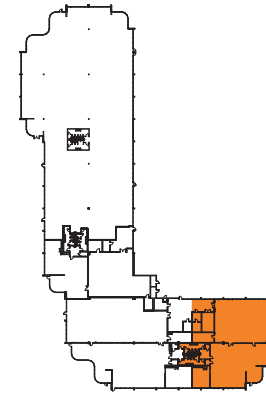


SUITE 110 - Available 2/1/2026  
**9,045 SF Fitted Lab**

Key Plan



**LAB**  
3,800 SF

**CONFERENCE**

**PRIVATE OFFICE**

**SUPPORT**  
STORAGE  
BREAK ROOM  
IT/ELEC.  
LOADING DOCK  
RESTROOMS

LAB:  
 FUME HOODS - 1  
 LAB BENCHES - 36  
 SAFETY STATIONS - 1  
 LAB SINKS - 2

ELECTRICAL:  
 400 AMP 3 PHASE 480V  
 60 KW NATURAL GAS GENERATOR

HVAC:  
 DOAS UNITS - 1  
 LAB EXHAUST FANS - 1  
 8 AIR CHANGES PER HOUR  
 OFFICE RTU - 1