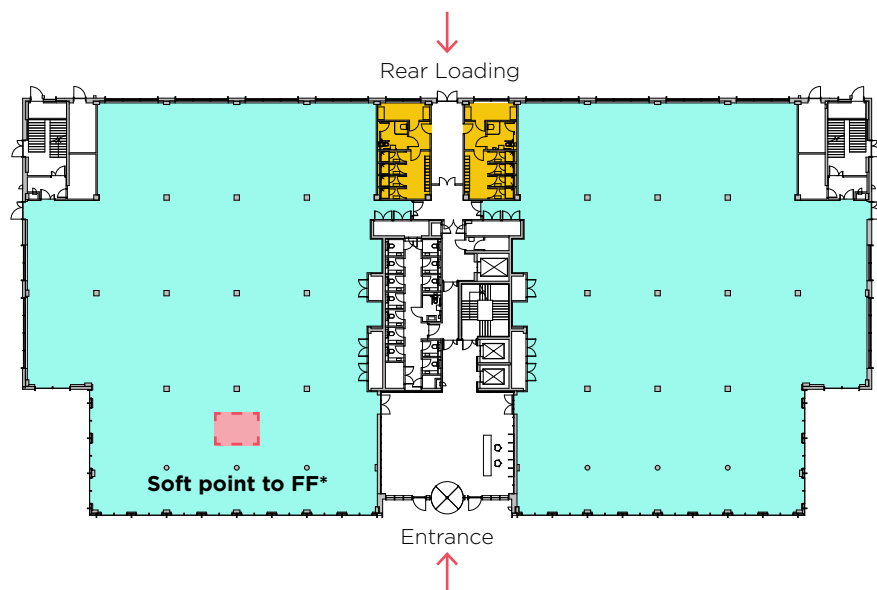




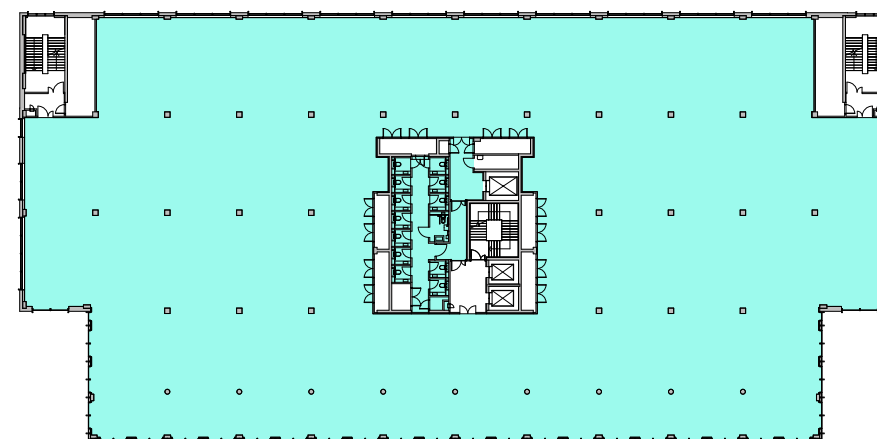
## GROUND FLOOR

Available Shower & drying facilities

Left wing 12,236 SQ FT | 1,137 SQ M

Right wing 12,236 SQ FT | 1,137 SQ M

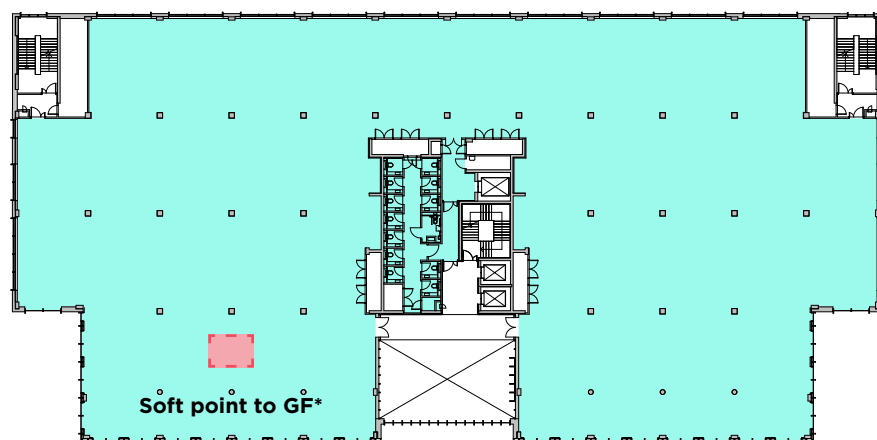
**\*Internal soft point allows contiguous occupation of up to 1.5 floors.**



## SECOND FLOOR

Available

28,408 SQ FT | 2,639 SQ M



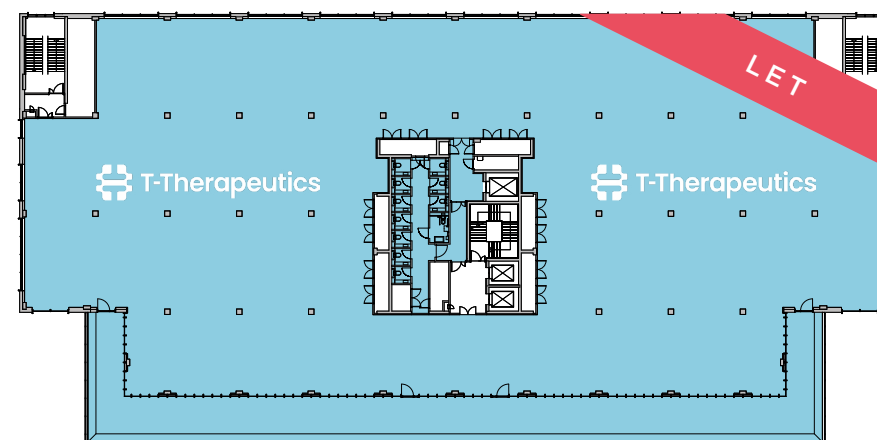
## FIRST FLOOR

Available

26,790 SQ FT | 2,489 SQ M

**\*Internal soft point allows contiguous occupation of up to 1.5 floors.**

**\*\*Floor plans available on request in PDF or CAD format.**

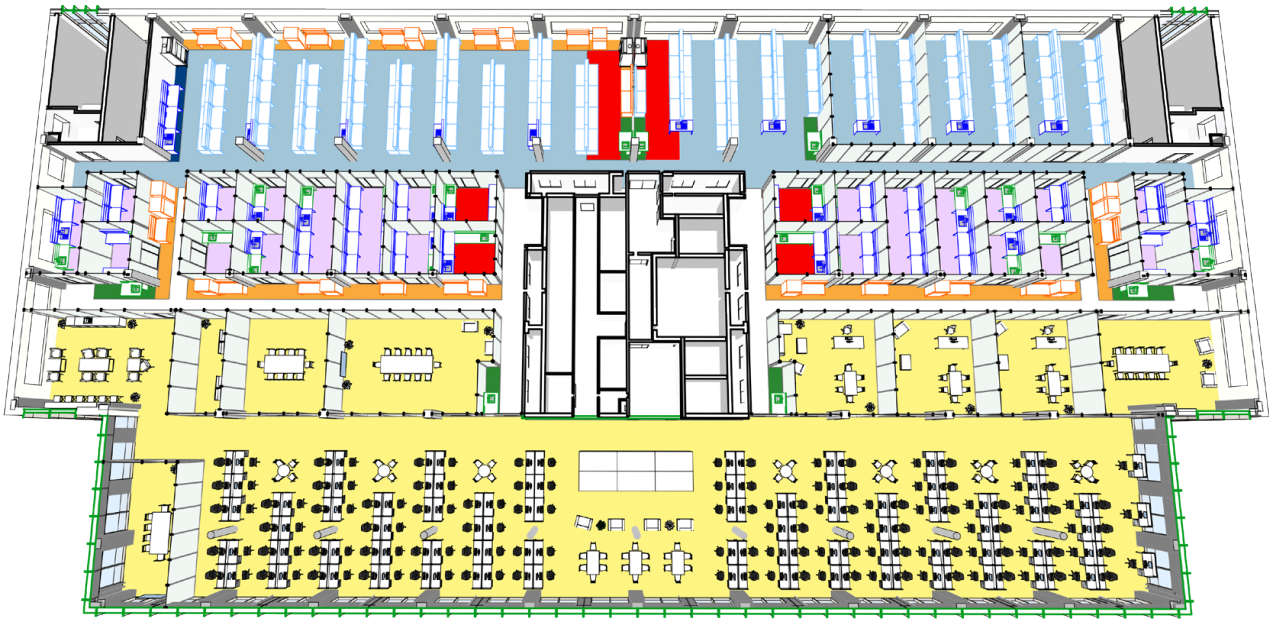


## THIRD FLOOR

Let

# INDICATIVE SPACE PLAN

(Second Floor)



## OFFICE

|                             |     |
|-----------------------------|-----|
| Workstations                | 139 |
| Cellular office             | 1   |
| Private office              | 3   |
| Meeting room                | 3   |
| Board room                  | 1   |
| Meeting pods                | 6   |
| Co-working space            | 1   |
| Break out space/kitchenette | 1   |

## LAB

|                 |     |
|-----------------|-----|
| Lab bench       | 161 |
| Lab wet bench   | 12  |
| Equipment bench | 19  |
| Lab support     | 26  |
| FRZ             | 18  |
| Fume hood       | 3   |
| Safety station  | 9   |