

studiolabs

BY BREAKTHROUGH

STUDIOLABS OVERVIEW

StudioLabs by Breakthrough provides turn-key, private labs and office workspaces designed exclusively for life science companies.

Where science happens on Day 1...



Leverage our expertise to design the workspace that's right for you.

Elevated Design



Laboratory Services



Monthly Pricing



Flex Terms



Elevated Design

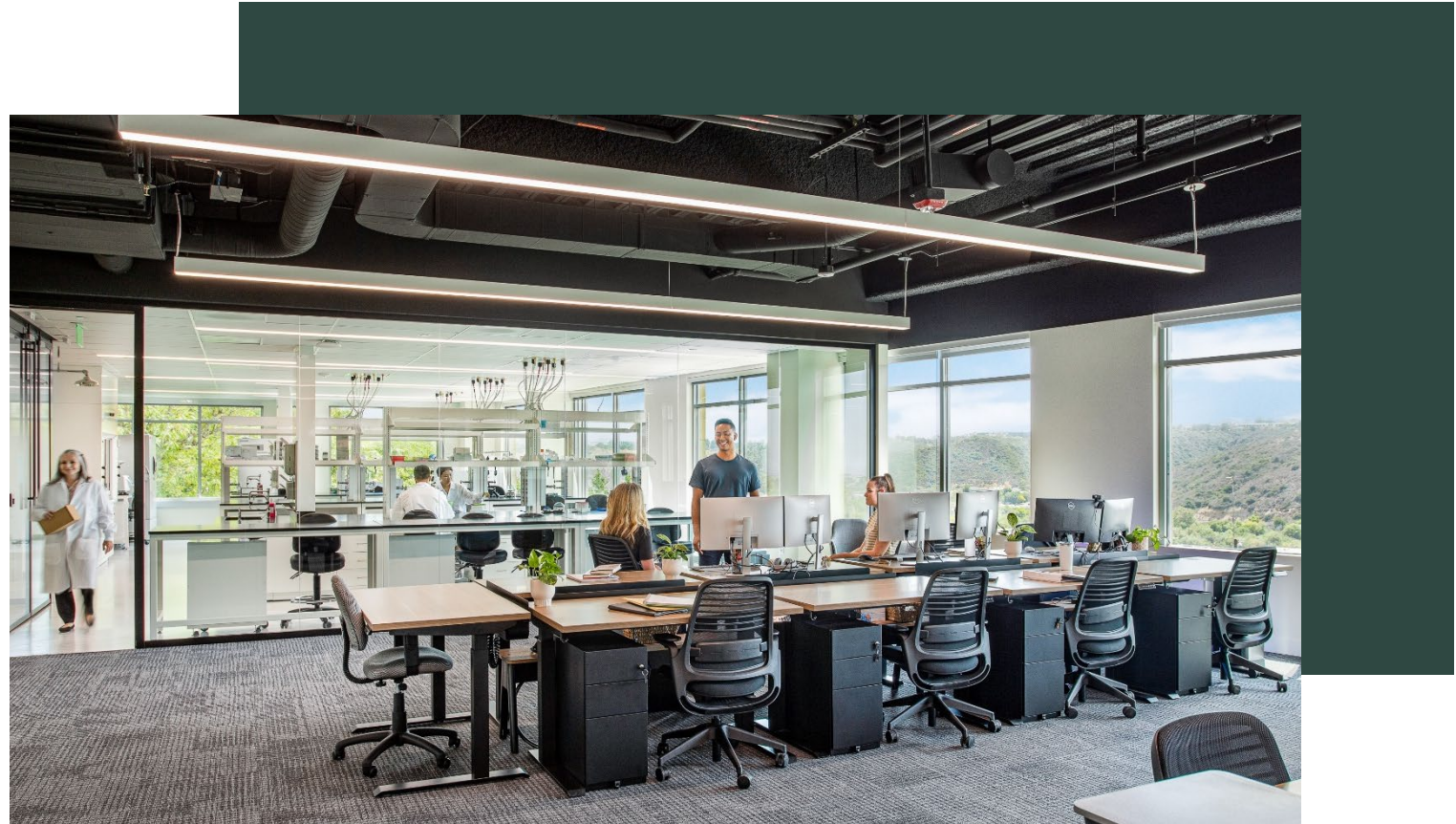


- StudioLabs offers fully pre-built, furnished, wired laboratory and office space for critical research and development (R&D) companies.
- The turn-key offering includes shared amenities: a stocked cafe/pantry, shared meeting rooms; lounge areas; phone rooms as well as private offices; private open lab spaces with dedicated lab support rooms, storage, and more.
- Each private StudioLabs comes with standard lab utilities and starter equipment (freezer, centrifuge, refrigerator, and CO2 incubator) so that science can happen on Day 1.

Lab and Office Services

Select from an a la carte menu of additional lab or office services:

- Client App, Room Booking and Visitor Management
- Environmental Health and Safety (EHS) Playbook
- Lab Vendors & Service Providers
- Procurement of lab supplies or equipment
- Tech: internet, phones, printing
- Food and beverage
- Experienced lab and office operations team
- Shared Glasswasher/Autoclave
- Shared Lab Equipment

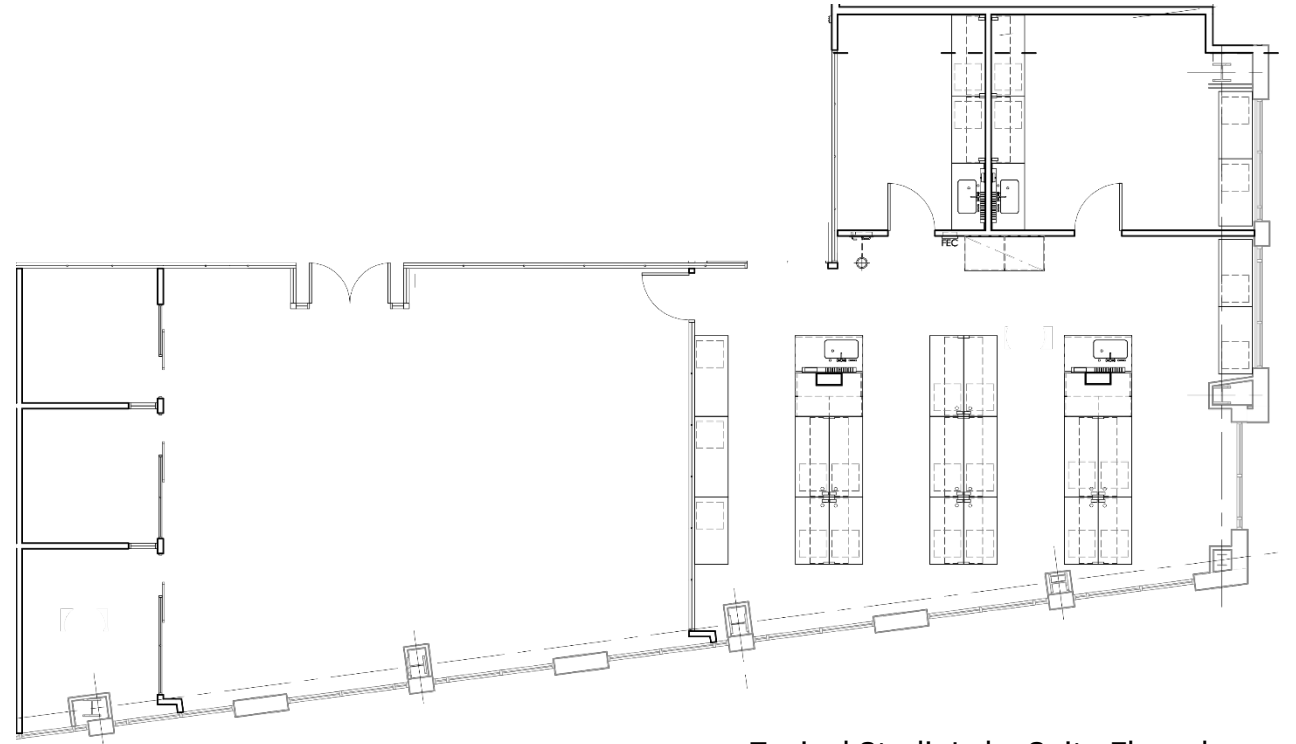


Flexible Terms and Upfront Pricing



- Flexible, shorter-term agreements that limit long-term liabilities
- Upfront pricing to make financial projections that align with your milestones
- Opportunities to work collaboratively for expansion needs within Breakthrough's portfolio
- Modular suites that allow you to scale and evolve as your science evolves.

With StudioLabs, get move-in ready, lab and office workspaces on flexible terms for growth companies.



Typical StudioLabs Suite Floorplan

Current and Future Locations

