

# I-270

## Innovation LABS

5107 Pegasus Ct, Frederick, Md 21704

### I-270 Innovation

**FLEXIBLE COWORKING LAB SPACE**

**Tech. Biotech. Done Right.**

At the I-270 Innovation Labs, tech and biotech organizations of all types can conveniently access high-quality, purpose-built, Flex Wet Labs and Dry Labs, multimodal working spaces, and right-sized, key resources.



Flexibility



Convenience



Independence



Efficiency

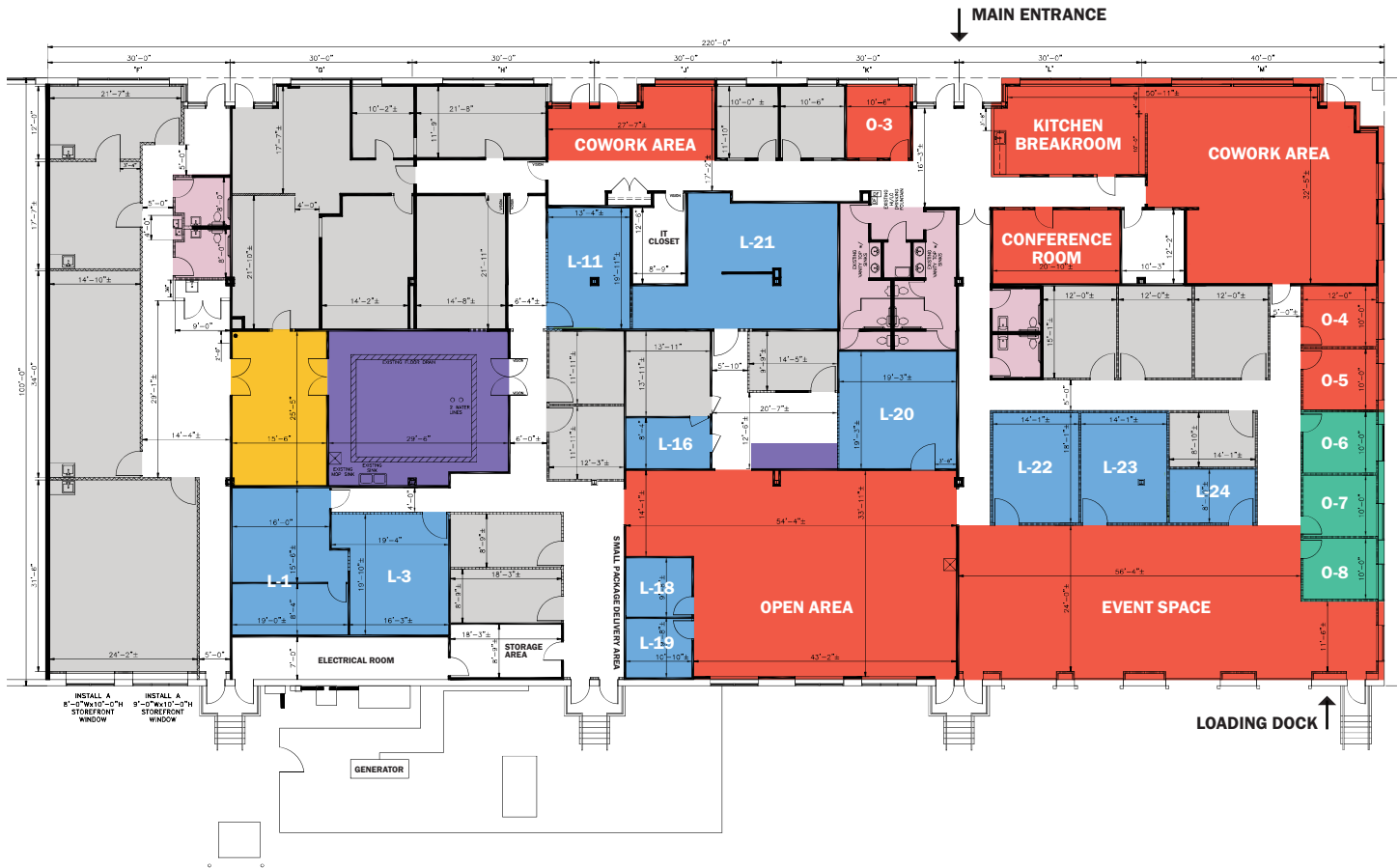


Reliability



Growth  
Readiness

# FLOOR PLAN



LAB SUITE	SQUARE FOOTAGE	MONTHLY RENT
L-1	410	\$2,835.83
L-3	325	\$2,247.92
L-11	285	\$1,971.25
L-16	116	\$802.33
L-18	105	\$726.25
L-19	105	\$726.25
L-20	370	\$2,559.17
L-21	546	\$3,776.50
L-22	255	\$1,763.75
L-23	255	\$1,763.75
L-24	125	\$864.58

OFFICE SUITE	SQUARE FOOTAGE	MONTHLY RENT
O-6	120	\$500
O-7	120	\$500
O-8	120	\$500

- LAB
- OFFICE
- SHARED EQUIPMENT AREA
- COLD STORAGE
- COMMON AREAS
- LEASED
- BATHROOMS

# THE REGION'S BEST DESTINATION FOR TECH & BIOTECH GROWTH

**Ease** • Accelerated, Pain-Free Path to Occupancy

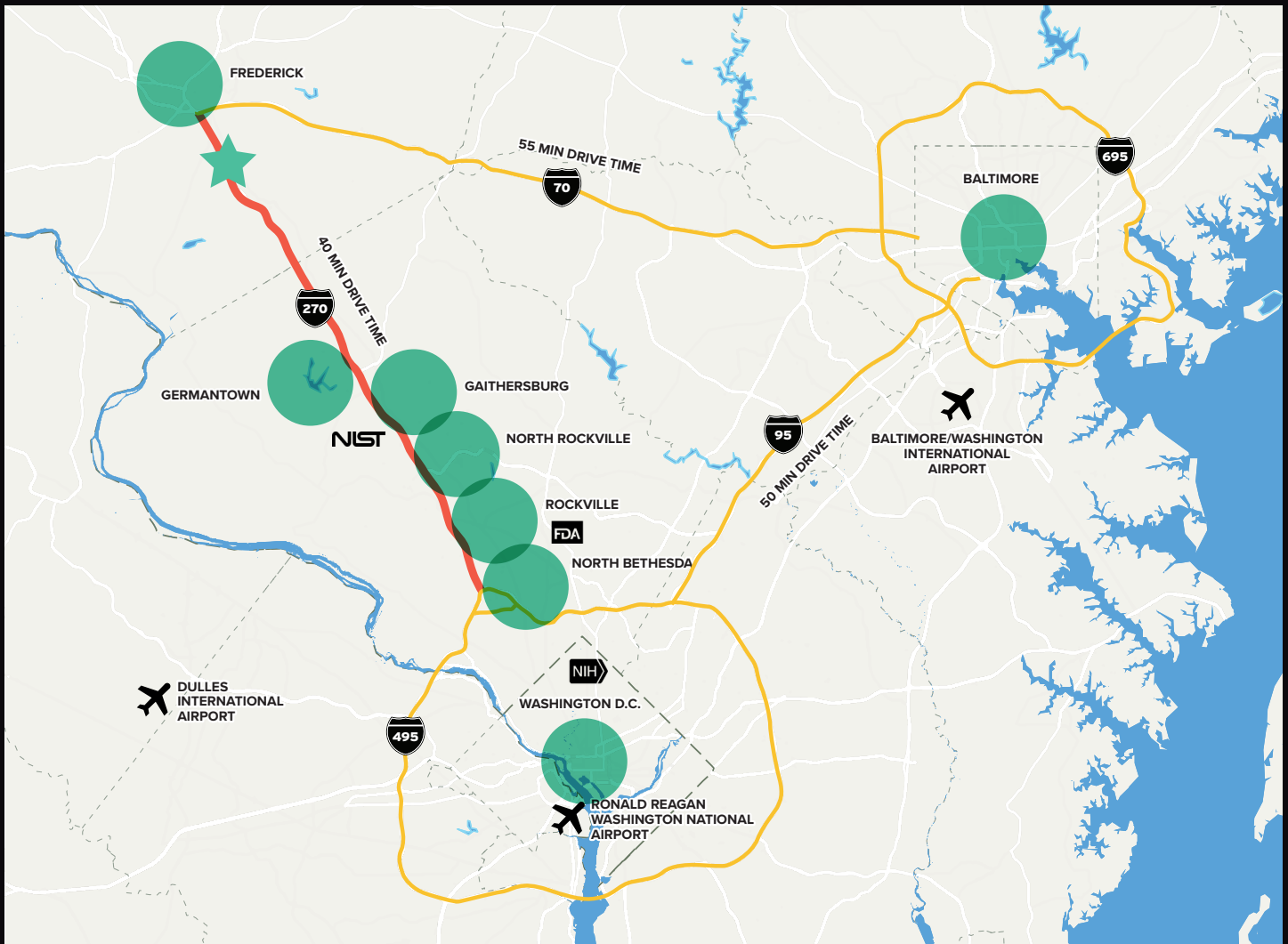
**Flexibility** • Hyper-flexible Modular Lab and Office Configuration(s)

**Infrastructure** • On Demand Access to Modern, Reliable Lab Equipment & Instrumentation

**Economical** • Low Capital Entry For Science Focused Innovators

**Scalability** • Size, Term Length & Access to Equipment Evolve to Meet Research and Funding Milestones





# WE ARE POSITIONED WHERE YOU WANT TO BE.

The I-270 Innovation Labs are nestled in a fast-growth environment with quick access to two interstate highways. The Washington, DC - Baltimore area is one of the top U.S. hubs for biotech, cybersecurity, defense/aerospace, and IT. From our strategic location in southern Frederick County, MD, get to DC, Northern Virginia, Baltimore, or one of three international airports in under an hour.



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