

# 1130 INDEPENDENCE

Mountain View, 94043  
FOR LEASE

6,256 SF

Term Negotiable  
Available NOW

FLEX R&D / [ForRent@VRPlabs.com](mailto:ForRent@VRPlabs.com) / 650-31-31-31-1 / Brokers Paid

## FLEX SPACE:

High 18' ceilings in lab  
~2,450 sf (40%) Lab space /  
R&D workshop

## POWER:

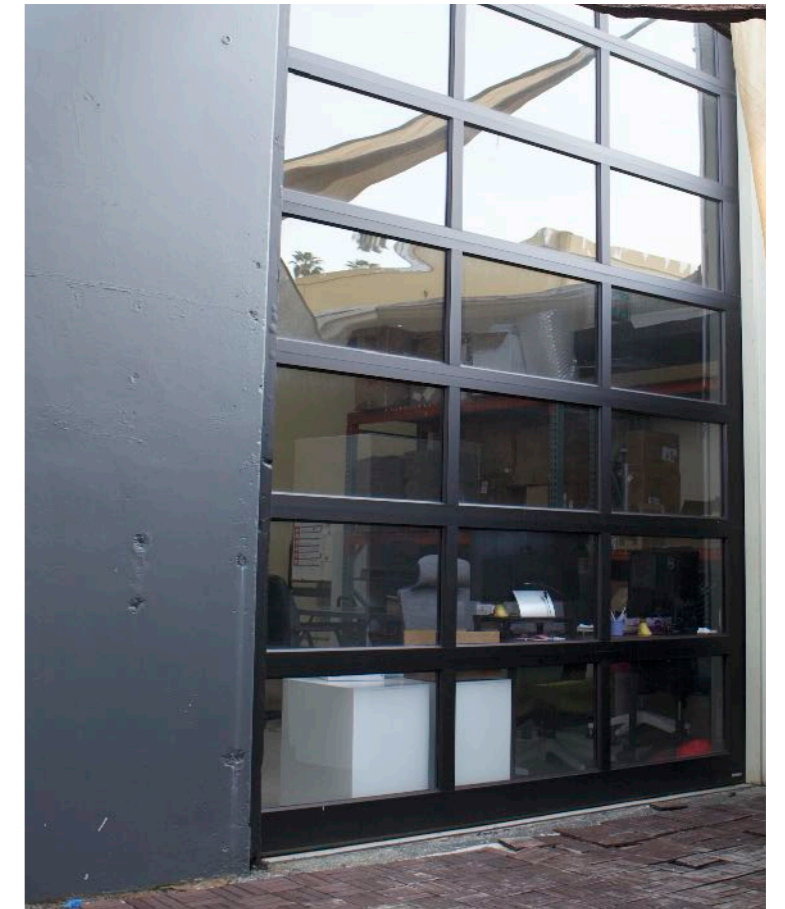
200Amps of 240VAC- 3 Phase.  
also has 208VAC & 120VAC.

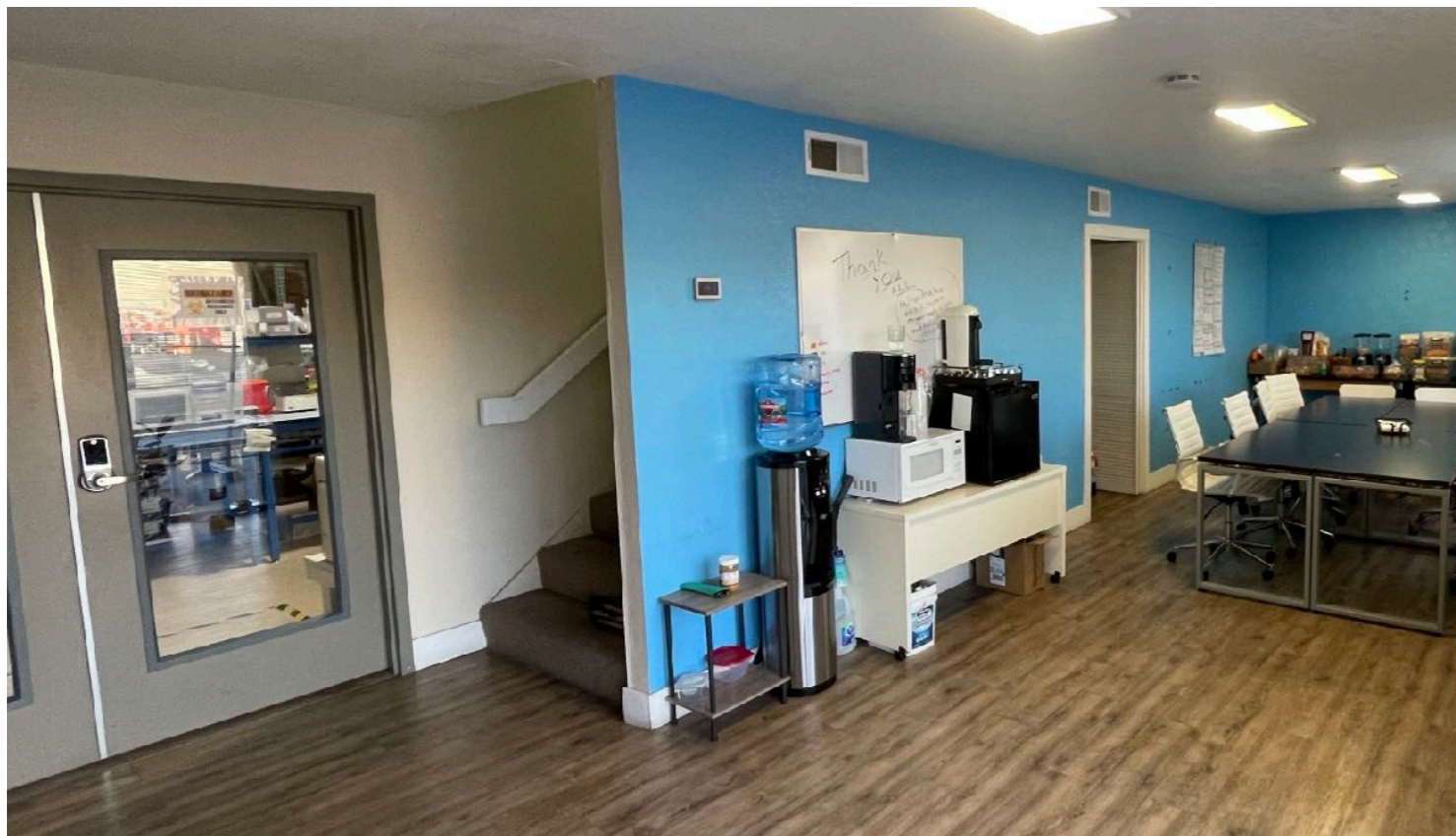
Back up power generator

Outdoor patio

12 parking spaces  
Chemical Fume Hood available  
Near amenities







## Ground Floor

## LAB ROOMS



meeting rooms

Entrance lobby

Break Area

Roll UP door

## Second Floor



Desk area

Offices

Flex space

Has been BSL2 in past  
 LAB area has dedicated 5 ton HVAC unit.  
 22KW back up power generator for 208vAC and 120vAC

Safety shower  
 Sink with Eyewash  
 Exhaust venting for CHEMICAL Fume hood ready  
 12 Lab benches in place. ( can be removed)