

TURN-KEY LIFE SCIENCE INCUBATOR SPACE AVAILABLE

10918 TECHNOLOGY PLACE, SAN DIEGO, CA 92127



VIVARIUM SERVICES
NOW AVAILABLE!

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Voit
REAL ESTATE SERVICES

PROPERTY OVERVIEW



Voit Real Estate Services is pleased to present First Class Life Science Incubator Space at Aquillius in Rancho Bernardo. Aquillius is a state-of-the-art shared workspace for life science and medtech companies to rapidly develop, test, prototype and manufacture new technologies.

The Aquillius building consists of approximately 25,137 SF and offers the following resources as part of their fully-equipped shared workspace: **wet lab space, office space, ISO 7/8 cleanrooms, private lab suites, shared lab equipment, conference rooms, and a prototyping lab with 3D printers and SolidWorks.**

CENTER NAME

Aquillius

AVAILABLE OPTIONS FROM:

- Individual Lab Benches & Cubicles
- Small Private Offices
- Private Lab Suites (4+ Benches)

SHARED WORKSPACE FEATURES

- Biology & Chemistry Hoods
- Prototyping Lab
- Cell Culture Lab
- R&D Labs
- Analytical Instruments
- Cold Storage
- Break Room/ Kitchen

LEASE TERMS AVAILABLE

Month-To-Month up to 24-Month Leases

FREEWAY ACCESS

Convenient Access to I-15 Freeway



LEASE RATES



PROVIDING ENTREPRENEURS THE RESOURCES TO TRANSLATE IDEAS INTO REALITY

BIOLOGY, CHEMISTRY, AND ENGINEERING.

Come together to solve today's toughest problems. Because we're better together, and the best ideas come from cross-pollination.

WET LAB & OFFICE

Spaces are now available for leasing.

PRIVATE LAB SUITE

Opportunity to buildout a custom lab suite.

LEASE RATES

Membership	\$500/Mo./Person
6-Ft Wet Lab Bench	\$3,000/Mo.
6-Ft Cleanroom Lab Bench	\$4,000/Mo.
Vivarium Space	Negotiable
Vivarium Services	\$2,500+/Mo.
Cubicle	\$400/Mo.
Private Office	\$1320+/Mo.



EQUIPMENT

3D PRINTERS



CARBIDE 3D NOMAD 3 CNC



FORM LABS 3B+ RAPID PRINTER



RAISED 3D PRO-3 SERIES



PULSE XE NYLON 3D PRINTER

ANALYSIS



BIOTEK CYTATION 5 CELL IMAGING
READER



CYTEK AURORA 5 LASER
CYTOMETER



LI-COR ODYSSEY DLX INFRARED
IMAGING SYSTEM



AGILENT 1290 INFINITY HPLC
+ 6420 TRIPLE QUAD MS

GENOMICS



ION TORRENT PGM DX SEQUENCER



KINGFISHER DUO PRIME
PURIFICATION SYSTEM



QUANT STUDIO 12K FLEX REAL-
TIME PCR



MINI AMP PLUS PCR THERMAL
CYCLER

AND MORE..

TURN-KEY LAB SPACES



CELL CULTURE LABS

Designed for in vitro studies. This space will help your team emulate the body in a sterilized environment.



PRIVATE LAB SUITES

Customize your lab to fit your exact needs. Plus, access control to keep your innovations secure within your own team.



PROTOTYPING LAB

By iterating early and often, your DFM projects will move faster and get to market quicker. Full production is just down the street at Microtek.



R&D LABS

Share a space with colleagues who are creating the future of science, medicine, and engineering.

STORAGE

- Refrigerators (4°C)
- Freezers (-20°C, -80°C)
- CO₂ Incubators

SECURITY

- Key Card Access
- Locking Cabinetry
- Glassware Lockers

STERILIZATION

- Ultrasonic Cleaner
- Autoclave Sterilizer
- Water Purifier

SUPPORT TOOLS

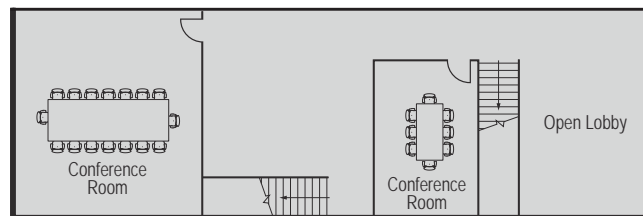
- Centrifuge, Vortex Mixer
- Shakers, Rollers
- Scales
- Hot Plate
- Luminometer
- Fluorometer
- Rotary Evaporator

TURN-KEY LAB SPACES

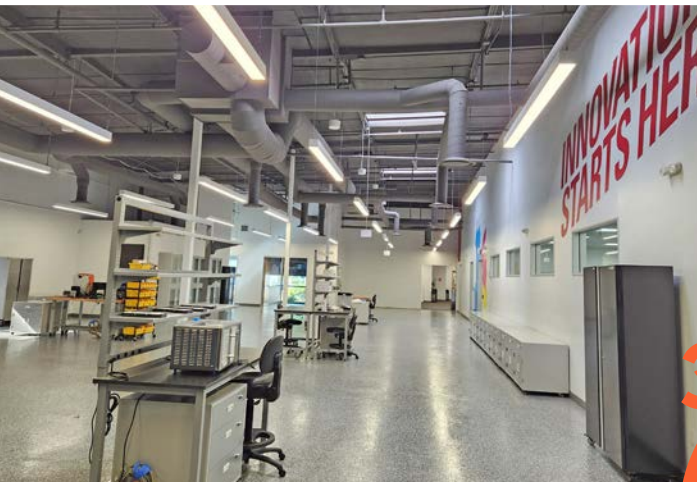
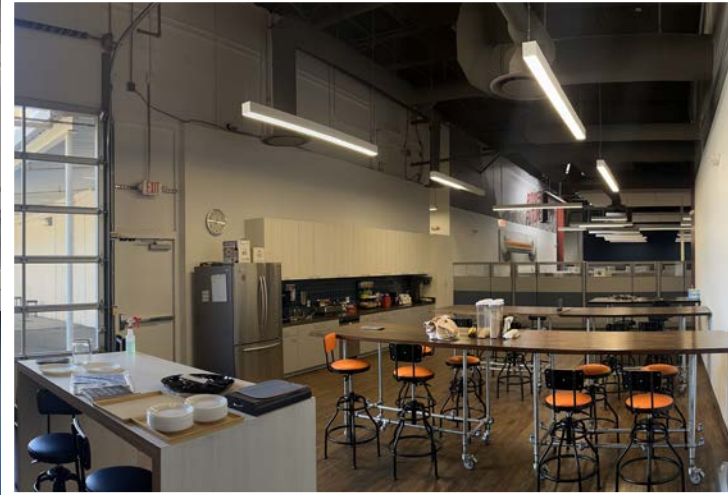
- LAB
- OFFICE



Mezzanine

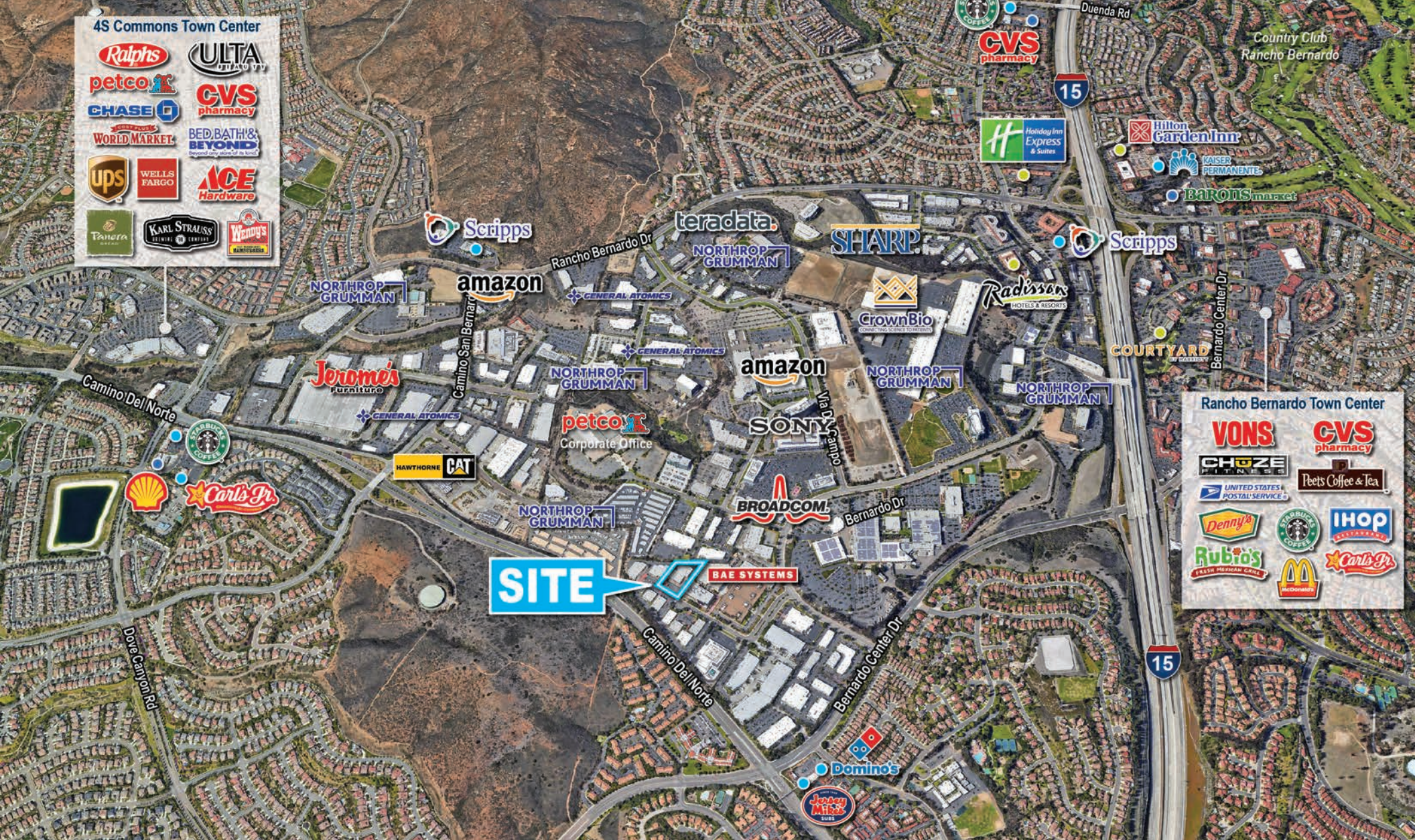


*Not to Scale



360° VIEW VIRTUAL TOUR





4S Commons Town Center

- Ralphs
- petco
- CHASE
- WORLD MARKET
- ups
- WELLS FARGO
- ACE Hardware
- ULTA BEAUTY
- CVS pharmacy
- BED, BATH & BEYOND
- KARL STRAUSS
- Wendy's

Rancho Bernardo Town Center

- VONS
- CVS pharmacy
- CHOZE FITNESS
- UNITED STATES POSTAL SERVICE
- Denny's
- Rubio's
- Peets Coffee & Tea
- IHOP
- Starbucks COFFEE
- McDonald's
- Carli's Jr.

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