



MOMENTUM LABS

Alachua | FL

WWW.MOMENTUMLABS.US

MOMENTUM LABS NOW LEASING 2024

PROGRESS DISTRICT
ALACHUA, FLORIDA



CONCEPT
COMPANIES

ABOUT



Momentum Labs, a biotech hub in Alachua, Florida, offers a flexible landing spot for science entrepreneurs to continue scaling their companies. Momentum's biotech labs offer the ideal space for high-growth life science companies looking for sophisticated facilities where they can innovate and expand.

Focused on helping growing science companies keep their momentum, members gain access to concierge-level services, facility support, and community connections to the thriving science + technology cluster Momentum calls home, The Progress District.

55,000SF Multi-Tenant Facility
10,029 SF Available

FACILITIES

AMENITIES



- Flexible Suites (labs + offices)
- 2/1,000 SF parking available
- Shipping/Receiving
- Collaborative workspace
- 3 conference rooms, 1 huddle space
- Kitchen/Breakroom
- Outdoor patio area
- Wellness room + lockers/shower
- Thermo Fisher Scientific Core Lab
- Front reception during business hours
- 24/7 access card security

EQUIPMENT



- AMSCO 630LS Autoclave
- Glassware Washer
- BioSafety Cabinets
- Fume Hoods
- Flammable Cabinets
- Safety Showers
- Supply Centers
- Thermo Fisher Scientific Core Lab will feature a variety of different instrumentations and the following equipment:
 - Thermo Sorvall WX Floor Model Ultracentrifuge
 - Thermo Sorvall X4 Pro Centrifuge
 - Thermo Sorvall ST 8 Benchtop Centrifuge
 - Thermo MaxQ 6000 Refrigerated Stackable Shaker
 - Thermo MaxQ 6000 Incubated Stackable Shaker
 - NanoPure Water Filtration

SERVICES



01

CONCIERGE-LEVEL SERVICE

Welcoming your guests, managing conference room bookings, support with shipping and receiving services, and more.

02

NETWORKING OPPORTUNITIES

Educational and social events hosted by our network of partners and business leaders in the biotech community.

03

PROCUREMENT RESOURCES

Simplify the purchasing process and gain access to discounts from top life science vendors like Thermo Fisher Scientific.

04

PROPERTY MANAGEMENT

Our qualified property management team takes care of the facilities, maintenance, and support so you can solely focus on scaling your technologies.

PROGRESS DISTRICT

It was the early 1980's when University of Florida President, Dr. Robert Marston, had a vision to develop an office and research park where UF technology projects could help private start-ups become successful, world-changing companies. In 1987, ground was broken in the City of Alachua and the first building, the 59,000 sq. ft. Progress Center was constructed.

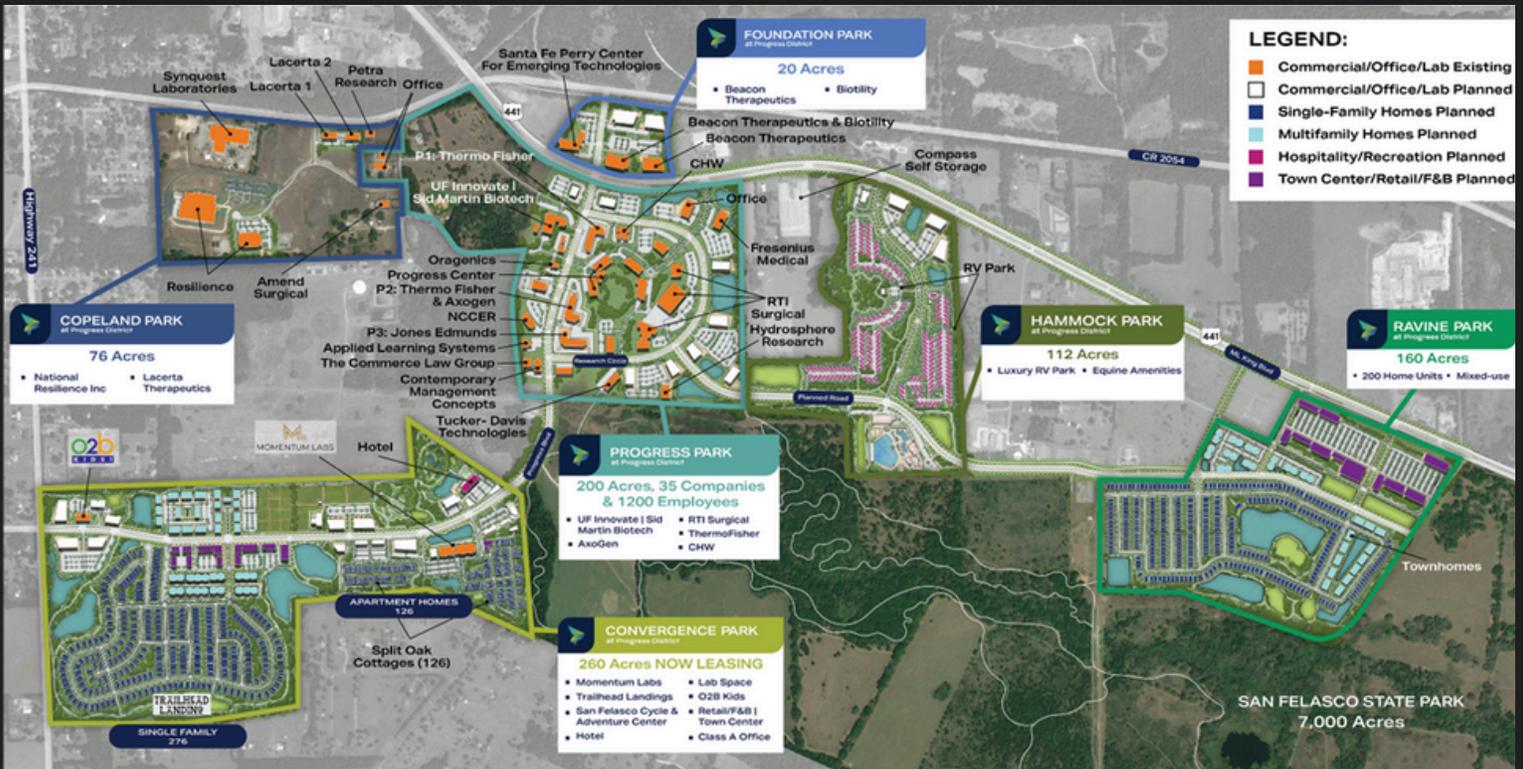
Today, Progress Park is home to **over 30 companies and 1,100 employees**. Over **60 biotechnology startups have graduated from the UF Innovate Sid Martin Biotech Incubator** and become self-sufficient companies or were acquired. It has also helped other technology parks to spring up in close proximity, which have banded together to comprise The Progress District.



PROGRESS DISTRICT

The Progress District represents Florida's largest life science cluster with over 800 acres dedicated to supporting a research-based community where scientists and innovators can live, work, and play. The area has an exponential opportunity for flexibility with **600+ total developable acres** including pad-ready sites, located in proximity to rail services, and is less than 5 miles from a major United States transportation arteries I-75, and less than 45 miles from the coast to coast I-10. The site is less than 25 minutes from the regional airport and less than 90 minutes from the international airport with cargo and air freight services.

The Progress District is home to a highly trained workforce in technology and science. Located a short 15-minute drive from **Wall Street Journal #1 Public Institution, The University of Florida. A top-ranked university for biotech talent and artificial intelligence**, they also provide industry partnership opportunities for R&D and commercialization. The Progress District is also home to the **Santa Fe College Perry Center for Science & Technology where they focus on workforce development**, certifications, and degrees that support the science and technology industries of North Florida.



FLORIDA ECOSYSTEM



**Data from SelectFlorida*

#2

Medical Device
Manufacturing

#2

Largest Pharma &
Medicine Manufacturing
Industry

#4

For Biotech R&D
Facilities

#4

High-tech employment and
world-class educational
institutions

2,300+

Life Science
Establishments

104

Life Sciences
Companies in North
Florida

\$1.4B

Annual Life Sciences
R&D Spending by
Florida Universities

\$1.8B+

NIH Funding in 2023

37,000

Floridians working in
Biotech, Pharma, and
medical device
manufacturing

Confidentiality & Disclaimer:

This is a confidential offering package and is intended solely for your limited use and benefit in determining whether you desire to express any interest in an investment in this vacant parcel (the "Property"). This offering package has been reviewed by the property owner and/or Concept Companies and/or their representatives and affiliates ("Concept") and contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all the information that a prospective buyer may desire. Additional information and an opportunity to inspect the Property will be made available to interested and qualified buyers. Neither Concept nor any of its respective officers nor employees has made any representation or warranty, expressed or implied, as to the accuracy or completeness of this presentation or any of its contents, and no legal commitments or obligations shall arise by reason of this memorandum or any of its contents.

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It is essential that all parties to real estate transactions be aware of the health, liability, and economic impact of environmental factors on real estate. Concept urges interested parties to retain qualified environmental professionals to determine whether hazardous or toxic wastes or substances (such as asbestos, PCBs, and their contaminants or petrochemical products stored in underground tanks) or other undesirable materials or conditions are present at the Property and, if so, whether any health danger or other liability exists. Such substances may have been used in the construction or operation of buildings or may be present from previous activities at the Property. Various laws and regulations have been enacted at the Federal, State, and Local levels dealing with the use, storage, handling, removal, transport, and disposal of toxic or hazardous wastes and substances. Depending upon past, current, and proposed uses of the Property, it may be prudent to retain an environmental expert to conduct a site investigation and/or building inspection. If such substances exist or are contemplated to be used at the Project, special governmental approvals or permits may be required. In addition, the cost of removal and disposal of such materials may be substantial. Consequently, legal counsel and technical experts should be consulted where these substances are or may be present.

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