

2890

KILGORE ROAD
RANCHO CORDOVA

Completion set for late October 2023:

- Up to 12 Clean Rooms Available
- Up to 26 Wet Lab Benches Available
- Up to 5,000 SF Independent Lab & Research Space
- Up to 8,000 SF Co-Working Office & Work Station Space
- Cryogenic Storage & Freezers (-86 ° C, -30 ° C & 4 ° C)
- Shared Analytical Equipment (See page 8)

INCUSTART WET LABS & READYSTART CLEANROOMS

Up to 35,473 SF Available - Consisting of Shared & Private Wet Labs, Cleanrooms, & Office Spaces



NEWMARK

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READYSTART & INCUSTART UNMET NEEDS?

- No other rentable lab space like the Readystart & Incustart available anywhere.
 - Azzur labs in San Diego offers similar services to ReadyStart.
 - Several northern California labs offer rentable wet lab space.

NOBODY OFFERS THE TWO COMBINED IN A SINGLE FACILITY!

- Ideal for early-stage start ups looking to jump start their development and/or scale up in the same facility - a turnkey solution
- Eliminates capital worries and the time and effort needed to design and build a cleanroom
- Allows companies to focus on the science and product development
- Dovetails well with the Aggie Square project
- ThermoGenesis will not request nor require an equity position with the customer. The goal is to work closely with our clients to enable growth and create value.

READYSTART CLEANROOMS BY THERMOGENESIS

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- Up to 12 large cGMP Compliant Cleanroom Suites
- Equipped with BSCs, Incubators, Centrifuges, and Workspaces
- Cryogenic storage available along with freezers and refrigerators
- TG will handle maintenance, calibration, certifications, waste management, etc.

LET THE CUSTOMERS FOCUS ON THEIR SCIENCE!

READYSTART CLEANROOMS & INCUSTART LABS VALUE PROP



- Building and managing a new Cleanroom or Wet Lab space will take months and is a stressful undertaking. Allow the client to focus on the technology and let us handle the rest.
- The client should spend money on product development, not large capital infrastructure investment. Let us worry about that.
- ReadyStart and IncuStart will never request nor require an equity position. The goal is to work closely with our clients to enable growth and create value.
- The ReadyStart IncuStart Support Team will handle all Preventative Maintenance, Calibration, Certifications, Waste Management. Our staff collectively has decades of experience in regulated biotech.



ACCELERATE
YOUR
INNOVATION



REDUCE YOUR
CAPITAL RISK



ENABLE
GROWTH
CREATE
VALUE



WE HAVE
YOUR
BACK!

HIGHLIGHTS

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The IncuStart Wet Labs are set to open in the Summer of 2023. It will provide 26 rentable 6ft lab benches in over 2,000 sf of co-working space.

Shared lab equipment includes Biosafety Cabinets, 160L Incubators, Centrifuges, along with shared cold and freezer storage.

A separate cell culture room is available by reservation. The entire facility is over 35,000 sf with shared and private offices, cubicles, and meeting rooms available.

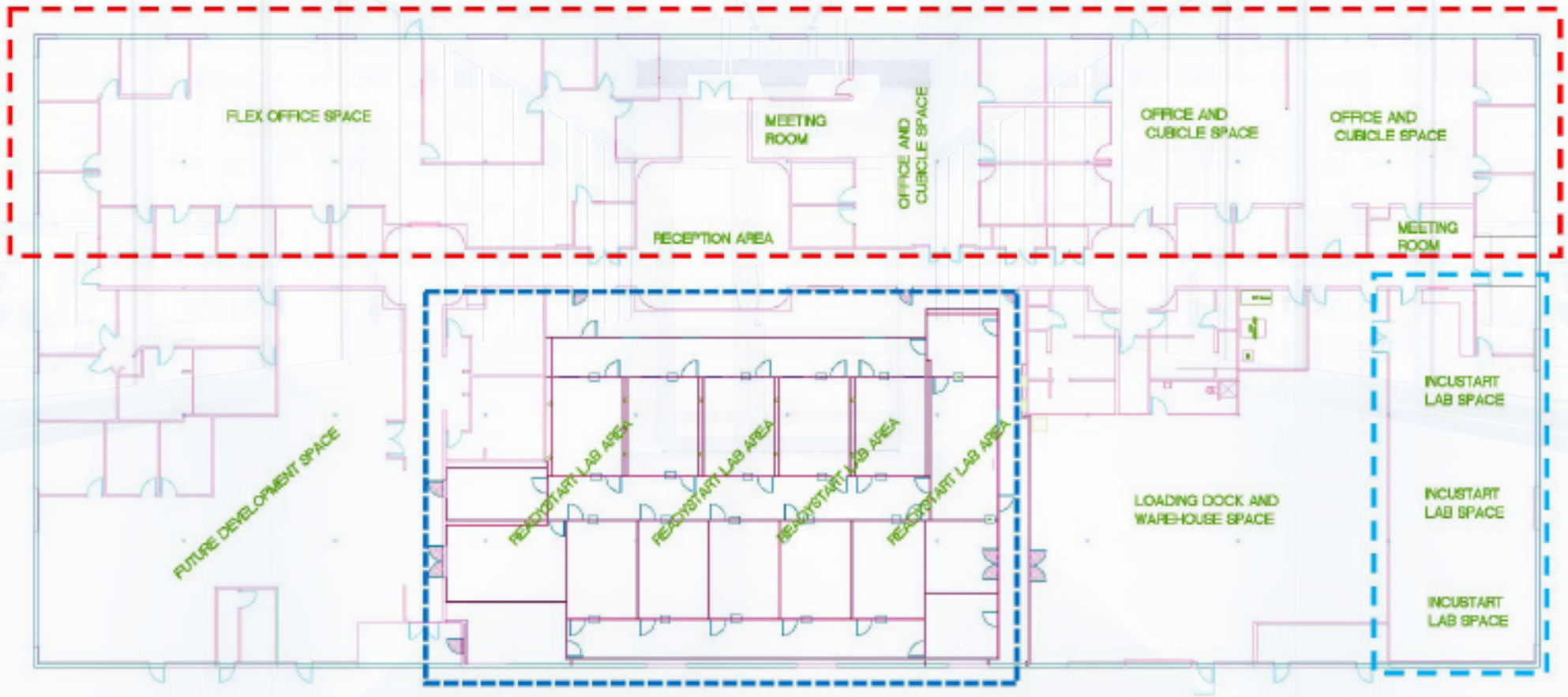
When it is time to scale up, companies can transition to the ISO 7 ReadyStart Cleanrooms. There are 11 located in the same facility.



- Zoned MP – allows combinations of research & development, lab, and cleanroom space
- Experienced staff of Scientists, Quality Management, Operations, Engineering, and Regulatory Affairs
- We will work with you to meet your needs and requirements
- 21' clear height with 4,000 Amp 277/480 V electrical service
- Easy access to Highway 50 via Sunrise Boulevard and Zinfandel Drive
- Floor-to-ceiling window lines
- High-quality design and construction with recently renovated common areas
- Ample parking for tenants and visitors (3.2/1,000)
- Men's and women's shower facilities
- Fiber available
- 12'x12' dock height door
- Bay Area access without Bay Area costs
- Minutes from leading academic institutions
- Office space with business services and support

FLOOR PLAN

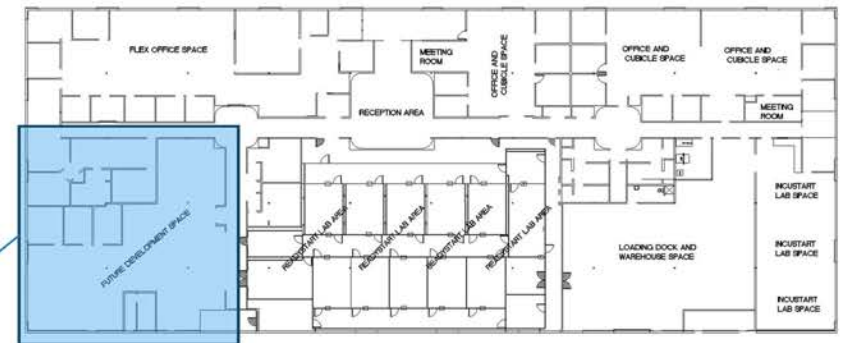
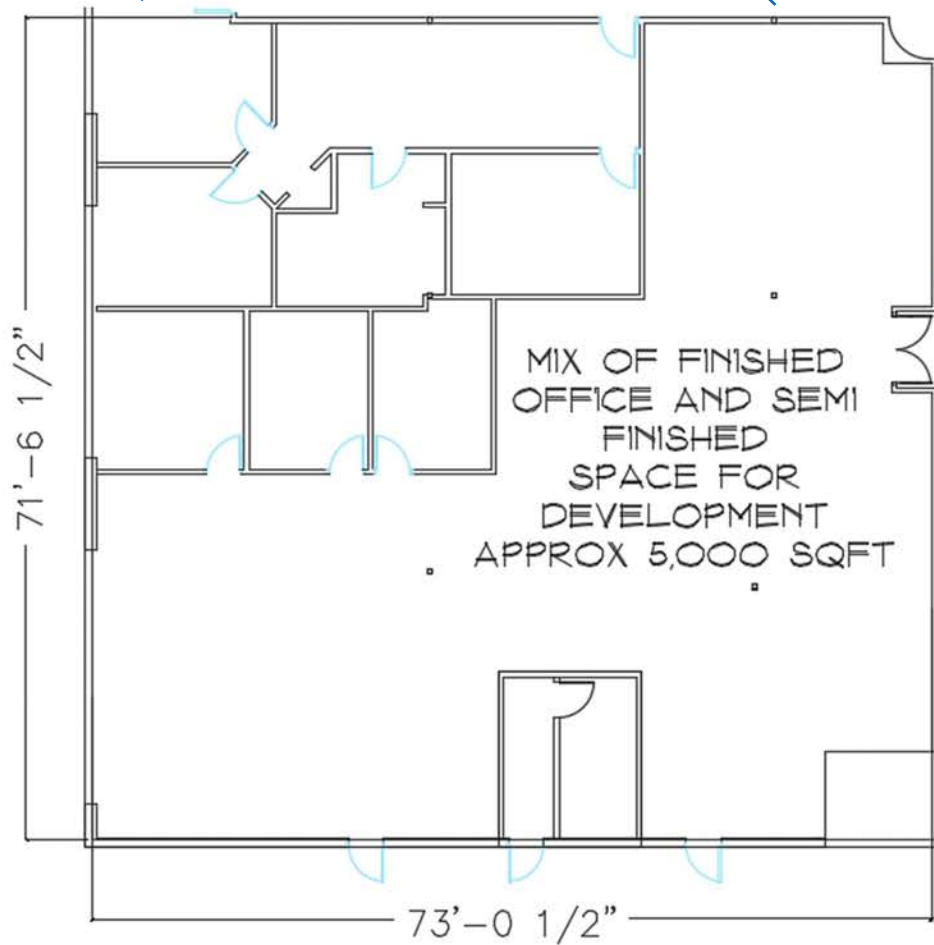
Available Spaces



Red Box is leasable office space | **Blue Box** are the ISO 7 ReadyStart Cleanrooms | **Light Blue Box** is the IncuStart Wet Lab

VACANT SPACE PLANS

Independent Suite Available



The IncuStart Wet Lab shared equipment will include:

- 6' work station with 110v, 20A power
- 4 - Biological Safety Cabinets
Vacuum pumps available for Biosafety Cabinets
- 4 - Culturing Incubators
Supplied with CO2
2 inside the Cell Culture room
2 outside of the Cell Culture room (More can be added as needed)
- Freezers and Refrigerators (-86°C, -30°C, 4°C)
- Thermo Fisher Sorvall™ Legend™ Centrifuge w/ 4 bucket rotor, 750mL buckets
- Fume Hood
- 200L Steam Autoclave
- Labware Washer
- Cryogenic Storage*
- Control Rate Freezer*
- Microscope

Customers can also bring their own equipment. Please consult with an IncuStart Team Member Additional services available (fees may apply):

- Flow Cytometry with Beckman Coulter CytoFlex
- Cell Counting, Viability, Sizing, Differentiation
- We can help coordinate additional services or procurement with 3rd party suppliers
- ThermoGenesis AXP and PXP Cell Processing equipment (ask for a demo!)
- Access to ReadyStart CleanRooms upon reservation, if available

Included:

PPE - Lab Coats, Gloves, Goggles, Basic laboratory consumables
Let us know your requirements!

*Consult with an IncuStart Team Member for more information.
Please contact Tom Heacox at (916) 709-0905 tom.heacox@nrmk.com

Each Cleanroom Suite will come equipped with:

- 2 - 6' Thermo Scientific™ 1300 Series Class II, Type A2 Biological Safety Cabinet
Vacuum pumps available for Biosafety Cabinets
- 2 - Thermo Scientific Heracell Incubator 160i VIOS 5.8-cu ft | 165L
Supplied with CO2 and N2
Each suite can support up to 8 incubators (fees for additional incubators may apply)
- Thermo Fisher Sorvall™ Legend™ Centrifuge with 4 bucket rotor, 750mL buckets
- Microscope, if needed

Customers can also bring their own equipment. Please consult with a ReadyStart Team Member.

Facility will come with shared equipment listed below:

- 200L Steam Autoclave
- Labware Washer
- Freezers and Refrigerators: (-86°C, -30°C, 4°C)
- Cryogenic storage
- Control Rate Freezer

Additional services available:

- Flow Cytometry with Beckman Coulter CytoFlex
- Cell Counting, Viability, Sizing, Differentiation
- PCR
- We can help coordinate additional services or procurement with 3rd party suppliers
- ThermoGenesis AXP and PXP Cell Processing equipment (ask for a demo)

Included:

PPE - Lab Gowns, Gloves, Goggles, Basic laboratory consumables - Let us know your requirements!

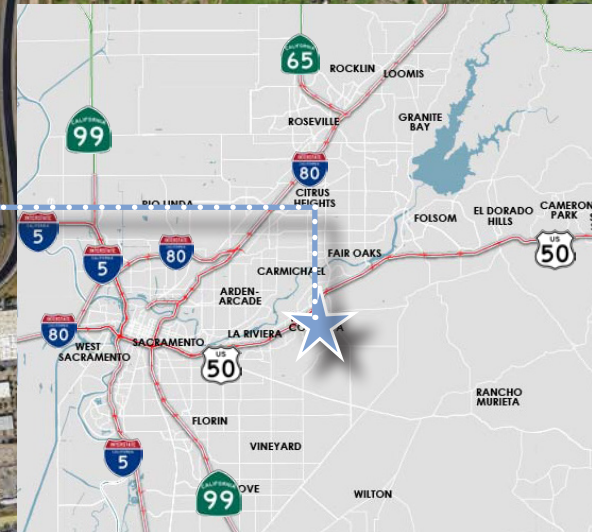
*Access to IncuStart Wet Labs upon reservation, if available.
Please contact Tom Heacox at (916) 709-0905 tom.heacox@nrmk.com

AMENITIES MAP



gangnam ave.

2890
KILGORE ROAD



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