



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

FACILITIES

AVAILABLE LAB SPACE - 2,218 TO 10,029 SF



Suite 1 - 2,218 SF

Suite 2 - 2,754 SF

Suite 3 - 5,057 SF

Can be combined

Inquire for suite pricing

- BSL2 Lab Suites are furnished with work benches, stainless steel tables, biosafety cabinets and fixed casework with sinks, eyewash, RO/DI Water
- Workroom with external fume hoods - can be utilized for cell culture space
- Single Offices/Collaborative offices included in suites
- Emergency backup ports 6 to 8 ports per 1,000 SF
- Floor-to-ceiling glass windows in every lab with amazing views of The Sunshine State

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.

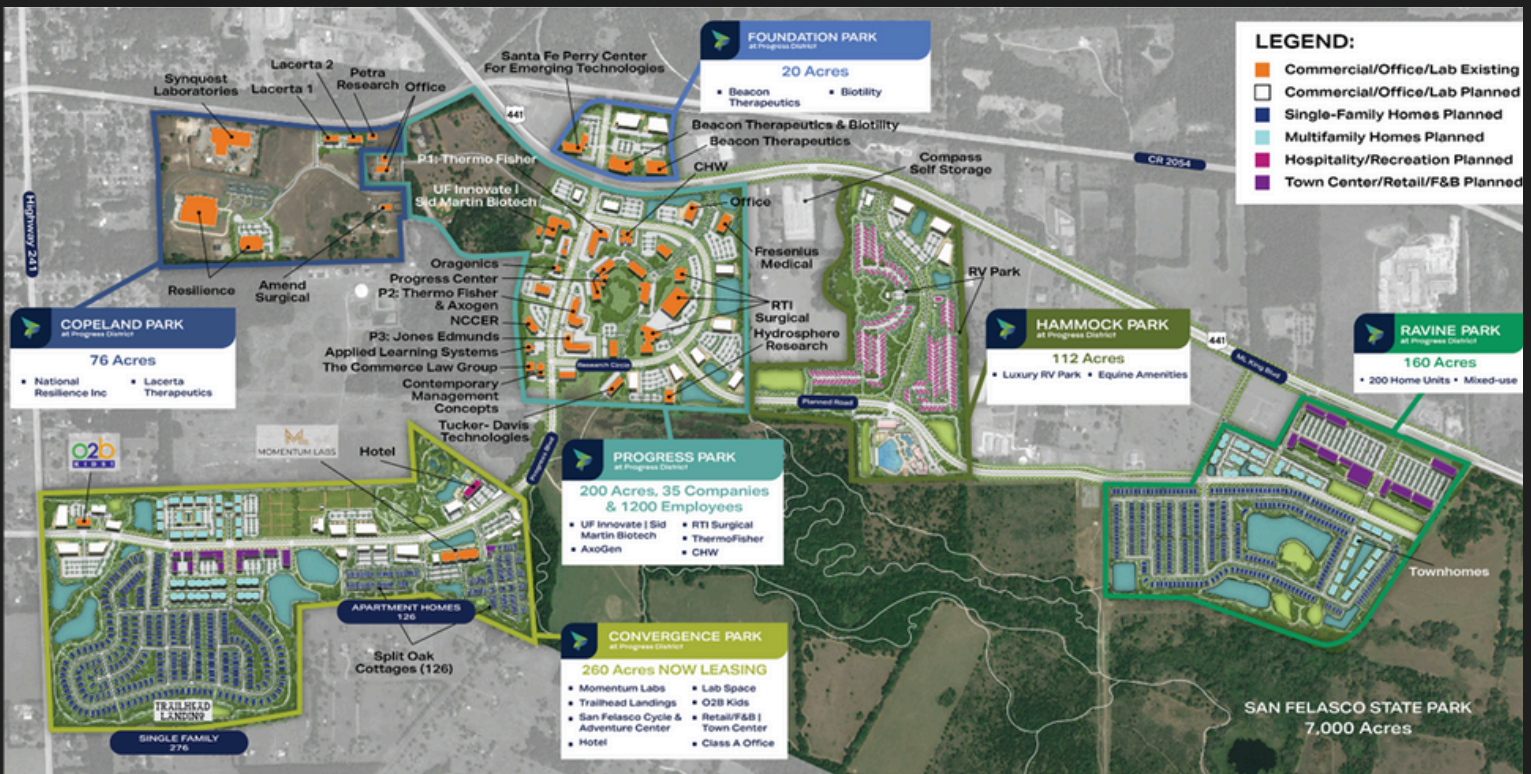
Today, Progress Park is home to **over 30 companies and 1,100 employees**. Over **60 biotechnology startups have graduated from the UF Innovate Sid Martin Biotech Incubator** and become self-sufficient companies or were acquired. It has also helped other technology parks to spring up in close proximity,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



MOMENTUM LABS

Alachua | FL



CONCEPT
COMPANIES

CONTACT:

KYLA FRYE

National Director, Momentum Labs

(352) 440-9822

kfrye@momentumlabs.us

MOMENTUMLABS.US
