



Connect Labs Sacramento, located at Aggie Square, comprises more than 50,000 square feet, featuring prebuilt and furnished lab, support, and office space with a curated set of amenities, services, and shared equipment for emerging and growth companies, particularly in life sciences, biomedical engineering, technology, and data sciences, among others.

This multi-phased Knowledge Community is where companies, talent, and institutions, and the community can pursue their mission, collaborate with peers, enjoy space to relax and belong, and access best-in-class amenities.

At Aggie Square, leading -edge UC Davis research, innovative companies and startups, and talent from across our community come together to create a thriving new Sacramento innovation district. Aggie Square is designed to host whole "ecosystems" in emerging areas of technology and life sciences, with inclusive teaching and training programs from entry level jobs to doctoral degrees.

Spaces

A flexible, scale-in-place lab and innovation infrastructure for emerging and growth companies.

Connect Labs by Wexford is intentionally designed for innovative companies, entrepreneurs, and researchers, who are looking for a 'ready-now' environment that can help advance their discoveries along the commercialization and capitalization pathway.

- Private and secure workspaces
- Office furnishing provided
- Lab benches and workstations provided



Private Labs



Private Offices
/Lab Support



Dedicated Desks / Write-up Space



Services + Amenities

Services

- Shared equipment rooms
- Free membership to BioCom
- Janitorial services
- High-speed WiFi
- Conference and huddle rooms
- Packages and mailing services
- Basic office materials with unmetered printing + copying
- Stocked kitchen with snacks and drinks

Perks

- Lab benches and workstations provided
- 24/7 building access
- Office furnishing provided
- Exclusive Connect Labs programming and events
- Community events at Aggie Square
- Wellness room
- Social Lab: Civic Lounge and Assembly Space

Additional Benefits

- Access to all Connect Labs locations
- On-site lab director
- Operational and technical support
- Connected to the broader Aggie Square community
- Introductions to vetted service providers and advisors

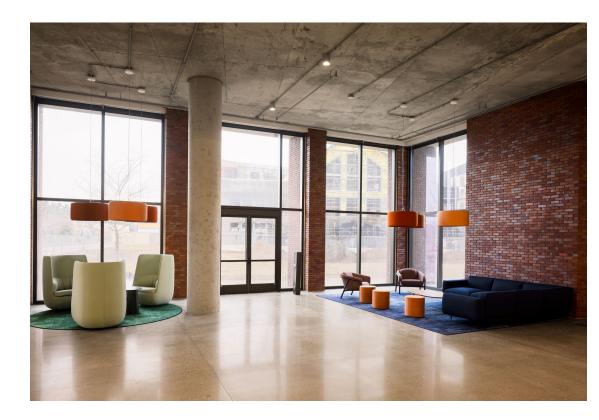


Services + Amenities

Social Lab: Civic Lounge & The Assembly at Aggie Square

Aggie Square offers meeting and convening spaces that serves as a location for intimate meetings, collaboration sessions, informal team huddles, and interactive events all anchored in the belief that innovation is an iterative and collaborative process.

This space is an amenity for tenants of Aggie Square and serves as the center of gravity within the District and the broader regional innovation community.



Civic Lounge

- Ground floor
- Drop-in seating
- Conversation corners
- Additional pre-function space for larger events being held on the second floor



Assembly Space

- Second floor
- Conference and meeting spaces for up to 200 people
- Ample seating for pre-function space or breakout sessions

Lab Amenities

Lab Services



Access to reserved Core Lab equipment



Onboarding and training on Core
Lab equipment

Shared Lab Equipment

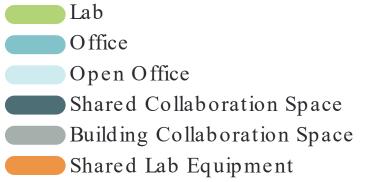
- Wet Room
 - Autoclave
 - Glass Washer
 - Ultrapure Water Filtration System
- Cold Storage
 - Refrigerator (2 8 C)
 - Automatic Defrost Freezer (-30C)
 - ULT Freezer (-80C)
- Cell Culture Room
 - 2 BSCs
 - CO2 Double Stack Incubators
 - Water bath
 - Inverted Microscope
 - o Benchtop Refrigerated Centrifuge
 - Aspiration Pump
 - EVOS® M7000 Imaging System
 - ∘ Countess™ III FL Automated Cell Counter

- Core Lab
 - NanoDropTM Spectrophotometer
 - Microplate Washer
 - Microplate Scanner
 - qPCR Instrumentation
 - E-GelTM Power Snap Electrophoresis System
 - o iBright FL1500 imaging system
 - Western Blot Gel Tank and Blot System
 - o Automated Western Blot Processor
 - Power Supplies
 - Benchtop Refrigerated Centrifuge
 - Portable Balances
 - Analytical Balance
 - Thermal Mixer
 - Microcentrifuge
 - o pH Meter
 - Stirring Hotplate
 - Vortex Mixer



Connect Labs Floor Plan

200 + 300 AGGIE SQUARE





200 AGGIE

300 AGGIE

Connect Labs Floor Plan

200 AGGIE SQUARE

Lab

Office

Open Office

Shared Collaboration Space

Building Collaboration Space

Shared Lab Equipment





Connect Labs Floor Plan

300 AGGIE SQUARE

Lab

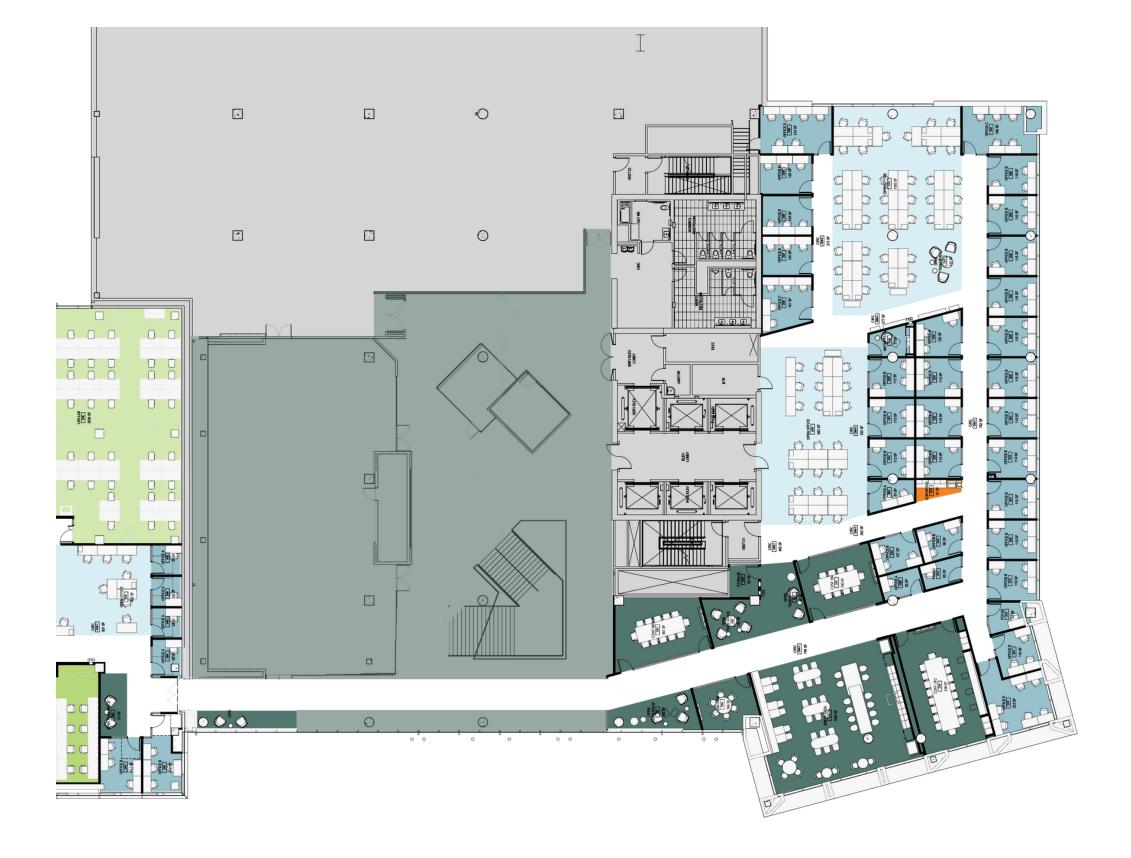
Office

Open Office

Shared Collaboration Space

Building Collaboration Space

Shared Lab Equipment





Private Small and Medium Lab Examples (with fume hood)

200 AGGIE SQUARE

