

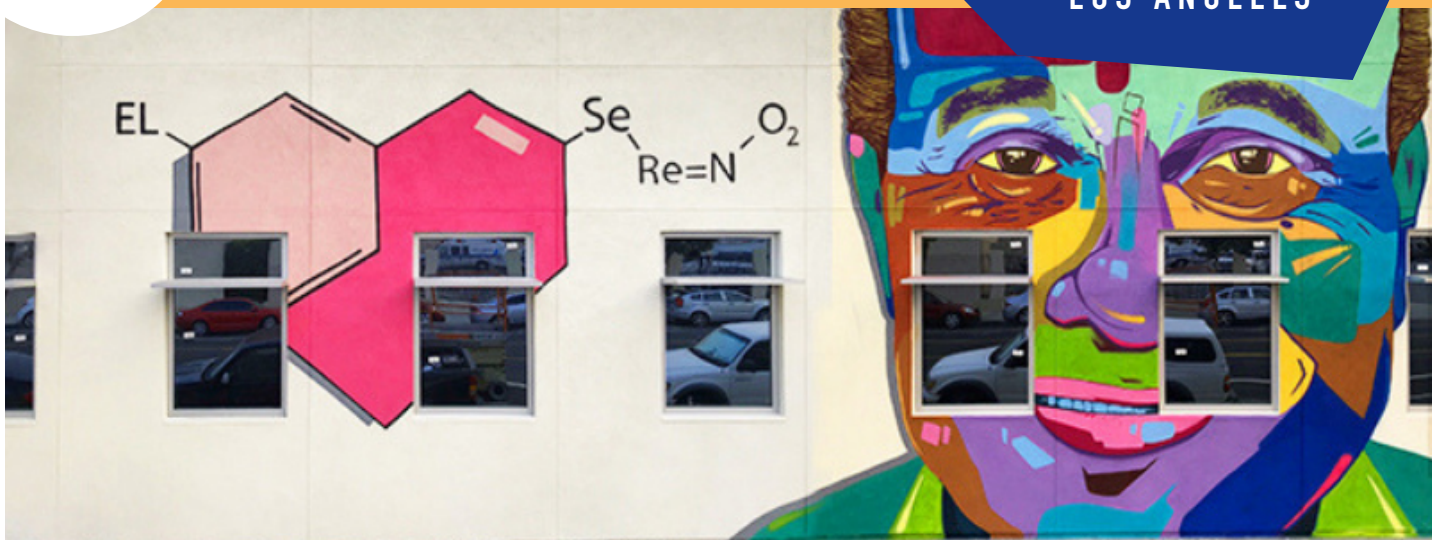
HATCHlabs @ LA Bioscience HUB



5370

ALHAMBRA AVE

LOS ANGELES



FOR LEASE

± 699-18,280 square feet

state of the art, purpose-built bioscience lab and office space for early stage life science companies needing dedicated space.



LIFE SCIENCE . WET LABS

PROPERTY HIGHLIGHTS

Located in the LA Bioscience HUB

Fully built turnkey laboratory layouts - ready for occupancy

Large back-up generator capabilities

Suitable for clean rooms, fume hoods, wet lab, and office

BSL1 and BSL2 capable / High speed fiber connection

CONTACT

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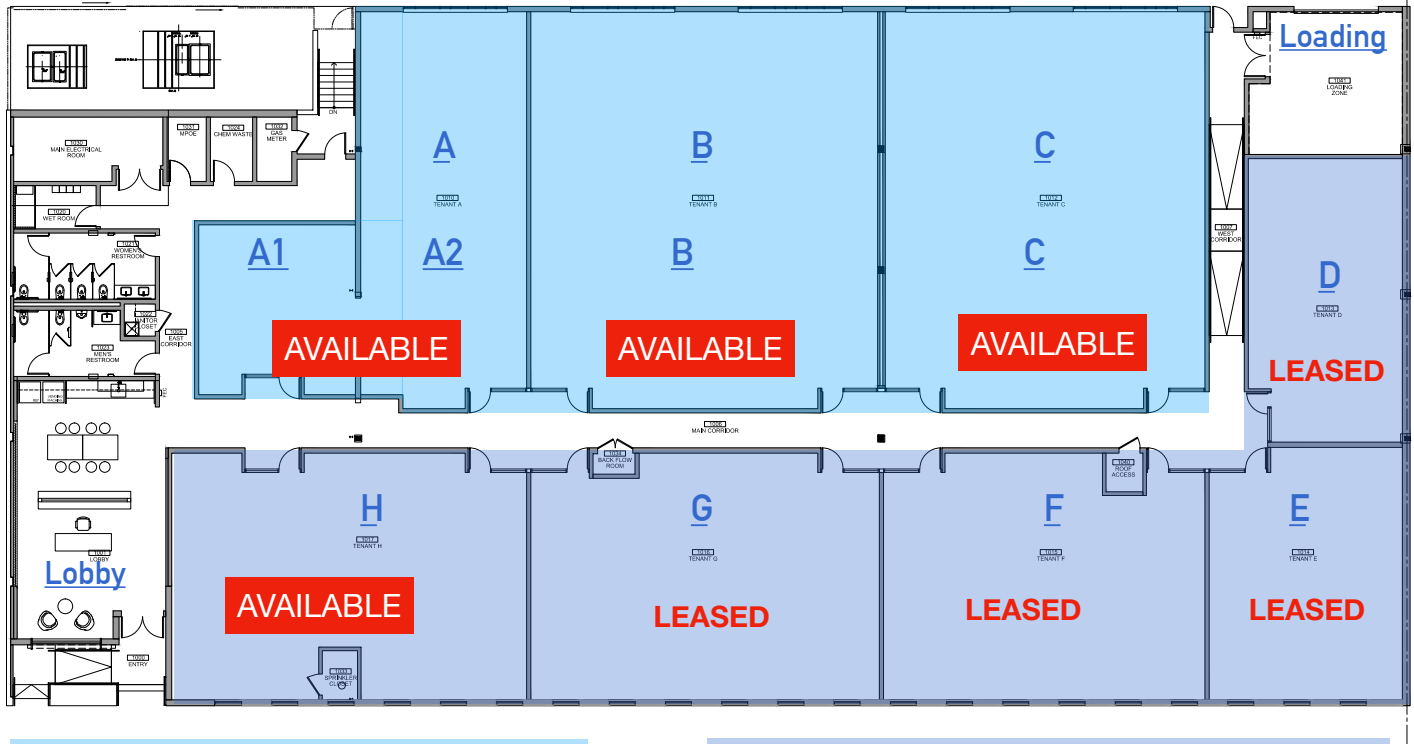


Lab Suite Layouts



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SOUTH SUITES

SUITE A1	699 RSF
SUITE A2	1,724 RSF
SUITE B	3,633 RSF
SUITE C	3,323 RSF
<hr/>	
TOTAL	9,379 RSF

NORTH SUITES

SUITE D	1,146 RSF
SUITE E	1,278 RSF
SUITE F	2,034 RSF
SUITE G	2,219 RSF
SUITE H	2,224 RSF
<hr/>	
TOTAL	8,901 RSF

Suites incorporate flexible layouts

Ceiling heights- 12'6" min / 24' max

Direct venting available

Power - 800/1600A . 208Y/120V 3 phase

Floor drains in all suites

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LA Bioscience HUB

Area Assets and Opportunities

- A** HATCH (future multi-tenant lab space)
- B** LA BioSpace (future LA County/Cal State LA Incubator)
- C** Historic General Hospital (LA County)
- D** Women's and Children's Hospital (LA County)
- E** Cancer Genetics, Inc.



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Life Science

Shire

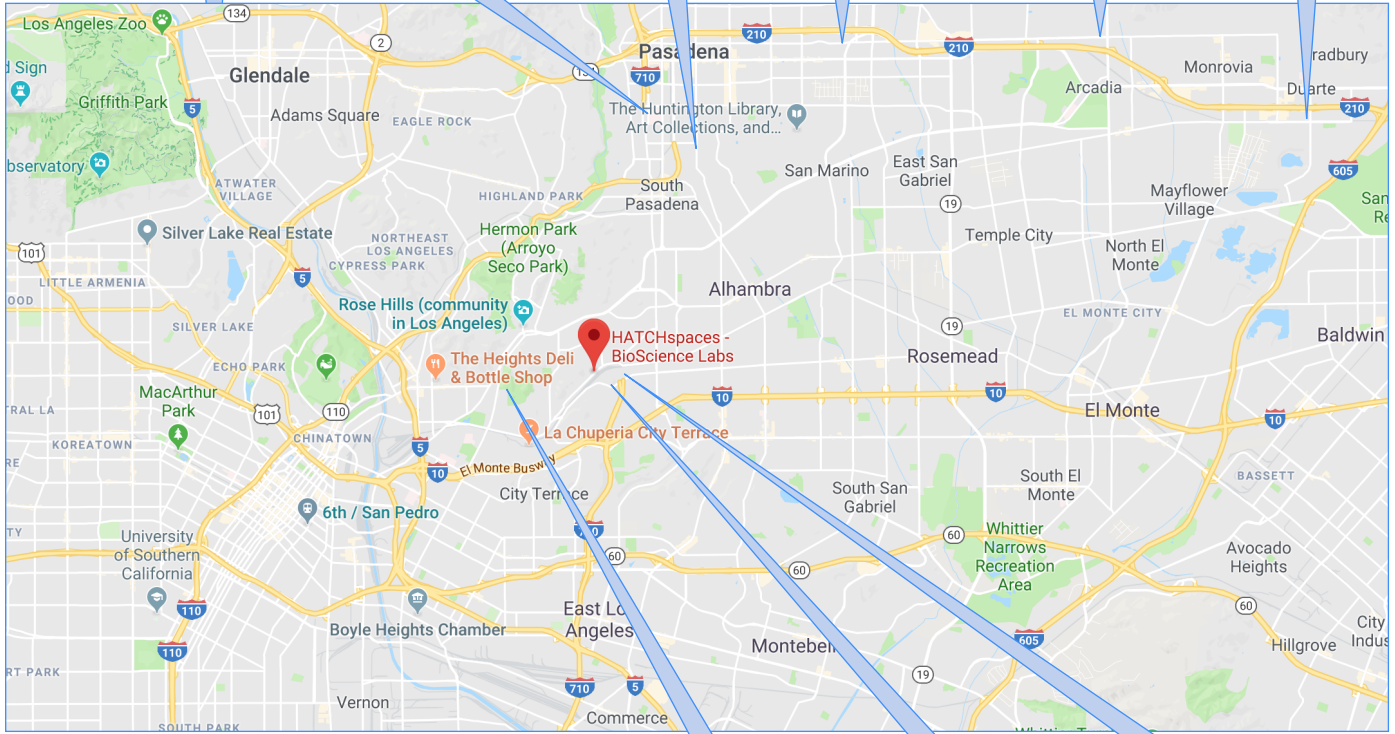
HMRI | Huntington Medical Research Institutes

Caltech

PASADENA BIO
COLLABORATIVE INCUBATOR

LabLaunch

City of Hope



Cal State Los Angeles 2 miles

USC Keck Medicine 3 miles

Caltech 6 miles

Pasadena Bio Collaborative 8 miles

City of Hope 15 miles

Keck School of
Medicine of USC

CAL STATE LA
CALIFORNIA STATE UNIVERSITY LOS ANGELES

GRIFOLS



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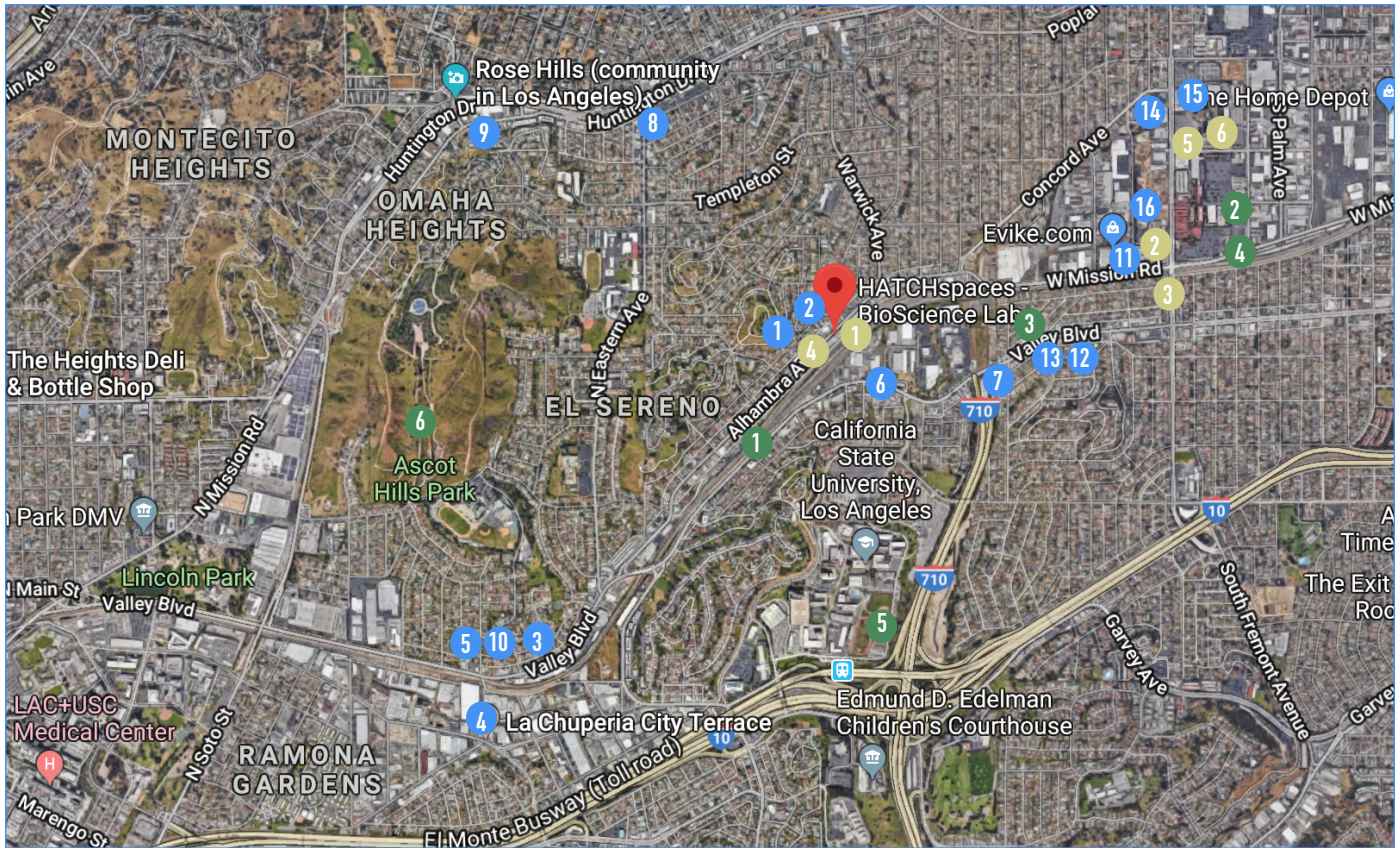
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ALHAMBRA AVE

LOS ANGELES



Location Amenities



Eat and Drink

- | | |
|-------------------------|-----------------------------|
| 1 Holy Grounds | 12 The Legendary Restaurant |
| 2 Sinaloa Express | 13 La Parrilla |
| 3 Cha Cha Chili | 14 I Hop |
| 4 La Chuperia | 15 El Pollo Loco |
| 5 King Torta | 16 Jamba Juice |
| 6 Zingo Tacos | Pick up Stix |
| 7 Aloha Food Factory | Just Grillin' |
| 8 Pho Eastern | Cremistry |
| 9 Fahrenheit LA Pizza | Aku Poke |
| 10 Tony's Subs & Salads | Subway Sandwiches |
| 11 Starbucks | |

Shopping

- 1 NowSpace LA
- 2 Kohl's
- 3 Second Time Around Vintage
- 4 Buena Vista Furniture
- 5 Petsmart
- 6 Party City

Lifestyle

- 1 The Aerial House
- 2 Crossfit Alhambra
- 3 CM Boxing Stables
- 4 LA Fitness
- 5 Selva Mixed Martial Arts
- 6 Ascot Hills Hiking Trails

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