

LABS AT 23



EVOLVEIMMUNE

For Lease

Laboratory and Office Space

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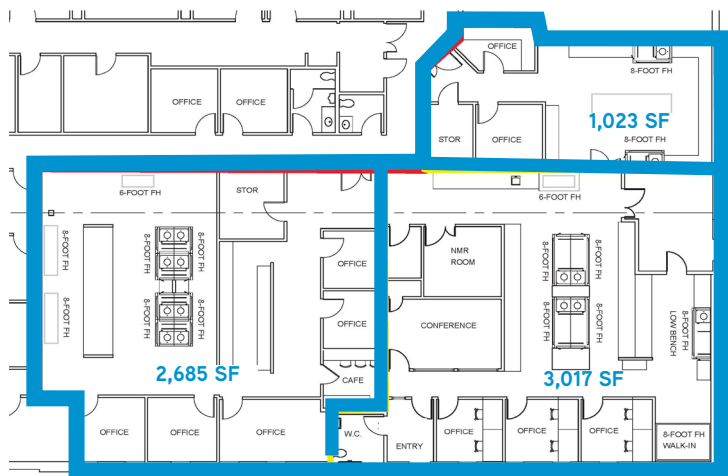
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23 Business Park Drive Branford, CT

Small units of chemistry-heavy lab space available for immediate occupancy in a suburban research park. The location is adjacent to I-95, 15 minutes from downtown New Haven. Space is newly constructed with state-of-the-art lab equipment including 8-foot fume hoods with water and gas, back-up power and lab air throughout.

- 15 chemistry fume hoods equipped with water, gas lines, vacuum and compressed air, several gas tank connections
- 8 fresh air changes per hour
- Back-up generator power
- Nitrogen generator within the 2,685 SF portion
- Keycard access
- Outdoor chemical storage shed for 3,017 SF portion
- \$25 per square foot NNN

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Building Size: 36,000 RSF

Space Available: 6,725 sf of office and lab space - can be subdivided

- 1,023 SF
- 2,685 SF
- 3,017 SF

Description: Approximately 70% wet lab and 30% office

Parking: 4/1,000

Rent: \$25 per square foot NNN



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