

HOME LAB™  
Powered By LabFellows

HOME OF THE DISRUPTIVE BIOTECH

# Where elite scientists build their companies.

At ground zero of San Diego's life sciences ecosystem, mixing the world's most innovative biotech companies and research institutions. Attract key talent and partnerships with industry, healthcare institutions, and life sciences investors.

## The Location

- BioInnovation Center with ocean views
- Across from Torrey Pines Lodge & Trails
- Modern fitness center and cafe
- Autoclave room and shipping dock

## The Workspace

- Configurable HomeLab spaces
- Private and open office options
- Fully stocked kitchen amenities
- Fully-integrated Operational Support

## The Unfair Advantages

- Powered by LabFellows Technology
- Discounts on lab supplies & equipment
- Work across the HomeLab Network
- Investor and corporate partnerships

# Go From Startup To IPO And Beyond

Compete from the Lab Of the Future with all these unfair advantages:



## Plug 'n Play Workspaces

- Flexible Lab & Office Suites
- Shared Community Lab & EQP
- On-Demand GMP Clean Rooms
- Priority Access to UCSD Cores



## High-touch Experience

- Accelerator and Residency Programs
- Fully-managed LabOps, Facilities, EHS, IT, and Source-to-Pay Services
- Secure, Remote-controlled Facilities



## LabFellows Technology

- LabFellows Cloud Apps
- Remote Lab Assistants
- 24/7 Lab Monitoring
- Mobile App (Android/iOS)



## HomeLab Fellows Network

- Capital & Business Dev support
- Group Purchasing Discounts
- VIP Events & Workshops with Top VCs & Startup Mentors

Welcome to Your Workspace

Where Science Meets Technology  
To Do Life's Best Work.

Pre-wired for lab automation, monitoring, and remote access control. Standard utilities and backup power included so you can spin up experiments in minutes.



# World-class Amenities

## Community Lab

Access shared equipment and GMP Clean Rooms in the HomeLab Network.

## BioInnovation Center

Listen to luminaries, book meeting rooms, or grab a hot desk.

## Atrium and Wraparound Terrace

Perfect event space for team, customer, and investor gatherings.

## Fitness Benefits

Modern fitness center. Checkout complimentary surfboards for the beach.

## Easy Access to Public Transportation

Near MTS Trolley Station. On-site bike storage and repair tools.

## Cafe & Restaurant

Locally sourced service breakfast, lunch, and happy hour.

## Autoclave & Industrial Dishwashing

High-performance equipment to avoid contamination and ensure safety.

## Centralized Shipping & Receiving

Seamless support for your packages and deliveries.

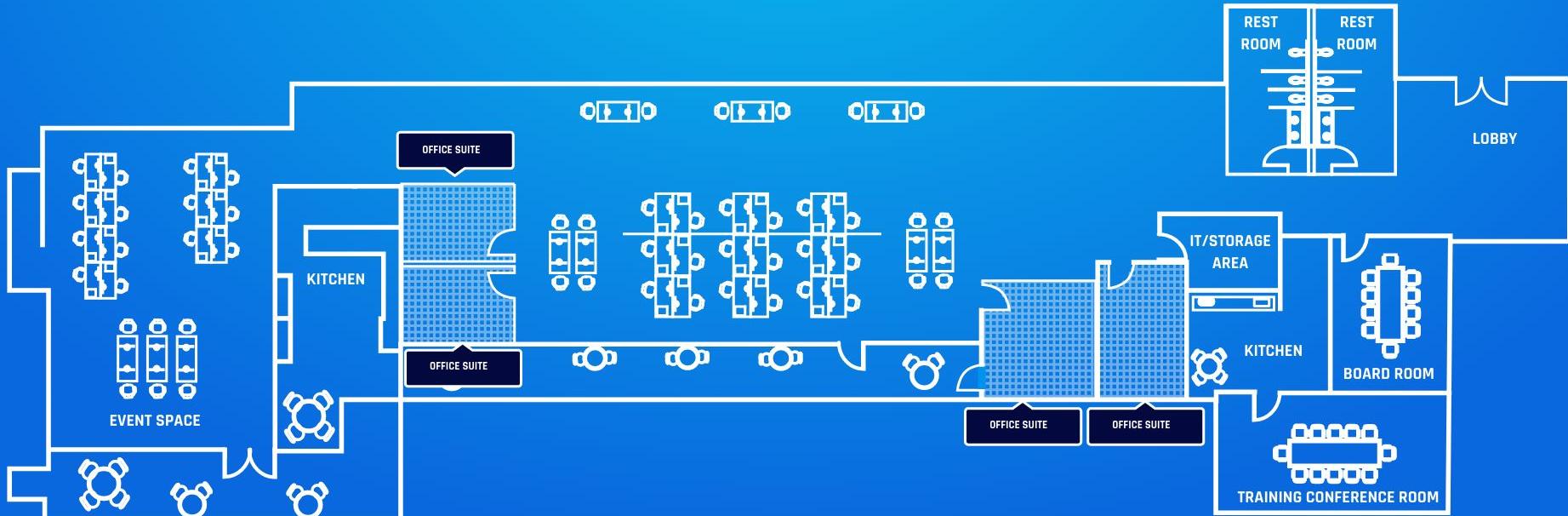


# HOME LAB™

AT TORREY PINES

11011 N Torrey Pines Rd., La Jolla, CA 92037-1007

Second Level

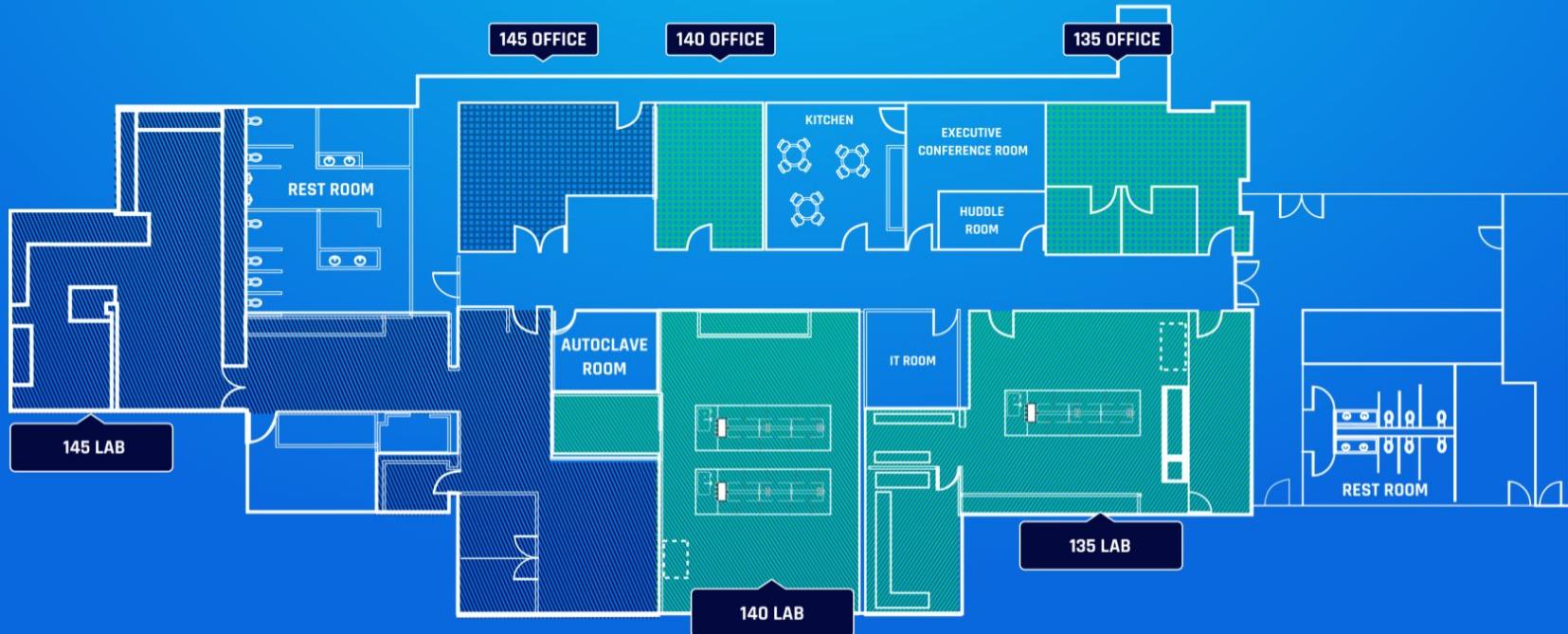


# HOME LAB™

AT TORREY PINES

11011 N Torrey Pines Rd., La Jolla, CA 92037-1007

First Level

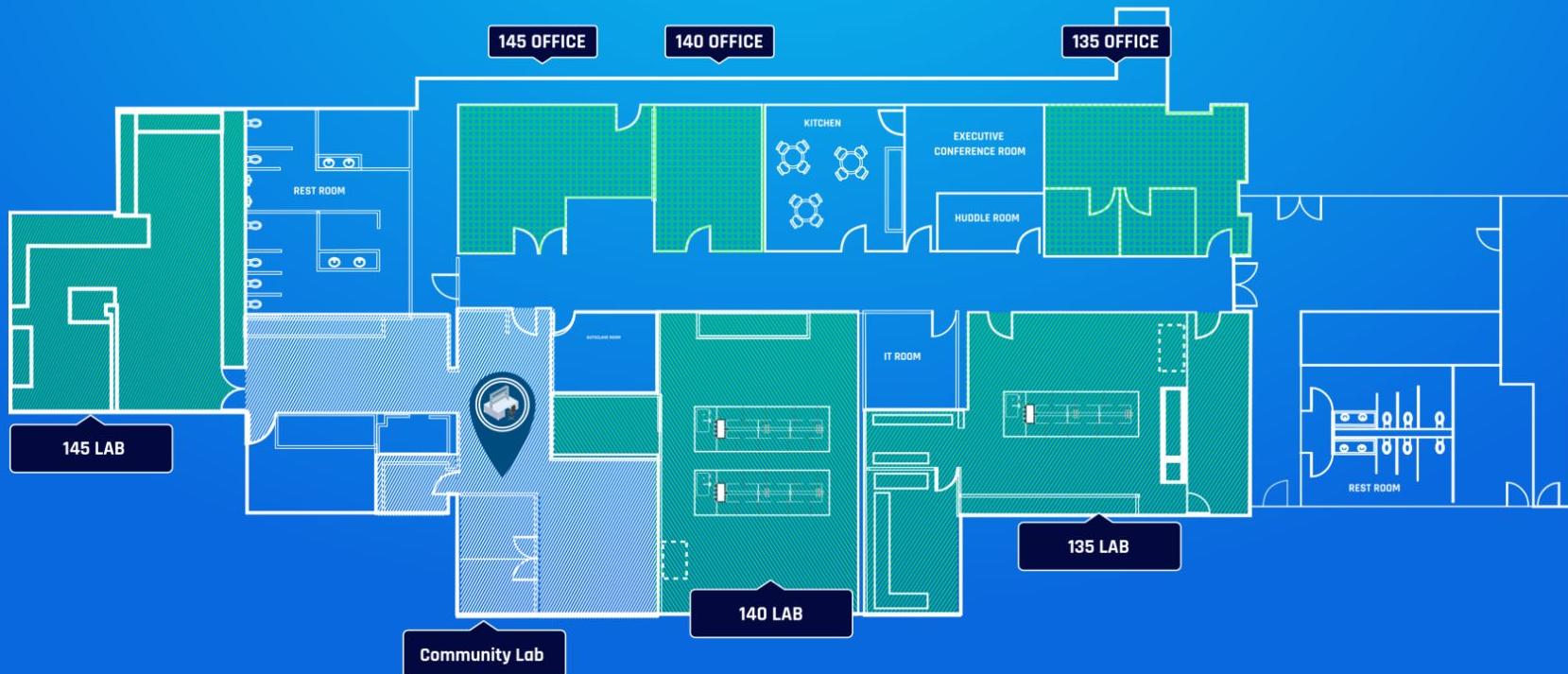


# HOMELAB™

AT TORREY PINES

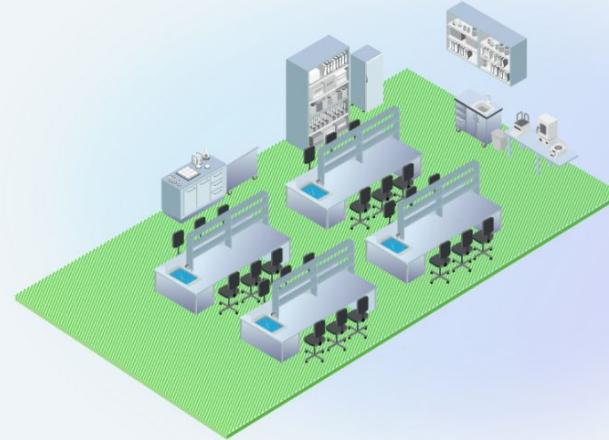
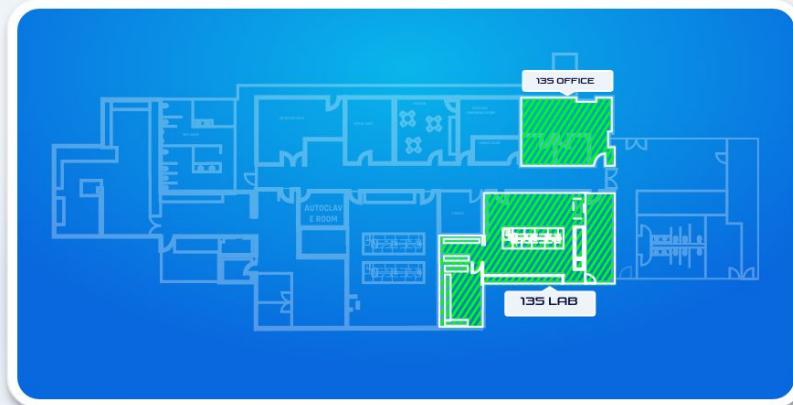
11011 N Torrey Pines Rd., La Jolla, CA 92037-1007

## First Level



## MEGA #135

Our most popular suite  
fits 20 Fellows in 5,588 RSF



**Fellows**

**15-20**

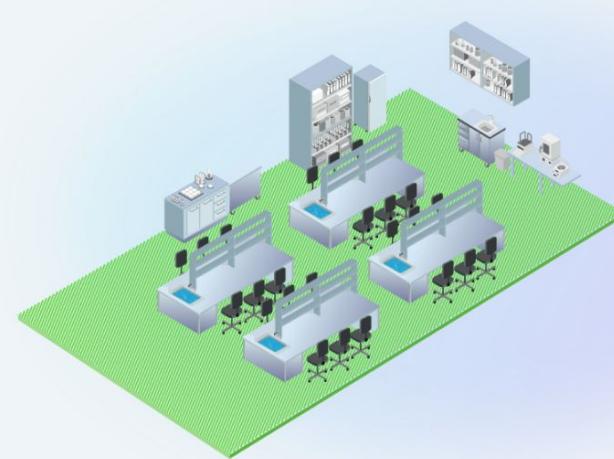
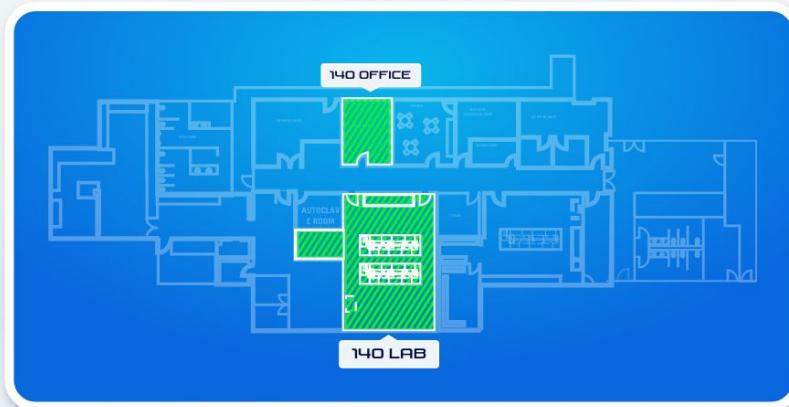


**RSF**

**5,588**

## MEGA #140

Our most popular suite  
fits 20 Fellows in 4,421 RSF



**Fellows**



**RSF**

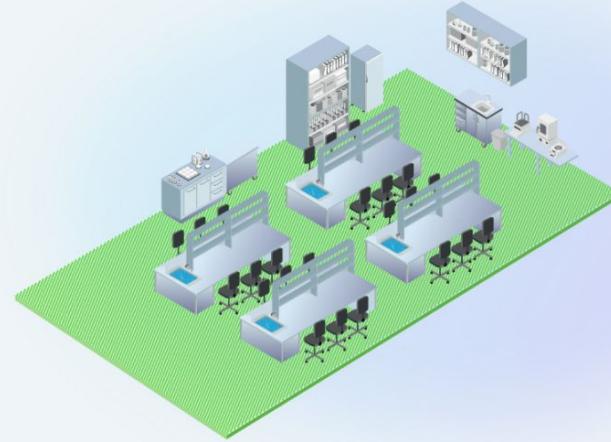
**15-20**

**4,421**



## MEGA #145

Our most popular suite  
fits 20 Fellows in 4,462 RSF



**Fellows**



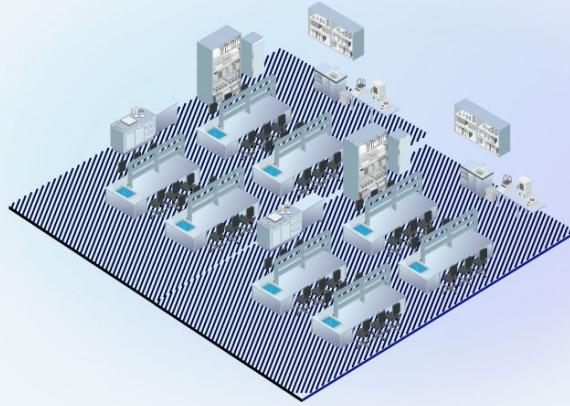
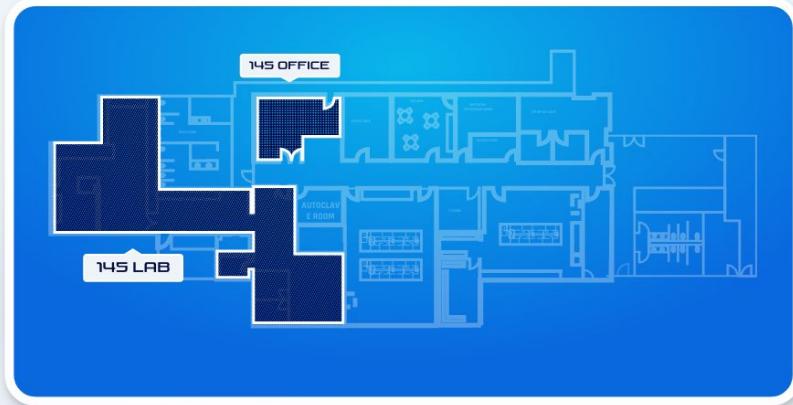
**RSF**

**15-20**

**4,462**

## GIGA 145

Our most popular combo designed for larger teams of 25-38 Fellows in 6,600 rsf. Bundled with 14 dedicated desks and 14 parking spots.



**Fellows**



**RSF**

**28-38**

**8,071**

# Services

You bring the science, we take care of everything else.

## Source-to-Pay

- Day-to-day Purchasing
- Rush Orders
- Information Requests (RFIs)
- Quote Requests (RFQs)
- Proposal Requests (RFPs)
- Resolving Order & Delivery Issues
- Setup Supplier Accounts
- Setup Hosted & Punchout Catalogs
- Accounts Payable
- 3-way Matching
- Accounting Integration - Bill Sync



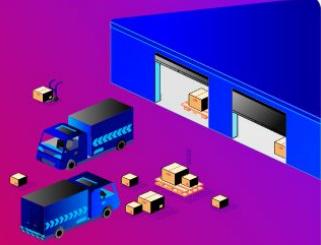
## Lab Services

- Lab Monitoring
- Stockroom Management
- Manage Lab Gas & Dewars
- Dry Ice Delivery
- Inventory Management
- Asset Management
- Upload Service Records
- Lab Coat Laundering
- Moving/Relocation



## Facilities

- Facilities Access Control
- Community Lab Access
- Flex Clean Room Access
- Shipping & Receiving (S&R)
- Coordinate Delivery & Installation
- Upload Packing Slips
- Janitorial Services
- Lab Buildouts & Alterations



## Environmental, Health & Safety (EHS)

- HomeLab EHS Programs & Training
- Keep Regulatory Records
- Submit and Manage Permits
- Compliance Audits
- Manage Biohazardous Waste
- Bulk Chemical Waste



## Managed Information Technology (IT)

- Wireless Internet
- Dedicated Network Access
- VOIP Phone Lines
- Remote Desktop Management
- Software Vendor & License Management
- Intrusion & Antivirus Support
- Security Awareness Training
- Server/AD Config. & Management



## Administrative Controls

- Role-based Permissions
- Groups/Teams
- Multiple Locations
- Internal Purchase Approval Routing
- Internal Invoice Approval Routing
- Multiple Billing Contacts
- Budget & COA Codes
- Accounting Integrations
- Data & Analytics
- Security



# The HomeLab Experience

The perfect level of business and LabOps support,  
whether you're just incorporating or ready to go public!

ACCELERATOR

DISCOVERY

DEVELOPMENT

Custom

## HFN HomeLab Fellows Network

- Sponsored Programs
- Sponsored Events
- Sponsored Services
- HomeLab App

## Lab Ops

- Manage Lab Gas & Dewars
- Coordinate Dry Ice Delivery
- Continuous Lab Monitoring
- Inventory Management
- Asset Management
- Upload Service Records
- Lab Coat Laundering
- Lab Buildouts & Alterations

## Facilities

- Touchless Access Control
- Community Lab Access
- Flex Clean Room Access
- Shipping & Receiving (S&R)
- Coordinate Delivery & Installation
- Upload Packing Slips
- Janitorial Services
- Moving/Relocation



## Environmental, Health & Safety (EHS)

- HomeLab EHS Programs & Training
- Keep Regulatory Records
- Submit and Manage Permits
- Compliance Audits
- Manage Biohazardous Waste
- Bulk Chemical Waste



## Information Technology (IT)

- Shared Wireless Internet
- Dedicated Network Access
- VOIP Phone Lines
- Remote Desktop Management
- Software License Management
- Intrusion & Antivirus Support
- Security Awareness Training
- Server/AD Config. & Management



## Source-To-Pay

- Supplier Enablement
- HFN Service Providers
- Manage Supplier Catalogs
- Sample & Equipment Demo Requests
- Purchase Orders
- Rush Orders
- Order Issue Resolution
- 3-way Matching
- Invoice Payments
- Accounting Data Sync
- Request for Quotes (RFQs)
- Request for Proposals (RFPs)

Build your own fellowship

# RESIDENCY MENU

1

Select Your Homelab



2

Choose your experience

## DISCOVERY

For Teams Just Starting Out

**\$3.99 \*NNN/MONTH**

**\$3.99 \*NNN/MONTH**

**\$3.99 \*NNN/MONTH**

**\$2,500/MONTH**

**\$2,500/MONTH**

**\$2,500/MONTH**

## DEVELOPMENT

Great for Growing Teams.

**\$5,000/MONTH**

**\$5,000/MONTH**

**\$5,000/MONTH**

## DISRUPT

More Admin & Regulatory Support.

**Custom Pricing**

**Custom Pricing**

**Custom Pricing**

3

CUSTOMIZE IT



## Sponsored Services

- Source-to-Pay
- Lab Services
- Facilities & Janitorial
- Environmental, Health & Safety (EHS)
- Information Technology (IT)

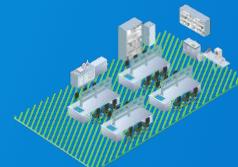
- Source-to-Pay
- Inventory Management
- Lab Buildouts & Alterations
- Moving/Relocation



## Extras

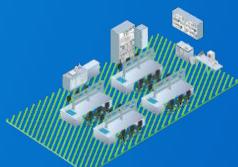
+ Hot / Dedicated Desk	+ Office Suite
+ Flex / Dedicated Bench	+ Office Studio
+ Flex Clean Room	+ Cold Storage
+ VIP Office Suite	

MEGA #135



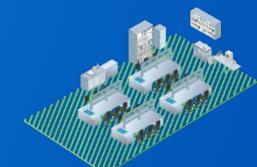
15-20  
5,588

MEGA #140



15-20  
4,421

MEGA #145



15-20  
4,462

## Residency Menu

### GIGA

Our most popular combo of lab and office workspaces designed for larger teams of 25-38 Fellows in 8,071 rsf.

**\$3.99 \*NNN/MONTH**



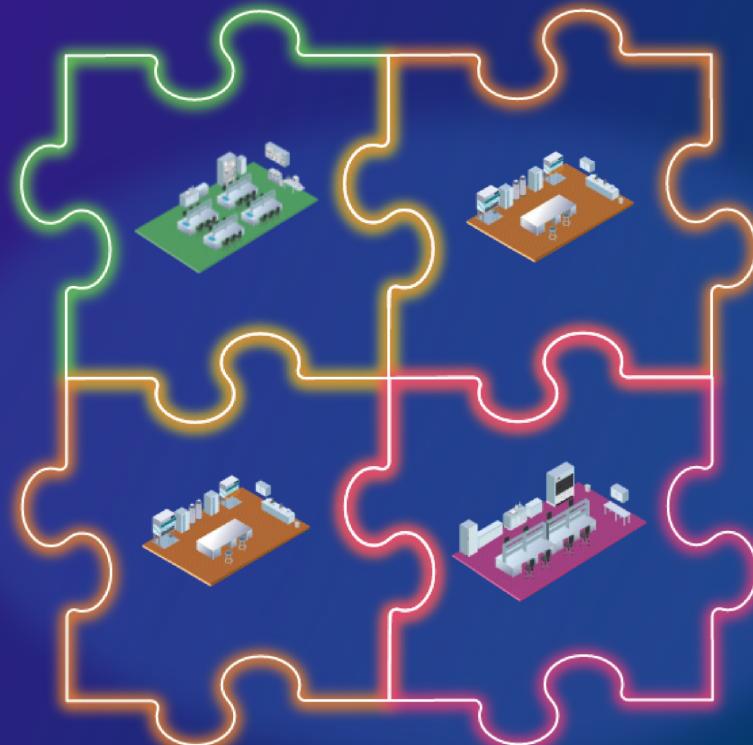
Fellows

25-38



RFS

8,071



\*NNN equivalent

# Our Team

We aspire to achieve success through diversity and inclusion of people and technology. The best teams win. And the best teams are the most diverse ones. We set the example by our team, the founders we select, our partners, and people across the world that our companies serve.

We develop unfair advantages of digitizing business and lab operational processes that reduce burn and extend runway for our teams to outcompete others too afraid to embrace technology.



**Julio De Unamuno IV**  
Founder & CEO



**Marcelo Hernandez**  
Technical Account Manager



**Wayne Garzaro**  
Head of Community



**Javier Carrillo**  
Head of MarComm



**Diego Acosta**  
Data Analyst



**Jenny Monterroso**  
Head of Source-to-Pay



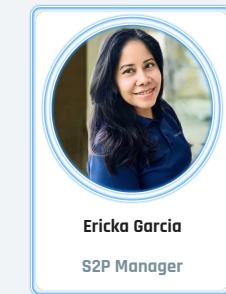
**Fernanda Monterroso**  
S2P Manager



**Josbeth Colmenares**  
S2P Manager



**Jasser Ramirez**  
S2P Manager



**Ericka Garcia**  
S2P Manager



**Gavin Thomas**  
Head of Operations



**David Rivera**  
Services Operator



**Fernando Ontiveros**  
Services Operator



**Juan Aislant**  
Services Coordinator



**Daniela Murguia**  
Services Coordinator



Trusted By



京都大学  
KYOTO UNIVERSITY



UC San Diego



LABFELLOWS



National Heart, Lung,  
and Blood Institute



ēGLINT

PROVENANCE

trix



VIRONEXIS  
BIOTHERAPEUTICS



RESILIENCE



CytoHub



M&A  
Nucleate



CARI Health

DEERFIELD

TURNSTONE  
BIOLGICS

Function

AUTOBAHN  
LABS

general inception.



STEMCELL  
TECHNOLOGIES

Genesee  
Scientific

MEDLINE

WIB  
Women in Bio

WuXi Biologics  
Global Solution Provider

TriNet



fisher scientific  
part of Thermo Fisher Scientific

eppendorf

Digi-Key  
ELECTRONICS

charles river

amazon business

Airgas.  
an Air Liquide company



Building a Disruptive Biotech?

Request A Tour 



+1 (833) 4LabOps



[sales@homelab.com](mailto:sales@homelab.com)



11011 N. Torrey Pines Rd., La Jolla, CA 92037



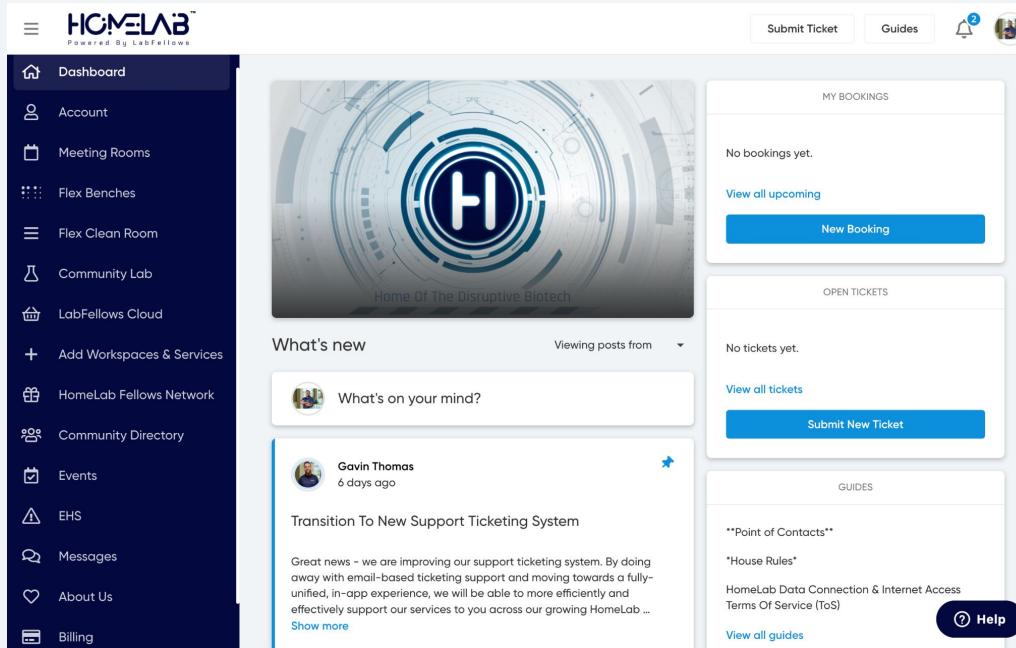
# Thank You! Questions?



# Appendix

# Unlock Our HomeLab App

Get the latest news and updates on everything happening around our HomeLab Fellows Network of disruptive founders, partners, and investors.



The screenshot displays the HomeLab app's user interface. On the left is a dark sidebar with a navigation menu:

- Dashboard
- Account
- Meeting Rooms
- Flex Benches
- Flex Clean Room
- Community Lab
- LabFellows Cloud
- Add Workspaces & Services
- HomeLab Fellows Network
- Community Directory
- Events
- EHS
- Messages
- About Us
- Billing

The main content area features a large circular graphic with the text "Home Of The Disruptive Biotech" and a stylized "H". Below this are three main sections:

- MY BOOKINGS:** Shows "No bookings yet." with a "New Booking" button.
- OPEN TICKETS:** Shows "No tickets yet." with a "Submit New Ticket" button.
- GUIDES:** Includes sections for "Point of Contacts", "House Rules", "HomeLab Data Connection & Internet Access", and "Terms Of Service (ToS)". It also features a "View all guides" button and a "Help" button.

At the bottom of the main content area, there is a "What's new" section showing a post from "Gavin Thomas" about the transition to a new support ticketing system.

# HomeLab Fellows Network

Through our HomeLab Fellows Network access flexible workspaces, lab equipment, and services anywhere your team is. Meet potential mentors, partners, and customers to fuel biotech development and business disruption like never before.



# Our Approach

We believe that disruptive biotechs transcend boundaries: they can be built anywhere, by anyone and in any corner of the economy, from curing rare diseases at scale to mass-producing lab-grown meat. We want to find and be a home to these companies.

We partner with founders around the world, across life sciences and digital health applications, and at various stages, primarily before success is obvious.

**Our mission** is simple: Back disruptive biotechs inventing the future, and become founders' most trusted partner by providing all the space and operational support they need to do more science. We measure our success not merely by helping founders build toward exceptional exits, but by the impact we create through our mission-driven bioinnovation.

# Challenges Emerging Biotechs Face

The challenges biotech companies face today should not be finding and running a lab. Often, scientists and lab teams spend valuable science time dealing with operations-related issues or trying to figure out how to integrate new technologies and resources into their workflow. HomeLab helps the best teams win and break free from labs that simply aren't smart enough. Through vertical integration of lab & office space, technology, and service support, we help disruptive biotechs reduce costs and create more efficient operating models so teams can focus on their science while we take care of everything else.

Founded in 2014, we started out by offering monthly memberships (Fellowships) to shared wetlabs and equipment to entrepreneurial academics and small startup teams in our community. Over time, our members began to outgrow this model...  
...and so as our customers evolved, we evolved:

**Our Fellows didn't need to be “graduated” - they needed more options for dedicated space to grow and scale their teams.**

**Our Fellows weren't pining for another “science of beer” event - they needed more effective and efficient connections to mentors and introductions to capital partners that translated into better development timelines and faster investor checks.**

**Our Fellows were not lacking common advice on how to incorporate their companies or file patents - they needed uncommon tips and tricks to build better biotechs.**

# Powered By LabFellows

LabFellows Cloud brings together your business and lab operations all in one place.



## Lab Insights

Leverage scientific and business intelligence to make decisions in seconds with our powerful, built-in data analytics and reporting features.

## FUSION API

Life Sciences APIs and open framework to integrate with systems you already use and trust. FUSION brings them all together.

## Remote Lab Assistance

Dedicated LabFellows Assistants (LFAs) support your team's growth by taking care of your mundane, administrative tasks.

## Mobile App

Manage operations all from your back pocket!



