

**1130 Independence,**  
Mountain View, 94043  
6,151 SF

**FLEX SPACE:**  
~2,450 sf (40%) Lab space /  
R&D workshop

Chemical Fume Hood  
Back up power generator

Outdoor patio  
High 16' ceilings in lab  
12 parking  
Near amenities

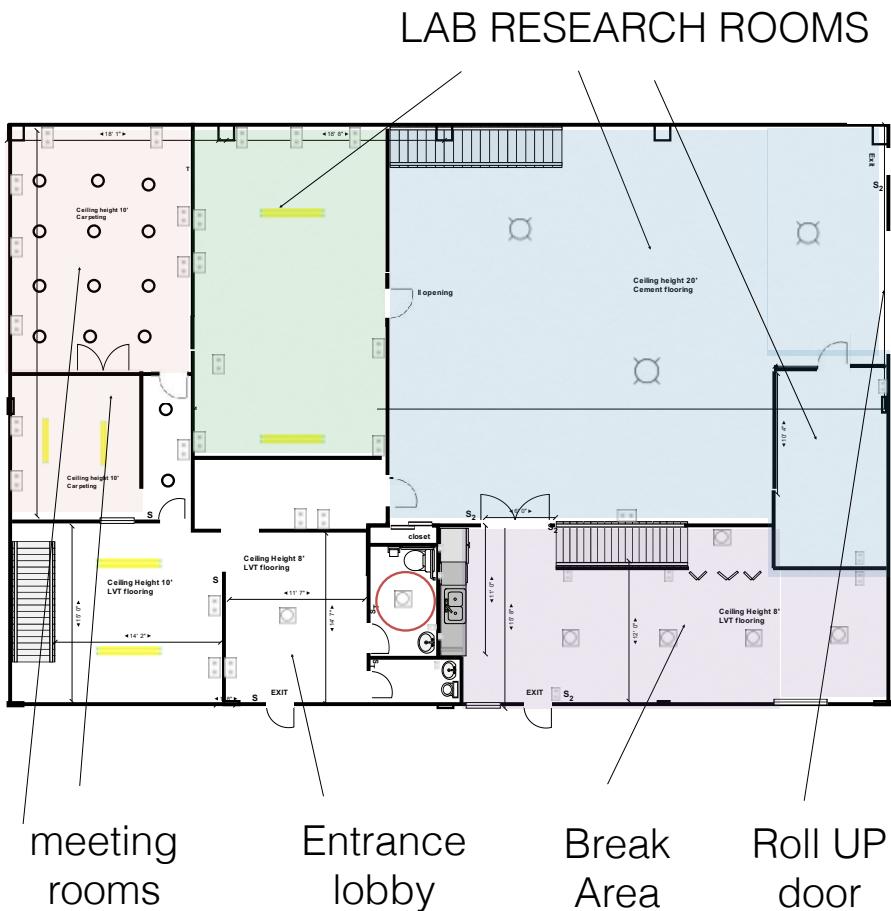
Available October 1, 2025

Rate Negotiable  
Term Negotiable

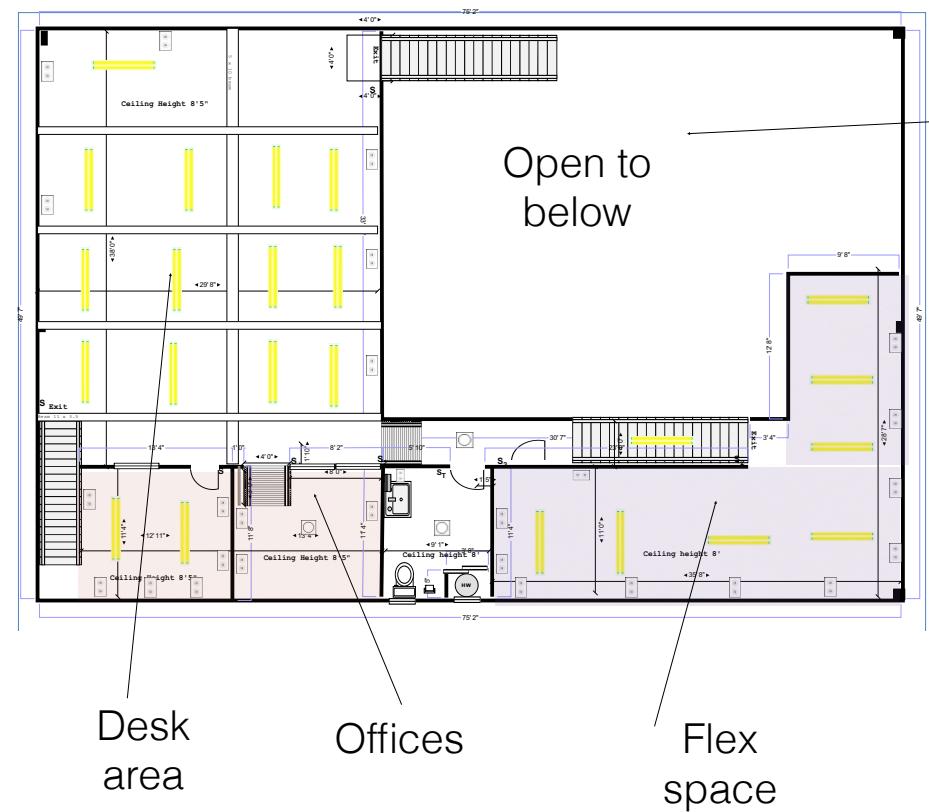
[newlab@ValleyResearchPark.com](mailto:newlab@ValleyResearchPark.com)  
650-241-9272



# Ground Floor



# Second Floor



BSL2 facility  
 LAB area has dedicated 5 ton HVAC unit.  
 22KW back up power generator for 208vAC and 120vAC

Safety shower  
 Sink with Eyewash  
 Exhaust venting for CHEMICAL Fume hood ready  
 12 Lab benches in place. ( can be removed)



