

Science  
Square

LABS

Trammell Crow Company

CBRE

# Amplify your Mission at Atlanta's Home for Discovery

10th Floor Opportunity



# Move-In Ready Lab Space

Entire 10th Floor – 33,136 RSF

CBRE presents a rare opportunity to lease newly-built lab/office space in a class A, purpose-built building within Atlanta's hottest innovation district.



Furnished with lab casework  
and office furniture



Immediate occupancy



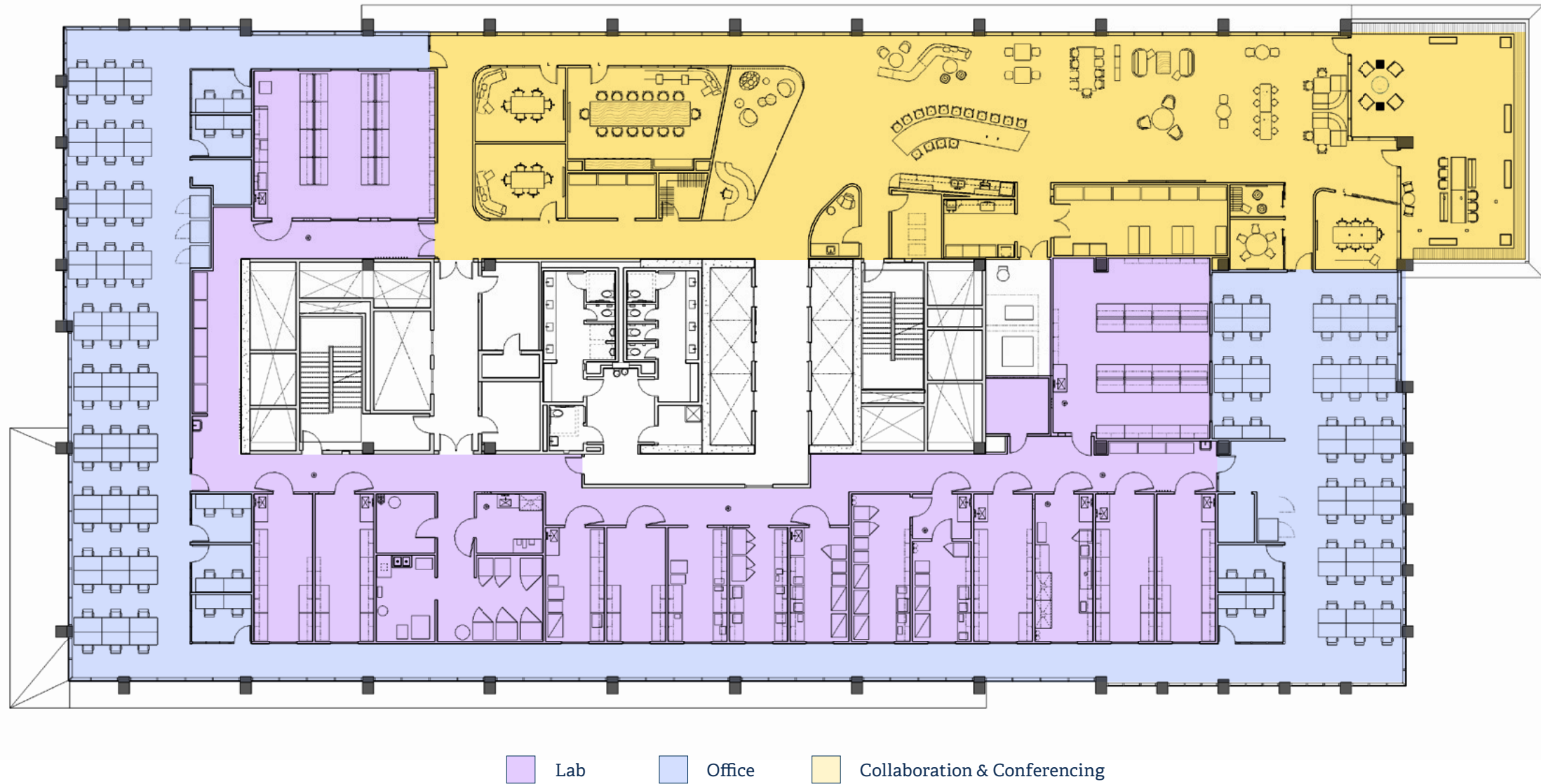
Cost savings



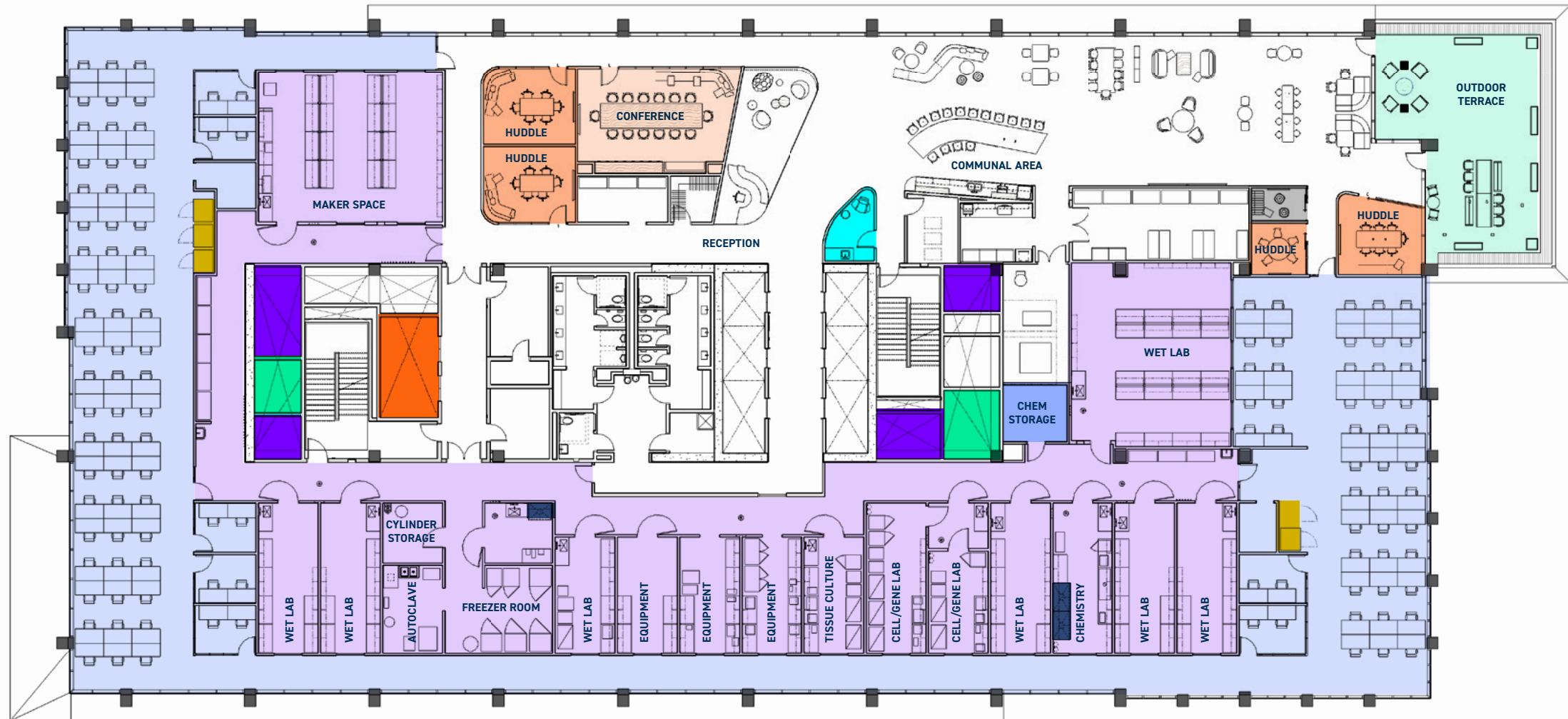
Georgia Tech Community



# 40:60 Lab to Office Ratio



# Room Layout



- |              |                       |                   |                                 |             |
|--------------|-----------------------|-------------------|---------------------------------|-------------|
| Lab Space    | Chemical Storage Room | Mother's Room     | Private Outdoor Terrace         | Huddle Room |
| Office Space | Podcast Room          | Phone Booth       | Hazardous Exhaust Shafts        |             |
| Fume Hood    | Conference Room       | Service Elevators | Building Supply & Exhaust Ducts |             |

# Suite 1000

## Specs

### Labs:

- 10 medium wet labs, ~280 USF each
  - 2 Cell/Gene Labs
  - Tissue Culture Lab
  - Chemistry Lab (2 fume hoods)
- Total Fume Hoods – 3
- 324 total LF of lab benching
- 3 equipment rooms adjacent to labs
- Freezer Room
- Autoclave and Glass Washer
- Cylinder Storage Room
- Chemical Storage Room (H-Room)
- Large Format Wet Lab – ~900 USF
- Large Format Dry Lab – ~900 USF

### Office:

- 110 Open workstations (chairs and desks)
- 4 private offices
- Large Conference – 14 seats
- 4 huddle rooms
- Furnished Outdoor Terrace – 1,140 USF, 1,523 RSF
- Recording Studio (Podcast Room)
- 5 private phone booths



# Plug and Play Space

Ready Day One

Experience science without limits with Class A space that is ready day one.



**Collaborative Area**



**14-Seat Conference Room**



**Outdoor Terrace**



**Office**



**Fully Furnished with Lab Benching and Available Standby Power**

# An Ecosystem Primed to Thrive

DURACELL®

Osmose



EMORY



kemira



VĒRO  
BIOTECH

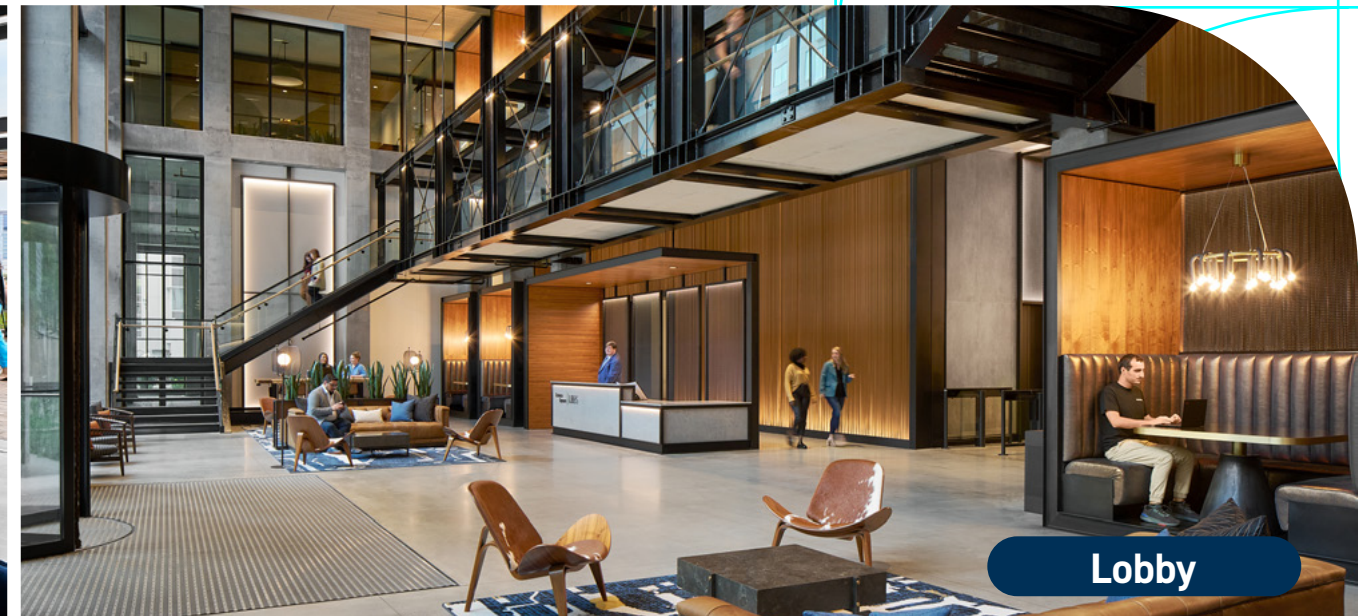
Mercedes-Benz  
INNOVATION CENTER

Wallace H. Coulter  
Department of  
Biomedical  
Engineering  
at Georgia Tech and Emory University



# Best-in-Class Building Amenities

to Fuel the Spirit of Collaboration & Exploration



# Conference & Tenant Amenity Center

## Tenant Lounge

- Coffee Bar and Cafe
- Outdoor Covered Patio
- Access to Pedestrian/Bike Bridge

## Conference

- Dedicated Concierge & Meeting Host
- Hospitality-Inspired Pre-Function/Collaboration Space
- Catering Kitchen
- 112-Seat Multi-Configuration All-Hands Meeting Space

## Wellness Center

- Equipment by Technogym
- Elevated Locker Facilities
- Private Consult Room
- Recovery Zone

## Conference





# The Master-Planned Advantage

An extension of Tech Square and Georgia Tech, Science Square is deeply interwoven into the academic fabric of Atlanta.

**18**  
Acres

**1.8M SF**  
Lab/  
Office

**500**  
Residential  
Units

**25K RSF**  
Retail

**Build to  
Suit**  
Opportunity  
Available

# Purpose Built R&D Infrastructure

**363,450**

Total RSF

**13**

Floors

**32K – 36K RSF**

Floor Plates

**15'-0"**

Floor to Floor  
Height – L 2-12

**19'-0"**

Floor to Floor  
Height – L13

**22'-0"**

Mechanical  
Penthouse

## Base Building Specs

### Lab Support

- Central chemical and general storage available for lease on ground floor
- Typical floor layouts designed to accommodate lab service spaces to house tenant support equipment, such as:
  - Chillers, cylinder gas manifold rooms, UPS, or lab service generators – nitrogen, lab air compressor, vacuum skid, RO/DI service
  - Isolation or controlled environments for specialty lab uses such as imaging/microscopy, tissue or cell culture, light controlled environments, etc.
  - High noise or heat-generating equipment rooms such as refrigerator/freezer rooms, distributed glass wash/sterilization autoclaving, ice machines, or walk-in environmental chambers
- Vertical shaft space available on Levels 7-13 for laboratory tenants to serve additional hazardous exhaust needs

### Exterior Facade

- High-Performance thermally broken curtain wall
- High-performance Low-E insulated glazing
- Electro-chromatic glazing included at all lab/office tenant spaces

### Elevators

- **(6) Passenger:** Destination Dispatch, 3,500 lb. capacity, 500 fpm, Traction MRL elevators
- **(2) Service:** 5,000 lb. capacity, 350 fpm, Traction MRL elevator, access to loading area and chemical storage
- **(2) Parking Garage Passenger:** 3,500 lb. capacity, 350 fpm, Traction MRL elevators, serves 6-level parking deck and Level 5 Amenity Deck

### Floor-to-Floor Heights

- **Floor 1:** 23'-4"
- **Floors 2-12:** 15'-0"
- **Floor 13:** 19'-0"
- **Penthouse** 22'-0"
- **Finished lab ceiling height:** 9'-10'
- **Finished office ceiling height:** 10'

### Structural Frame

- Cast-in-Place Concrete Frame
- PT Girders, Reinforced Beams
- 8" mild reinforced slab allows future flexibility for core locations and floor openings
- **Structural Bay Spacing:** 33' x 44'
- Column-free lab/office space
- **Planning Module:** Lab Module is 11' x 11'
- **Structural Capacity:** All tenant floors are designed to 100 PSF live load; Mechanical Level is designed to 150-200 PSF live load
- **Anticipated Vibration Performance:** 8 Typical Bay Zones per Floor ranging from 8,400 MPS to 1,000 MPS

### Loading

- Fully enclosed loading/service area including (2) loading bays with elevated dock capable of receiving box trucks and semis with dock leveler
- Onsite Dock Manager
- 30-yd trash container with compacter and rolling 4 yd. containers for recycling

### Emergency Generator

- Three 450 kW natural gas generators for base building life safety and optional tenant standby loads

### Roof

- Fully adhered, 60 mil, High SRI TPO roof system, with interior roof drains
- Terraces have fluid-applied roof membrane system with concrete topping slabs flush with interior flooring

**Architect**  
**Perkins&Will**

**MEP Engineer**



**Structural Engineer**



**General Contractor**



#### Electrical

- Network power electrical service
- Electrical service to the building consists of four (4) concrete-encased utility service feeds from four (4) total transformers located in a Georgia Power Electric Vault
- Base building loads to (4) 4000-amp switchboards
- **Interior distribution system:** 480Y/277V, 3 phase, 4 wire service
- Bus duct risers for future alterations and relocation of major equipment
- Dedicated bus taps to distribute services to tenant-furnished equipment, lighting, and misc. tenant loads
- Base building lighting: energy-efficient LED lighting with architectural lighting accents in lobby, terraces, and amenity spaces

#### HVAC

- Konvecta high-performance closed-loop energy recovery system
- Outdoor air provided at up to 12 air changes per hour to all laboratory spaces assuming a 50%/50% lab:office ratio
- All code-required ventilation/ make-up air provided to office, retail, and amenity spaces
- Chilled water is provided by water-cooled chillers
- Base Building hot water provided by high-efficiency condensing boilers
- Fume hood exhaust air removed through roof mounted high-plume dilution fans
- Air handling units, chillers, boilers, and exhaust fans are cross-connected for resiliency and redundancy
- Independent 24/7 temperature and airflow control for tenant premises

#### Fire & Life Safety

- Automatic combination standpipe system and riser located in each stairwell
- Dedicated floor sprinkler floor control assembly for future tenant connections
- Base building's fire protection system can support Light and Ordinary Hazard classifications suitable for future tenant research and development, laboratory, and office uses, with a 50%/50% office/lab split
- Dry system protection and associated controls provided in the loading dock
- Fire Command Center located on floor 1
- Addressable notifier fire alarm system with ADA compliant audio-visual devices tied back to the Fire Command Center

#### Plumbing

- Multiple waste and vent risers connected to the base building sanitary waste system support future tenant connections
- High-efficiency plumbing fixtures throughout provide 30% reduction from code
- Triplex domestic water pressure booster pumps distribute domestic water to building core and dedicated tenant domestic water risers
- Tenant domestic water risers have taps for future tenant connections
- Water heaters are provided to support base-building restroom and janitorial needs

Mechanical space provided on each floor for tenant potable hot water systems and process equipment



### Building Features

- Conference Center with capacity up to 100 people with board room, class room and all-hands meeting set-up options with pre-function space and catering kitchen
- Fitness & Wellness Center with Techno-Gym equipment, recovery center, and spa-style locker rooms and showers
- Indoor/outdoor common areas collaboration and meeting spaces
- “The Commons” indoor/outdoor tenant lounge and event space with catering capacity on Level 5
- “The SkyDeck” outdoor meeting, lounge and event space on Level 5
- Bike Storage
- Restaurant (TBD) on Level 1 with outdoor patio seating
- Coffee Shop (TBD) on Level 2 with outdoor patio seating
- CBRE HOST – Tenant Services Program & Onsite Property Management

- Access on Level 2 to future Pedestrian/Bike Bridge connecting to Georgia Tech campus
- Attached covered parking structure offering 2/1000 USF parking ratio (Rate: \$150 per stall per month)

### Security

- 24/7 onsite security and security camera coverage of exterior access points, loading, parking garage, and common areas
- Building is secured via key card and mobile Bluetooth compatible access system at the two main exterior building access points
- Destination Dispatch elevator systems integrated with security systems
- Tenant parking garage levels are fully secured

### Telco

- Voice and data service via both copper and fiber available with multiple carriers capable up to 100 Gbps speeds
- Vertical riser management by landlord
- A/V and WiFi systems in common areas for tenant use
- Cellular DAS for AT&T, Verizon, and T-Mobile included throughout the building

### ESG

- LEED Gold Certified
- WELL Gold Certified
- Clean Energy from Solar Panels above Parking Deck will provide building with 920,840 kW hours annually
- \$2.5 M Community Engagement Commitment to Vine City and English Avenue Neighborhoods

Leasing

**CBRE**

**Eric Ross**

Executive Vice President

(404) 229-7629

[eric.ross@cbre.com](mailto:eric.ross@cbre.com)

**Jessica Doyle**

Senior Vice President

(404) 408-1264

[jessica.doyle@cbre.com](mailto:jessica.doyle@cbre.com)

**Graham Little**

First Vice President

(404) 771-7957

[graham.little@cbre.com](mailto:graham.little@cbre.com)

**Science  
Square**

**LABS**

[ScienceSquareLabs.com](https://ScienceSquareLabs.com)

**Science  
Square**

Trammell Crow Company

**GT** Georgia  
Tech.

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.