



INNOVATION  
PROPERTIES  
GROUP

250 Natural Bridges Drive

Santa Cruz, CA



# Plug & Play Flex Building Biology & Chemistry Labs, Office

Two-Story Building: 13,520 RSF - 6,750 RSF per floor



## Lab Features / Property Highlights

- 30x Benches
- 5x Bio Safety Hoods
- 4x Chemistry Hoods
- House di-water, Vacuum, Nitrogen, CO2
- 4x -20 and 2x -80 freezers
- Centrifuges, PCR Room
- Shared HDLC or HVLC
- BSL 2 Lab
- High electrical capacity
- Back-Up Generator

## Office Features

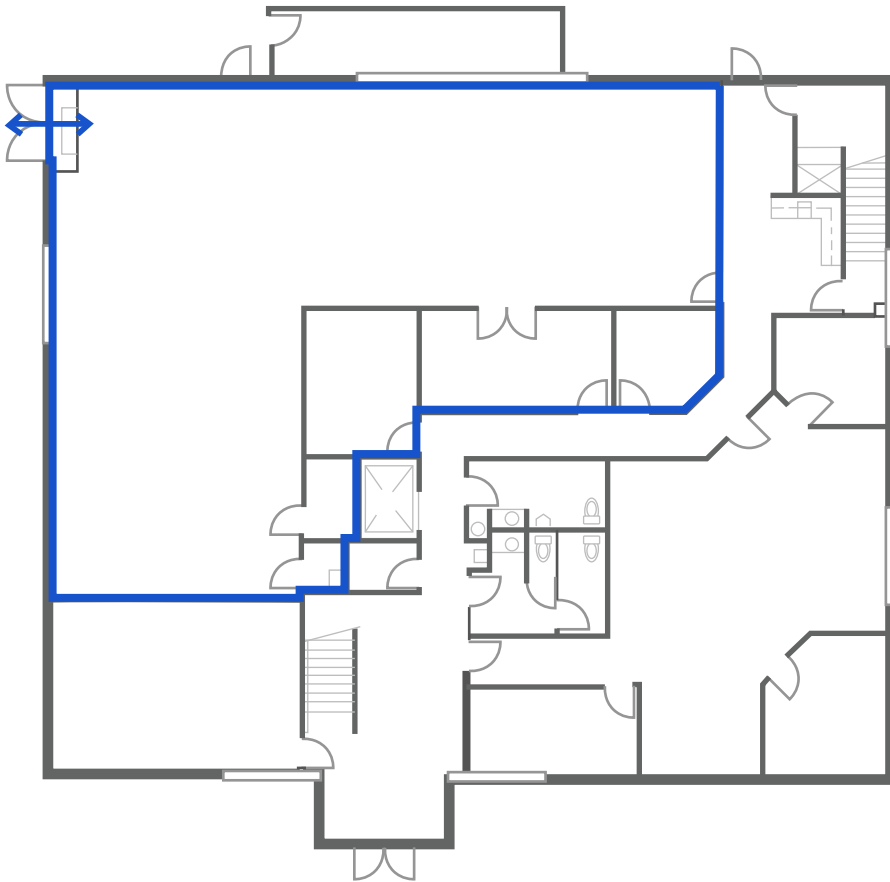
- 20-person Board room
- 10 Private Offices
- 7 Meeting Rooms
- 25 Office Workstations
- Large Event / Lounge area
- Kitchen
- Shower facilities

## Office Features

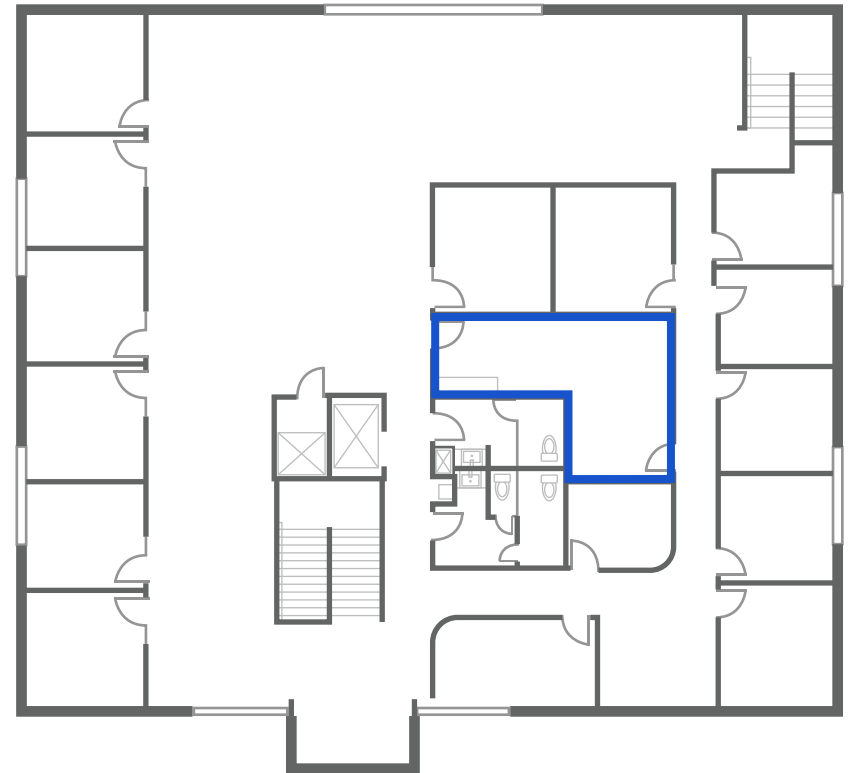
- BBQ area/Picnic Benches Outside
- Ample Parking




## GROUND FLOOR

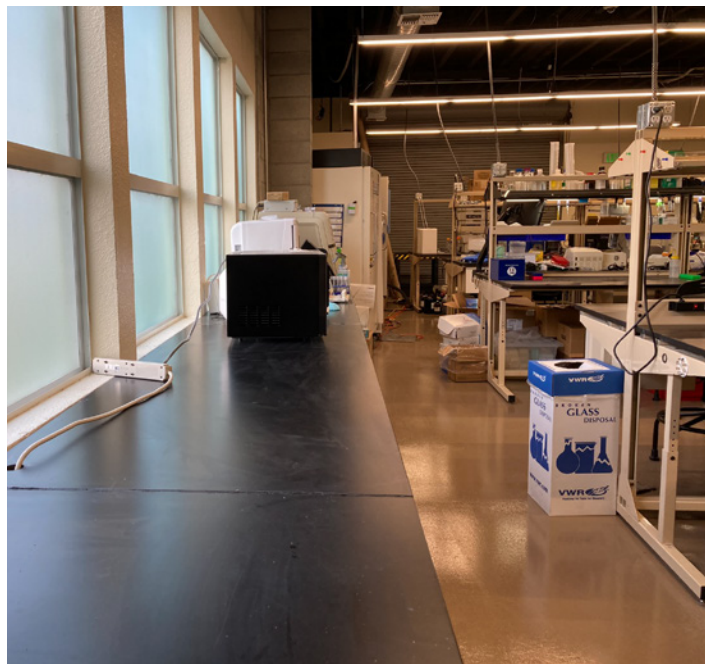
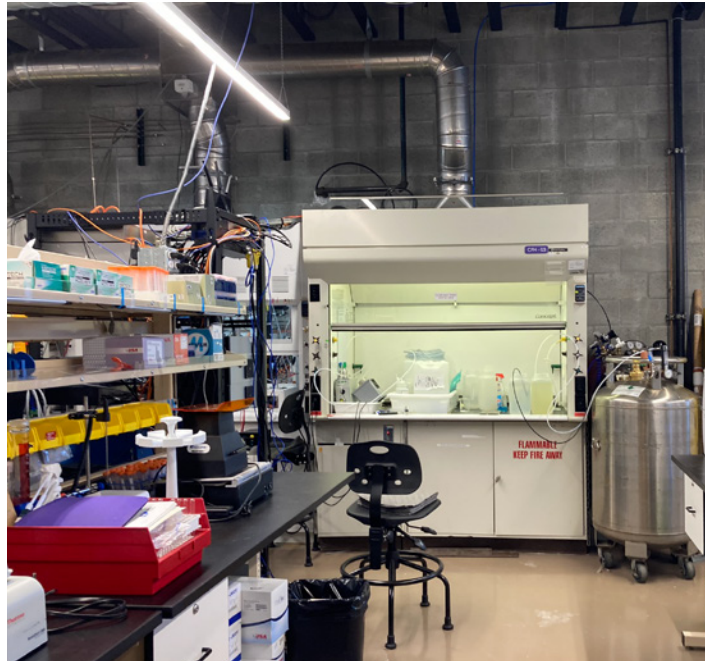


## SECOND FLOOR



-  Labs
-  Roll-up door







- 1 Stanford University

- ## 2 UC Santa Cruz

- ### 3 Silicon Valley

- #### 4 Natural Bridges State Beach

3 minutes walk



State Monarch Preserve

- ## 5 San Jose Airport



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- Wilder Ranch State Park

World class mountain biking



- ## Steamer Lane

### World-class surf break





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## For leasing information

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