HOMELAB™
Powered By LabFellows

11011 N Torrey Pines Rd
La Jolla, CA

Heart of Torrey Pines
Plug & Play Lab Space Available
Suite 145L: 6,600 RSF | Suite 140L: 4,400 RSF

IPG
INNOVATION PROPERTIES GROUP

ipgsf.com

HOMELAB
Powered By LabFellows

I | P | G
INNOVATION PROPERTIES GROUP

11011 N Torrey Pines Rd

Floorplan

REST ROOM

VIP OFFICE SUITE

OFFICE SUITE

VIP OFFICE SUITE

AUTOCLAVE ROOM

IT ROOM

REST ROOM

145L

135L
LEASED

140L

GIGA

Suite 145L: 6,600 RSF
14 Kneeholes
1 Fume Hood
Shared Autoclave
Parking: **14** Spaces
Fellows: **25-38**

MEGA

Suite 140L: 4,400 RSF
8 Kneeholes
Shared Autoclave
Parking: 8 Spaces
Fellows: 15-20

HOMELAB
Powered By LabFellows

I|P|G
INNOVATION PROPERTIES GROUP

11011 N Torrey Pines Rd

Amenities

Campus Conference Center

Access to the shared conference center that includes investor facing boardrooms and meeting rooms.

Wraparound Terrace With Oceanview

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

BioInnovation Center

Listen to luminaries, or book numerous conference and meeting rooms with remote conferencing capabilities.

Fitness Benefits

State-of-the-art fitness equipment & outdoor training area. Checkout complimentary surfboards for the beach.

Easy Access to Public Transportation

Nearby UCSD MTS Trolley Station. Complimentary bike storage and repair tools.

Cafe & Restaurants

Locally sourced service breakfast, lunch, and happy hour.

Autoclave Room

High-performance disinfection and sterilization equipement to avoid contamination and ensure safety.
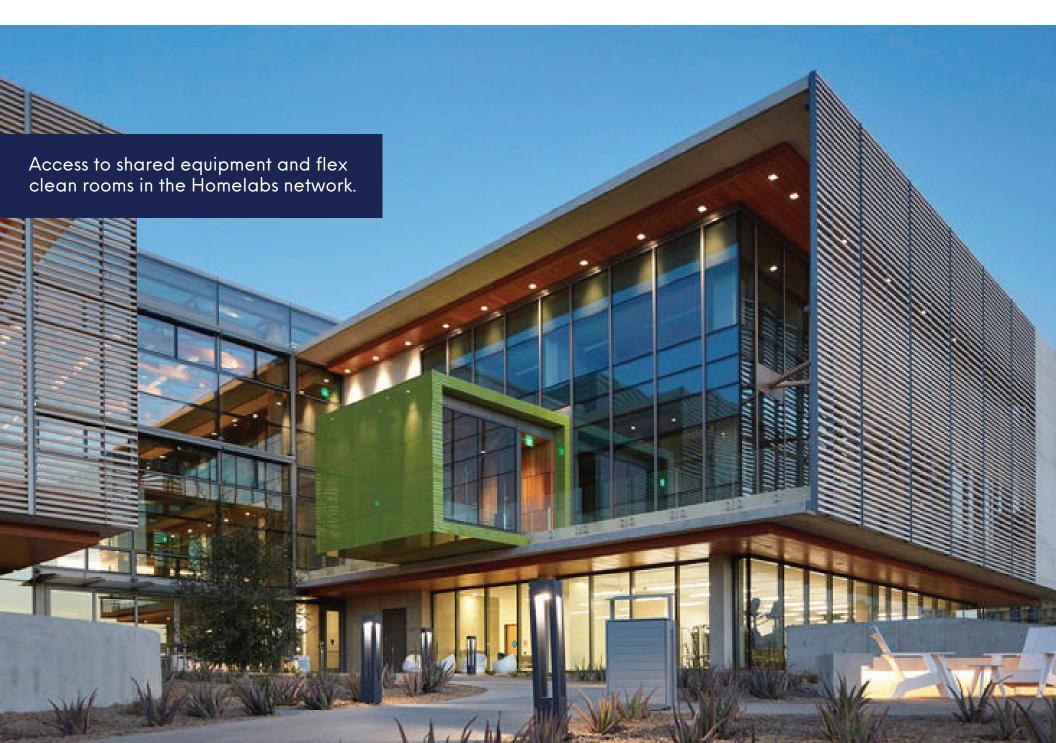
HOMELAB
Powered By LabFellows

I | P | G
INNOVATION PROPERTIES GROUP

11011 N Torrey Pines Rd

Community Lab

Access to shared equipment and flex clean rooms in the Homelabs network.

HOMELAB — Powered By LabFellows
IPG — INNOVATION PROPERTIES GROUP
11011 N Torrey Pines Rd
SERVICE SUPPORT LEVELS

	ACCELERATOR	DISCOVERY	DEVELOPMENT (Most Popular)	Disrupt (GxP)
LabFellows Technology				
Business and LabOps management software:				
LabFellows Cloud Platform	✓	✓	✓	GxP COMPLIANT
Remote Lab Assistance	✓	✓	✓	✓
FUSION API	✓	✓	✓	✓
Lab Insights	✓	✓	✓	✓
Mobile App	✓	✓	✓	✓
ePIC BIO Consortium Membership				
Includes exclusive group discounts to:				
ePIC Programs	✓	✓	✓	✓
ePIC Events	✓	✓	✓	✓
ePIC Services	✓	✓	✓	✓
Source-to-Pay				
Day-to-day Purchasing	✓	✓	✓	✓
Rush Orders	3	5	15	30
Information Requests (RFIs)	✓	✓	✓	✓
Quote Requests (RFQs)	(✓)	1	2	5
Proposal Requests (RFPs)		(✓)	1	2
Resolving Order & Delivery Issues	✓	✓	✓	✓
Setup Supplier Accounts	ePIC BIO	ePIC BIO	ePIC BIO	Direct
Setup Hosted & Punchout Catalogs	✓	✓	✓	✓
Accounts Payable	✓	✓	✓	GxP Compliant
3-way Matching	(✓)	(✓)	✓	GxP Compliant
Accounting Integration - Bill Sync	(✓)	(✓)	QBO Only	GxP Compliant
Lab Services				
Lab Monitoring	(✓)	(✓)	✓	GxP Compliant
Stockroom Management	(✓)	(✓)	✓	✓
Manage Lab Gas & Dewars	✓	✓	✓	✓
Dry Ice Delivery	✓	✓	✓	✓
Inventory Management	(✓)	(✓)	✓	GxP Compliant
Asset Management	(✓)	(✓)	✓	GxP Compliant
Upload Service Records	(✓)	(✓)	✓	GxP Compliant
Lab Coat Laundering	✓	✓	Custom Branding	Custom Branding
Moving/Relocation	(✓)	(✓)	(✓)	(✓)

SERVICE SUPPORT LEVELS

HOMELAB — Powered By LabFellows
IPG — INNOVATION PROPERTIES GROUP
11011 N Torrey Pines Rd

			Most Popular	
Facilities				
Facilities Access Control	✓	✓	✓	GxP COMPLIANT
Community Lab Access	✓	✓	✓	✓
Flex Clean Room Access	✓	✓	✓	✓
Shipping & Receiving (S&R)	✓	✓	Dock-to-Benchtop	GxP COMPLIANT
Coordinate Delivery & Installation	✓	✓	✓	✓
Upload Packing Slips	✓	✓	✓	GxP COMPLIANT
Janitorial Services	✓	✓	✓	GxP COMPLIANT
Lab Buildouts & Alterations	✓	✓	✓	✓
Environmental, Health & Safety (EHS)				
HomeLab EHS Programs & Training	✓	✓	✓	GxP COMPLIANT
Keep Regulatory Records	✓	✓	✓	GxP COMPLIANT
Submit and Manage Permits	✓	✓	✓	GxP COMPLIANT
Compliance Audits	✓	✓	✓	GxP COMPLIANT
Manage Biohazardous Waste	<50 lbs	<50 lbs	<50 lbs	<50 lbs
Bulk Chemical Waste	✓	✓	✓	✓
Managed Information Technology (IT)				
Wireless Internet	✓	✓	✓	✓
Dedicated Network Access		✓	25 Mbps	50 Mbps
VOIP Phone Lines	✓	✓		
Remote Desktop Management	4 IT Tickets	4 IT Tickets	✓	✓
Software Vendor & License Management			✓	✓
Intrusion & Antivirus Support	✓	✓	✓	✓
Security Awareness Training	✓	✓	✓	✓
Server/AD Config. & Management			✓	GxP COMPLIANT
Administrative Controls				
Role-based Permissions		✓	✓	GxP COMPLIANT
Groups/Teams	✓	✓	✓	✓
Multiple Locations		✓	✓	✓
Internal Purchase Approval Routing	✓	✓	✓	GxP COMPLIANT
Internal Invoice Approval Routing			✓	GxP COMPLIANT
Multiple Billing Contacts			✓	✓
Budget & COA Codes	✓	✓	✓	✓
Accounting Integrations	✓	✓	QBO Only	GxP COMPLIANT
Data & Analytics	Most Recent 500 Orders	Most Recent 3,000 Orders	Unlimited	GxP COMPLIANT
Security	SSO/2FA	SSO/2FA	SSO/2FA	GxP COMPLIANT

HOMELAB
Powered By LabFellows

I | P | G
INNOVATION PROPERTIES GROUP

11011 N Torrey Pines Rd

Location

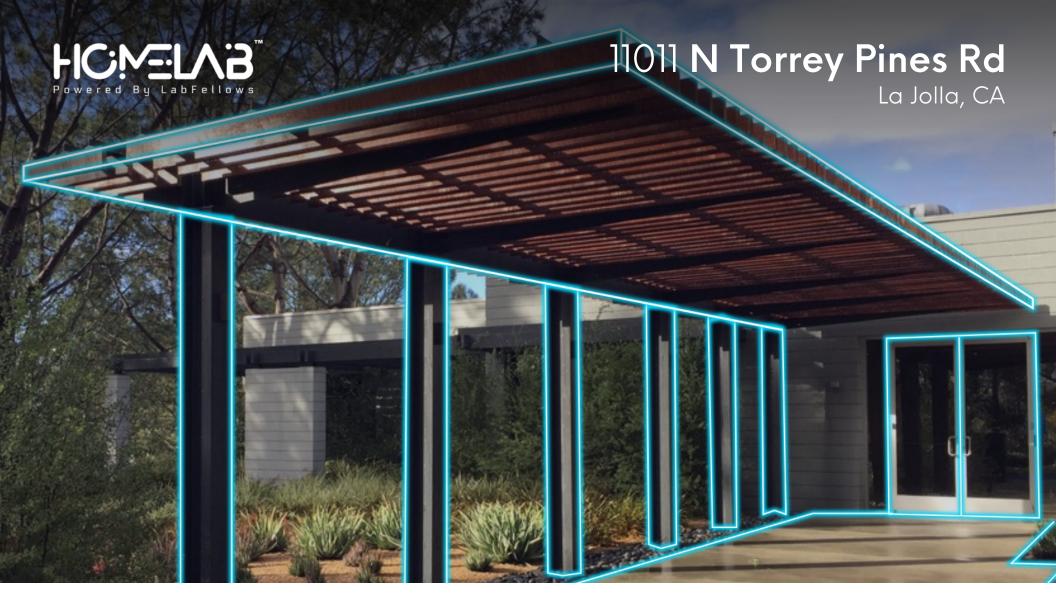1. National University
2. Sanford Education Center
3. Torrey Pines Instruction School
4. Sevents College
5. Palamedrix
6. Derm Tech Operations
7. Torrey Pines Science Park
8. BioDuro-Sundia
9. BioAtla
10. BD Biosciences Pharmingen
11. Hamari Chemicals USA
12. Roswell Biotechnologies
13. Ajinomoto Bio-Pharma Services
14. Janssen Research & Development
15. Vertex
16. Mirati Therapeutics
17. Gossamer Bio
18. Sanford Burnham Prebys Medical Discovery Institute
19. Summit for Stem Cell Foundation
20. Ambrx
21. Deshpande Lab
22. Geonomics Institute of the Novartis Research Foundation
23. Scripps Research
24. Hazen Theory Building
25. Okeanus
26. Harold L Dorris
27. The Maximov Lab
28. Fate Therapeutics
29. BASF Enzymes
30. Primordial Genetics
31. OliX Pharmaceuticals
32. Pacira Pharmaceuticals
33. Forge Therapeutics
34. Escient Pharmaceuticals
35. Pfizer
36. Nitto BioPharma
37. Turning Point Therapeutics

38. Arcturus Therapeutics
39. General Atomics
40. USCD Radiology
41. Cardiff Oncology
42. BMR- Coast 9
43. Rakuten Medical
44. Verogen
45. Treeline Biosciences
46. Eurofins Discovery
47. California Medical Innovations Institute
48. Sequenom
49. General Atomics
50. Elsie Biotechnologies

Restaurants and Recreation

1. Torrey Pines Golf Course South
2. Torrey Pines Golf Course
3. A.R. Valentien
4. The Lodge at Torrey Pines
5. Come On In! Cafe
6. Farmer & The Seahorse
7. Caliente Mexican Food
8. New English Brewing
9. Hilton La Jolla Torey Pines
10. Chefs Cafe
11. City Tacos
12. Zumbar Coffee & Tea
13. Copa Vida
14. Strech Affect Wellness
15. Triton Track and Field Stadium

5. University of California San Diego
6. UCSD North Campus
7. Gildred Latin American Studies
8. Thurgood Marshall College
9. Revelle College
10. East Campus

HOMELAB™
Powered By LabFellows

1011 N Torrey Pines Rd
La Jolla, CA

Innovation Properties Group
181 2nd Street, San Francisco, CA
www.ipgsf.com | CL 02031924

Ivan Smiljanic | Partner
(510) 717-5008 | Ivan@ipgsf.com
BRE 01995999

I | P | G
INNOVATION PROPERTIES GROUP

ipgsf.com