



INNOVATION
PROPERTIES
GROUP

250 Natural Bridges Drive

Santa Cruz, CA



Plug & Play Flex Building Biology & Chemistry Labs, Office

Two-Story Building: 13,520 RSF - 6750 RSF per floor

Lab Features / Property Highlights

- 30x Benchs
- 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

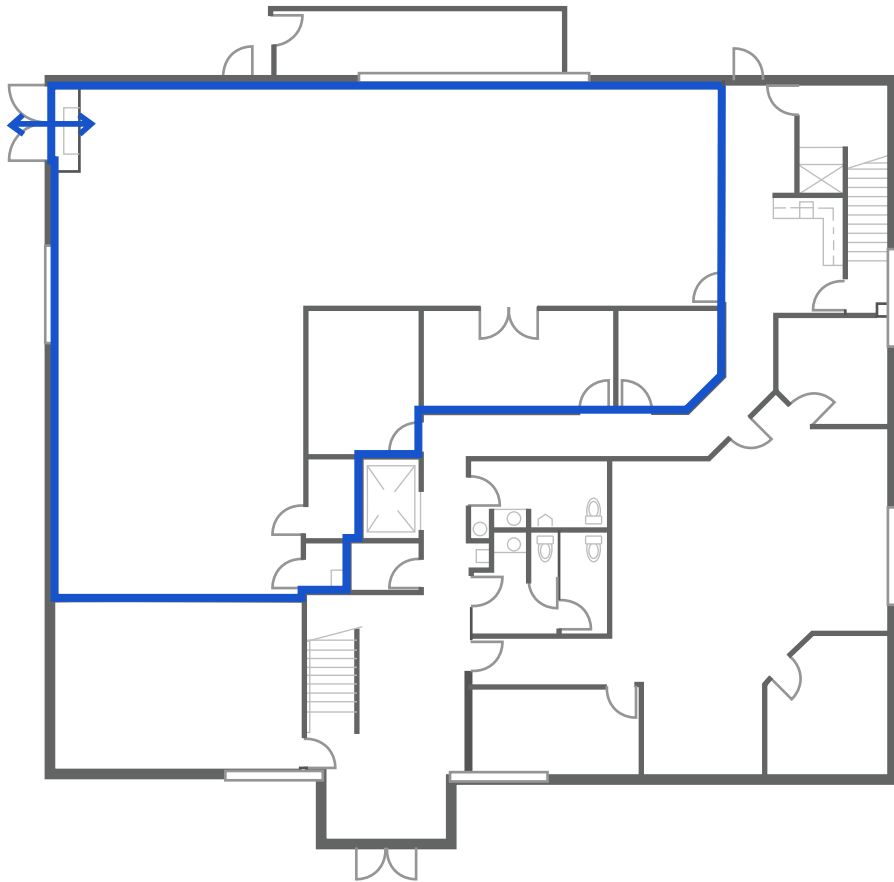
- 20-person Board room
- 10 Private Offices
- 7 Meeting Rooms
- 25 Office Workstations
- Large Event / Lounge area
- Kitchen
- Shower facilities

Office Features

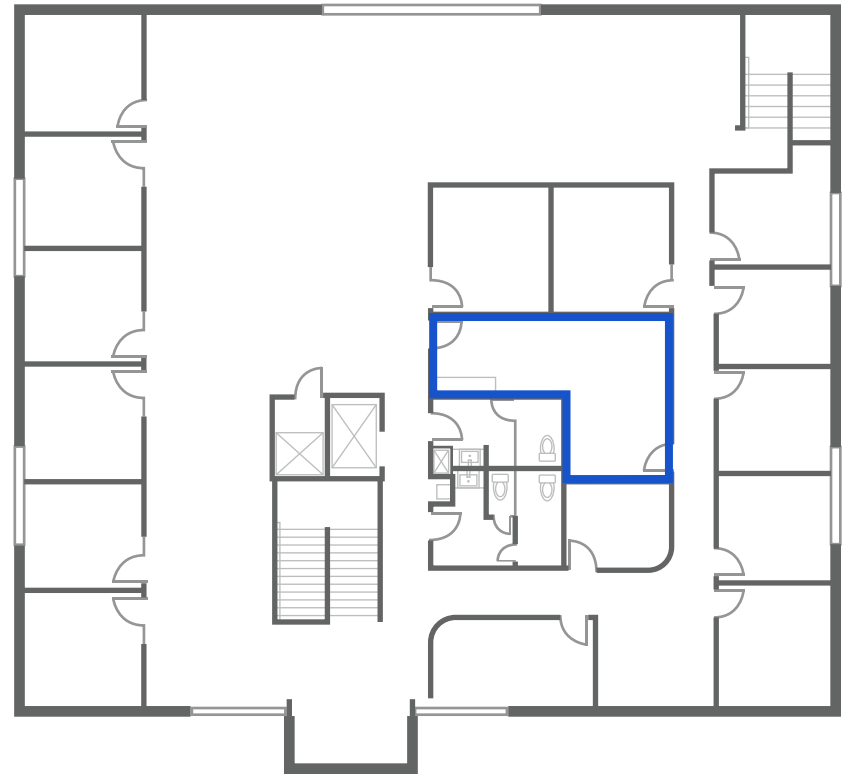
- BBQ area/Picnic Benches Outside
- Ample Parking




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
- 5** San Jose Airport

-  Wilder Ranch State Park
World class mountain biking
-  Steamer Lane
8 minutes drive



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