

Trammell Crow Company

CBRE

Science
Square

LABS

Amplify your Mission
at Atlanta's New
Home for Discovery



Science Square | LABS



Master-planned to harness inclusion as the fuel for innovation, Science Square Labs sparks connections and a spirit of discovery to build the next-generation life science ecosystem.

The cornerstone of Science Square's holistic mixed-use ecosystem, Science Square Labs offers limitless opportunities for expansion, immersive on-site and in-district amenities, and unrivaled connectivity to the Georgia Tech campus and the city's greater innovation network.

368K RSF
Lab/Creative
Office

Q1 2024
Delivery

32K-36K RSF
Floor Plates
LEED Gold Certification
(Pending)

35K RSF
Life Sciences Venture
Development Engine
managed by
[Portal Innovations](#)

32K RSF
Move-in Ready
Graduator Lab/
Office Suites

Atlanta + Science Square

A next-generation life science ecosystem.

#1
US city for R&D
employment
growth

#2
Biomedical
Engineering
Graduate Program
in the US (Georgia
Tech/Emory)

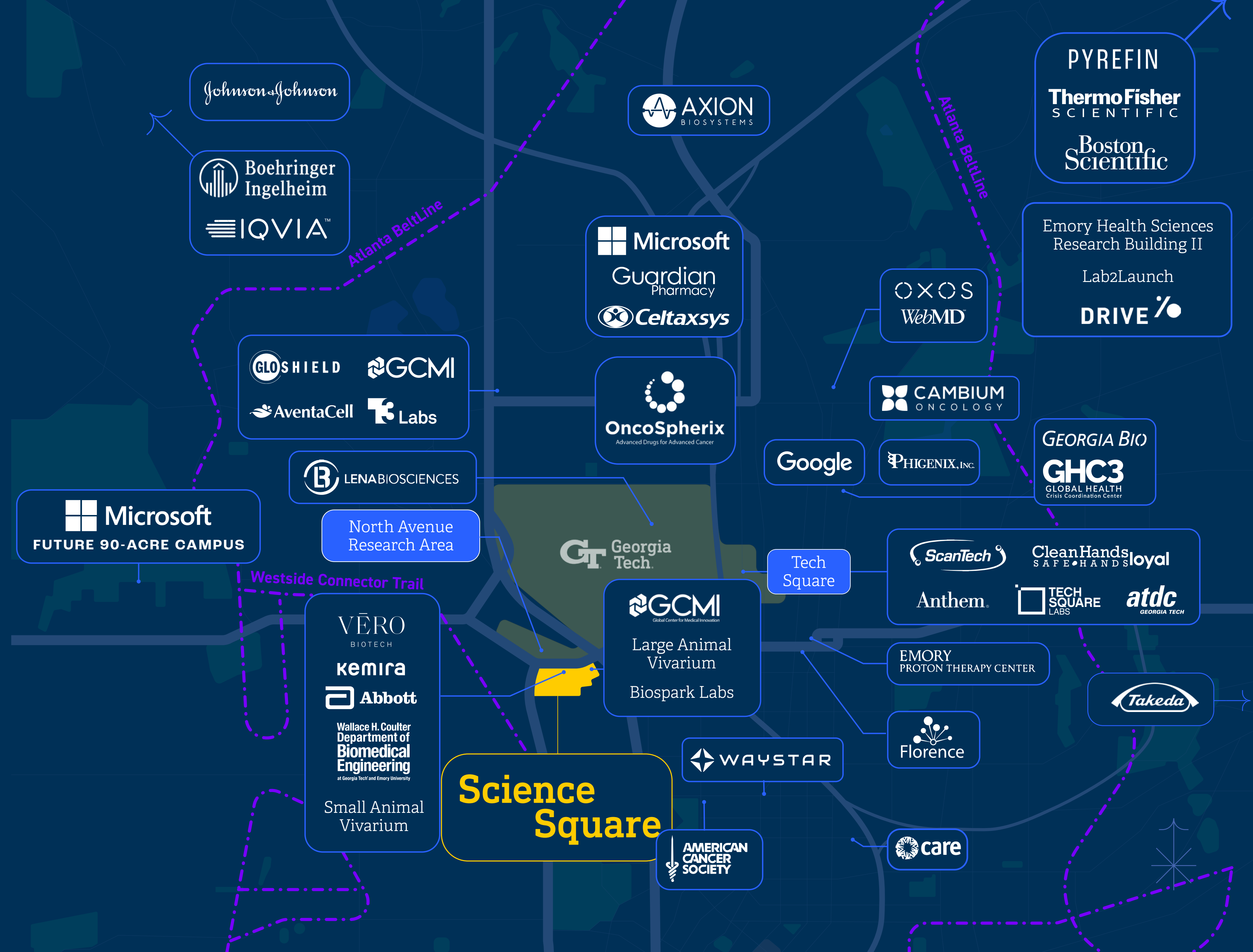
Top 10
US cities for
total life science
employment
growth

2X
NIH funding
growth vs. 5-year
national average



A Magnetic Environment Fueled by Innovation

Science Square is immersed in a stimulating community that attracts and empowers the brightest minds to pursue their mission, uniting top talent and companies with the resources to expedite life-changing discoveries.





Welcome to the Westside

Science Square is situated in the heart of Atlanta's Westside—one of the city's most storied and fastest growing neighborhoods.

The location provides unparalleled access to a diverse talent pool, world-renowned institutions, and an eclectic mix of cultural and lifestyle amenities.





- Phase 1
Under Construction
- Phase 2
- Phase 3
- Phase 4
- Phase 5

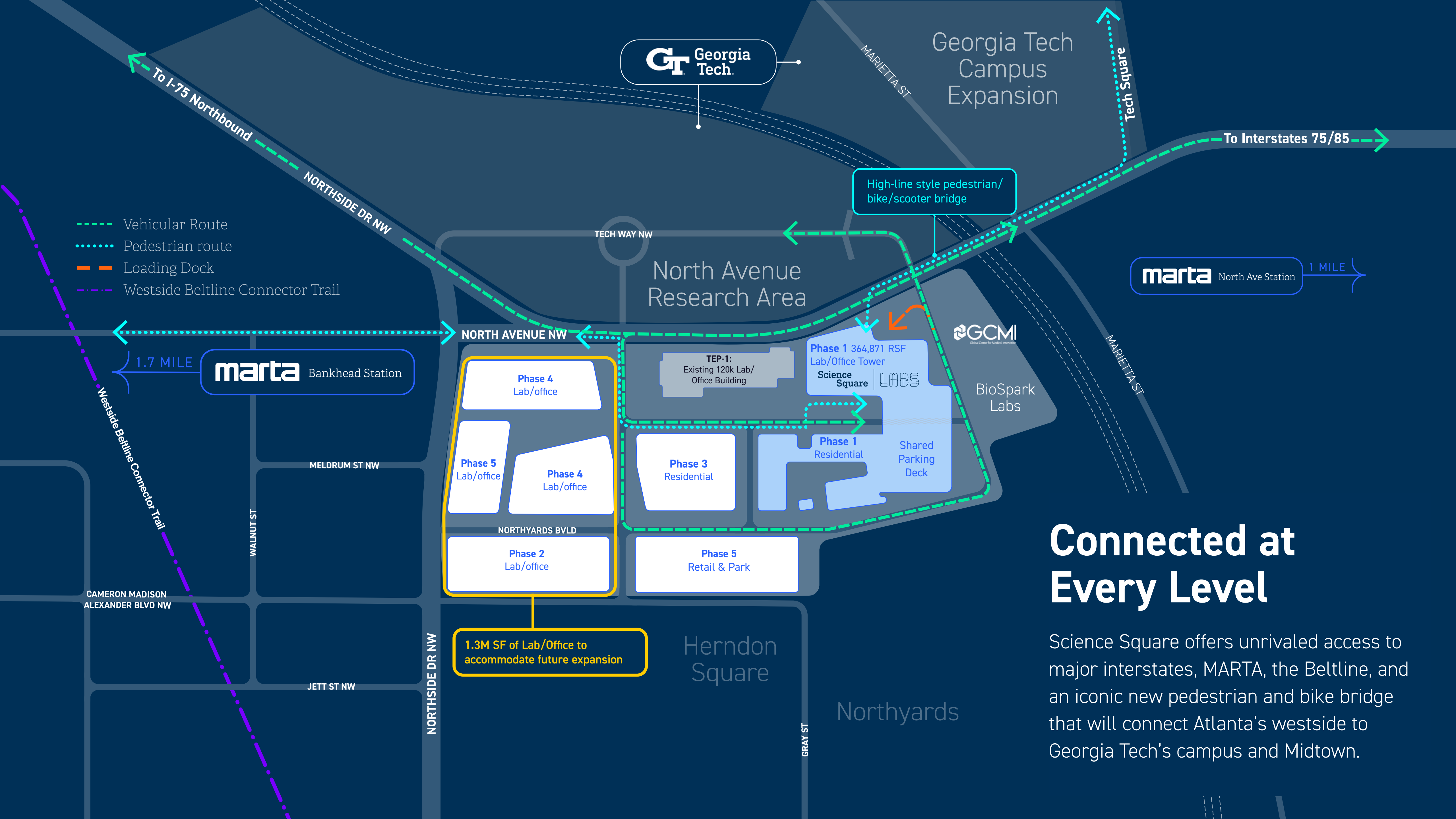
Science Square | **LABS** **Phase 1** 364,871 RSF Lab/Office Tower

Phase 1 280 Residential Units

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	Q1 2024 Phase 1 Delivery
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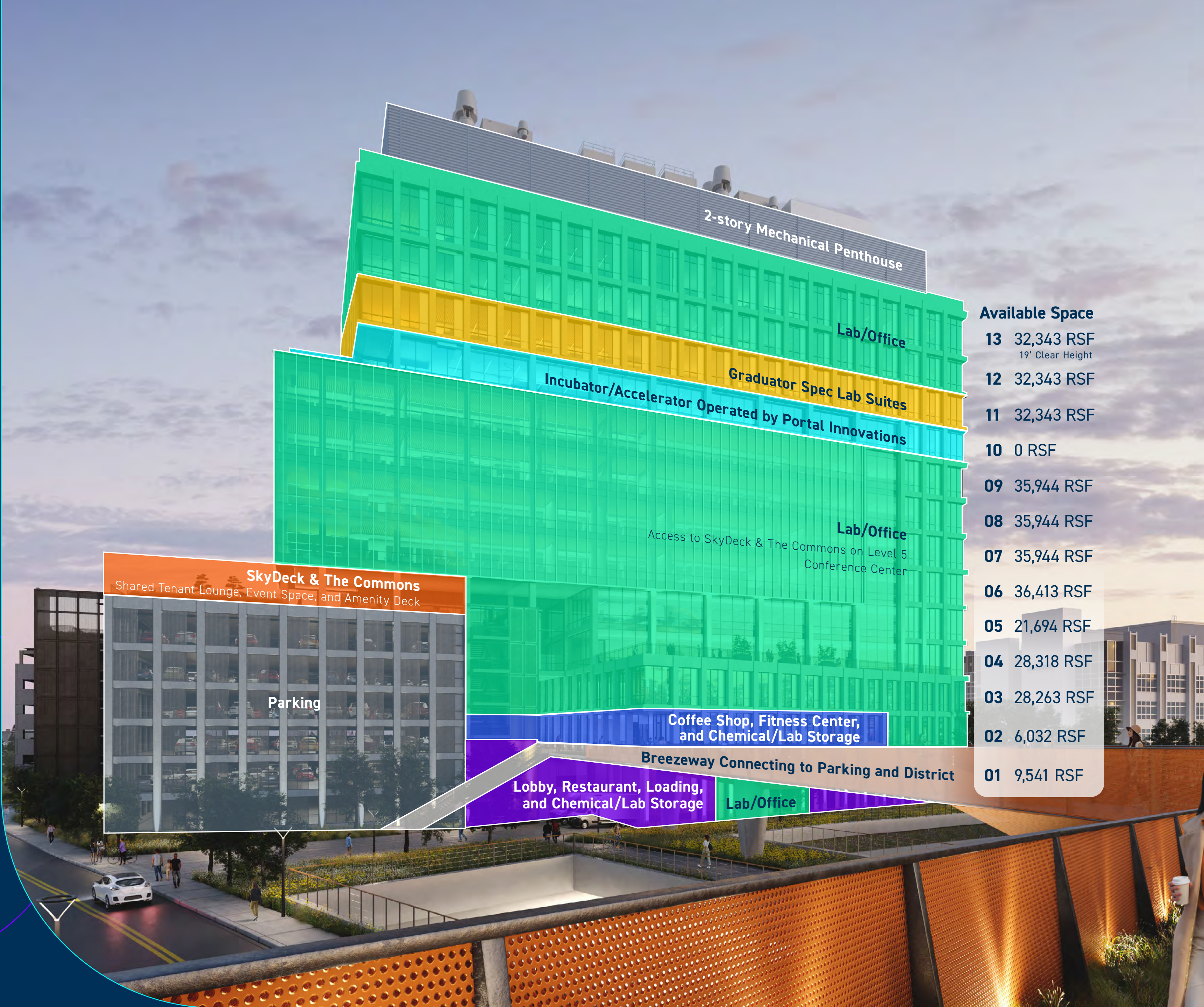


Connected at Every Level

Science Square offers unrivaled access to major interstates, MARTA, the Beltline, and an iconic new pedestrian and bike bridge that will connect Atlanta's westside to Georgia Tech's campus and Midtown.

Built for
Place-Based
Innovation and
Limitless Growth

Phase I Lab/Office Tower
368,258 RSF



Amenities to Fuel the Spirit of Collaboration & Exploration

Every aspect of **Science Square Labs** was conceived with the tenant experience in mind, highlighted by welcoming and inspiring amenities that will become the heartbeat of the building.

The hospitality-inspired collection of spaces effortlessly connects multiple levels, from the stunning double-height lobby and adjacent restaurant at the ground level to the amazing Midtown and Downtown views from **The Commons** and **SkyDeck** on the 5th floor, tenants will have access to a thoughtfully designed mix of spaces that promote wellness, productivity and collaboration.



The **SkyDeck** is an extension of **The Commons**, and provides tenants with an “outdoor living room” complete with activity zones, fire pits, and stunning views of the Atlanta skyline.



SkyDeck
Level 5

The Commons Level 5



Science Square Labs' multi-function collaboration hub offers the ideal setting for everything from small team gatherings to large group events.

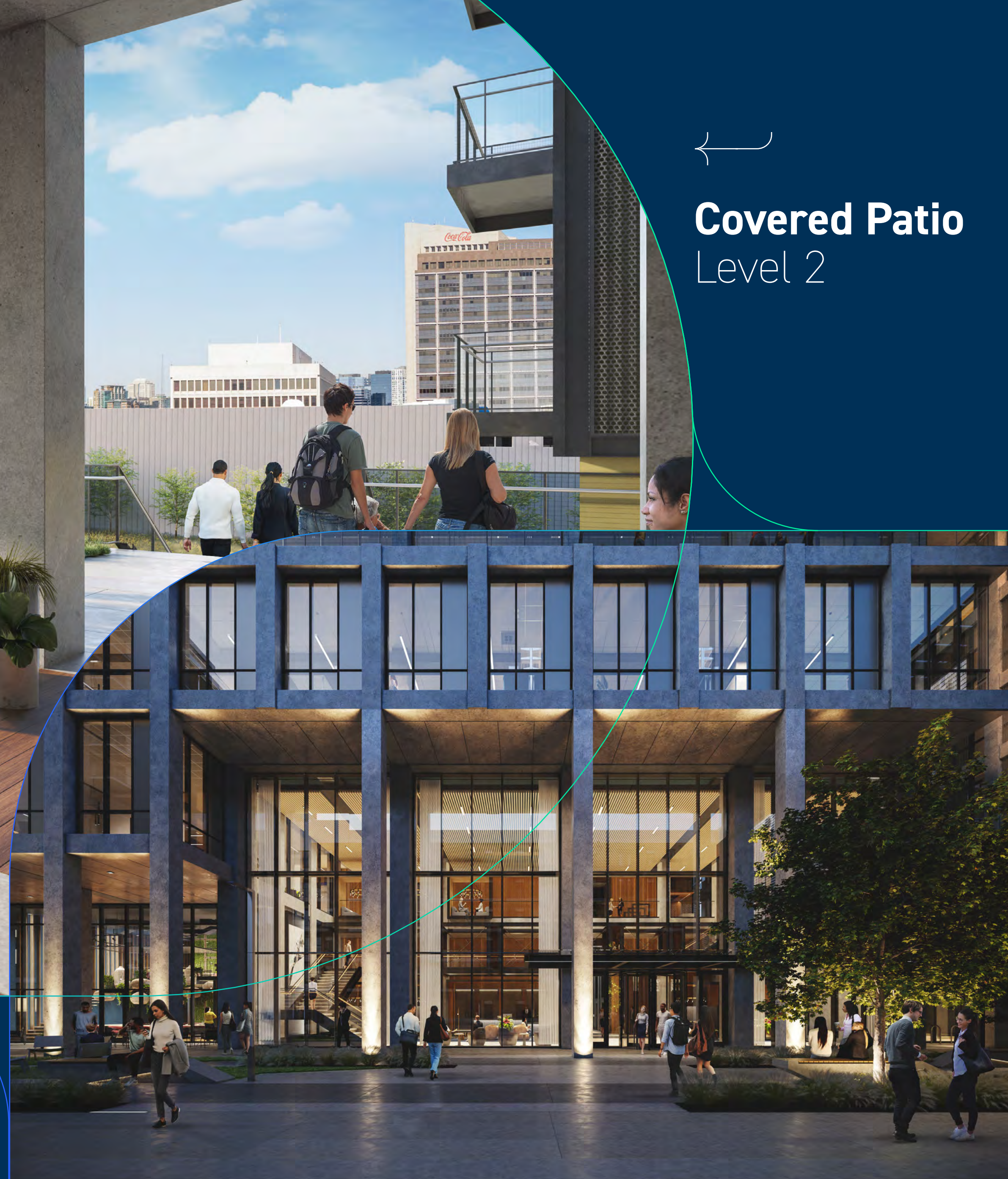
→
Central Plaza
Level 1



←
Lobby
Level 1



Covered Patio Level 2



Central Plaza Drop-Off Level 1



Science without Limits

Solve the challenges of tomorrow with state-of-the-art wet lab and R&D facilities and move-in-ready graduator lab suites.

15-0
Floor to
Floor

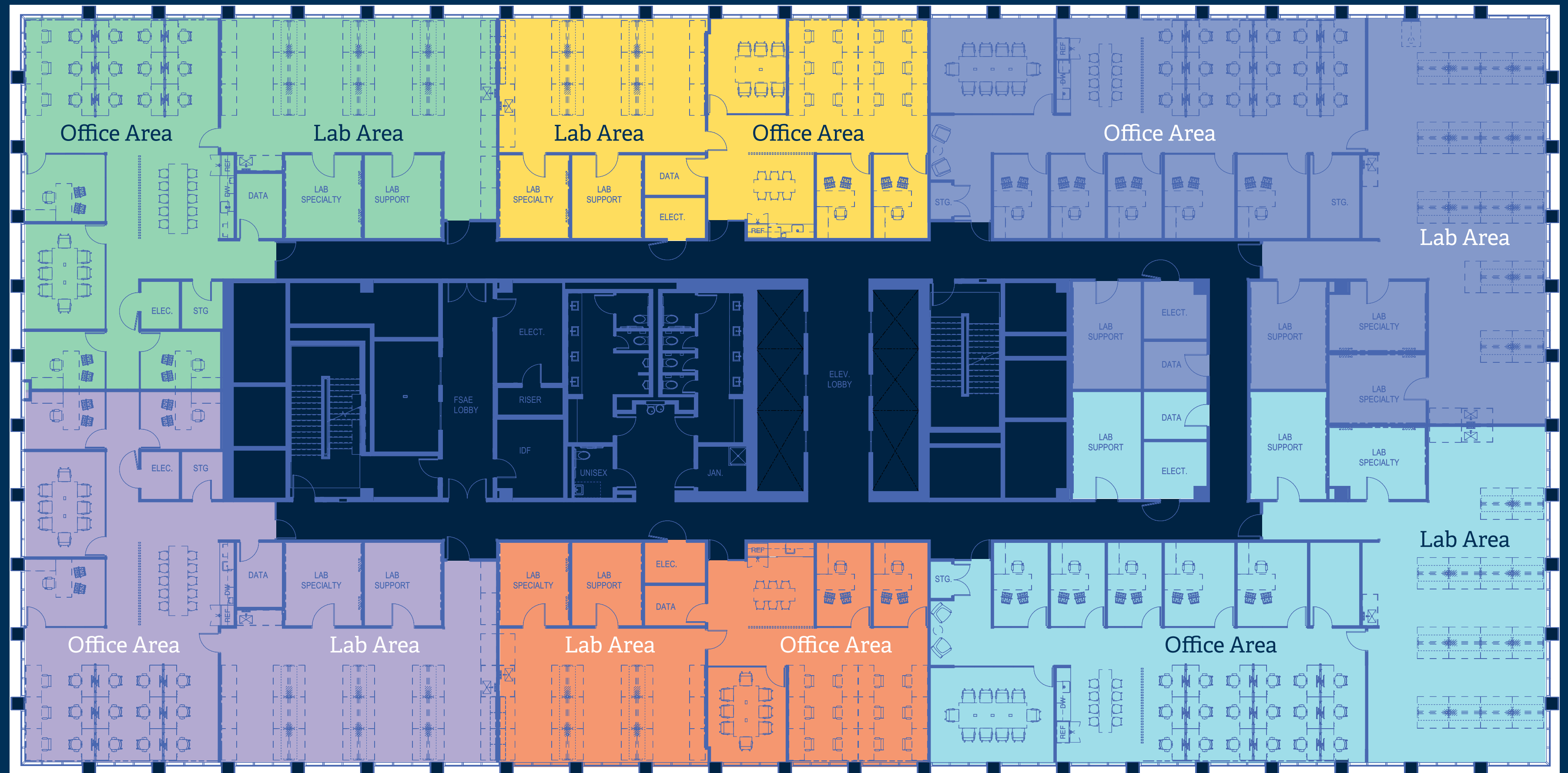
33x44
Structural
Bay Spacing

11x11
Lab Planning
Module

10,166 RSF
Chemical/
Equipment
Storage

View Glass
Smart Glazing
System

Move-In Ready Graduator Suites



■ Suite 1120
5,186 RSF

■ Suite 1130
3,578 RSF

■ Suite 1140
7,690 RSF

■ Suite 1150
7,121 RSF

■ Suite 1160
3,579 RSF

■ Suite 1170
5,189 RSF



Sample Lab/ Creative Office

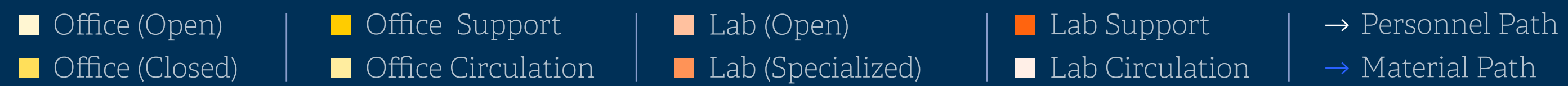
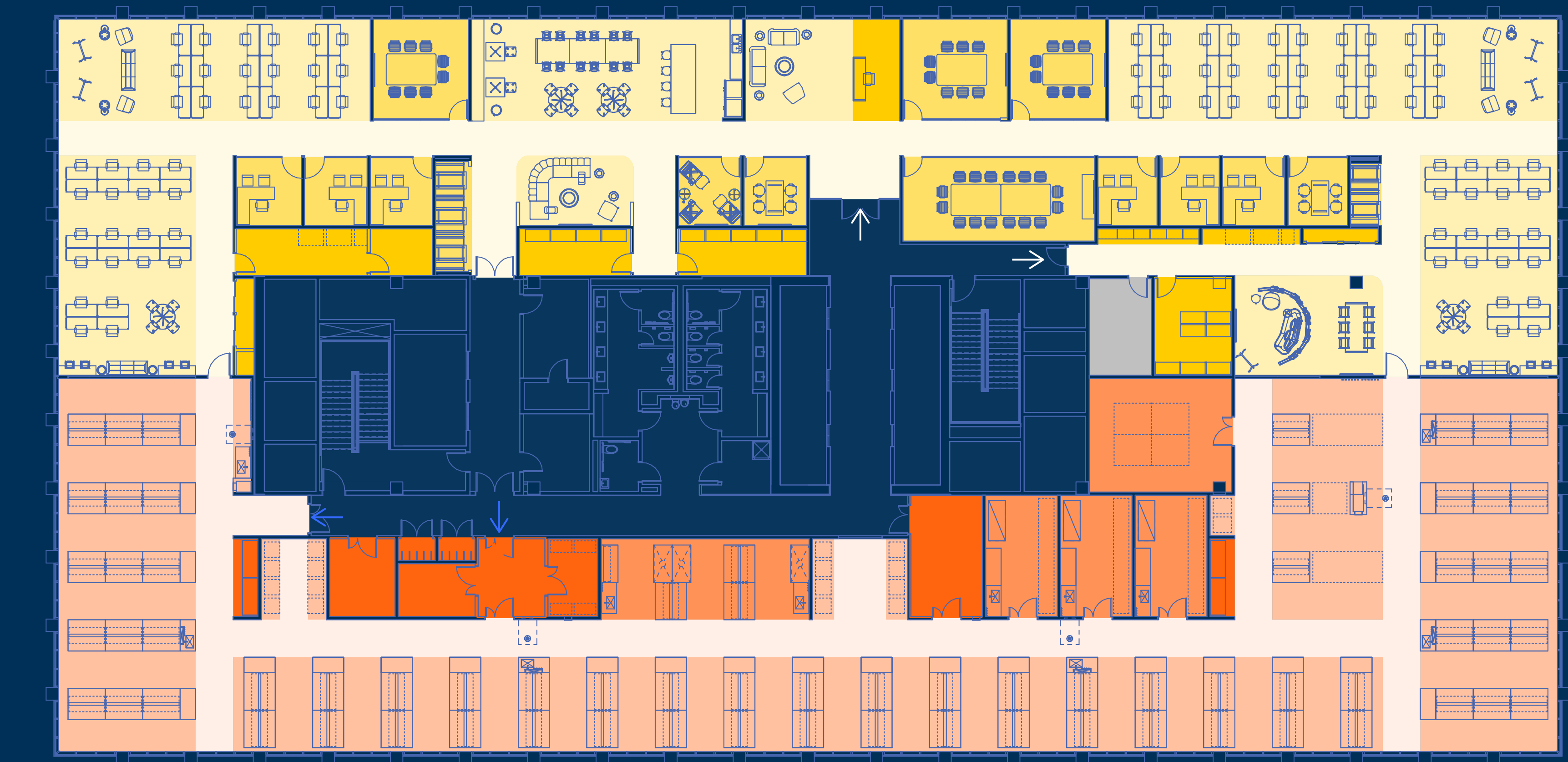
Level 12
32,343 RSF

Test Fit — 1 Tenant

Office = 50%

Lab = 50%

Offices	6
Workstations	88
Touch down pod	3
Huddle (4-6pp)	3
Conference (8+pp)	4
ELF	1410'
Lab Sinks	11
Fume Hoods	3





**Portal
Innovations**

Science Square Labs will be anchored by 35K RSF of Venture Development Engine managed by Portal Innovations. Portal invests in therapeutics, med tech, and bioinformatics startups with strong leadership teams, helping entrepreneurs translate cutting-edge technology into sustainable, global businesses.

368,258 RSF
Total RSF

13
Floors

32,343 RSF –
36,413 RSF
Floor Plates

15'-0"
Floor to Floor
Height – L 2-12

19'-0"
Floor to Floor
Height – L13

22'-0"
Mechanical
Penthouse

Lab Support

- Central chemical and general storage available
- Lab service space available by floor and at mechanical level 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 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

- Destination Dispatch system for all building passenger elevators
- **(6) Passenger:** 3,500 lb. capacity, 500 fpm, Traction MRL elevators
- **(2) Service:** 5,000 lb. capacity, 350 fpm, Traction MRL elevator – with access to loading area and chemical storage
- **(2) Passenger:** 3,500 lb. capacity, 350 fpm, Traction MRL elevators serving the six-level parking deck and the 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 floors are designed to 100 psf live load for lab/office space

Loading

- Fully enclosed loading/service area including (2) loading bays with elevated dock capable of receiving box trucks and semis with dock leveler
- 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
- Fully heated and air-conditioned
- Outdoor air provided at up to 12 air changes per hour to all laboratory space for a 50%/50% serving a lab/office mix
- 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
- Base building systems are designed to support the tenant’s fit-out needs and allow for independent temperature and humidity control modifications

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 with Bike Valet & Repair
- 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 exterior access points, lobby, fitness center, and other common areas
- 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

- Designed to meet LEED Gold Certification
- Designed to meet WELL Gold Certification
- 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

Multifamily

Phase 1

280 Total Units
Delivering in March 2023

14-Story High Rise
(149 Units)

Six-Story Mid Rise
(131 Units)

6,000 SF of Food &
Beverage Retail in Phase 1



Leasing

Project Timeline

CBRE

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Executive Vice President

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**Construction
Start:**

April 2022

**Core & Shell
Construction:**

April 2022 –
March 2024

**Project
Delivers:**

Q1 2024

**Graduator
Suites Earliest
Occupancy:**

Q2 2024

**Portal
Innovations
Opening:**

Q3 2024

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**GT Georgia
Tech.**

ScienceSquareAtlanta.com