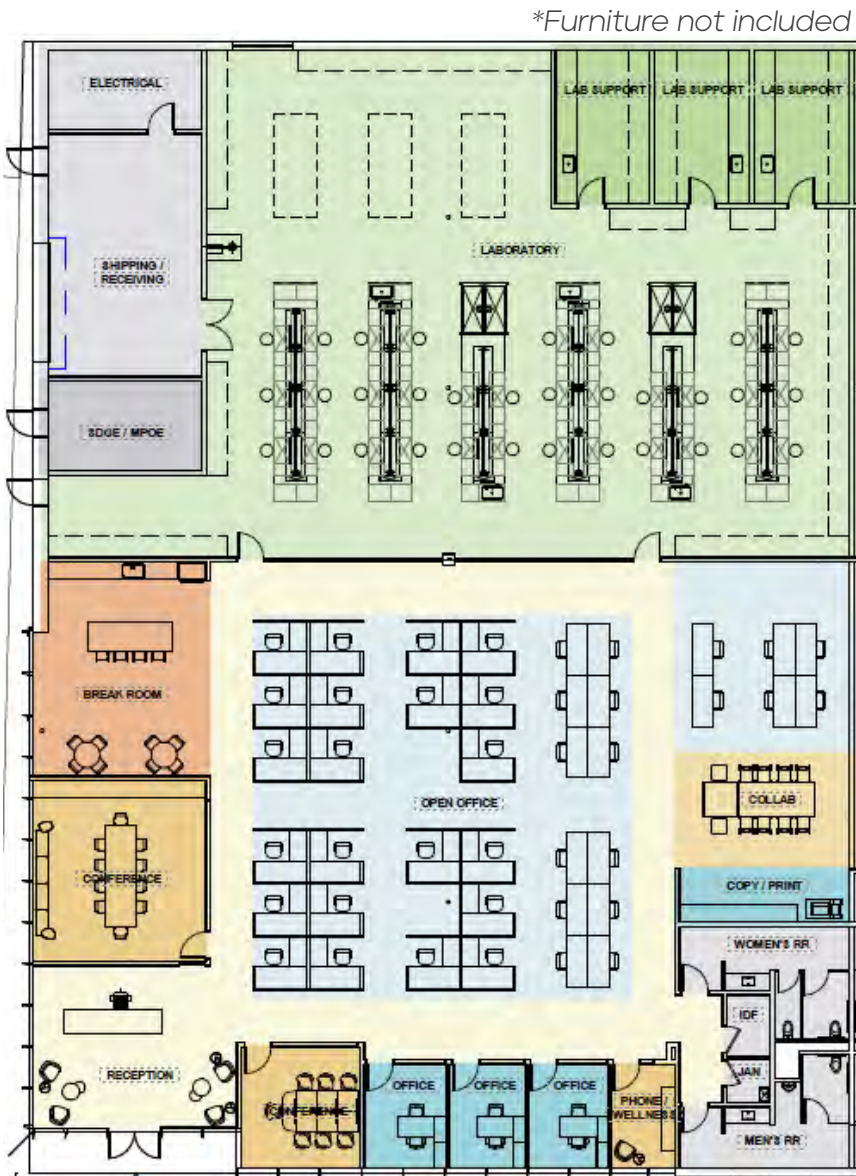


5550 OBERLIN DRIVE

SUITE 100: 12,902 SF (can be combined with Suite 120 for 22,940 SF)
40% LAB | 60% OFFICE | AVAILABLE Q4 2025

Lab: 6 lab benches, shipping/receiving area, 6’ fume hoods, 3 lab support rooms (ability to increase)
Office: 3 private offices, 40 workstations, 2 conference rooms, break room, phone/wellness room, copy room

Please note the dashed lines are representational only and not a part of the spec build.



LEGEND - LAB & WORKPLACE

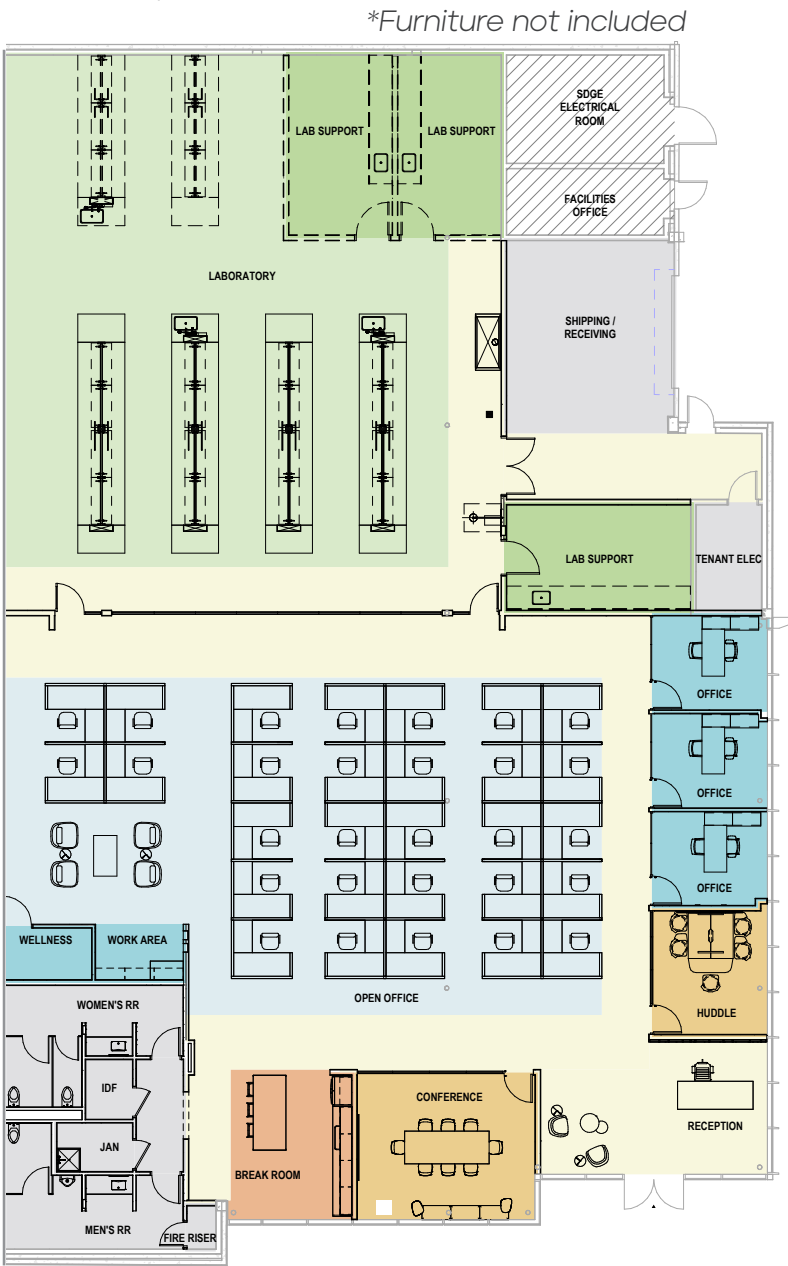
- NOT IN SCOPE
- BUILDING SUPPORT
- TENANT SUPPORT
- STAIRS / ELEV
- LOBBY / CIRCULATION
- CONFERENCE
- COLLABORATION
- BREAK ROOM
- OFFICE
- OFFICE SUPPORT
- OPEN OFFICE
- LAB
- LAB SUPPORT

5550 OBERLIN DRIVE

SUITE 120: 10,038 SF (can be combined with Suite 100 for 22,940 SF)
40% LAB | 60% OFFICE | AVAILABLE NOW

Lab: 4 lab benches, shipping/receiving area, 6’ fume hoods, lab support room (ability to increase)
Office: 3 private offices, 31 workstations, 2 conference rooms, break room, phone/wellness room, copy room

Please note the dashed lines are representational only and not a part of the spec build.



LEGEND - LAB & WORKPLACE

- NOT IN SCOPE
- BUILDING SUPPORT
- TENANT SUPPORT
- STAIRS / ELEV
- LOBBY / CIRCULATION
- CONFERENCE
- COLLABORATION
- BREAK ROOM
- OFFICE
- OFFICE SUPPORT
- OPEN OFFICE
- LAB
- LAB SUPPORT