

Science  
Square

LABS

# Amplify your Mission at Atlanta's 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.

**364K RSF**  
Lab/Creative  
Office

**32K-36K RSF**  
Floor Plates  
LEED Gold Certified

**Q2 2024**  
Delivered

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

# Science Square | LABS

## Purpose-Built Innovation

### Phase I Lab/Office Tower

2 Floors Available  
 7th Floor - 36,364 RSF  
 10th Floor - 33,136 RSF

● Available Lab/Office   
 ● Leased   
 ● Amenities



Available Space	
13	0 RSF 19' Floor to Floor
12	0 RSF
11	0 RSF
10	33,136 RSF
09	0 RSF
08	0 RSF
07	36,364 RSF
06	0 RSF
05	0 RSF
04	0 RSF
03	0 RSF
02	0 RSF
01	0 RSF

**SkyDeck & The Commons**  
 Shared Tenant Lounge, Event Space, and Amenity Deck

**Parking**

**Coffee Shop, Fitness Center, Conference Center**

**Future Bridge to Georgia Tech Campus**

**Lobby, Restaurant, Loading**

2-story Mechanical Penthouse

Available Move-in Ready Lab Space

Available



# 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
- Phase 2
- Phase 3
- Phase 4
- Phase 5

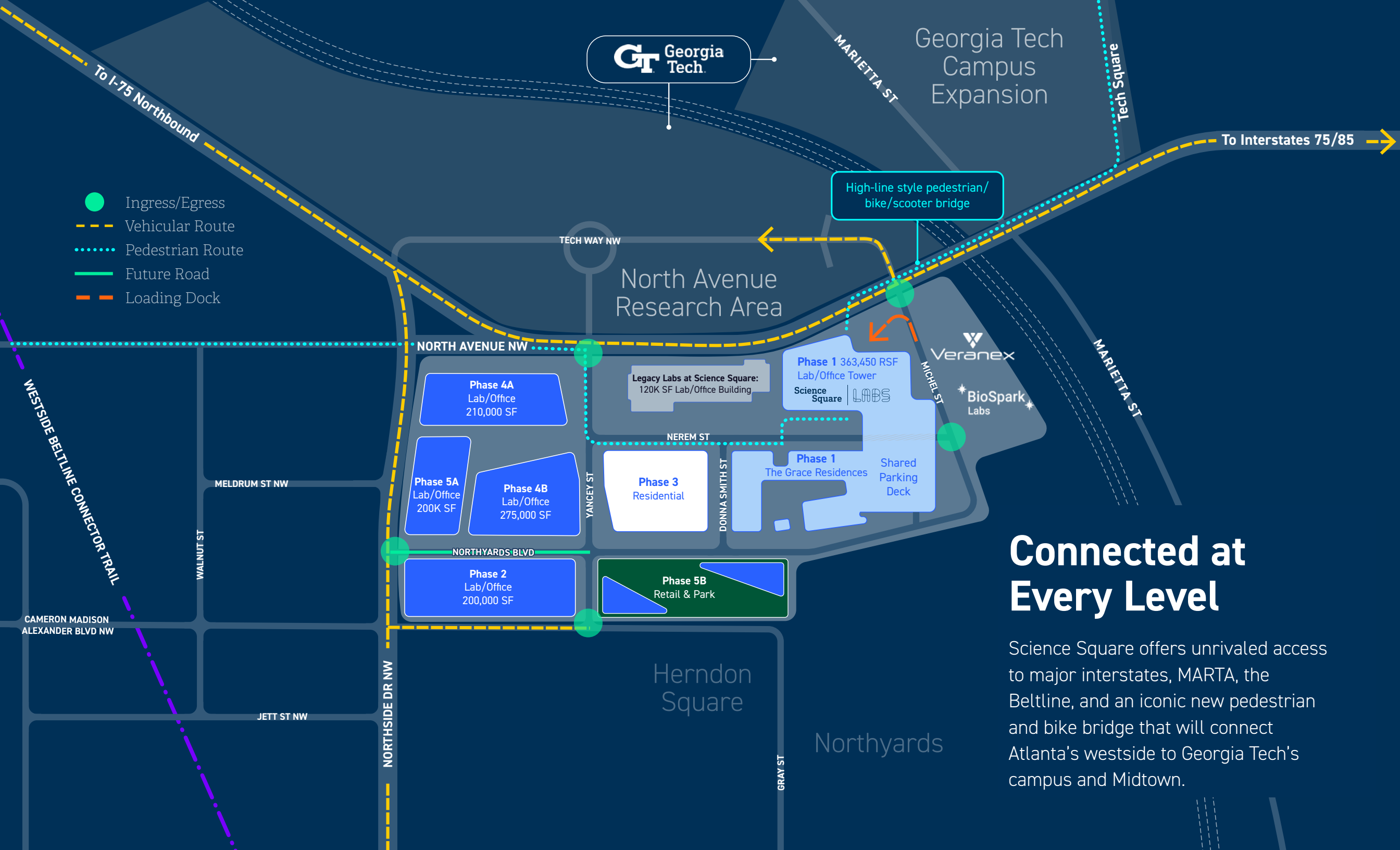
**GT** North Avenue Research Area

**Science Square** | **LABS** **Phase 1** 363,450 RSF Lab/Office Tower

# The Master-Planned Advantage

An extension of Tech Square and Georgia Tech, Science Square is deeply interwoven into the academic fabric of Atlanta.

<b>18</b> Acres	<b>1.8M SF</b> Lab/ Office	<b>500</b> Residential Units	<b>25K RSF</b> Retail	<b>Q2 2024</b> Phase 1 Delivered
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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.

# 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 are 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.





## SkyDeck

An extension of the The Commons on level 5, this outdoor living room is complete with dynamic activity zones, cozy firepits, and stunning skyline views.



## The Commons

From small team huddles to large group gatherings, this multi-function hub is where collaboration thrives.



# Conference & Tenant Amenity Center

## Tenant Lounge

- Coffee Bar and Cafe
- Outdoor Covered Patio
- Access to Pedestrian/Bike Bridge

## Conference

- Dedicated Concierge & Meeting Host
- Hospitality-Inspired Pre-Function/Collaboration Space
- Catering Kitchen
- 112-Seat Multi-Configuration All-Hands Meeting Space

## Wellness Center

- Equipment by Technogym
- Elevated Locker Facilities
- Private Consult Room
- Recovery Zone





## Central Plaza

Fresh air and fresh connections abound



## The Lobby

Hospitality that ignites innovation



## 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

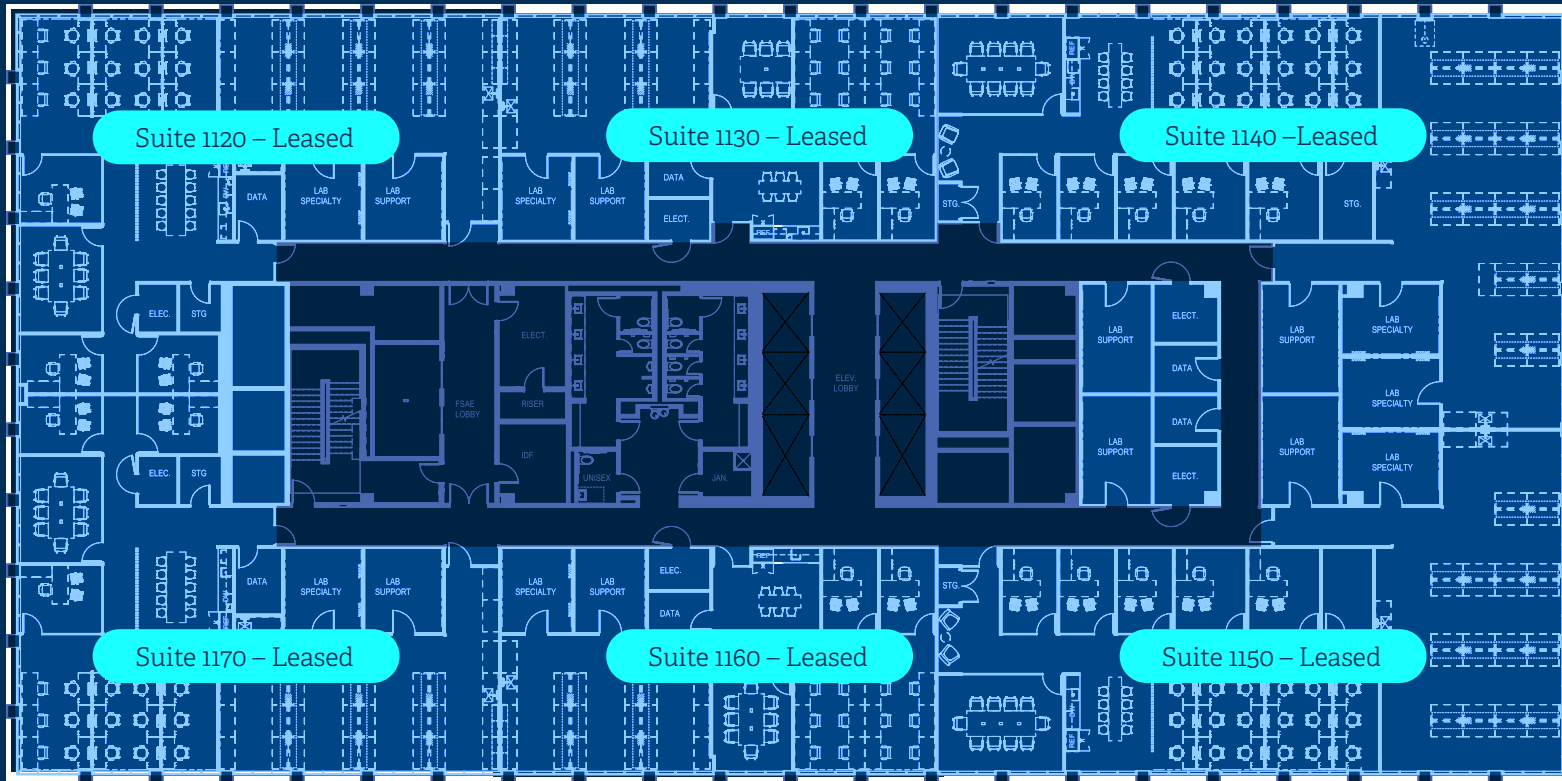
**10,166 RSF**

Chemical/Equipment Storage

**View Glass**

Smart Glazing System

# 100% Leased Move-In Ready Graduator Suites



## Phase I - Graduator Suites

Suite 1120	5,122 RSF	Suite 1150	7,033 RSF
Suite 1130	3,534 RSF	Suite 1160	3,535 RSF
Suite 1140	7,595 RSF	Suite 1170	5,125 RSF



# Sample Lab/ Creative Office

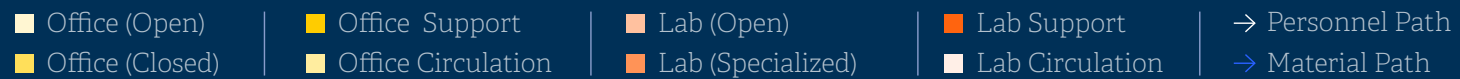
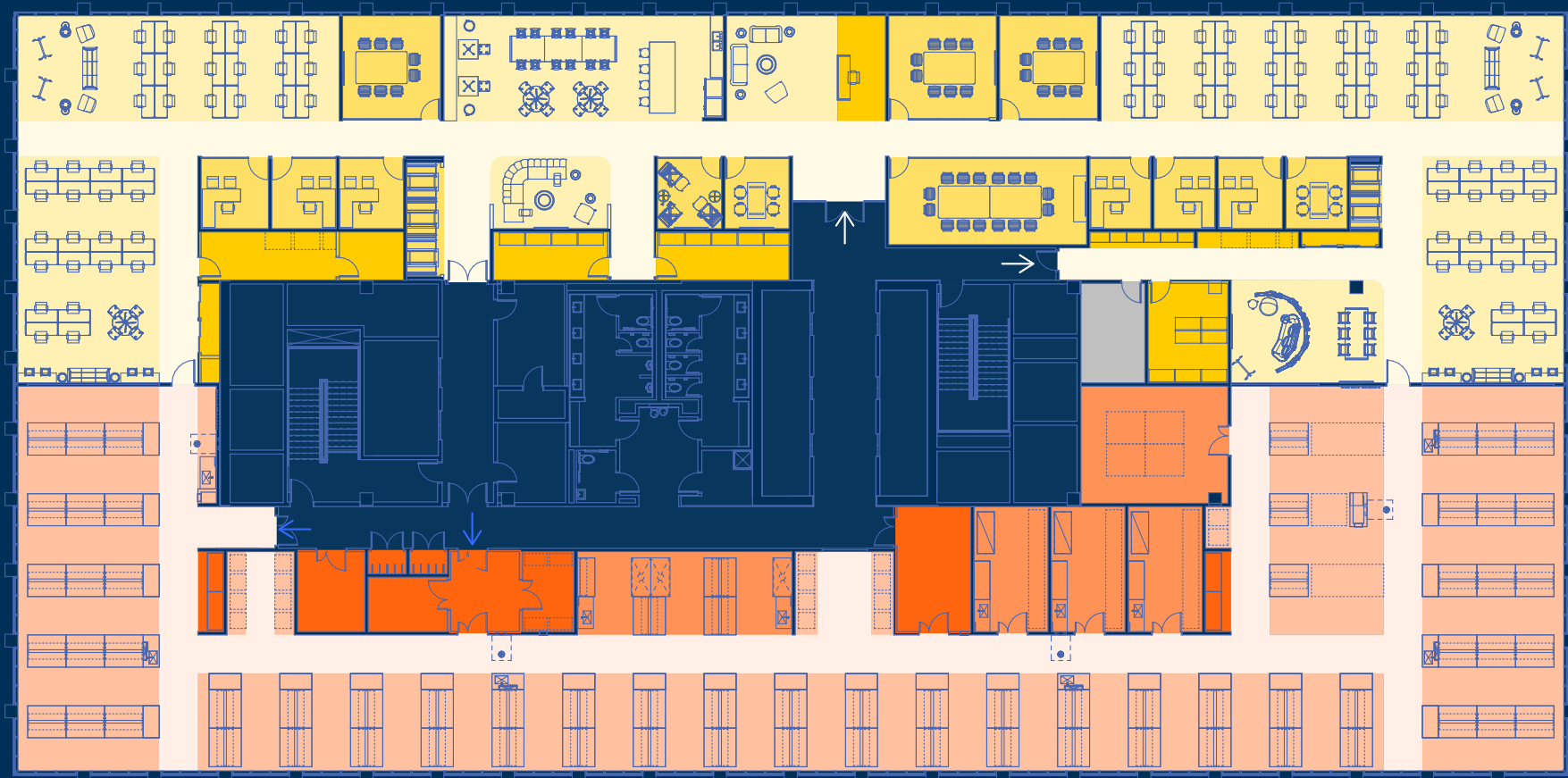
Level 12  
32,299 RSF

## 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



# 363,450

Total RSF

# 13

Floors

# 32K – 36K 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 for lease on ground floor
- Typical floor layouts designed to accommodate lab service spaces 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 on Levels 7-13 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

- **(6) Passenger:** Destination Dispatch, 3,500 lb. capacity, 500 fpm, Traction MRL elevators
- **(2) Service:** 5,000 lb. capacity, 350 fpm, Traction MRL elevator, access to loading area and chemical storage
- **(2) Parking Garage Passenger:** 3,500 lb. capacity, 350 fpm, Traction MRL elevators, serves 6-level parking deck and 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 tenant floors are designed to 100 PSF live load; Mechanical Level is designed to 150-200 PSF live load
- **Anticipated Vibration Performance:** 8 Typical Bay Zones per Floor ranging from 8,400 MPS to 1,000 MPS

## Loading

- Fully enclosed loading/service area including (2) loading bays with elevated dock capable of receiving box trucks and semis with dock leveler
- Onsite Dock Manager
- 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
- Outdoor air provided at up to 12 air changes per hour to all laboratory spaces assuming a 50%/50% lab:office ratio
- 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
- Independent 24/7 temperature and airflow control for tenant premises

#### 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
- 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 the two main exterior building access points
- 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

- LEED Gold Certified
- WELL Gold Certified
- 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

Leasing

**CBRE**

**Eric Ross**  
Executive Vice President

(404) 229-7629  
[eric.ross@cbre.com](mailto:eric.ross@cbre.com)

**Jessica Doyle**  
Senior Vice President

(404) 408-1264  
[jessica.doyle@cbre.com](mailto:jessica.doyle@cbre.com)

**Graham Little**  
First Vice President

(404) 771-7957  
[graham.little@cbre.com](mailto:graham.little@cbre.com)

# Science Square

LABS

[ScienceSquareLabs.com](https://ScienceSquareLabs.com)

Science Square

Trammell Crow Company

Georgia Tech

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