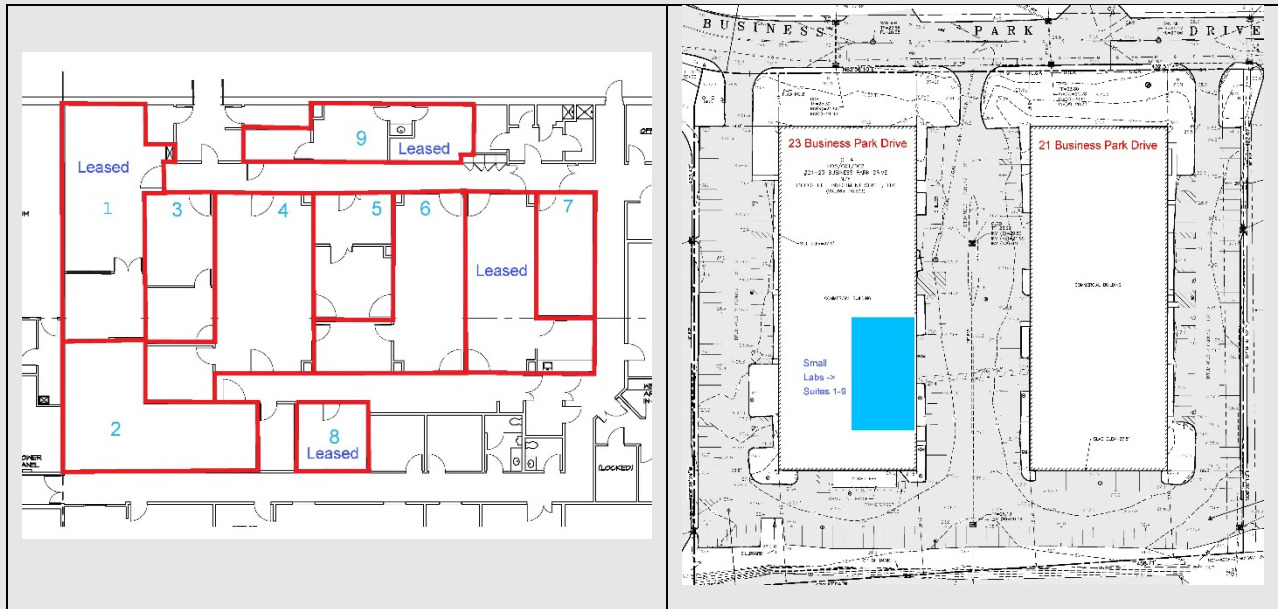




## LABS AT 23

Private Small Labs and Offices -- Available Now

23 Business Park Drive, Branford



Details:	Small office and labs for startups, tech and biotech companies. One or more private suites available. Some suites can be connected for a larger space.
Size:	400-850 rentable square feet each.
Lease Terms:	One year. Longer terms available.
Rents:	\$1,250 to \$3,500 per month each.
Infrastructure:	Included within the monthly rent – 100% outside air laboratory heating and cooling @ 8 air changes, backup power outlets, eyewash, lab cabinetry, epoxy floors, monthly utilities, DI water service. 24-hour keyfob access, WIFI service.
Optional Services	Fume hood exhaust in suite. Gas tank storage and setup. Customization available as needed.