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FOR LEASE

± 897-18,280 square feet
state of the art, purpose-built bioscience lab and office space for early stage life science companies needing dedicated space.

PROPERTY HIGHLIGHTS

Located in the LA Bioscience HUB
Customizable lockout suites and lab layouts
Large back-up generator capabilities
Suitable for clean rooms, fume hoods, wet lab, and office
BSL1 and BSL2 capable / High speed fiber connection

CONTACT

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howard@hatchspaces.com

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HATCH

HATCHlabs
ALHAMBRA AVE
5370 LOS ANGELES
5370 Alhambra Ave
Los Angeles

**SOUTH SUITES**
- Suite A: 1,895 SF
- Suite B: 2,841 SF
- Suite C: 2,599 SF

**NORTH SUITES**
- Suite D: 897 SF
- Suite E: 999 SF
- Suite F: 1,590 SF
- Suite G: 1,736 SF
- Suite H: 1,739 SF

Suites can be combined or divided

Ceiling heights- 12’6” min / 24’ max

Direct venting available

Power - 800/1600A . 208Y/120V 3 phase

Floor drains in all suites

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**Location Amenities**

<table>
<thead>
<tr>
<th>Eat and Drink</th>
<th>Shopping</th>
<th>Lifestyle</th>
</tr>
</thead>
<tbody>
<tr>
<td>Holy Grounds</td>
<td>NowSpace LA</td>
<td>The Aerial House</td>
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<tr>
<td>Sinaloa Express</td>
<td>La Parrilla</td>
<td>Crossfit Alhambra</td>
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<tr>
<td>Cha Cha Chili</td>
<td>El Pollo Loco</td>
<td>CM Boxing Stables</td>
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<tr>
<td>La Chuperia</td>
<td>Jamba Juice</td>
<td>LA Fitness</td>
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<tr>
<td>King Torta</td>
<td>Pick up Stix</td>
<td>Selva Mixed Martial Arts</td>
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<tr>
<td>Zingo Tacos</td>
<td>Just Grillin’</td>
<td>Ascot Hills Hiking Trails</td>
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<td>Aloha Food Factory</td>
<td>Cremony</td>
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<td>Pho Eastern</td>
<td>Aku Poke</td>
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<tr>
<td>Fahrenheit LA Pizza</td>
<td>Subway Sandwiches</td>
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<td>Tony’s Subs &amp; Salads</td>
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<tr>
<td>Starbucks</td>
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