EXECUTIVE SUMMARY

A neighbor to the Florida Innovation Hub, Infusion Technology Center at UF Innovation Square is the first commercial building for private companies looking to capitalize on the central core of Innovation Square, a research-based entity designed to create a close-knit, unified society that assimilates commercial, scientific, and technological interests in a single network. This Class-A commercial building spans 150,000 square feet of convertible retail/restaurant space (1st floor), in addition to 7 floors of wet lab, dry lab, office and high-tech business space for companies, whether new & fresh or ripened & advancing. Businesses can look forward to relishing in the many assets associated with Infusion Technology Center at Innovation Square by either leasing or purchasing available space within the building.

- Close proximity to the University of Florida (UF) within Innovation Square
- Incomparable access to research foundation and technology at the University, as well as the intellectual capital of academic researchers
- The broad transfer of ideas within the community facilitates the cultivation of success in mutually-beneficial alliances among those affiliated with Innovation Square

EXEMPLARY

The ability to take innovative ideas from mind to market becomes exponentially greater in the right environment.
Building Features

- Floor plates up to 18,000 sf
- Spaces ranging from 2,000 to 54,000 sf
- Slab to slab height of 16 ft
- Energy-efficient design
- 24/7 secure access available
- On-site parking for employees and visitors
- Private business suites, fully customizable to your needs; wet labs, dry labs, and office/technology companies
- Ground Floor retail and restaurant spaces available
- Lambda Rail and Internet 2 access for research and educational affiliates
- Planned Growth Program that allows companies to expand at pre-planned increments (ex: beginning with 8,000 sqft, growing to 10,000 sqft in 3 years and expanding to 15,000 sqft in 5 years)—all without leaving their current space

By aligning with Innovation Square, companies obtain instant equity and a powerful increase in credibility.
The secret ingredient to establishing a premier-talent science district in the 21st century is recruiting the appropriate people. A wide range of local talent, from experienced lab associates to MBA and Ph.D graduates can be sought, attracted, and retained in order to build your workforce. In fact, job recruiters ranked UF ninth on the list of Top 25 places from where corporations prefer to select new employees (2010). Highly-educated and skilled people, glowing with ideas and eager to work, reside in Gainesville, ready to help guide your organization through a complex and elaborate marketplace.

**RECRUITMENT**

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Forbes Magazine has ranked Gainesville as one of “The Smartest Cities in America”, “Best Places for Business and Careers,” and “Best Small Places: Educations Attainment.” In addition, Amazon.com chose Gainesville as the #8 “Most Well-Read Cities in America”. Gainesville provides the University of Florida, one of the nation’s top public research foundations, as well as Shands Healthcare, a prime health system in the Southeast.

More than 39% of Gainesville residents hold at least a bachelor’s degree, 15% higher than the national average. Gainesville is home to more technology incubators per capita than any other city in the U.S., which has resulted in UF becoming the #1 public institution for delivering scientific progress to the marketplace. Some of our nation’s brightest minds study in Gainesville, getting ready to change the globe.

- Total Residential Population within 3 mile radius: 82,409
- Total Residential Population within 15 minute drive radius: 169,191
PROXIMITY TO THE UNIVERSITY OF FLORIDA
The profound intellectual assets so close to the University of Florida makes this location the perfect spot for the Infusion Technology Center. The University of Florida currently leads among public universities in the transfer of research discoveries to the marketplace. Royalty and licensing income exceeds $30 million annually and inventions materialized at UF have led to the establishment of more than 100 companies.

UNIVERSITY OF FLORIDA RANKINGS & AWARDS
- #1–ranked public university for transferring technology to the marketplace
- UF TechConnect clients have garnered over $500 million in private investment and created over 500 high tech jobs in the past seven years
- Globally recognized in bioscience and technology research
- Diversity of research generates 300+ new invention disclosures
- 100+ companies launched from UF research
- $619+ million in research awards (2010–2011)
- University libraries form the largest information resource system in Florida
- UF is a gold level LEED campus

Many types of companies join Innovation Square: those already having an association with UF, companies which hope to benefit from a future association with UF, and those privately held companies that wish to take advantage of a true urban, live/work/play environment where the focus is entrepreneurism, research, and collaboration.

BENEFITS OF LOCATING NEAR A TOP UNIVERSITY
Working so close to a research university like the University of Florida can add tremendous value to your company and help position you for long-term success:
- Companies will greatly benefit from a strategic affiliation with a university. Their R&D services can assist your company in creating a better product or technology.
- By collaborating with a university, your company can access funds to help reduce the risk of your R&D activities.
- Serve as guest lecturers in related classes: Foster valuable relationships within the community and raise your profile.
- Mutually beneficial relationships between a company and eager local students can be fostered through research projects, internships, and part-time employment.
- Universities offer educational executive seminars that can supplement training programs; these programs can add exceptional value to your company and executives.
- Continuing education while working: with UF just 2 blocks from Innovation Square, many working professionals can continue their education through numerous certifications, Masters, MBA and PHD programs at one of the nation’s top ranked universities.

TECH TRANSFER
By networking with Innovation Square, tech-based businesses have the rare chance to boost their current products and expand via access to UF’s abundance of research sources. More than 4,000 researchers and academics lead nearly $700 million in scientific exploration annually, and 100+ companies have been built from UF research ambitions.
Innovation Square is designed and developed as a sustainable, live/work/play innovation community for forward-thinking people and companies to take breakthrough ideas from mind to market, bringing the next great discovery to the world.

As one of the closest urban research parks in the country to its associated University, Innovation Square sits just 2 short blocks from the heart of the UF campus, libraries, faculty buildings, research labs, & classrooms.

Innovation Square cohesively integrates varying land uses and building programs to serve the needs of the research community. Retail, restaurant, residential, hospitality, as well as additional lab and supportive space are integrated throughout Innovation Square.

The very nature of Innovation Square lends itself to cooperation among the creative workforce and redefines the way that scientific research is treated today. Innovation Square emerges from collective participation between both the public and private sectors. The desire for livability, walkability, adaptability, and sustainability help cultivate innovation and strengthen the economic and cultural viability of the community. Innovation Square leverages influential organizations in the area, bringing together the collective influence of The University of Florida, Shands HealthCare, Progress Corporate Park, Santa Fe College, the Community Redevelopment Agency, Gainesville Regional Utilities, Workforce Florida, Alachua County and the City of Gainesville.

Innovation Square companies have access to a wide array of state and local tax incentives, community redevelopment programs, and training. The process is simple and confidential, guided by the Gainesville/Alachua County Council for Economic Outreach (CEO).

Florida ranks among the best states for businesses and entrepreneurs because of its pro-business state tax policies and cost of doing business.
AVAILABLE SPACE

WHY CHOOSE INFUSION TECHNOLOGY CENTER

- Companies gain an impressive image boost for being associated with Innovation Square; increased customer perception and instant credibility
- Urban setting in a highly visible, collaborative urban research park
- 2 blocks from the heart of the UF campus
- Walking distance to classrooms, research labs, libraries, faculty buildings and more
- Brand new building with fully customizable wet lab, dry lab, and office/technology space
- State-of-the-art technical design for maximum energy efficiency
- Specifically engineered for laboratory success

CUSTOMIZED TO YOUR BUSINESS NEEDS

At Infusion Technology Center, commercial space can be converted to fit the industry, objectives, goals, and needs of each individual tenant. Though any type of space can be constructed, Infusion has divided the types of space as: Wet Labs, Dry Labs, Office/Technology Space, Retail/Restaurant Space, and Build-to-Suit space. Tenants can choose to add features such as fume hoods, grease traps, snorkel exhausts, instrument ventilation at each workstation, and much more. Infusion Technology Center also allows businesses to pick-and-choose the aesthetic appearance through paint, interior design, flooring, lighting fixtures and more. No matter the industry, the building can easily be tailored to your business needs.

WET LAB
- Fume-hood capable (low-high) density
- Chilled water supplied at 42°F
- Specialty air ventilation systems
- Snorkel exhausts & dust control available

DRY LAB
- Ideal for computer-intensive work
- Cutting-edge data and internet networks
- Expandable electrical and data wiring
- LambdaRail and Internet2 access for research & educational affiliates

OFFICE/TECHNOLOGY
- Class A commercial space
- Ideal for emerging, established, & high-growth firms
- Completely customizable to your needs
- 10 gigabit Ethernet network

RETAIL/RESTAURANT
- High traffic area, 2 blocks from UF
- Brand new, fully customizable space
- Hoods and grease traps available
- Upscale bathrooms and on-site parking
Cutting Edge Data Speeds

Gainesville Regional Utilities is providing broadband data and internet services throughout the Innovation Square. GRUCom services are provided over a looped, 100% fiber optic backbone network that accommodates SONET and Ethernet protocols operating at 10 gigabits per second. Network connection speeds of 1 gigabit per second will be the standard, with higher speeds available.

Building Network Architecture

The structured cabling system (SCS) will be a CAT6 copper system and a complete card access system will be provided. The following data processing applications are supported:
- Ethernet 10 Base-T (IEEE 802.3i)
- 100 Base-T (IEEE 802.3u)
- 1000 Base-T (IEEE 802.3ab)
- 1 Gigabit over fiber (IEEE 802.3z)
- 10 Gigabits over fiber under 300 MTS
- Wireless LANs 802.11abg
- Voice over Internet Protocol (VoIP)
**FLOOR PLATES**
Infusion Technology Center floor plates vary slightly from floor to floor between the first 8 levels, as shown in the slides below. Available square footage varies by floor as well. Floors 1–4 are designed for a high concentration of fume hoods. By reserving space early, companies can choose floor levels that best match their needs.

**FLOOR 1: 17,511 SQFT**

- Retail Space
- Service Center
- Men’s Restroom
- Women’s Restroom
- Mechanical
- Trash
- Lobby

**FLOOR 2: 17,487 SQFT**

- Tenant Space
- Open to below
- Mechanical
- Balcony

**FLOOR 3: 18,538 SQFT**

- Tenant Space
- Men’s Restroom
- Women’s Restroom
- Conference
- Mechanical
- Balcony

**FLOOR 4–6: 18,527 SQFT**

- Tenant Space
- Men’s Restroom
- Women’s Restroom
- Conference
- Mechanical
- Balcony

**FLOOR 7: 18,527 SQFT**

- Tenant Space
- Men’s Restroom
- Women’s Restroom
- Conference
- Mechanical
- Balcony

**FLOOR 8: 17,418 SQFT**

- Tenant Space
- Men’s Restroom
- Women’s Restroom
- Conference
- Mechanical
- Balcony
HOOD DENSITY OPTIONS
The number of fume hoods is driven by the functional needs of work conducted in the laboratory. Fume hoods are available on floors 1–8 of Infusion Technology Center, with floors 1–4 having an expanded air handling system to accommodate a higher density of fume hoods, approximately 25,000 CFM per floor. Fume hoods are also available on floors 5–8 at a lower density, approximately 20,000 CFM per floor.

LOW DENSITY
- Researcher occupancy at any one time is typically low
- One fume hood for every two modules
- Snorkel exhaust may be required for instrument ventilation
- Increased ventilation and cooling available
- Open areas may be required for freestanding equipment
- Special lighting requirements may be needed
- Typical to have overhead distribution of compressed air, Nitrogen, and vacuum
- A sink is provided on average for every two modules

MEDIUM DENSITY
- Researcher occupancy typically two per module
- One fume hood for every two modules
- Snorkel exhaust may be required for instrument ventilation
- A sink is provided on average for every two modules
- Glove boxes are common for these types of spaces
- Typical to have overhead distribution of compressed air, Nitrogen, and vacuum; specialty gas capabilities are also common

HIGH DENSITY
- Research companies needing a high density of fume hoods can also be accommodated.
- Custom build-out can include fume hoods at every station or select stations
- Lab space can be designed for additional fume hoods in the future as the company grows
- Contact the sales/leasing specialists for availability info
SALES AND LEASING INFORMATION

- Customized space at Infusion is available for sale or lease.
- Spaces range from 2,000 to 54,000 square feet (150,000 total sqft available).
- Tenants lease or purchase the shell; all space within the shell can be customized to the exact needs of the business.
- Flexible lease terms; short and long-term options available.
- Infusion at Innovation Square offers a unique Planned Growth Program not found in other innovation communities or traditional research parks.
- Ideal for High-Growth Companies that have outgrown smaller suites, the Infusion Technology Center features flexible office bays, allowing businesses to increase the size of their building space as the company grows, without moving to another location.
- Speak to a sales/leasing broker at (352) 505-3884 about planned growth options.
- Contact us for pricing for your specific business needs.

FREQUENTLY ASKED QUESTIONS

- **My business is not affiliated with UF. Am I eligible for space in Infusion at Innovation Square?**
  Yes. Though there are many benefits due to the close proximity to the UF campus, there is no requirement for businesses to be affiliated in any way with UF in order to lease or purchase space within the building. Technology developed within the building is not subject in any way to partnership with UF.

- **My business is currently located in a 5,000 sqft wet lab. We’d like to expand to 7,000 sqft now, 9,000 sqft in 3–5 years and 12,000 in 7–10 years. Can you accommodate our needs for growing space?**
  Yes. Infusion Technology Center at Innovation Square offers a unique Planned Growth Program where tenants can lease or buy commercial space at planned intervals. We then rent out a subsection of that space to a separate company on a lease term that allows the 1st tenant to consider expansion at pre-planned intervals. This can be a great way to save, since moving and customizing another lab can be expensive and can be disruptive to your business. We can design a Planned Growth Program for your individual business needs.