

6 LAB SPACES AVAILABLE
Totaling 6,241 Sq Ft

THE LABS @ TechWorks



LAB **1** 912 Sq Ft

- Fire Suppression System (FM-200)
- Fume Hood (benchtop)
- 2 exhaust snorkels
- 4 wall cabinets
- Sink – hot/cold water and drain
- Plumbed for compressed air, natural gas
- 8' epoxy countertop
- 17' epoxy countertop
- 17' countertop (I)
- 24' ½' countertop (epoxy/laminate)
- 15' countertop (I)
- 49 electrical receptacles
- 22 data receptacles
- 240V electrical receptacle
- Safety Shower/Eye Wash station
- HVAC: Humidity controlled
- HVAC: 100% make-up air
- HVAC: Exhaust – stainless duct to roof fans



LAB **2** 803 Sq Ft

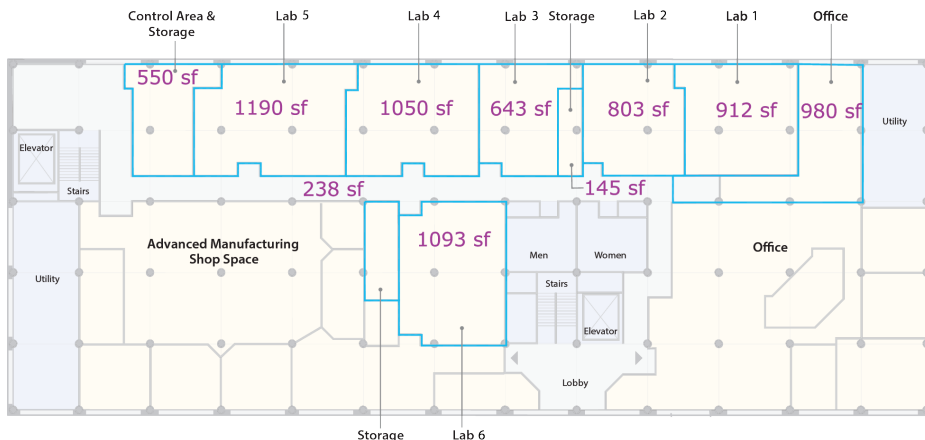
- Fire Suppression System (FM-200)
- 2 exhaust snorkels
- 2 wall cabinets
- Sink – hot/cold/deionized water and drain
- Plumbed for mixed gas, oxygen, nitrogen, hydrogen, inert gas, helium, argon, compressed air, natural gas
- 21' countertop (I)
- 22' epoxy countertop
- 15' double-width island countertop (I)
- 15' epoxy double-width island countertop
- 12' countertop (I)
- 54 electrical receptacles (includes 26 conditioned power receptacles)
- 27 data receptacles
- 5 240V electrical receptacles
- Safety Shower/Eye Wash station
- HVAC: Humidity controlled
- HVAC: 100% make-up air
- HVAC: Exhaust – stainless duct to roof fans



LAB **3** 643 Sq Ft

- 2 Fume Hoods (benchtop)
- 6 wall cabinets
- 2 Sinks – hot/cold/deionized water and drains
- Plumbed for oxygen, argon, compressed air, natural gas
- 9 ½' epoxy countertop
- 8' epoxy countertop
- 10' epoxy countertop
- 45 electrical receptacles
- 16 data receptacles
- Safety Shower/Eye Wash station
- HVAC: Humidity controlled
- HVAC: 100% make-up air
- HVAC: Exhaust – stainless duct to roof fans

FLOOR PLAN



CONTACT

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LAB 4 1050 Sq Ft

- 1 exhaust snorkel
- 2 wall cabinets
- Sink – hot/cold water and drain
- Plumbed for compressed air, oxygen, nitrogen, argon
- 15' epoxy countertop
- 12' epoxy countertop
- 13' epoxy countertop
- 8' epoxy countertop
- 3 6' steel tabletops
- 26 power receptacles
- 10 data receptacles
- 7 240V electrical receptacles
- Safety Shower/Eye Wash station
- HVAC: Humidity controlled
- HVAC: 100% make-up air
- HVAC: Exhaust – stainless duct to roof fans



LAB 5 1190 Sq Ft

- 2 wall cabinets
- Sink – hot/cold/deionized water and drain
- Plumbed for compressed air, oxygen, argon
- 18' epoxy countertop
- 19 ½' epoxy countertop
- 25 power receptacles
- 10 data receptacles
- 3 280V electrical receptacles
- Safety Shower/Eye Wash station
- HVAC: Humidity controlled
- HVAC: 100% make-up air
- HVAC: Exhaust – stainless duct to roof fans



LAB 6 1093 Sq Ft

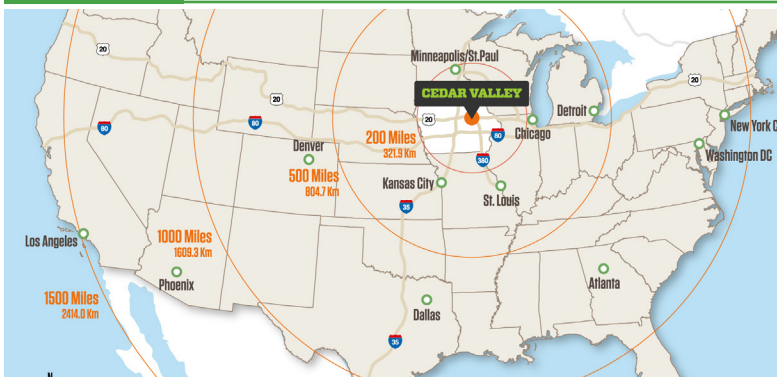
- Fire Suppression System (FM-200)
- Fume Hood (benchtop)
- 1 exhaust snorkel
- 6 wall cabinets
- 2 sinks – hot/cold/deionized water and drains
- Plumbed for compressed air, oxygen, natural gas, nitrogen
- 21' double-wide island countertop (I)
- 14' countertop (I)
- 8' countertop (I)
- 23' countertop (I)
- 27' countertop (I)
- 17 ½' countertop (I)
- 5 ½' countertop (I)
- 75 power receptacles
- 35 data receptacles
- Safety Shower/Eye Wash station
- HVAC: Humidity controlled
- HVAC: 100% make-up air
- HVAC: Exhaust – stainless duct to roof fans

CAMPUS AMENITIES

- TechWorks is a 30-acre riverside adaptive reuse development located in downtown Waterloo, IA
- TechWorks is designated as home for the Iowa Advanced Manufacturing “Hub”
- University of Northern Iowa’s Technology Department operates its Additive Manufacturing Center featuring the Ex-One 3D printer, the largest 3D printer of its type in the United States
- Tech 2 Building: travel class hotel and meeting space (in development)
- John Deere Tractor & Engine Museum
- TechWorks sites available for new construction: contiguous sites from 1 to 3 acres
- Broadband service in excess of 10 gigs available



MAP



LOCATION

TechWorks sits in downtown at the intersection of Waterloo’s downtown riverfront, the 1,500-employee John Deere Waterloo Works Drivetrain Operations, and the interchange of US Highway 63 and US Highway 218. TechWorks is highly accessible both to the workforce in surrounding urban neighborhoods as well as to people and companies throughout the region. TechWorks, is part of the Waterloo-Cedar Falls Metropolitan Statistical Area and the thriving Cedar Valley Region. The Cedar Valley is perfectly situated for access to metros of the Midwest, including Chicago, St. Louis, Minneapolis and Omaha.