



16 TECH

Waterway Labs @ 16 Tech
1206 Waterway Boulevard
Indianapolis, IN 46202





INTRODUCTION TO 16 TECH – Indianapolis' Emerging Innovation District

16 Tech is a 50-acre innovation district located near downtown Indianapolis that opened in 2020 following years of broad community support from the private, public and philanthropic sectors. Home to three buildings, anchor tenants in life sciences and advanced manufacturing and growing amenities, 16 Tech is home to a growing network of resources and facilities to support innovation-driven entrepreneurship and applied research opportunities. Key partners and tenants include the Indiana Biosciences Research Institute, the Central Indiana Corporate Partnership (CICP), Indiana University Indianapolis, Purdue University in Indianapolis, IU Health, IU School of Medicine, and Cook Medical.

Waterway Labs @ 16 Tech will be a 5-story, 100,000 gross square foot life science lab building adding to the 16 Tech ecosystem. We are now in the pre-leasing phase of the project and have various suite/lab options available for future tenants. Join us in driving life sciences, advanced manufacturing, logistics, and technology innovation in downtown Indianapolis metro area.



EMPOWERING INNOVATION AND COLLABORATION

16 Tech boasts a unique research ecosystem offering Waterway Labs @ 16 Tech tenants access to an array of resources to advance innovation, collaboration and new product development, such as:

The AMP

Marketplace and food hall showcasing local restaurant entrepreneurs and vendors.

Machyne

Makerspace with high tech tools for prototyping, workshop, design space and media lab availability.

Innovation Hub Office Space

55,000 SF flexible workspace designed for startups, entrepreneurs and companies with an innovative mindset.

EMC2

The Emerging Manufacturing Collaboration Center is home to GE Additive's state-of-the-art Binder Jet technology allowing advanced research in smart manufacturing.

Innovation Building 1

Home to the Indiana Biosciences Research Institute (IBRI) and IU School of Medicine and offering shared state-of-the-art biology and chemistry labs as well as office space

LOCATION MAPS





HATCHlabs

22,000 RENTABLE SQUARE FEET (RSF) FLOOR PLATES ON 4 LEVELS

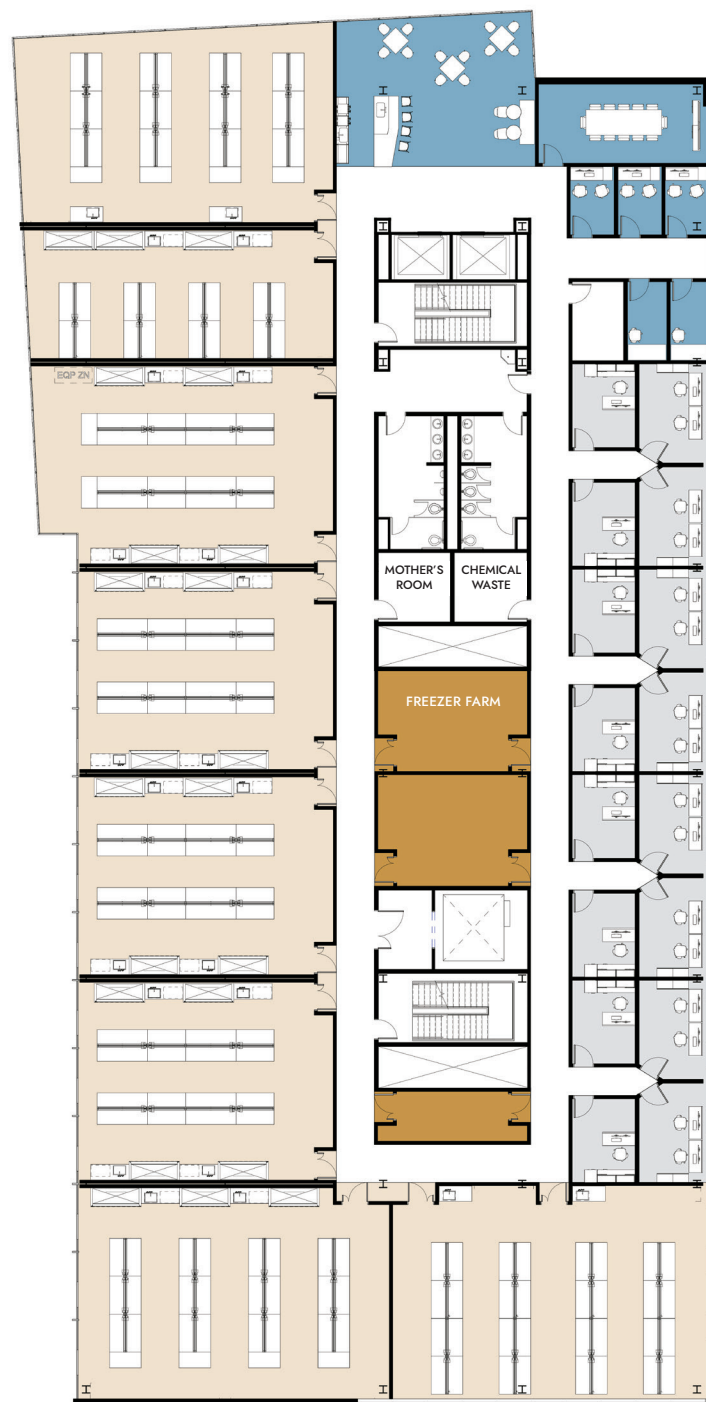
- Warm dark lab enabled Shell space ideal for companies needing to design their optimal suite layout with longer-term leases.
- Supporting BSL-1 and BSL-2 level labs
- Assumed 60/40 lab-to-office ratio
- 16' floor-to-floor / 15'-6" clear height
- Floor loading: 100 PSF live load and 20 PSF dead load
- Floor vibration criteria of 6,000 mips
- 20 Watts/RSF of electrical capacity
- 275 KW diesel emergency generator providing 3 Watts/RSF to tenant suites
- 2" domestic water meter
- Roof top condensers to support VRF HVAC system
- Duct rough-in to support future fumehoods
- AHU to provide 100% outside air with 6-air changes/hour outside air
- Break/lounge area
- Common restrooms
- Common chemical waste storage room



BUILDING AREA LEGEND

- OPEN LAB
- LAB SUPPORT
- OFFICE
- COMMON
- COLLABORATION

22,230 GSF PER FLOOR



HATCHx

EIGHT LAB SUITES OF 2,000 RENTABLE SQUARE FEET (RSF) PLUS 10 OFFICES.

TENANTS CAN LEASE SINGLE LAB SUITES AND SINGLE OFFICES BASED ON THEIR SPACE NEEDS.

- Turn-key fully furnished lab suites with available office space ideal for start-up companies needing immediate space with flexible short-term leases.
- Supporting BSL-1 and BSL-2 level labs
- 16' floor-to-floor / 15'-6" clear height
- Floor loading: 100 PSF live load and 20 PSF dead load
- Floor vibration criteria of 6,000 mips
- 20 Watts/RSF of electrical capacity
- 275 KW diesel emergency generator providing 3 Watts/RSF to tenant suites
- 2" domestic water meter
- Roof top condensers to support VRF HVAC system
- Duct rough-in to support future fumehoods
- AHU to provide 100% outside air with 6-air changes/hour outside air
- Break/lounge area
- Common restrooms
- Shared conference room
- Common freezer farm
- Common chemical waste storage room



NEXCORE SCIENCE & TECHNOLOGY/HATCHSPACES

LIFE SCIENCE PROJECT EXPERIENCE



5005 MCCONNELL

LOS ANGELES, CA
56,300 SF



WILDERNESS LABS

BOULDER, CO
33,727 SF



3 BURROUGHS

IRVINE, CA
40,700 GSF



GLOBAL ENERGY PARK

GOLDEN, CO
432,000 SF



HYDROGEN 1

LOS ANGELES, CA
116,000 SF



WESTFIELD MOB AND ASC

WESTFIELD, IN
64,000 GSF



We are seeking the right tenant mix for Waterway Labs @ 16 Tech to complement this dynamic district. Take advantage of pre-leasing economics and reserve your space today.

**FOR ADDITIONAL LEASING
INFORMATION, CONTACT:**

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