



ALEXANDRIA.

## ALEXANDRIA INNOVATION CENTER



555 HERITAGE DRIVE, JUPITER, FLORIDA

### AVAILABLE FOR LEASE:

Turn-key laboratory/office suites from 1,000 to 26,000 square feet  
Office and flex/R&D space and professional office space from 500 to 20,000 square feet

Presented by:

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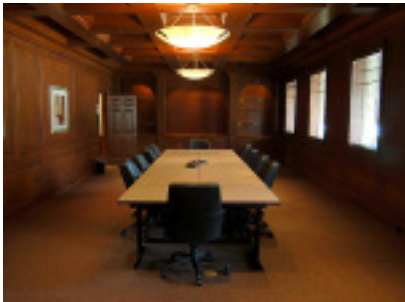
**APPLEFIELD WAXMAN**

COMMERCIAL REAL ESTATE

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**INTRODUCTION**

Alexandria Innovation Center is a new Class “A” 46,000 square foot facility designed for the life science and technology industries. The facility can accommodate companies seeking wet/dry laboratory suites, flex/R&D space and professional offices.

**LABORATORY/OFFICE SUITES:**

Featuring casework, lab sinks, fume hoods, laboratory quality air and specialty laboratories

**FLEX/R&D SPACE:**

Expandable and flexible open work areas

**PROFESSIONAL OFFICES:**

Beautifully appointed and ready for occupancy

**AMENITIES**

- Enhanced mechanical, electrical and plumbing systems
- Expanded floor-to-ceiling heights
- Central lab support facilities with autoclaves, washer/dryers, ice machine and RO/DI water stations
- Emergency backup power systems
- Raised loading dock area
- Shared conference rooms, meeting facilities, kitchen area and dining room
- Exercise room and shower facilities
- On-site building management and support
- Capital financing and investment funds for qualified tenants

**LOCATION**

The property is located just north of Donald Ross Road at the intersection of Military Trail and Heritage Drive.

Alexandria Innovation Center is a key component of the rapidly growing Palm Beach County life science cluster anchored by Scripps Florida (350,000 SF facility), Max Planck Florida Institute (100,000 SF facility) and Florida Atlantic University’s Northern Palm Beach County Honors College. Alexandria Innovation Center is located within Abacoa, a 2,055-acre, master-planned community. Abacoa is home to Roger Dean Stadium (spring training home of the St. Louis Cardinals and Florida Marlins), an 18-hole golf course, a town center mixed-use development and three “A”-rated primary schools.

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