

RENTAL RATES: JULY 1, 2025

Standard lab rental rates (798 rsf)	S.F. Rental Rate	Cost p/year	Cost p/month
Incubator Year 1	\$25.00	\$19,950.00	\$1,662.50
Incubator Year 2	\$27.00	\$21,546.00	\$1,795.50
Incubator Year 3	\$29.00	\$23,142.00	\$1,928.50
Incubator Year 4	\$31.00	\$24,738.00	\$2,061.50
Incubator Year 5	\$33.00	\$26,334.00	\$2,194.50
After year 5, all clients switch to Anchor rates			
Anchor lab rental rates (798 rsf)			
Anchor Year 1	\$34.00	\$27,132.00	\$2,261.00
Anchor Year 2	\$34.51	\$27,538.98	\$2,294.92
Anchor Year 3	\$35.03	\$27,953.94	\$2,329.50
Anchor Year 4	\$35.55	\$28,368.90	\$2,364.08
Anchor Year 5	\$36.09	\$28,799.82	\$2,399.99
After year 5, renewal rate is \$.50 increase per rsf per year			
Skunk Works lab rental rates (798 rsf) (max of 3 years at \$41 per rsf, increasing \$.50 per rsf per year after 3 years)	\$41.00	\$32,718.00	\$2,726.50
Ideation Station co-working rates (max of 3 years)			
Small interior office	N/A	\$1,800	\$150
Large window office	N/A	\$3,600	\$300
Office rental rate—various rsf available	\$21.00	Varies	Varies