



2311 Green Road

Ann Arbor, MI



Ready-to-Use Lab Space **Fully Equipped | Multi-Lab Facility | Prime Research Infrastructure**

This state-of-the-art space offers **6 fully outfitted labs**, additional specialized equipment rooms, and a wide range of scientific instrumentation. Ready for immediate use. Ideal for biotech, R+D and health tech companies.

Located near the University of Michigan North Campus Research Complex, Toyota R + D and KLA, this site offers unmatched access to research partners and top-tier talent making it a strategic choice for forward thinking companies ready to scale scientific impact in a thriving innovation corridor.

This location also enjoys excellent access to I-94, US-23, and M-14, Detroit Metro Airport, and Ann Arbor's vibrant cultural scene as well as neighborhood amenities and housing.

Contact us for a tour and additional information. (734) 994-5050
firstmartin@firstmartin.com

WE ARE HERE.

Features

- Power: 600 Amp/240 Volts – Heavy-duty electrical capacity
- Lab-Ready: Labconco ducted fume hood & enclosure
- Built-in, lab-grade Water Filter System
- Eyewash Station
- Fiber Connectivity
- Ample Parking
- Multiple Signage Opportunities
- Well Capitalized Owner
- On-site Management

Space Available

- 6,412 SF

Ann Arbor Innovation District (A2ID) Amenities

- Pickleball Court
- Outdoor Central Commons Picnic Area with WiFi and Power Outlets
- A2ID Tenants Enjoy Unlimited Access to the 2100 Commonwealth Fitness Center

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Lab Highlights

2311 Green Road

Lab 1 – General Molecular & Cell Biology Lab

- 2 Workstations | Sink | Mini Fridge & Frigidaire Refrigerator
- 2 Forma Scientific Incubators (Model 3326)
- Ultrasonic Homogenizer (Pulse 150)
- Flammable Chemical Storage Bin
- Spectrophotometer | Eli Spot Machine | Magpix Analyzer



Lab 2 – Protein & Assay Analysis Lab

- 2 Workstations | Sink
- Ultra-Centrifuge (Beckman Coulter Optima L-90K)
- Table-Mounted Hood (Bio-Rad) | Flammable Inventory Cabinet
- Whirlpool Refrigerator | Multiskan FC Plate Reader
- Plate Washer



Lab 3 – Cell Culture & Microscopy Lab

- 2 Nuair Laminar Flow Hoods (Class II, Types A2 & A2/B3)
- Precision Duraforce 200R Centrifuge | Floor Centrifuge (Sorvall Evolution RC)
- 2 Workstations | Sink | 2 CO₂ Incubators (VWR)
- 2 Microscopes | Dual Water Bath | Mini Incubator
- Colony Counter | Spectrophotometer | Barnstead Water Still
- Flammable & Corrosive Chemical Storage Cabinets
- 3 Mini Fridges | Vortex Mixer



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Lab 4 – Sterile & Controlled Environment Lab

- Biological Safety Cabinet (Labgard Class II Type A2)
- GE Refrigerator | Sink
- 2 CO₂ Water-Jacketed Incubators (Forma Scientific)
- Multifuge X1R Centrifuge (Thermo Scientific)

Lab 5 – Flexible Wet Lab

- 5 Workstations | 2 Sinks
- Ideal for collaborative benchwork and dry-lab projects

Lab 6 – Advanced Processing & Imaging Lab

- 2 Workstations | Sink
- CO₂ Shaker Incubator (Thermo MaxQ 5000)
- Electrolux Frigidaire | Bio-Rad ChemiDoc XRS+ Imager
- Homogenizer | Microfluidizer (Microfluidics M-110P)
- Mixer | 2 Balances



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Additional Equipment Inventory

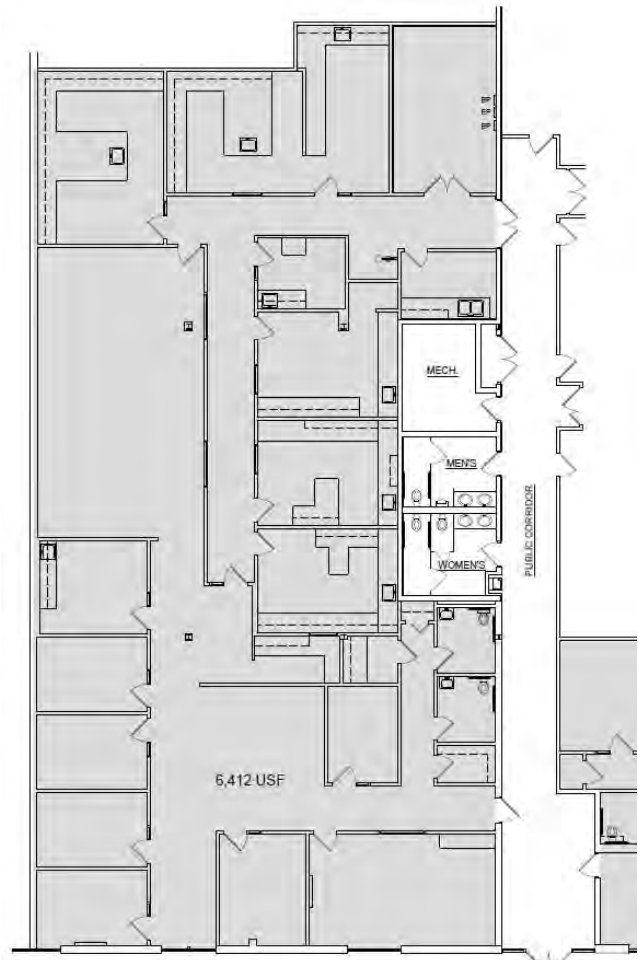
- **Environmental & Analytical Tools:**
RI Detector | Dual Detector | HPLC Module | FPLC System
Zeta Particle Analyzer | RV Viscometer | Column Oven
Caron Environmental Chambers (2) | Labconco Fume Hood
Sonicator | Mixer | Centrifuge

Cold & Cryo Storage Rooms

- **Storage Room:**
VWR -80°C Freezer | Revco Deep Freezer | Ultra Freezer
3 Liquid Nitrogen Tanks | InnOva 4300 Shaker Incubator
- **Utility Room:**
Dual Sink | 2 Yamato SM510 Sterilizers | 2 Thermo Water Stills

Key Benefits

- Move-in Ready & Fully Equipped
- Suitable for Biotech, Pharma, Life Science
- Multiple Wet Labs with Specialized Capabilities
- Dedicated Cold Storage, Utility, and Instrumentation Rooms



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