



MOMENTUM LABS

Round Rock|TX

WWW.MOMENTUMLABS.US



MOMENTUM LABS

COMING SOON

2026

ROUND ROCK, TEXAS



CONCEPT
COMPANIES

ABOUT



Momentum Labs operates science + technology hubs in established and emerging innovation ecosystems in the Southeast. Momentum offers a flexible landing spot for science entrepreneurs to continue scaling their companies. Momentum's biotech labs offer the ideal space for high-growth life science companies looking for sophisticated facilities where they can innovate and expand.

Focused on helping growing health tech companies keep their momentum, members gain access to concierge-level services, facility support, and community connections to the thriving science + technology ecosystem throughout greater Austin.

**60,000 SF Multi-Tenant Facility
Currently Pre-Leasing**

MOMENTUM LABS ROUND ROCK

FACILITIES

AMENITIES



Momentum Alachua Rendering

Momentum Labs | Round Rock is tailored to meet the needs of growing science + technology companies with flexible wet and dry lab suites. Whether you're graduating from an incubator program looking for scalable space with shared resources or looking to enter the Texas market, this purpose-built facility is designed to meet your needs.

- Exclusive Flexible Suites (labs + offices)
- Access to shared resource spaces
- Ample parking available
- Shipping/Receiving
- Collaborative workspaces
- Conference rooms
- Kitchen/Breakroom
- Outdoor patio area
- Shared equipment core lab
- 24/7 access card security

MOMENTUM LABS ROUND ROCK

FACILITIES

LAB SUITES FROM 1,200 SF TO 25,000 SF



Example floor plan

- Biosafety Level 2 (BSL2) Lab Suites programmed for benches, stainless steel tables, biosafety cabinets and fixed casework with sinks, eyewash, Reverse Osmosis/Deionized (RO/DI) Water
- Workroom with fume hoods - can be utilized for cell culture space
- Single offices and collaborative offices included in suites
- Building generator available for critical equipment
- Programmed to allow for modular clean rooms

SERVICES



01

CONCIERGE-LEVEL SERVICE

Welcoming your guests, managing conference room bookings, support with shipping and receiving services, and more.

02

NETWORKING OPPORTUNITIES

Educational and social events hosted by our network of partners and business leaders in the science + technology community.

03

PROCUREMENT RESOURCES

Simplify the purchasing process and gain access to discounts from top life science vendors.

04

PROPERTY MANAGEMENT

Our qualified property management team takes care of the facilities, maintenance, and support so you can solely focus on scaling your technologies.

ROUND ROCK REGION

Hundreds of life science businesses are leading innovation in the **Round Rock-Austin MSA**, including hospitals, medical laboratories, biopharmaceutical companies, health care IT, and research and development centers. Medtech thrives in the city thanks to a combination of medical research, talent and the high technical aptitude of companies within the region.

Life science companies in Round Rock are in close proximity to **top tier education institutions**, including Austin Community College, Texas State University, Texas A&M Health Sciences Center and the Dell Medical School at the University of Texas, all of which help keep the city well equipped with **skilled talent to solve the healthcare challenges** of the 21st century.



ROUND ROCK/AUSTIN ECOSYSTEM



**Data from Round Rock Chamber of Commerce*

21k

Life Sciences
Workforce

300+

Life Sciences Companies

8.8k

STEM Graduates
from 20+ Area
Institutions

4k

Healthcare Graduates
Annually

7

Medical Schools in
U.S. Top 100 within
200 miles

\$5.3B

Annual Research &
Development
Expenditures

20+

Colleges &
Universities with Life
Science & Healthcare
Programs

#3

Ranked MSA for Top
Emerging Life
Sciences Markets

\$3.6B

Health & Life Science
Sector Total Wages



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