

**PAPÉ FAMILY INNOVATION CENTER**  
**KNIGHT CAMPUS FOR ACCELERATING SCIENTIFIC IMPACT**  
**OVERVIEW AND APPLICATION PROCESS**  
**UPDATED Spring 2025**

***This document is not the lease. It should be considered a summary document to provide an overview to prospective tenants. A formal lease document with terms and conditions is drafted and negotiated through the University's Purchasing and Contracting office.***

The Knight Campus Papé Family Innovation Center is an incubator for research-based startups and technology development. Its location within University of Oregon's state-of-the-art Knight Campus for Accelerating Scientific Impact facilitates generative interactions between UO academic research labs and commercially-oriented activity and personnel. More than simple lab space, the Innovation Center facilitates access to a wide range of resources and a community of entrepreneurial individuals building scalable research-based enterprises.

The Innovation Center features 4,000+ sq. ft. of shared and private labs, meeting rooms and shared co-working space. Facilities include:

- Space for research equipment and tools
- Hoods, lockable storage furniture/refrigeration, benches, autoclave/glass-washing
- Printers, copier, desk space, lockable cabinets/drawers, and white boards
- 2 Conference/meeting rooms available for scheduling within the Innovation Center

In addition, Innovation Center tenants have access to UO core research facilities, many of which are located in the same building. (These facilities run independent of the Innovation Center and have their own fee structure.).

In the Knight Campus building, [these facilities](#) include:

- A 1000 Class Clean Room, with ESEM
- Rapid Prototyping and 3D Printing
- An X-ray Imaging facility, including a Zeiss Xradia 620 Versa, a Scanco vivaCT80 and a Faxitron Ultrafocus.

On the Main Campus, located adjacent to the Knight Campus building, [core research facilities](#) include:

- UO's Center for Advanced Materials Characterization in Oregon (CAMCOR), whose services include high-resolution electron microscopy and microanalysis, focused ion beam microscopy (FIB-SEM), surface analysis, small molecule and polymer characterization, and x-ray analysis <https://camcor.uoregon.edu>

- UO's Genomics & Cell Characterization Core Facility (GC3F), whose services include genomics experiment design and sequencing, flow cytometry, DNA and RNA extraction, bioinformatics, and related activities <https://gc3f.uoregon.edu/about>
- UO's Robert and Beverly Lewis Center for Neuroimaging (LCNI), which supports a wide range of research in neuroscience and biological imaging, and operated a Siemens 3T Skyra MRI system <https://lcni.uoregon.edu>

See <https://research.uoregon.edu/facilities/research-core-facilities> for more details on UO's core research facilities

Innovation Center tenants also have access to a range of programming and building resources, including:

- Orientation to the UO and Knight Campus
- Wired and wireless internet connectivity
- Office equipment, including printers, copiers and a fax machine
- Shared kitchenette
- Access to Knight Campus public spaces including covered terrace and informal seating areas
- Mailing address and access to loading dock
- Invitations to the Knight Campus Entrepreneurship Speaker Series, which brings worldclass innovators to campus among other speaker and presentation opportunities
- Inclusion in Knight Campus and UO innovation workshops on topics such as intellectual property, the FDA approval process, and building a startup team
- Access to student recruiting opportunities, including services found here: <https://career.uoregon.edu/employers/recruiting-and-events>

In addition, tenants may leverage our partnership with UO's Lundquist College of Business, including:

- Market research services, conducted by UO MBA students under the guidance of a UO faculty member (fees apply).
- Specialty full-length courses (tuition and fees apply) in innovation strategy, market research, commercialization, and related topics. Participants who complete program requirements can receive a graduate certificate in innovation/entrepreneurship or a Masters in Innovation and Entrepreneurship.

#### **APPLICATION PROCESS**

Interested tenants should supply the following information. Knight Campus will review applications against alignment with the Knight Campus mission, research and faculty, as well current space/resource availability.

- Contact name/info
- Company name

- Please comment on your alignment with specific Knight Campus research areas and/or faculty (see <https://accelerate.uoregon.edu/research> ). Limit to 500 words
- Please note any other relevant ties to UO research, such as sponsored research agreements or licenses for UO intellectual property. Limit to 500 words
- What specific goals do you have over the coming year? Please include plans for product R&D, translation, and scaling. Limit to 500 words
- Please note whether you intend to hire UO graduate students, alumni or employees (and, if so, in what roles).
- What specific core facilities are of interest? (Check all that apply)
  - ☐ CAMCOR
  - ☐ GC3F
  - ☐ LCNI
  - ☐ OFAD
  - ☐ Cleanroom
  - ☐ Biofoundry
  - ☐ X-Ray Imaging
- Briefly describe your workflow including specific equipment or resources will you require (e.g., fume hood, biosafety cabinet, liquid nitrogen, IT).
- Describe potential areas where you may need more space or time than is standard for shared use (e.g., freezer space, hood use, chemical storage space, office desks).
- Please note any special lab safety considerations we should be aware of (e.g., biohazardous work, high voltages/currents, compressed gases).
- Please provide us with a general description of your expected funding sources to support rent and research expenditures for the next 12 months (e.g. federal grant, private equity, etc.).

Email should be sent to [KCInnovation@uoregon.edu](mailto:KCInnovation@uoregon.edu)

#### **RATES AND FEES**

Leases are set as annual and can be renewed for up to 3 consecutive years, subject to a tenant's continued progress towards stated goals and alignment with the Knight Campus. The Innovation Center is not intended, however, as a long-term home for companies. Instead, our goal is to support companies to the point that they intentionally outgrow us (or realize that further operation is no longer viable). If a tenant wishes to renew for a 4+ consecutive year, a separate application and review will be undertaken to consider mutual benefits within the current context of our waitlist and need for the space. We acknowledge the fluid nature of start-ups and have language in our leases to allow for ease of early termination.

#### *Laboratory Bench*

Lab benches are available with 1 locked cabinet each. Bench rental includes use of shared equipment such as fume hoods, biosafety cabinets, freezers and fridges, ice, gas canister

manifolds, air/vac/nitrogen gas, etc. *Access to 1 flex desk per bench is included in the bench charge.*

Lease per annum per bench, \$12,000 *Discount may be available for multiple bench rental up to a max of 3 benches dependent on timing, availability and other situation specific factors.*

#### *Laboratory Room 204 (350 sf)*

This private lockable lab includes 2 fume hoods with acid/base/flammable cabinets (2 exhaust lines are possible); moveable tables, shelves and casework; sink with city and RO water at tap (polished water is shared); and vacuum, lab air and nitrogen gas lines; wall manifolds for gas cylinders. *Access to 1 flex desks is included with the lease of this space.*

Lease per annum, \$42,000 (\$10 per sf)

#### *Laboratory Room 205 (220 sf)*

This private lockable lab includes moveable tables, shelves and casework; sink with city and RO water at tap (polished water is shared); and vacuum, lab air and nitrogen gas lines; wall manifolds for gas cylinders. This room has no fume hood but can access the shared hood facility within the Innovation Center. *Access to 1 flex desk is included with lease of this space.*

Lease per annum, \$21,120 (\$8 per sf)

#### *Laboratory Room 206 (220 sf)*

This private lockable lab includes 1 fume hood with acid/base/flammable cabinet (2 exhaust lines are possible); moveable tables, shelves and casework; sink with city and RO water at tap (polished water is shared); and vacuum, lab air and nitrogen gas lines; wall manifolds for gas cylinders. *Access to 1 flex desk is included with the lease of this space.*

Lease per annum, \$26,400 (\$10 per sf)

#### *Flex Desk*

*Not available for individual rent at this time*

#### *Conference room (~200 sf) and huddle room (~100 sf)*

A large conference room is able to hold 6-12 and has a large LCD Crestron controlled LCD wall monitor. A huddle room has an LCD wall monitor and a table for 4-5 seats. Tenants may schedule the rooms up to 30 hours per month free of charge. Hourly rental beyond these free-of-charge limits is \$31 per hour (equivalent to EMU internal charge for conference rooms).

Online calendar assigns time. Drop-in by tenants is allowed when not scheduled.

*Not available for individual rent at this time*

*Fees and costs that may be assessed to tenants include, but are not limited to, the following:*

Additional jacks for internet connectivity

Research program specific PPE

Hazardous waste management as determined by UO EH&S

Cleaning fees (e.g., at separation, accidents, etc.)

Any additional work requiring facilities, trade personnel, or UO staff

Rental of communal spaces within the building for events (e.g. terrace, pre-function area etc., see: <https://knightcampus.uoregon.edu/event-scheduling-policy-rules-procedures>)

Work that significantly limits access to shared equipment and/or spaces over an extended duration

### **Parking**

Tenants purchase a UO parking permit through [UO Transportation Services](#); Limited visitor parking will be available as schedule allows.

Tenants will have access to the locked Knight Campus Bike Locker bike parking as available. Open air bike parking surrounds the building.

### **Building Use Rules and Lab Safety**

Tenants must agree to abide by UO and Knight Campus [facilities and property use policies](#) and practices.

Tenants must agree to abide by general UO and Knight Campus Lab Safety, Hazardous Waste and other [EHS](#) standards.

Tenants must agree to abide by the Papé Family Innovation Center Shared Lab Safety Protocol when in shared spaces. Tenants must also develop and provide the Knight Campus with lab safety protocols, SOPs, and safety training documentation relevant to their research program and lab spaces.

### **Misc.**

Tenant will opt in to being included in physical signage and our communication platforms including but not limited to website, Instagram and LinkedIn

Tenant will have limited access to reception services at 2<sup>nd</sup> floor reception area.

Tenants will receive custom access badges for access to the building and the Center. Per Knight Campus Building Use Policy, tenants must display the access badges while transiting through the building.

As of this writing, the Papé Family Innovation Center cannot accommodate tenants with animal protocols unless they have an existing research project with a Knight Campus faculty member or a Knight Campus faculty associate member who is serving as the PI with the University of Oregon's IACUC. BSL2 research is restricted to private lab spaces but may be permitted in

shared-use areas upon approval and in accordance with guidelines established by the Knight Campus and EHS.