

Los Alamos Research Park
4200 West Jemez Road
Los Alamos, NM 87544

Frequently Asked Questions

What are the goals of the Research Park?

The research park aims to provide quality space where research and development collaborations between LANL and private sector researchers can be anchored into Los Alamos and Northern NM. Initially, collaborative work with LANL is expected to provide the impetus for private R&D firm interest in the park. Collaborative opportunities between R&D firms at the park will provide an attraction in the future. Providing expansion space for technology companies that start up in Northern NM is another goal.

Who owns and is developing the Research Park?

The Research Park is owned and being developed by the Los Alamos Commerce and Development Corporation, a private not-for-profit business that has operated in the community since 1983. LACDC's mission is to contribute to a sustainable local economy through its business development activities.

Can I go to the Research Park? Can I park there?

Visitors to the research park businesses are welcome, and LANL employees are encouraged to visit the park to see what it looks like and learn more about the activities there. Visitor parking is available for people while they are doing business at the research park. All parking is reserved for park employees and visitors and unauthorized vehicles are subject to being towed at the owners expense. Visitor parking will be specifically designated in the near future and use of all other spaces will require a park issued permit.

What does it cost?

Effective lease rates at the Research Park are competitive with those for high quality space throughout the region. The lease rate is \$16.92 per gross square foot. In addition to rent, tenants pay expenses such as utilities, taxes, and insurance that may amount to another \$4 to \$6 per sf per year. Costs of building improvements into the space and furnishing it are the responsibility of the tenant. These costs are competitive with comparable space in Northern New Mexico for Research and Development activities. The Research Park has the infrastructure (telecom, power, mechanical systems, floor loading, etc) to support R&D and thus should not be compared to standard office space.

What are the tenancy criteria for LANL to have a presence in the Research Park?

Occupancy of Research Park space by Laboratory staff will be aligned with the goals stated above. The Laboratory's long-term intent is to use Research Park space exclusively for Laboratory personnel involved in collaborative research activities with external partners, although short-term, interim tenancy by Laboratory people displaced by the TA-3 revitalization project may also be permitted, but only with DLDBAO approval.

- **First priority** for Laboratory staff space in the Research Park will be given to those programs that have established, approved, and funded collaborative R&D relationships (CRADA, Center, Institute, User Facility, etc.) with one or more industrial, academic, or other research institutions. The presence of Laboratory staff in Research Park facilities should generally be concurrent with and restricted to the duration of their involvement in the performance of such collaborative research activities.
- **Second priority** for Laboratory staff space in the Research Park will be given to employees displaced from their current facilities due to construction of new facilities or for major remodeling of existing facilities. In these cases, consideration and priority should be given to the placement of technology-based programs that are generally complementary to ongoing R&D activities in the Research Park. Presence of Laboratory staff in the Park in these cases should be tied to the construction timetables and should not lead to an on-going presence.
- **Third priority** for Laboratory staff space in the Research Park will be given to the managerial, administrative or technical support for development, operations, or other activities that further the Laboratory's commitments for supporting the Research Park project. For example, the presence of Laboratory staff to facilitate strategic partnership development, spin-off technology business growth, or technology transfer and commercialization may be appropriate.

Does the Research Park fall under any of the LANL policies and procedures?

LANL policies and procedures apply to LANL operations within LANL-leased space in the Research Park. The applicability is similar to the applicability of LANL policies within leased space elsewhere in the community such as the Bradbury Science Museum and the Community Relations Office downtown. Overall development at the Research Park is governed by County codes and commercial building codes.

What services will be made available by LANL to Research Park tenants?

Los Alamos National Laboratory has committed to provide access to its Research Library as well as its Open Computing resources for tenants of the Research Park. The Laboratory will make these available at cost.

Are foreign nationals allowed on the Research Park Campus?

Yes. Each tenant of the Research Park is required to document visitors to the Park. Such lists are to be made available to DOE upon request. Visits by foreign nationals into the LANL-leased space within the Research Park falls under existing LANL policies for foreign national visits.

Is the research Park space available for meetings?

Yes, LANL hosted meetings can be conducted at the research Park and a conference facility is being put together. Reservations for the space is through Hot Rocks Java Café, located at the Research Park. The current rate for the space is \$250 per day. If there is an associated marketing opportunity to participants in the meeting for their company's presence in the Research Park, this fee may be waived. The Café is also able to take LANL program and cost codes for food and beverage service for meetings.

What if I have an idea for collaborating with a company at the Research Park or I know of a company that might be interested in taking space there?

Tony Beugelsdijk of IBD, (505) 667-3169 or beugelsdijk@lanl.gov, manages the Los Alamos National Laboratory presence in the Research Park. Please contact him for regarding your interest in space and with tenant leads.

Who is the Senior Executive Team point of contact for the Research Park?

Tom Meyer, ADSR, 505-667-8597.