

PENNOVATION WORKS

Where Ideas Go To Work



Pennovation Lab Building



Location of Lab Building on site

Lab Building

The Pennovation Lab Building is a 65,000 +/- rentable square foot scientifically advanced, multi-tenant laboratory and office building located within Pennovation Works. The building was open for occupancy in Winter 2021.

Ideal tenants are early stage companies requiring 2,000 SF to 6,000 SF —companies that have secured early-stage funding and outgrown their incubator space either at Pennovation or moving from other locations. The Pennovation Lab Building is positioned to enable such companies to locate and grow at Pennovation Works, benefiting from the programming and amenities already available on the site and adding critical mass to this growing innovation community.

Lab areas on each floor consist of 2,000 SF modules that can be combined or subdivided based on tenant requirements. Utilities are modularized similarly and will be available without disruption to adjacent modules. The Building's design is an industrial maker space aesthetic. Shared amenities in the building include a two-story lobby with seating areas and space for events and programs, lounge, kitchenette, and space for dry storage facilities. On-site amenities include the central Pennovation Plaza, Pennovation Café, and several of the University of Pennsylvania's Penn Center for Innovation programming, events, and services.

The Lab Building's proximity to the Pennovation Center and several other renovated research facilities contributes to the spirit of community and collaboration developing at Pennovation Works.



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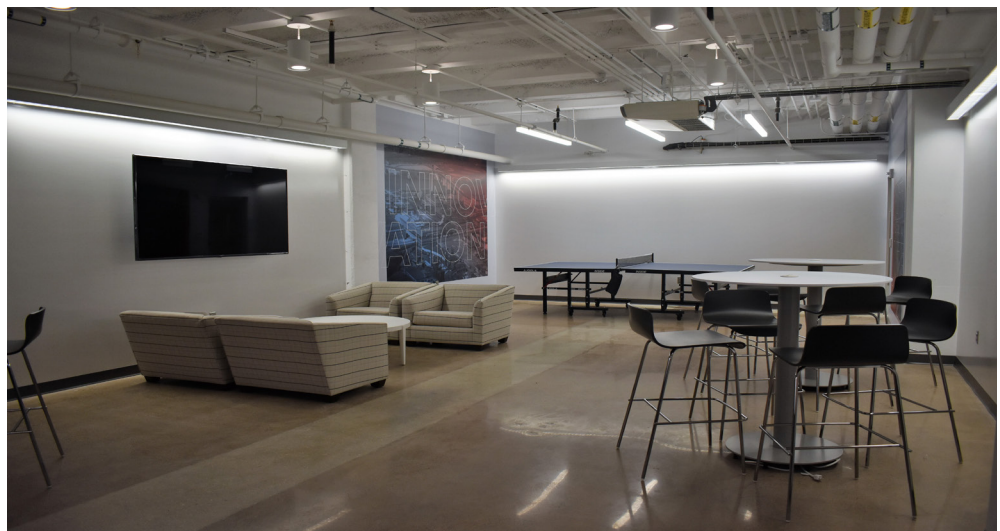
Lab Building Entry and Common Areas



Lobby Entry



Lab Lobby



Lab Lounge and Kitchenette

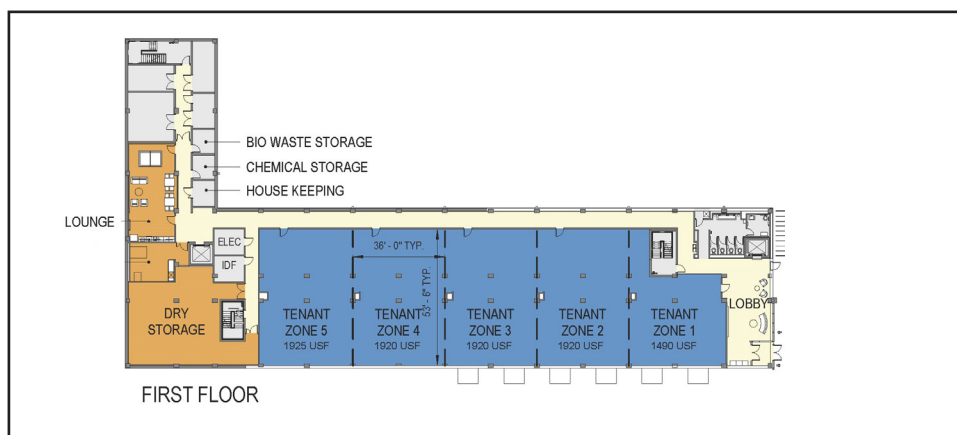
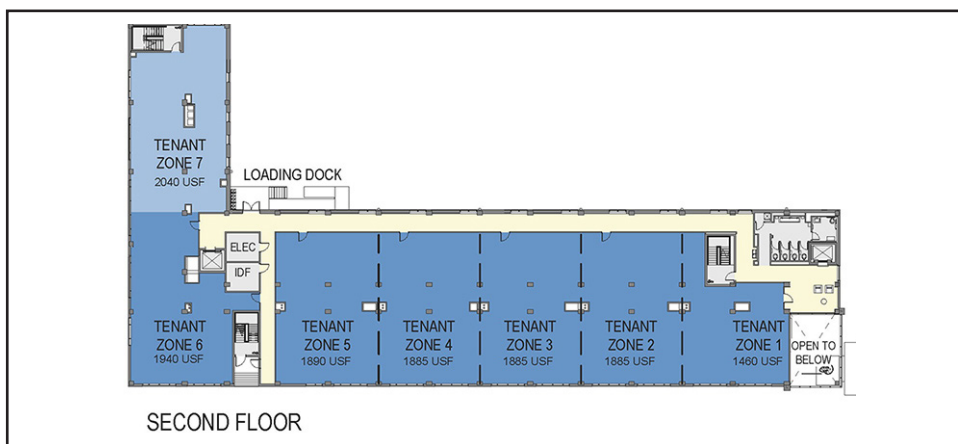
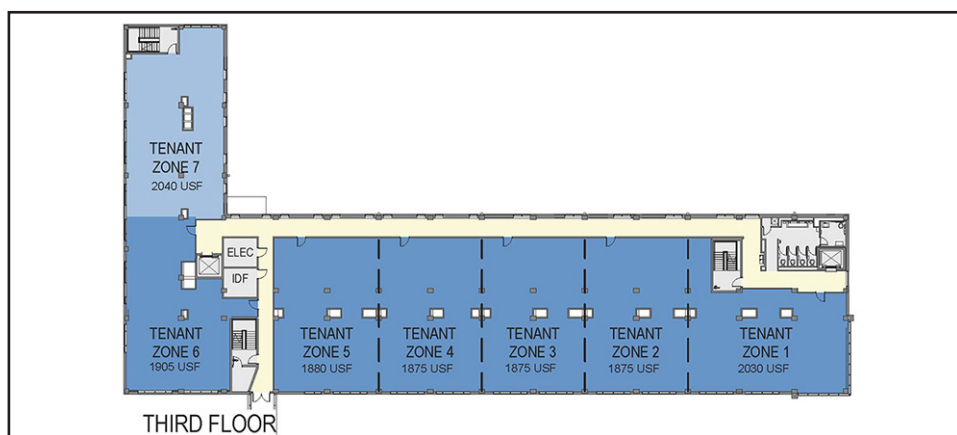
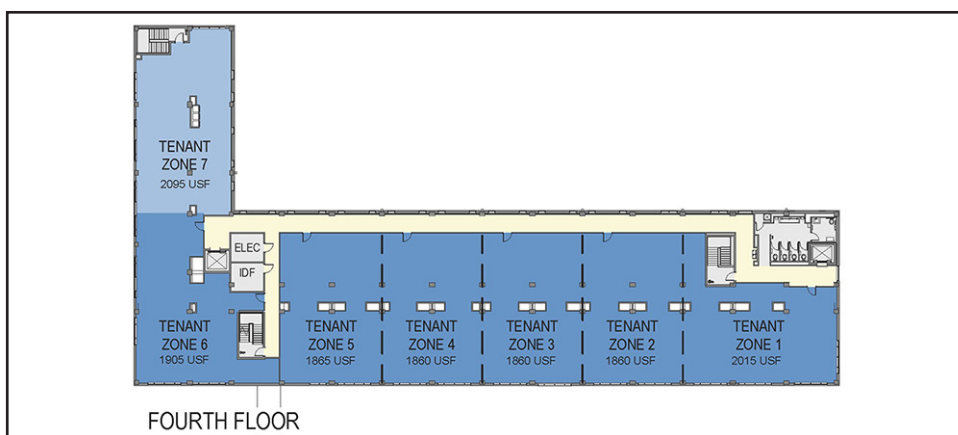


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Lab Building Floor Plans



KEY

- WET LAB AND OFFICE/FLEX
- DRY LAB AND OFFICE/FLEX
- SHARED



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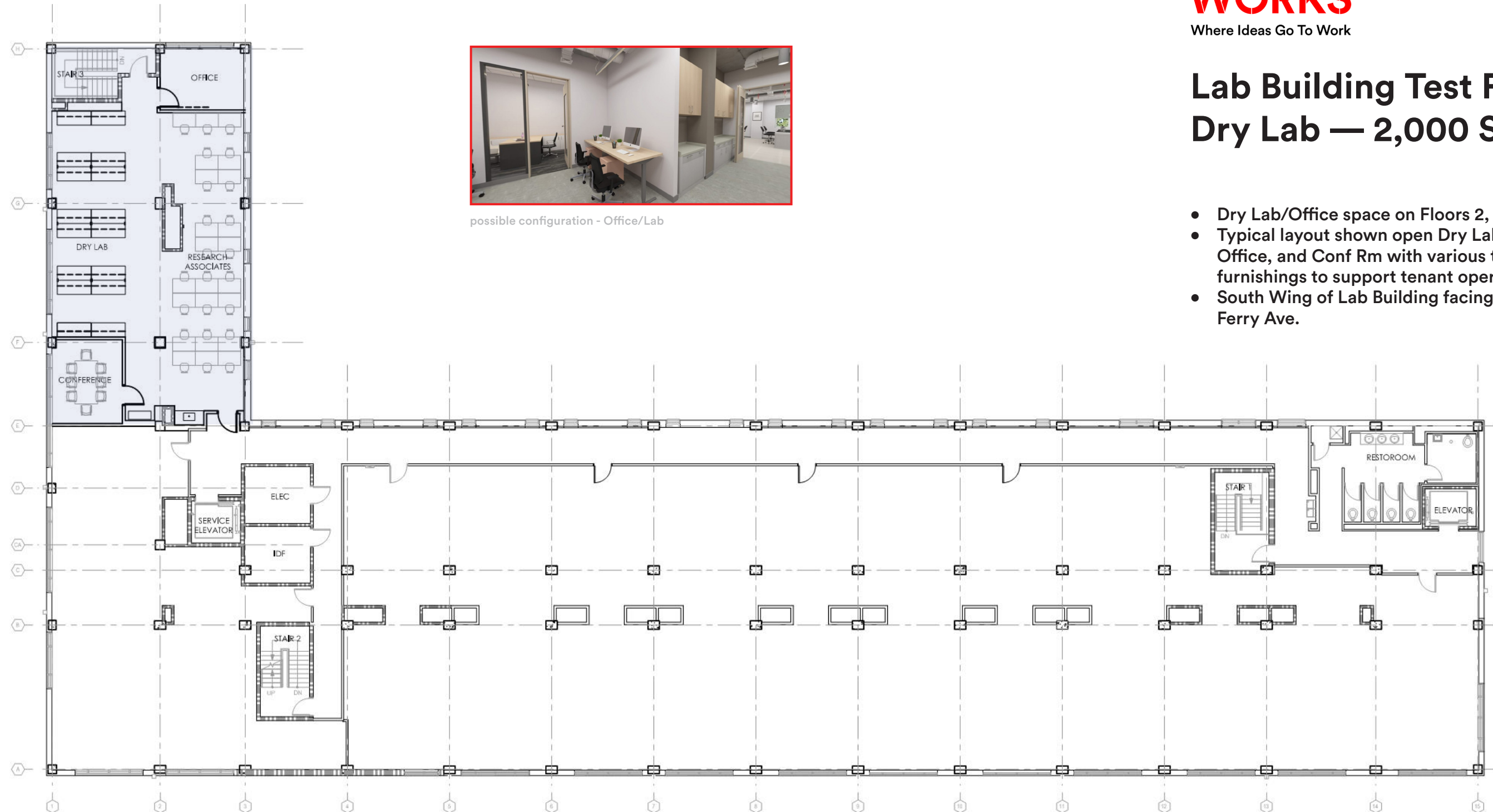
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Lab Building Test Fit Dry Lab — 2,000 SF

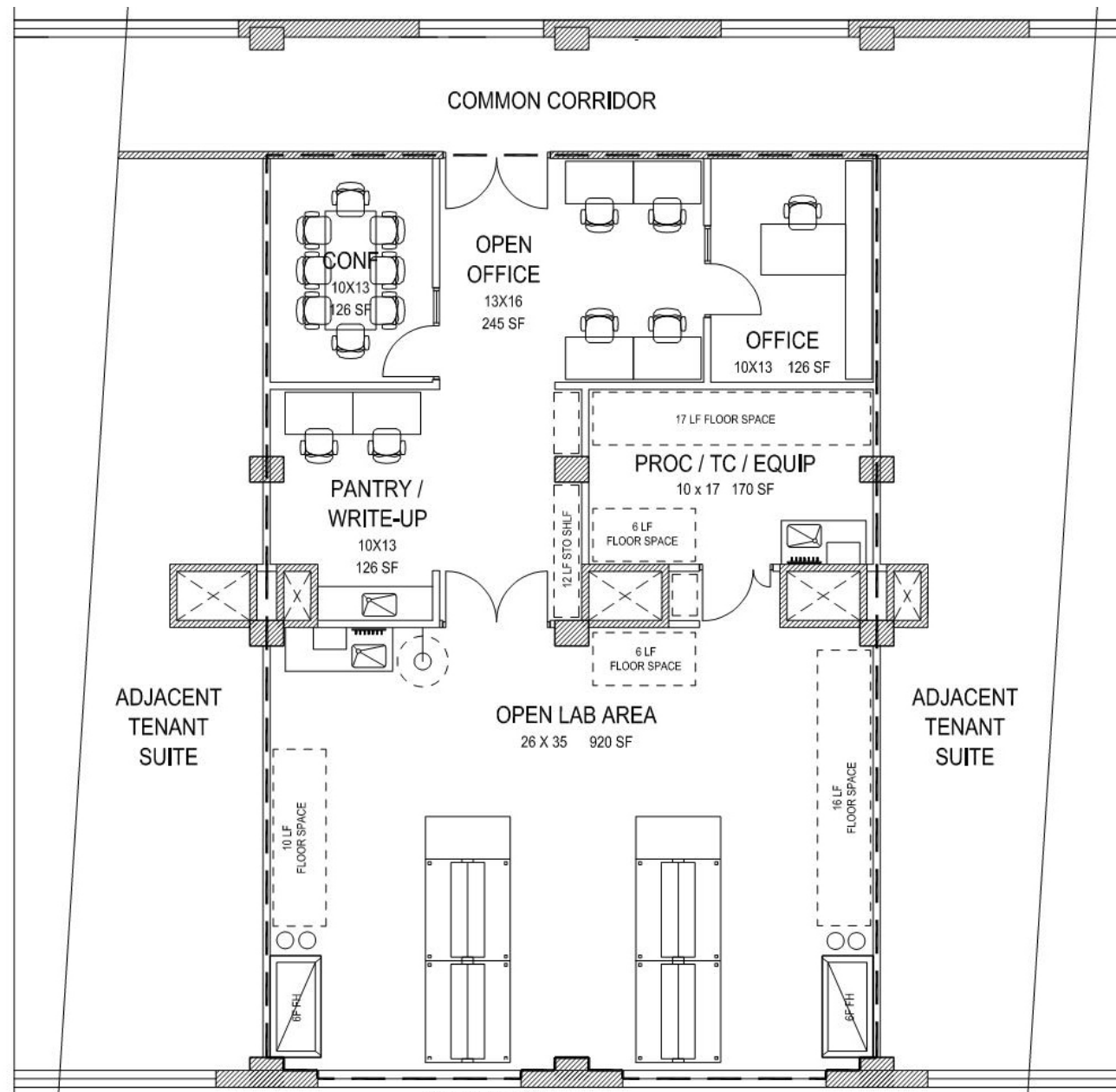
- Dry Lab/Office space on Floors 2, 3, and 4.
- Typical layout shown open Dry Lab area, Office, and Conf Rm with various tables and furnishings to support tenant operations.
- South Wing of Lab Building facing Grays Ferry Ave.



possible configuration - Office/Lab



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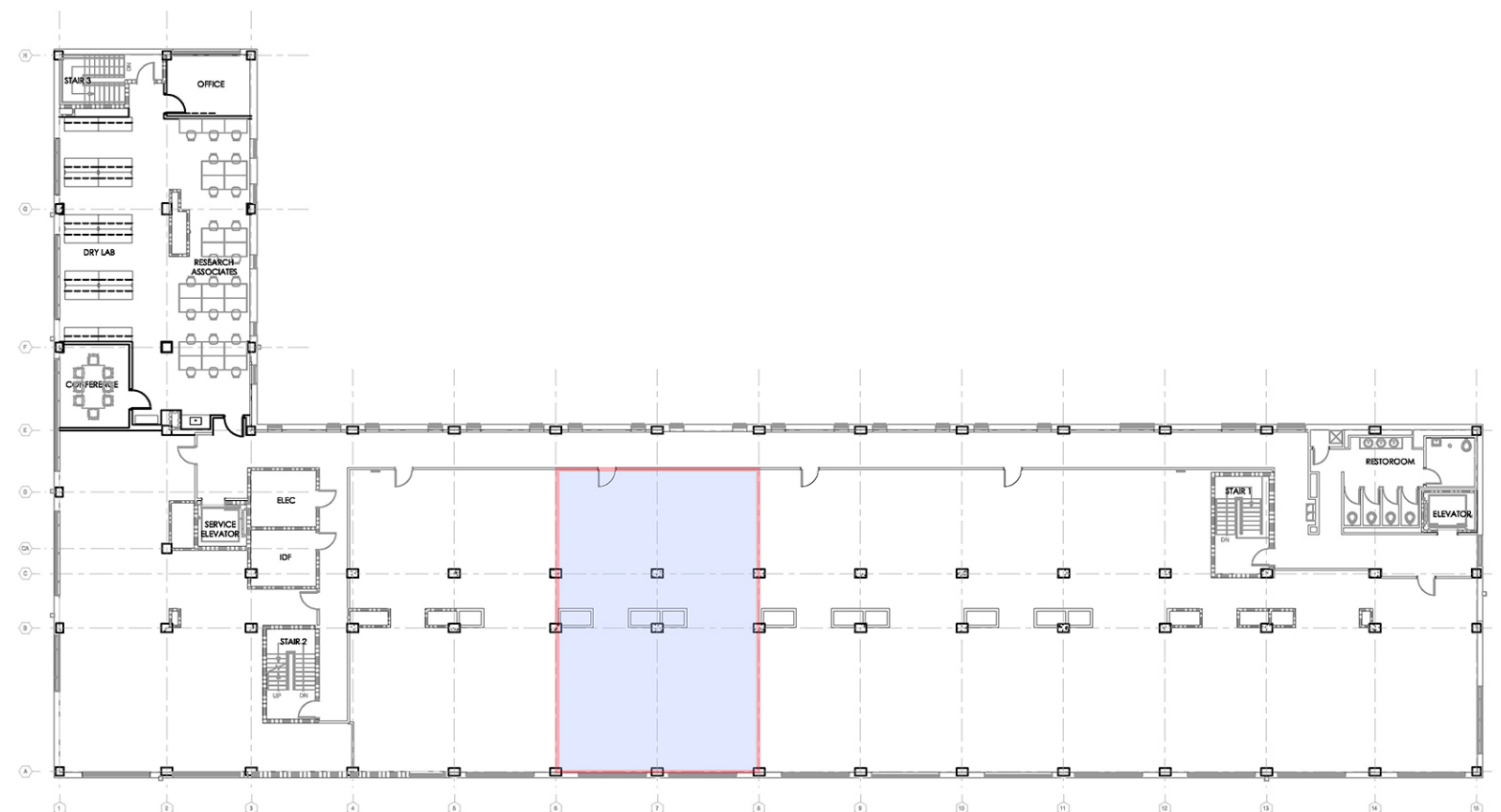
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Lab Building Test Fit Wet Lab — 2,000 SF

- Standard Wet Lab suite.
- Wet Lab space on Floors 1, 2, 3, and 4.
- Typical layout shown with (2) 6 ft hoods, (2) lab sinks, (1) pantry sink, (1) emergency shower, and various tables and furnishings to support tenant operations.
- East face of Lab Building looking over Pennovation Works lot and meadow.



possible configuration - Office/Lab



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Lab Building Test Fit Wet Lab — 6,000 SF

- Multi-bay Wet Lab suite.
- Wet Lab space on Floors 1, 2, 3, and 4.
- Typical layout shown with rooms for Equipment, Fume Hoods, multiple Procedure Rooms, and various tables and furnishings to support tenant operations.
- East face of Lab Building looking over Pennovation Works lot and meadow.



possible configuration - Lab



possible configuration - Office/Lab



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Lab Building Test Fit Wet Lab — 8,000 SF

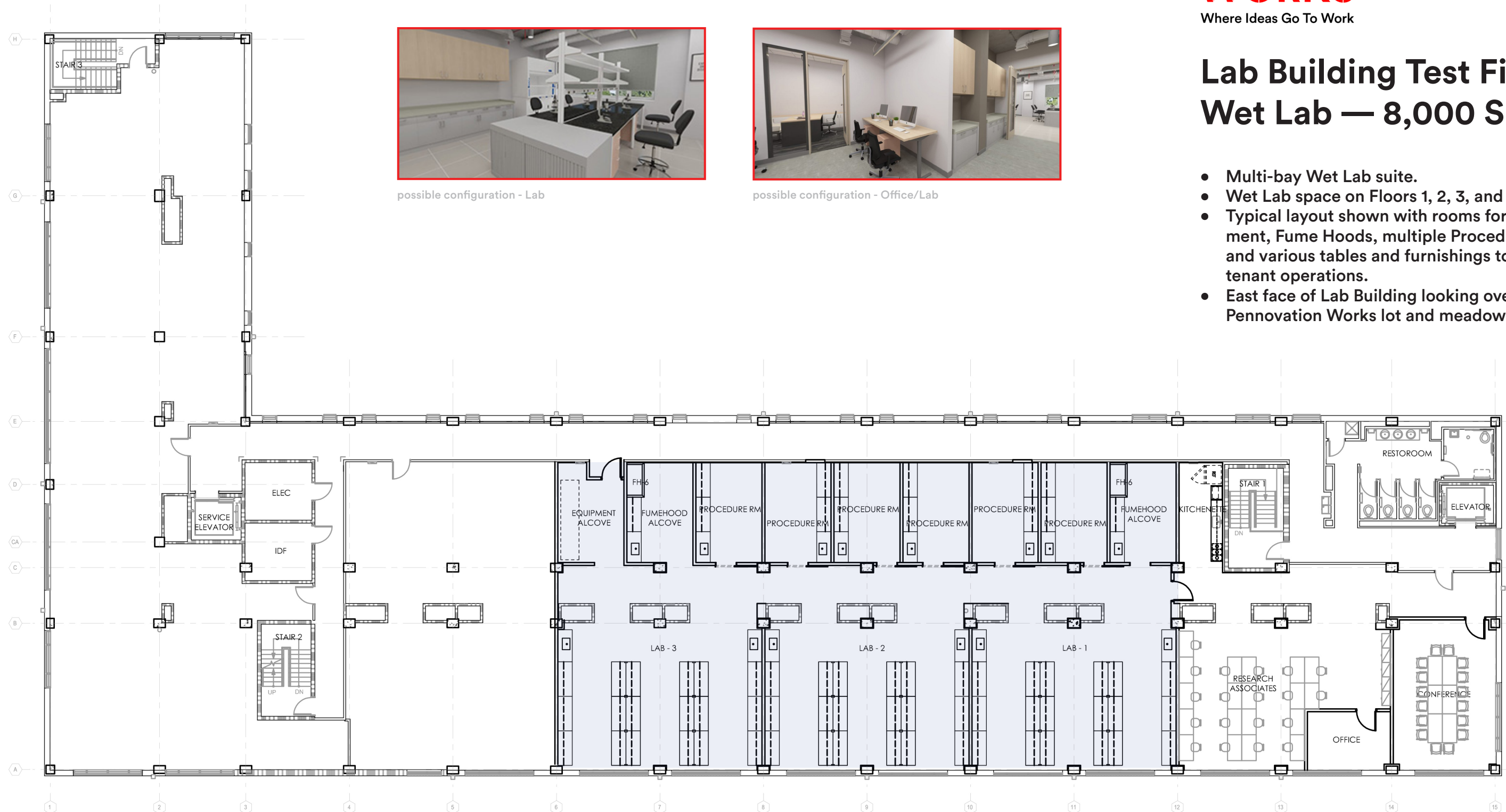
- Multi-bay Wet Lab suite.
- Wet Lab space on Floors 1, 2, 3, and 4.
- Typical layout shown with rooms for Equipment, Fume Hoods, multiple Procedure Rooms, and various tables and furnishings to support tenant operations.
- East face of Lab Building looking over Pennovation Works lot and meadow.



possible configuration - Lab



possible configuration - Office/Lab



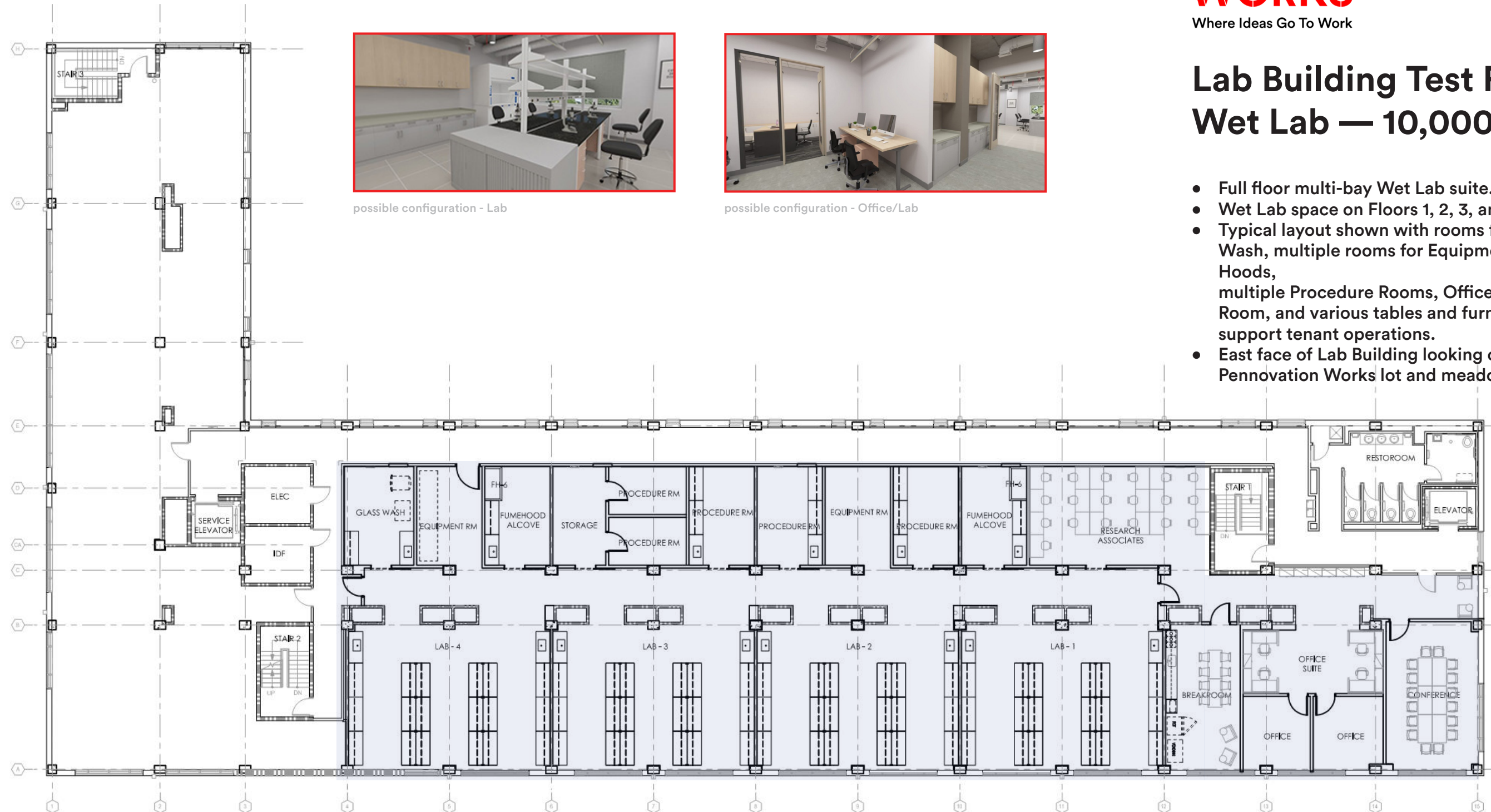
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Lab Building Test Fit Wet Lab — 10,000 SF

- Full floor multi-bay Wet Lab suite.
- Wet Lab space on Floors 1, 2, 3, and 4.
- Typical layout shown with rooms for Glass Wash, multiple rooms for Equipment, Fume Hoods, multiple Procedure Rooms, Offices, Break Room, and various tables and furnishings to support tenant operations.
- East face of Lab Building looking over Pennovation Works lot and meadow.



Lab Building Systems & Improvements

The landlord will deliver the leased premises in shell condition with perimeter walls insulated and drywall to be included in tenant improvements. In addition, the Lab Building offers:

HVAC

- Building HVAC provided via a high energy efficient Variable Refrigerant Flow (VRF) System with Heat Recovery. Landlord will provide one (1) VRF cassettes for each 2,000 square feet leased. Additional cassettes, if required, will be in tenant improvements. All distribution and installation to be included in tenant improvements.
- Laboratory Exhaust Systems capable of supporting exhaust hoods and dedicated equipment exhaust at 70 fpm face velocity at 18" sash height openings. All distribution and installation to be included in tenant improvements.
- Dedicated Duct Chases to each lab.
- 6 air changes per hour for wet lab areas.
- Office and Lab outside air provided by a redundant dedicated outside air system.

Electric

- 208/120V power provided to electrical closets on each floor, conduit runs from electrical closet to Tenant suite. Branch circuit distribution in tenant suite to be included in tenant improvements.
- Building provides (1) 400 kW diesel emergency generator. Connection to Building supplied emergency generator from electrical closet to Tenant suite, including conduit runs, if required, to be included in tenant improvements. A maximum of 2 circuits at 20A at 120V for each 2,000 square feet leased.

Plumbing

- Acid resistant drain and vent piping stacks run vertically and are stubbed outside shaft walls within each laboratory area for future connection by Tenant (zones 1-6 only). Tenant responsible for collection of hazardous waste at the tenant suite.
- Domestic Cold and Hot Water stubbed outside shaft walls within each laboratory suite.

Voice and Data

- A combined MDF/IDF room provided on the ground floor for incoming fiber optic cable services. IDF closets provided on floors 2, 3, and 4 for Tenant connections to each Tenant suite. Tenant provides its own tele/data closets and backbone fiber optic cables, via Building provided ceiling mounted common area cable trays.

Security & Life Safety

- On campus staff providing 24x7 site access control and systems monitoring.
- Cameras and Card Access Control at Building exterior doors and selected interior common areas. Tenant suite security and/or suite access control to be included in tenant improvements
- Fully Sprinklered Building with Fire Detection, redistribution as required within suites to be included in tenant improvements.
- Strobes and detectors in corridors and common areas. Additional as may be required to be included in tenant improvements.

