Lab Building

When completed in Fall 2020, the newly renovated Pennovation Lab Building will offer nearly 73,000 gsf of wet lab and office/flex space. Ideal tenant Innovators are early-stage companies requiring 2,000 – 6,000 sq.ft. — both those companies new to the Pennovation Works site and those scaling up operations from the adjacent Pennovation Center incubator. The Lab Building will accommodate a wide range of tenants, from technology to life sciences.

The Pennovation Lab Building will be positioned to enable successful start-up companies to locate and grow at the Pennovation Works site, adding critical mass to this growing innovation community.

Lab areas on each floor will consist of seven modules that can be combined or subdivided based on tenant requirements. Utilities are to be modularized similarly and will be available without disruption to adjacent modules. Shared amenities are to include a lounge with kitchenette, a glasswash and autoclave facility, and a dry storage room.

The new design is an industrial maker space aesthetic, with interior glass partitions offering focused worked environments within a shared space. The Lab Building’s proximity to the Pennovation Center, several other renovated research facilities, and the central Pennovation Plaza, contributes to the spirit of community and collaboration developing at Pennovation Works.
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Possible Floor Configuration

Typical Tenant Suite (enlarged for detail)

Possible Common Floor Layout