



# BIOSPACE AT THE CURTIS

601 Walnut Street  
Philadelphia, PA

# Introducing

## Historic Location. Fundamental Design.

### Lab ready shell.

Proven lab suitability in a growing Philadelphia life science cluster. Substantial building infrastructure provides scientific tenants with faster installation for lab improvement.

The building is proximate to the existing Philadelphia life science hubs and local educational and medical institutions.

### Building Features



#### Mechanical & HVAC

- New air handling units located above ceilings
- Four fresh-air intakes per floor and shaft spaces for exhaust/lab fresh air

#### Laboratory Exhaust Systems

- Designed to accommodate a once-through air system
- Multiple fresh air intakes per floor



#### Electrical & Emergency Power

- Dual electrical feeds
- Ability to achieve up to 15W PSF to accommodate lab requirements
- Planned back-up generators



#### Laboratory Plumbing

- Ability to create waste treatment and neutralization
- Central chilled water and steam



#### Building Design

- 15'0" ceiling heights
- 200 lbs PSF live load
- Two freight elevators (4,500/5,500 lbs capacity)
- Readily adaptable cGMP-compliant space
- 12-story atrium allows for abundant natural light
- Spaces served by multiple elevator banks



**601 WALNUT STREET**  
**PHILADELPHIA, PA 19106**



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## Science & Education Facilities.

- Jefferson College of Biomedical Sciences: 3 min walk/0.4 mile
- University of Pennsylvania: 11 min drive/1.8 miles
- Temple University: 12 min drive/2.3 miles
- Wills Eye Hospital: 4 min walk/0.2 mile
- Pennsylvania Hospital: 3 min walk/0.3 mile
- Penn Medicine Washington Square: 4 min walk/0.2 mile
- PRA Health Sciences Research Institute: 18 min drive/4 miles

## Historic Landmarks.

- Independence Hall: directly adjacent
- Washington Square: directly adjacent
- Liberty Bell: directly adjacent

## Access.

- I-676: 0.5 miles/3 min drive
- I-95: 0.5 miles/3 min drive
- I-76: 2.4 miles/8 min drive
- Philadelphia International Airport: 9 miles/15 min drive



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