



cGMP/LAB SPACE FOR LEASE

Next Generation cGMP & Lab Space In The Cell and Gene Therapy Market

This state-of-the-art, eleven-story, 185,279 square foot building will include predesigned and engineered infrastructure for cGMP manufacturing facilities, BSL2 labs, and office space. Building amenities include conference center, health club and on-site parking.

Located in University City Philadelphia and within a Federally Qualified Opportunity Zone (OZ), this project sits in the nucleus of the worldwide discoveries of cell and gene therapies. University of Pennsylvania, Children's Hospital of Philadelphia and The Wistar Institute are amongst its prestigious neighbors, as is Drexel University which is located next door. The easily accessible location is minutes to and visible from both the I-76 Schuylkill Expressway (136,000 VPD) and Amtrak's 30th Street Station.

- + 14' - 21' slab to slab clear heights
- + 125lb per square foot live load capacity
- + Separately piped lab waste system
- + Natural gas piping distribution to base building equipment
- + Central vacuum, compressed air, and gases
- + Hydronic cooling systems; capability to include a backup "pony chiller" for cGMP spaces
- + Separate clean / dirty freight elevators
- + 2 chemical reagent feed pumps
- + Interstitial space for additional infrastructure
- + 2,687 SF of clean storage on the first floor
- + Backup generator

FOURTH QUARTER 2023



ULTRA LABS
AT UNIVERSITY CITY
cGMP MANUFACTURING

Leasing Contacts:

Tim Conrey
tconrey@scheerpartners.com
+ 215-805-5440

Lisa Berger Baskin
lbaskin@scheerpartners.com
+ 610-368-3851

K. J. Kulik
kkulik@scheerpartners.com
+ 609-744-7233



2929 Arch Street, Suite 1700
Philadelphia, PA 19104
www.scheerpartners.com



ULTRA LABS
AT UNIVERSITY CITY
cGMP MANUFACTURING

OFFICE & LAB FLOORS - 17,495 SF PER FLR



cGMP MANUFACTURING FLOORS - 31,706 SF PER FLR





SCIENTIFIC LOCATION

- + Adjacent to Drexel University
- + 0.4 miles to 30th Street Station
- + 0.5 miles to the Hospital of University of Pennsylvania
- + 1 mile from I-676 & I-76
- + 8 miles from Philadelphia Airport

