



# PENNOVATION WORKS

Incubation and  
Lab Opportunities

## Campus Leasing Highlights

- Affordable incubation graduate or early stage commercial lab space located in 23-acre Pennovation Works property adjacent to the University of Pennsylvania campus
- Lab tenants directly benefit from the programming and amenities already available at Pennovation Works
- Shared amenities include a modern, high-design facility equipped with state-of-the-art features
- Currently leasing spaces from one bench up to 6,885 RSF that are divisible based on tenant requirements

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Colliers

About

# PENNOVATION WORKS

Where Ideas Go to Work







Pennovation Works is a unique combination of offices, labs, and production spaces, created by the University of Pennsylvania to connect intellectual and entrepreneurial efforts, fostering the advancement of knowledge and driving economic growth.

## What's in the Works



Anchor site of Philadelphia's Lower Schuylkill Innovation District (ID)



Tenants may be eligible to receive state and local tax benefits including abatement of Business Privilege Tax, Net Profit Tax and Real Estate Tax



Highly visible and connected to the region, Center City, and University City



13

**Penn Medicine**  
Hospital of the Univ. of Pennsylvania

**Children's Hospital of Philadelphia**

**PENN MUSEUM**  
University of Pennsylvania Museum of Archaeology and Anthropology

**Penn Medicine Station**

PENN PARK

76

**VA**

Philadelphia VA Medical Center

UNIVERSITY CITY

THE WOODLANDS



**SEPTA Bus**  
Routes 30, 42, 49, LUCYGR

**Children's Hospital of Philadelphia**  
Buerger Center for Advanced Pediatric Care

76

SCHUYLKILL RIVER

SCHUYLKILL RIVER TRAIL

South St

SOUTHWEST CENTER CITY

Schuylkill Ave

**PENNOVATION WORKS**

**Pennovation Center**

**Pennovation Lab**

**Future Development Site**

GRAYS FERRY



**SEPTA Bus**  
Routes 12, 49



**Indego Bike Station**

Washington Ave

Grays Ferry Ave



Parking available onsite



1 minute to I-76/Schuylkill Expressway



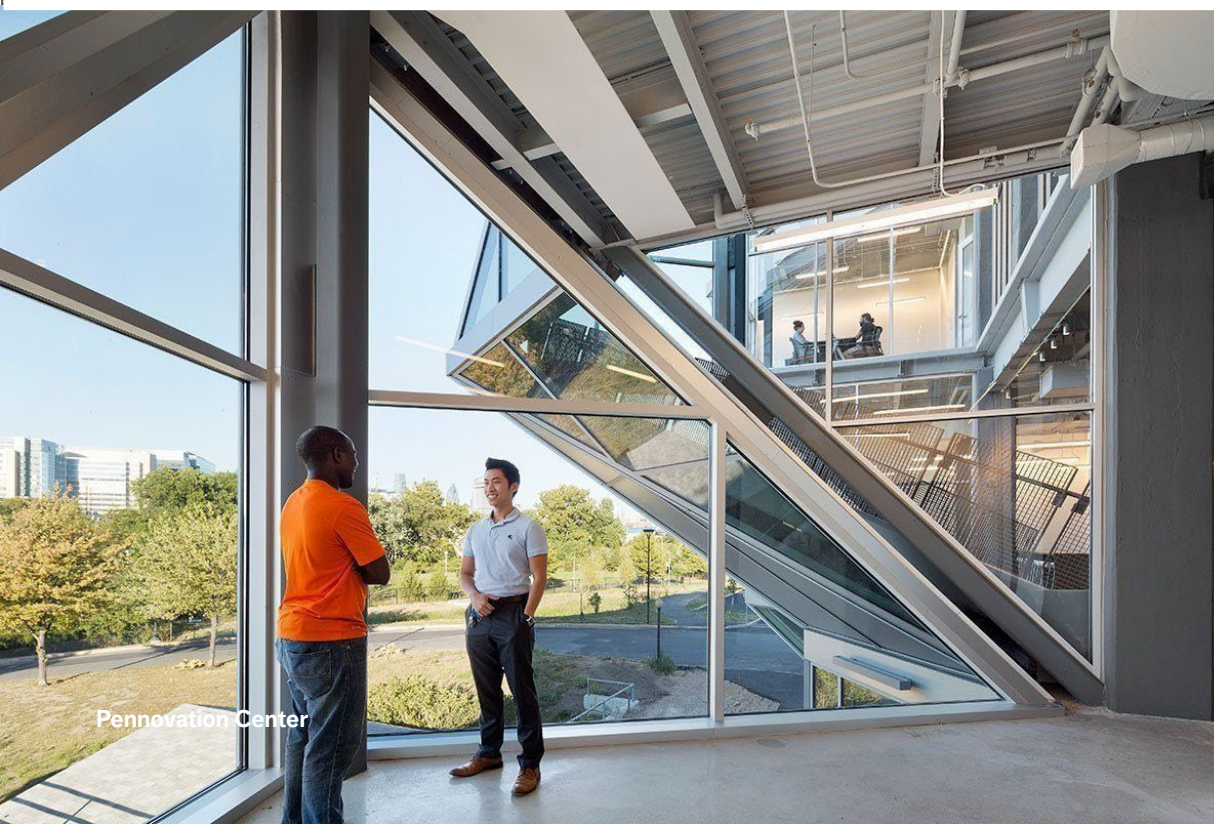
Free shuttle service between Pennovation Works and University of Pennsylvania campus

**SEPTA Bus**  
Routes 12, 64, 49

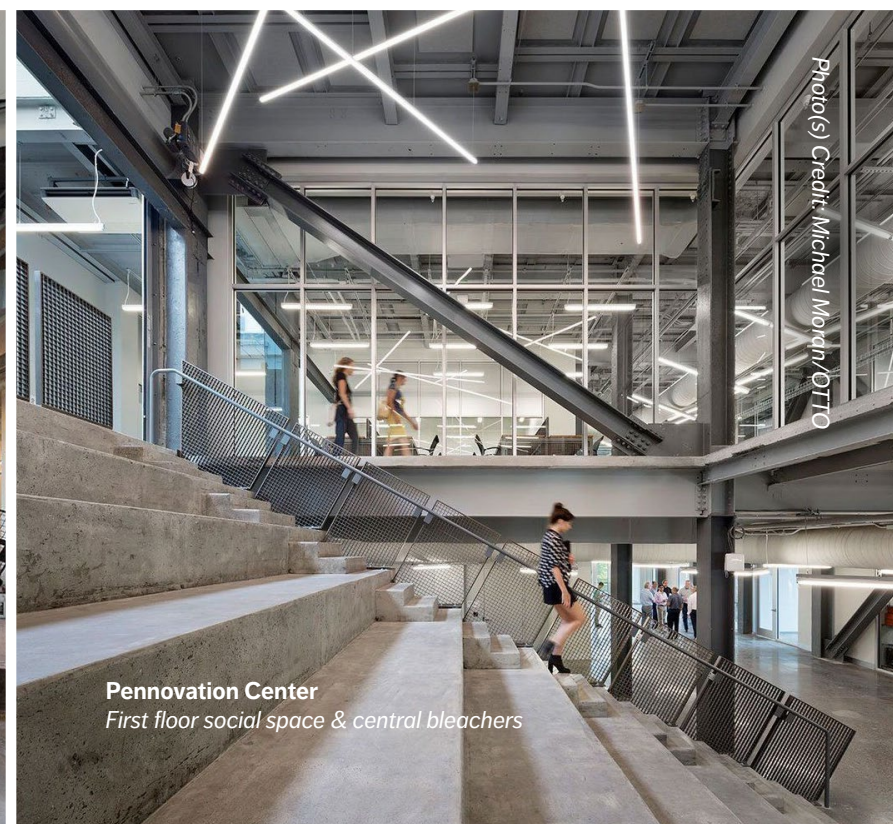




**Pennovation Center**  
Penn Engineering Research & Collaboration Hub



**Pennovation Center**



**Pennovation Center**  
First floor social space & central bleachers

Photo(s) Credit: Michael Mordin/OTTO





# Pennovation Center

## Collaboration for the Community

Pennovation Center is the anchor facility of Pennovation Works—a business incubator and lab that aligns and integrates researchers, innovators, and entrepreneurs for the commercialization of research discoveries.

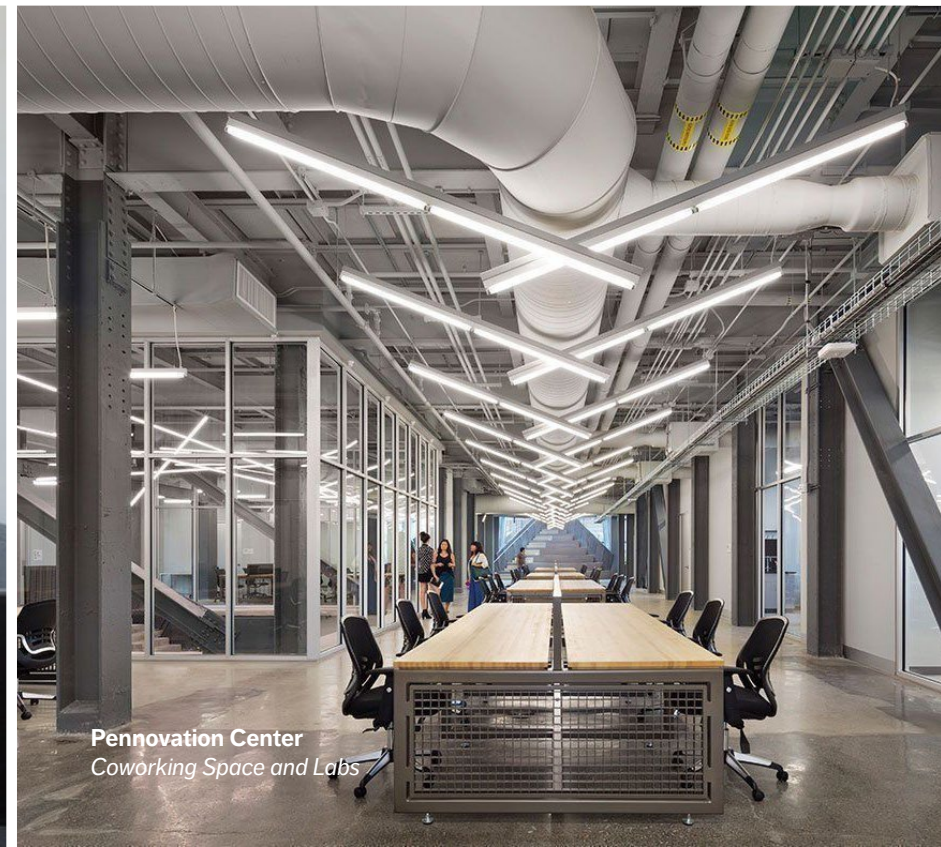


### Shared and Private Spaces

Choose from benches, semi-private suites with direct garage door access, or opt for a small lab space.



Pennovation Center  
Inventor Garage



Pennovation Center  
Coworking Space and Labs

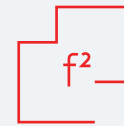




# Pennovation Lab

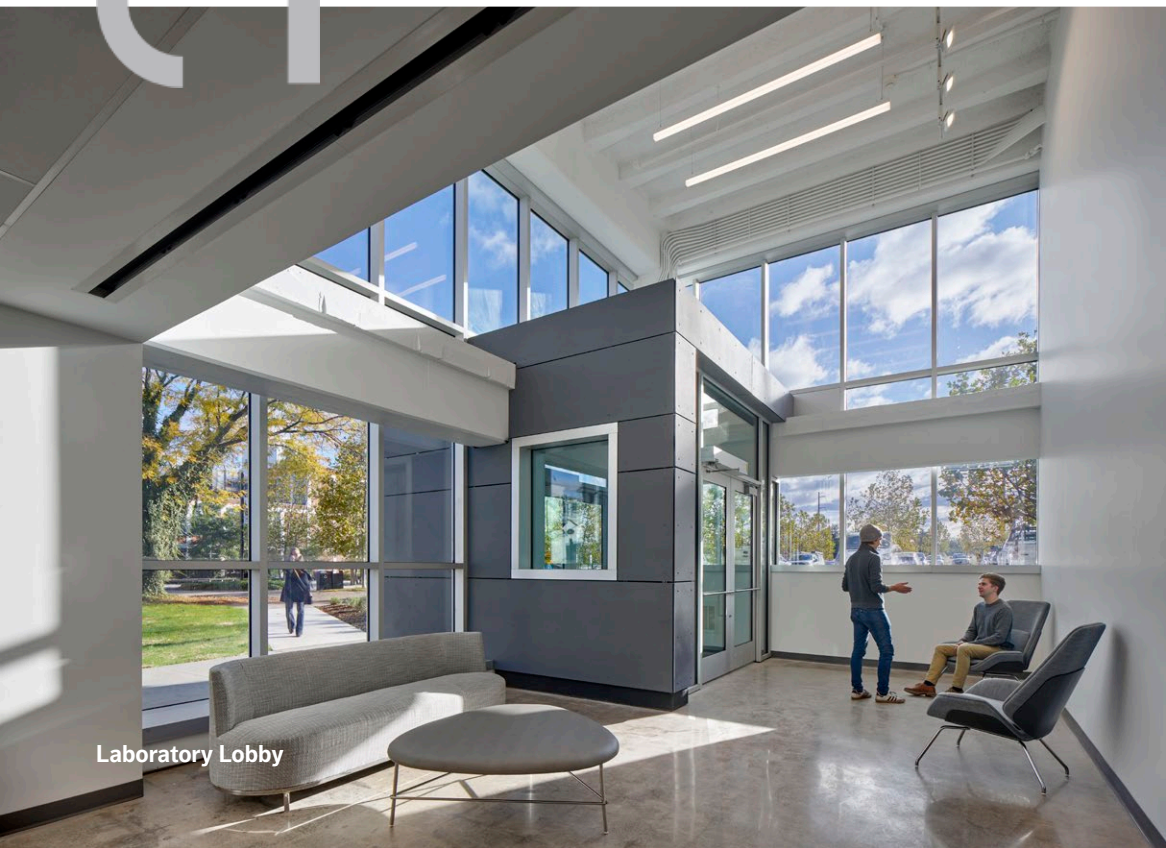
## Innovation for the Region

Pennovation Lab is a state-of-the-art, multi-tenant facility integrating laboratories and office spaces with advanced scientific capabilities.



### Square Feet

65,000 SF scientifically-advanced building of customizable wet/dry lab or office space suites.



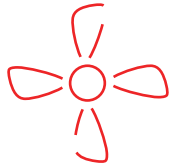
Laboratory Lobby



Example Lab Space

# Specifications

## Pennovation Lab



### Technical Specifications

#### HVAC

- High-efficiency Variable Refrigerant Flow (VRF) System with Heat Recovery provided
- One VRF cassette for every 2,000 square feet leased
- Support exhaust hoods and dedicated equipment exhaust at 70 fpm face velocity with 18" sash height openings
- Dedicated Duct Chases for each lab.
- Wet lab areas designed for 6 air changes per hour.
- Redundant dedicated outside air system supplies outside air for both office and lab spaces.

#### 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)
- Domestic cold and hot water stubbed outside shaft walls within each laboratory suite

#### Electric

- 208/120V power provided to electrical closets on each floor, conduit runs from electrical closet to tenant suite
- Building provides (1) 400kW diesel emergency generator

#### Voice/Data

- Combined MDF/IDF room provided on ground floor
- IDF closet provided on floors 2,3, and 4

#### Security

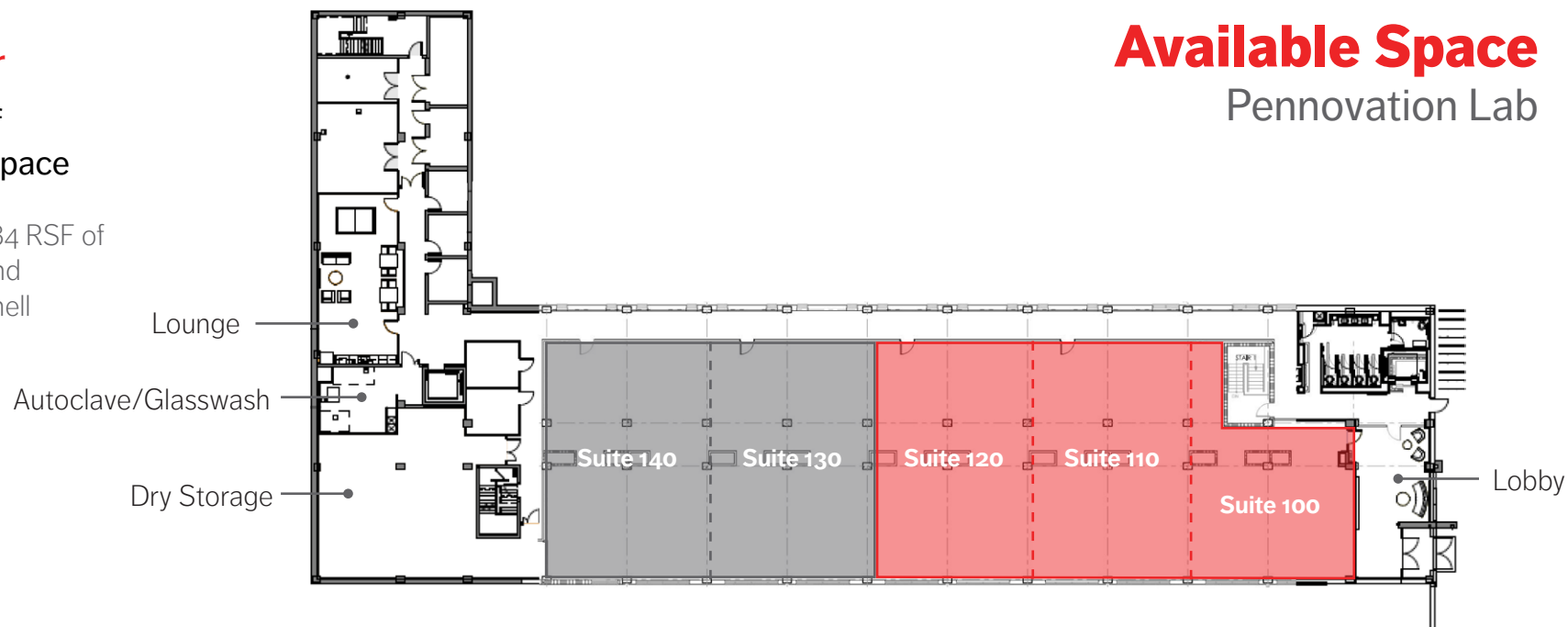
- 24/7 site access control and systems monitoring
- Cameras and card access control at building exterior doors and certain interior doors
- Fully sprinklered building with fire detection along with strobes and detectors in corridors/common areas



## First Floor

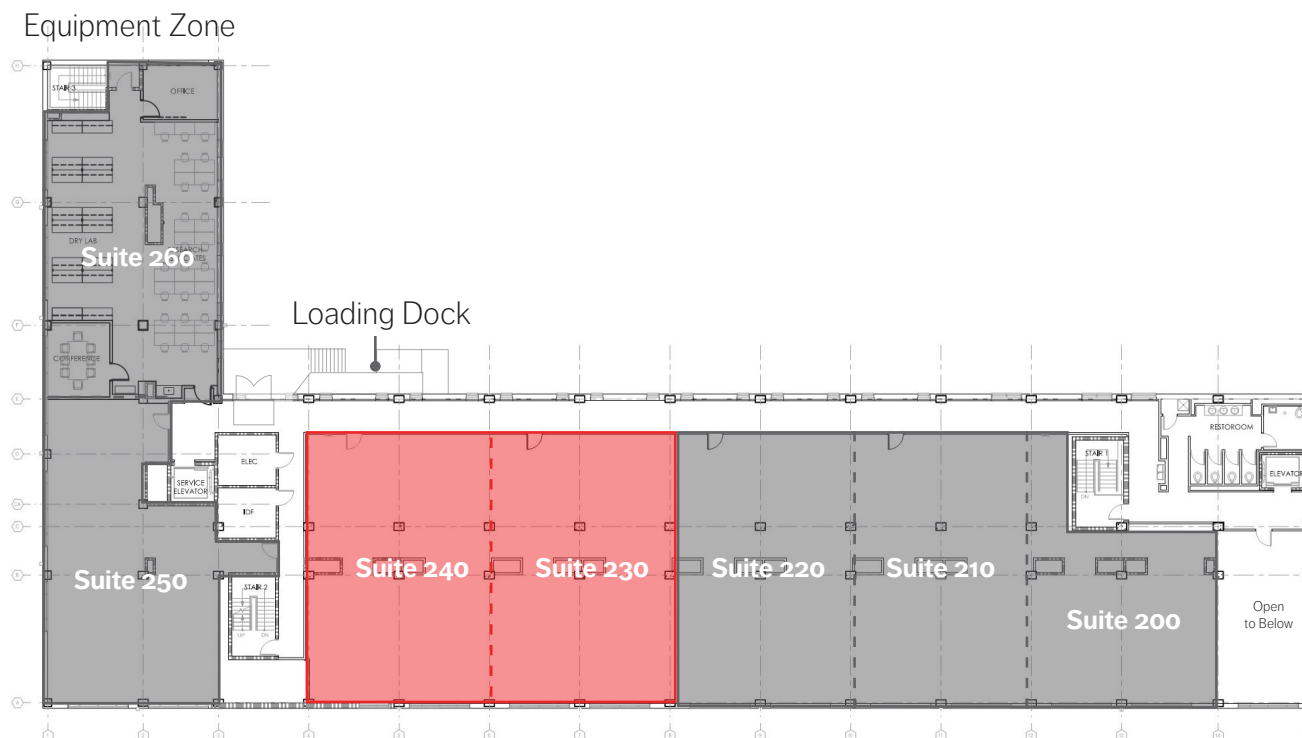
6,885 RSF of  
contiguous space

Divisible to 4,384 RSF of  
improved lab and  
2,300 RSF of shell



## Second Floor

5,000 SF of shell  
space







## Scientific Amenities

### Nurturing Innovation

Tenancy at Pennovation Lab is enriched with one-of-a-kind programs and resources that support its scientific community:

#### Mentorship

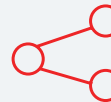
PCI Ventures (PCIV) provides a Mentors-in-Residence program offering valuable business coaching to tenants from accomplished entrepreneurs.



PCIV, which is located on-site, is a division of Penn Center for Innovation, the official tech transfer office of the University of Pennsylvania.

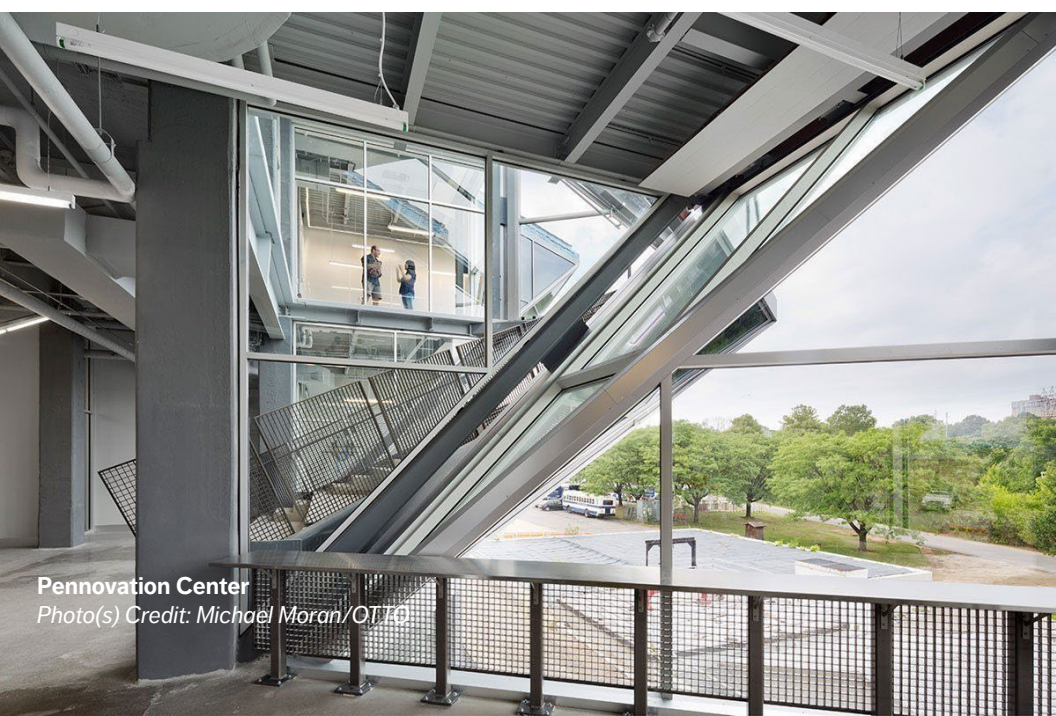
#### Networking

Develop connections between local entrepreneurs, investors, partners, and Penn inventors



#### Lab Resources

Lab management and safety practices and software at Pennovation Lab are modeled on best practices used by the University of Pennsylvania.



Pennovation Center

Photo(s) Credit: Michael Moran/OTTO





Pennovation Plaza

## Life in Our Community

### Nurturing Innovation

Being a part of Pennovation Works includes the following:



#### Programs & Events

Pennovation Works hosts activities on the Plaza and in the Center, such as the annual Pennovation Accelerator, PCI Ventures company showcase, Warm Intros networking series, and happy hours.



#### Nourishment

In addition to an onsite Café, food trucks often visit our Plaza, and Penn's one-of-a-kind food hall, Franklin's Table, offers favorites like Goldie Falafel, Pitruco Pizza, High Street Hoagies via delivery service to residents.



#### Wellness & Community Oriented Environment

Nestled amidst expansive greenery, Pennovation Works is linked to the Grays Ferry Crescent and the Schuylkill River Trail where one can enjoy river walks, biking, recreation, and neighborhood activities.



Pennovation Plaza

Photo(s) Credit: Michael Moran/OTTO





Schuylkill River Trail  
Photo by M. Edlow for Visit Philadelphia



The impending Schuylkill River Trail connection at Pennovation Works will enable bike commuting from Southwest Philadelphia to Manayunk and beyond.





# The Power of Penn's Innovation

The University of Pennsylvania is an esteemed Ivy League institution renowned for its academic prowess and extensive historical heritage. Penn fosters pioneering research, interdisciplinary education, and a steadfast dedication to innovation.



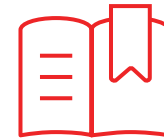
**\$1.25B**

IN AWARDS



**40,000**

EMPLOYED



**\$1.5M**

R&D EXPENDITURES



**\$613M**

NIH FUNDING



**84**

PATENTS ISSUED



**#4**

WORLD'S MOST  
INNOVATIVE UNIVERSITY

*Source: Reuters' Top 100*



# A Culture of Innovation

- AlphaThera
- Amriton
- ANAMEG
- Aqueduct Fluidics
- Automation Research Group (ARG)
- Avisi Technologies
- Axonova
- Baleena
- Chip Diagnostics
- Ciscovey Bio
- Cocoa Press
- DriQ
- Emu Comfort
- EPOCH Boats LLC
- Eztia
- FloBio
- Forsagen
- Free Library of Philadelphia
- Ghost Robotics
- Goeppert
- Grant Luminous
- Infini Fluidics
- Innamed
- Innovations Unlimited
- Instanosis
- Interius BioTherapeutics
- IoT4Ag
- Linnaeus Therapeutics
- LYF Innovation Ltd.
- Mechano Therapeutics
- Naamira Biomedicals
- Netronix
- Opertech Bio
- Penn Dental Research Greenhouse
- Penn Design Studio
- Penn Engineering Research & Collaboration Hub (PERCH)
- Penn Vet Working Dog Center
- PhylloPharma
- Polyhedral Structures Lab (PSL)
- Prohibix
- Qualcomm Research Philadelphia
- Red & Blue Ventures
- Sambodi Medical
- Sledge Scarves
- Scalable Autonomous Robots (ScalAR) Lab
- Sonnest Bio
- Strella Biotechnologies
- Suquino
- The Autoware Foundation
- Tozuda
- Treeswift
- Unlimited Inc.
- U Study LLC
- Vertiq
- Vimano
- WearWell Inc.

*\*Current and alumni*





**Penn Plaza**  
*Photo(s) Credit: Michael Moran/OTTO*



# Contact for Leasing Inquires:

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