


STATE-OF-THE-ART LAB INCUBATOR SPACE FOR LEASE

 206 Welsh Rd, Horsham, PA 19044



CENTER FOR
DIAGNOSTICS
DISCOVERY

www.cddlabs.com



CENTER FOR
DIAGNOSTICS
DISCOVERY

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54,000 SF OF STATE-OF-THE-ART LAB INCUBATOR AVAILABLE

The Center for Diagnostics Discovery is a cutting-edge lab incubator with flexible configurations tailored for life science and diagnostics start-ups. It features next-gen shared equipment and custom-built tenant spaces, supported by soft services. Located within a 150,000 SF diagnostics campus, the new 54,000 SF incubator allows companies to reconfigure space as they grow.

Turnkey labs come fully furnished with benches, casework, shared lab services, robust MEP systems, and high-speed connectivity. The building includes concierge support, shipping/receiving, conference rooms, reception, tenant lounges, kitchen, security, and custodial services.

The Center supports businesses across the diagnostics value chain from launch to product development and beyond.





Generator

600kW generator provides
11W/Sq. Ft. for CDD members



HVAC/Mechanical

Single 100% outside air (17,500 CFM)
Variable volume rooftop unit (RTU)



Electrical

2000A service at 480V
3Ø (31 Watts/Sq. Ft.)



Internet

Public Wi-Fi & secure



Secure Access

Card access only to private labs



Ceiling Heights

23' to deck
9.5' finished spaces



Parking

270 free surface parking



Loading Docks

On-grade level loading, single
loading dock and drive-in bay



Floor Load

6" slab on-grade



Zoning

Industrial [I-2]



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FLEXIBLE WORKSPACE



*Labs 5–11 are stubbed and configured in consultation with the tenant.

LAB SUITES



LAB SUITES

Flexible lab configurations - 500 - 1,500 SF

9,300 SF of customizable shell space ideal for lab or GMP buildouts—perfect for expansion or anchor tenancy

Recessed entry portals

Lab-grade flooring

Stainless steel wall protection

Eye wash stations*

ADA lab sink*

Lab coat hanging area
4' fume hood(s)*

30" x 72" lab tables*

Casework & chemical storage (below fume hoods)

Lab support room with lab dishwashers fed by a RO water tank, RO water dispenser, and ice machine

Ceiling service panels for lab bench power, data

Compressed air

CONFERENCE CENTER



OFFICES

Office lobby with staffed reception area and AV screen
Newly renovated industrial-style finish palette

Conference/board room including data, conference call capabilities, and presentation monitor

Three shared meeting rooms, including AV presentation screens and cameras with ability to open into large, shared meeting space

Shared breakroom with kitchen, lounge area and collaborative AV space

Lunchroom with food storage, water cooler, and two microwaves for food preparation

Renovated shared secure storage room with forklift sized loading door + man door, and tall open ceilings

Shipping and receiving dock with dock leveler, large loading doors & package/receiving storage area

BOARD ROOM



TENANT LOUNGE



Mechanical HVAC

Office / Shared Conference

- Served by rooftop VAV units with gas heat and electric reheat zones for offices and conference rooms
- A BACnet control system is installed

Lab

- Serviced by a 17,500 CFM 100% outside air RTU with digital scroll compressors, modulating gas heat, MER-14 filters, and energy recovery
- Lab spaces are BSL-2 (above 10 air changes per hour)
- The lab RTU is designed for an outdoor condition of 95°F dry bulb and 78°F wet bulb and will supply 53°F to the lab
- Each lab has its own VAV supply with electric reheat coils for temperature and pressure control in the lab
- Pressure-controlled spaces via air volume control valves on the supply and exhaust
- Each lab supports two 4' fume hoods, sized for 18" sash openings at 100 FPM (510 CFM)
- All lab exhaust is tied into a high plume rooftop exhaust system
- A BACnet control system is installed

Shell Space

- Mechanical to tenant specifications



Plumbing

General

- Public restrooms with lockers available for CDD members
- Wellness room with full bathroom available for CDD members
- A shared lunchroom and a shared breakroom/lounge are accessible from the hall
- Bi-level water fountains with bottle filling stations are provided in the halls
- Tepid water safety shower/eyewash stations are installed

Lab

- $\frac{3}{4}$ " hot and cold domestic water piping is routed into the lab for tenant-directed connections
- Sanitary piping for future sinks is installed in each lab and acid neutralizers will be required at each lab sink
- 1" compressed air piping from a central compressed air system is routed into the lab for future connection
- Fire suppression throughout the building
- Tepid water safety shower/eyewash stations are installed



Electrical

General

- 2000A service at 480V, 3Ø (31 watts/sq. ft.) to serve the space
- All lighting loads are generator backed
- Addressable fire alarm system
- 600kW generator provides 11 watts/sq. ft.

Lab

- Ceiling panels for power and data distribution to lab tables
- AHU-100 & AHU-101 supply fans are generator backed



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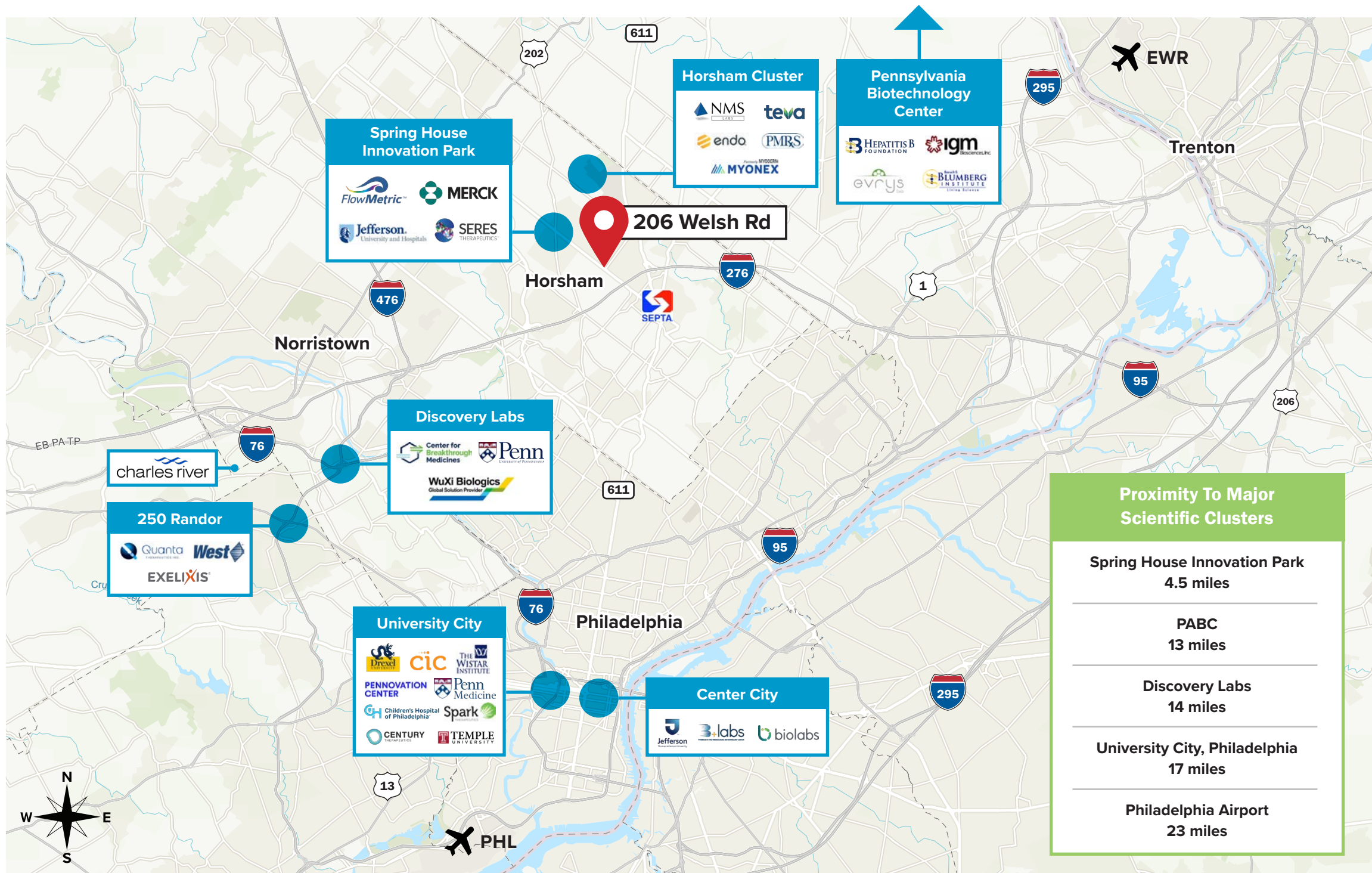
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Floor Plan

500 - 1,500 SF Flexible Lab Configurations
9,300 Lab/Office for Target Tenants
Labs 1-5 can be divided



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|-----------------------------|-------------------|------------------|----------------------|----------------------|
| Lab/Office Suite - 9,300 SF | CDD Member Spaces | Lab 3 - 1,298 SF | Lab 6 - 655 SF | Shipping & Receiving |
| Anchor Tenant (CFSRE) | Lab 1 - 1,454 SF | Lab 4 - 851 SF | Lab 7 - 984 SF | Storage |
| Tenant Offices | Lab 2 - 1,298 SF | Lab 5 - 1,195 SF | Lab - Shared Amenity | |





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