

**36,062 SF Available for Lease**  
**Newly Converted GMP/R&D Facility**  
**Base Building Upgrades Complete**

4 2 5 P R I V E T R O A D , H O R S H A M , P A 1 9 0 4 4



**CBRE**



# Proven Ownership



Griffith Properties, L.L.C. is a women-owned real estate investment firm that invests in core-plus and value-added office, industrial, R&D and life science assets located in the Boston to Washington DC corridor. Through four GP Funds and a separate account relationship with a major Public Pension Fund, Griffith Properties has acquired \$840 million of assets consisting of 32 office and industrial buildings, totaling 4.2 million square feet in the Greater Boston, Baltimore and Washington DC markets. Griffith has a history of success in the life science space, most notably in Waltham at 266 & 275 Second Avenue and in Lexington at 20 Maguire Road.



DRA Advisors L.L.C. is a New York-based registered investment advisor specializing in real estate investment management services for institutional and private investors, including pension funds, university endowments, sovereign wealth funds, foundations, and insurance companies. Since DRA was founded in 1986, the firm has acquired over \$33 billion of real estate, including 79 million square feet of industrial, 59 million square feet of office, 82 million square feet of retail and 74,000 multifamily units. Currently, DRA has \$11.0 billion in gross assets under management.

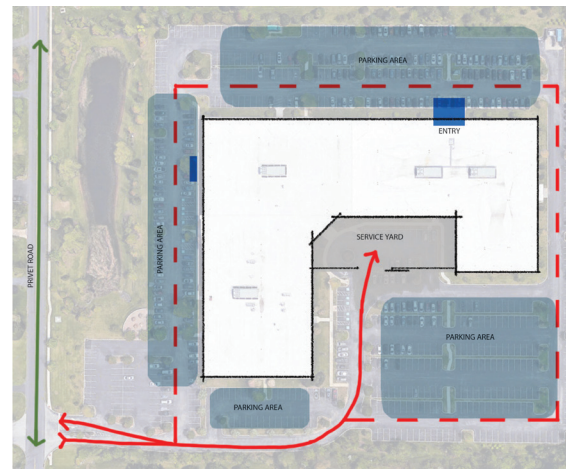
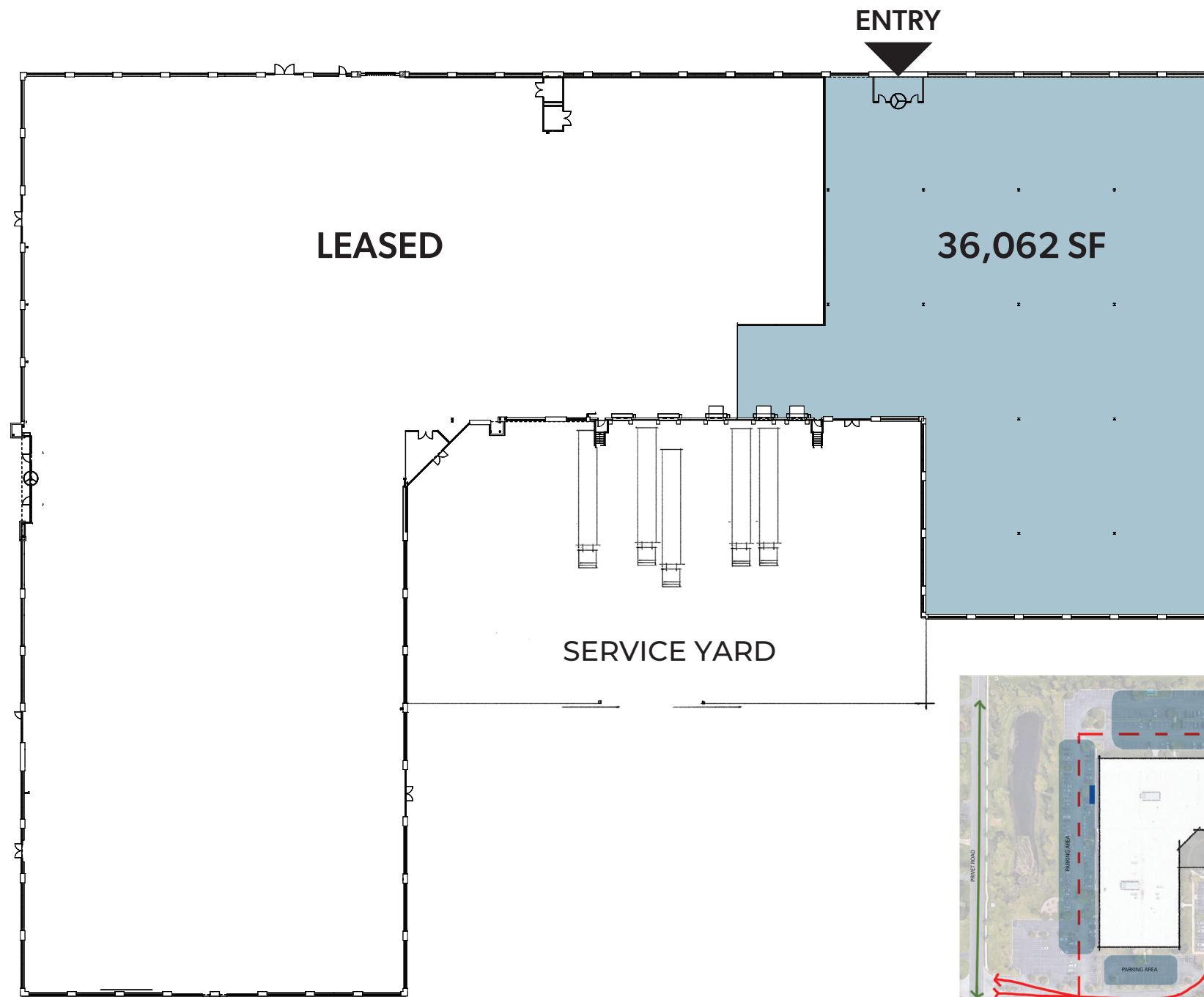
# Property Information



BUILDING SIZE	121,458 SF
AVAILABILITY	36,062 SF
BUILDING TYPE	Newly converted GMP/R&D Facility.
YEAR BUILT	Originally built in 1970. Complete renovation to existing 70,000 SF in 2001. New construction for the 50,000 SF expansion in 2008.
ACREAGE	13.1 Acres
CONSTRUCTION	Steel frame and masonry, slab-on-grade
CEILING HEIGHT	18'6" clear height
POWER	(2) 2000AMP, 480/277V, 3 phase Services (Existing)
WALLS	Exterior: Decorative stone and concrete block Interior: Textured and painted sheetrock
HVAC	(4) Packaged Rooftop Units with DX cooling & electric resistance heat (Existing)
WATER	4" Domestic water service entering building (New Upgrade)
SPRINKLER SYSTEM	Fully sprinklered, 100% wet system
GAS	Service to building with sufficient capacity for typical lab tenant – will support 100% OA heating (New Upgrade)
SEWER	Horsham Township
ROOF	White TPO
LOADING	(5) Loading Docks (New Upgrade)
INCENTIVES	Located in the Keystone Innovation Zone (KIZ). No gross receipts tax in Horsham Township



# Proposed Demising and Loading Plan



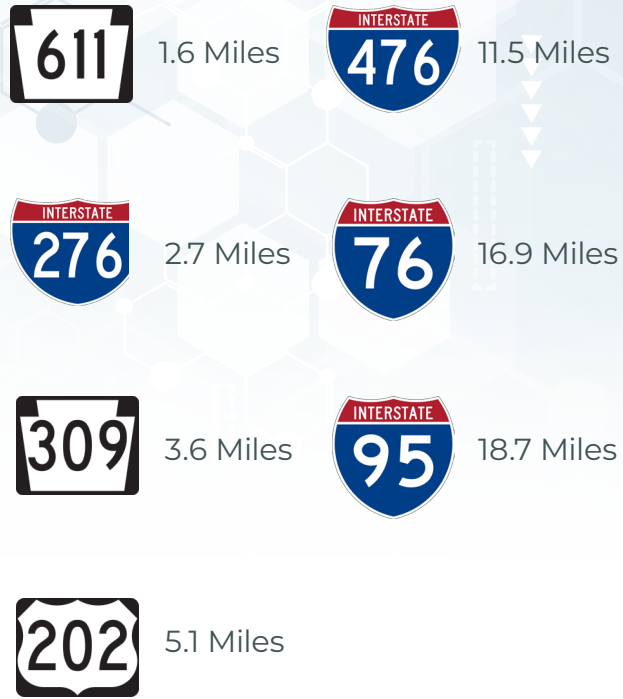
# Horsham Life Sciences Ecosystem



**425 Privet Road** is conveniently located in suburban Philadelphia, specifically occupation tax-free and business privilege tax-free Horsham Township. Proximity to the Pennsylvania Turnpike, Route 611 and Route 309 provides direct access to New York, Princeton, Trenton and Philadelphia. Locally, Horsham Township provides 11 miles of walking trails, numerous parks and shopping centers, a blue ribbon school district and high quality of life. Additionally, 425 Privet Road is close to major Colleges, Universities and Employers, such as Merck, Johnson & Johnson and Charles River allowing for direct access to top talent.

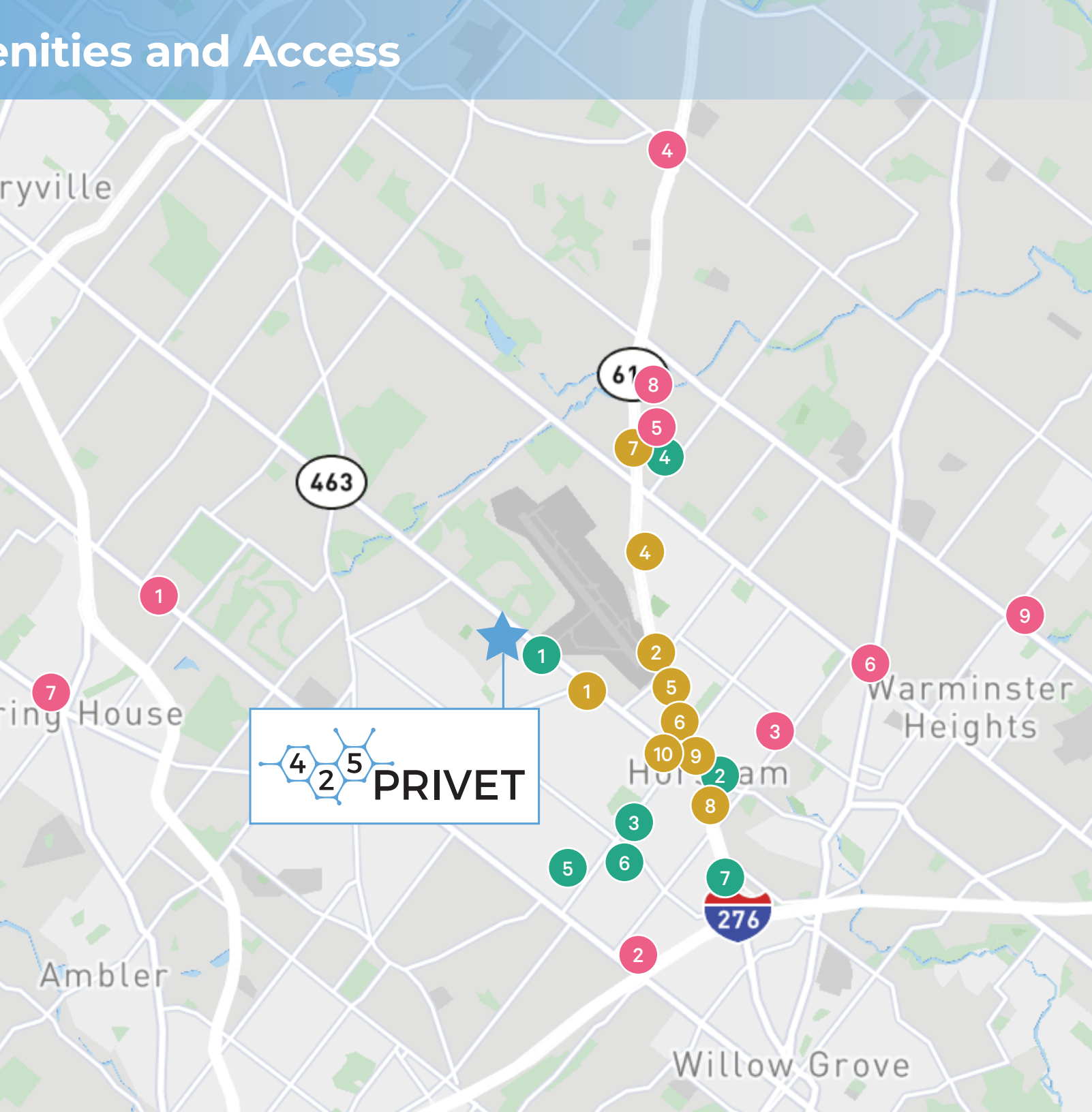


# Regional Access



# Premier Amenities and Access

- Lodging**
- 1 TownePlace Suites by Marriott
  - 2 Days Inn by Windham
  - 3 Extended Stay America
  - 4 Hampton Inn & Suites
  - 5 Sonesta Simply Suites
  - 6 Residence Inn by Marriott
  - 7 Courtyard by Marriott
- Dining**
- 1 The Farm and Fisherman Tavern
  - 2 Lancers Dining
  - 3 NaBrasa Brazilian Steakhouse
  - 4 Dunkin Donuts
  - 5 Iron Abbey
  - 6 Fountain Side Seafood & Grill
  - 7 Chick-fil-A
  - 8 McDonalds
  - 9 Wendy's
  - 10 Starbucks
- Shopping**
- 1 CVS
  - 2 Willow Grove Point Shopping Center
  - 3 Village Mall
  - 4 Dollar Tree
  - 5 Walmart
  - 6 Walgreens
  - 7 Whole Foods
  - 8 Target
  - 9 Costco







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