

NEW, MOVE-IN READY CHEMISTRY LAB

28,223 SF FOR SUBLICENSE

# 250 radnor at radnor life sciences center



250 KING OF PRUSSIA ROAD, RADNOR, PA

**CBRE**

# property details

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250 Radnor is a brand-new, mixed-use complex designed to amplify human health, wellness, and productivity. The building is located within Radnor Life Sciences Center, a new life science campus featuring nearly 2 million square feet of state-of-the-art laboratory, research and office space. The building features premium HVAC systems and air-handling units to prioritize ventilation, air quality, and energy usage.

The available suite includes floor-to-ceiling windows allowing plenty of natural light, dedicated chemistry lab and office space, and private conference rooms. The building offers a self-serve coffee bar and lounge in the lobby and plenty of onsite parking.



# third floor suite available

**28,223 SF**



# lab specifications

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## BUILDING/PREMISES:

- Building Size: 168,755 SF
- Available Space: 28,223 SF
- Parking: Free Structured and Surface
- Security: 24/7 card access

## AIR HANDLING AND FUME HOODS:

- Main chemistry labs include a mixture of 8ft and 6ft fume hoods with combination sashes.
- Fume hoods are designed to operate at 80-100 fpm face velocity up to a sash height of 18" with 70% diversity in operation.
- Two dedicated outside air (DOAS) unit systems with ventilation and exhaust air 24/7.
  - The West Lab unit provides 20,000 CFM of once-through air to the west chemistry lab and associated lab support spaces.
  - The North Lab unit provides 26,500 CFM of once-through air to the north lab area, including the hydrogenation lab and chemical waste management room.
  - The North and West lab areas constitute separate IBC control areas.
  - DOAS units are equipped with DX cooling coils, heat recovery, variable volume supply fans, MERV-14 filtration, humidifiers, and are paired with triplex lab exhaust fans.
- Humidifiers are designed to maintain lab spaces at 30% relative humidity at 70°F.
- Dedicated air conditioning units are located in core spaces with anticipated high AC loads, including the glasswash space, mechanical equipment rooms, and the reagent storage / freezer room.

## ELECTRICAL SYSTEMS:

- 1,000 amp 480V/3ph electrical distribution panel. Circuits are distributed to numerous 480/277v and 208/120v panels.
- All electrical power is backed up by a 1,500 kW diesel generator located on-site.

## PLUMBING SYSTEMS:

- Lab sink and fume hood drains are connected to the building's centralized lab waste neutralization system.
- Lab is equipped with a centralized RO water generator and distribution system. The RO system includes a storage tank and pumps to continuously circulate RO water through the lab space.
- Lab is equipped with a centralized clean dry air compressor dedicated to the floor, providing 50 SCFM at 145 psig. Separate distribution lines provide CDA to the labs at different pressures as required via pressure regulators.
- Lab is equipped with a nitrogen generator providing 25 scfh of 99.5% purity nitrogen at 105 psig. Nitrogen piping distributes gas through the lab space.
- Lab is equipped with centralized lab vacuum system providing 32 scfm of vacuum service at 19 in.Hg.
- Fume hoods are piped with domestic cold water, vacuum, CDA, and N2 services.



# main line location

Conveniently situated on Philadelphia's Main Line, 250 King of Prussia Road is walking distance to plenty of dining, entertainment, and retail amenities. This location is ideal for commuters, with access to public transportation and major highways. SEPTA's Regional Rail sits adjacent to the building, while the Norristown High Speed Line is only a 3 minute walk away. The building is also directly connected to I-476 and Route 30 and offers on-site parking for drivers.

## COMPANIES WITHIN A 1-MILE RADIUS:

**Airgas**  
an Air Liquide company

**avantor**

**MARINUS**

**fxi**

**Nouryon**

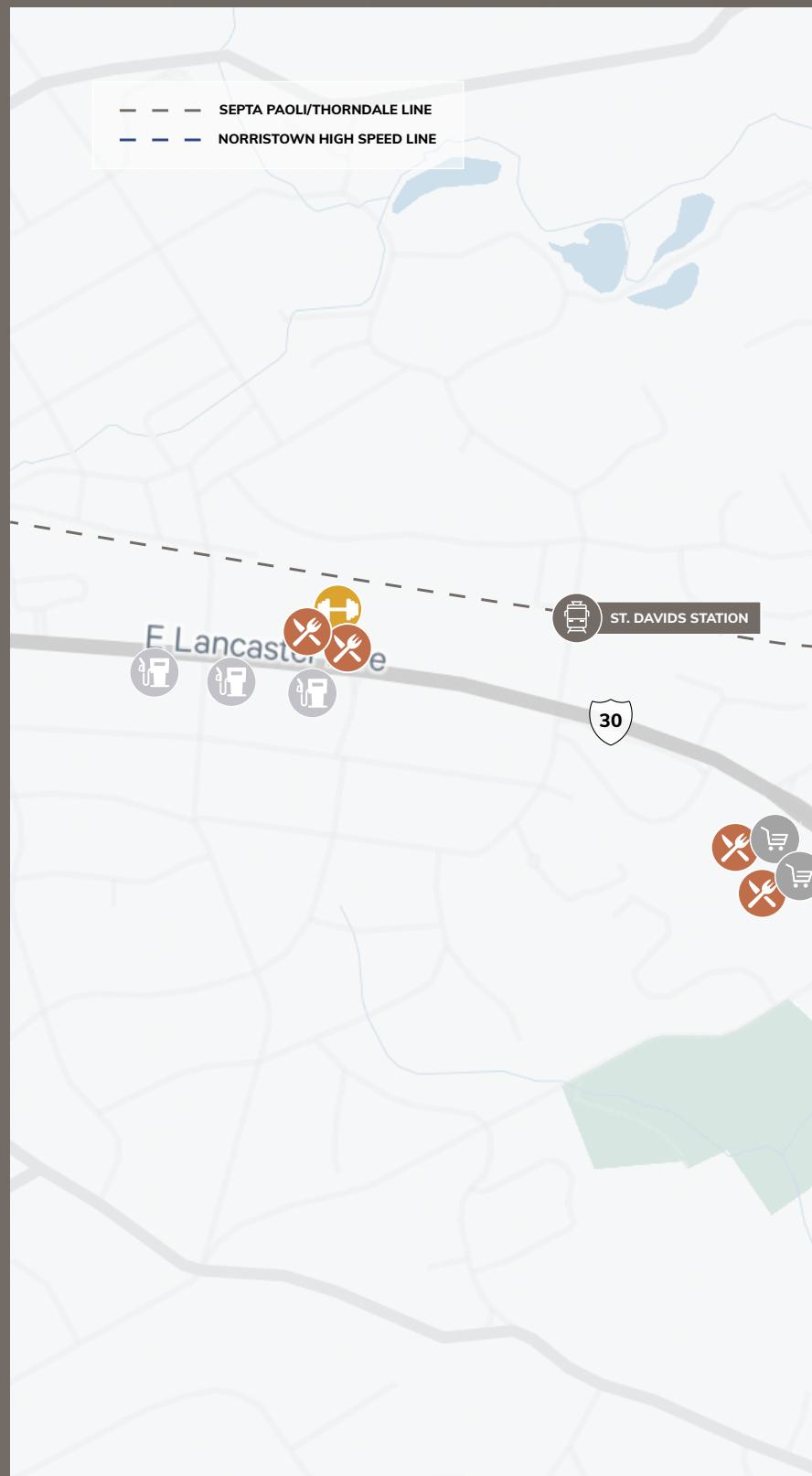
**Main Line Health**  
Well ahead.

**Penn Medicine**

**Syapse**

**West**

**ARKEMA**





**0.2 miles**  
to SEPTA  
Norristown High  
Speed Line



**0.3 miles**  
to SEPTA Paoli/  
Thorndale Line



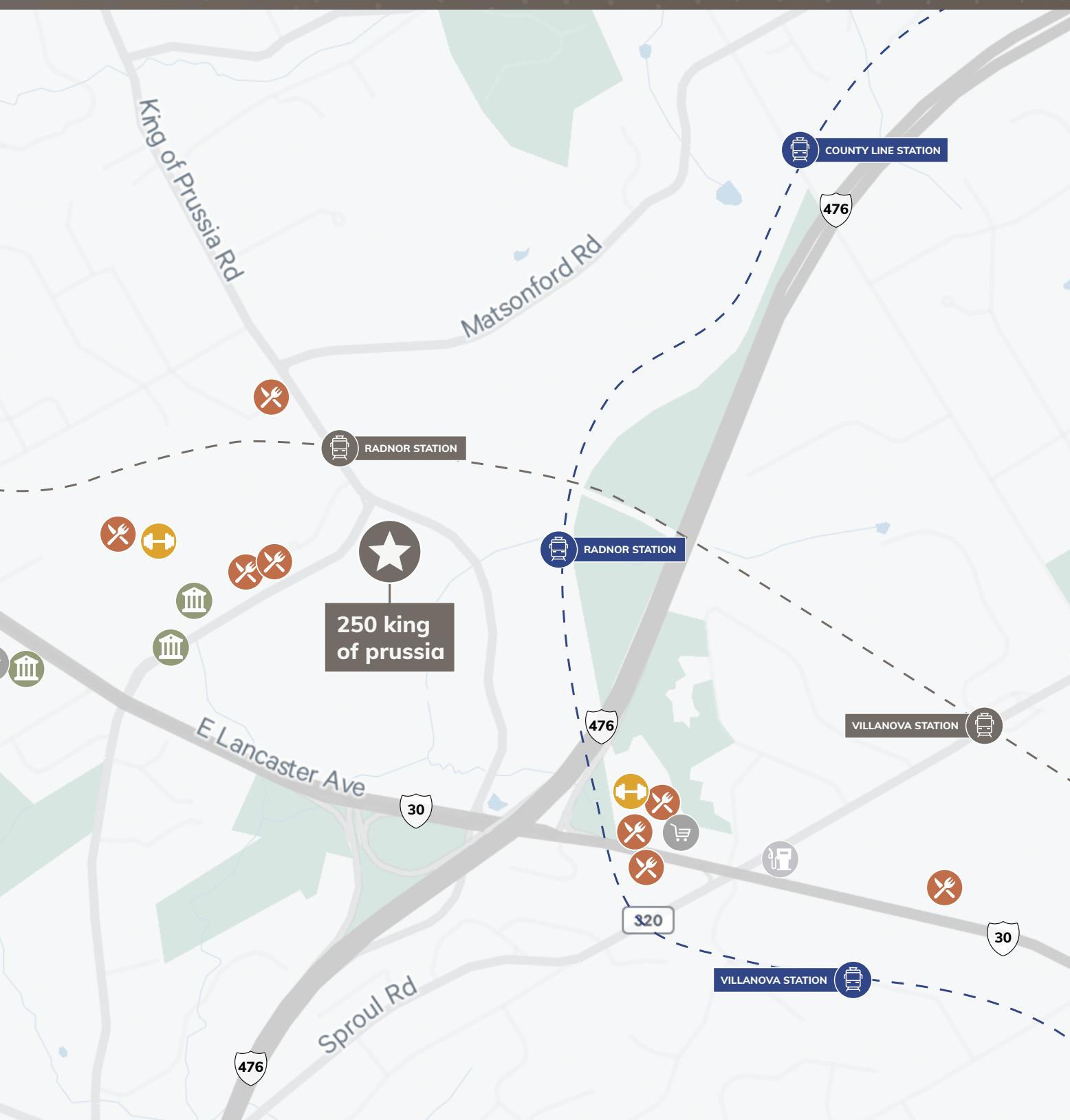
**0.5 miles**  
to Route 30



**0.9 miles**  
to I-476



**20 min.**  
to Philadelphia  
International  
Airport



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