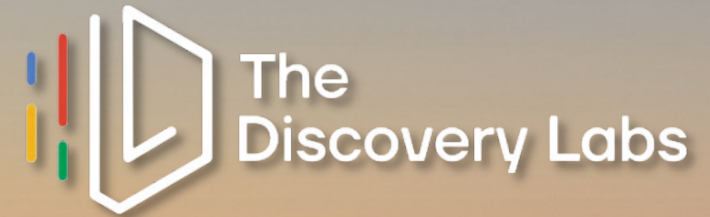


# Advanced Therapies Park



A 2.8 M SF Fully Zoned Scientific Research Development  
and cGMP Manufacturing Campus in King of Prussia, PA



# Advanced Therapies Park: 2 & 4 Story Life Science Headquarters for Advanced Therapies and cGMP Manufacturing





# Advanced Therapies Park: 2 & 4 Story Life Science Headquarters for Advanced Therapies and cGMP Manufacturing





## 2.8 Million Square Feet of Future Expansion at The Discovery Labs' Advanced Therapies Park: Innovation 511 and Innovation 611

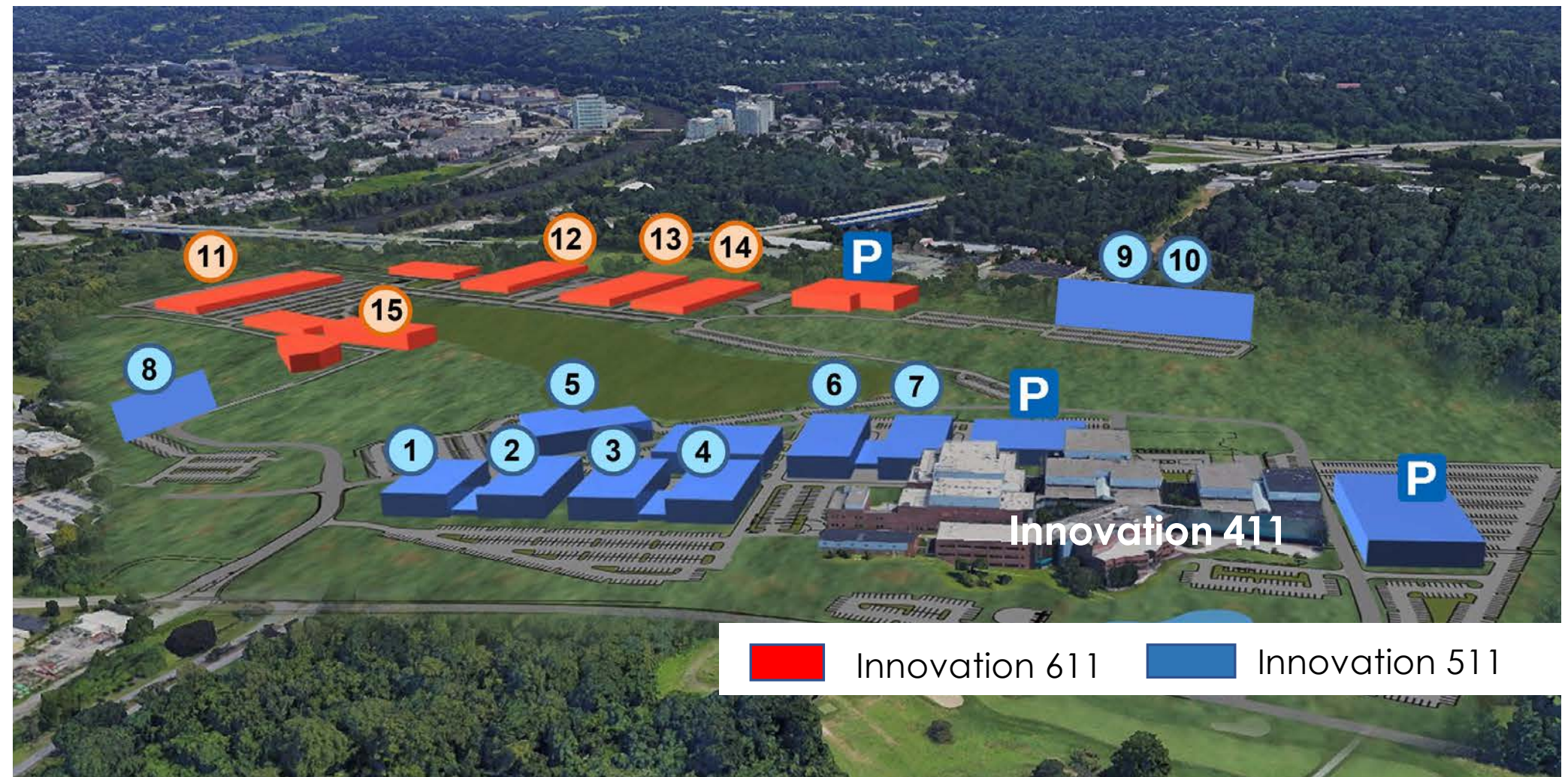




# Advanced Therapies Park Development Overview

The Discovery Labs Advanced Therapies Park consists of two new adjacent campuses:  
Innovation 511 and Innovation 611

The Discovery Labs  
Innovation 511 & 611  
expansions are situated  
on 200 Acres and are  
contiguous and  
adjacent to the existing  
Innovation 411 campus





## Advanced Therapies Park: 2 & 4 Story Life Science Buildings with 20' Clear for Advanced Therapies and cGMP Manufacturing

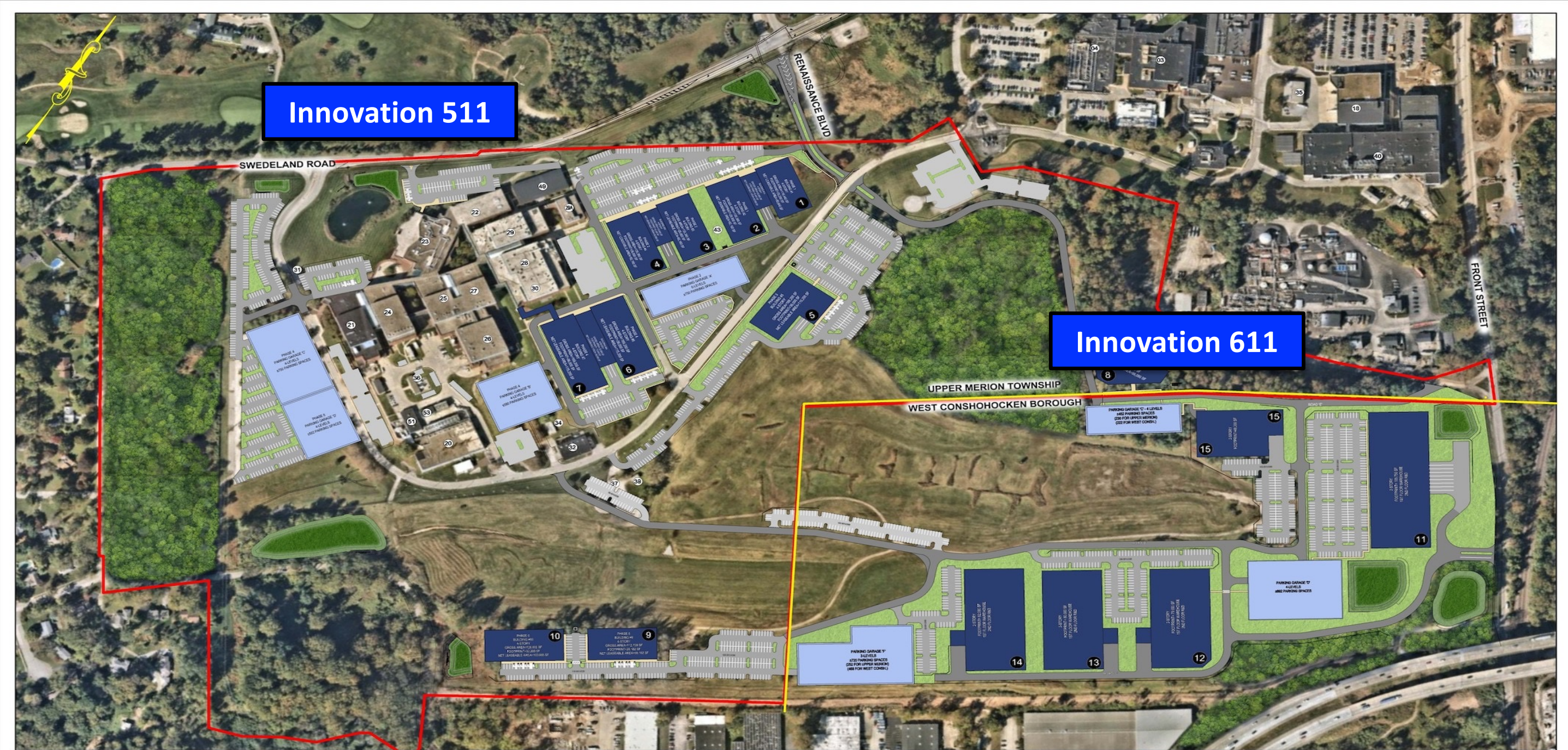


Innovation 511

Innovation 611



# Innovation 511 & Innovation 611 Site Plan





# Innovation 511 Overview

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**1.7m** Total Square Feet

**10** Total Buildings

**2,987** Parking Spots

**20'** Slab to Slab

**4-5** Floors + Penthouse

**Multiple** Loading Docks per Building

**150 PSF** Live Load Structural Design

**30'x 33'** Structural Bays





# Innovation 511 Square Footage Summary

Building	Address	RSF	Floors	Slab to Slab
1	431 Swedeland Road	143,640	5	20'
1/2 Connector	431 Swedeland Road	42,000	5	20'
2	431 Swedeland Road	164,160	5	20'
3	421 Swedeland Road	164,160	5	20'
3/4 Connector	421 Swedeland Road	42,000	5	20'
4	421 Swedeland Road	164,160	5	20'
5	441 Swedeland Road	169,200	4	20'
6	451 Swedeland Road	169,200	4	20'
6/7 Connector	451 Swedeland Road	52,800	4	20'
7	451 Swedeland Road	169,200	4	20'
8	701 Swedeland Road	144,055	4	20'
9	461 Swedeland Road	151,378	4	20'
10	471 Swedeland Road	132,455	4	20'
<b>Subtotal</b>		<b>1,708,408</b>		





# Innovation 511 Building Breakout

Building 1	RSF	Slab to Slab
Fifth Floor	26,928	20'
Fourth Floor	26,928	20'
Third Floor	26,928	20'
Second Floor	26,928	20'
First Floor	26,928	20'

Building 3	RSF	Slab to Slab
Fifth Floor	32,832	20'
Fourth Floor	32,832	20'
Third Floor	32,832	20'
Second Floor	32,832	20'
First Floor	32,832	20'

Connector 1/2	RSF	Slab to Slab
Fifth Floor	8,400	20'
Fourth Floor	8,400	20'
Third Floor	8,400	20'
Second Floor	8,400	20'
First Floor	8,400	20'

Connector 3/4	RSF	Slab to Slab
Fifth Floor	8,400	20'
Fourth Floor	8,400	20'
Third Floor	8,400	20'
Second Floor	8,400	20'
First Floor	8,400	20'

Building 2	RSF	Slab to Slab
Fifth Floor	32,832	20'
Fourth Floor	32,832	20'
Third Floor	32,832	20'
Second Floor	32,832	20'
First Floor	32,832	20'

Building 4	RSF	Slab to Slab
Fifth Floor	32,832	20'
Fourth Floor	32,832	20'
Third Floor	32,832	20'
Second Floor	32,832	20'
First Floor	32,832	20'





# Innovation 511 Building Breakout (Cont.)

Building 5	RSF	Slab to Slab
Fourth Floor	42,300	20'
Third Floor	42,300	20'
Second Floor	42,300	20'
First Floor	42,300	20'

Building 6	RSF	Slab to Slab
Fourth Floor	42,300	20'
Third Floor	42,300	20'
Second Floor	42,300	20'
First Floor	42,300	20'

Connector 6/7	RSF	Slab to Slab
Fourth Floor	13,200	20'
Third Floor	13,200	20'
Second Floor	13,200	20'
First Floor	13,200	20'

Building 7	RSF	Slab to Slab
Fourth Floor	42,300	20'
Third Floor	42,300	20'
Second Floor	42,300	20'
First Floor	42,300	20'

Building 8	RSF	Slab to Slab
Fourth Floor	36,014	20'
Third Floor	36,014	20'
Second Floor	36,014	20'
First Floor	36,014	20'

Building 9	RSF	Slab to Slab
Fourth Floor	37,845	20'
Third Floor	37,845	20'
Second Floor	37,845	20'
First Floor	37,845	20'

Building 10	RSF	Slab to Slab
Fourth Floor	33,114	20'
Third Floor	33,114	20'
Second Floor	33,114	20'
First Floor	33,114	20'



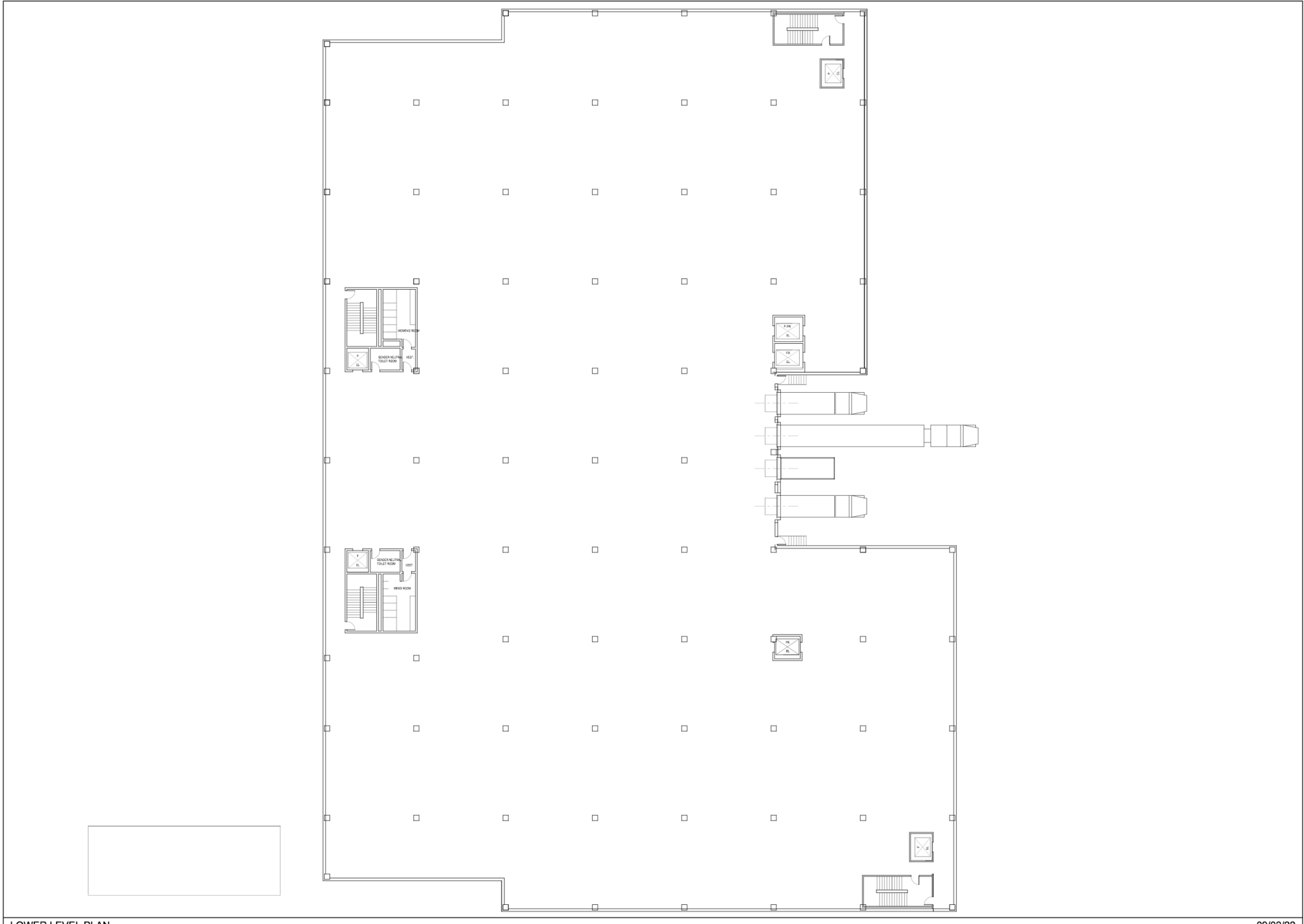


# Innovation 511 Rendering: Phase 1&2 Courtyard





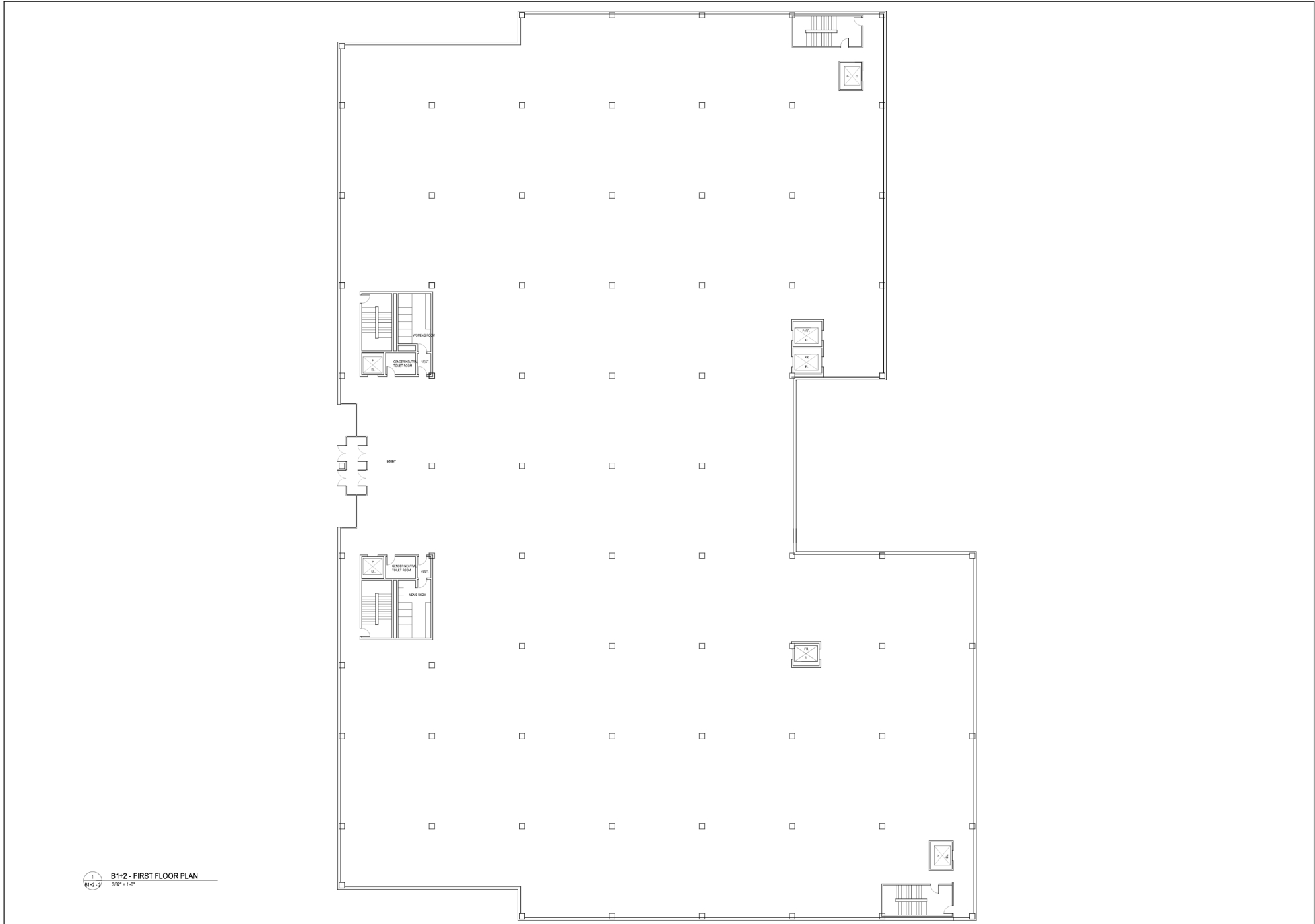
# Innovation 511 Floor Plan: Buildings 1&2 – 1<sup>st</sup> Floor



**68,160 RSF** Floor Plate Size  
**20'** Slab to Slab



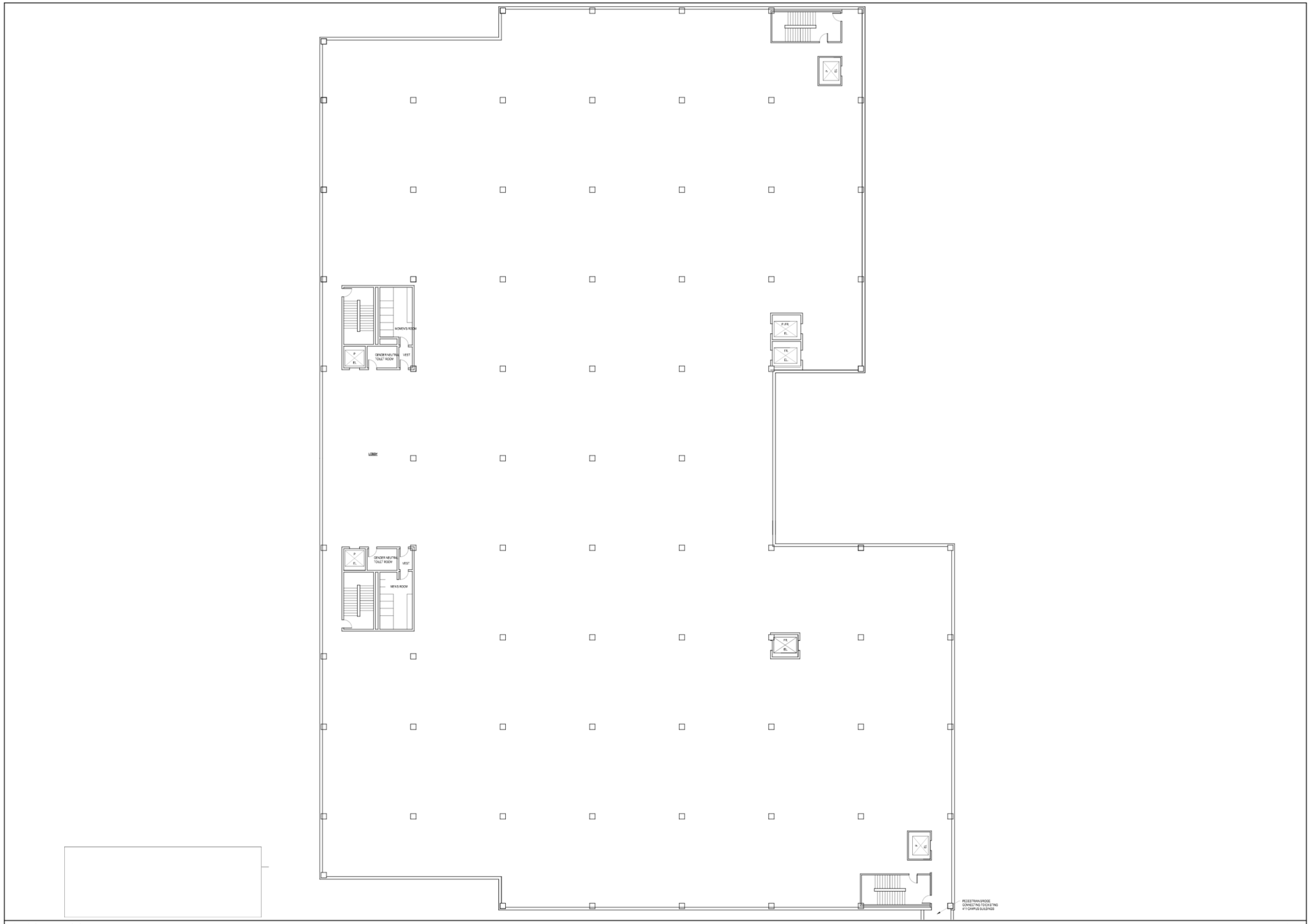
# Innovation 511 Floor Plan: Buildings 1&2 – 2<sup>nd</sup> Floor



**68,160 RSF** Floor Plate Size  
**20'** Slab to Slab



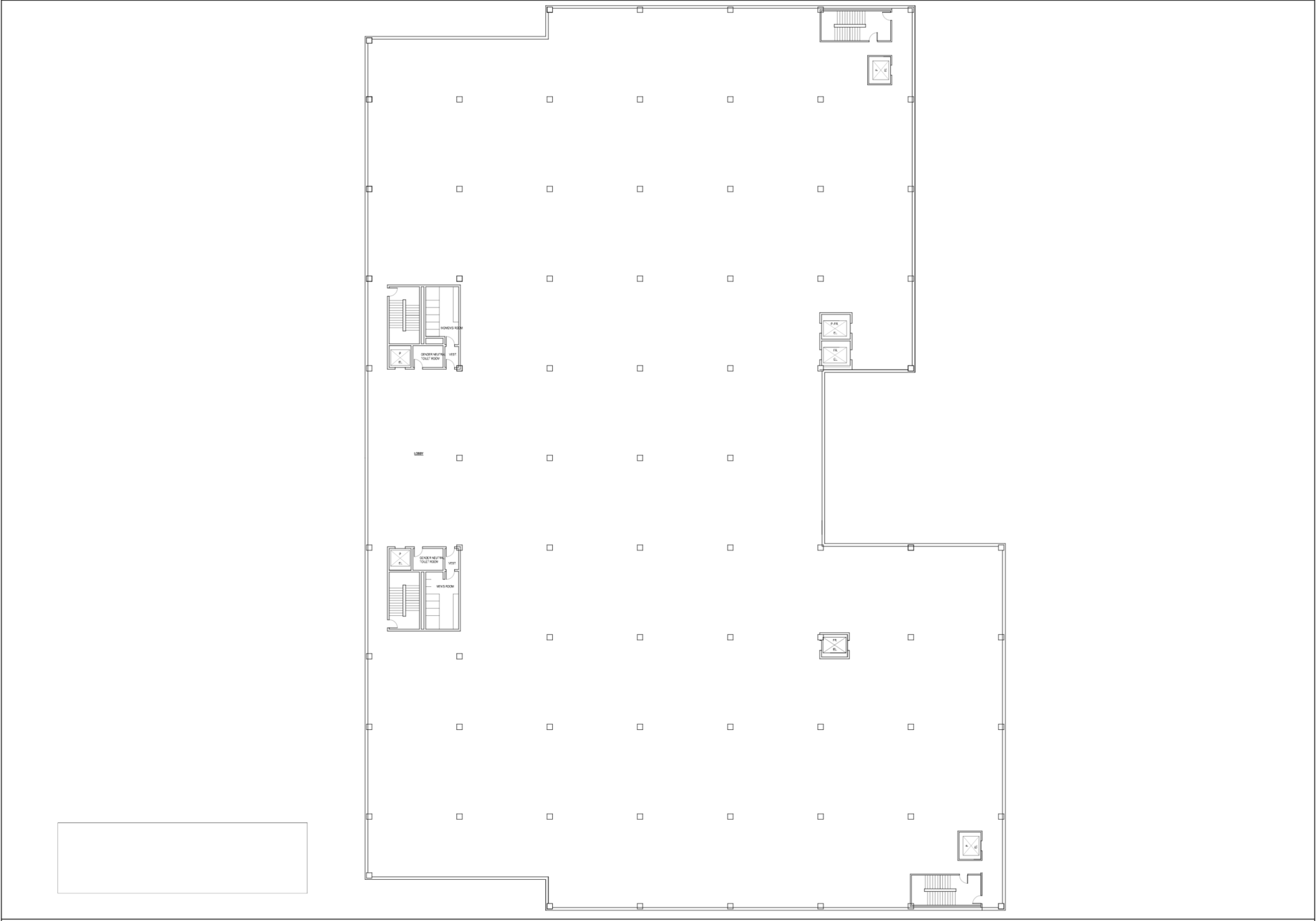
# Innovation 511 Floor Plan: Buildings 1&2 – 3<sup>Rd</sup> Floor



**68,160 RSF** Floor Plate Size  
**20'** Slab to Slab



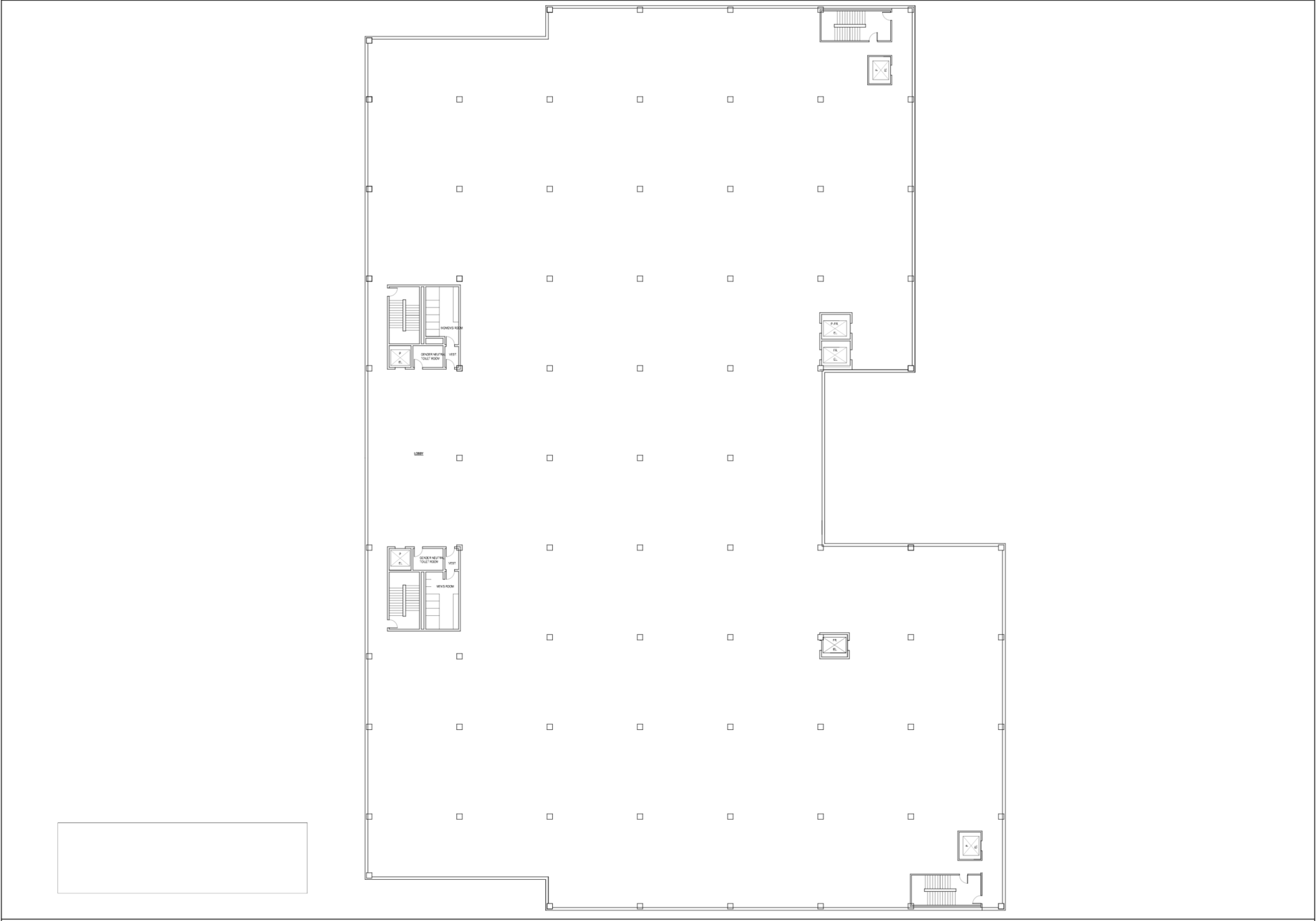
# Innovation 511 Floor Plan: Buildings 1&2 – 4<sup>th</sup> Floor



**68,160 RSF** Floor Plate Size  
**20'** Slab to Slab



# Innovation 511 Floor Plan: Buildings 1&2 – 5<sup>th</sup> Floor

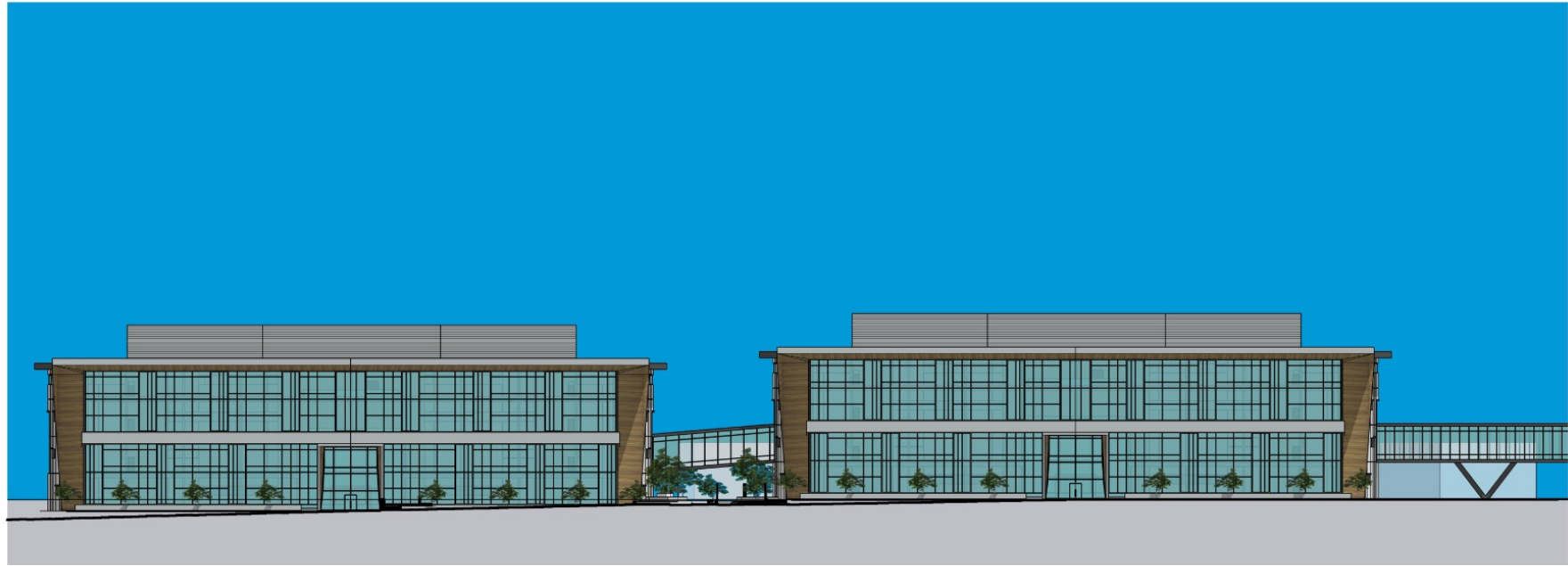
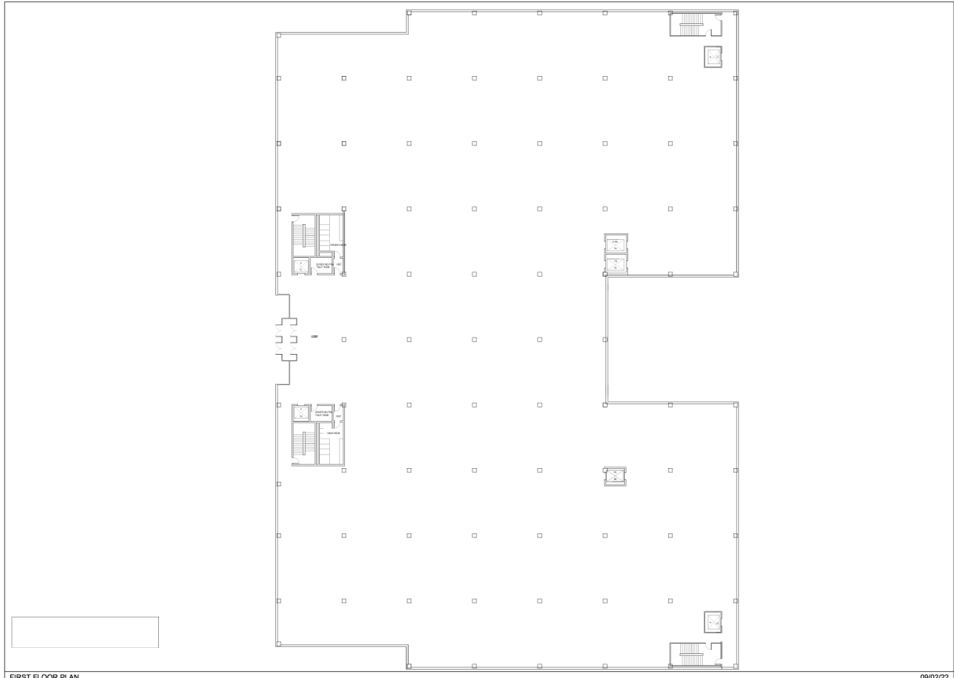
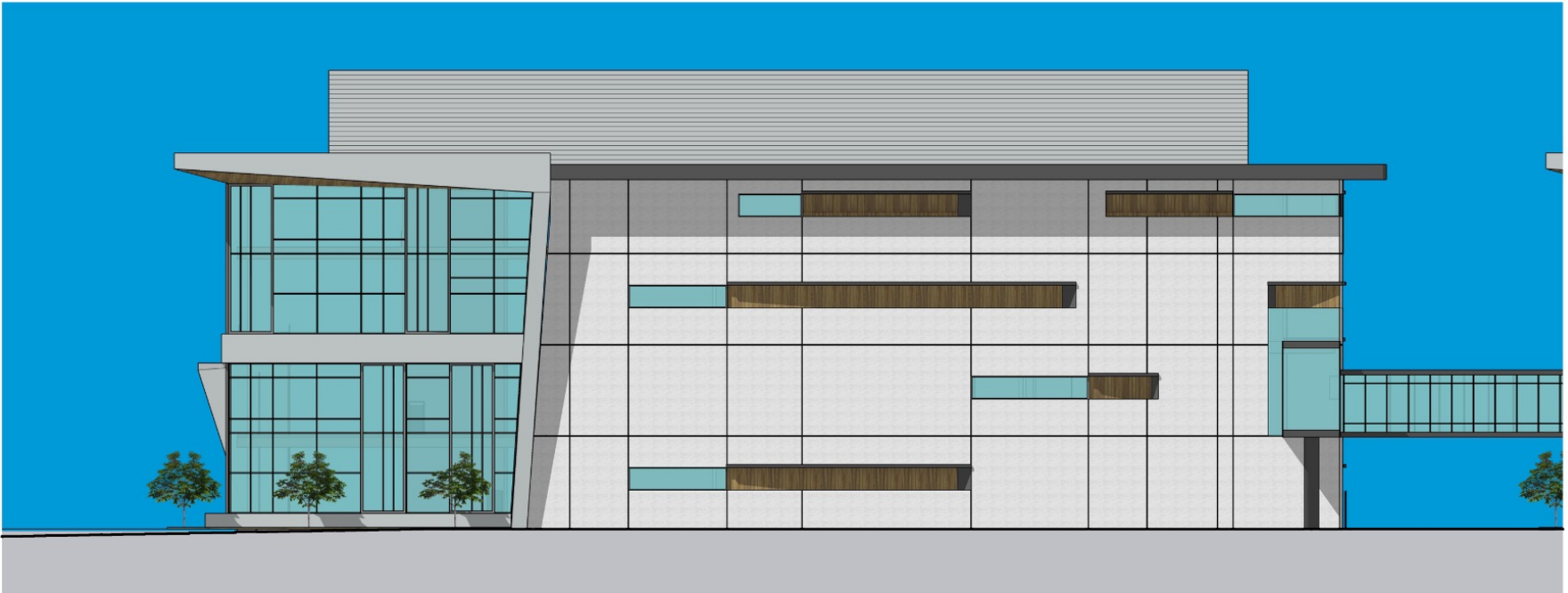
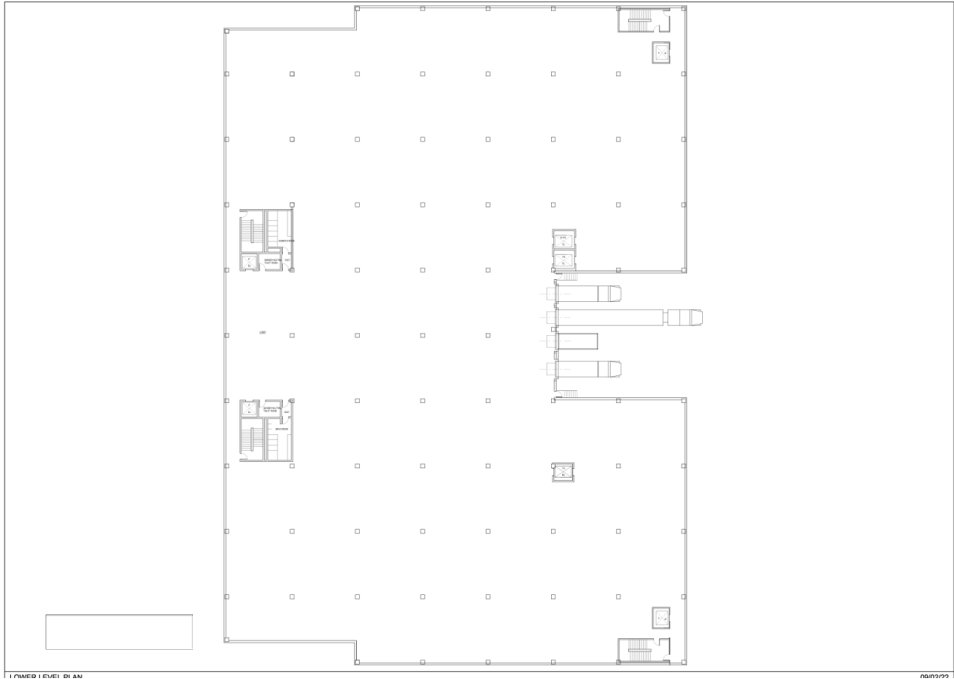


**68,160 RSF** Floor Plate Size  
**20'** Slab to Slab



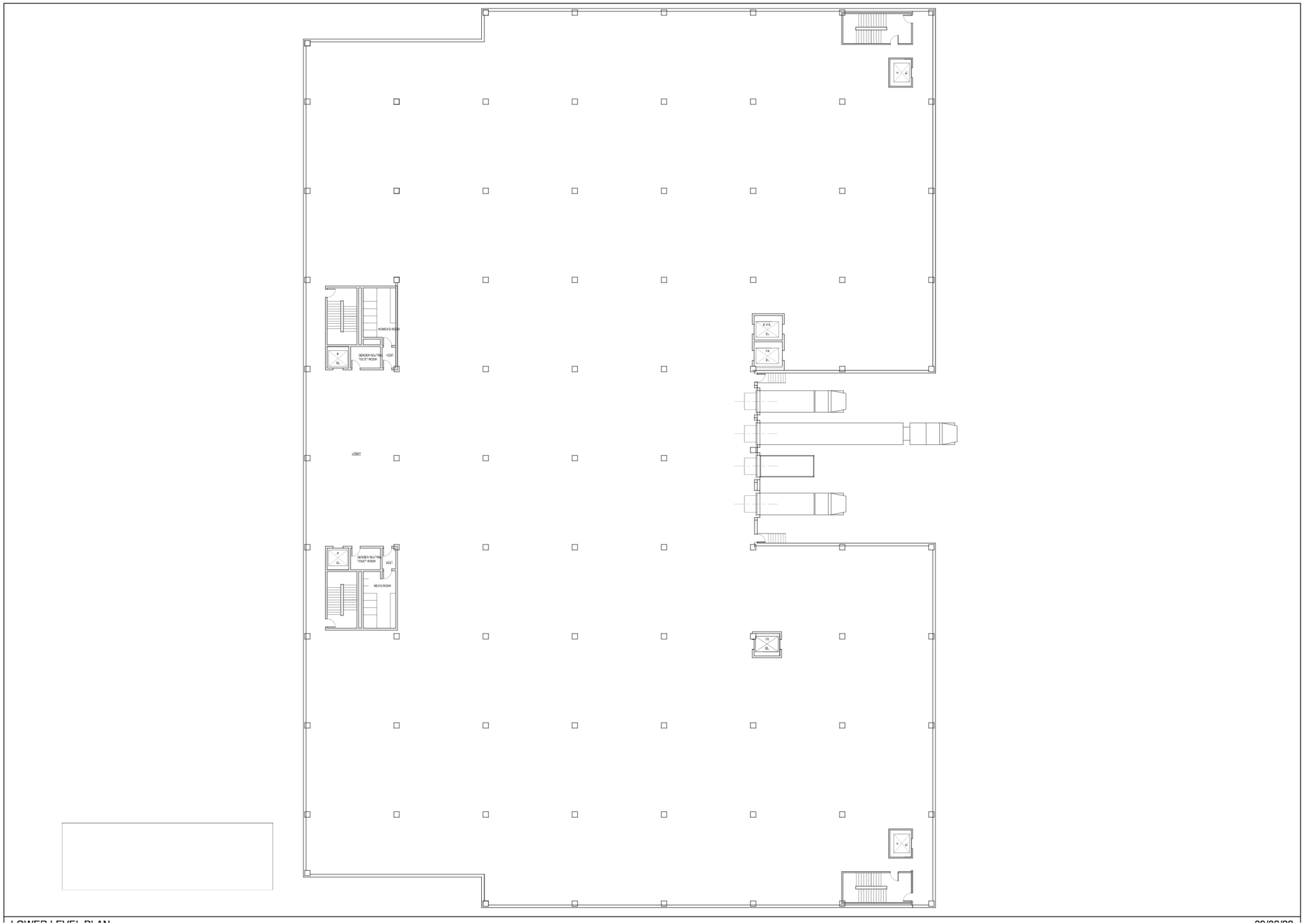


# Innovation 511 Elevation: Buildings 3 & 4





# Innovation 511 Floor Plan: Buildings 3 & 4 – 1<sup>st</sup> Floor

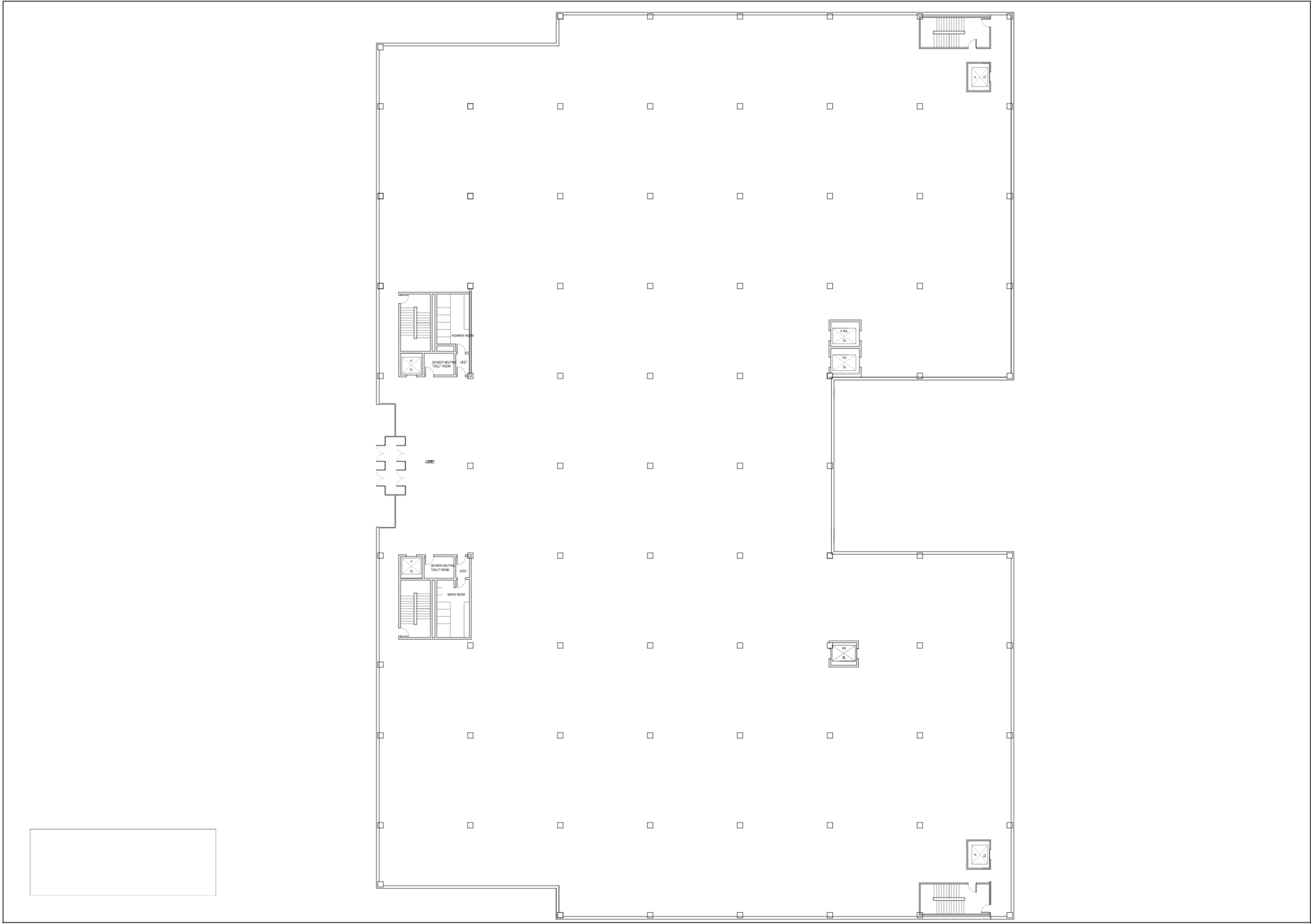


**74,064 RSF** Floor Plate Size  
**20'** Slab to Slab





# Innovation 511 Floor Plan: Buildings 3 & 4 – 2<sup>nd</sup> Floor

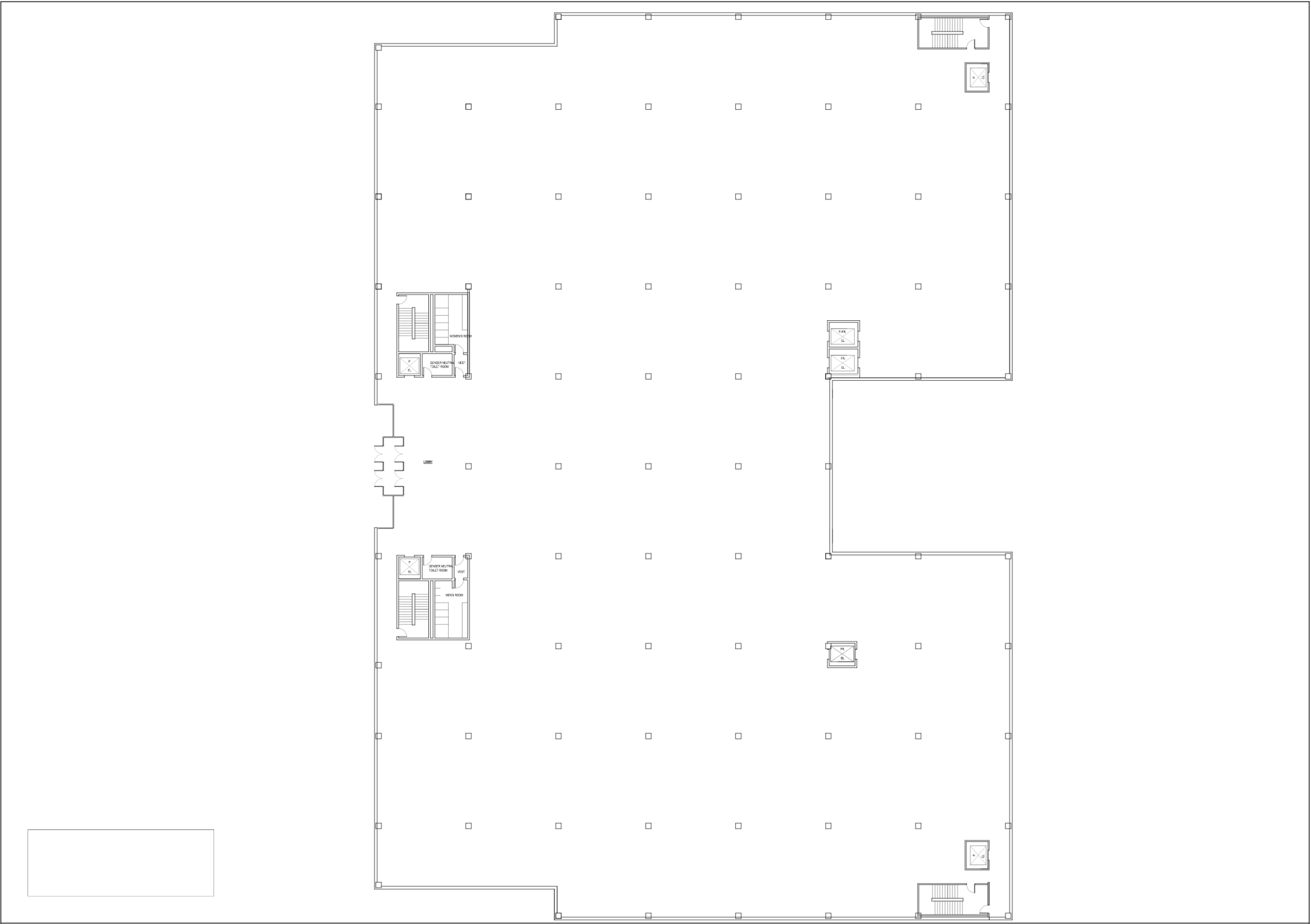


**74,064 RSF** Floor Plate Size  
**20'** Slab to Slab





# Innovation 511 Floor Plan: Buildings 3 & 4 – 3<sup>rd</sup> Floor

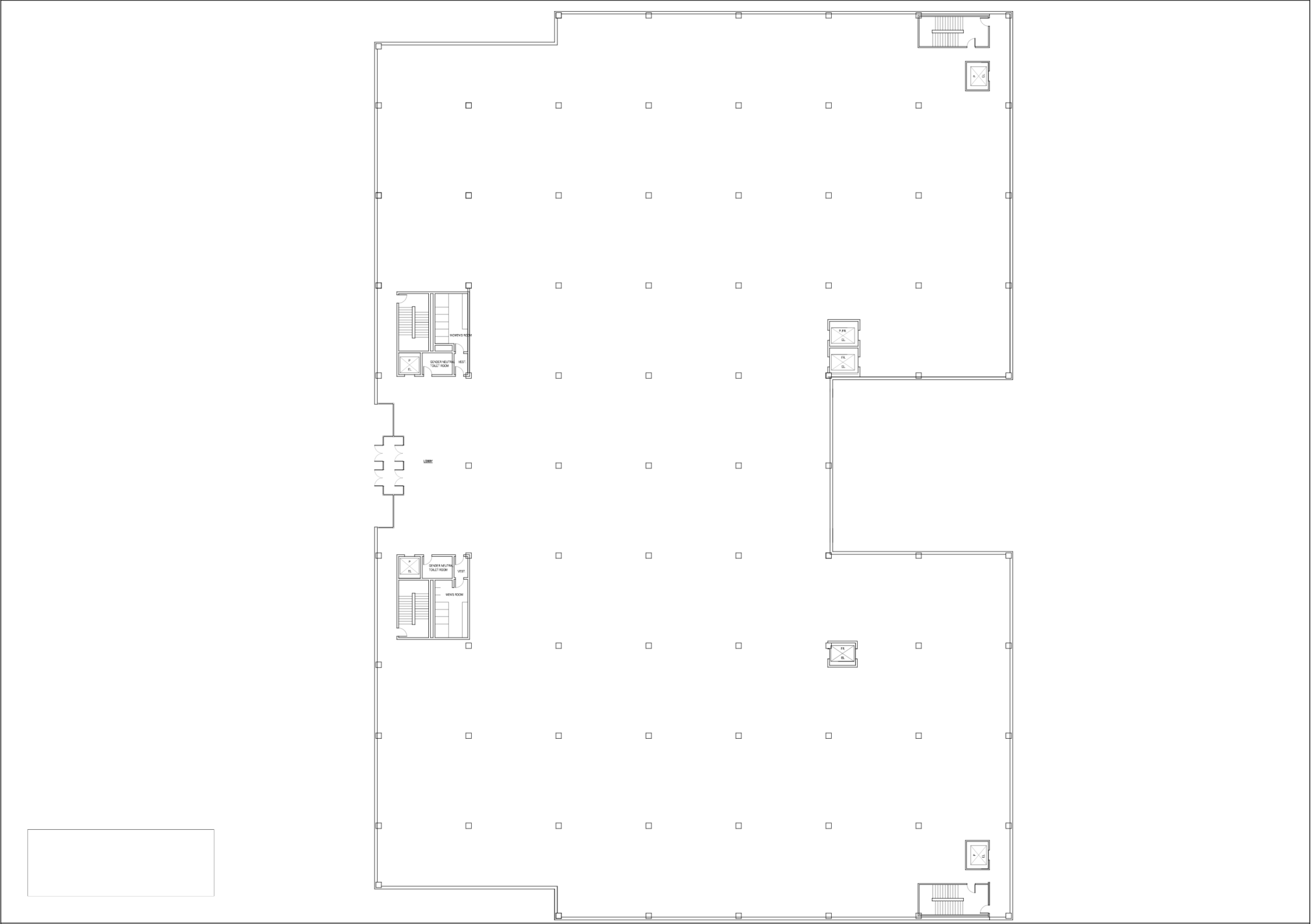


**74,064 RSF** Floor Plate Size  
**20'** Slab to Slab





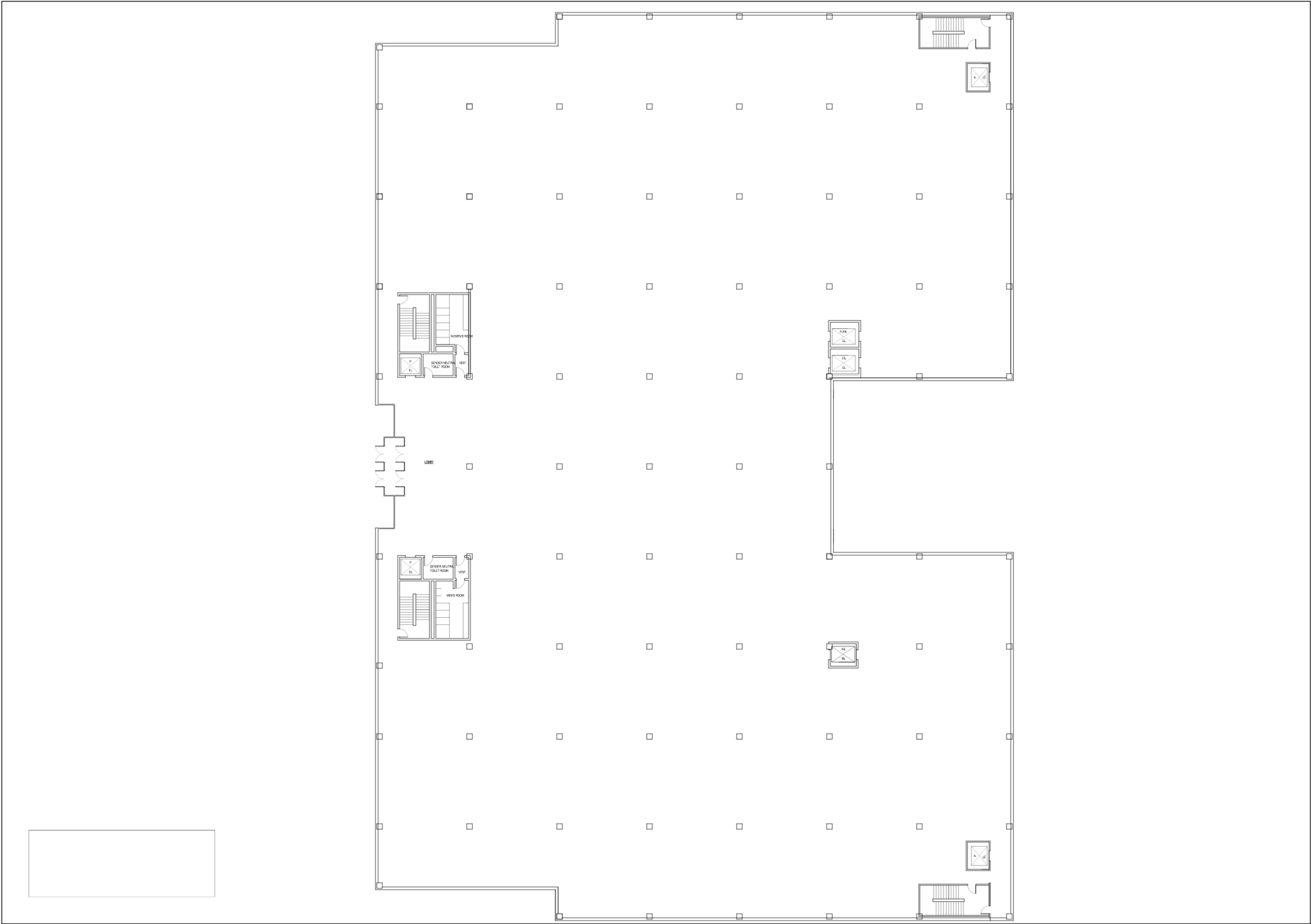
# Innovation 511 Floor Plan: Buildings 3 & 4 – 4<sup>th</sup> Floor



**74,064 RSF** Floor Plate Size  
**20'** Slab to Slab



# Innovation 511 Floor Plan: Buildings 3 & 4 – 5<sup>th</sup> Floor



**74,064 RSF** Floor Plate Size  
**20'** Slab to Slab



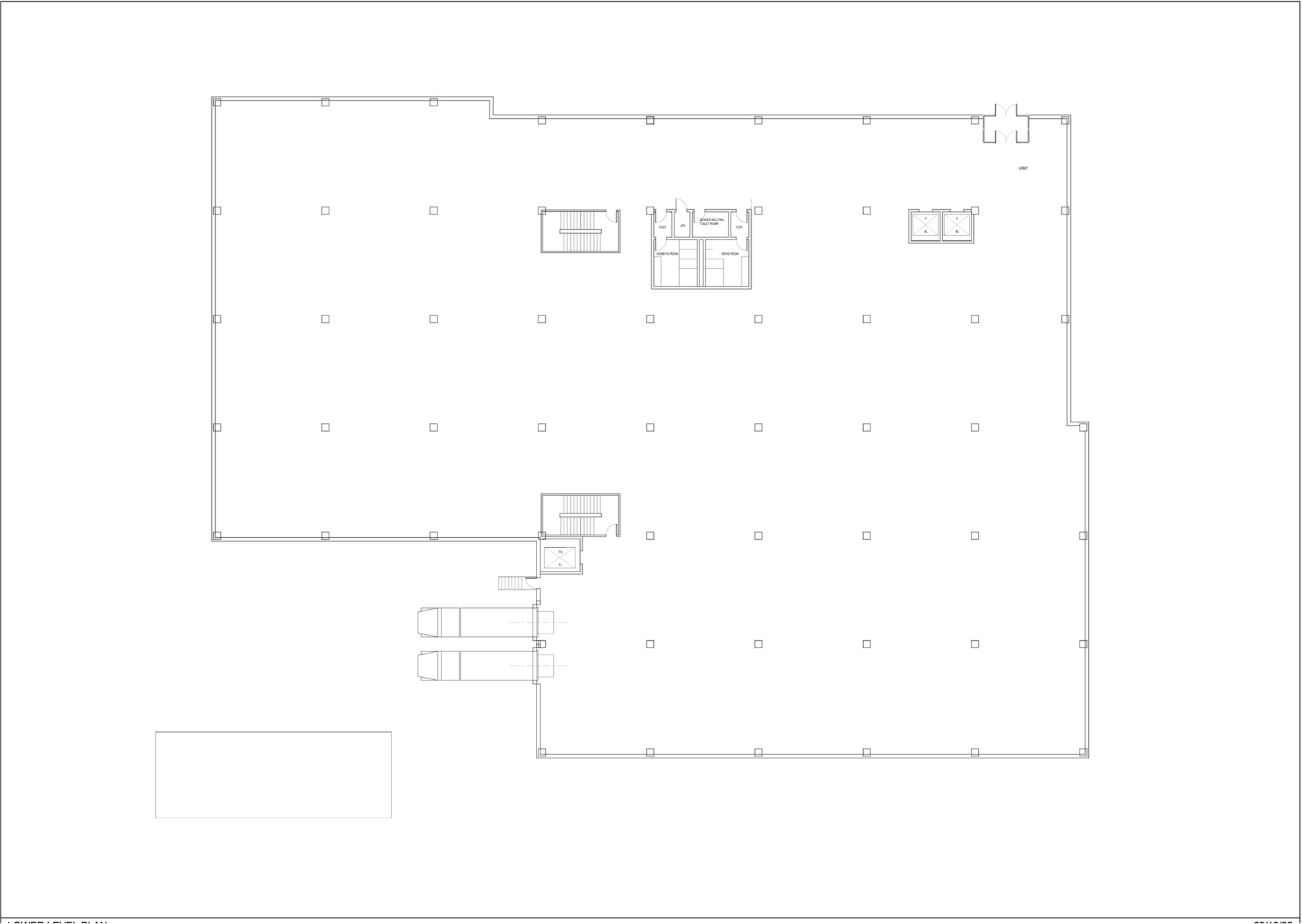
# Innovation 511 Elevation: Building 5

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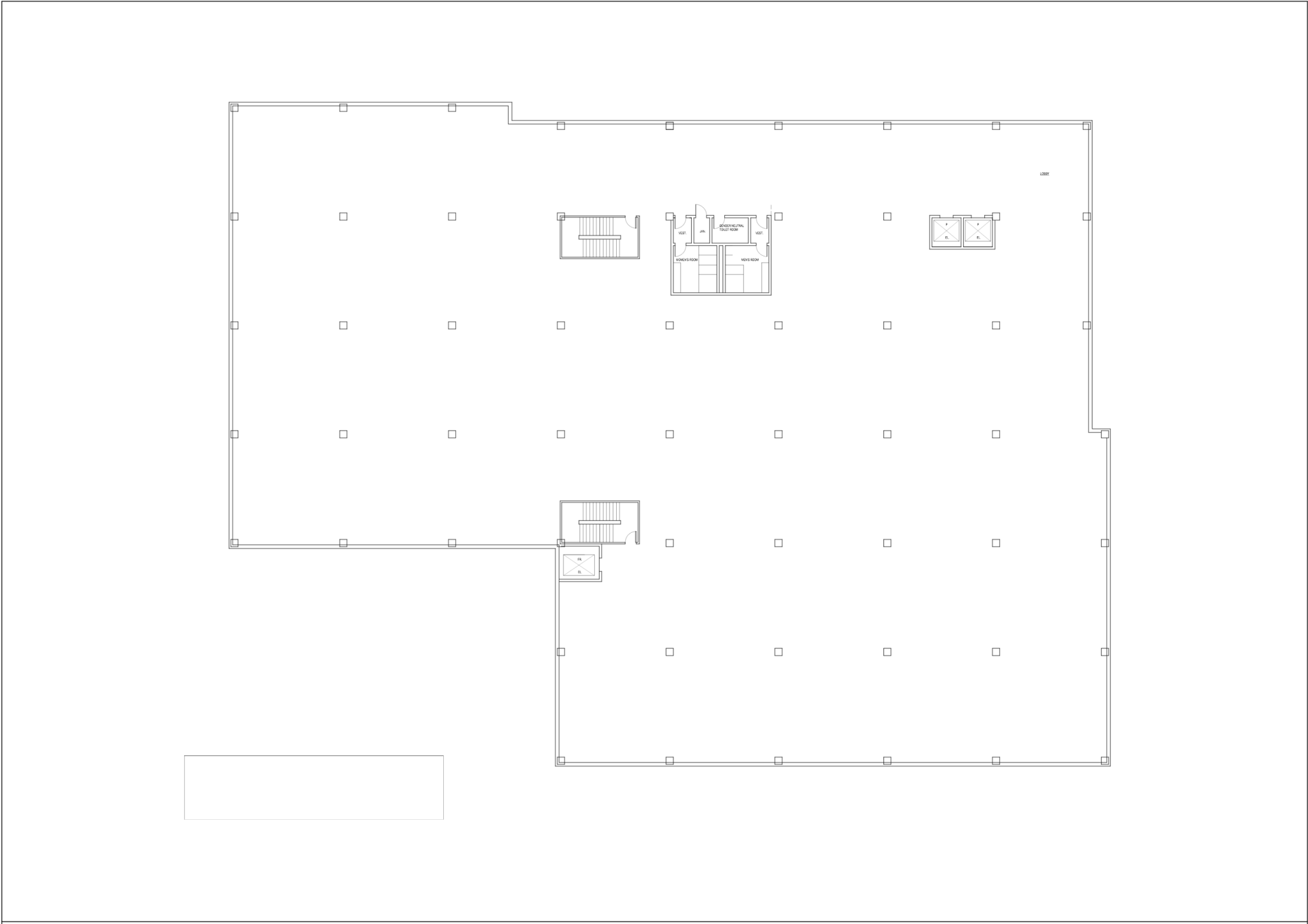
# Innovation 511 Floor Plan: Building 5 – 1<sup>st</sup> Floor



**42,300 RSF** Floor Plate Size  
**20'** Slab to Slab



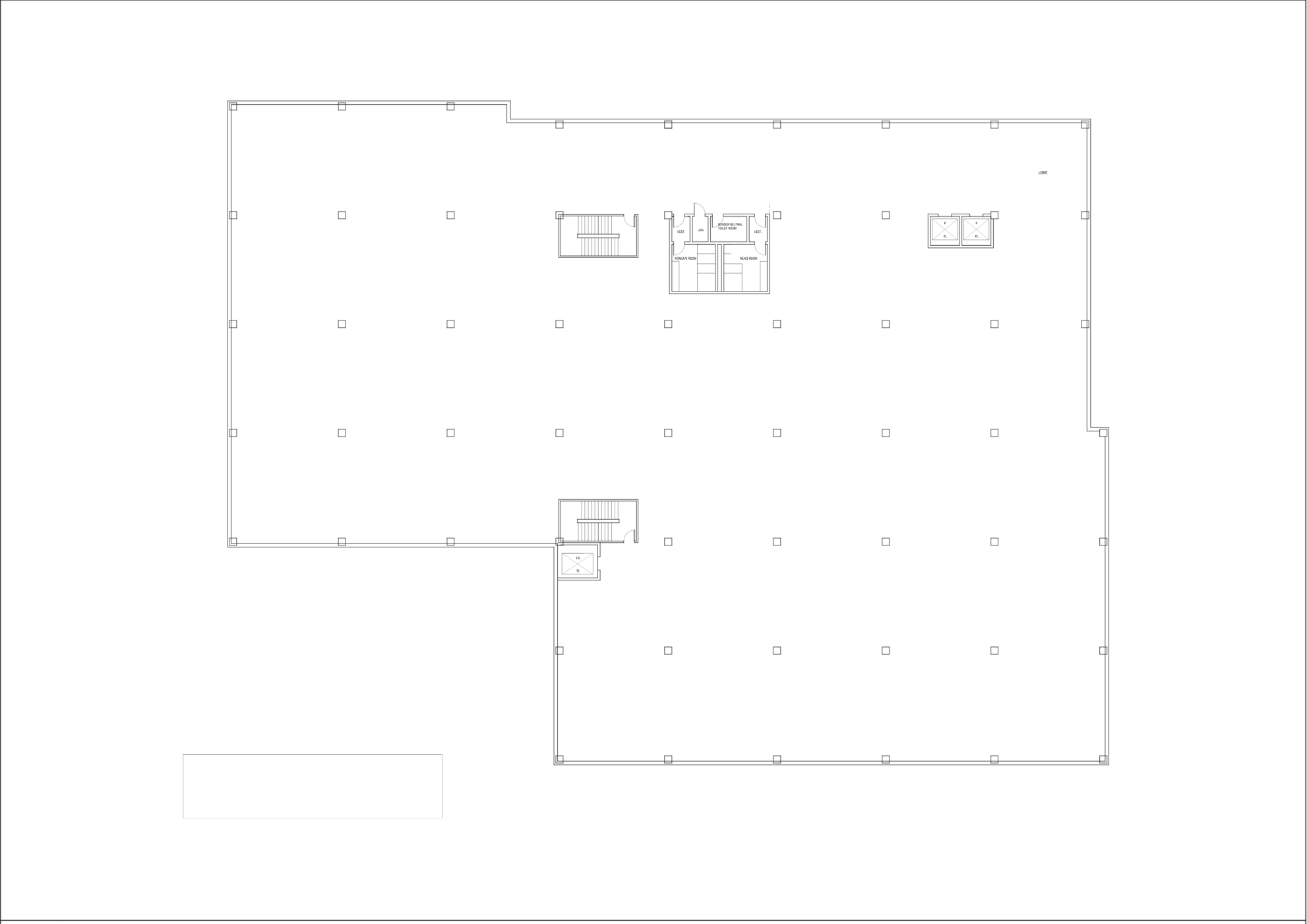
# Innovation 511 Floor Plan: Building 5 – 2<sup>nd</sup> Floor



**42,300 RSF** Floor Plate Size  
**20'** Slab to Slab



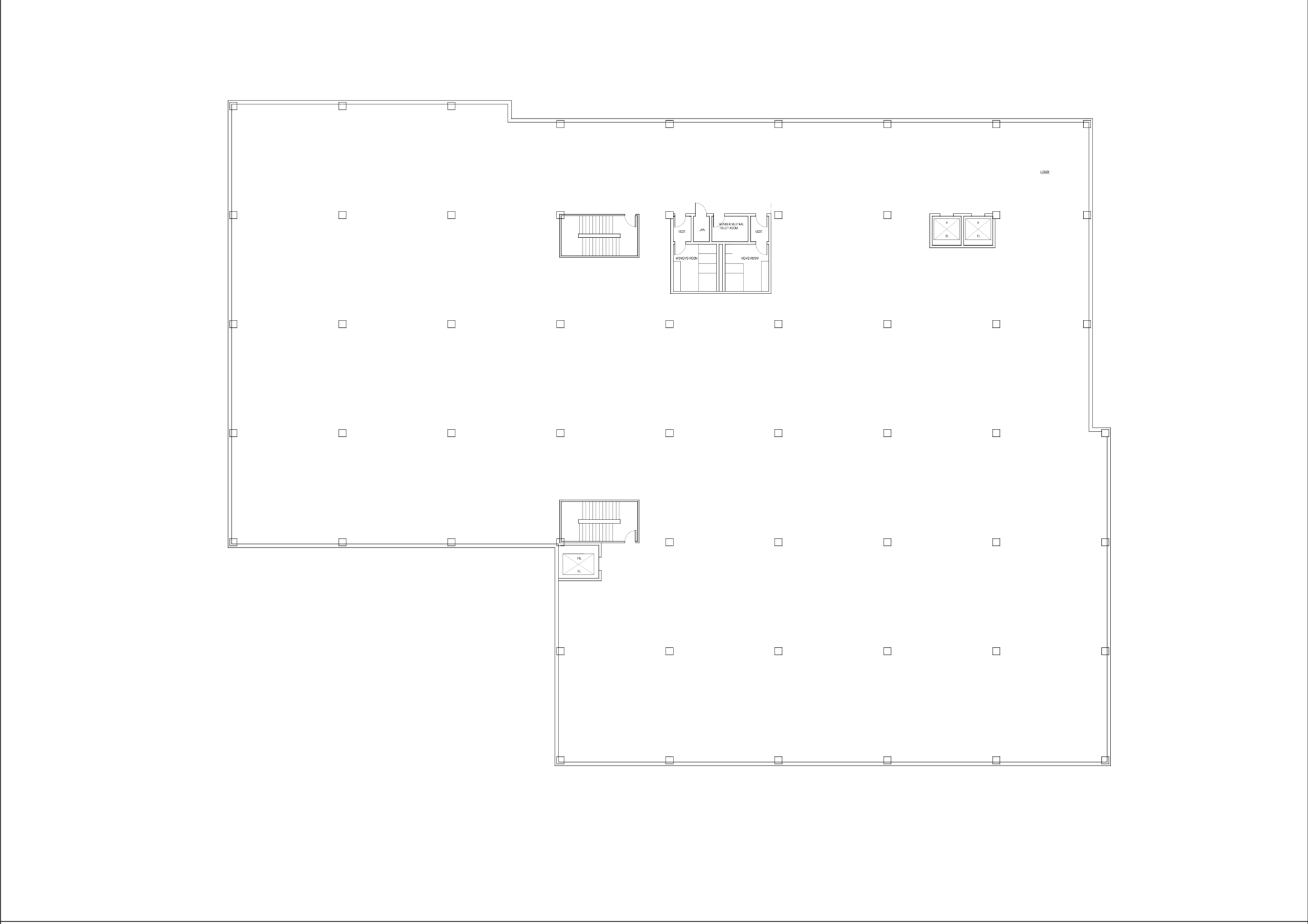
# Innovation 511 Floor Plan: Building 5 – 3<sup>rd</sup> Floor



**42,300 RSF** Floor Plate Size  
**20'** Slab to Slab



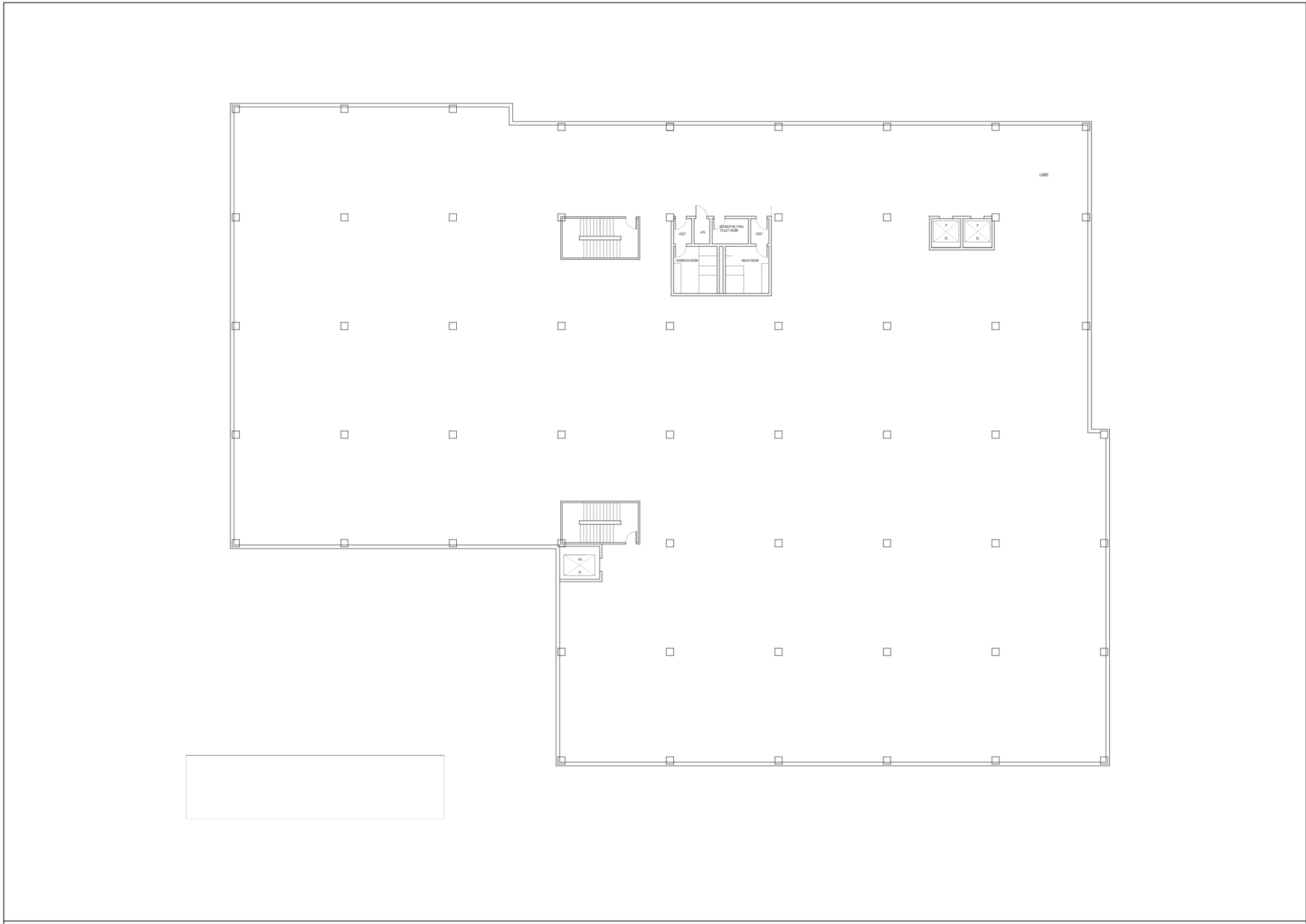
# Innovation 511 Floor Plan: Building 5 – 4<sup>th</sup> Floor



**42,300 RSF** Floor Plate Size  
**20'** Slab to Slab



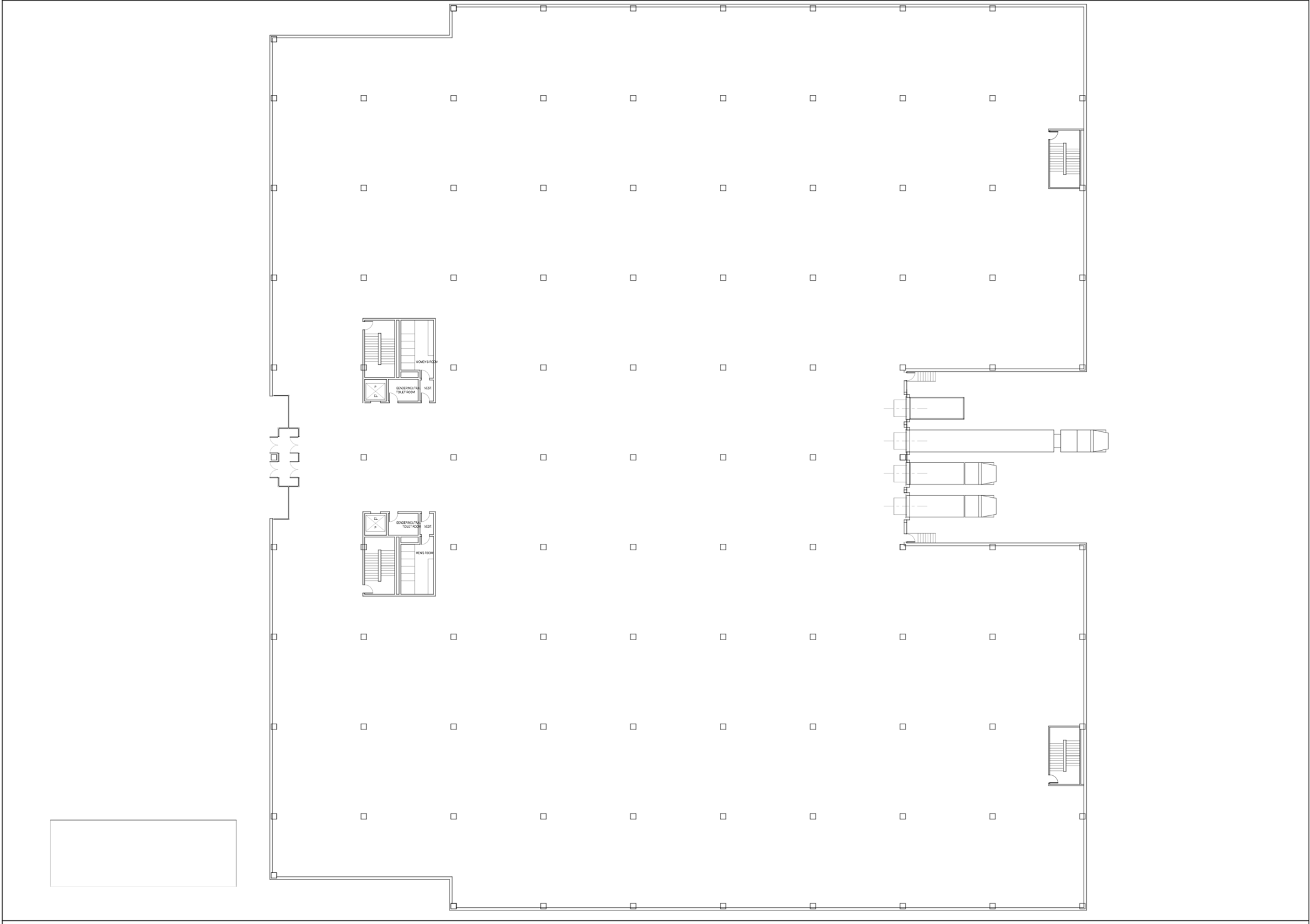
# Innovation 511 Floor Plan: Building 5 – 5<sup>th</sup> Floor



**42,300 RSF** Floor Plate Size  
**20'** Slab to Slab



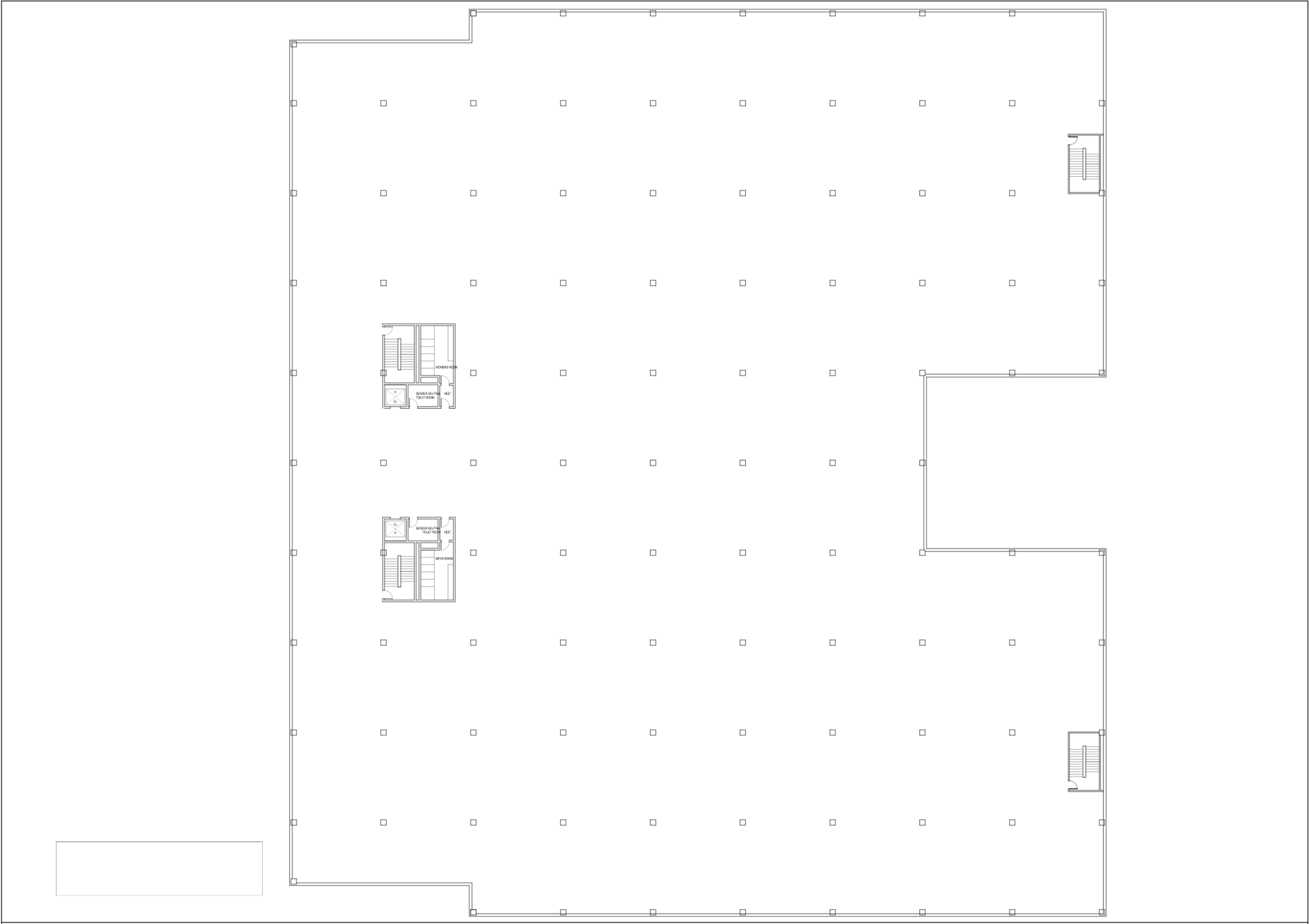
# Innovation 511 Floor Plan: Buildings 6 & 7– 1<sup>st</sup> Floor



**97,800 RSF** Floor Plate Size  
**20'** Slab to Slab



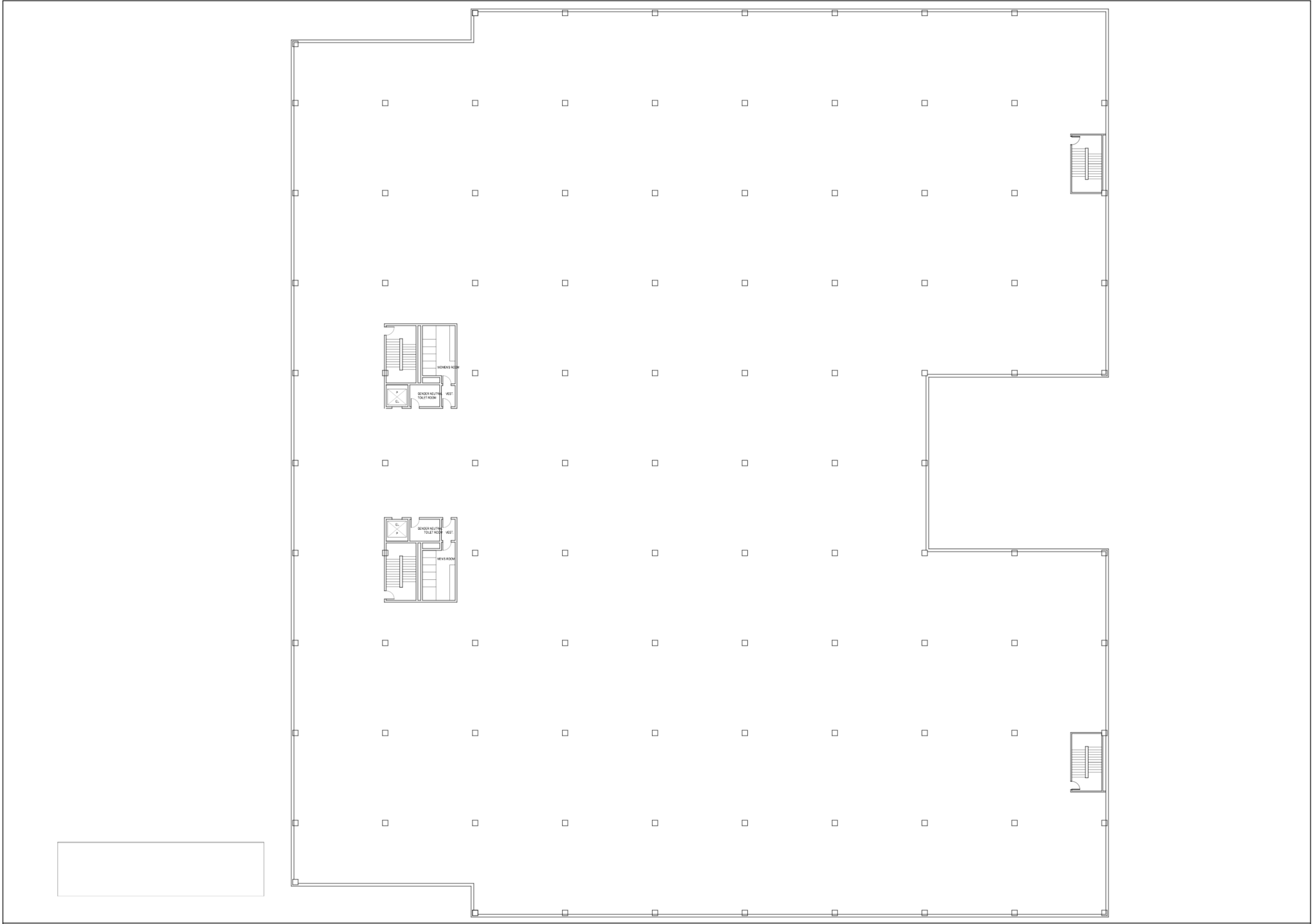
# Innovation 511 Floor Plan: Buildings 6 & 7– 2<sup>nd</sup> Floor



**97,800 RSF** Floor Plate Size  
**20'** Slab to Slab

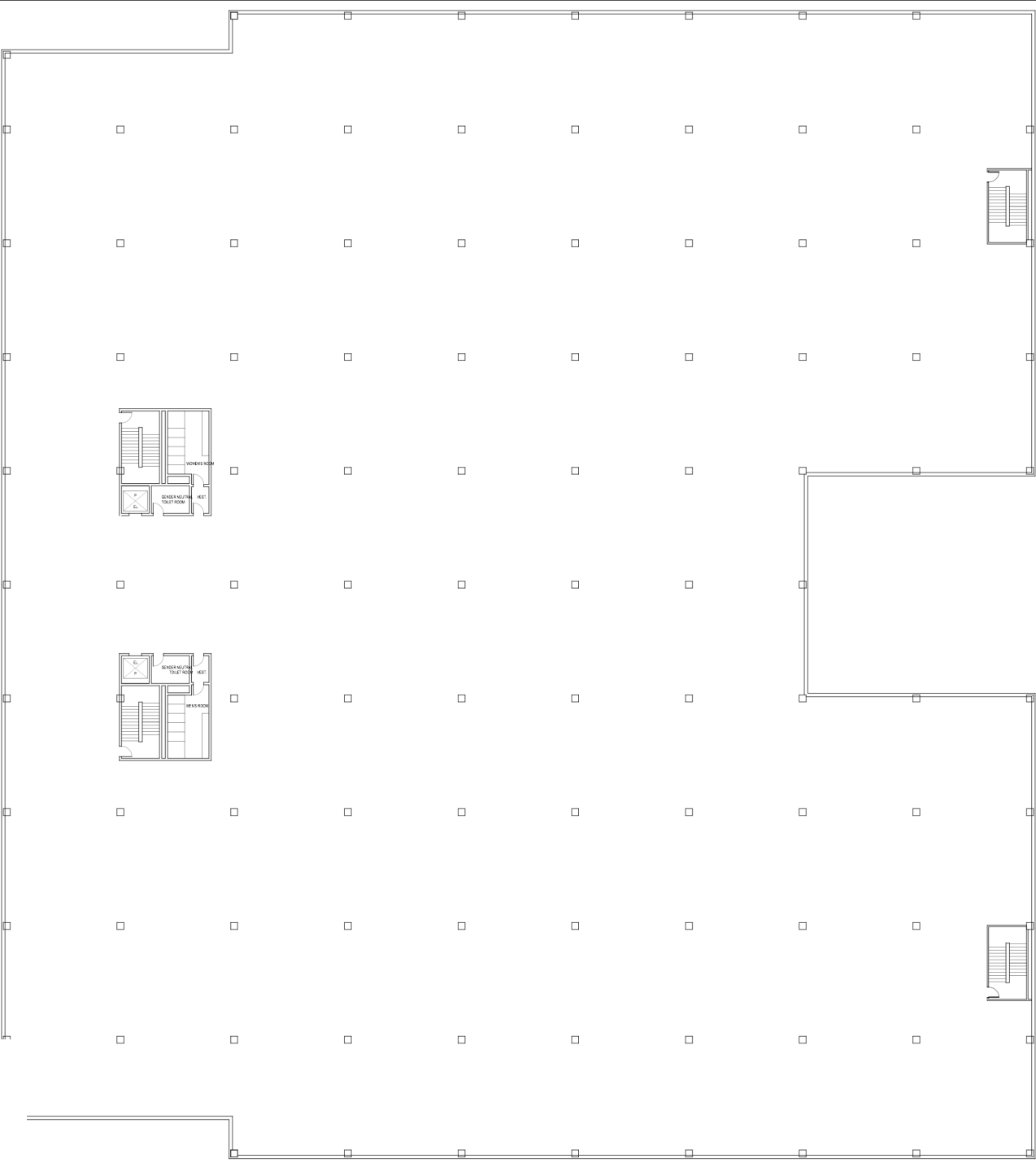


# Innovation 511 Floor Plan: Buildings 6 & 7– 3<sup>rd</sup> Floor



**97,800 RSF** Floor Plate Size  
**20'** Slab to Slab

# Innovation 511 Floor Plan: Buildings 6 & 7– 4<sup>th</sup> Floor

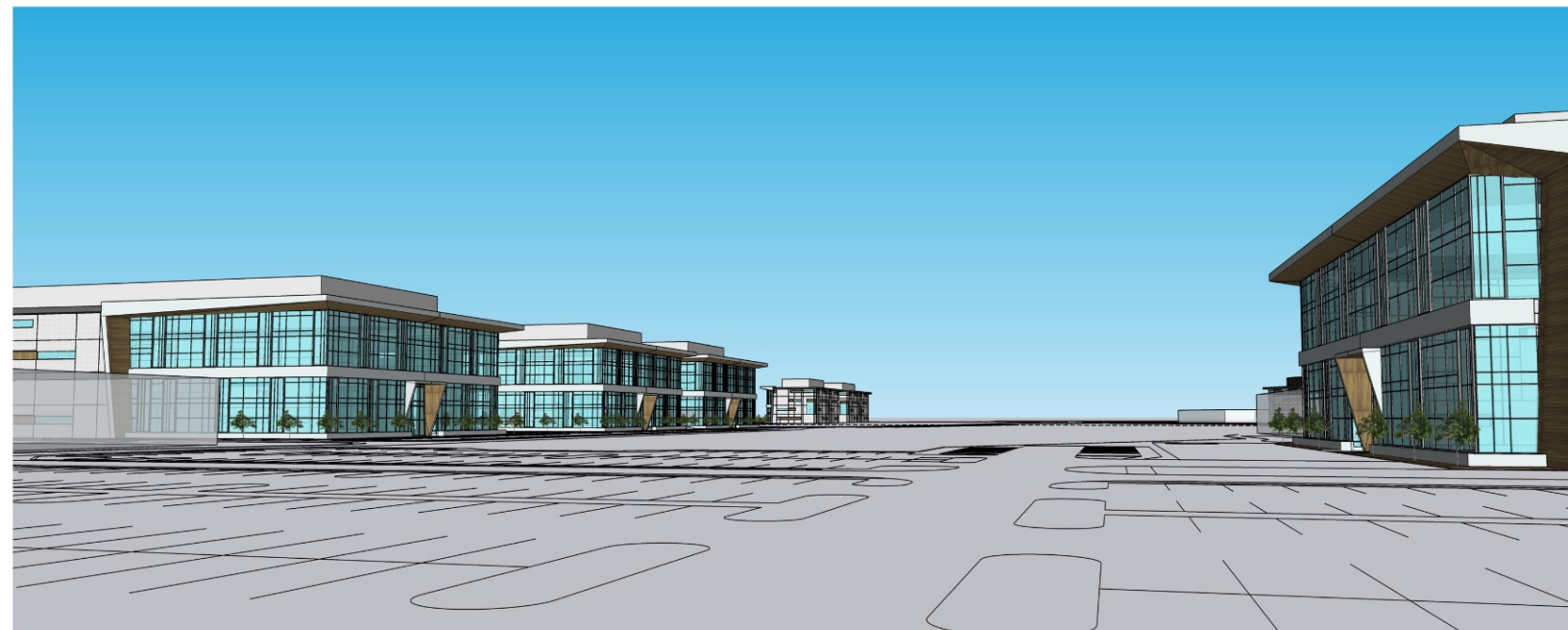


**97,800 RSF** Floor Plate Size  
**20'** Slab to Slab



# Innovation 611 Overview

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**1.1m** Total Square Feet

**5** Total Buildings

**2,176** Parking Spots

**20'** Slab to Slab

**2** Floors

**Multiple** Loading Docks per Building

**150 PSF** Live Load Structural Design

**33'x 33'** Structural Bays





# Innovation 611 Site Plan





# Innovation 611 Square Footage Summary

Building	Address	RSF	Floors	Slab to Slab
Building 11	890 River Road	285,525	2	20'
Building 12	892 River Road	218,997	2	20'
Building 13	894 River Road	220,212	2	20'
Building 14	896 River Road	227,556	2	20'
Building 15	898 River Road	130,140	2	20'
Subtotal		1,082,430		



# Innovation 611 Building Breakout

Building 11	RSF	Slab to Slab
Second Floor	142,763	20'
First Floor	142,763	20'

Building 12	RSF	Slab to Slab
Second Floor	109,499	20'
First Floor	109,499	20'

Building 13	RSF	Slab to Slab
Second Floor	110,106	20'
First Floor	110,106	20'

Building 14	RSF	Slab to Slab
Second Floor	113,778	20'
First Floor	113,778	20'

Building 15	SF	Slab to Slab
Second Floor	65,070	20'
First Floor	65,070	20'





# 2 & 4 Story Life Science Headquarters for Advanced Therapies and cGMP Manufacturing



# Advanced Therapies Park



The  
Discovery Labs

A 2.8 M SF Fully Zoned Scientific Research Development  
and cGMP Manufacturing Campus in King of Prussia, PA



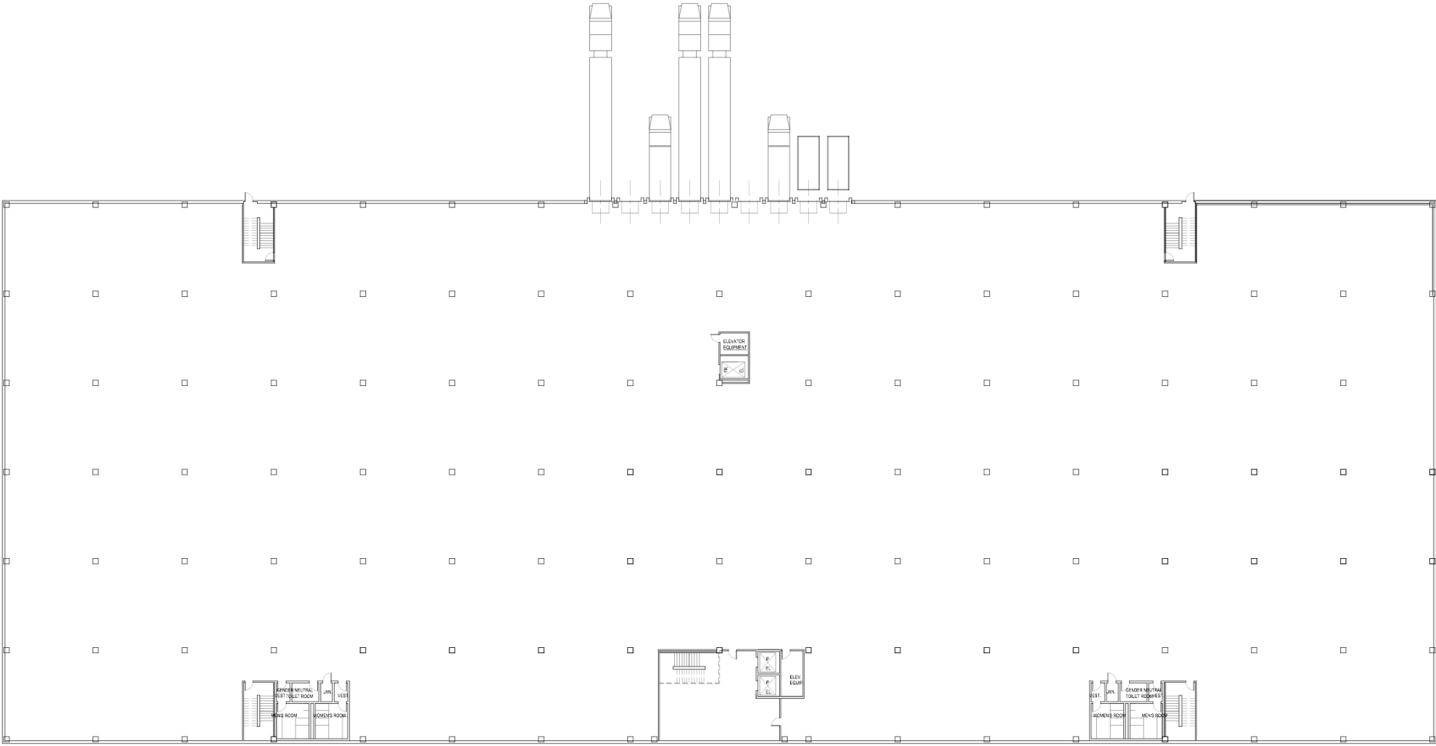
# Innovation 611 Elevation Plan

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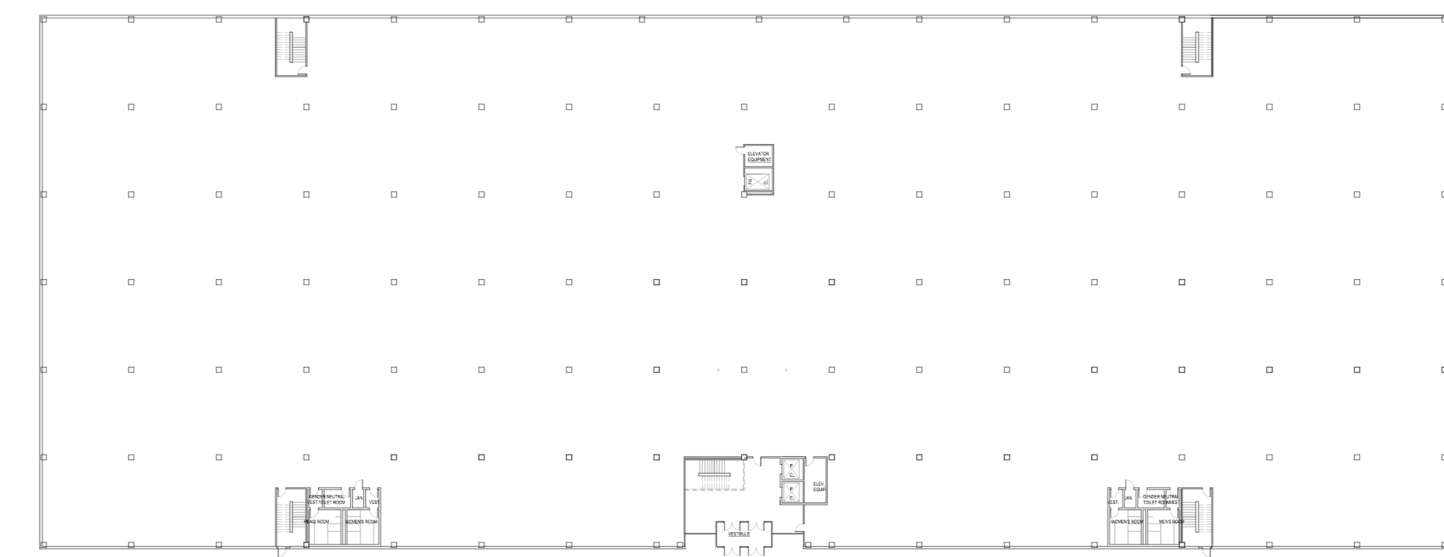
# Innovation 611: Building 11 – 1<sup>st</sup> Floor



**142,763 RSF** Floor Plate Size  
**20'** Slab to Slab



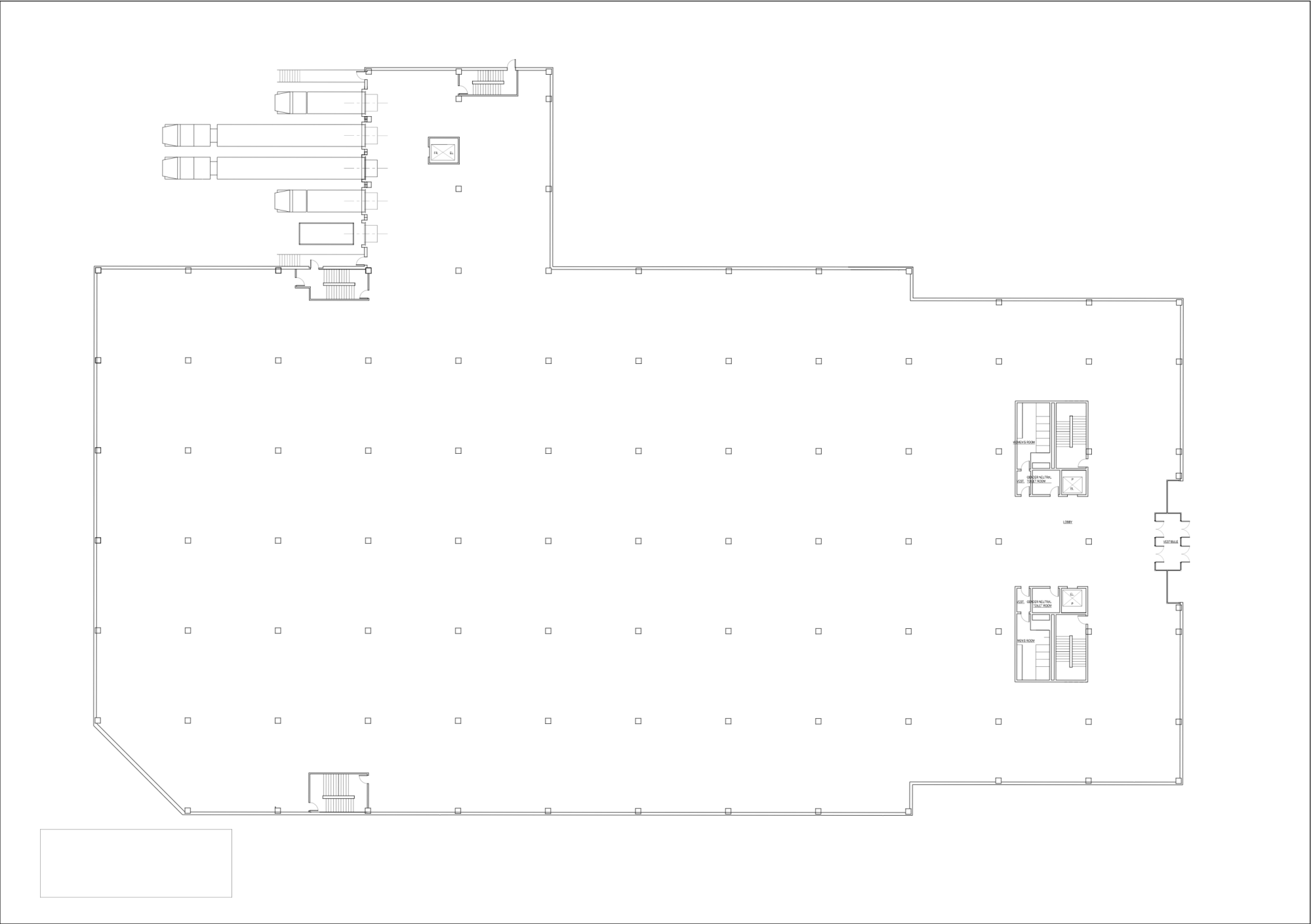
# Innovation 611: Building 11 – 2<sup>nd</sup> Floor



**142,763 RSF** Floor Plate Size  
**20'** Slab to Slab



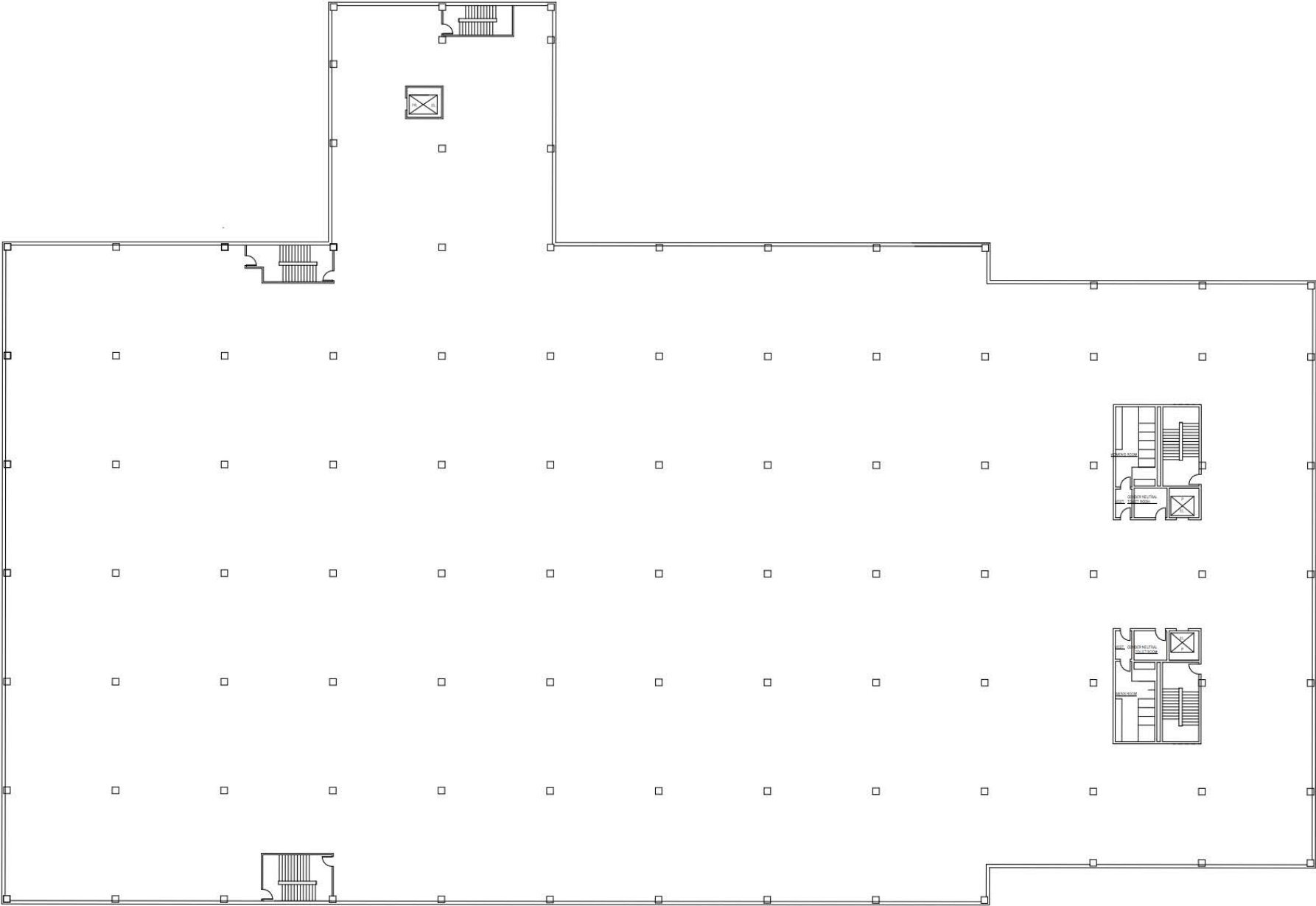
# Innovation 611: Building 12 – 1<sup>st</sup> Floor



**109,499 RSF** Floor Plate Size  
**20'** Slab to Slab

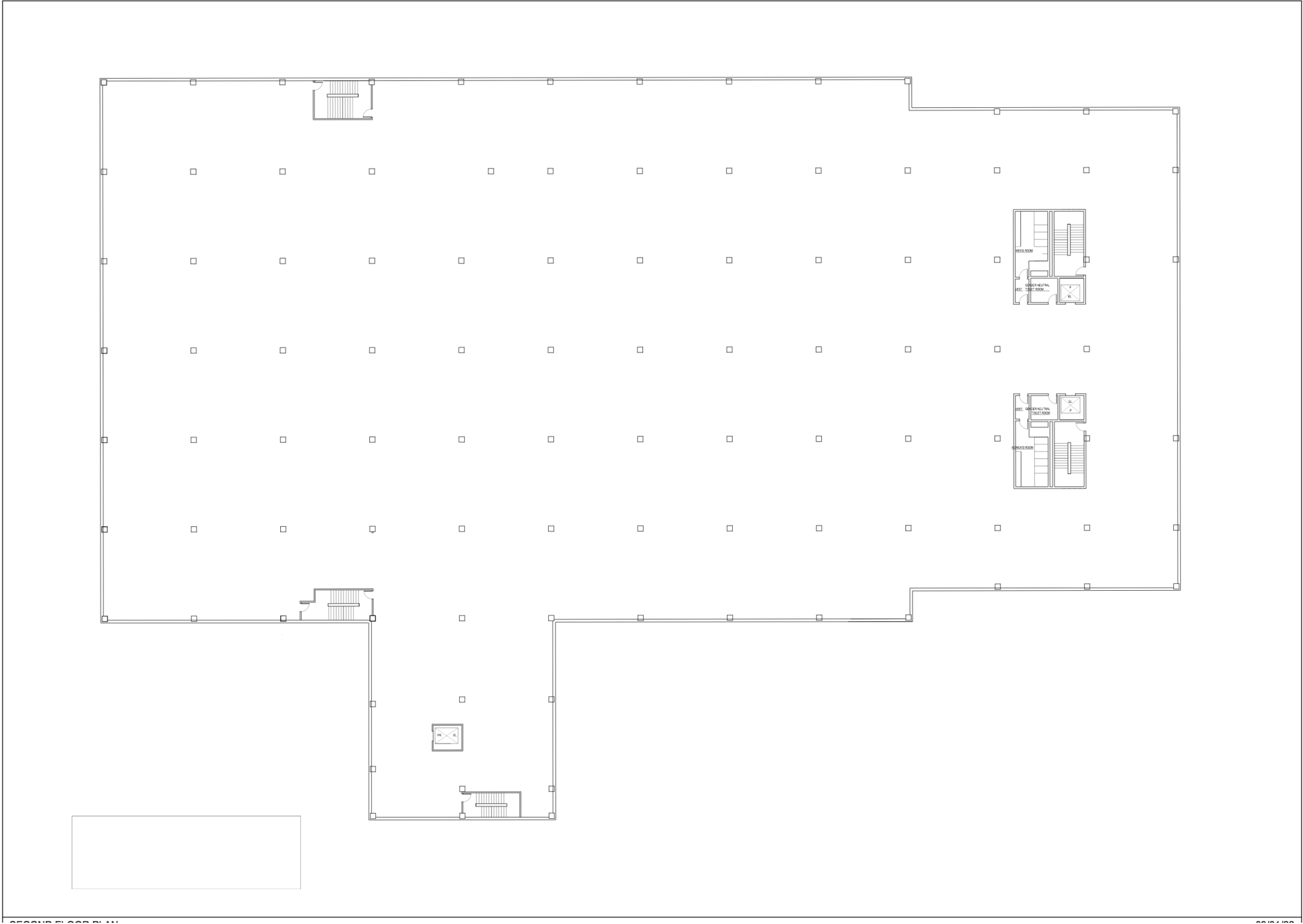


# Innovation 611: Building 12 – 2<sup>nd</sup> Floor



**109,499 RSF** Floor Plate Size  
**20'** Slab to Slab

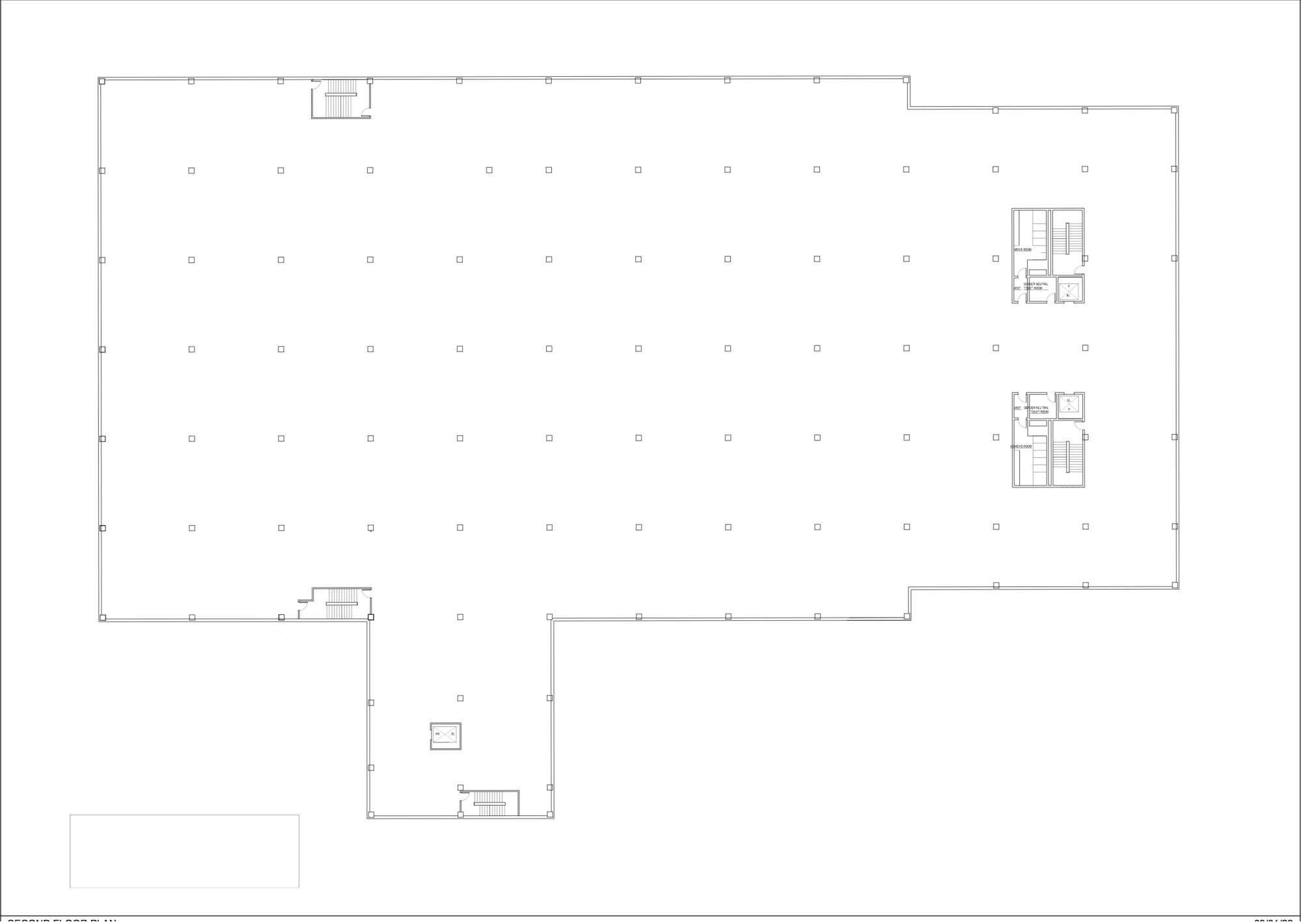
# Innovation 611: Building 13 – 1<sup>st</sup> Floor



**110,106 RSF** Floor Plate Size  
**20'** Slab to Slab

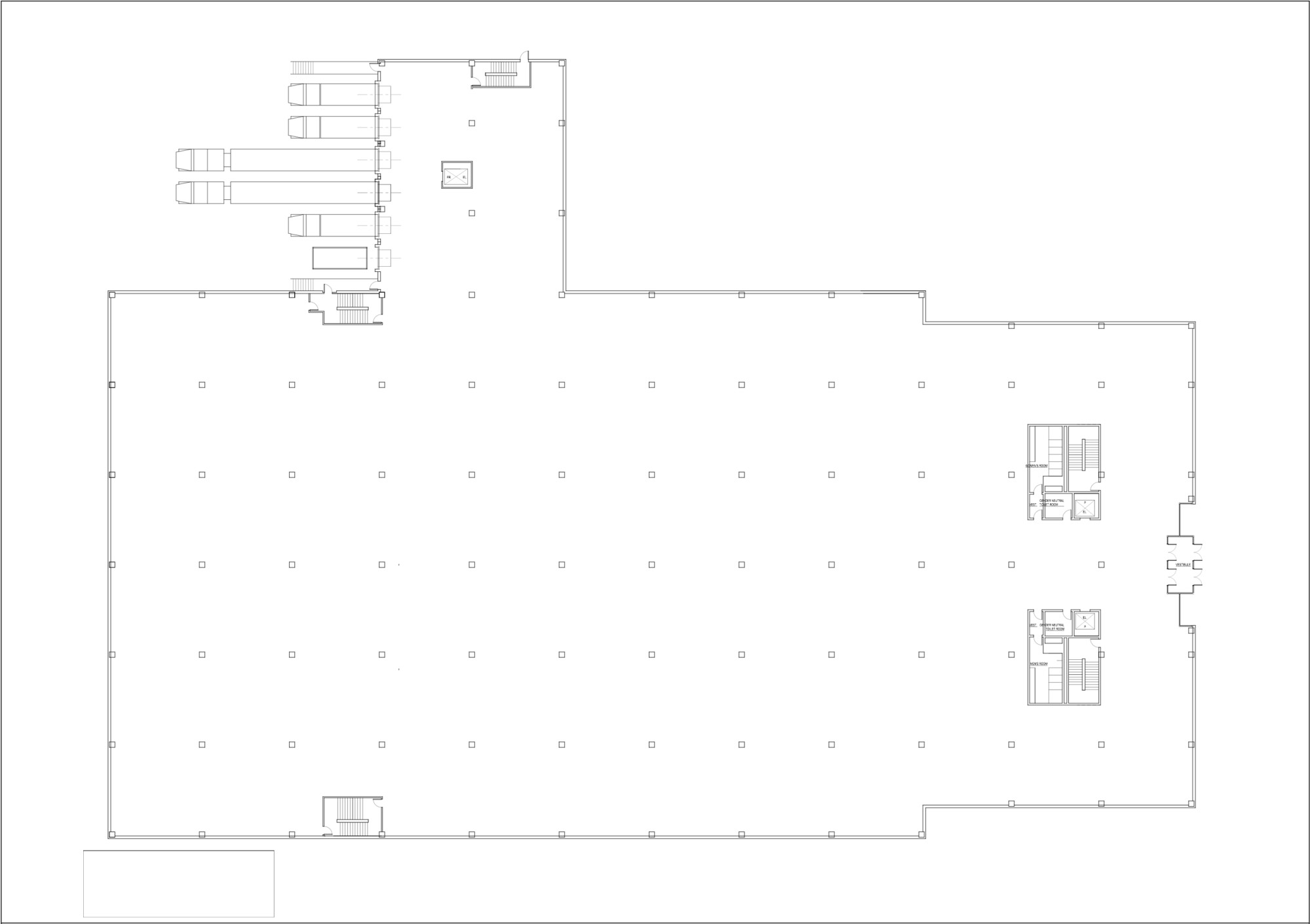


# Innovation 611: Building 13 – 2<sup>nd</sup> Floor



**110,106 RSF** Floor Plate Size  
**20'** Slab to Slab

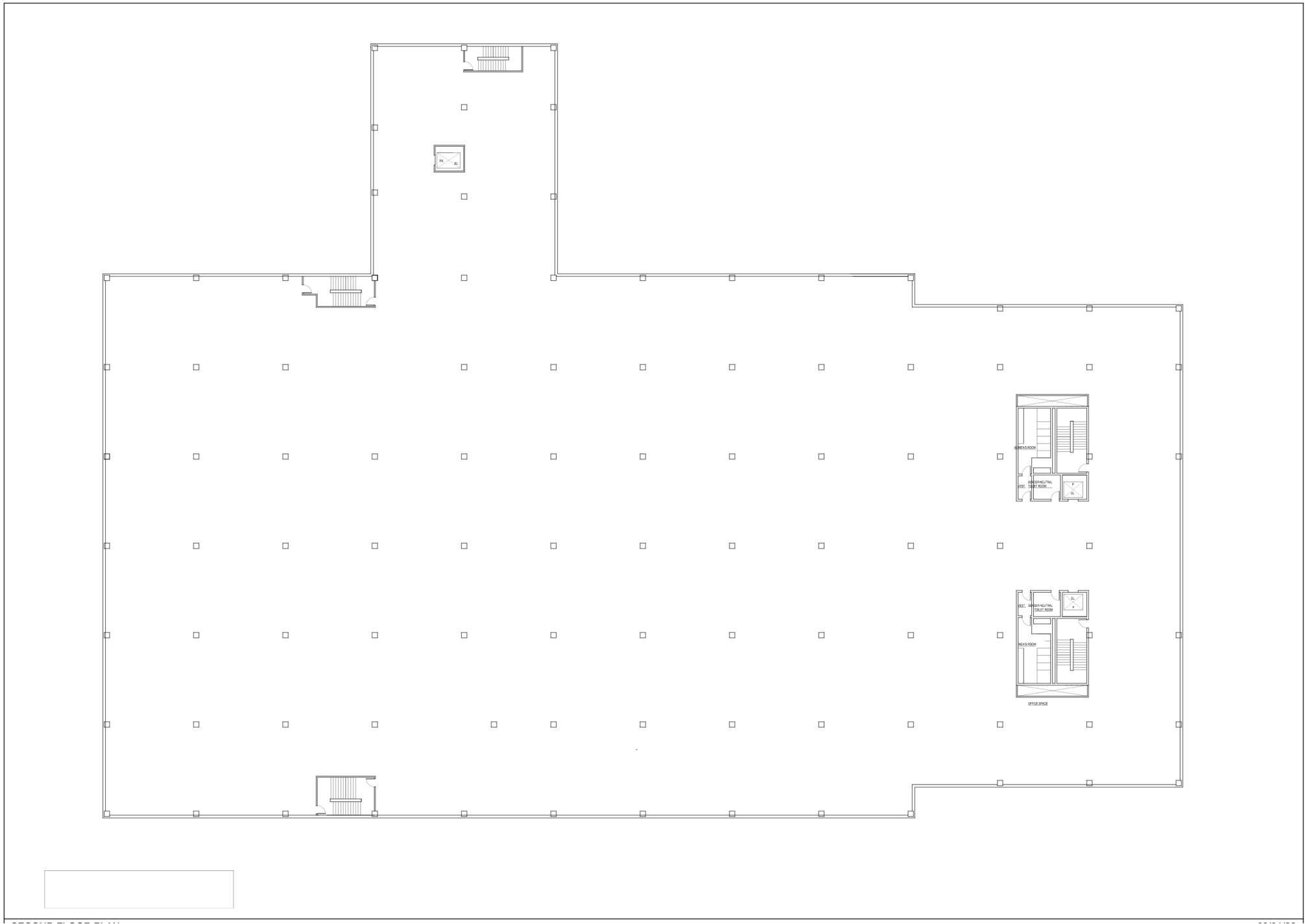
# Innovation 611: Building 14 – 1<sup>st</sup> Floor



**113,778 RSF** Floor Plate Size  
**20'** Slab to Slab

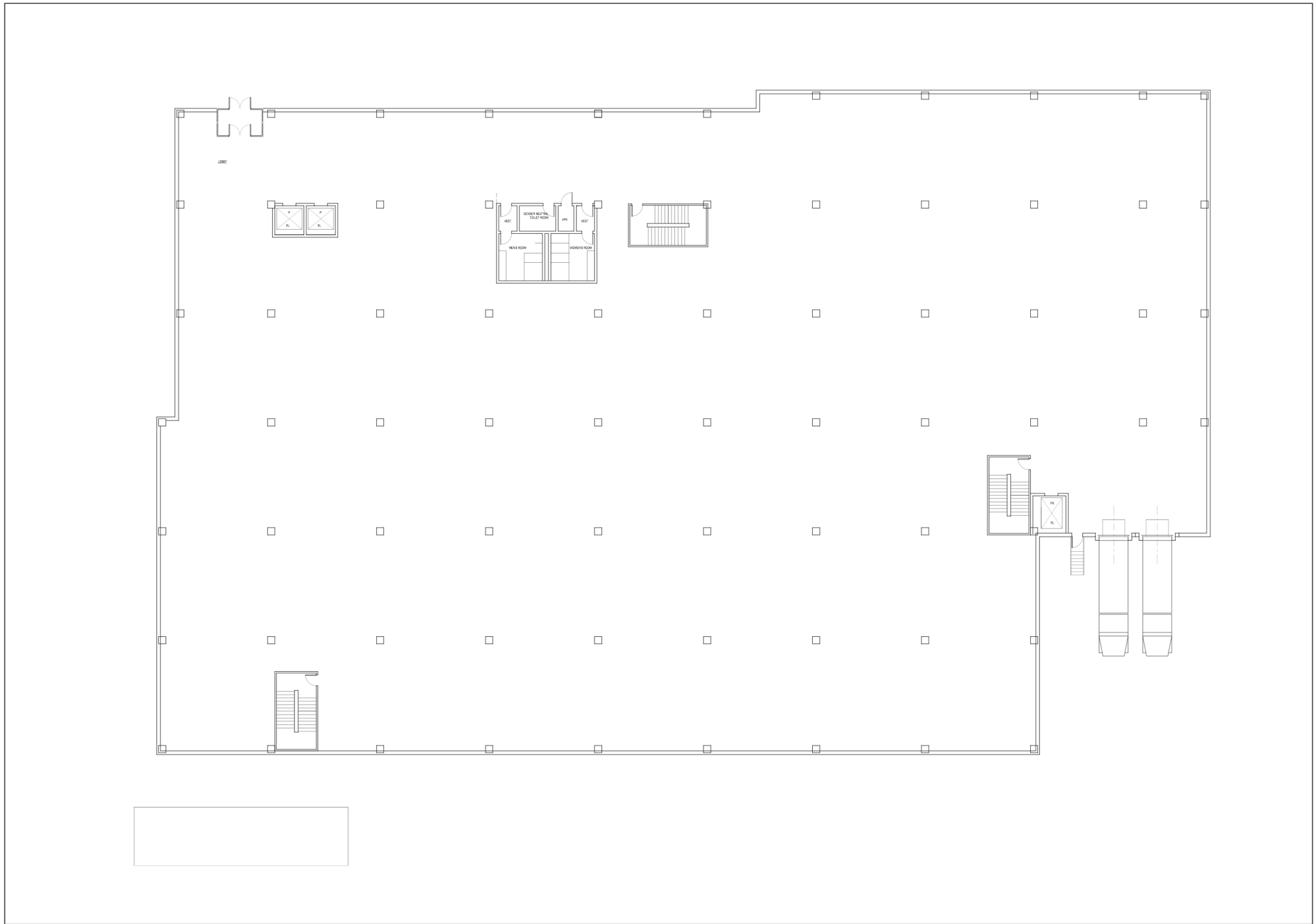


# Innovation 611: Building 14 – 2<sup>nd</sup> Floor



**113,778 RSF** Floor Plate Size  
**20'** Slab to Slab

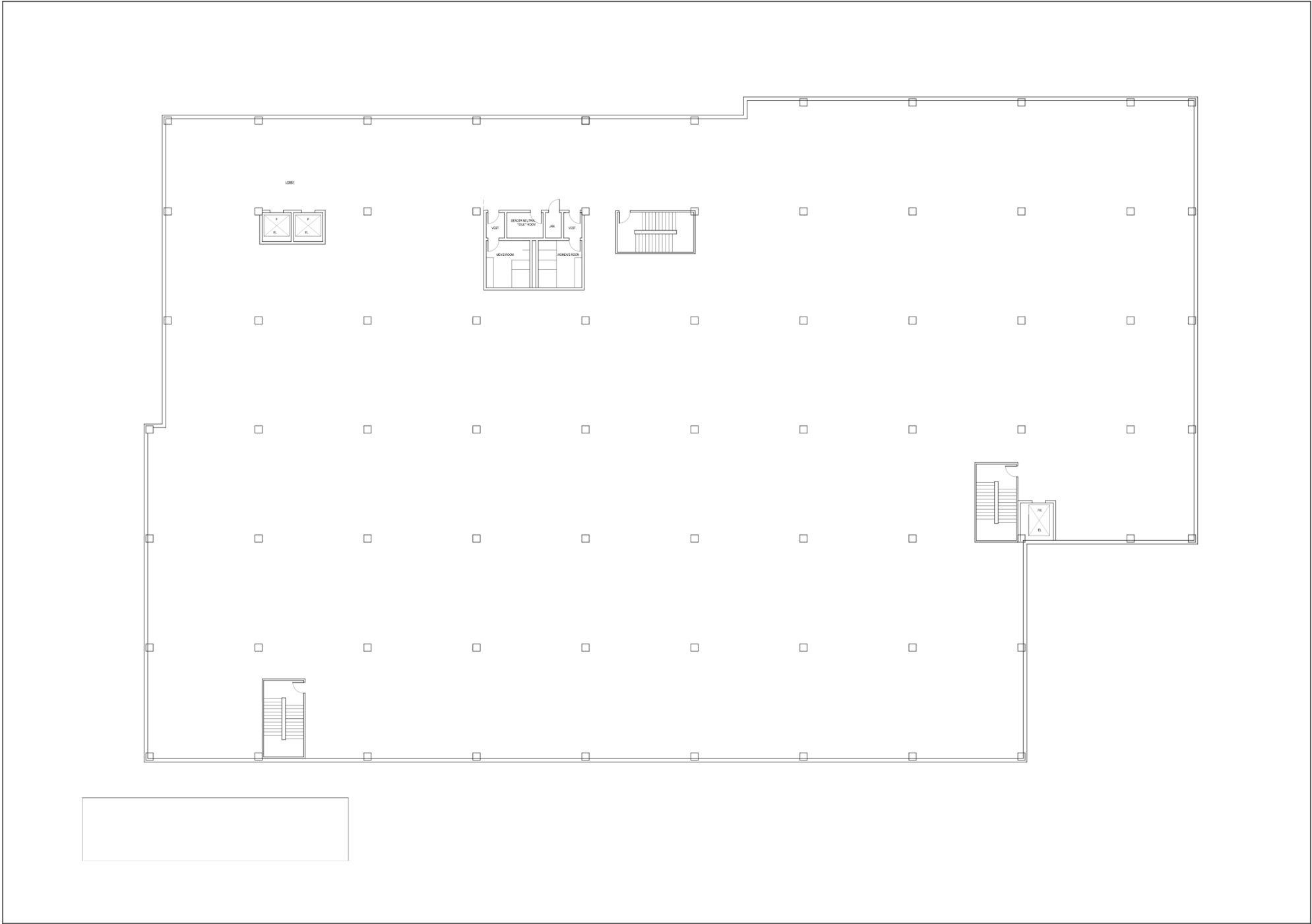
# Innovation 611: Building 15 – 1<sup>st</sup> Floor



**65,070 RSF** Floor Plate Size  
**20'** Slab to Slab



# Innovation 611: Building 15 – 2<sup>nd</sup> Floor



**65,070 RSF** Floor Plate Size  
**20'** Slab to Slab



