

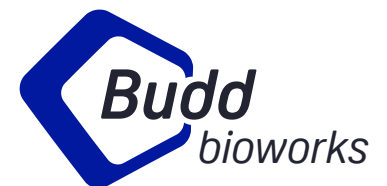
Budd *innovation center*

2450 W. Hunting Park Avenue, Philadelphia, PA



Where Ideas *Take Shape*

Science in all stages can find a home at the **Budd Innovation Center** with both ready-to-go and future space for a variety of lab services and biomanufacturing providing an epicenter for businesses to grow and evolve in the Budd Bioworks campus.



PLYMOUTH GROUP

buddbio.com

Leasing Agent



At a Glance

Budd innovation center



232,976 SF

total Budd Innovation Center



79,744 SF

cGMP manufacturing in Annex



127,232 SF

lab / R&D / office in Main Building



1,700

parking spaces campuswide



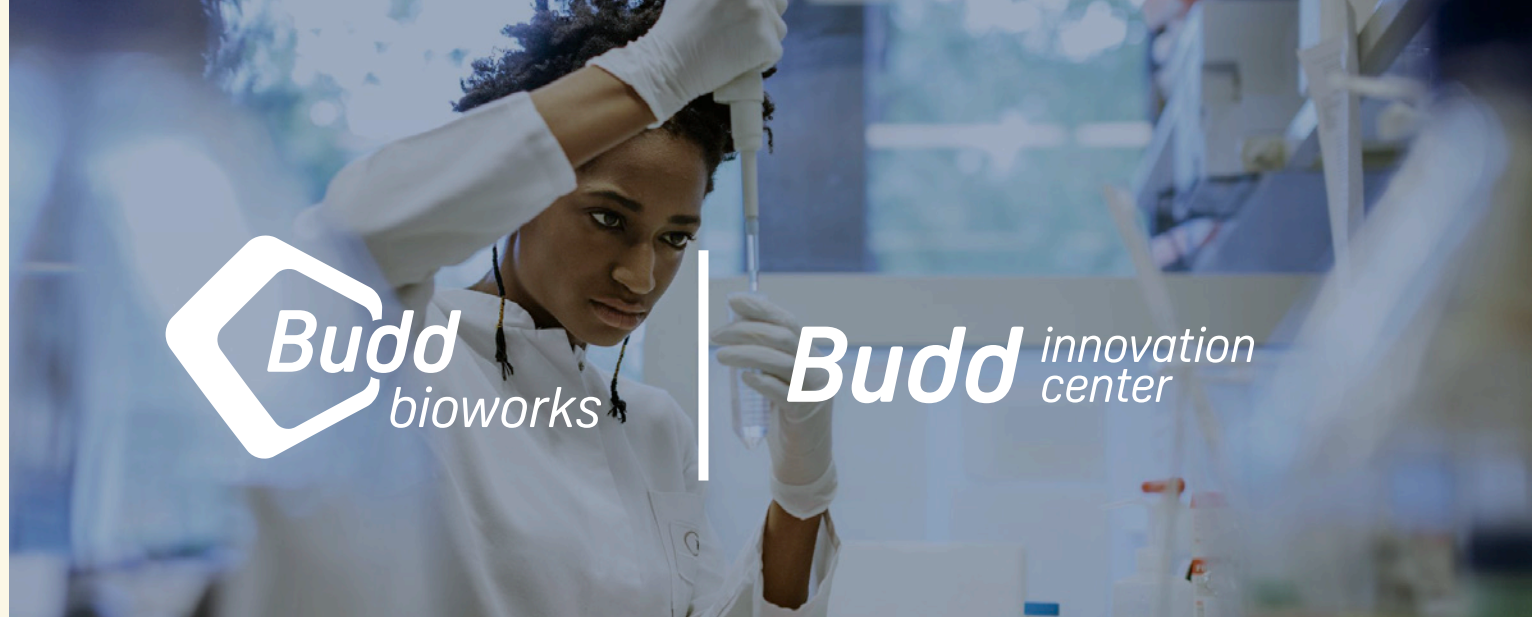
Amenities

on-site cafe / gym / garden courtyard



Accessibility

Route 1 & 13 / SEPTA



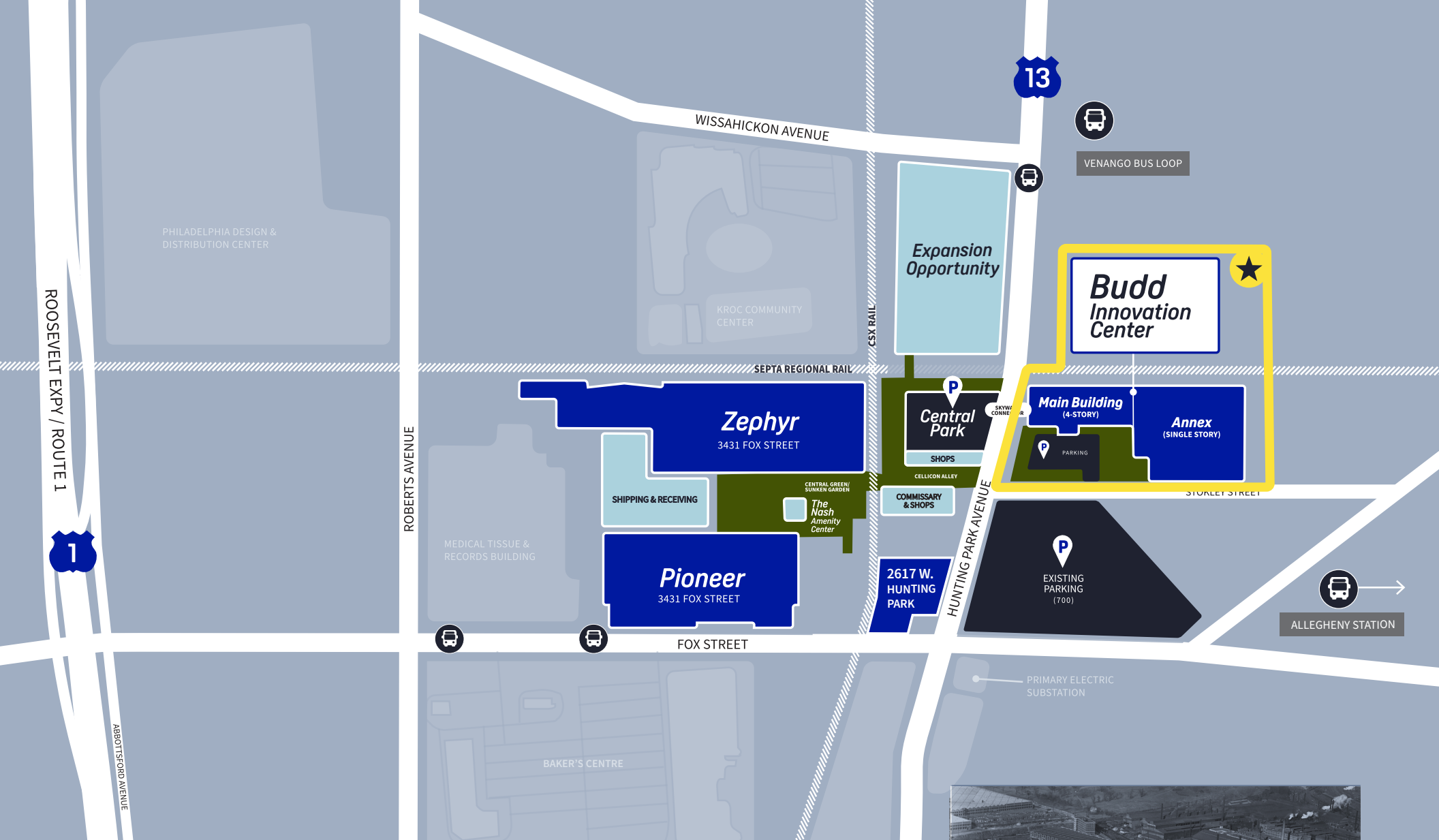
Moving Science *Forward*

Innovation Center Highlights

- Located within Budd Bioworks, a unique historic campus with an exciting redevelopment plan
- Exceptional flexibility for tenant-driven custom design
- Secure self-contained campus environment with 24/7 staffed access
- On-campus specialized infrastructure and planned partners to support biomedical firms, including biomedical workforce development
- Well capitalized, hands-on owner and development team engineered for science

Location Highlights

- Central to the thriving Philadelphia biocluster with world class research institutions and talent. Just 15 minutes to University City
- Located in a district with critical mass for bio, surrounded by three top-tier medical schools: Temple, Drexel and Jefferson
- Doorstep accessibility by public transportation
- Easy vehicular access for suburban biomedical worker pools, with the largest expanse of free parking in the City of Philadelphia



Budd Campus

Mass producing pioneering steel applications that revolutionized transit from the automobile to outer space is our heritage, accelerating critical cures to market is our future.



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The Annex



The Annex



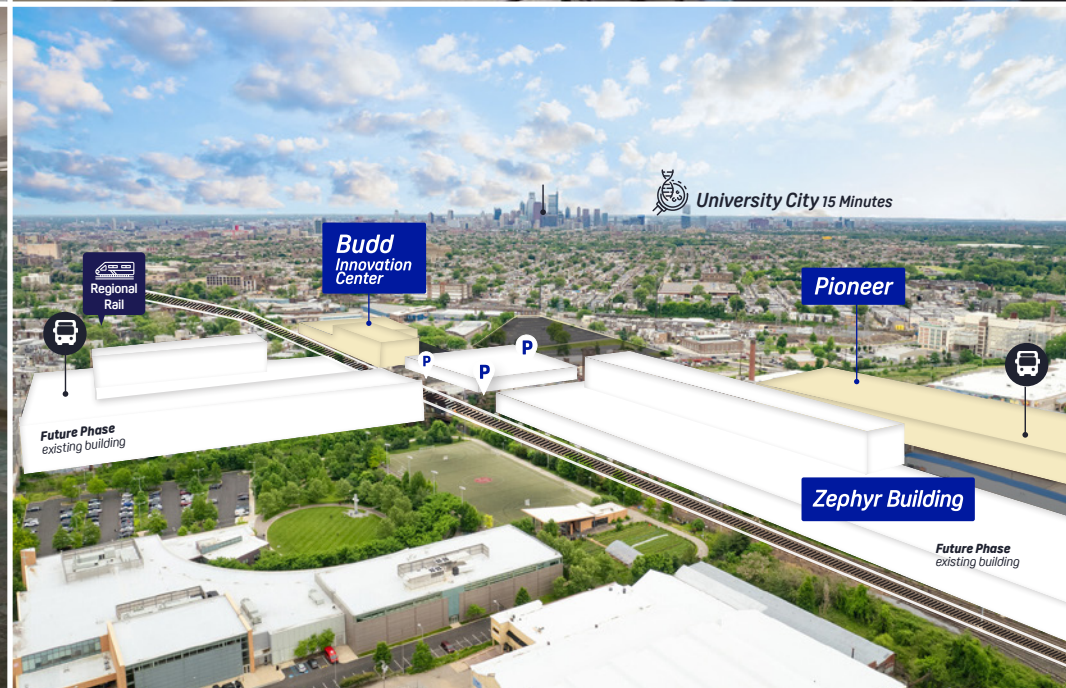
The Annex



Main Building 4th Floor

Budd innovation center

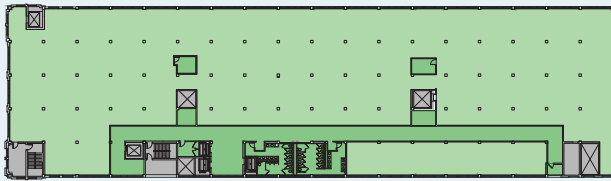
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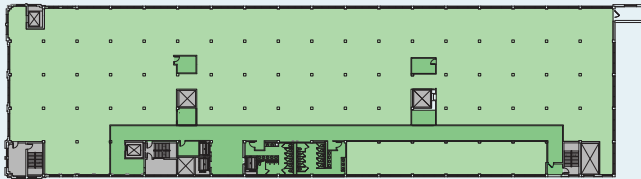
Floor Plans

First Floor (Tower)	40,900 sf*
First Floor (Annex)	79,744 sf
Second Floor Laboratory	34,200 sf
Third Floor Laboratory	34,200 sf
Fourth Floor Laboratory	34,200 sf
Total	232,976 sf

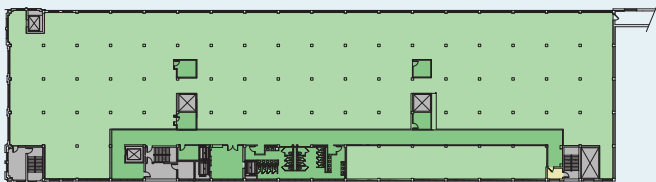
*26,000 SF of first floor is amenity space



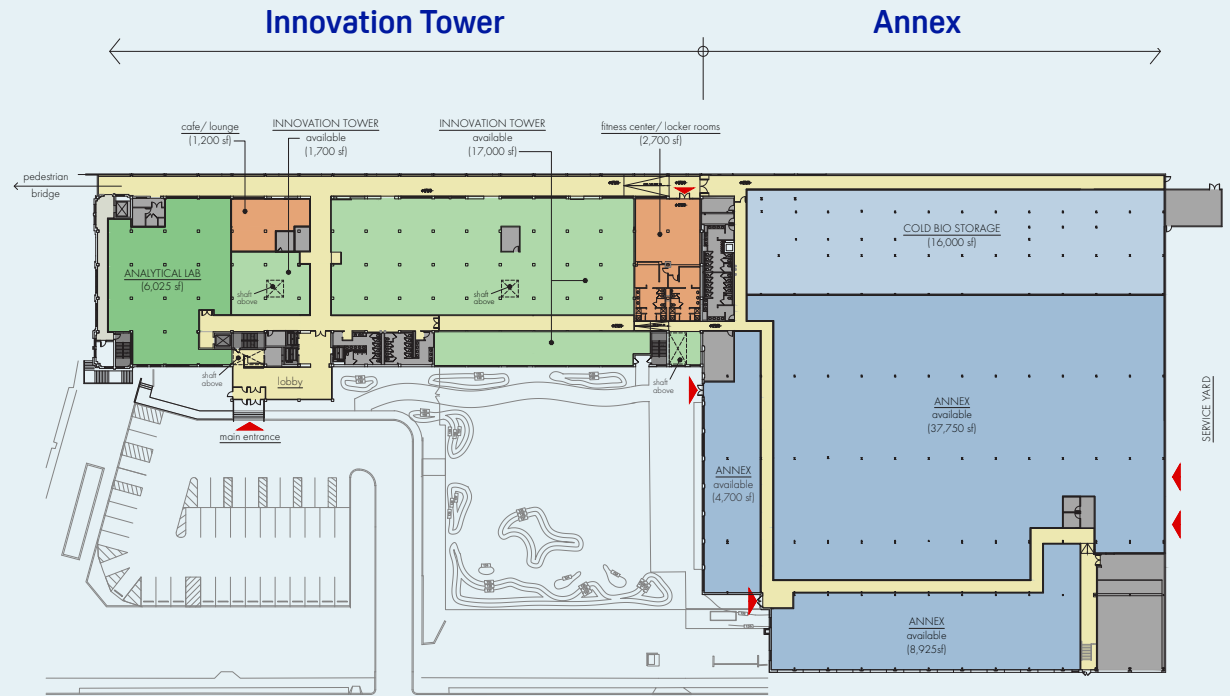
FOURTH FLOOR PLAN 34,200 SF Lab



THIRD FLOOR PLAN 34,200 sf Lab



SECOND FLOOR PLAN 34,200 sf Lab



FIRST FLOOR PLAN 40,900 sf (Tower) / 79,744 sf (Annex)

Main Building Specifications

Address 2450 W Hunting Park Avenue, Philadelphia, PA 19129

Building Description	First Floor (Main Building)	40,900 sf
	First Floor Amenities	26,000 sf
	Second Floor Laboratory	34,200 sf
	Third Floor Laboratory	34,200 sf
	Fourth Floor Laboratory	34,200 sf
	Total SF	153,232 sf
	Total RSF	127,232 sf

Floor Structure Concrete slab on grade and concrete slab on concrete beams.

Building Frame 4-story poured concrete column, beam and slab structure

Building Envelope Brick façade and insulated glass windows

Column Spacing 20' OC x 20' OC

Floor To Floor Heights Floor 1-4: 14'-6" / Lower Level/Garage: 21'-0"

Elevators 47 SF (5'-8" x 8'-6") geared traction
5,000 lb capacity at 350 FPM
(3) passenger elevators

- Loading Dock**
- (2) Existing covered loading docks at W. Hunting Park Ave
 - (2) open loading docks installed on East Façade of Annex Building
 - (1) two door covered loading dock in Annex Building off of Stokley Street

- Campus Parking**
- 920 proposed in a central parking facility on Hunting Park Avenue
 - 740 outdoor parking spots accessed from Stokley Street
 - 30 visitor parking spaces at BIC

- Electric**
- (2) existing 2,000 kVA transformers feeding a 2,500A switch
 - (1) new 2,500 kVA transformer feeding a 4,000A MTM switch
 - 1,200 kW emergency diesel fuel generator providing 8 w/sf standby power

- HVAC**
60% Lab
40% Office
- Cooling - 2.0 CFM/SQFT, 12 air changes/hour
 - 100% outside air for lab/manufacturing uses
 - Electric unit heating, cooling towers and chillers for cooling
 - Areas on roof and in basement to address specialized equipment requirements

Plumbing Served by a 12 inch main on Hunting Park Avenue

Fire Safety Full sprinkler and fire alarm coverage throughout the entire building

ADA Building is ADA compliant

Utilities
Electric: PECO
Gas: PGW
Water & Sewer: Philadelphia Water Department
Tele/Data: Comcast

Lab Gases Compressed air will be provided as part of base building infrastructure. Chases for lab and manufacturing gases

Utility Yard Exterior utility yard with truck access for specialty gas storage tanks and emergency generators

Annex Specifications

Address 2450 W Hunting Park Avenue, Philadelphia, PA 19129

Building Description 79,744 SF single story building

Floor Structure Slab on grade and slab on steel floor

Building Frame Single story steel framed building w/concrete slab

Building Envelope Concrete panels, brick walls and metal finish panel system and double pane glazing system
EPDM roofing

Column Spacing E/W - 20'
N/S - 48' max, 8'-6" in at exterior

Clear Height High: 17'-0" / Low: 11'-3"

Elevators

- 47 SF (5'-8" x 8'-6") 5,000 lb capacity, 350 FPM, Innovation Main Building
- Three passenger elevators, SE corner of Innovation Main Building

Loading Dock

- (2) Existing covered loading docks at W. Hunting Park Ave
- (2) open loading docks installed on East Façade of Annex Building
- (1) two door covered loading dock in Annex Building off of Stockley Street

Campus Parking

- 920 proposed in a central parking facility on Hunting Park Avenue
- 740 outdoor parking spots accessed from Stokley Street
- 30 visitor parking spaces at BIC

Electric

- (2) existing 2,000 kVA transformers feeding a 2,500A switch
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HVAC

- Cooling - 2.0 CFM/SQFT, 12 air changes/hour
- 100% outside air for lab space
- Natural gas heating, cooling towers and chillers

Plumbing Served by a 12 inch main on Hunting Park Avenue

Fire Safety Full sprinkler and fire alarm coverage throughout the entire building

ADA Compliance Building is ADA compliant

Utilities

Electric: PECO
Gas: PGW
Water & Sewer: Philadelphia Water Department
Tele/Data: Comcast

Lab Gases Compressed air will be provided as part of base building infrastructure. Chases for lab and manufacturing gases

Utility Yard Exterior utility yard with truck access for specialty gas storage tanks and emergency generators



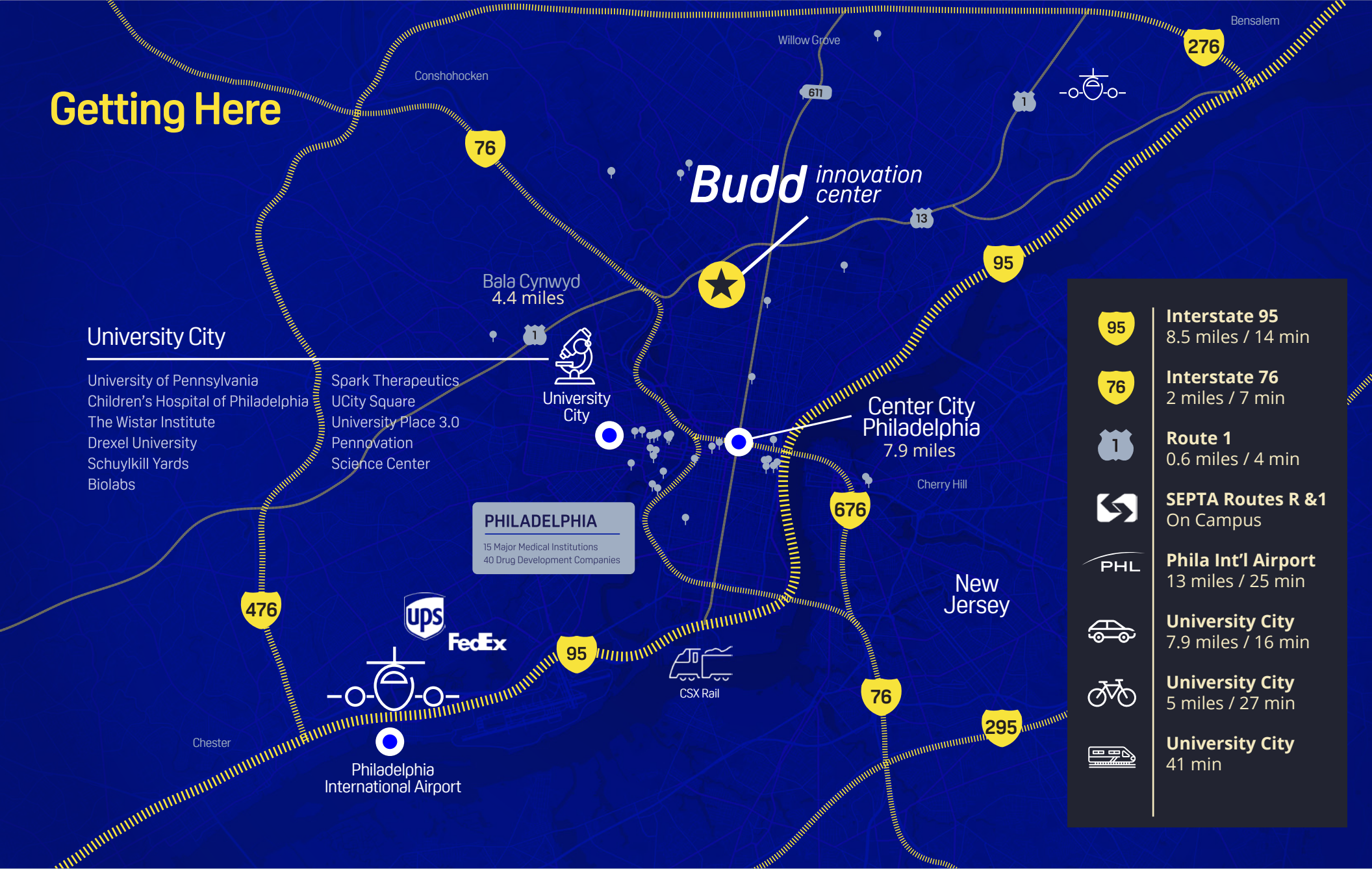
A community *for science*

Our campus development plan has been thoughtfully conceived to provide for all the supporting services required by biomedical occupiers. Future tenants can anticipate on-site resources for the following:

Planned and underway

- Analytical and QC/QA Testing
- Shared Instrument/Equipment Core
- Shared Animal Facility
- Incubator and Shared Lab
- Workforce Training
- Manufacturing Collaboration Center
- Cryo Storage
- Curated Lab Consumables & PPE Supply

Getting Here



Proximity to Major Cities



New York City
2hr 6min

Baltimore
1hr 54min

Washington, D.C.
3hr 8min

Boston
5hr 11min

Norfolk
5hr 23min

Toronto
7hr 57min

The Campus

Budd Bioworks is a 37-acre urban campus supporting a range of uses from discovery to production such as incubators, R&D, lab and pilot through commercial scale manufacturing.

Philadelphia's Cellicon Valley is the capital of cell and gene therapy with world-leading scientists and institutions. Budd, located just 15 minutes from its academic and research core, is a proven strategic manufacturing center with powerful infrastructure, climate resiliency and exceptional connectivity that fueled its legacy of mobilizing transformative ideas in transportation.

Offering the largest white box manufacturing spaces available for immediate buildout in Philadelphia today and biomedical workforce training programs delivered direct on site, the Budd Bioworks is a partner that can support and scale your cures, moving our partner firms towards the goals of tomorrow.

buddbio.com



PLYMOUTH GROUP

Contact our representatives for more information on leasing at Budd Bioworks:



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