

LIFE SCIENCES AT



SPACE FOR ALL STAGES OF YOUR LIFECYCLE

- Sophisticated lab-ready space located in the booming North Broad Street corridor
- Building infrastructure ideal for lab & life science users
- Easy access to public transit
- Close proximity to numerous universities, hospitals, office, retail and residential properties
- Located within a Federal Opportunity Zone



CBRE

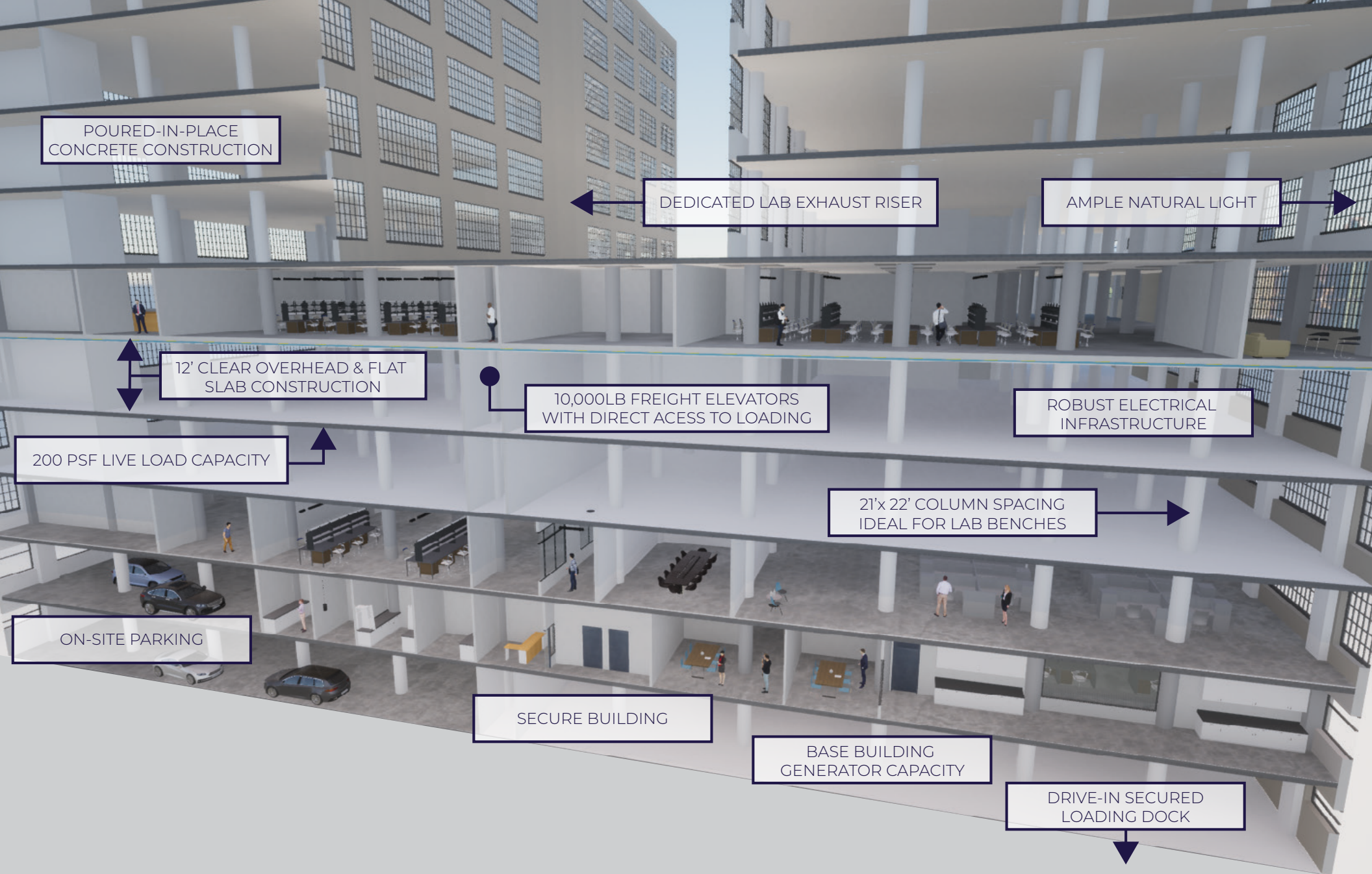


BUILDING OVERVIEW

- Located in the booming North Broad Street corridor, 401 North Broad is a 1.3 million square foot historic structure housing a state-of-the-art data center, lab and lab/office life science suites, creative office space and street-level retail.
- The building's existing infrastructure is ideal for life science users, boasting 12' slab-to-slab ceiling heights, 22' column spacing, 200 lb per sf floor load, four 10K lb freight elevators, two 4 megawatt emergency generators, secure covered loading dock and excellent natural light.
- 401 North Broad is easily accessible via the Broad Street subway line, Septa bus lines, and is a short walk to Suburban & Jefferson train stations. The building also houses a 275-car secure indoor parking garage, as well as a secure indoor bicycle storage area.
- 401 North Broad sits adjacent to the booming Callowhill Loft District, a walkable neighborhood connecting City Hall to Spring Garden Street. The building sits at the entry to The Rail Park and is surrounded by popular restaurants & cafes, coffee shops, brewpubs and entertainment venues.

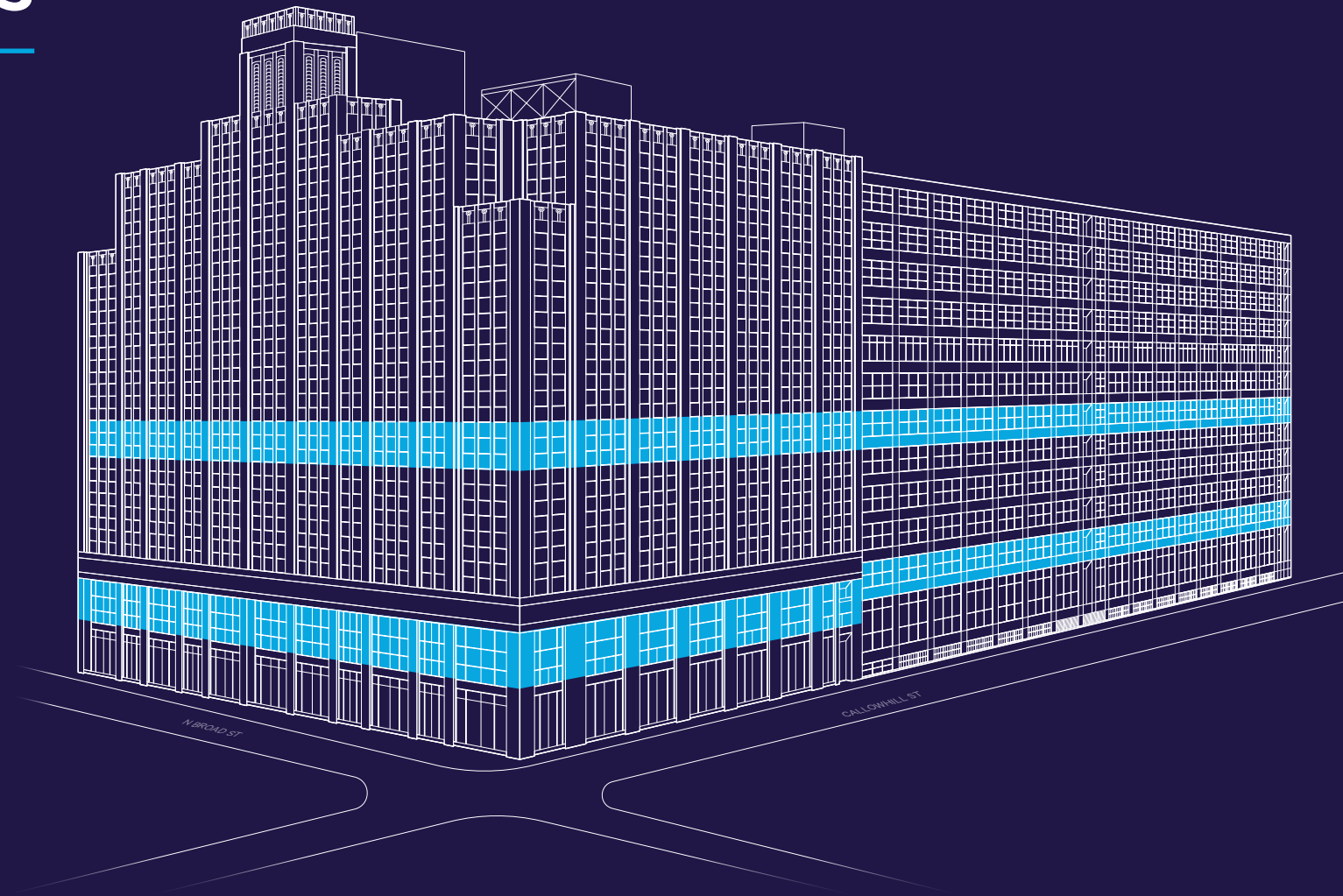


IDEAL LIFE SCIENCES INFRASTRUCTURE



AVAILABILITIES

FLOOR	RSF
MEZZANINE	
Pre-Built Lab Suite 1	Leased
Lab Spec Suite 2	Leased
Lab Spec Suite 3	Leased
Lab Suite 4	5,421
Lab Suite 5	11,998
Lab Suite 6	4,492
Lab Suite 7	5,573
Office/Makerspace	3,099
Office/Makerspace	9,212
5TH FLOOR	
Lab	12,455
Lab	14,577
Lab	9,628



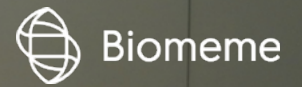
[CLICK TO VIEW FLOORPLANS](#)

[CLICK TO VIEW PRE-BUILT LAB SUITE PLANS](#)

BUILDING FEATURES

- Plug and Play lab/office spaces designed to meet your immediate needs
- Office Floors to be delivered demolished with base building connections to building systems
- Shared conference room and a 6,000 SF Event Space available for tenants
- On-Site parking and bike storage

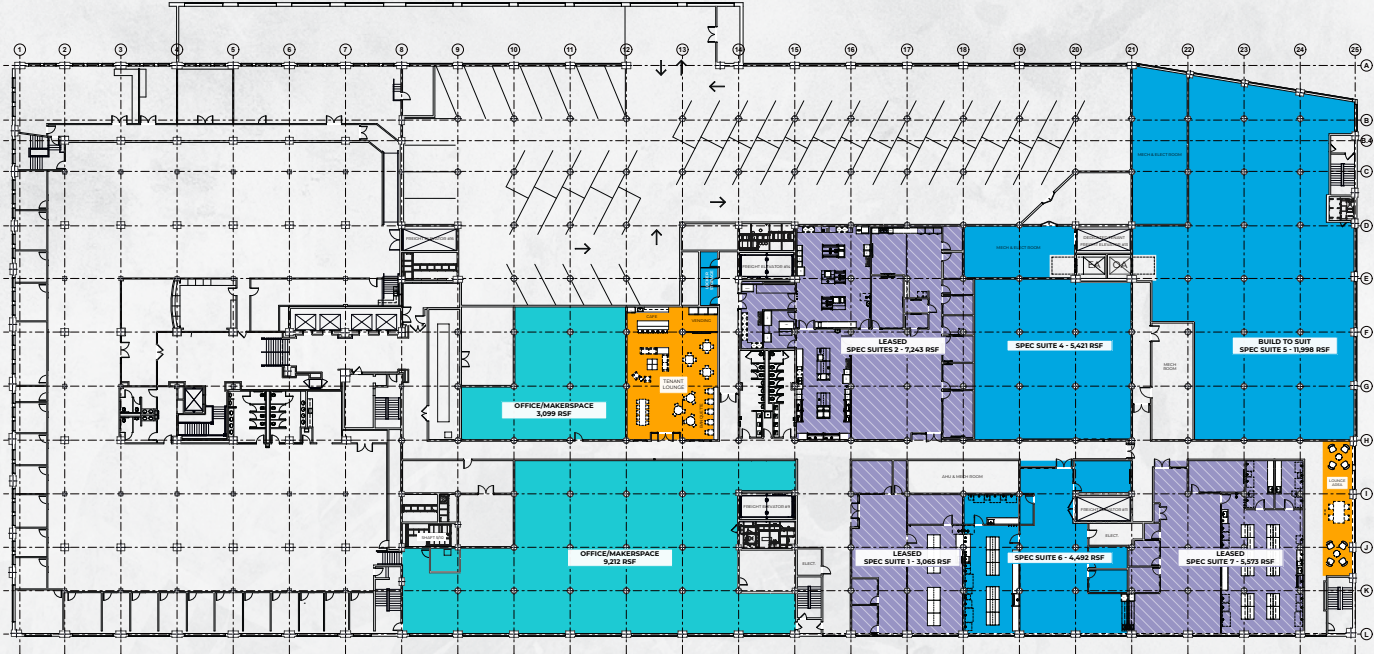
BIOMEME LAB/OFFICE



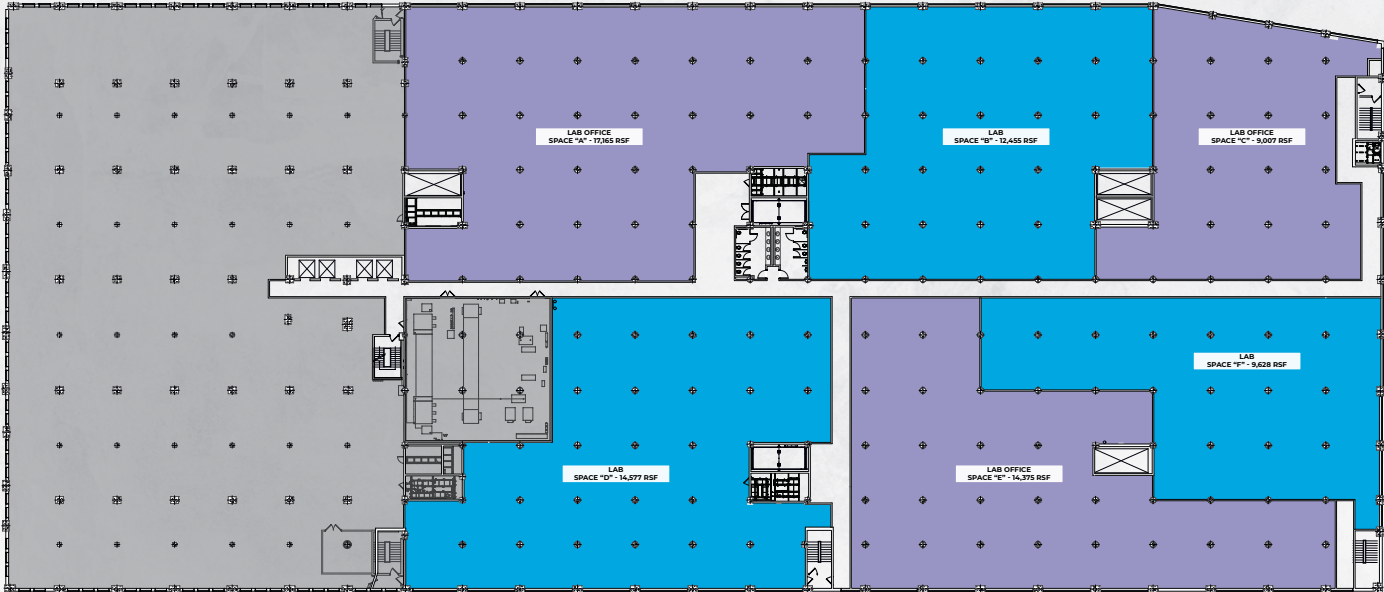
FLOORPLANS



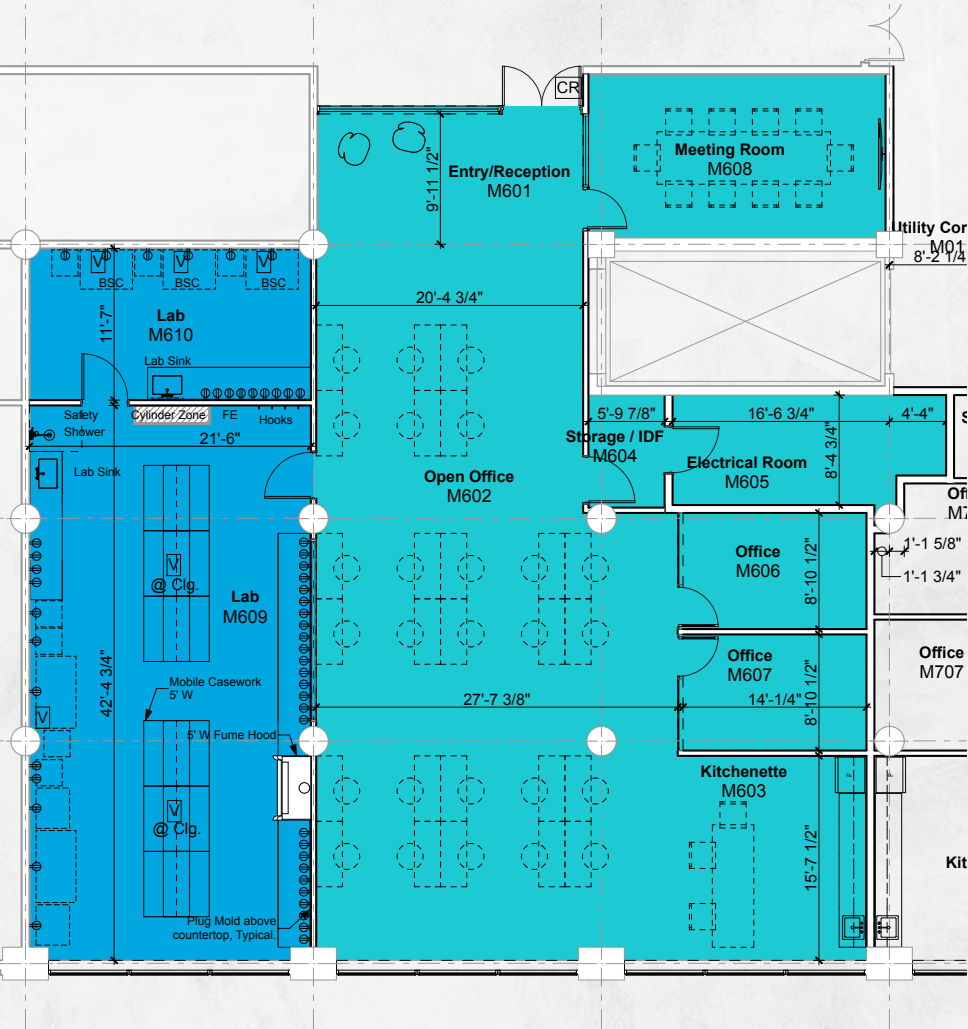
MEZZANINE



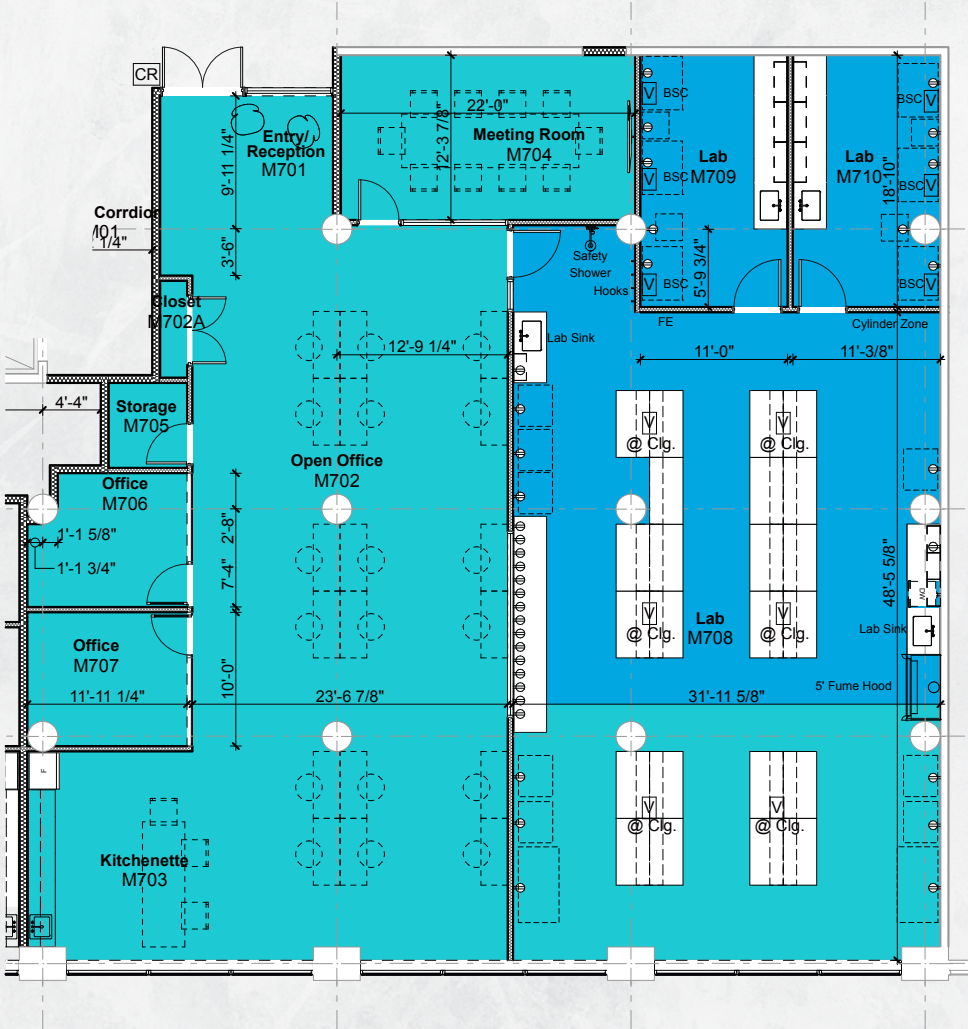
5TH FLOOR



PRE-BUILT LAB SUITE FLOORPLANS



LAB SUITE 6



LAB SUITE 7

ADVANCING LIFE SCIENCES BY PROVIDING ACCESS TO OUR HIGH-TECH PLATFORM

Today, leading life science, digital health and tech-enabled companies can come together at 401 North Broad to uncover cutting-edge solutions for tomorrow. With lab-ready floors, dedicated office space and other amenities, we are ready to help you achieve success.



LOBBY

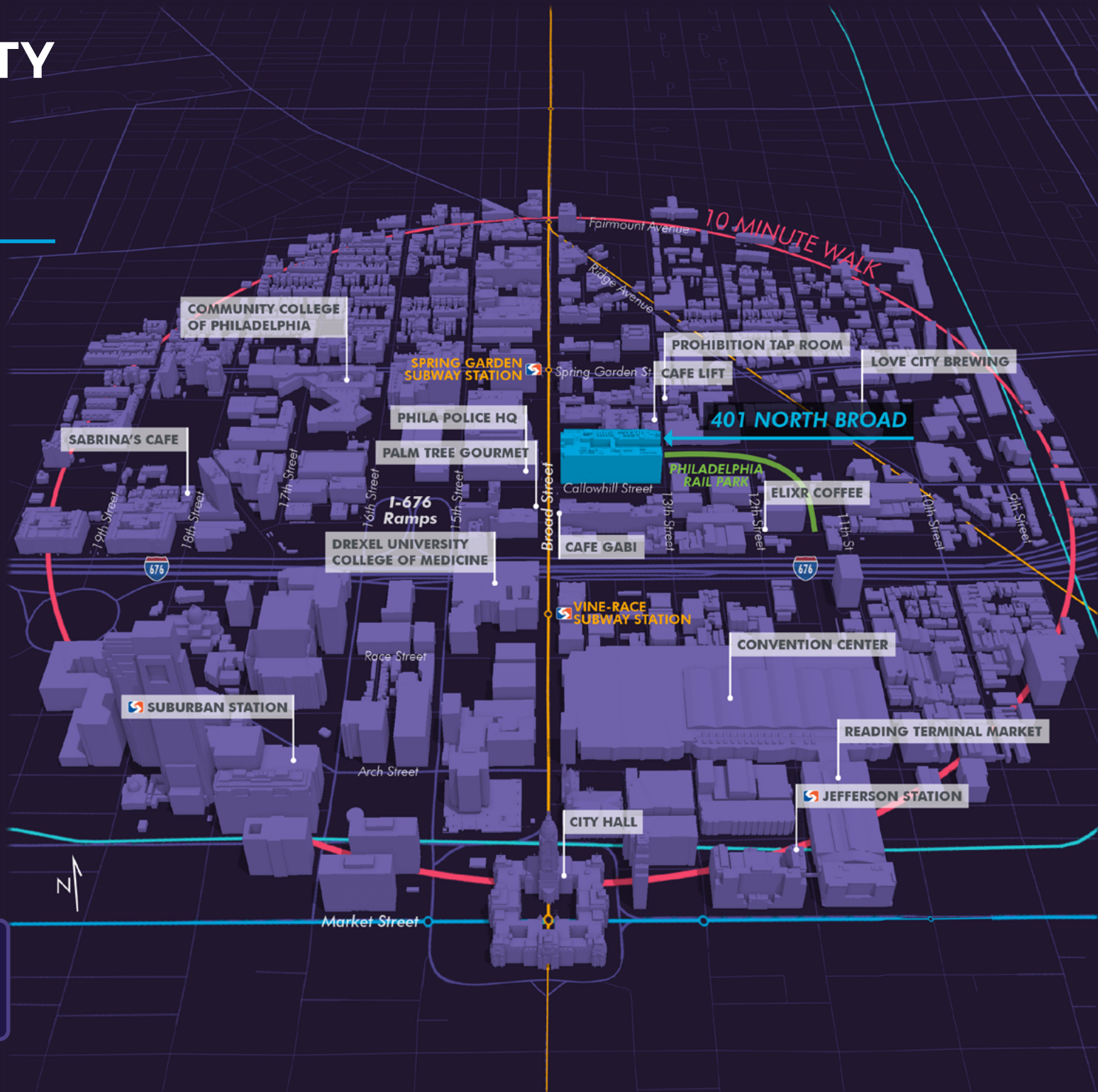


CONFERENCE ROOM

CONNECTIVITY AND AMENITIES

Transportation

- Located on the rapidly-growing North Broad Street corridor with easy access for vehicles, pedestrians and public transit
- A 10-minute walk from Suburban Station and 12 minutes from Jefferson Station
- 2 blocks from Septa's Broad Street subway line via the Vine and Spring Garden Street stations



TRANSIT SCORE

100

WALK SCORE

93



LIFE SCIENCE LEASING

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