

# 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

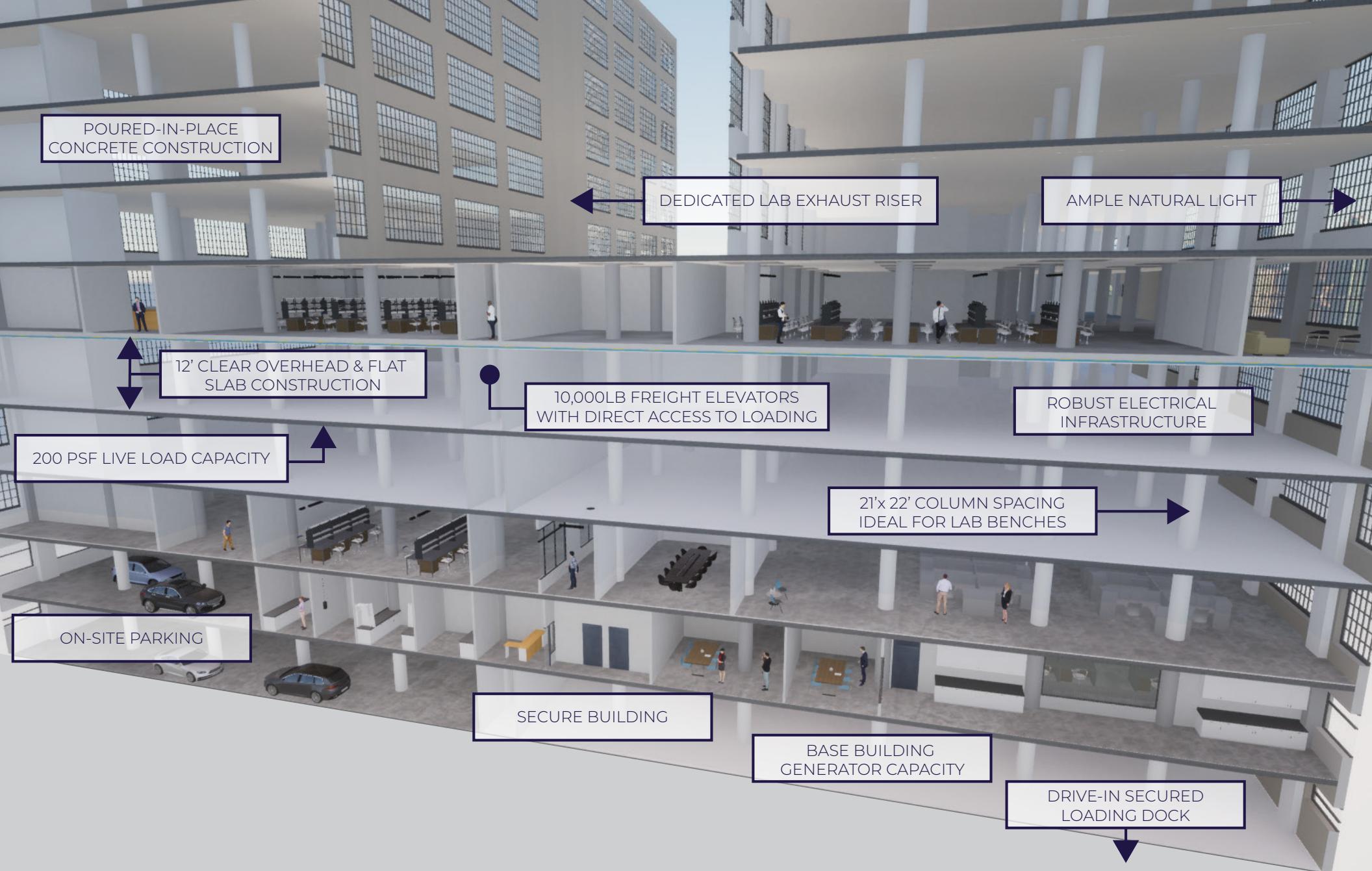
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- Located in the booming North Broad Street corridor, 401 North Broad is a 1.3 million square foot historic structure housing a state-of-the-art data center, lab and lab/office life science suites, creative office space and street-level retail.
- The 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



POURED-IN-PLACE  
CONCRETE CONSTRUCTION

DEDICATED LAB EXHAUST RISER

AMPLE NATURAL LIGHT

12' CLEAR OVERHEAD & FLAT  
SLAB CONSTRUCTION

10,000LB FREIGHT ELEVATORS  
WITH DIRECT ACCESS TO LOADING

ROBUST ELECTRICAL  
INFRASTRUCTURE

200 PSF LIVE LOAD CAPACITY

21'x 22' COLUMN SPACING  
IDEAL FOR LAB BENCHES

ON-SITE PARKING

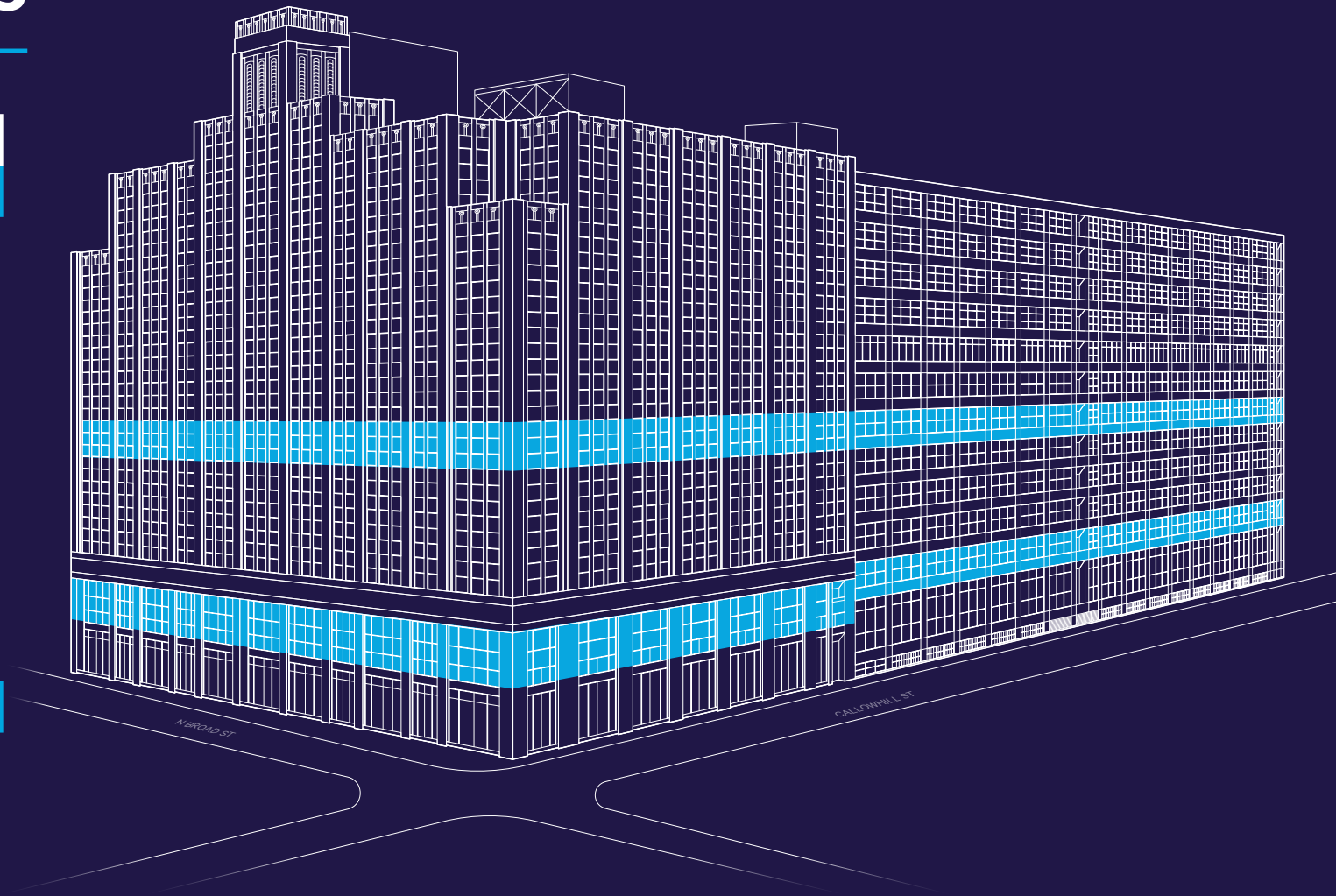
SECURE BUILDING

BASE BUILDING  
GENERATOR CAPACITY

DRIVE-IN SECURED  
LOADING DOCK

# AVAILABILITIES

FLOOR	RSF
<b>MEZZANINE</b>	
Pre-Built Lab 1	LEASED
Pre-Built Lab 2	LEASED
Pre-Built Lab 3	LEASED
Pre-Built Lab 4	5,421 RSF
Lab-Ready Suite 5	11,998 RSF
Pre-Built Lab 6	4,492 RSF
Pre-Built Lab 7	5,573 RSF
Office/Maker Space	9,212 RSF
Office/Maker Space	3,099 RSF
<b>5TH FLOOR</b>	
Lab	21,462 RSF
Lab	14,022 RSF
Lab	9,628 RSF



[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

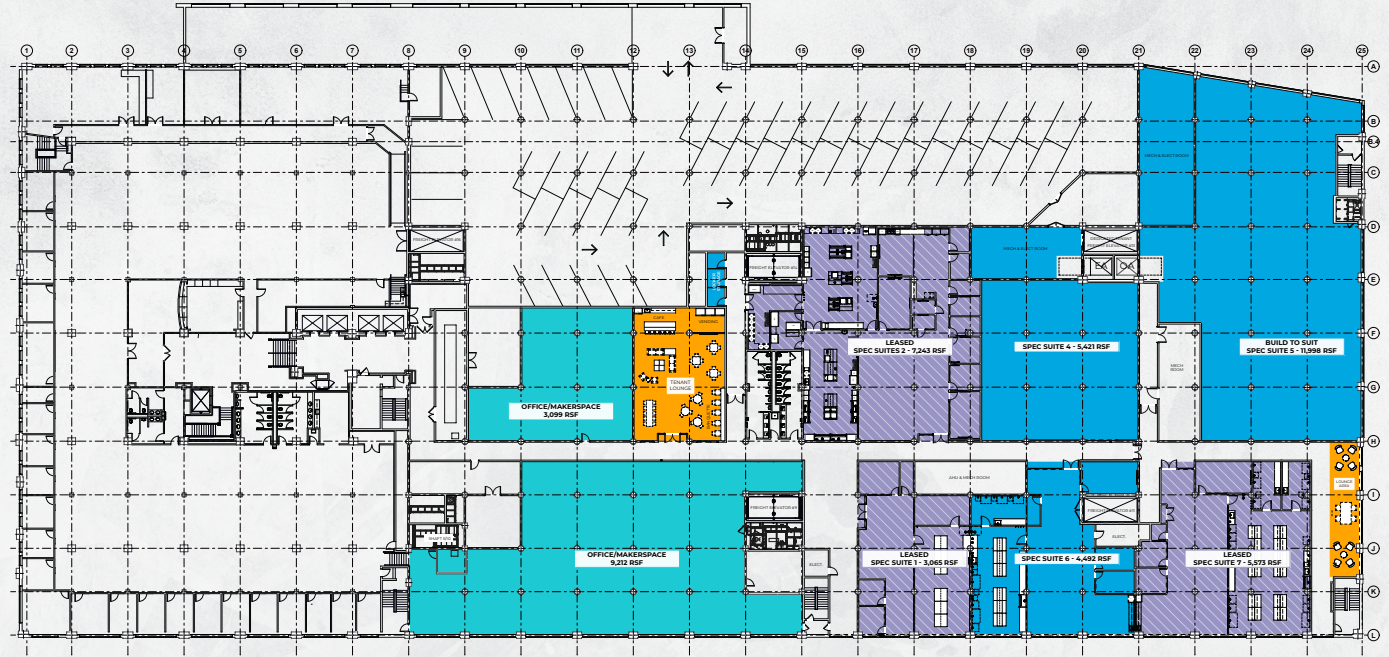




# FLOORPLANS



## MEZZANINE



## 5TH FLOOR









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

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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



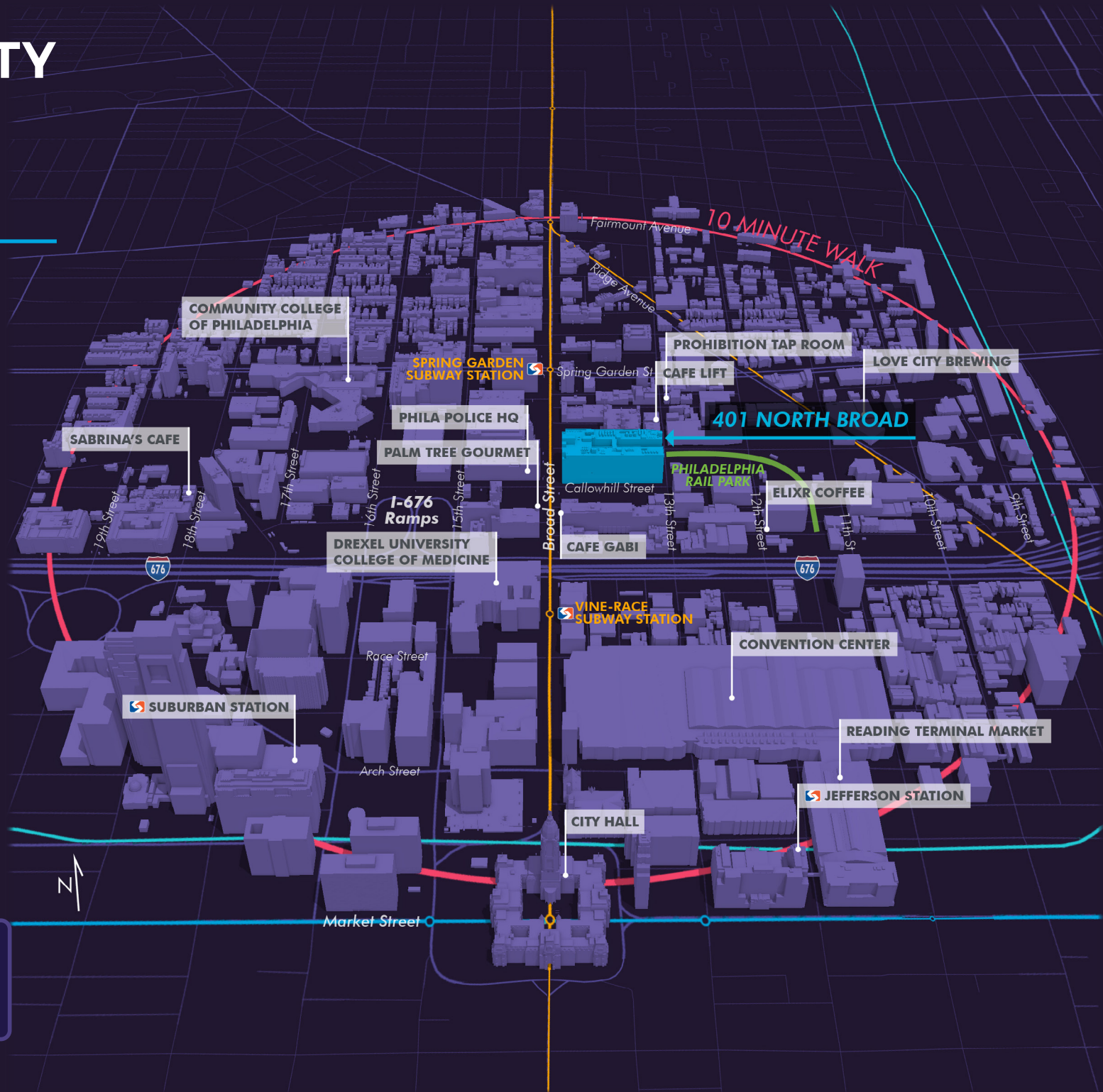
CONFERENCE ROOM



# 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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