

SPRINGHOUSEINNOVATIONPARK.COM

LOWER GWYNEDD TOWNSHIP



SPRING HOUSE

INNOVATION PARK

BEACON

CBRE

Where life & sciences meet.

We've designed lab-ready buildings to suit your needs, created common areas for uncommon connections, and reimaged 600,000 square feet of lab space for you to discover what's next. With plenty of outdoor space and modern workplace amenities that promote a healthy work/life balance, Spring House Innovation Park is an enclave of inspiration and collaboration. Welcome to a new way to work.





Exterior of Building 8 and 9 on the Spring House Innovation Park Campus.

THE CAMPUS

Where great minds
go to think.



A brilliant ecosystem.

It's not just world-class labs or a legacy of forward-thinking architecture and design. What makes Spring House Innovation Park different is our mission to support the expansion of the life sciences industry within the greater Philadelphia region.

Top 5

Life Science Market in the U.S.

1,200

Life Science companies

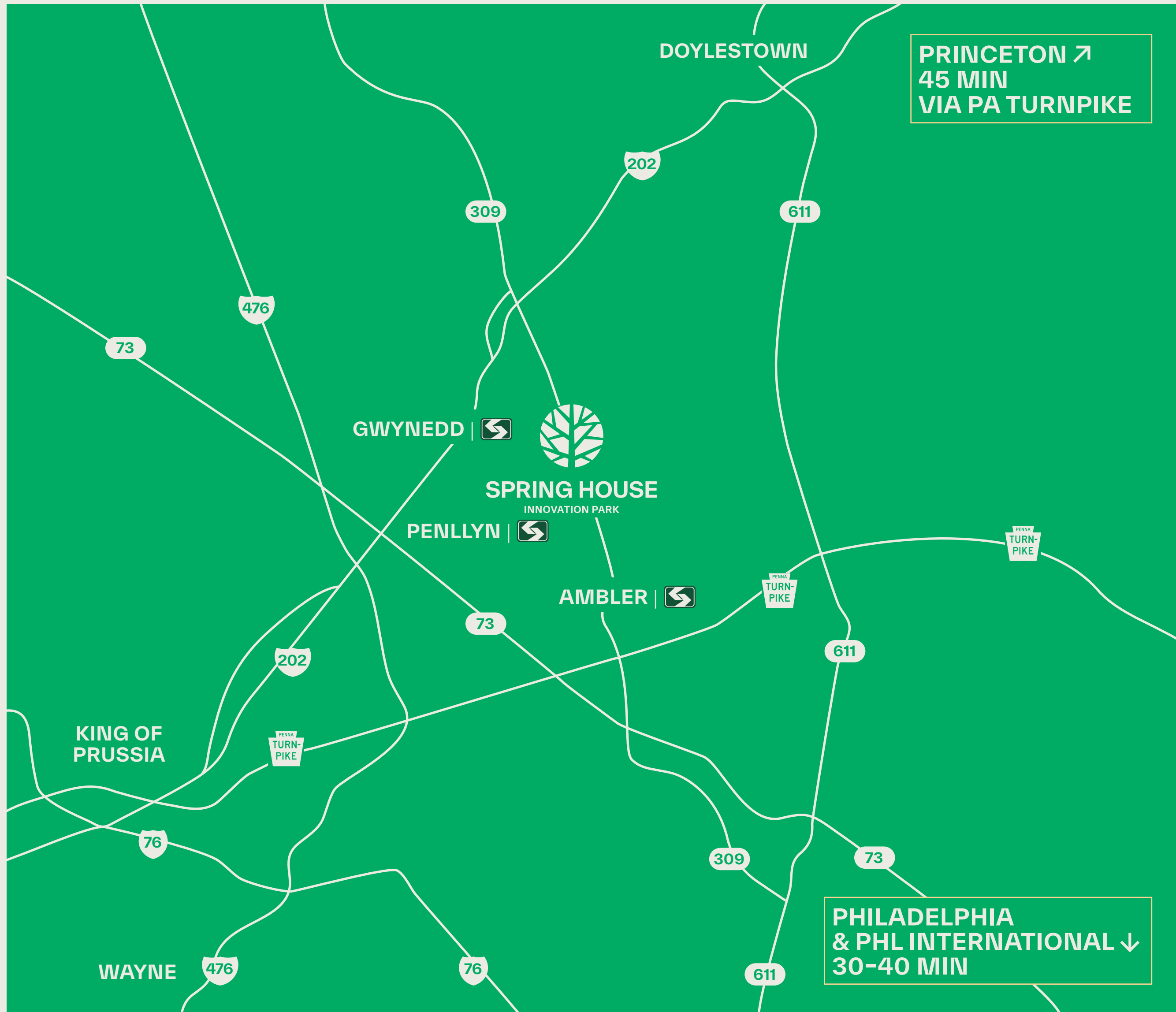
80%

of Global Pharma in the Region

100+

Colleges & Universities





Impressively connected.

With easy access to major international airports, SEPTA regional rail stations, and large metropolitan areas, attracting top-tier global talent is a built-in amenity.

5 min

to SEPTA Regional Rail

5 min

to PA Turnpike

15 min

to King of Prussia

45 min

to Princeton, NJ

20 mi

to University City

30 mi

to Philadelphia International Airport (PHL)

The perfect setting to make history, again and again.

We've redeveloped and modernized this historic research campus into energy-efficient, move-in-ready lab and office spaces built for flexibility and growth. We understand that the difference between a hypothesis and a breakthrough can come down to decimal points, which is why we build, maintain, and manage our properties down to every detail.

Sprawling Campus

133 acres of landscaped campus

Growth Opportunity

Up to 600,000 SF of future campus construction

Campus Amenities

Conference center, cafe, & fitness facilities

Accessible Location

SEPTA, I-276, I-476, airports within a short drive

11 Buildings

A range of small to large spaces

Purpose-built Lab Infrastructure

Lab, Office & cGMP spaces

Ample Parking

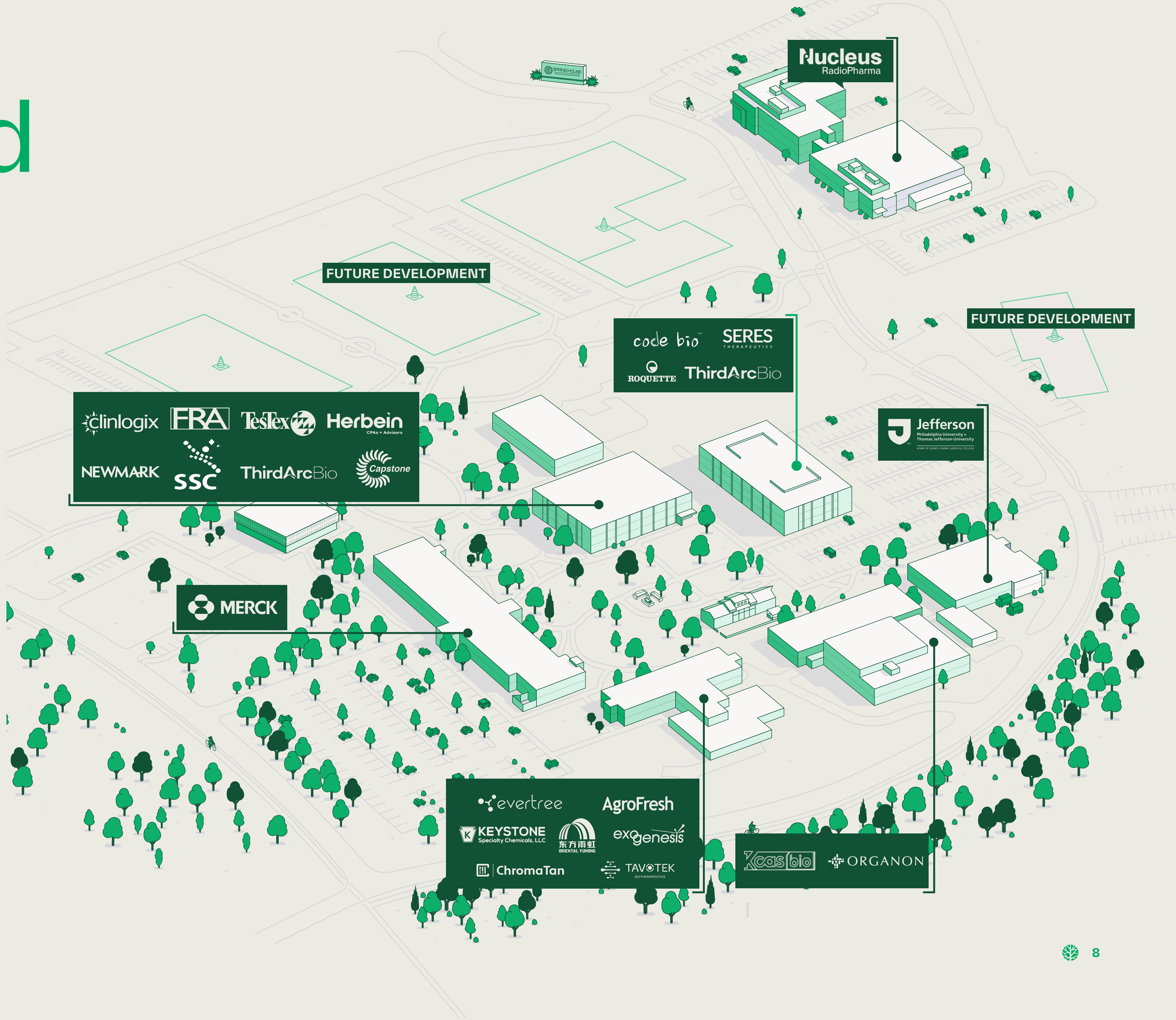
Free surface parking

Experienced Ownership

29M SF of office and life science space in U.S.

You're in good company.

The 11-building (and growing) campus is already home to global thought leaders, scientists, renowned institutions, and research and development companies — and we're just getting started.



Designed for breaks and breakthroughs.

Spring House Innovation Park is designed to include a fully equipped fitness center, a cafe, and flexible conference, event, and communal spaces.

Cafe & Eatery

Enjoy a daytime-service cafe with indoor & patio seating

Secure Campus

Feel protected walking through your building and across campus

Walking Trails

Explore our lush, green campus at any time of day

Fitness Center

Utilize our fitness center and outdoor exercise court for healthy living

Conference Center

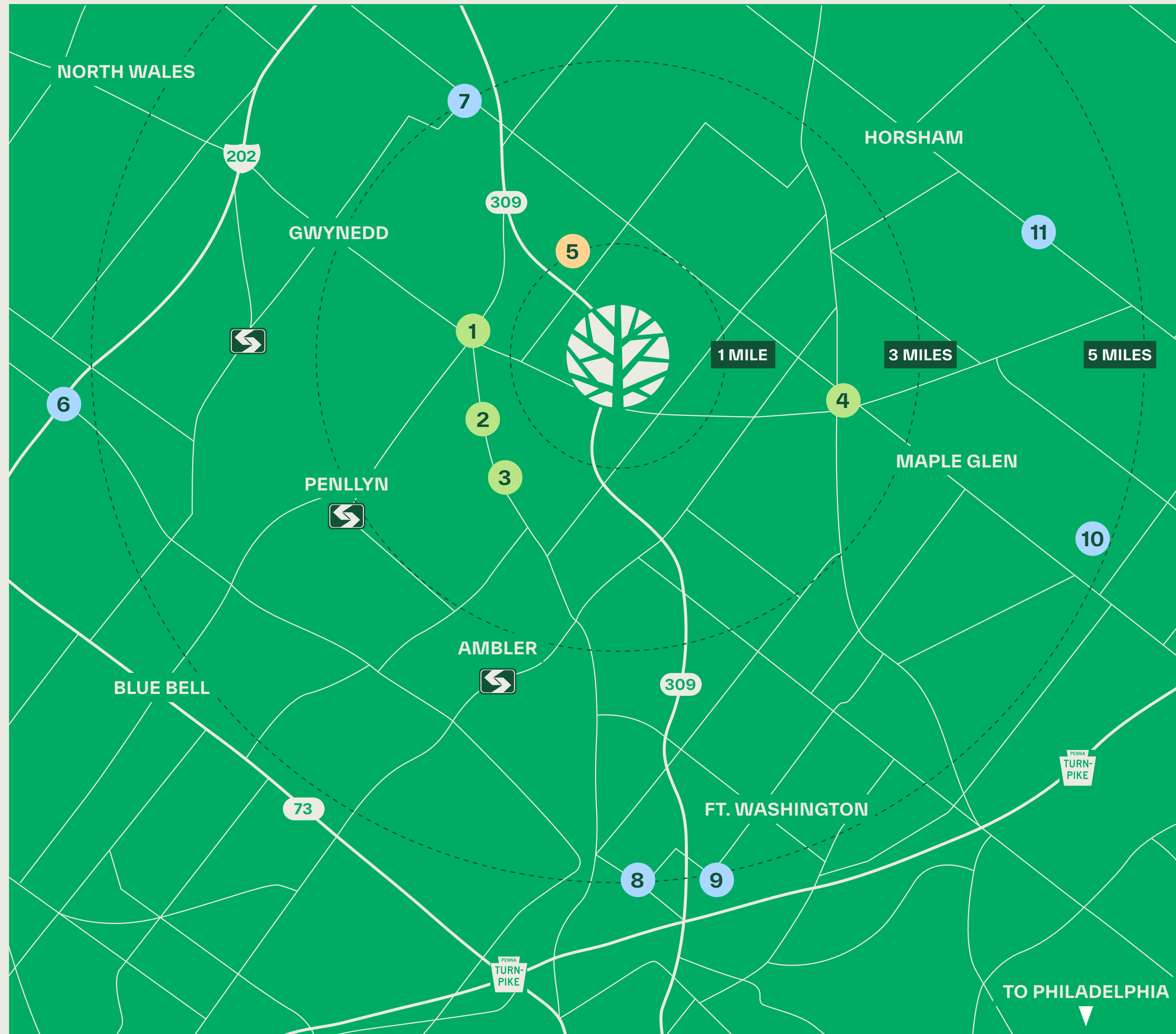
Host large-scale, in-person meetings conveniently on campus

EV Support

Hook up to Electric Vehicle charging stations across all parking lots



Good in the neighborhood.



FOOD & DRINK

- 1 Spring House Village
Whole Foods, Giant, Starbucks, Kikka Sushi, Panchero's Mexican Grill, Arpeggio BYOB, Surah, and Toni Roni's
- 2 Spring House Plaza
Wawa, Mandarin Inn, Vic Sushi, Po Le Cucina, and Il Giardino Italian Cuisine
- 3 Shoppes at English Village
Trader Joe's, Iron Hill Brewery & Restaurant, Dunkin', ALDI, Harvest Grill, Firebirds Wood Fired Grill, McDonald's, Olive Garden, and Kumo Asian Bistro
- 4 Maple Glen Area
Uncle Eddie's Pizza, Grilliant Greek Rotisserie, Maple Glen Pizza, Brick & Barrel, Giant, Las Frida's Mexican Kitchen, Golden Great Wall, and La Cucina Fanti




FITNESS & LEISURE

- 5 Ambler YMCA

HOSPITALITY

- 6 Normandy Farm Hotel & Conference Center
- 7 Residence Inn by Marriott
- 8 Holiday Inn Express & Suites
- 9 Best Western
- 10 Sonesta Simply Suites
- 11 TownePlace Suites by Marriott

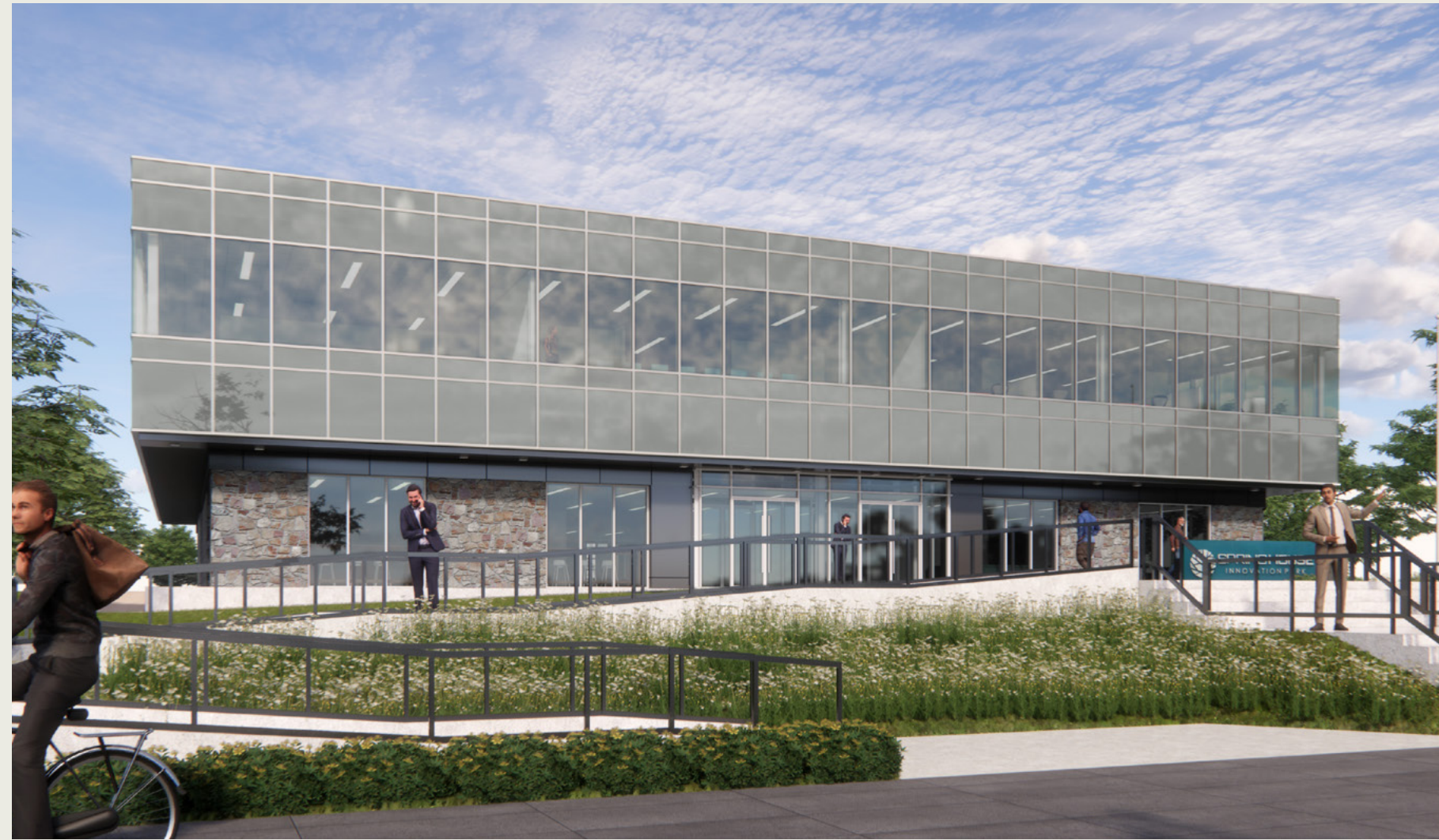
PUBLIC TRANSIT

-  Gwynedd Valley SEPTA Station
Lansdale-Doylestown Line
-  Penllyn SEPTA Station
Lansdale-Doylestown Line
-  Ambler SEPTA Station
Lansdale-Doylestown Line

1 Amenity Spaces

Conference/ Cafe/Fitness

Completed in Fall 2024, this tenant-only space has a robust conference center, full-service cafe, and high-end fitness center.



New building facade



New building outdoor seating



Conference Center



Cafe/Food Service



Fitness Area

7 Amenity Spaces

Event Space

The Barn is a tenant-only event space and lounge that opened in Summer 2023.



THE BUILDINGS

Spaces prepared
for what you'll
think of next.



BUILDING

3

Available
Immediately

Suite 105: 4,629 RSF

Immediate

Available Date

Existing Lab

Space Type

Existing
Conditions

- 60% lab / 40% office
- 4 Offices + 1 conference Room
- Lab includes existing benching and casework



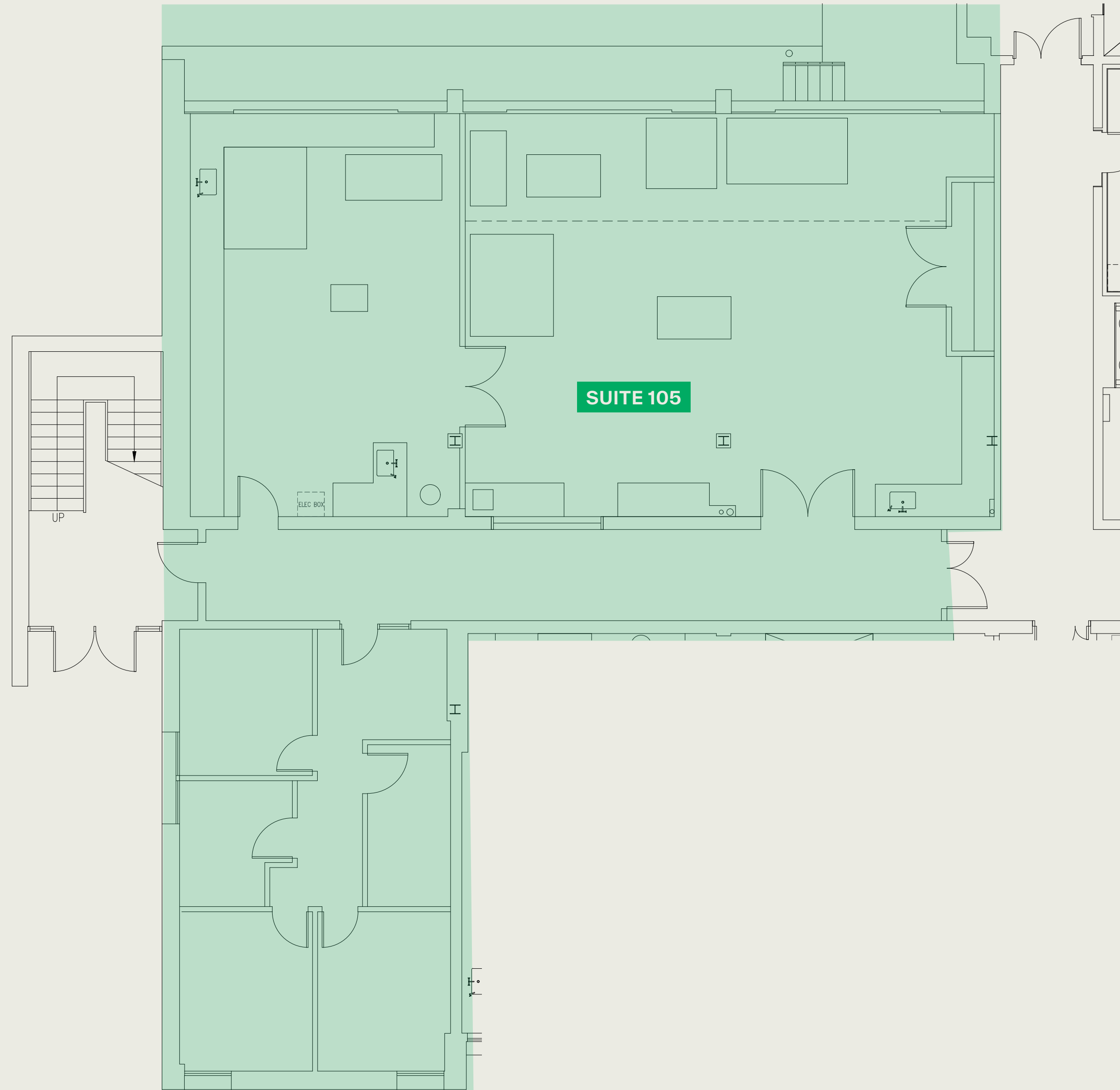
BUILDING

3

Floor 1

4,629 RSF

Suite 105



BUILDING

4E

Available Immediately

Suite 500: 27,120 RSF

Suite 550: 4,756 RSF

Immediate

Available Date

Lab, cGMP

Space Type

1.8 CFM/usf

Lab HVAC, 100% outside air

17-20'

Ceiling Height

10 w/usf

Normal Power

Pad Sites

Available for Tenant-Specific Generators



BUILDING

4E

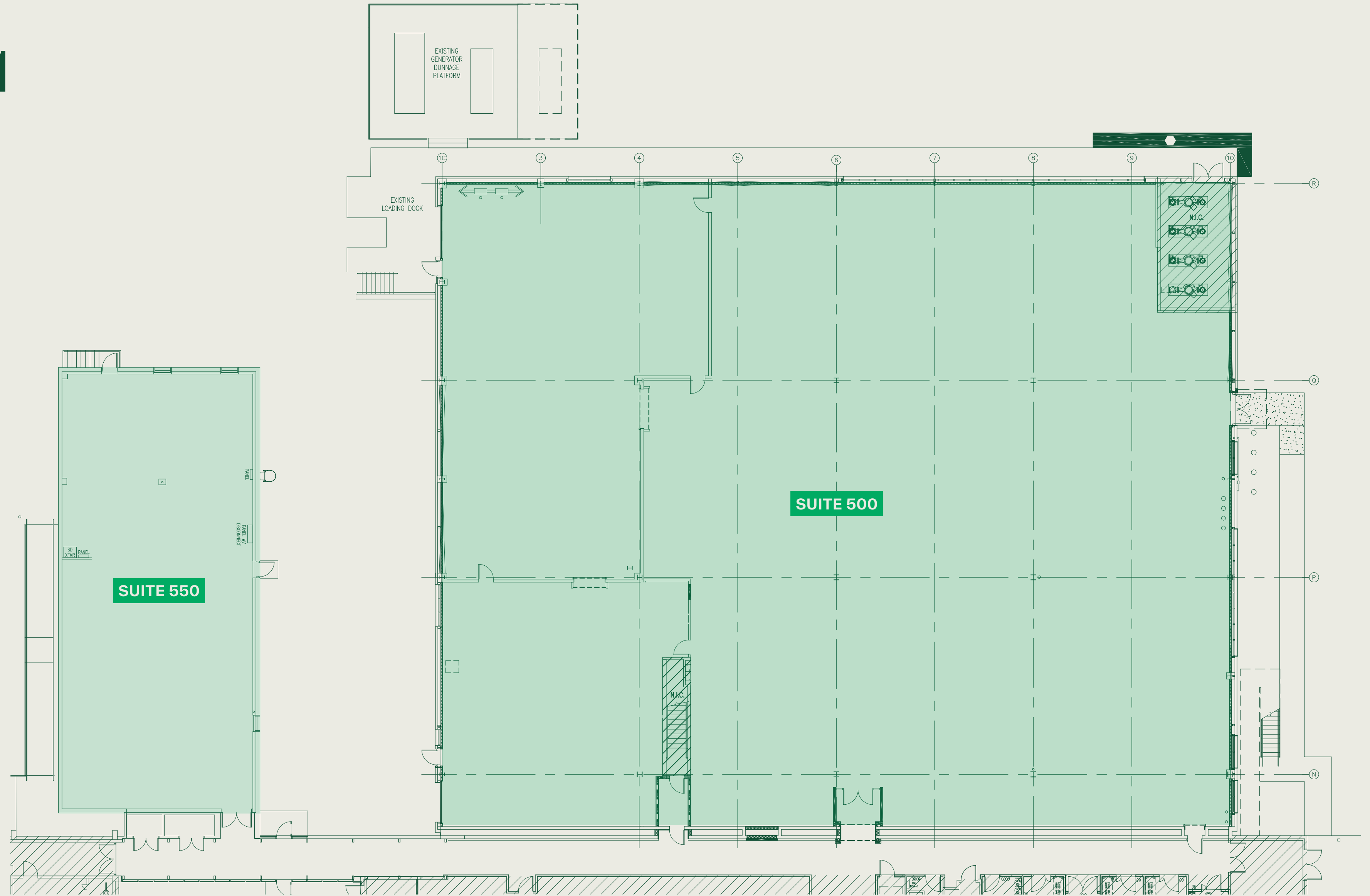
Floor 1

27,120 RSF

Suite 500

4,756 RSF

Suite 550



BUILDING

8

Available
Immediately

Suite 102: 2,816 RSF

Immediate

Available Date

Office

Space Type

Existing
Conditions

- Reception
- Kichenette
- Space for 6-8 Cubes
- 1 Interior Office
- Large Board Room
- 8-person Conference Room



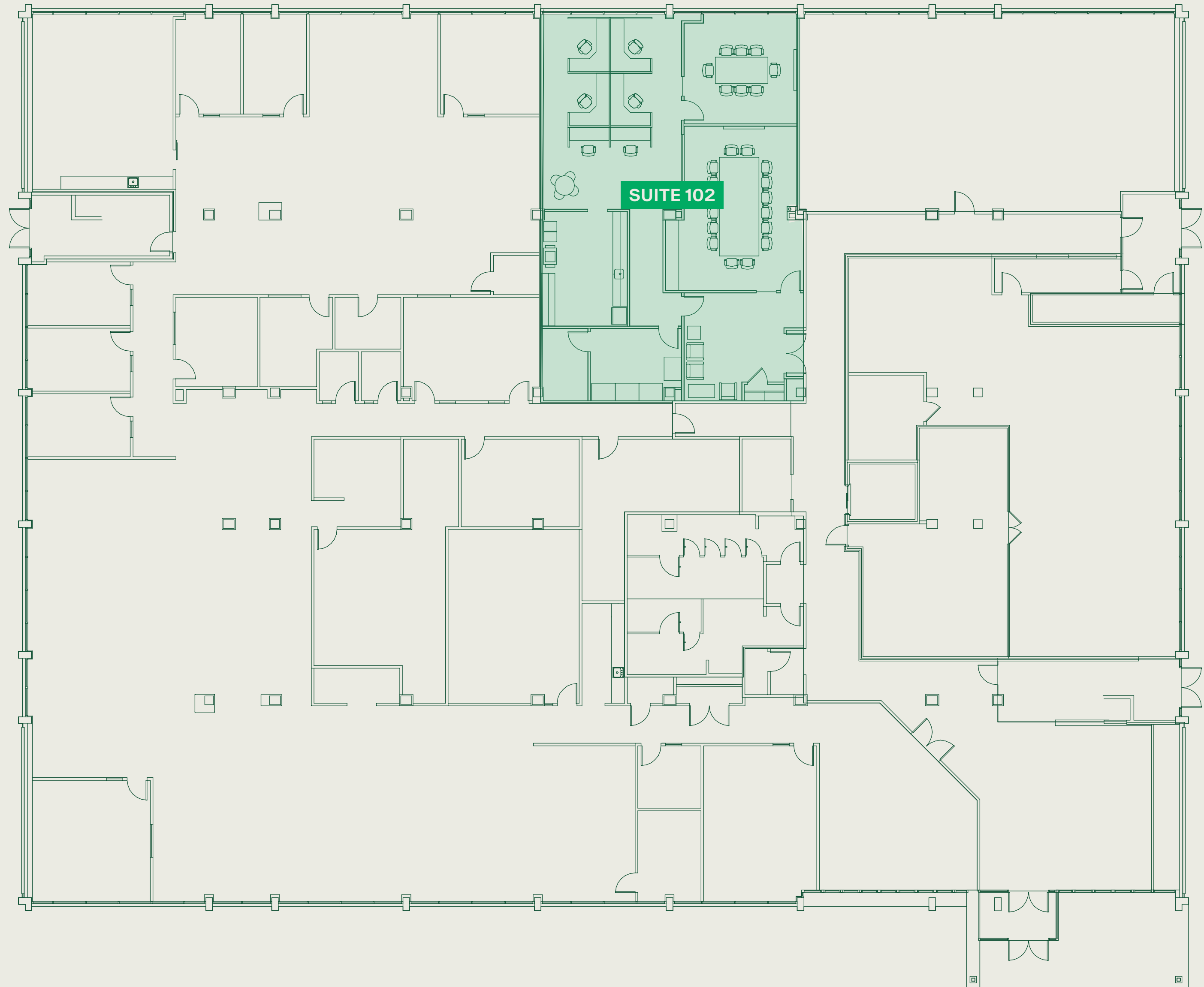
BUILDING

8

Floor 1

2,816 RSF

Suite 102



BUILDING

9

Available
Immediately

Suite 100: 985 RSF

Suite 117: 8,448 RSF

Lab-Ready Shell

Space Type

VRF System

2 DOAS units & exhaust

13'

Ceiling Height

10 w/usf

Normal Power

5 w/usf

Generator Power

[Pad site available for
Tenant-specific generator]



BUILDING

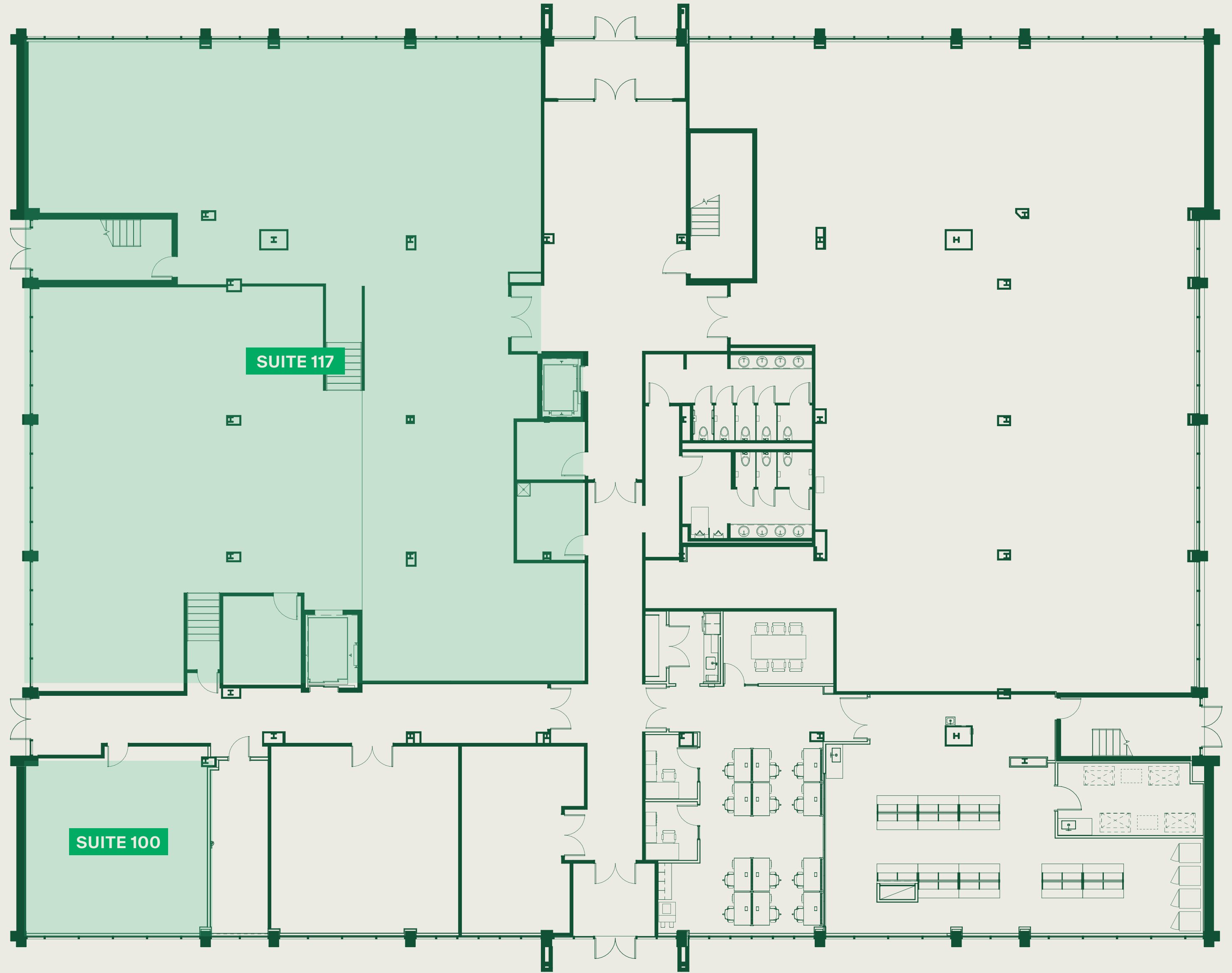
9

Floor 1

9,433 RSF

Suite 100: 985 RSF

Suite 117: 8,448 RSF



BUILDING

14

Available Immediately

Floor 1: 17,470 SF

Floor 2: 20,653 SF

Floor 3: 19,652 SF

Immediate

Available Date

Lab

Space Type

VRF System

2 DOAS units & exhaust

14.0'-16.6'

Ceiling Height

2,000A 480V

3 Phase Substations
Electrical Power

5 w/usf

Backup Power

[Pad site available for
Tenant-specific generator]

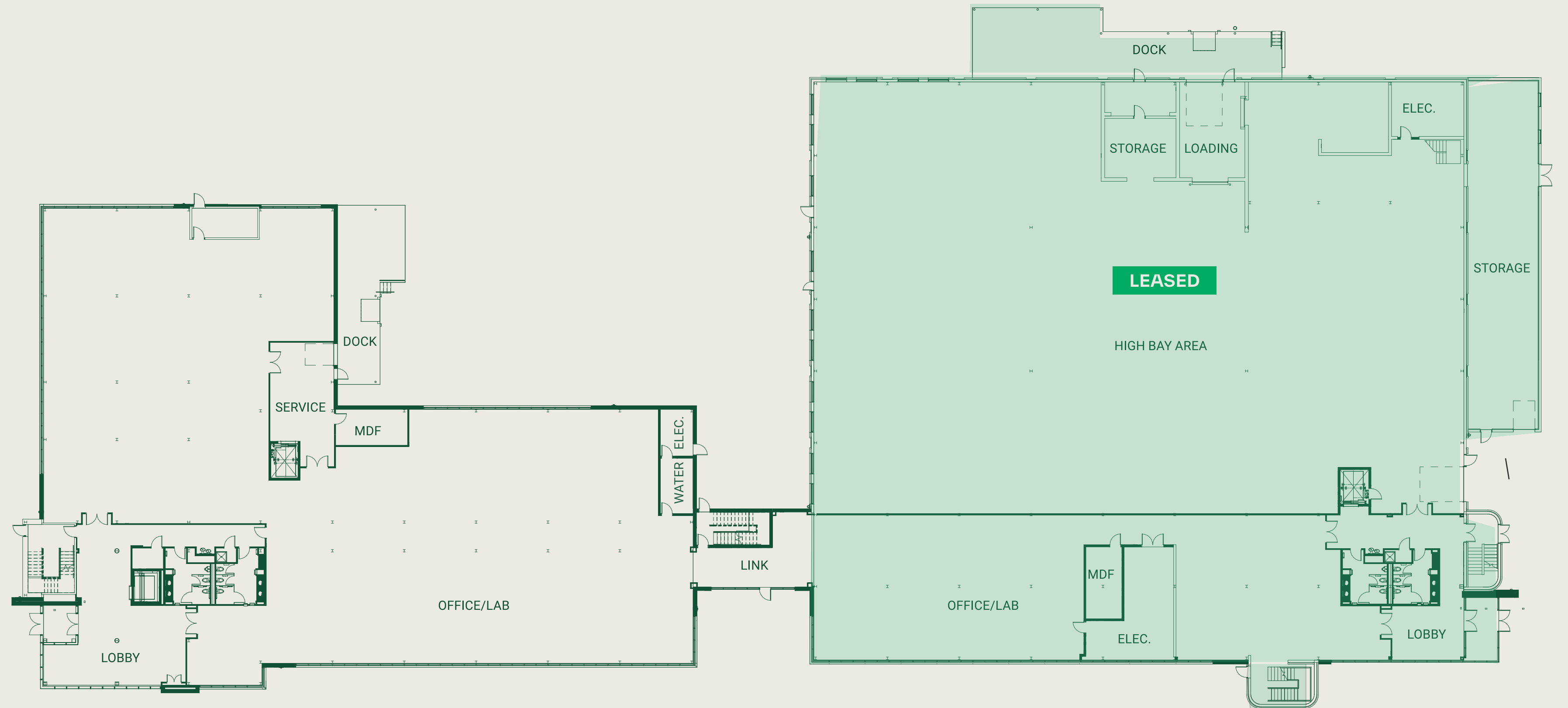


BUILDING

14

Floor 1

17,470 RSF

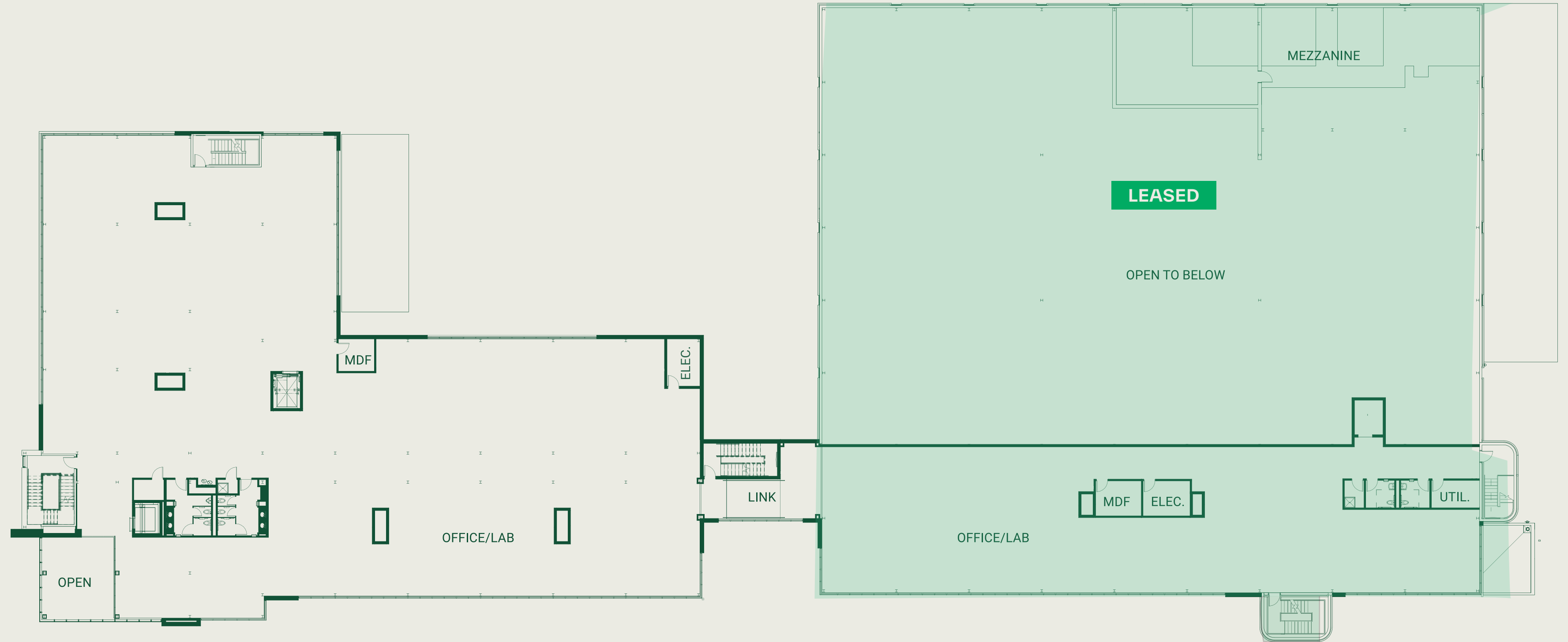


BUILDING

14

Floor 2

20,653 RSF

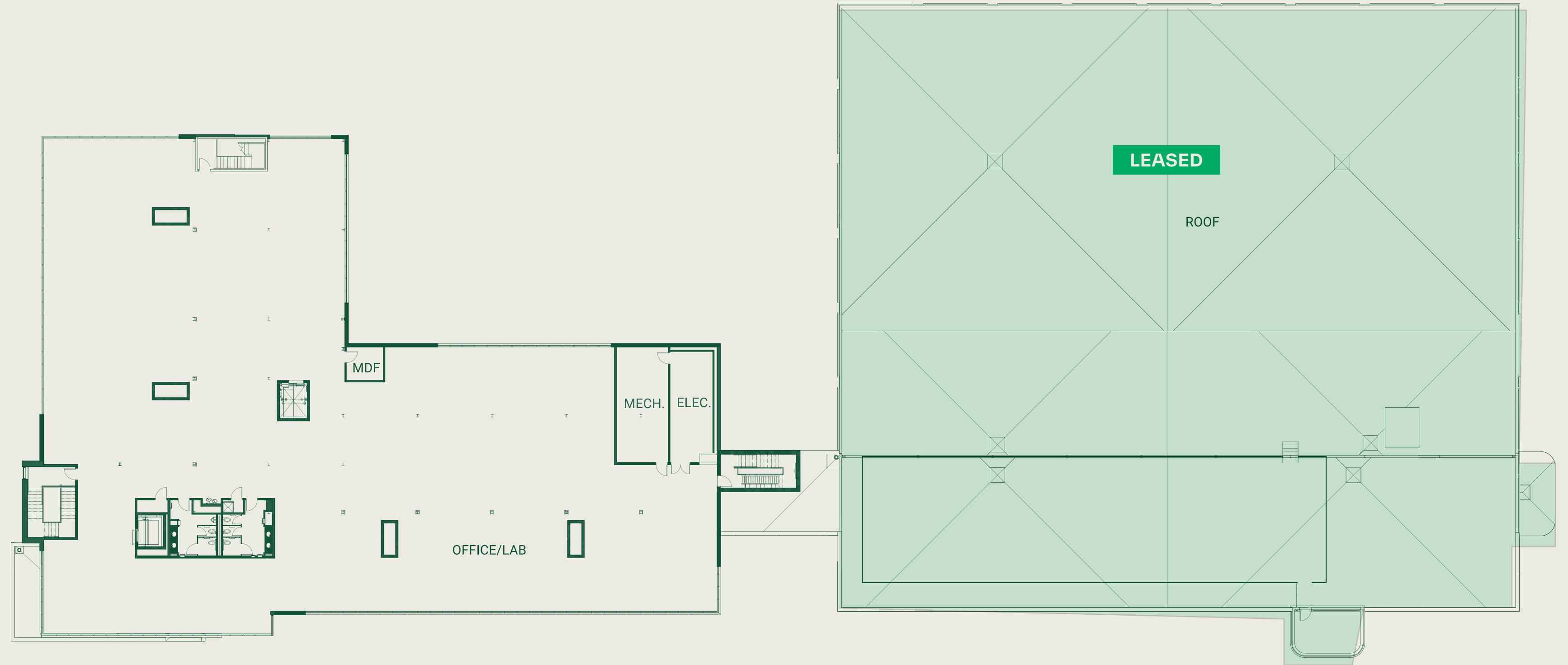


BUILDING

14

Floor 3

19,652 RSF



Beacon Capital

Beacon is a private real estate investment firm with a 75-year legacy of successful real estate development, management, and transformation. We have a national footprint that covers 14 markets, with \$13 billion of investment assets under management, and a portfolio spanning more than 29-million square feet.

Learn more at beaconcapital.com



75 years

of successful real estate development, ownership, and management



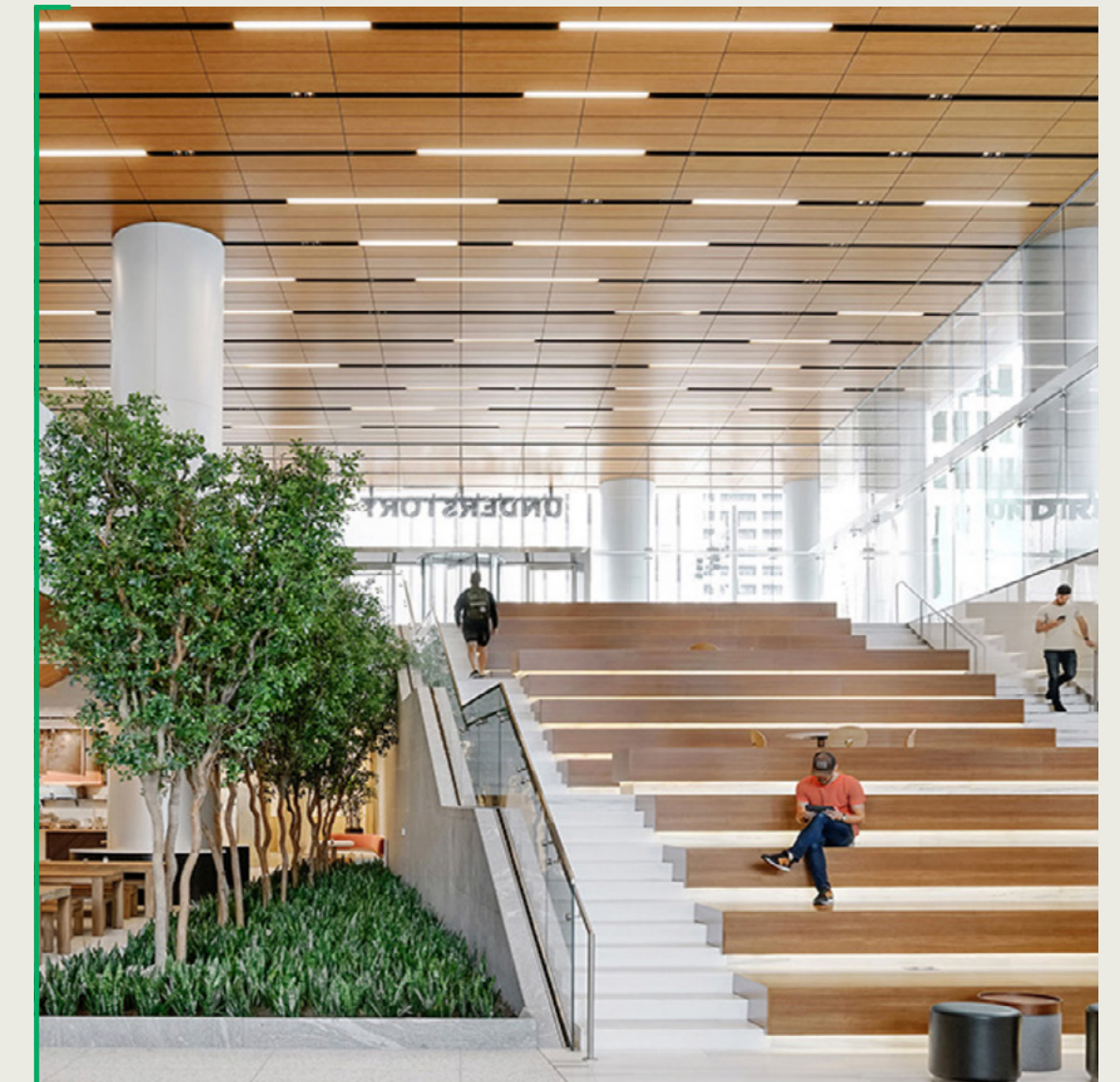
100+

certified real estate professionals employed



\$19B+

raised in equity since 1998 from a diverse investor group



55M

square feet of LEED certifications since 2009

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