

727 NORRISTOWN ROAD

LOWER GWYNEDD TOWNSHIP



# SPRING HOUSE INNOVATION PARK

BEACON

CBRE

CAMPUS

Where great minds  
go to think.



# 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](http://beaconcapital.com)



**75 years**

of successful real estate development,  
ownership, and management



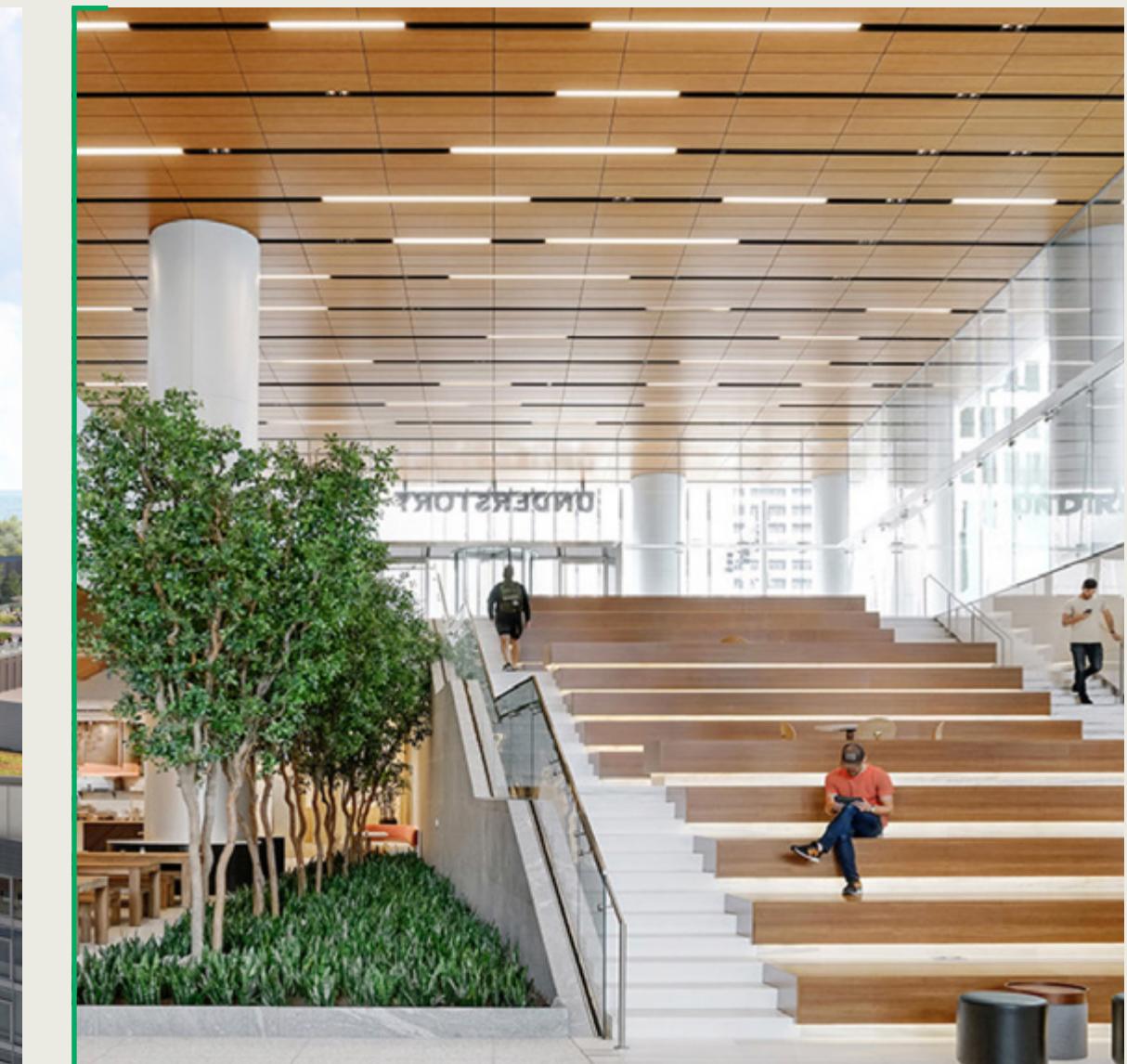
**100+**

certified real estate professionals  
employed



**\$19B+**

raised in equity since 1998  
from a diverse investor group



**55M**

square feet of LEED certifications  
since 2009

# 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.

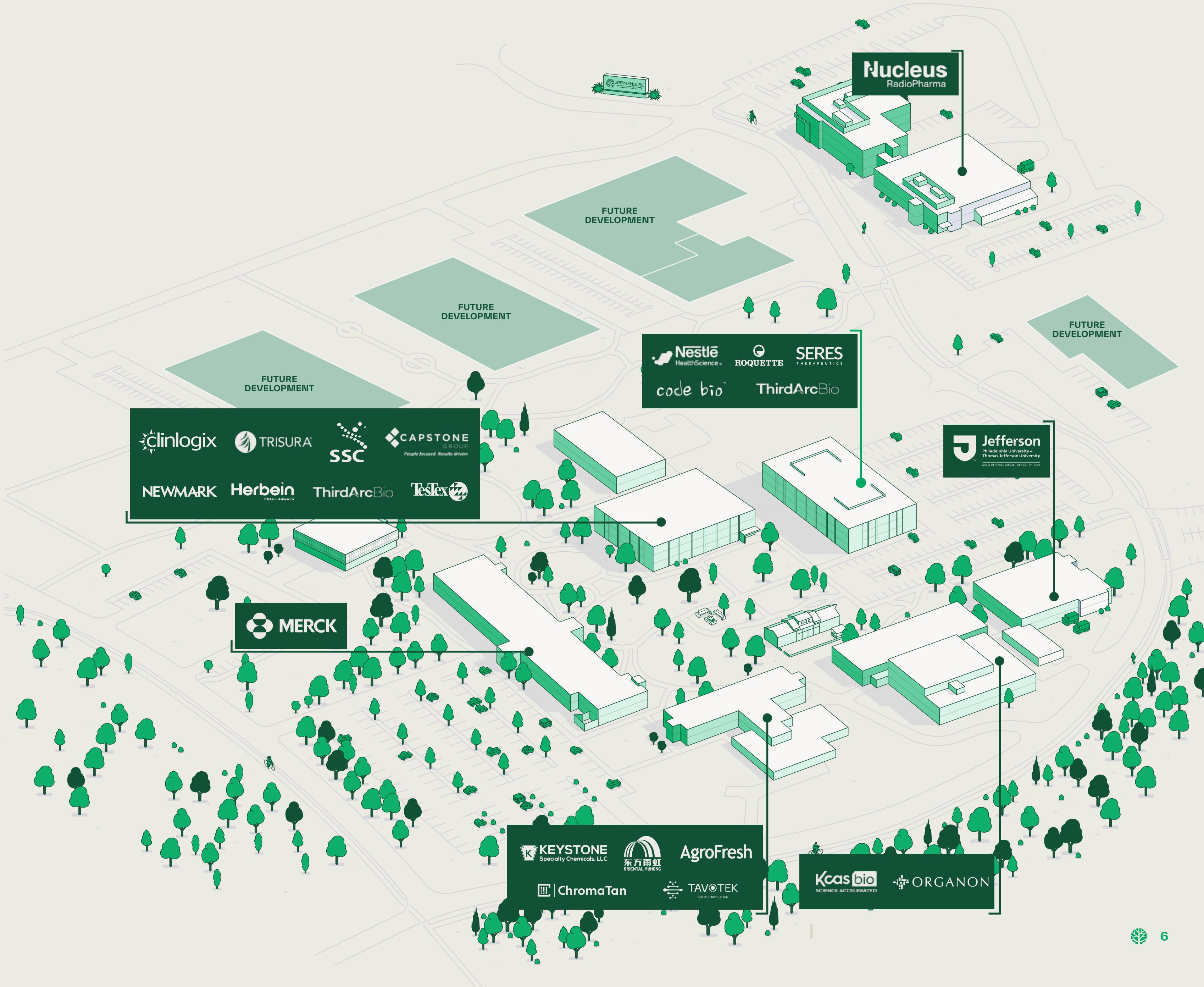
# Where life & sciences meet.

We've designed lab-ready buildings to suit your needs, created common areas for uncommon connections, and reimagined 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.



# 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.



# 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.

**80%**

of Global Pharma  
in the Region

**1,200**

Life Science  
companies

**100+**

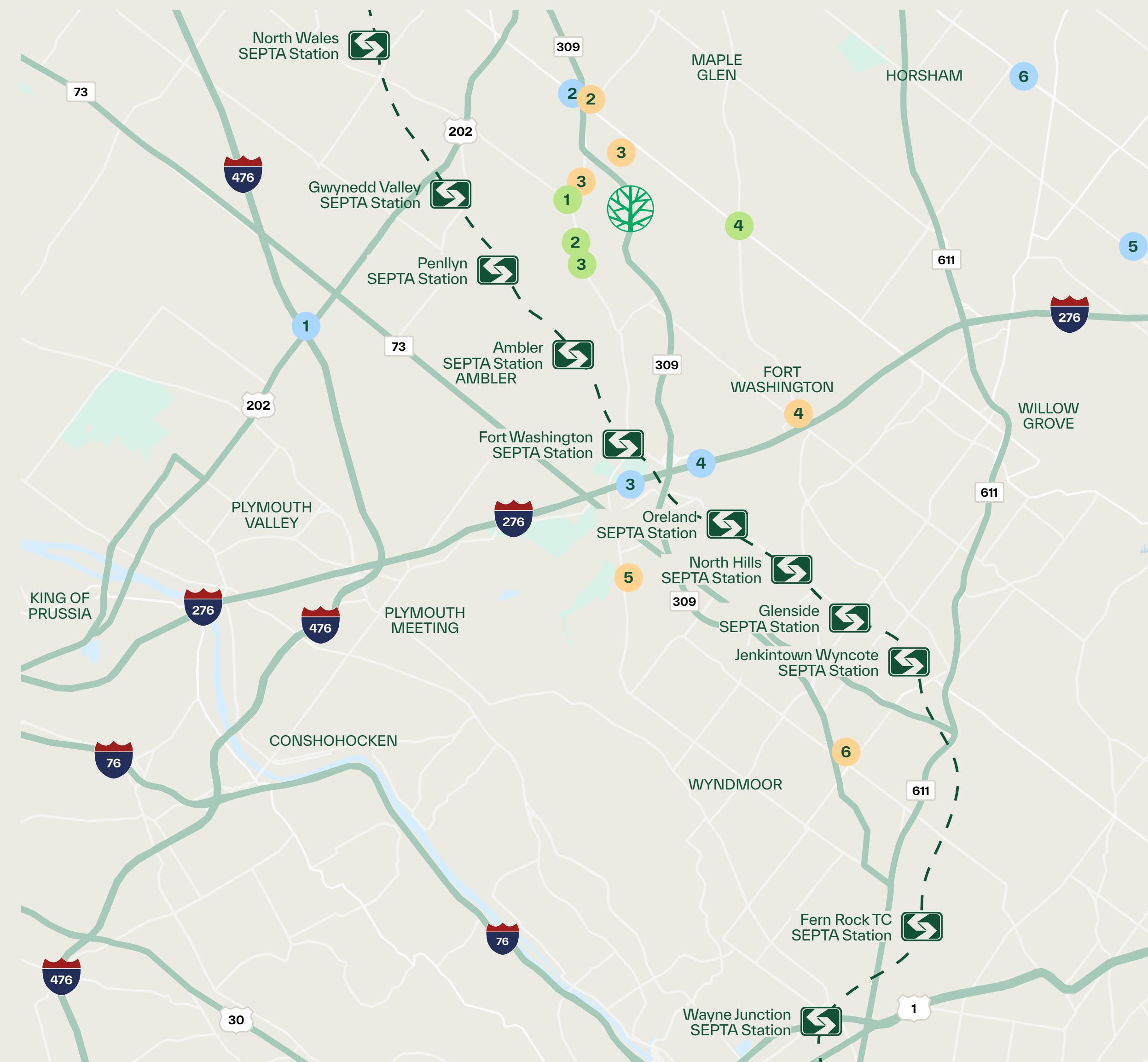
Colleges &  
Universities



AMENITIES

Designed for breaks  
and breakthroughs.





# Good in the neighborhood.

## FITNESS & LEISURE

- 5 Sonesta Simply Suites
- 6 TownePlace Suites by Marriott

## FOOD & DRINK

- 1 Spring House Village  
Whole Foods, Giant, Starbucks, Kikka Sushi, Pancho'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, Grillian Greek Rotisserie, Maple Glen Pizza, Brick & Barrel, Giant, Las Frida's Mexican Kitchen, Golden Great Wall, and La Cucina Fanti

## HOSPITALITY

- 1 Normandy Farm Hotel & Conference Center
- 2 Residence Inn by Marriott
- 3 Holiday Inn Express & Suites
- 4 Best Western

# Amenity Center

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



# The Barn

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



BUILDINGS

Spaces prepared for  
what you'll think of next.



# 3

4,629 RSF

Suite 105

2,559 RSF

Suite 160

## Immediate

Available Date

## Existing Labs

Space Type

## Existing Conditions

- Existing labs ready for occupancy
- 60 / 40% lab-to-office ratio
- Option for existing office furniture, lab benching and casework



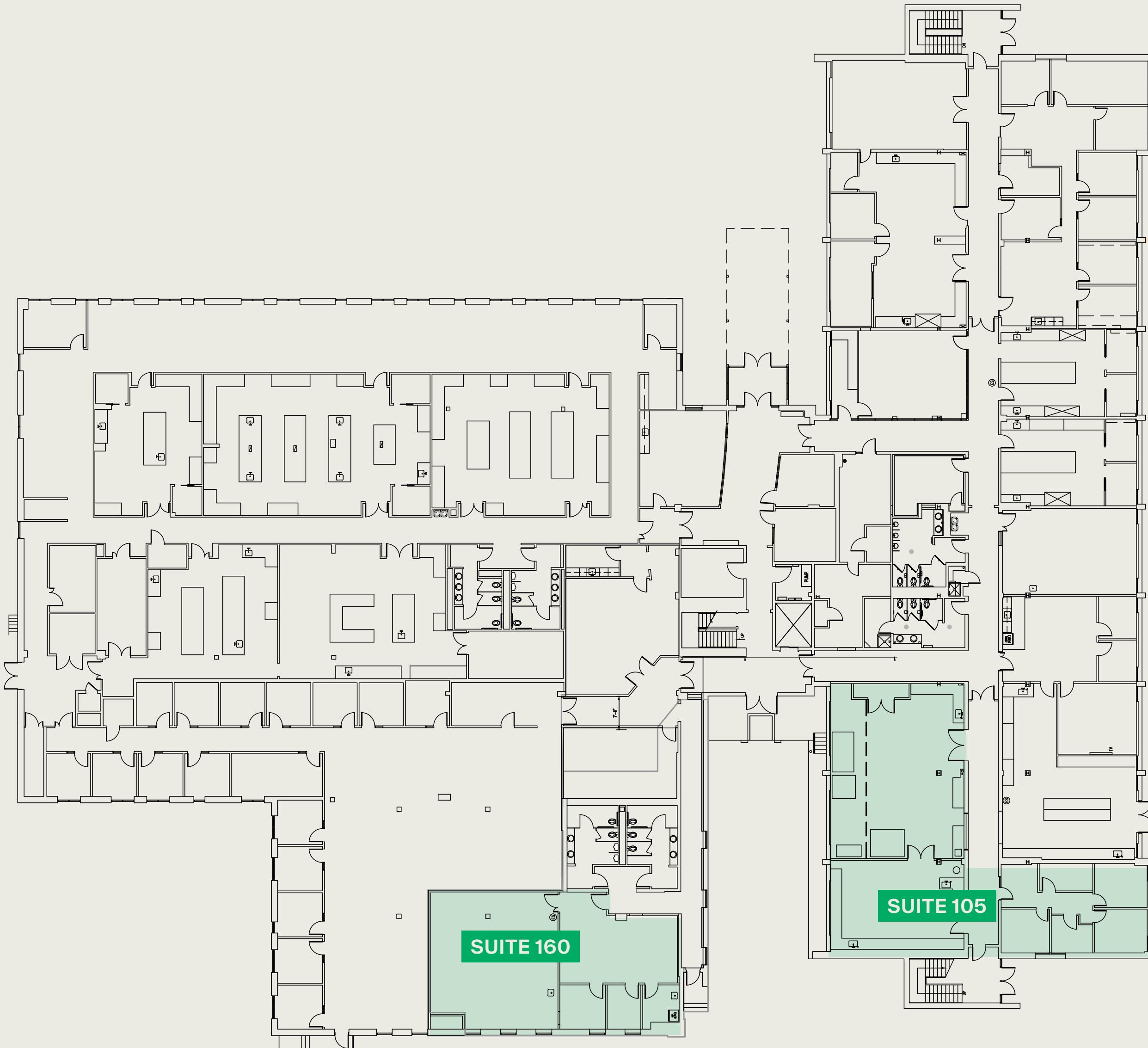
3 ] Floor 1

4,629 RSF

Suite 105

2,559 RSF

Suite 160



# 4E

**27,120 RSF**

Suite 500

**4,756 RSF**

Suite 550

## Immediate

Available Date

## Lab, cGMP

Space Type

**1.8 CFM/usf**

Lab HVAC, 100% outside air

**15' - 20'**

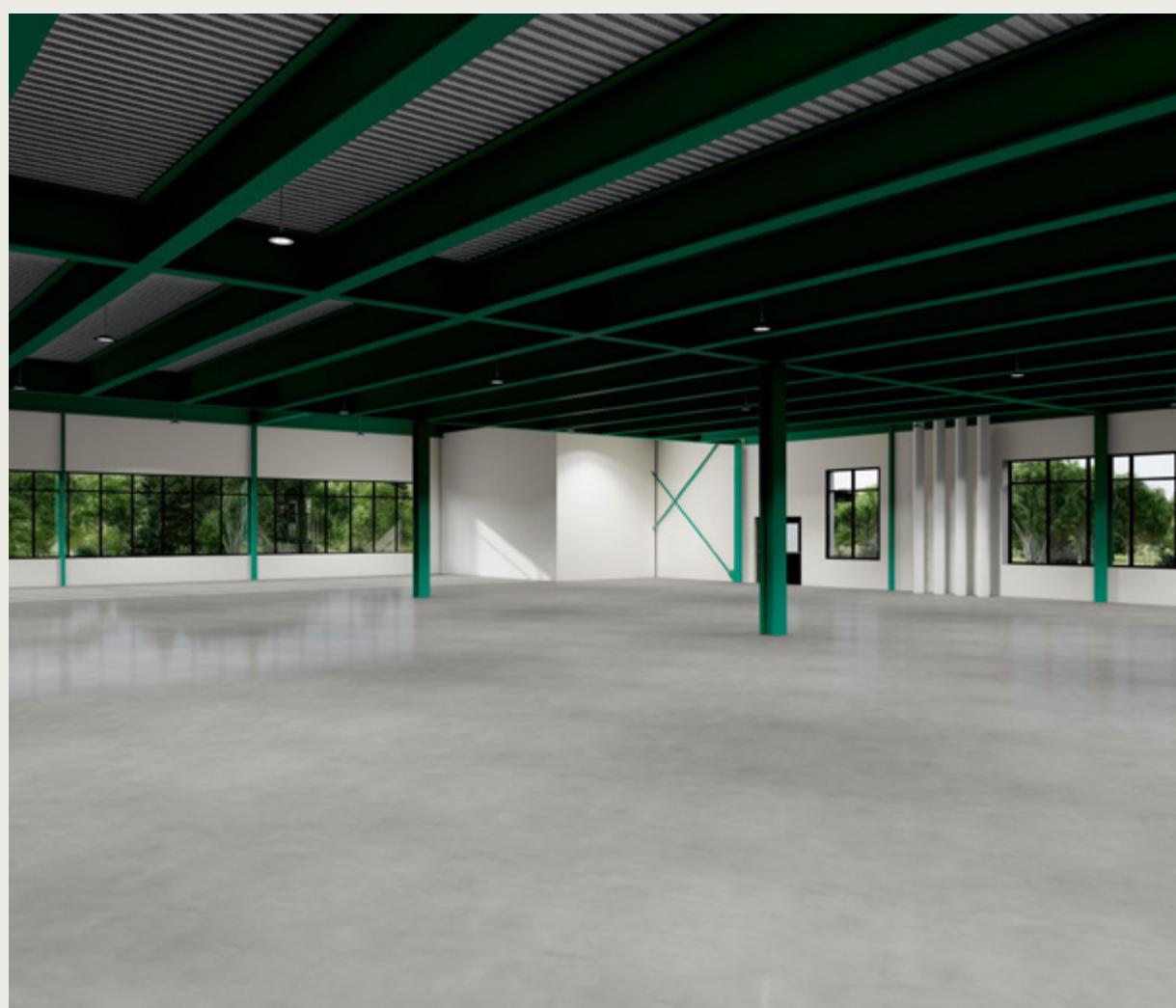
Ceiling Height

**10 w/usf**

Normal Power

## Pad Sites

Available for Tenant-Specific Generators



# 4E

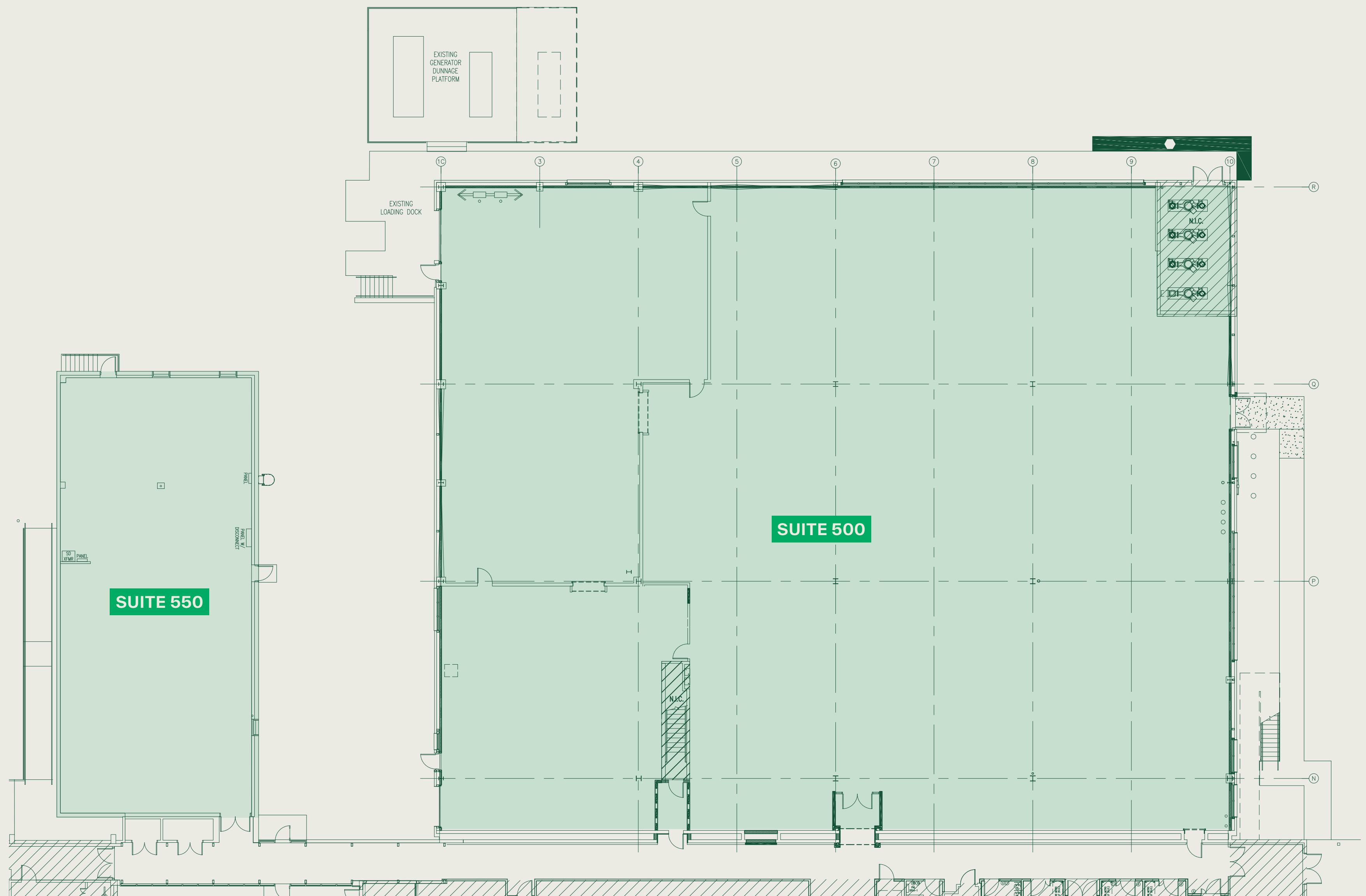
## Floor 1

27,120 RSF

Suite 500

4,756 RSF

Suite 550



9

985 RSF

Suite 100

8,448 RSF

Suite 117

Immediate

Available Date

Lab-Ready  
Shell

Space Type

VRF System

2 DOAS units & exhaust

13'

Ceiling Height

10 w/uf

Normal Power

5 w/uf

Generator Power  
[Pad site available for  
Tenant-specific generator]



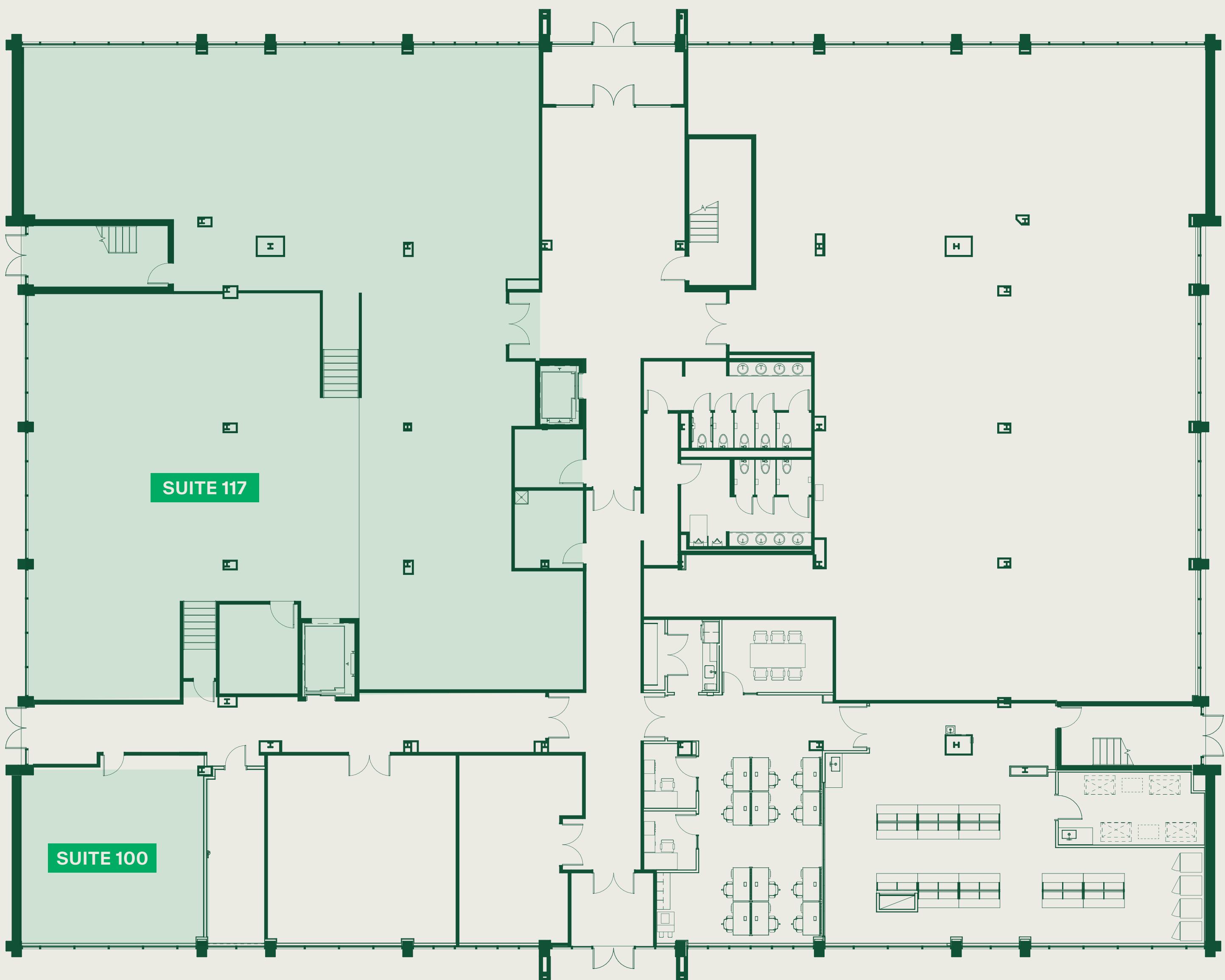
9 ] Floor 1

985 RSF

Suite 100

8,448 RSF

Suite 117



# 15

**17,470 RSF**

Floor 1, Suite 125

**20,653 RSF**

Floor 2, Suite 225

**19,652 RSF**

Floor 3, Suite 300

**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/uf**

Backup Power  
[Pad site available for  
Tenant-specific generator]

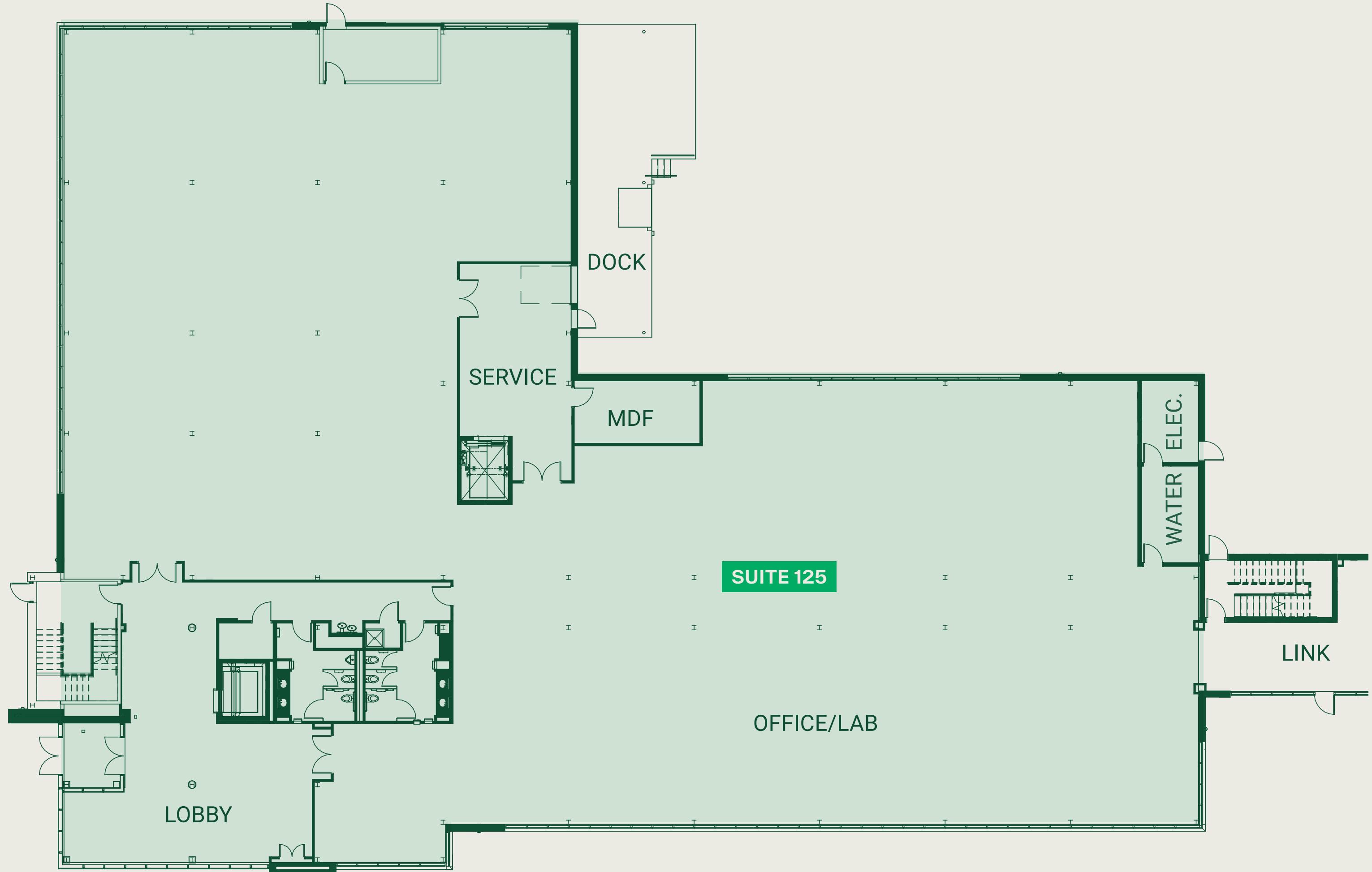


# 15

Floor 1

17,470 RSF

Suite 125



# 15

Floor 2

20,653 RSF

Suite 225



# 15

Floor 3

19,652 RSF

Suite 300



BEACON/READY

Move-in-ready  
spaces equipped with  
everything you need to  
get down to business



# Beacon Ready is a fast, flexible way to lease your next workplace.



## Flexible Layouts

Open concept or private workspace? Team of three or thirty? Whatever your preference, Beacon Ready office formats are made to flex to your needs.

## Meeting Space at Every Size

Whether you're in for a quick 1:1 or gathering a full team meeting, Beacon Ready offices have a range of private and shared meeting spaces to fit your every need.

## Leasing, Simplified

Getting up-and-running is a snap with a straightforward form lease and easy online payments.

## Plug-and-Play Connectivity

The secret to productivity? Small things can be a big deal. Discover the meaning of turnkey with fast Wi-Fi, printing, and connected conferencing on day one.

# Building Specifications

## Core & Shell

- 3-Story Lab & Office building
- Available suites up to 20,000 sq. ft.
- 60:40 lab to office ratio
- 100 lbs per sq. ft. floor live load capacity
- 13'11" to 16'6" floor-to-floor heights
- Finished lobbies and common areas
- One (1) passenger and one (1) freight elevator

## Plumbing

- Emergency eyewash and showers stations
- Natural gas service, pressure regulator, and meter for Tenant gas needs
- Lab Vacuum system including vacuum, piping distribution and connection to tenant connections
- Chemical drain/vent infrastructure will be provided

## HVAC

- Cooling & Heating will be providing via VRF System with (2) DOAS Units and exhaust.
- Max outside air: 42,000CFM treated OA air (2 x 21,000CFM) based on 1.25CFM/SF for lab, 0.25CFM/SF for office, with 60/40 lab/office proportion.
- Lab exhaust will provide (8) ACH occupied
- Exhaust will be provided to each floor to support fume hoods and other laboratory equipment that utilizes exhaust
- DOAS units and exhaust fans with variable capacities

## Electrical

- Normal power drawn from a new 1500 kVA substation with an 2000A - 480/277V distribution switchboard.
- Tenant allowance for normal power is up to 5 – 10 watts/usf
- Tenant allowance for standby power is up to 3 watts/usf





# 9 ] Floor 1

8,448 RSF

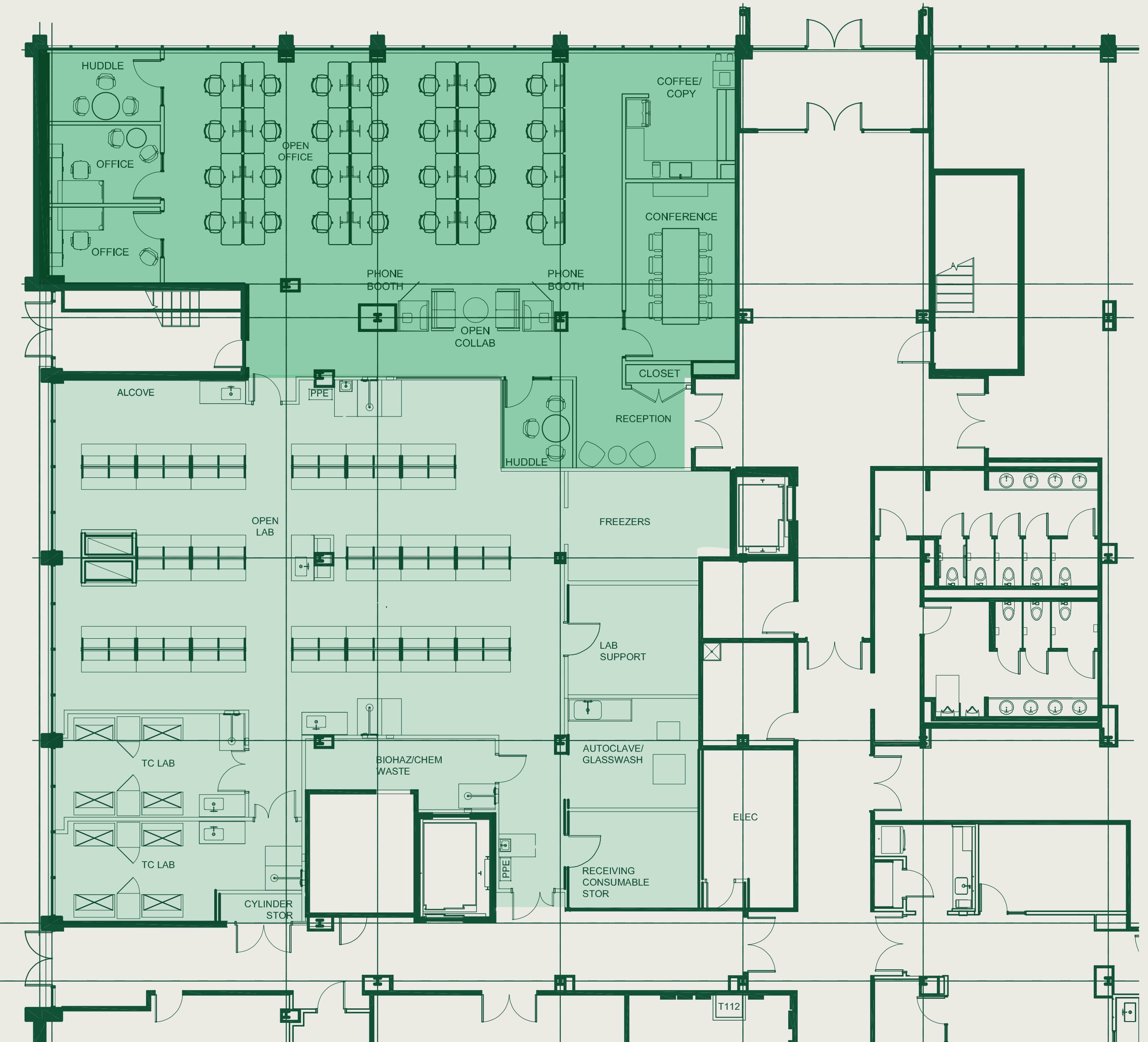
Available Fall 2025

## Office Space

- 28 workstations
- 2-3 offices
- 1 conference room
- 2 huddle room
- 2 phone booths
- Reception area
- Kitchenette & print/copy areas

## Lab Space

- 36 mobile benches and casework
- 2 fumehoods
- 2 eyewash stations in open lab
- 2 sinks in open lab
- 2 tissue culture labs w/ sinks and eyewash
- 2 lab support rooms
- Biohazard/waste room
- Receiving/consumable storage room
- Autoclave/glass wash room w/ sink
- 1 cylinder storage room



# 15

## Floor 3

### 7,500 RSF

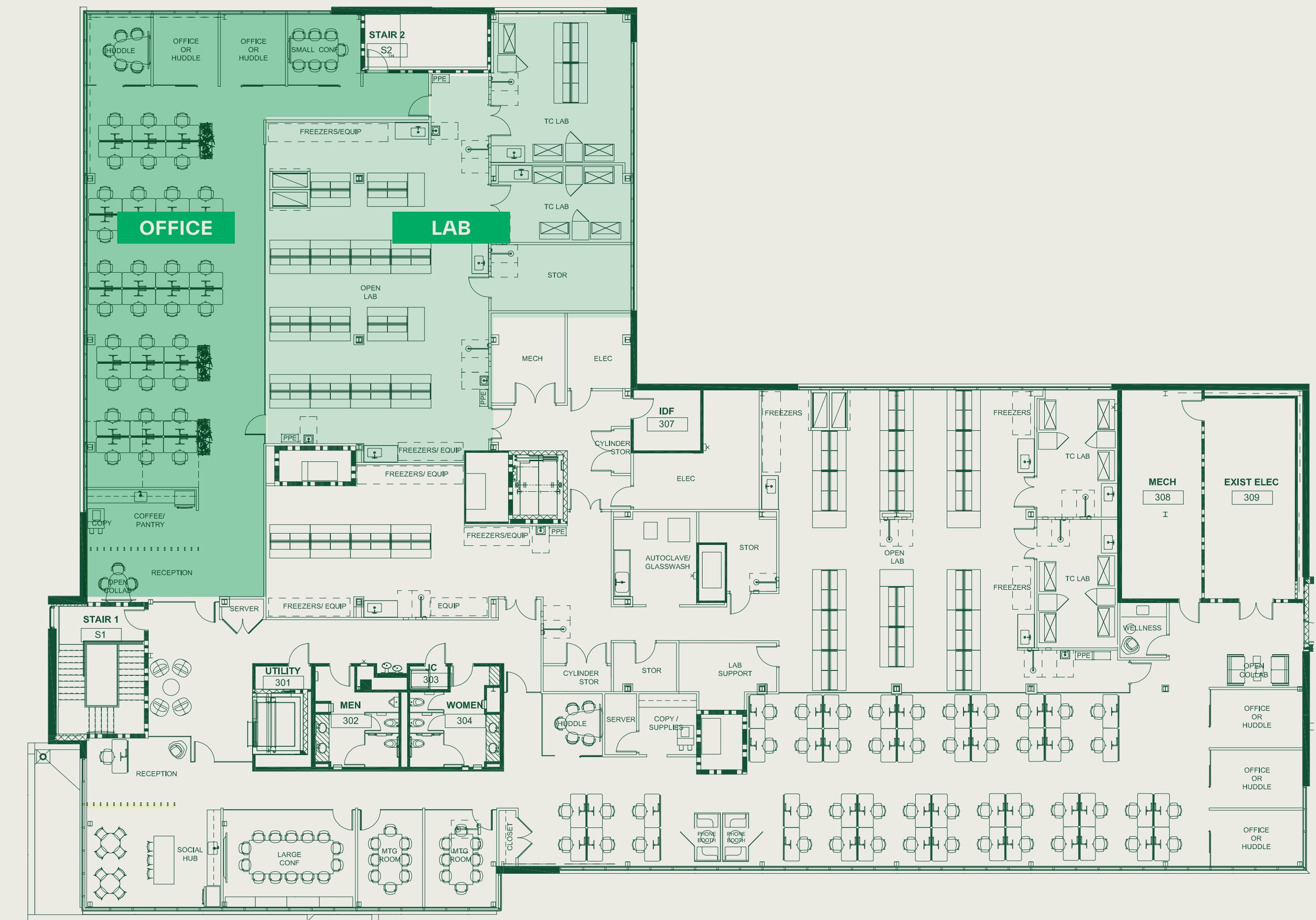
Available Fall 2025

## Office Space

- 34 workstations
- 2-3 offices
- 1 conference room
- 1 huddle room
- Reception area
- Kitchenette & print/copy areas

## Lab Space

- 28 mobile benches and casework
- 2 fumehoods
- 2 eyewash stations in open lab
- 3 sinks in open lab
- 2 tissue culture labs w/ sinks and eyewash
- 1 storage room
- 1 cylinder storage room



# 15

## Floor 3

### 12,500 RSF

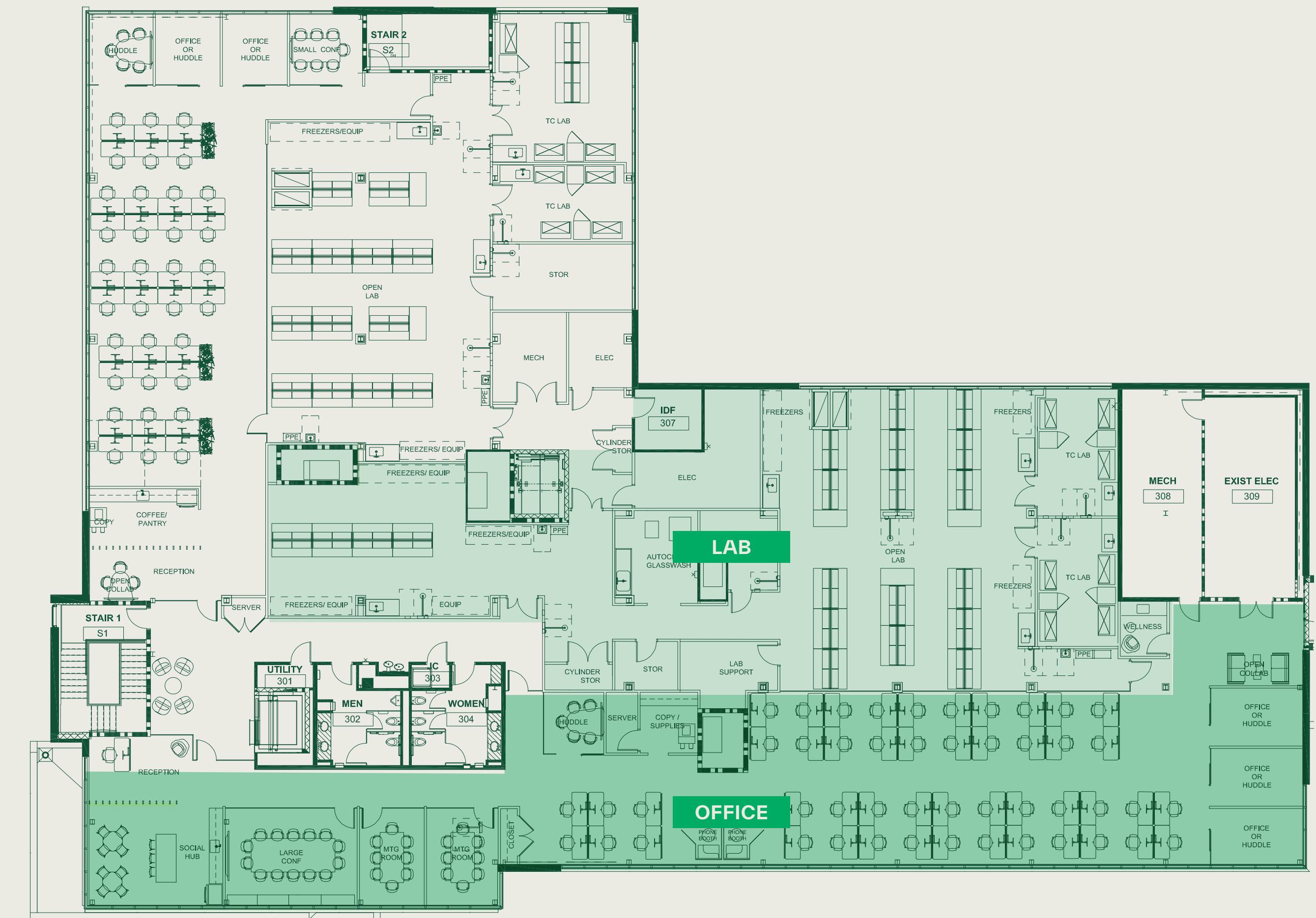
Available Fall 2025

## Office Space

- 48 workstations
- 3 offices
- 3 conference rooms
- 1 huddle room
- 2 phone booths
- Reception area
- Kitchenette & print/copy areas

## Lab Space

- 40 mobile benches and casework
- 2 fume hoods
- 3 eyewash stations in open lab
- 4 sinks in open lab
- 2 tissue culture labs w/ sinks and eyewash
- 2 lab support rooms
- Autoclave/glass wash room w/ sink
- 1 cylinder storage room



1201 SUMNEYTOWN

Future life science  
development  
and expansion.



# Site Overview

## Location

The 1201 Sumneytown Pike is a nearly 160-acre land site located in Montgomery County, PA in Lower Gwynedd Township

## Development

Limited easements around the perimeter of the site leave the majority of the land open for development.

Beacon has master planned for more than 900,000 SF of life science office and manufacturing uses.

## Zoning

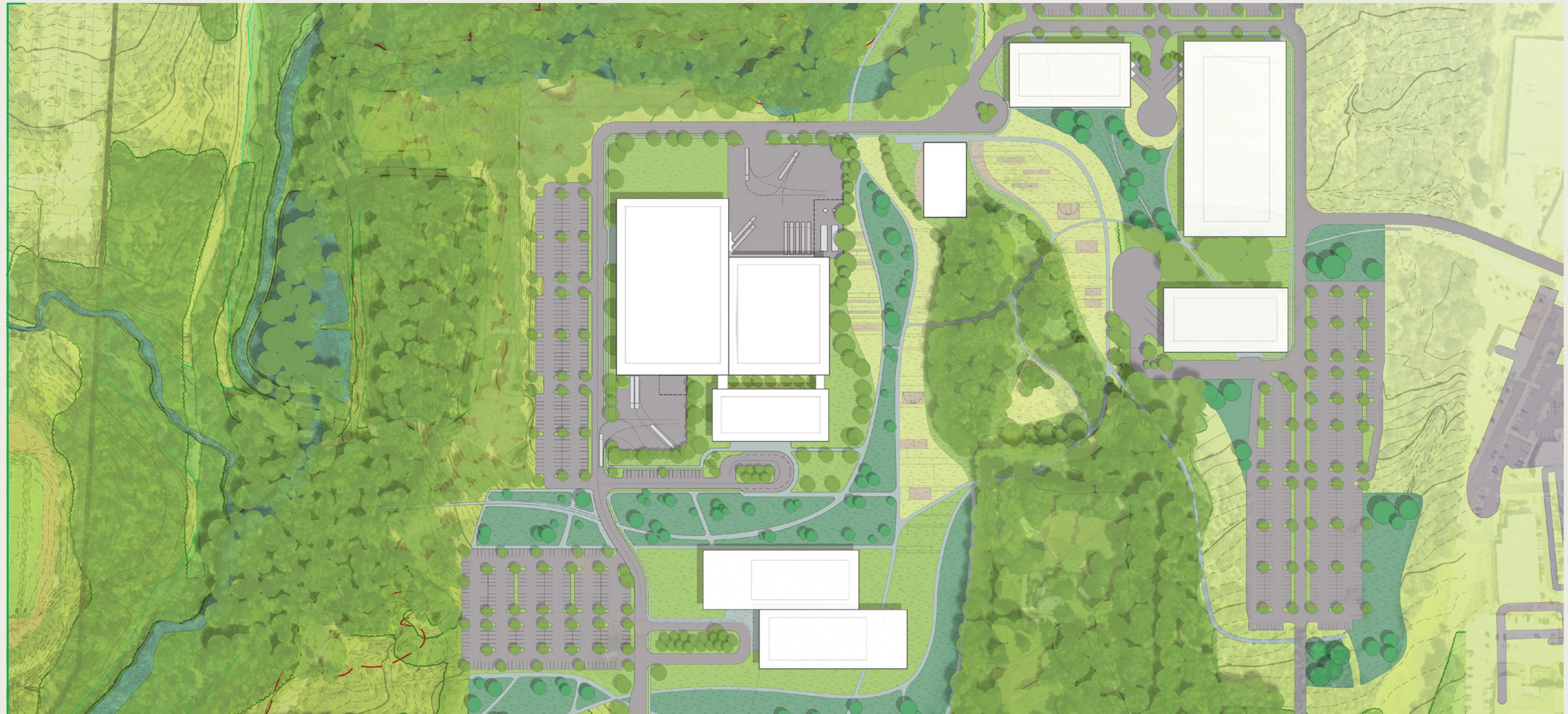
Zoning is F-1 Limited Industrial District in Lower Gwynedd Township. Manufacturing, scientific research laboratories, and office buildings are all permitted uses.

## Existing Site

The site currently includes a single, unoccupied 150,000 SF building with accompanying parking lots as well as a small unoccupied residence and accompanying structures. The remaining site is occupied by former farmland and wooded walking trails.







## Sample Campus Layout



Sample cGMP/Lab Building



## Sample cGMP/Lab Building



Sample cGMP/Lab Building

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