

401 North Broad Street, Philadelphia, PA

6,258 RSF Sublease Available Immediately (Divisible); 3-Year Term

TACTIX THE
TENANT
BROKER

SPACE HIGHLIGHTS:

- ▶ Fully furnished desks/chairs/wet lab
- ▶ 6 private offices
- ▶ 4 meeting rooms with display TV's
- ▶ 28 open office desks
- ▶ Wet Lab with: 6 workbench stations, 1 -80C freezer, 1 4C refrigerator, 1 bio-safety cabinet, 1 PCR hood, 2 king fisher extraction robots, 1 Bio-Rad Opus qPCR thermocycler, 1 flammables cabinet, 3 sinks, shower & eye wash station, ample shelving and storage
- ▶ Café space with refrigerator, dishwasher, microwave, sinks, Bevi Seltzer Water Machine, Nio Custom Coffee Machine
- ▶ Expansive natural light and plants in office, meeting and café space
- ▶ Secure, separate network wifi
- ▶ Secure loading dock access with receiving cage
- ▶ Individual office zone temp control
- ▶ Janitorial and Reception services included



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WE FIX WHAT'S BROKERAGE

6,258 RSF (Divisible)

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