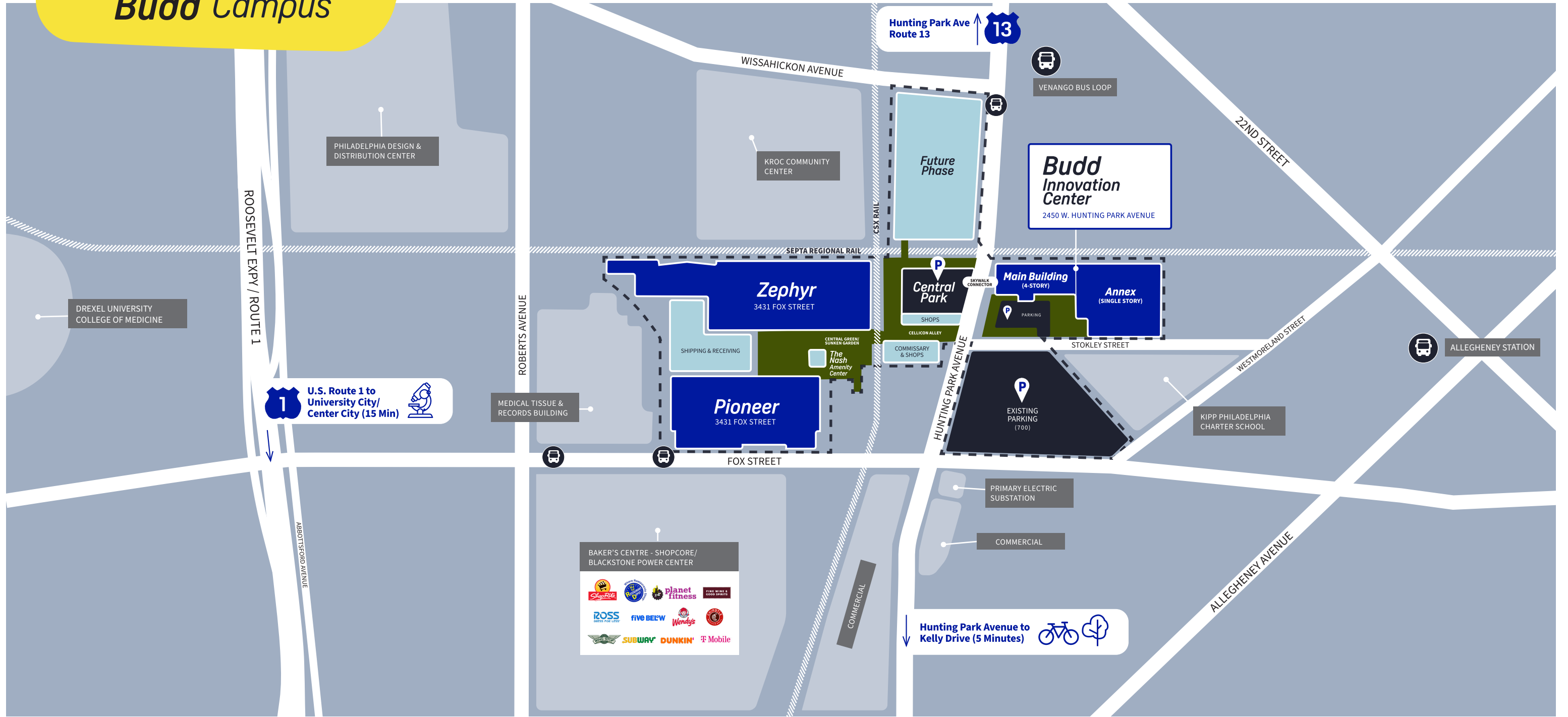


Budd Campus



31 Acres

2.7 Million Square Feet

2,160 Parking Spaces

The Budd holds unique critical mass in the capital of cell and gene therapy with a bold redevelopment plan that will forge new directions for science, our Hunting Park community and the Philadelphia biocluster.



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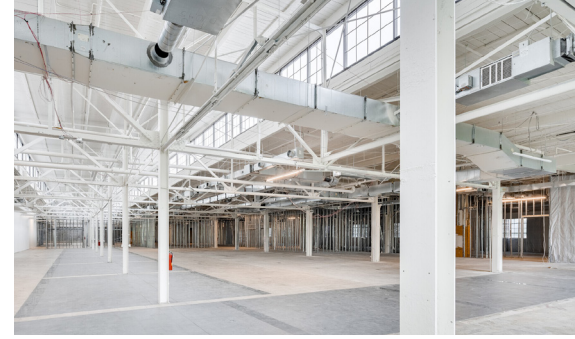
2450 W. Hunting Park Avenue & 3431 Fox Street, Philadelphia, PA

Budd Campus



Budd Innovation Center

AVAILABLE TO LEASE
The **Budd Innovation Center** is 257,720 square feet of Class A turn-key working environments covering four floors that meets the needs of life science users like R&D, Lab, Incubator Space, Training Facilities, Vivarium or Pilot Scale Manufacturing.



Budd Innovation Center Annex

AVAILABLE TO LEASE
The **BIC Annex** is 80,000 square foot of recently redeveloped space suitable for cGMP manufacturing featuring redundant power and natural gas, ready for immediate build-out.



The Nash & Central Green

The Nash is the former boiler building of the Budd Plant. It will be transformed as an amenity center hosting a campus cafe, on-site gym, and conferencing center.

Central Green refers to outdoor collaboration areas and stadium seating as well as a unique sunken garden that makes use of former train linkages on the site.



Pioneer Building

AVAILABLE TO LEASE
Once the site of war-time tank production, **Pioneer** offers an impressive 150,000 square feet of ground-floor cGMP manufacturing with 83,000 SF of second floor office, lab & R&D.



Central Park & Cellicon Alley

Cellicon Alley is an activated plaza of shops, dining and museum space that invites the community in and bridges the Budd Innovation Center complex and the industrial core of the Budd Bioworks.

Central Park is a three-story parking structure that sits directly above the retail area.



Zephyr Building

UNDER DEVELOPMENT
Zephyr will come online in 2024, offering an additional 175,000 square feet of ground level manufacturing with an additional 325,000 square feet of multi-story Office, Lab and R&D.

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