

MLP

MLP VENTURES, LLC

2100 Renaissance Blvd, King of Prussia PA



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A 100,000 SF - Three Story - Institutional Quality - Office and Technology Building with 5/1000 Parking



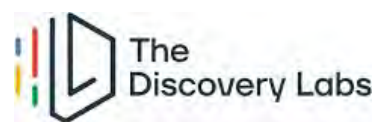


2100 Renaissance Blvd Front Lobby



Investing for a Higher Purpose

MLP Ventures creates technology-based platform companies in high demand, supply constrained industries with enormous growth potential. Each of these companies produce life saving, and life enhancing products and services on a massive scale. MLP also creates scientific communities that can drive vast improvement to humanity by providing technically capable, mission critical research, development and manufacturing real estate custom built for life science and technology companies. All of MLP Ventures' investments are driven by a higher purpose.



The Power of Scientific Community

The Discovery Labs has created a magnetic ecosystem of world-class academic institutions, healthcare venture and pharma companies combined with iconic scientists which drives demand for its products and real estate.



The Children's Hospital
of Philadelphia®



The MLP Venture's King of Prussia Campuses



 The Discovery Labs

 INNOVATION 800

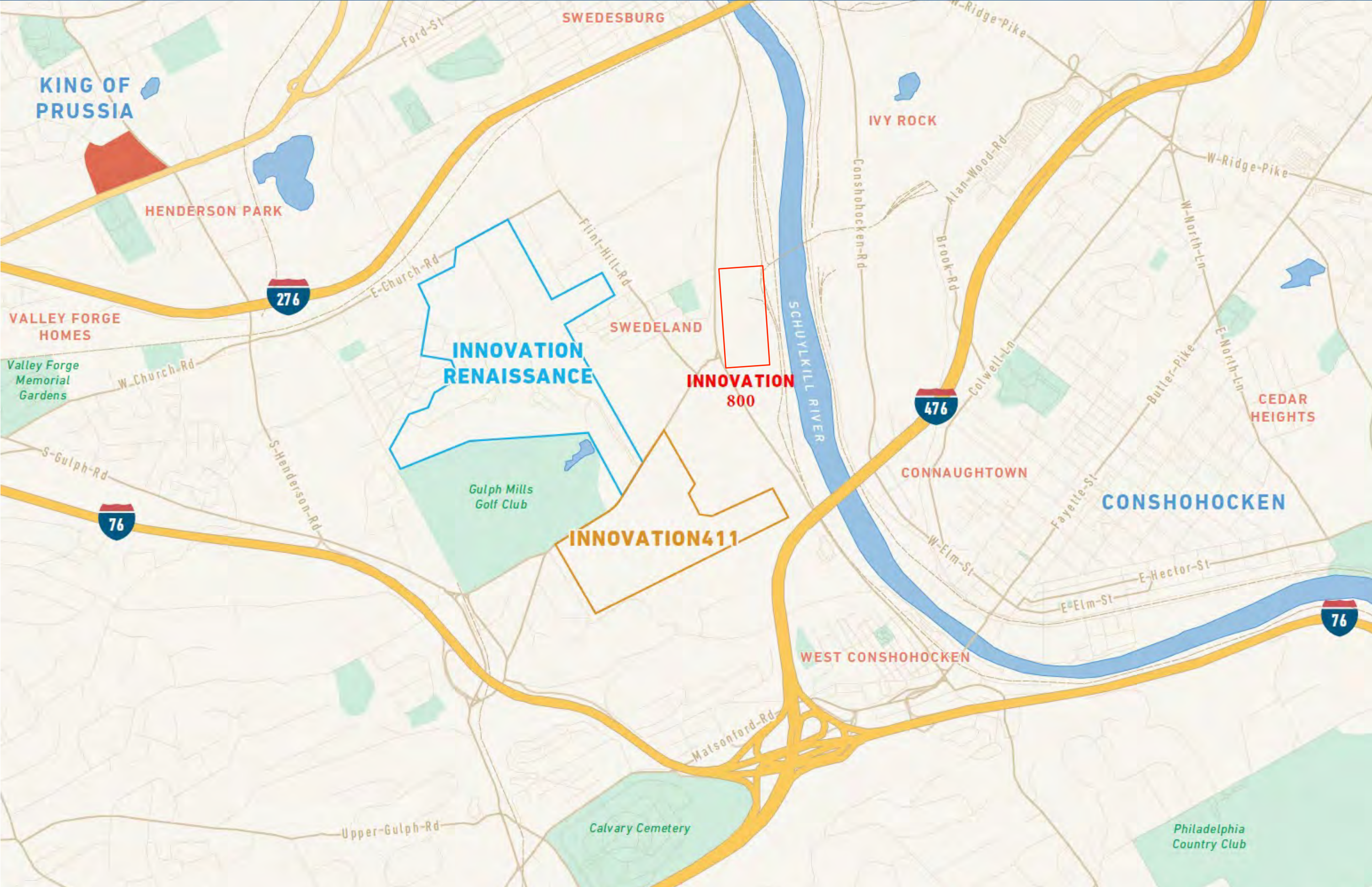
2100 Renaissance Blvd

 *The* INNOVATIONRENAISSANCE

 INNOVATION411
Phase I & II

 INNOVATION411
Phase III

MLP Venture's King of Prussia Campuses - Transit Oriented



Innovation Renaissance Local Train Stations

- Gulph Mills High Speed Line (.03 miles away) - 24 min to 69th Street Station
- Hughes Park Train Station (.04 miles away) - 25 min to 69th Street Station
- Conshohocken Train Station. (1.6 miles away) - 41 min to 30th Street Station
- Radnor Train Station (2.6 miles away) - 27 min to 30th Street Station
- Villanova Train Station. (3.0 Miles Away) - 25 min to 30th Street Station



2100 Renaissance Blvd at Innovation Renaissance



2100 Renaissance Blvd



View from Main Entrance to The Innovation Renaissance Campus

2100 Renaissance Blvd



View from Main Entrance to The Innovation Renaissance Campus

2100 Renaissance Blvd Overview

Key Highlights

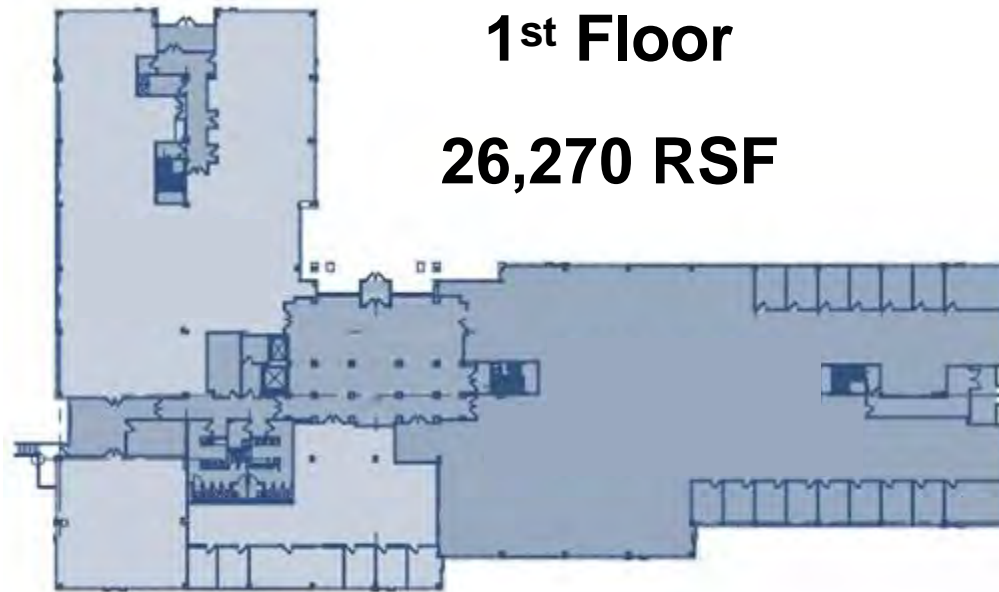
- Excellent Class-A Office Building
- 98,726 RSF
- 3-story, steel, masonry and glass structure
- 5/1,000 parking
- Adjacent to Innovation 411 in the heart of the Pennsylvania Research Triangle
- Easy access to King of Prussia and Conshohocken
- Daycare and dining within walking distance
- Public transportation - SEPTA bus & train stations
- Walking distance to Norristown High Speed Line



2100 Renaissance Boulevard Available Space

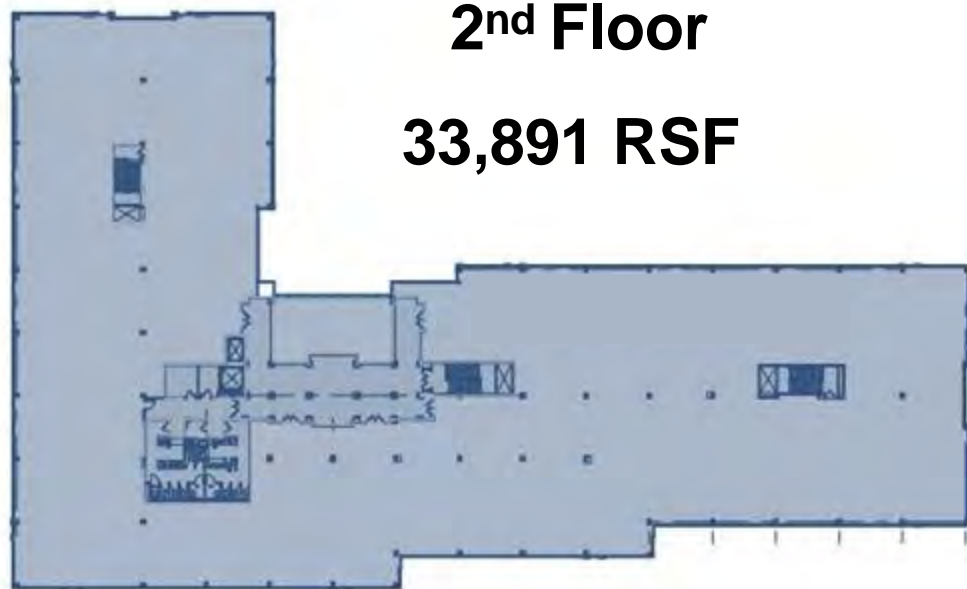
1st Floor

26,270 RSF



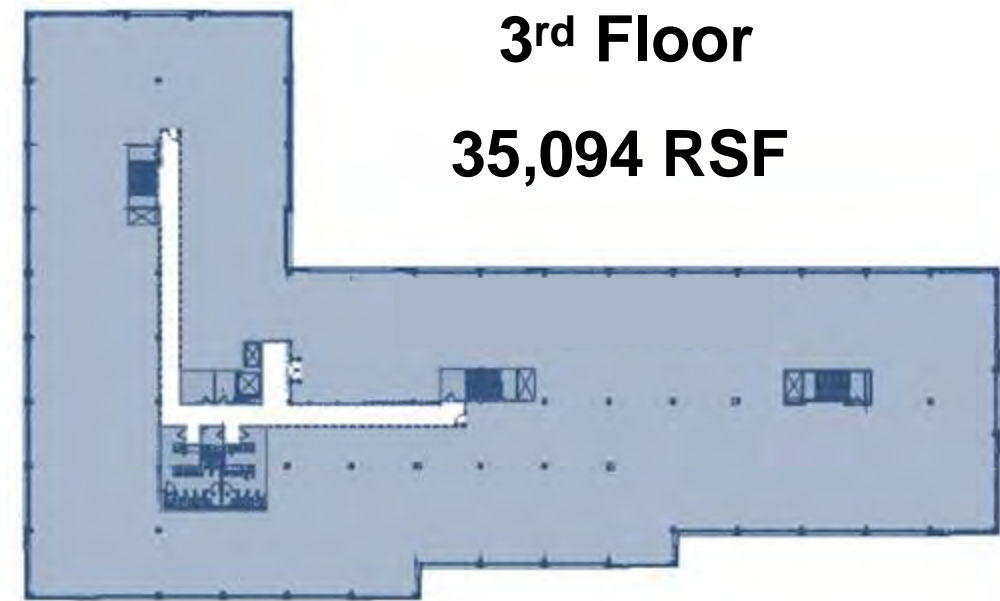
2nd Floor

33,891 RSF

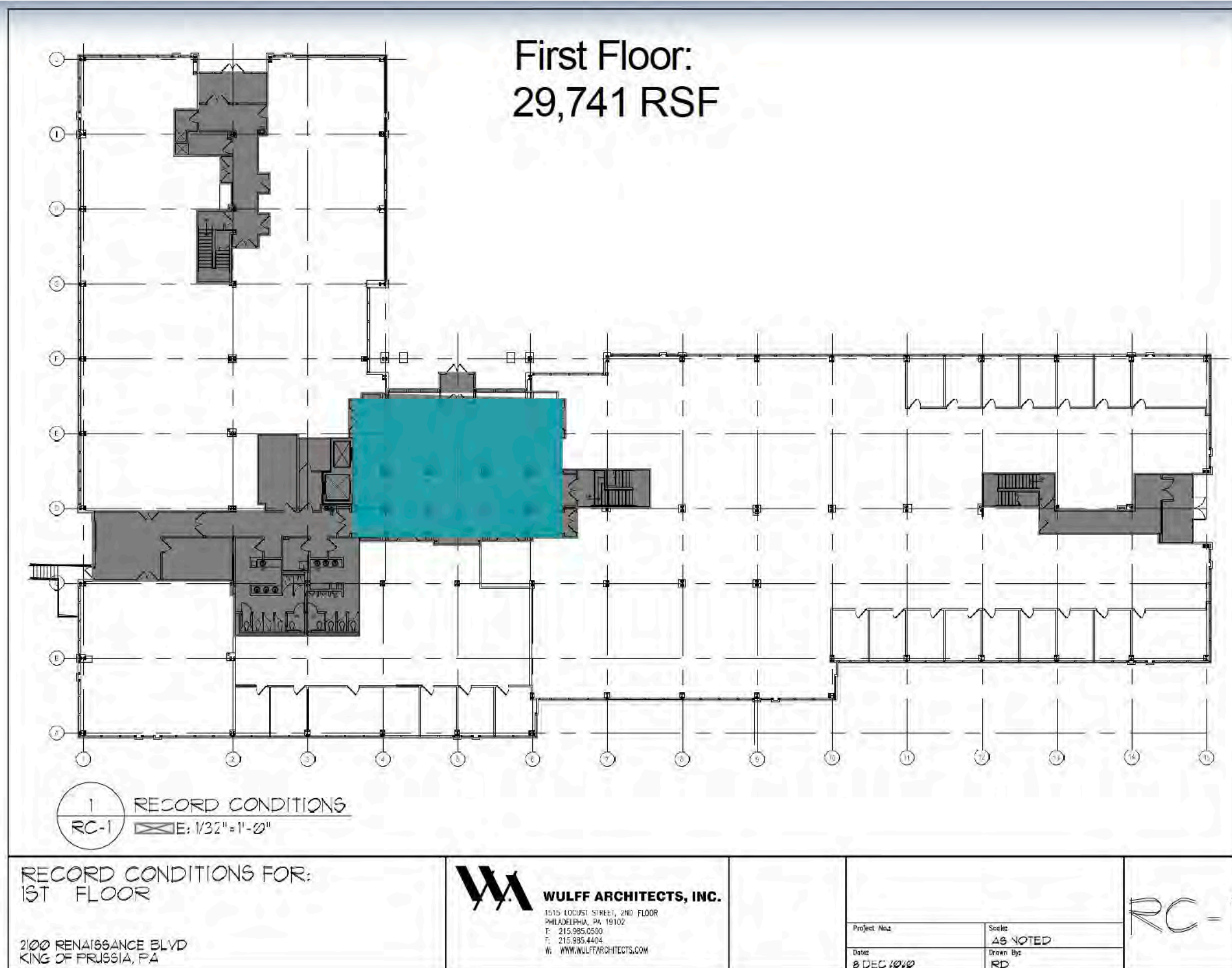


3rd Floor

35,094 RSF

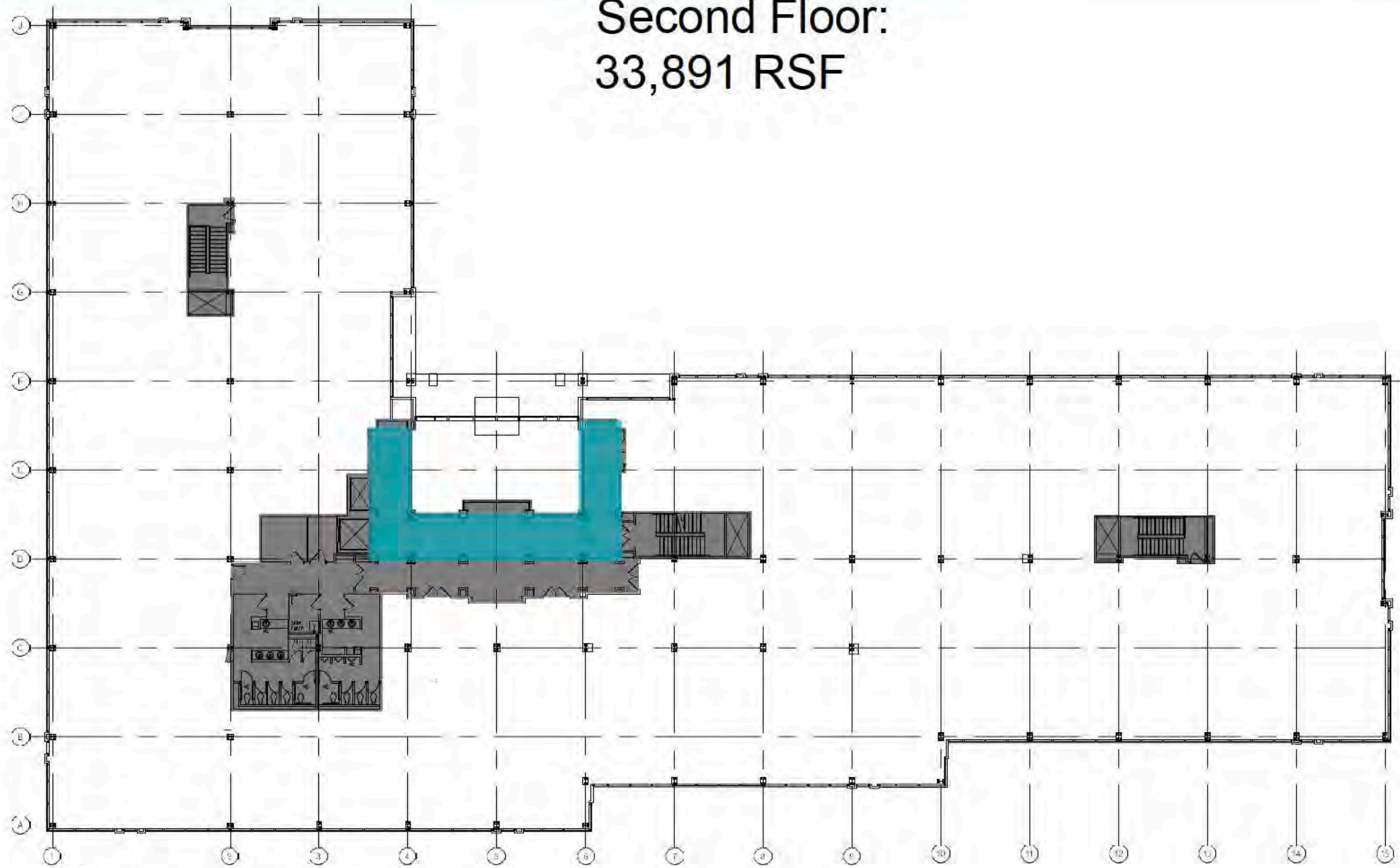


Dramatic First Floor Two-Story Entrance Lobby



Dramatic Second Floor Balcony Overlooking Re-imagined Lobby

Second Floor:
33,891 RSF



1 RECORD CONDITIONS
RC-2 SCALE: 1/32" = 1'-0"

RECORD CONDITIONS FOR:
2ND FLOOR

2100 RENAISSANCE BLVD
KING OF PRUSSIA, PA



WULFF ARCHITECTS, INC.

1515 LOCUST ST.
2ND FLOOR
PHILADELPHIA, PA 19102
T: 215.985.0500
F: 215.985.4404
W: WWW.WULFFARCHITECTS.COM

Project No:

Date:
1 DEC 2020

Scale:

AS NOTED

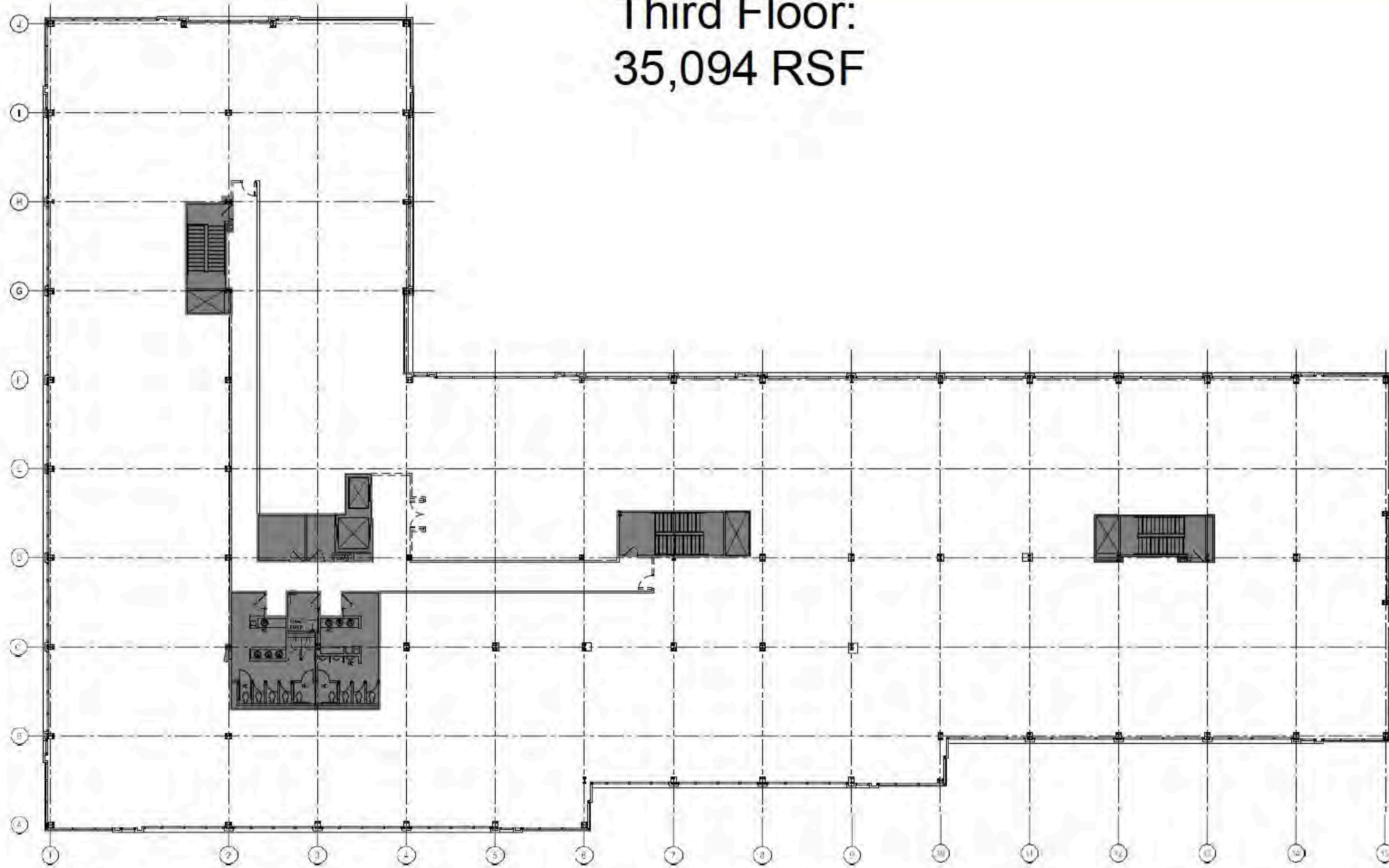
Drawn By:

RD

RC-2

2100 Renaissance Third Floor

Third Floor:
35,094 RSF



1 RECORD CONDITIONS
RC-3 SCALE: 1/32" = 1'-0"

RECORD CONDITIONS FOR:
3RD FLOOR

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RD

RC-3

Amenities at Innovation Renaissance: State of the Art Fitness Center



Amenities at Innovation Renaissance: Full Service Cafe



Amenities at Innovation Renaissance: Conshohocken Brewery Located in the Campus



King of Prussia Amenities 5 min from 2100 Renaissance

- Located at the intersection of 76, 23, and 476, just fifteen minutes by car or train from Center City Philadelphia.
- Five minutes to the 400+ shops and restaurants at the King of Prussia Mall & Town Center, including: City Works, Shake Shack, Mission BBQ, & Honeygrow
- Five minutes to the cool, urban environment of Conshohocken, with its 51 restaurants & bars, cool hip housing, public transportation, riverfront amenities and the Schuylkill River Trail



Conshohocken



1. Septa/Conshohocken Tran Station
2. Marriott Philadelphia West
3. Marriott Residence Inn
4. Fayette St. Retail/Restaurants/Nightlife
5. Londonbury Apartments
6. Riverwalk Apartments
7. I-76 Access Ramp
8. The Grande Condominiums
9. Schuylkill River Trail



Rowing on the Schuylkill River



Downtown Gladwyne



Fayette Street Bridge into Town

Conshohocken "Main Street"

The Main Line - “Its not just a place, its a lifestyle”

The Discovery Labs is also 5-10 minutes away from some of the most prestigious private and public golf courses in the country

- Merion Golf Club (*Ranked 5th in Golf Digest’s “Americas 100 Greatest Golf Courses”*)
- Gulph Mills Golf Club (*Across the street from The Discovery Labs*)
- Aronimink Golf Club
- Overbrook Golf Club
- Philadelphia Country Club
- Radnor Valley Country Club



World-Class Location To Attract and Retain Talent

The Main Line - “Its not just a place, its a lifestyle”

Incredible dining with over 15 “★★★★★” review restaurants within a 5 mile radius to The Discovery Labs.

- Savona
- Capital Grill
- 333 Belrose
- Fleming’s Prime Steakhouse
- Christophers A Neighborhood Place
- Autograph Brasserie
- White Dog Cafe
- Seasons 52
- Azie on Main
- Estia Taverna
- Pietros
- Davio’s Northern Italian Steakhouse
- Enoteca Tredici
- The Refectory
- Paladar
- Matador
- At The Table
- The Silverspoon



King of Prussia Mall

King of Prussia, PA




KING OF PRUSSIA
A SIMON MALL

VALET PARKING
GARAGE PARKING
CONCIERGE CENTER

**MORE TO DISCOVER.
MORE TO LOVE.**

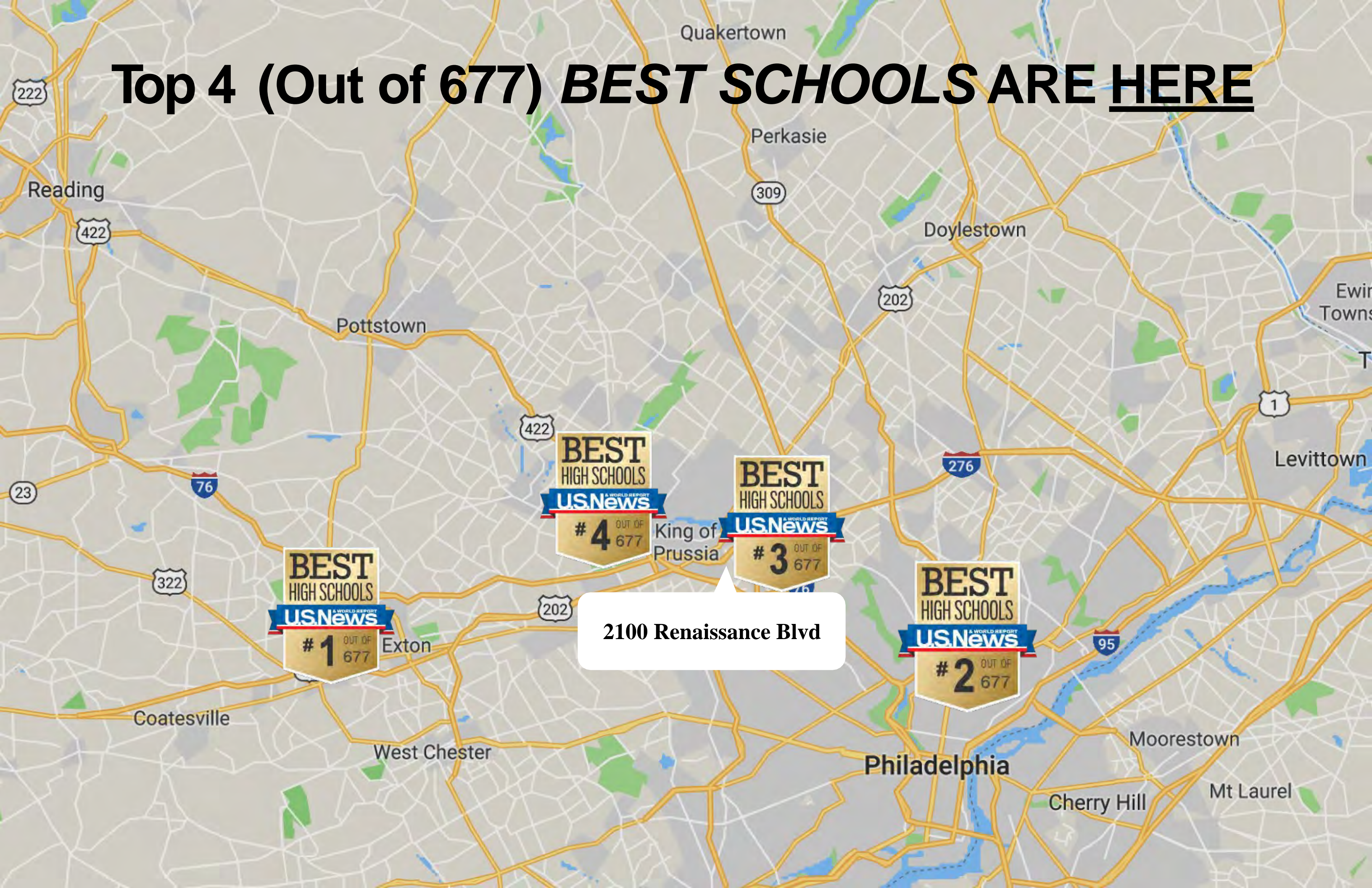
World Bank	Five on Broadway
American Girl	Jimmy Choo
Barneys New York	MACY'S
Dr. Greiner/Hugoboss	Reg. & Jane
Chloé	Sandy
COE	Vince

SAVOR
KING OF PRUSSIA

**SAVOR
THE VARIETY**

OPEN AUGUST 18

Top 4 (Out of 677) *BEST SCHOOLS ARE HERE*



2100 Renaissance Blvd

Contact Us



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