

401 NORTH BROAD

LABS SUITES AVAILABLE NOW



Netrality

401 North Broad

RECENTLY
ANNOUNCED
CARBON
REFORM
LEASE

MOVE-IN READY LABS 4,759 SF + 5,513 SF

LAB SUITES

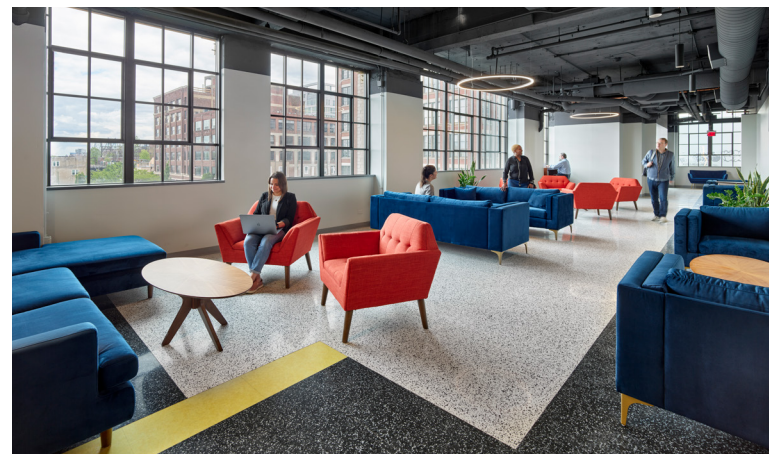
- Lab Suites 1-3: Fully Leased
- Lab Suite 5 - 11,998 SF
- Lab Suite 6 - 4,759 SF
- Lab Suite 7 - 5,513 SF

READY FOR SCIENCE

- Brand new lab suites are equipped with 1 fume hood, mobile benches, case work, vacuum, eyewash station, BSL 2 tissue culture room, offices, conference room and kitchenette
- Each lab has 5W/SF of back-up power
- Freight elevator and storage access
- Ability to expand the lab space on the floor and in the building

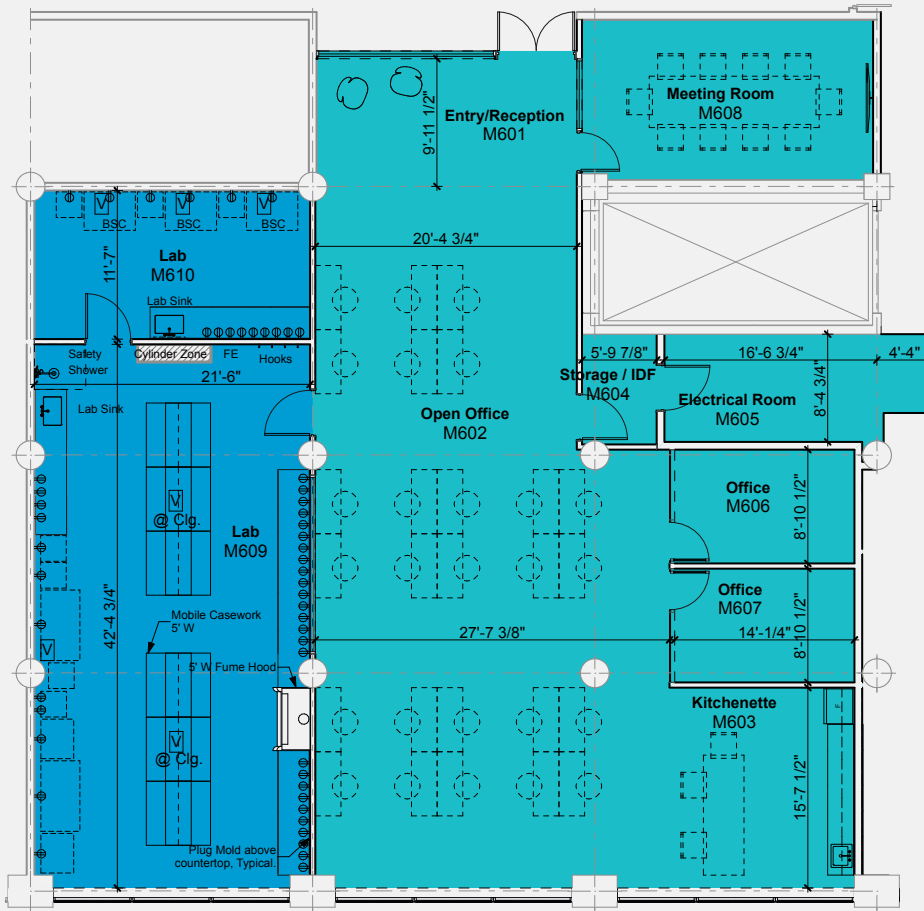
BUILDING FEATURES

- 4MW generator capacity
- Private 275-car indoor parking garage
- Drive-in, secure loading docks with easy access to the freight elevators
- Recently renovated lobby and common areas
- Shared conference room, large event space and tenant lounge
- Located in a Federal Opportunity Zone



CBRE

SUITE 6 - 4,759 RSF



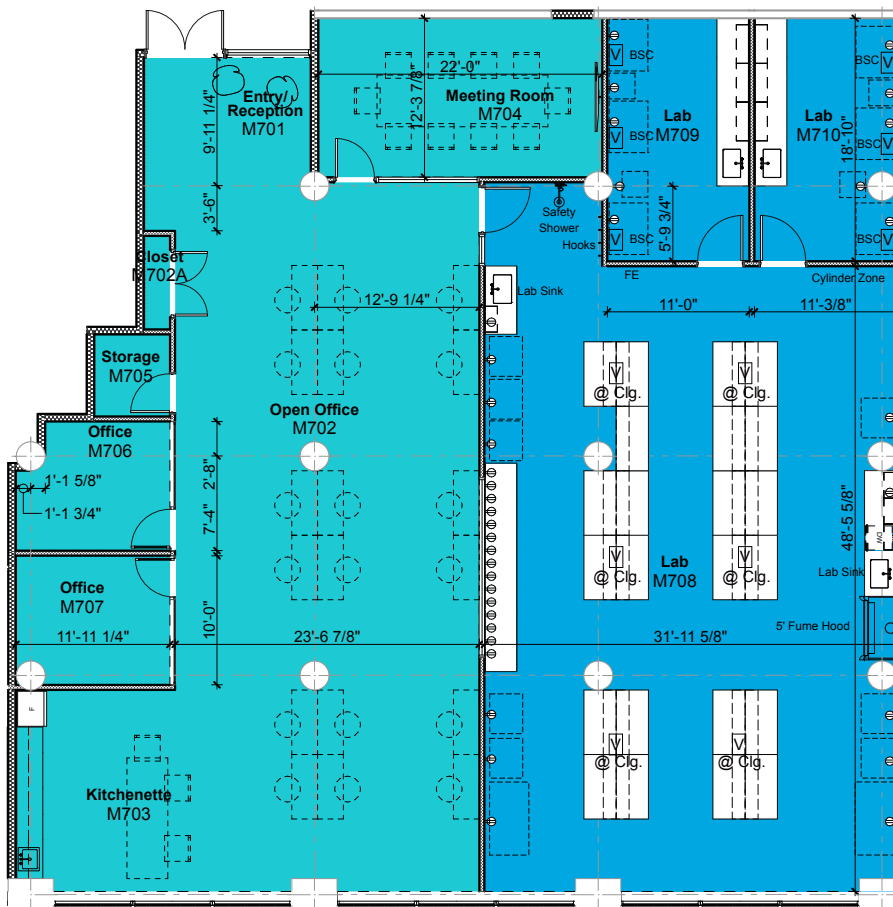
LAB

- 12 mobile benches
- 1 Fume Hood
- 1 Tissue Culture Room w/ Sink
- 1 Lab Vacuum
- 1 Sink in Open Lab
- 1 Emergency Eye Wash
- Emergency Back-Up Power

OFFICE

- 2 offices
- 1 Conference Room
- Open Bullpen Area
- Kitchenette

SUITE 7 - 5,513 RSF



LAB

- 22 mobile benches
- 1 Fume Hood
- 2 Tissue Culture Rooms w/ Sinks
- 1 Lab Vacuum
- 2 Sinks in Open Lab
- 1 Emergency Eye Wash
- Emergency Back-Up Power

OFFICE

- 2 offices
- 1 Conference Room
- Open Bullpen Area
- Kitchenette

LIFE SCIENCE LEASING

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