



**2300 MARKET**  
BY BREAKTHROUGH

ARRIVING 2024

Introducing Philadelphia's  
Most Sophisticated Life Science  
Research Space

 **Breakthrough**  
PROPERTIES





# 2300 MARKET

BY BREAKTHROUGH







RESEARCH WITH A VIEW...





...WHERE SCIENCE IS CENTER STAGE IN CENTER CITY





A DESTINATION FOR LIFE CHANGING DISCOVERIES



# Delivering Robust Infrastructure that Enables Research and Development

## Building Features and Amenities

225,000 SF R&D LAB / OFFICE SPACE

DESIGNED FOR LEED GOLD AND FITWEL CERTIFICATION

33' COLUMN BAYS TO ACCOMMODATE 11' LAB PLANNING MODULE IN TWO DIRECTIONS

DESIGNED FOR 60:40 LAB-TO-OFFICE RATIO WITH ABILITY FOR HIGHER LAB PROPORTIONS IN FLEX LAB ZONES

SUPPORT FROM BREAKTHROUGH SCIENTIFIC OPERATIONS TEAM

PRIVATE CLIENT TERRACES

15' - 17' TYPICAL CEILING HEIGHTS

ON-SITE SERVICED CAFÉ & LOUNGE

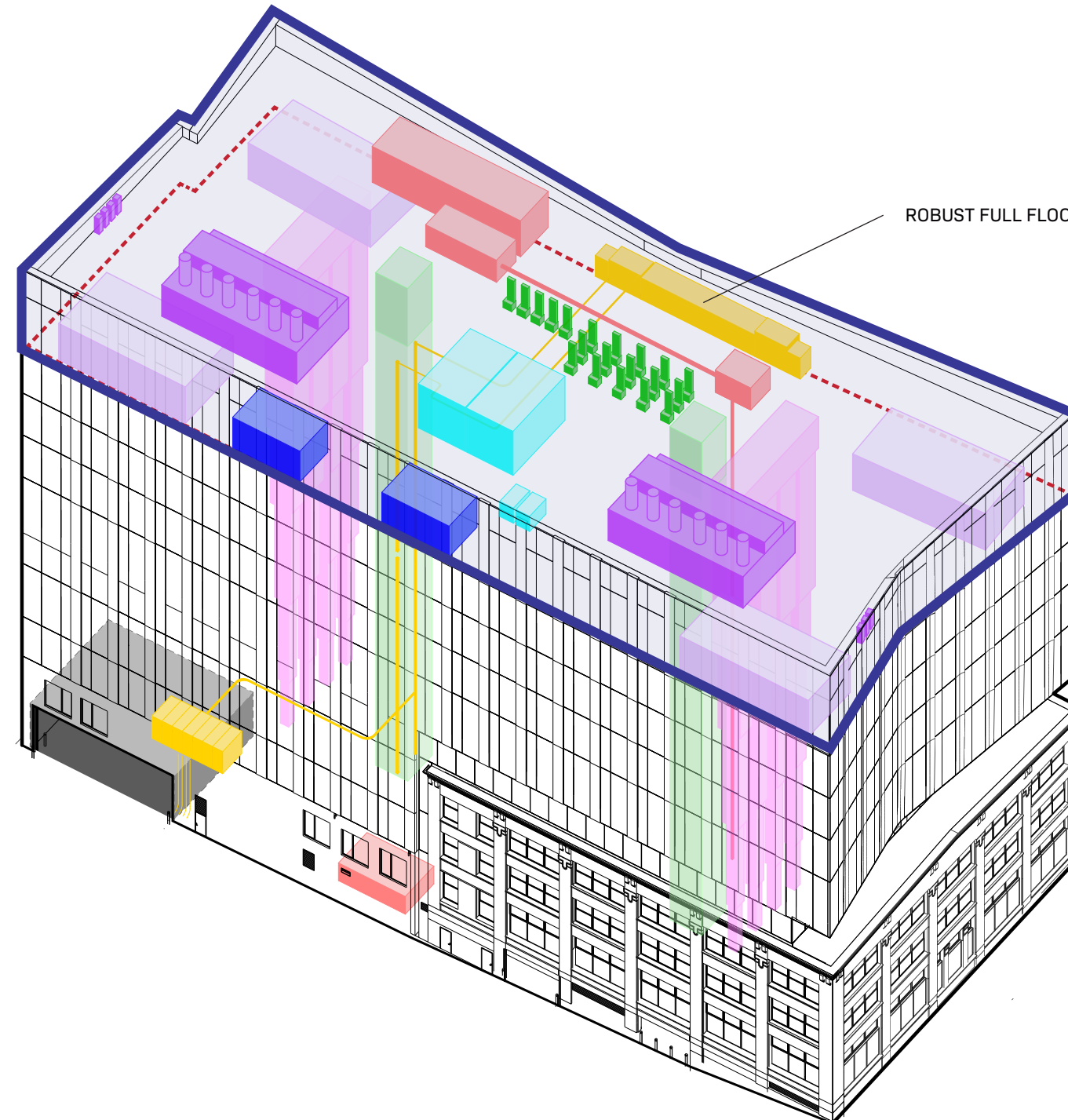
FITNESS, LOCKER ROOM, SHOWERS

INDOOR BICYCLE ROOM

MANAGED FULL SIZE LOADING DOCKS

ONSITE PARKING

ADDITIONAL PARKING IN ADJACENT GARAGE



ROBUST FULL FLOOR MECHANICAL PENTHOUSE

- Double Ended Electrical Service
- Emergency Power
- Cooling Towers
- Chiller Plant
- General Lab and Office Supply and Exhaust Air Systems
- Specialty Exhaust Capacity
- Loading Dock

# Representative 30,000 RSF Test Fit

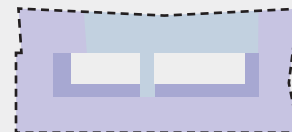
## Sample Fit Plan Statistics

LAB BENCHES (KNEE HOLES)	137
WORKSTATIONS	72
PRIVATE OFFICES	9
COLLABORATION / CONFERENCE	9
FUME HOODS	16
LAB SUPPORT ROOMS	8

- LAB SPACE
- LAB SUPPORT
- OPEN OFFICE AREA
- COLLABORATION
- MECHANICAL



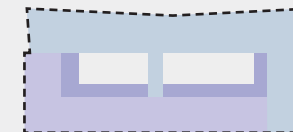
ROBUST INFRASTRUCTURE AND FLEXIBLE PLANNING MODULE SUPPORTS A WIDE RANGE OF USERS



70% LAB



55% LAB



40% LAB



# At the Intersection of University City and Center City

Welcome to Philadelphia's new bioscience hotspot, ideally located at the center of the Market Street corridor. With immediate access to Center City's vibrant lifestyle offerings, and access to the institutional core, 2300 Market is poised to attract Philadelphia's highly educated workforce.



**CENTER CITY**

[solidcore]

vernick food & drink

**UNIVERSITY CITY**

HIGH QUALITY RESIDENTIAL, RETAIL + AMENITIES IN CENTER CITY

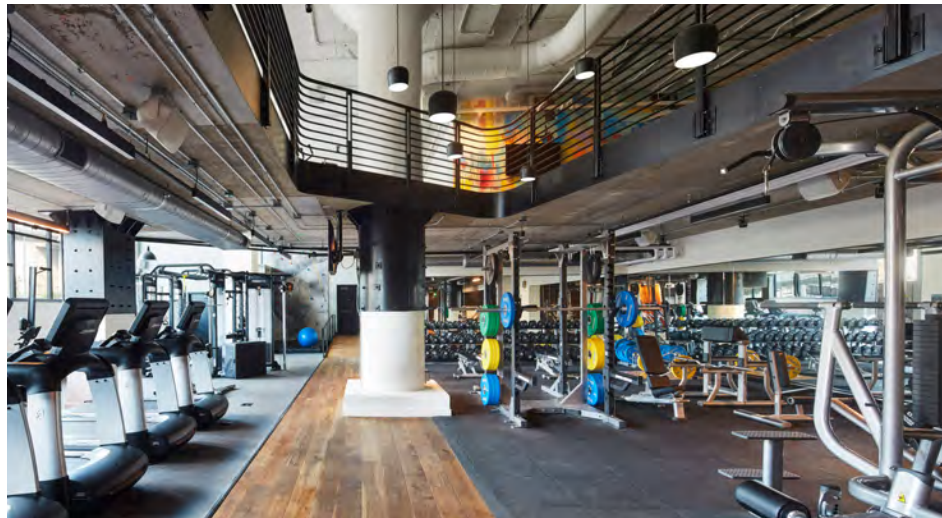
30TH STREET STATION

MARKET STREET CORRIDOR



## Steps Away from Philadelphia's Finest Lifestyle Offerings

Cycle home along the Schuylkill River Trail. Take a stroll through Rittenhouse Square before dinner at one of the many acclaimed restaurants. Meet colleagues for happy hour before shopping on Chestnut Street. Hop over to 30th Street Station and take the Acela for an easy weekend getaway to New York to DC.



La COLOMBE  
COFFEE ROASTERS



CITY  
FITNESS  
PHILADELPHIA

SHAKE SHACK

[solidcore]

vernick  
food & drink



sweetgreen

PARC

DI BRUNO BROS.  
CULINARY PIONEERS SINCE 1939

TRADER JOE'S

FOUR SEASONS

BLUESTONE LANE





At the Epicenter of the Bioscience Research Cluster,  
and Minutes from World-Class Institutions

Home to world renowned academic research institutions, companies, and hospitals that make Philadelphia a premier life science market. Ranked #1 in NIH grant funding for cell and gene therapy, Philadelphia provides access to cutting edge research and world class talent.



# Breakthrough's Scientific Advisory Board provides Collaborative Social Infrastructure and Mentorship to Breakthrough Clients



**Arie Beldegrun, M.D.**

Executive Chairman and Co-Founder of Allogene, Chairman of Bellco Capital, Two River Group, UroGen Pharma and Kronos Bio



**Franz Humer, M.D.**

Chairman of Humer Foundation, Former Chairman and CEO of Roche Holding



**Liz Barrett**

CEO of UroGen Pharma, Former CEO of Oncology at Novartis



**Owen N. Witte, M.D.**

UCLA Professor of Microbiology, Immunology, and Molecular Genetics & President's Chair of Developmental Immunology



**David Chang, M.D., PhD**

Co-Founder and CEO of Allogene Therapeutics, Former Chief Medical Officer of Kite Pharma



**Helen Kim**

Managing Director at Vida Ventures, Former Partner at Column Group and Executive Vice President of Business Development at Kite Pharma



**Arjun Goyal, M.D., MBA**

Managing Director at Vida Ventures, Former Investment Professional at 5AM Ventures



**Stefan Vitorovic**

Managing Director at Vida Ventures, Former Investment Professional at Third Rock



**Ben Beldegrun**

Managing Director and Founder of Pontifax AgTech, Former Portfolio Manager for Brevan Howard Asset Management



**Amy Schulman, J.D.**

Managing Partner at Polaris Partners, Former President of Pfizer Consumer Healthcare



**Jakob Loven**

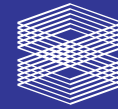
Partner of Nextech Invest Ltd., Former / Present Board Member of A2 Therapeutics, IconVir, Kronos Bio, Scorpion Therapeutics, and more





Breakthrough Properties is a life science real estate investment, development, and management firm that leverages cross-sector collaboration to deliver environments that foster innovation and scientific breakthroughs.

Our team is a first-of-its-kind collaboration in real estate development, which came together through a shared passion that combines Tishman Speyer’s global real estate platform with Bellco Capital’s industry-making life science entrepreneurship to capitalize on the rapidly expanding—yet substantially under-supplied—life science real estate industry.



TISHMAN SPEYER

Tishman Speyer has developed, acquired, repositioned and/or operated approximately \$130 billion of property since 1978, including approximately 221 million square feet of premier office, residential, life science, industrial and retail space. With real estate expertise spanning four continents, Tishman Speyer has built an international reputation for both developing and operating prominent properties with world-class tenant rosters in major markets worldwide. Tishman’s fully integrated platform includes in-house expertise for design and construction, development, capital raising and management of real estate with an established presence in 33 core regional markets globally.



BELLCO CAPITAL

Bellco Capital is an investment firm founded by Drs. Rebecka and Arie Beldegrun that invests in and builds life science companies. Bellco’s competitive edge comes from its unique position and firsthand experience navigating the intersection of academia, life science companies, pharma, and the investment community. Bellco’s life science ecosystem, including its core strategies of company building (Two River) and venture investing (Vida Ventures) supports companies with bold ambitions of exponential transformation in life sciences.

**5M SQFT**

INTERNATIONAL LIFE SCIENCE  
DEVELOPMENT PIPELINE

**6**

OFFICES

**45**

YEARS OF OPERATION

**60M SQFT**

OF DEVELOPMENT  
GLOBALLY SINCE 2010

**25**

YEARS OF OPERATION

**\$20B+**

LIFE SCIENCE M&A TRANSACTIONS

**70**

LIFE SCIENCE SECTOR SPECIALISTS

**\$3B**

DEDICATED LIFE SCIENCE FUND

**1,000+**

EMPLOYEES

**179**

ASSETS WORLDWIDE





# 2300 MARKET

BY BREAKTHROUGH

## Get in Touch



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