

ULTRA LABS

R&D Lab and cGMP Suites
For Lease

BREAKING GROUND Q3 2024



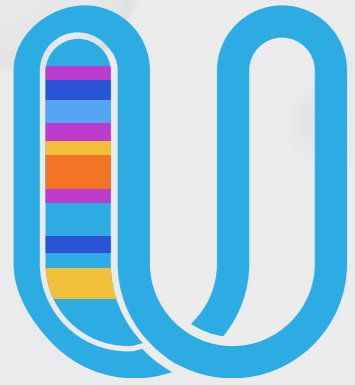
Located within a Federal Opportunity Zone

BREAK NEW GROUND AT ULTRA LABS

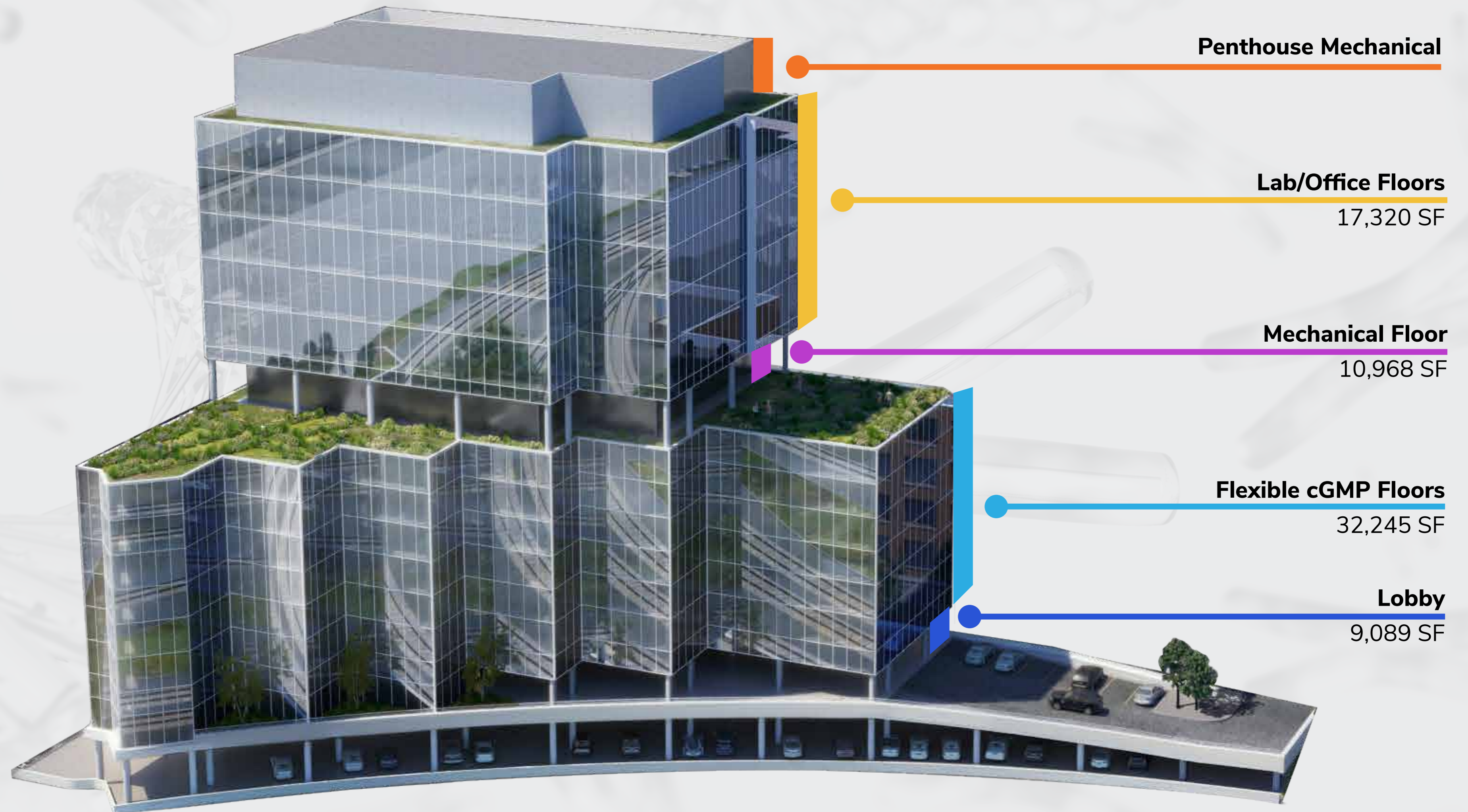
Fuel discoveries and push the boundaries of scientific innovation in the nucleus of cell and gene therapy

Catering to the needs of scientists and researchers with customized and controlled environments and state-of-the-art lab infrastructure that offers the optionality of certified cGMP compliance, Ultra Labs is set to become the next standard of excellence in scientific real estate.





Ultra Labs is a 185,279 square foot purpose-built life sciences building including 5 floors predesigned and engineered for BSL2 labs and 1-3 floors of cGMP manufacturing.



WHY ULTRA LABS?

Develop, scale and do more.

Custom built for science

Every square foot of Ultra Labs is dedicated to scientific real estate with a development plan focused towards bringing the highest base building technology to the market.

Control for cutting-edge IP

Ultra Labs is right sized for a headquarters facility and has floors optimized for single users. Both scenarios can allow your science to be front and center and afford important control over drug development process and intellectual property.

Support for multiple lines & cGMP

Ultra Labs can support multi-product, multi-modality development. Specially designed cGMP floors also create a highly efficient path from early stage discovery up to FDA approval.

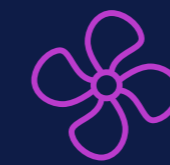
Capital Conscious

In this capital constrained environment, Ultra Labs' robust infrastructure reduces the need for costly buildout - saving tenants time and money that can be deployed in more impactful ways.

Tenants at Ultra Labs will save \$8.50/sf/year under Philadelphia's real estate tax abatement on new construction and could realize capital gains savings through Ultra Labs Federal Opportunity Zone status.

Project Specifications

A single focus to science with the highest base building technology in the market



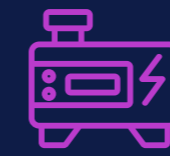
High-performance chiller plant including centrifugal chiller, cooling towers, and pumps (42/58 degF)



Central high-efficiency gas-fired condensing boiler plant (140/110 degF)



Dual utility electrical feeds from separate substations with automatic transfer switches for ease of connection by tenant



Two 750 KW backup generators for 24/7 coverage



Automatic temperature controls for base building systems



Separately piped lab waste system



Central vacuum, compressed air and natural gas distribution



Separate clean / dirty freight elevators



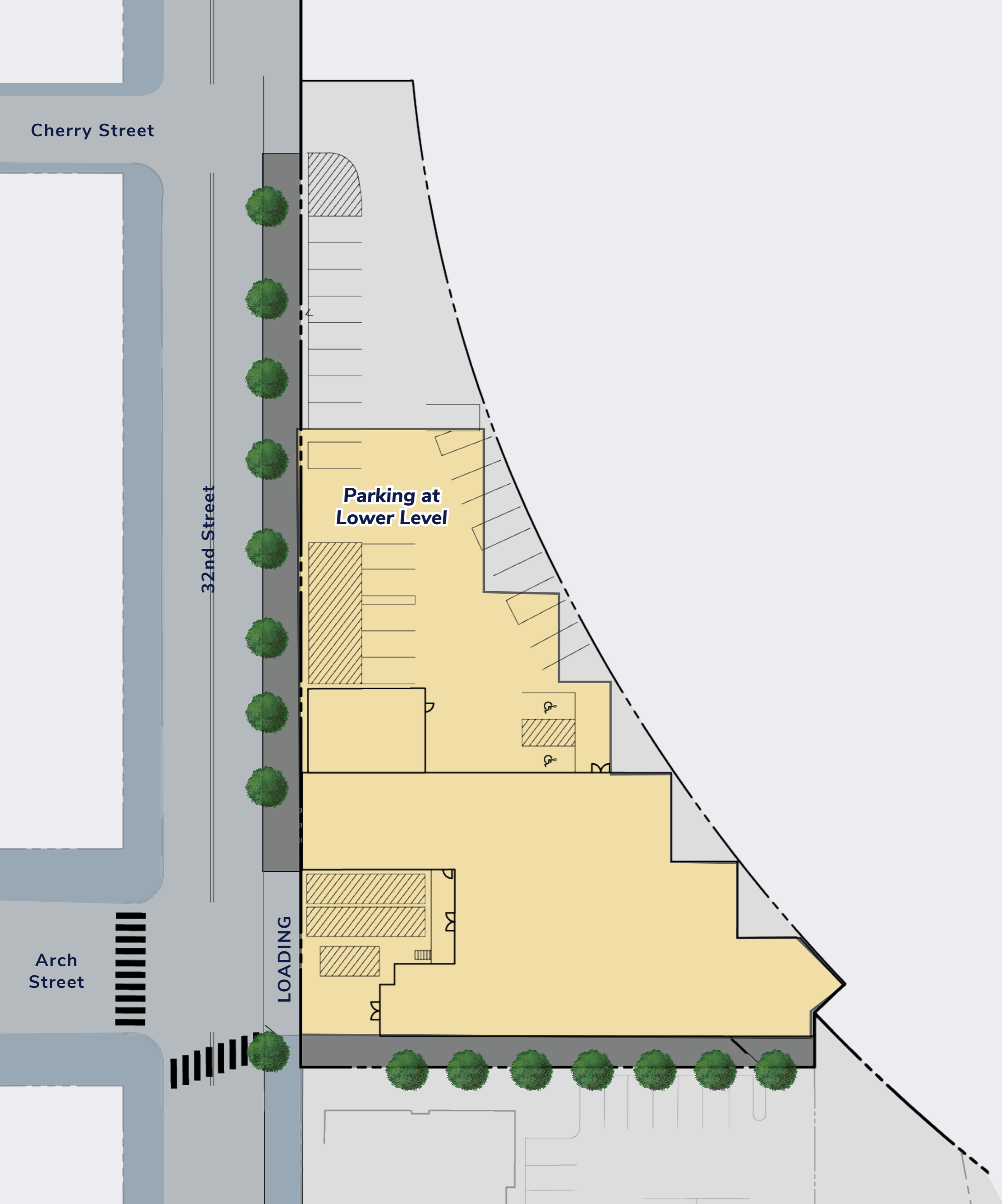
2 chemical reagent feed pumps



Interstitial space for optimal clean room efficiency



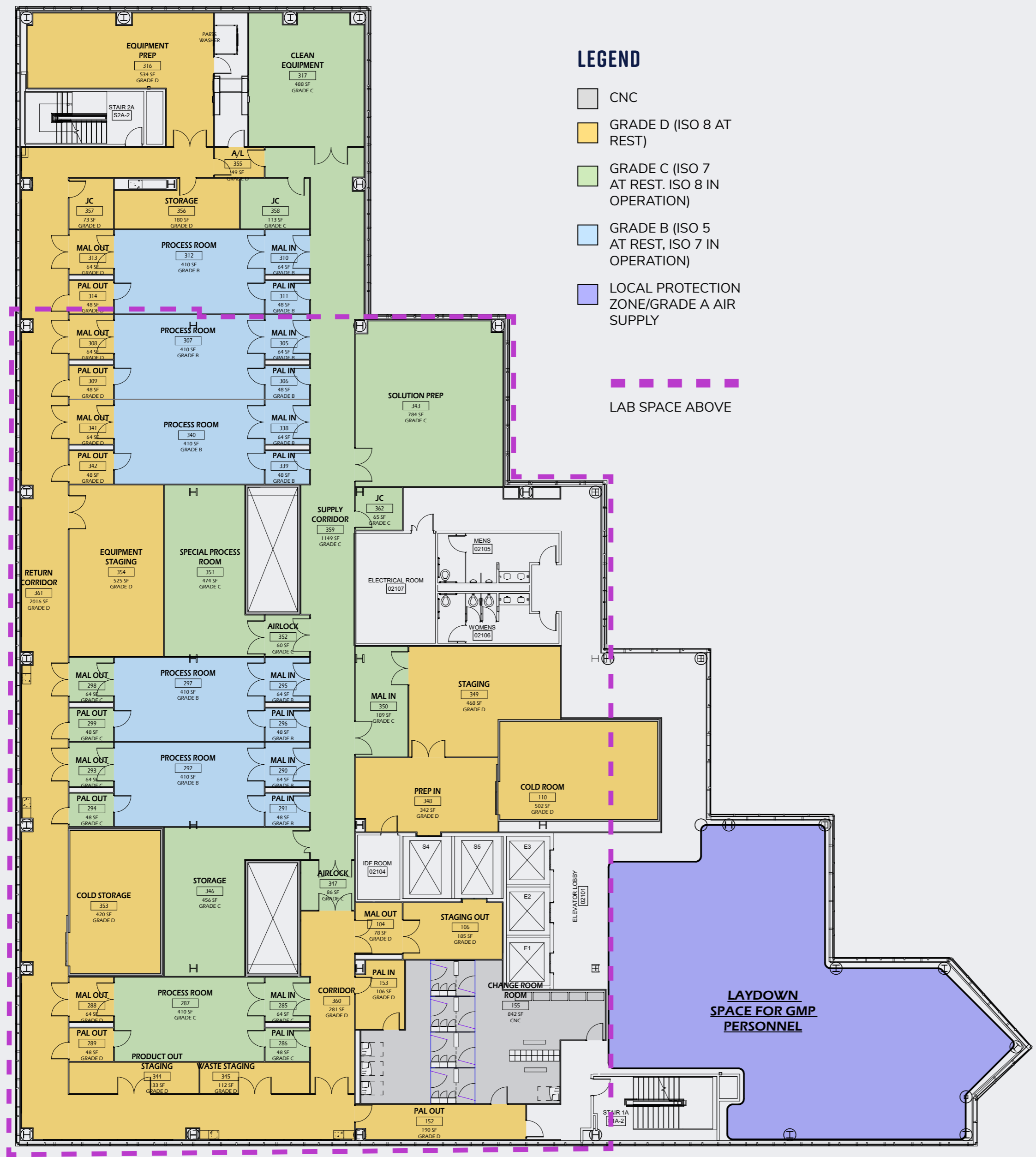
2,687 SF of clean storage on the first floor



ULTRA LABS

Development Highlights

 185,279 SF purpose-built life sciences building	 14' – 21' slab to slab clear heights
 Flexible floor plan with 30'x30' column bays	 Live load capacity - 100 lb/sf lab floors, 125 lb/sf cGMP floors
 LEED Silver Certification	 Conference Center
 Fitness Facility	 26 Reserved Parking Spots
 3 Loading Docks	 Secure 24/7 Access



LEGEND

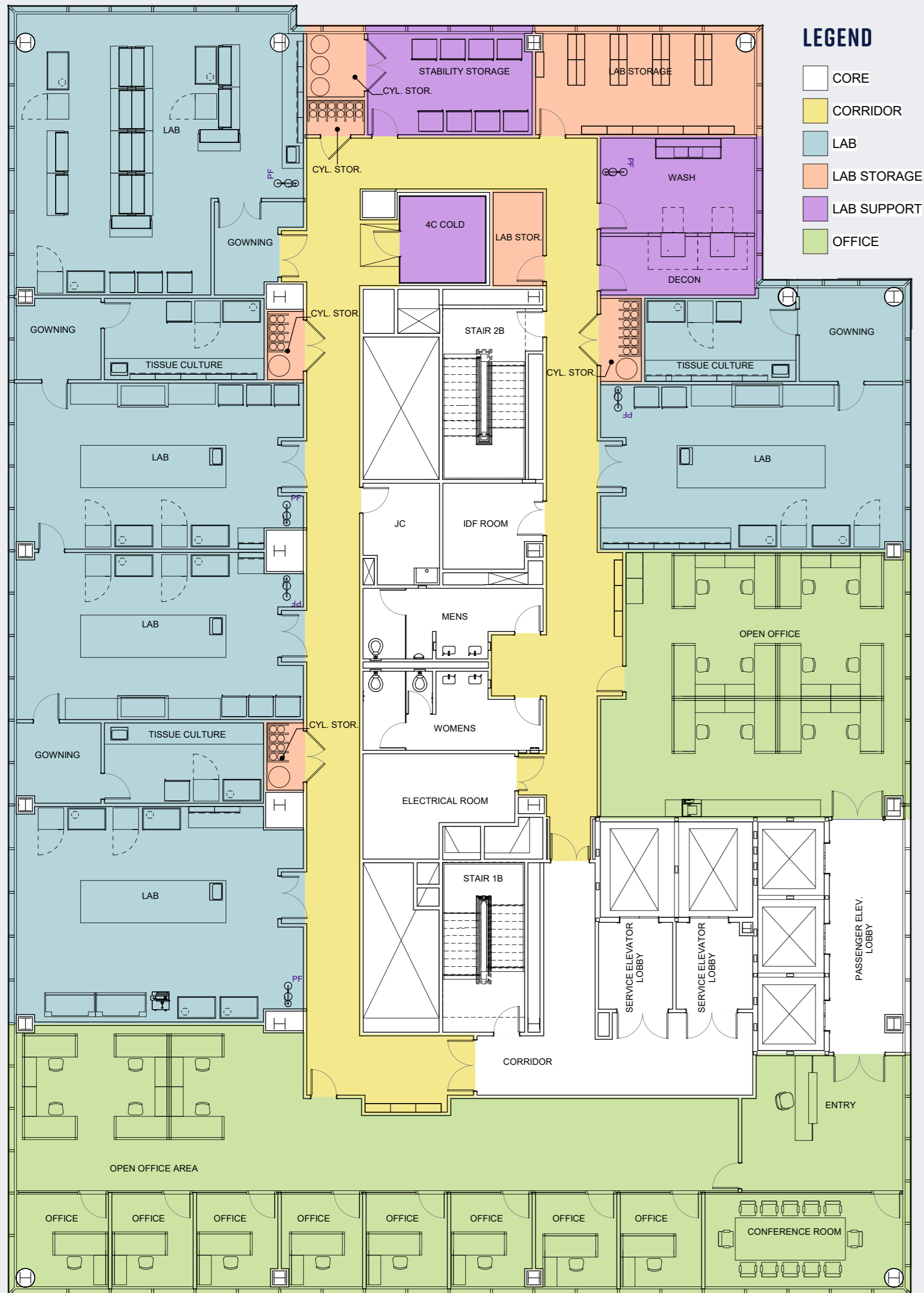
- CNC
- GRADE D (ISO 8 AT REST)
- GRADE C (ISO 7 AT REST, ISO 8 IN OPERATION)
- GRADE B (ISO 5 AT REST, ISO 7 IN OPERATION)
- LOCAL PROTECTION ZONE/GRADE A AIR SUPPLY

LAB SPACE ABOVE

Typical Floor Plan | Levels 2-4

cGMP Adaptive

	Designated segregated clean/dirty corridors		cGMP full floor dedicated emergency Generator/AC 24/7
	Readily adaptable cGMP-compliant space with ISO Class 5 capacity		Interstitial space for optimal clean room efficiency
	21' Clear heights for cGMP manufacturing		Three 600-Ton chillers and 200 Ton "pony chiller" for cGMP spaces
	Three 80,000 CFM air handlers		Separate clean/dirty loading and freight elevators



- LEGEND**
- CORE
 - CORRIDOR
 - LAB
 - LAB STORAGE
 - LAB SUPPORT
 - OFFICE

Typical Floor Plan | Levels 6-10

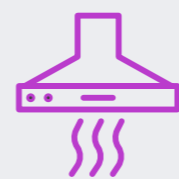
Lab Space



Up to 80/20 lab to office ratio



Flexible floor plan with 30'x30' column bays



Central plant exhaust system for tenant fume hoods connections + exhaust shafts



Multiple sanitary risers and wet columns for flexible wet lab layouts and easy access to system connections



14' clear heights



Lower-level set asides for hazardous storage



Central room for pH neutralization system for Tenant use



Compressed air equipment & system risers and lab vacuum equipment and system risers

LOGISTICS & ACCESS



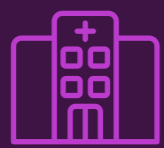
Immediate proximity to I-676 & I-76



Adjacent to Drexel University



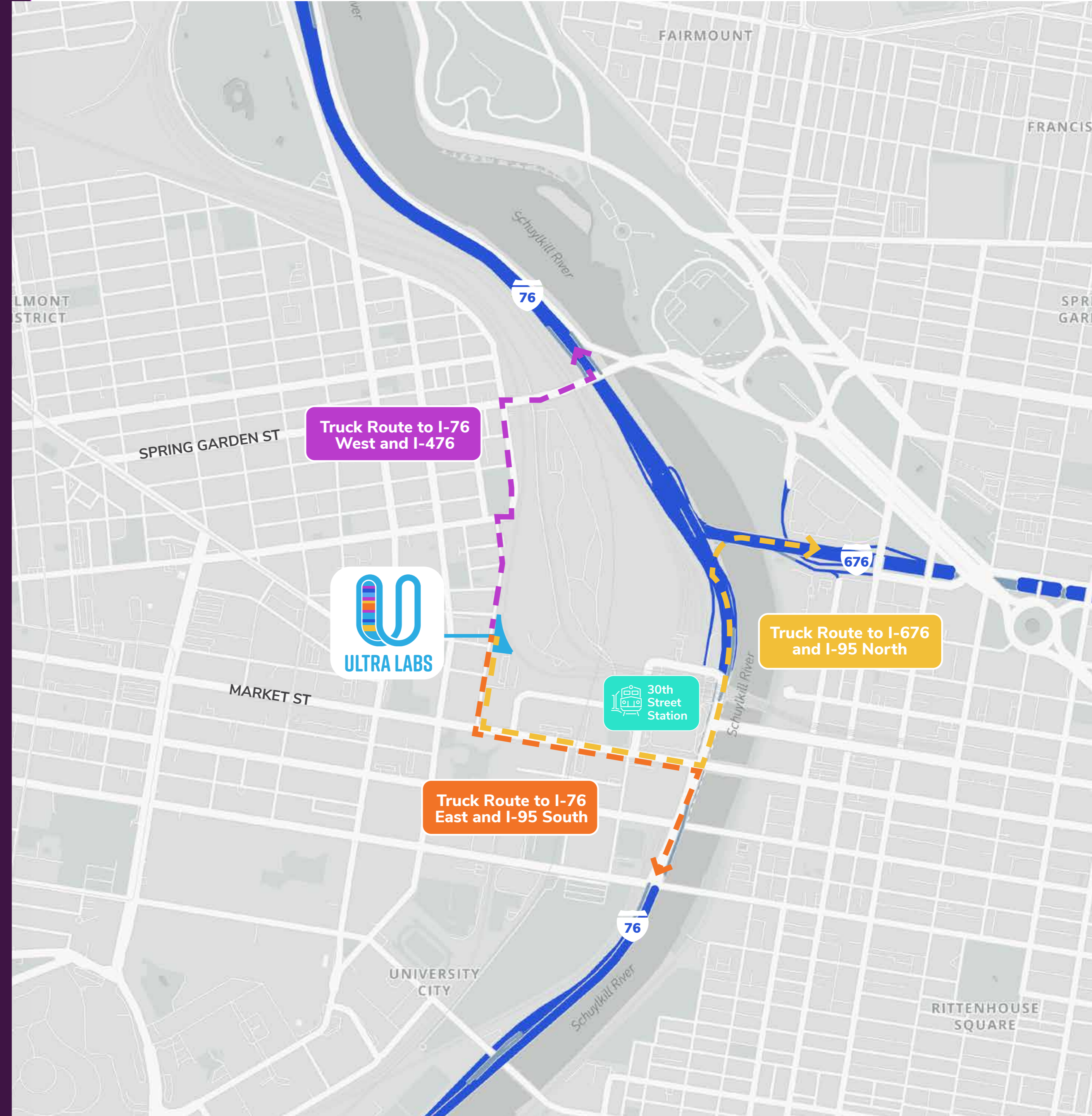
0.4 miles to 30th Street Station



0.5 miles to the Hospital of University of Pennsylvania



8 miles from Philadelphia International Airport



BRANDING OPPORTUNITY

The ultimate Philadelphia first impression.

Ultra Labs will command a strong unobstructed presence on the Philadelphia skyline, providing an unparalleled signage opportunity which can be explored for anchor tenants.





UNIVERSITY CITY

The Epicenter of Cell & Gene

Philadelphia University City is where life-changing treatments and cures that can solve humanity's most challenging diseases are being developed.

Access a talented workforce of over 75,000 - from the University of Pennsylvania, Children's Hospital of Philadelphia, the Wistar Institute, Drexel University, Big Pharma, and a number of other world-class healthcare and academic institutions.




Ranked #2 Globally
 for Attracting
 Entrepreneurs and
 Skilled Technology
 Graduates

By the Numbers



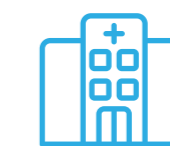
#2 in the U.S. for Cell and Gene Therapy Growth



#1 in NIH Grants for Cell and Gene Therapies



First FDA approved Cell Therapy and Gene Therapy



15 World Leading Medical Institutions



#5 in the U.S. for Venture Capital Deals Closed (2023)



1,500 Biomedical Graduates



55+ Drug Developers



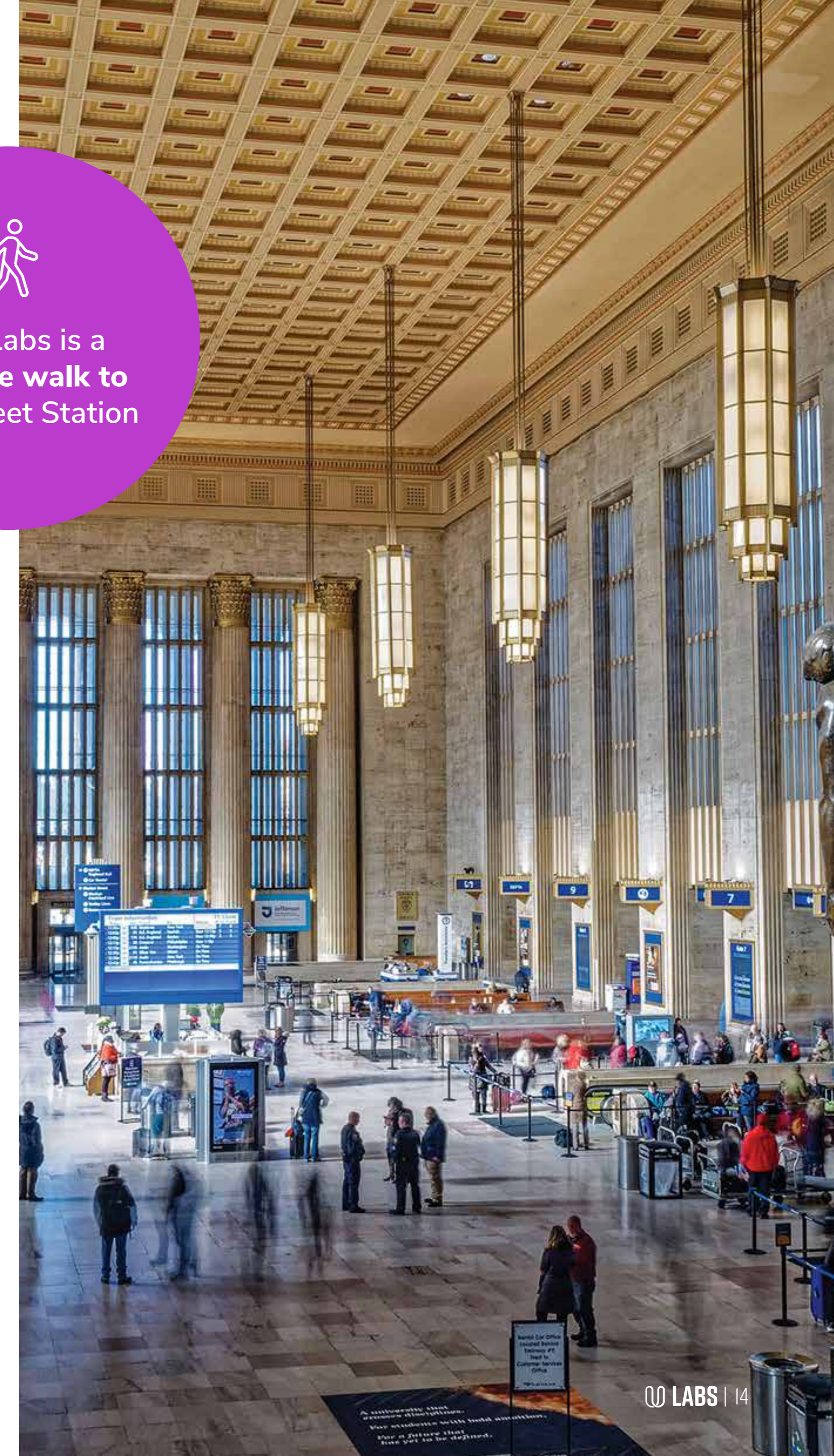
STATION DISTRICT

Where great minds come to work and play

Ultra Labs is located in a dynamic innovation and transit-oriented district where novel experiences for connection, culture, recreation and dining abound. Amtrak 30th Street Station is one of the most important intermodal hubs of the East Coast and a gateway to University City for thousands daily. With more than 2 million sf of life sciences real estate currently in development and a long range master plan that will see a new city rise above enclosed rails - Station District is the new destination for science.



Ultra Labs is a
7 minute walk to
30th Street Station



LEADING LIFE SCIENCES

University City Community



— Trolley Line
— LUCY Gold Loop
— LUCY Green Loop

WITHIN ONE MILE

140+ Life Science Companies	3 World-renowned Hospital Systems
3 NCI Designated Cancer Centers	120+ Retail Establishments
3 Academic Research Institutions	600+ Restaurants, Bars, and Cafes



Cira Centre

Schuylkill Yards



30th Street Station



ULTRA LABS

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