



THE LABS

AT OAKLANDS

412, 435, 436, & 440 CREAMERY WAY, EXTON, PA

PROVEN OWNERSHIP



Griffith Properties, L.L.C. is a women-owned real estate investment firm that invests in core-plus and value-added office, industrial, R&D and life science assets located in the Boston to Washington DC corridor. Through four GP Funds and a separate account relationship with a major Public Pension Fund, Griffith Properties has acquired \$840 million of assets consisting of 32 office and industrial buildings, totaling 4.2 million square feet in the Greater Boston, Baltimore and Washington DC markets. Griffith has a history of success in the life science space, most notably in Waltham, MA at 266 & 275 Second Avenue and in Lexington, MA at 20 Maguire Road.



DRA Advisors L.L.C. is a New York-based registered investment advisor specializing in real estate investment management services for institutional and private investors, including pension funds, university endowments, sovereign wealth funds, foundations, and insurance companies. Since DRA was founded in 1986, the firm has acquired over \$33 billion of real estate, including 79 million square feet of industrial, 59 million square feet of office, 82 million square feet of retail and 74,000 multifamily units. Currently, DRA has \$11.0 billion in gross assets under management.

DISCOVER INNOVATION

Situated in the center of Chester County's burgeoning life sciences community, The Labs at Oaklands provides companies a density of life science talent with scalable, best-in-class facilities that will allow your company to attract and retain world-class talent while pursuing scientific innovation.

The Labs at Oaklands offers newly built, turn-key lab suites as well as bespoke lab/R&D and cGMP availabilities, providing a wide variety of scalable space options.



THE LABS AT OAKLANDS



LAB/GMP READY BUILDINGS



225,000 SF PORTFOLIO
– Small to large scale availabilities



UP TO 56,532 SF
AVAILABLE FOR LEASE



LOCATED IN THE HEART
OF THE KEYSTONE
INNOVATION ZONE
– Tax credits available for Life Sciences
& Med Device Companies

REGIONAL ACCESS



±1.5 MILES



±4.5 MILES



±4.5 MILES



±19.5 MILES



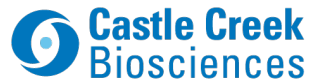
±16 MILES



±23 MILES



CHESTER COUNTY LIFE SCIENCES ECOSYSTEM



PREMIER AMENITIES & ACCESS

DINING

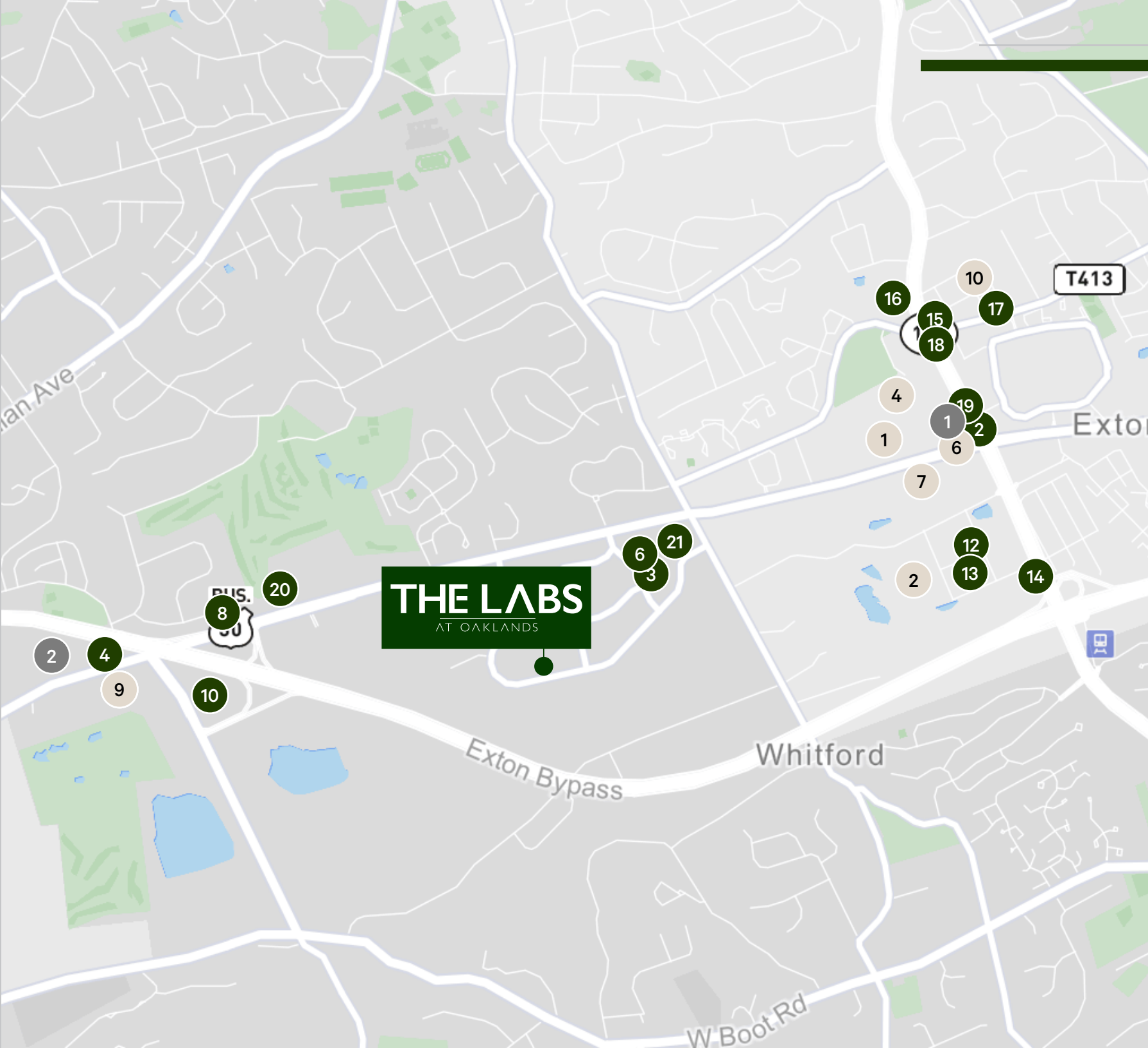
- 1 Anthony's Coal Fired Pizza
- 2 Dunkin Donuts
- 3 Zoup! Fresh Soup Co
- 4 Wawa Food Market
- 5 California Tortilla
- 6 Bonefish Grill
- 7 Cracker Barrel
- 8 Texas Roadhouse
- 9 Buffalo Wild Wings
- 10 Olive Garden
- 11 Saladworks
- 12 World Of Beer
- 13 Buca Di Beppo
- 14 Longhorn Steakhouse
- 15 ChopHouse Grill
- 16 McDonald's
- 17 Panera
- 18 Chipotle
- 19 The Pour House
- 20 Cracker Barrel
- 21 Nudy's Cafe

SHOPPING

- 1 Kohl's
- 2 Walmart
- 3 Big Lots
- 4 Gabe's
- 5 Bj's Wholesale
- 6 Cvs
- 7 Aldi
- 8 Wegmans
- 9 Five Below

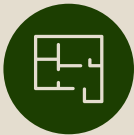
LODGING

- 1 Holiday Inn Express
- 2 Home2 Suites



CAMPUS AVAILABILITY OVERVIEW

435 CREAMERY WAY



63,420 SF BUILDING
16,926 SF AVAILABLE



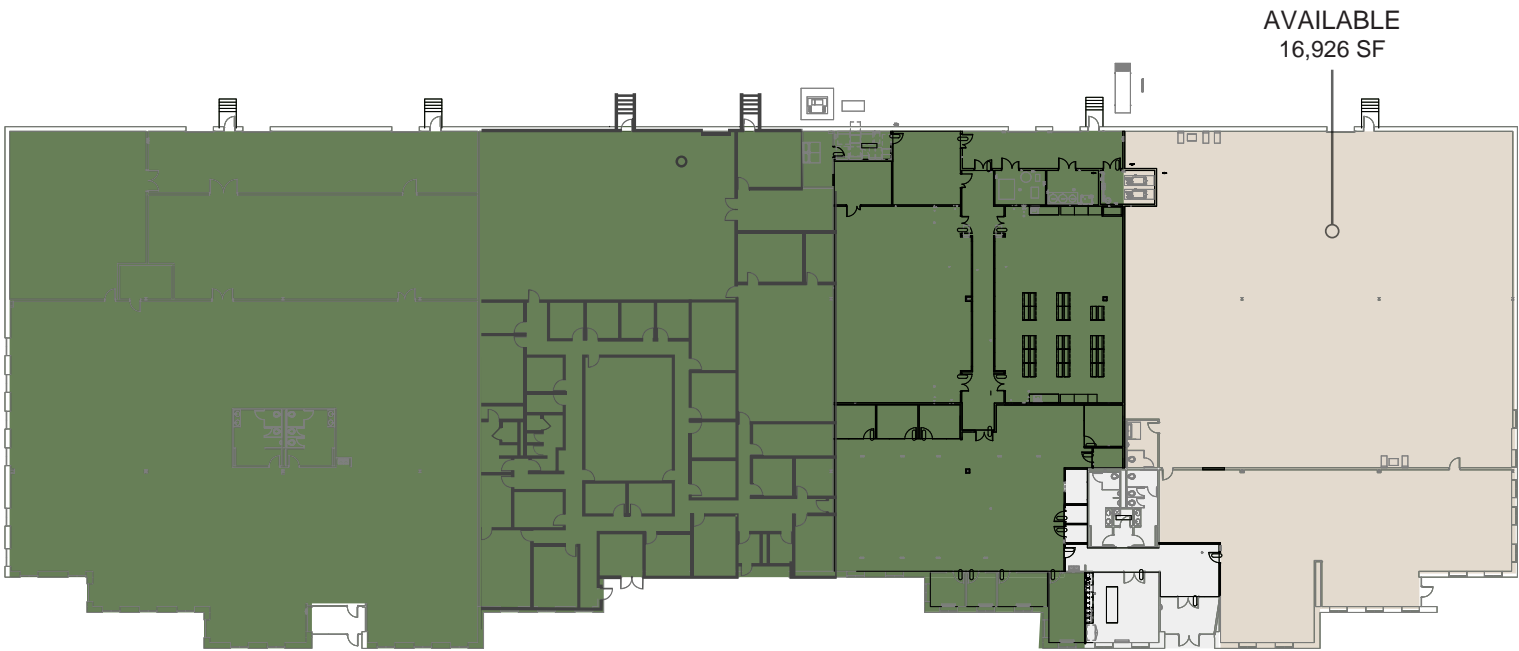
19' CLEAR HEIGHT



36'X36' COLUMN SPACING



6 LOADING DOCKS,
1 DRIVE-IN DOOR



CAMPUS AVAILABILITY OVERVIEW

436 CREAMERY WAY



72,300 SF BUILDING
5,506 SF AVAILABLE



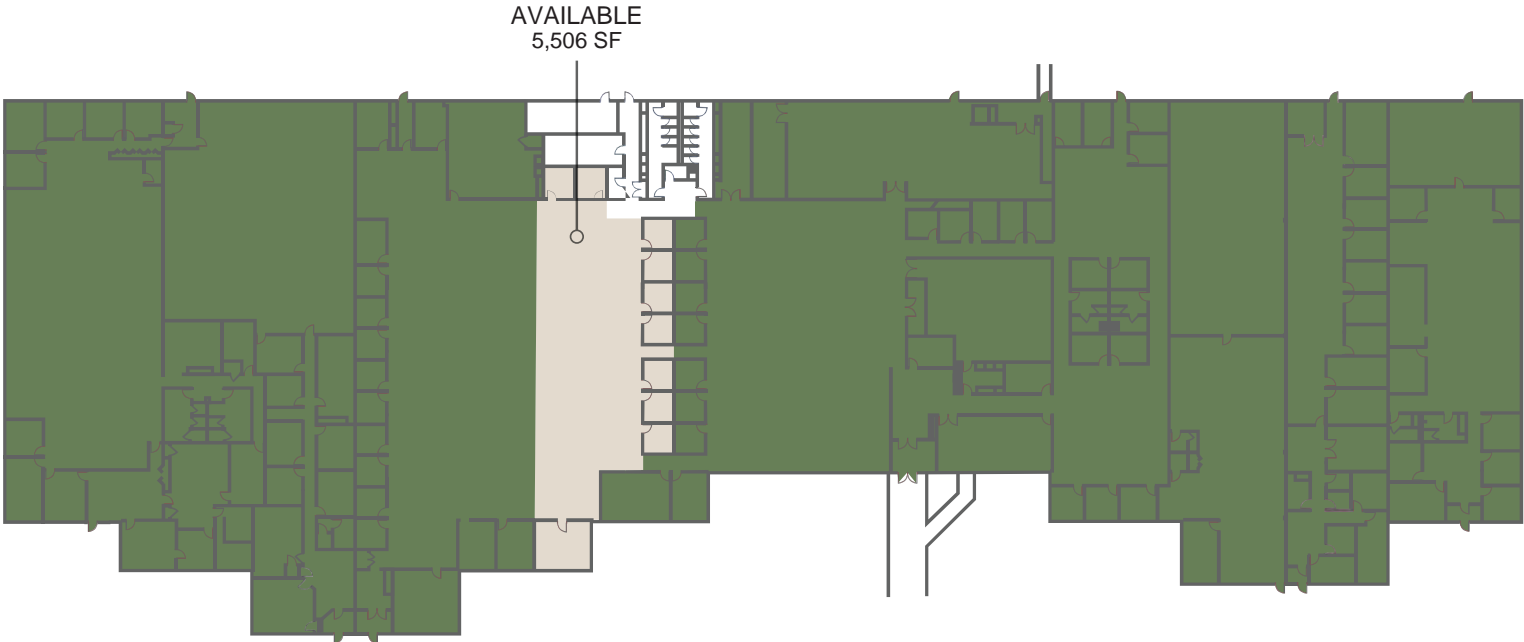
CLEAR HEIGHT
WAREHOUSE: 19'6"
OFFICE: 9'



36'X36' COLUMN SPACING



7 LOADING DOCKS



CAMPUS AVAILABILITY OVERVIEW

440 CREAMERY WAY



57,218 SF BUILDING
22,400 SF AVAILABLE



CLEAR HEIGHT
WAREHOUSE: 16'11"
OFFICE: 9'



36'X36' COLUMN SPACING

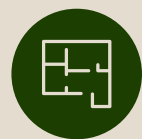


2 DRIVE-IN DOORS

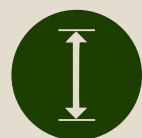


CAMPUS AVAILABILITY OVERVIEW

412 CREAMERY WAY



38,098 SF BUILDING
8,662 SF AVAILABLE
3,038 SF AVAILABLE



CLEAR HEIGHT
WAREHOUSE: 14'4"
OFFICE: 9'



36'X36' COLUMN SPACING



5" RAISED CONCRETE SLAB
FLOORING SYSTEM



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AT OAKLANDS

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