



Innovate Smarter at Budd Bioworks

Science in all stages can find a home at the **Budd** with both ready-to-go and future space for a variety of lab services and biomanufacturing providing an epicenter for businesses to grow and evolve. Learn more about our cost-effective solutions below.

The Budd Competitive Edge



Low base building costs

40-60% lower costs versus new construction



In place utilities & infrastructure

470,000 SF ready for improvements and occupancy



Creative, transaction focused ownership & financial partner

Well capitalized, partnering mindset, expedited build-out



Competitive leasing rates

30-40% lower than University City
60-70% lower than Boston, MA



Free parking

770 surface spots
920 proposed garage spots



Value-added services

24/7 security, amenities, training resources, etc.

Now leasing across our two campus facilities:

Budd innovation center

2450 W. Hunting Park Avenue, Philadelphia

Budd pioneer

3431 Fox Street, Philadelphia

The Campus

Budd Bioworks is a 37-acre urban campus supporting a range of uses from discovery to production such as incubators, R&D, lab and pilot through commercial scale manufacturing.

Philadelphia's Cellicon Valley is the capital of cell and gene therapy with world-leading scientists and institutions. Budd, located just 15 minutes from its academic and research core, is a proven strategic manufacturing center with powerful infrastructure, climate resiliency and exceptional connectivity that fueled its legacy of mobilizing transformative ideas in transportation.

Offering the largest white box manufacturing spaces available for immediate buildout in Philadelphia today and biomedical workforce training programs delivered direct on site, the Budd Bioworks is a partner that can support and scale your curures, moving our partner firms towards the goals of tomorrow.

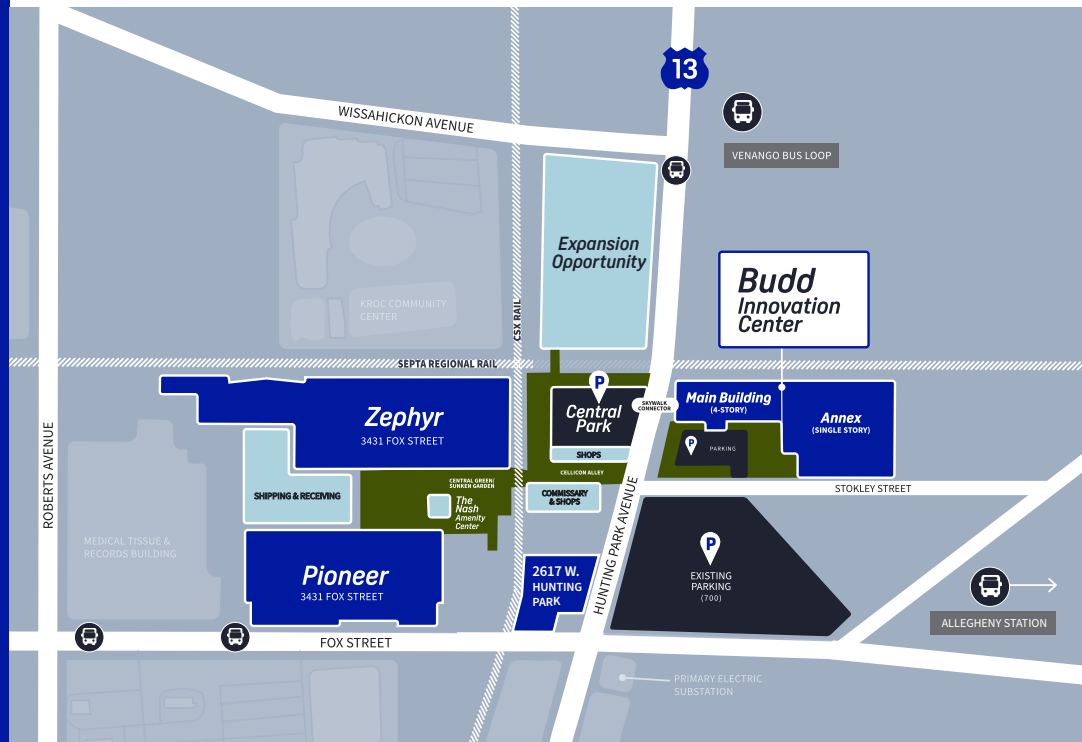


BIC Annex Conceptual Rendering



Pioneer Building

- 79,744 SF Lab or Technical Space in **Annex**
- 127,232 SF Ready to Go Research, Lab & Office in **Main Building**
- 154,000 SF of Ultimate Flexibility & Scale for cGMP Manufacturing in **Pioneer Building**
- 86,000 SF of Additional Office / Lab Space Available



buddbio.com

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