

RACE STREET LABS

**NOW
LEASING**

**UP TO
120,000 SF
AVAILABLE**

**New low pricing
- see inside!**

**Spec built and customizable lab suites designed to
meet the needs of Philadelphia's life science tenants**



Fully Renovated Lab Building

Race Street Labs is a purpose-built lab building with in-place state of the art systems, central fume hood exhaust, back-up generator, lab waste risers and more dedicated to making this one of Philadelphia's few truly lab-ready buildings.

Lab Infrastructure



LAB EXHAUST
SYSTEM



LAB READY



FACILITY LAB
MANAGEMENT
ON SITE



OVERSIZED
FREIGHT



SPEED TO MARKET
SPEC LAB
AVAILABILITY



CIRCULATING
CHILLED WATER



BACK UP
GENERATOR DUAL
13,200 V FEEDS

New Lab Space
Rental \$25.00
per square foot

200K SF
of existing lab uses
in the building

Purpose-Built Lab Building

Building Amenities



INDOOR BIKE
STORAGE



SHOWER AND
CHANGING
FACILITIES



ABUNDANT
PARKING



GROUND FLOOR
TENANT LOUNGE



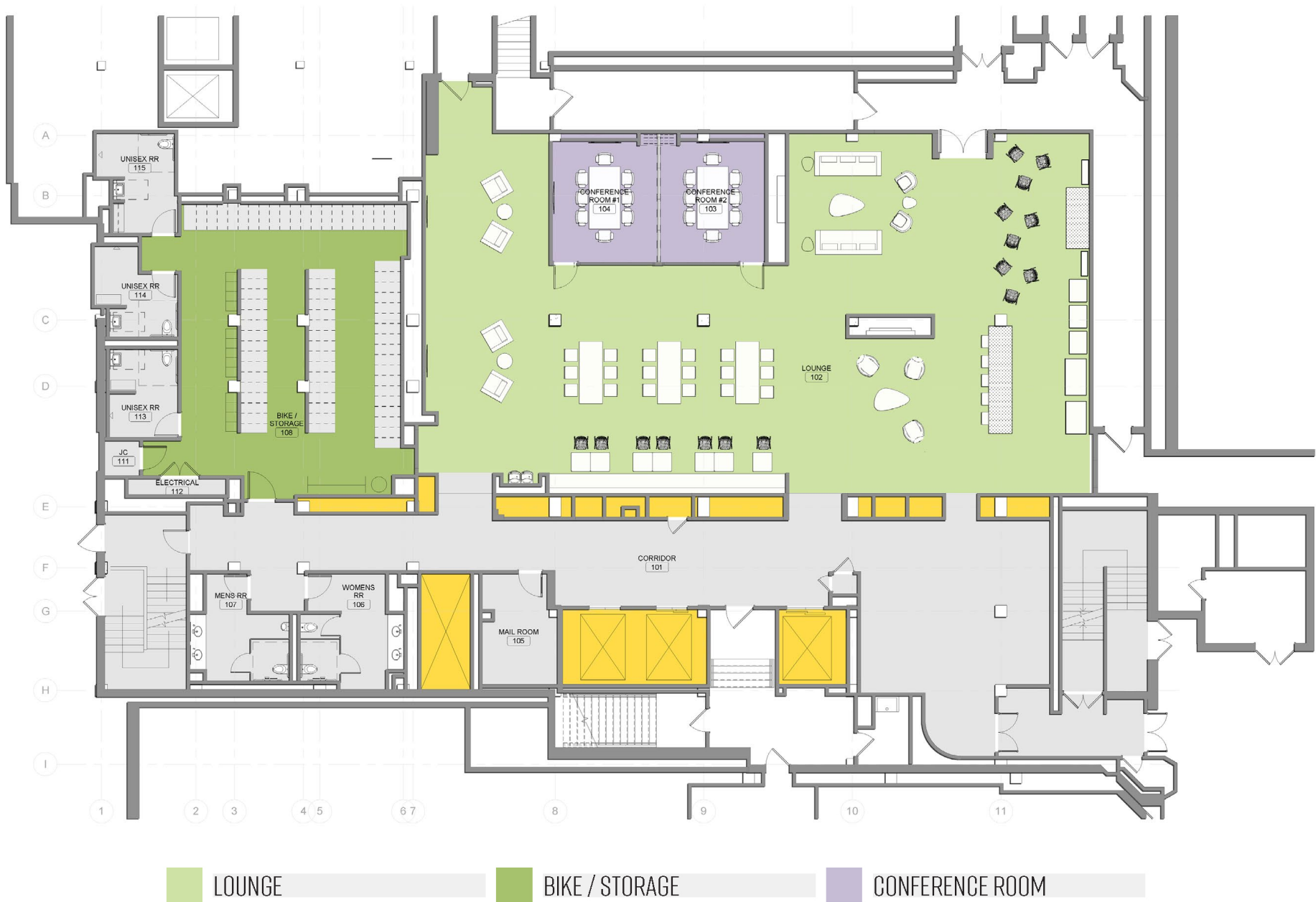
SHARED
CONFERENCE
ROOMS



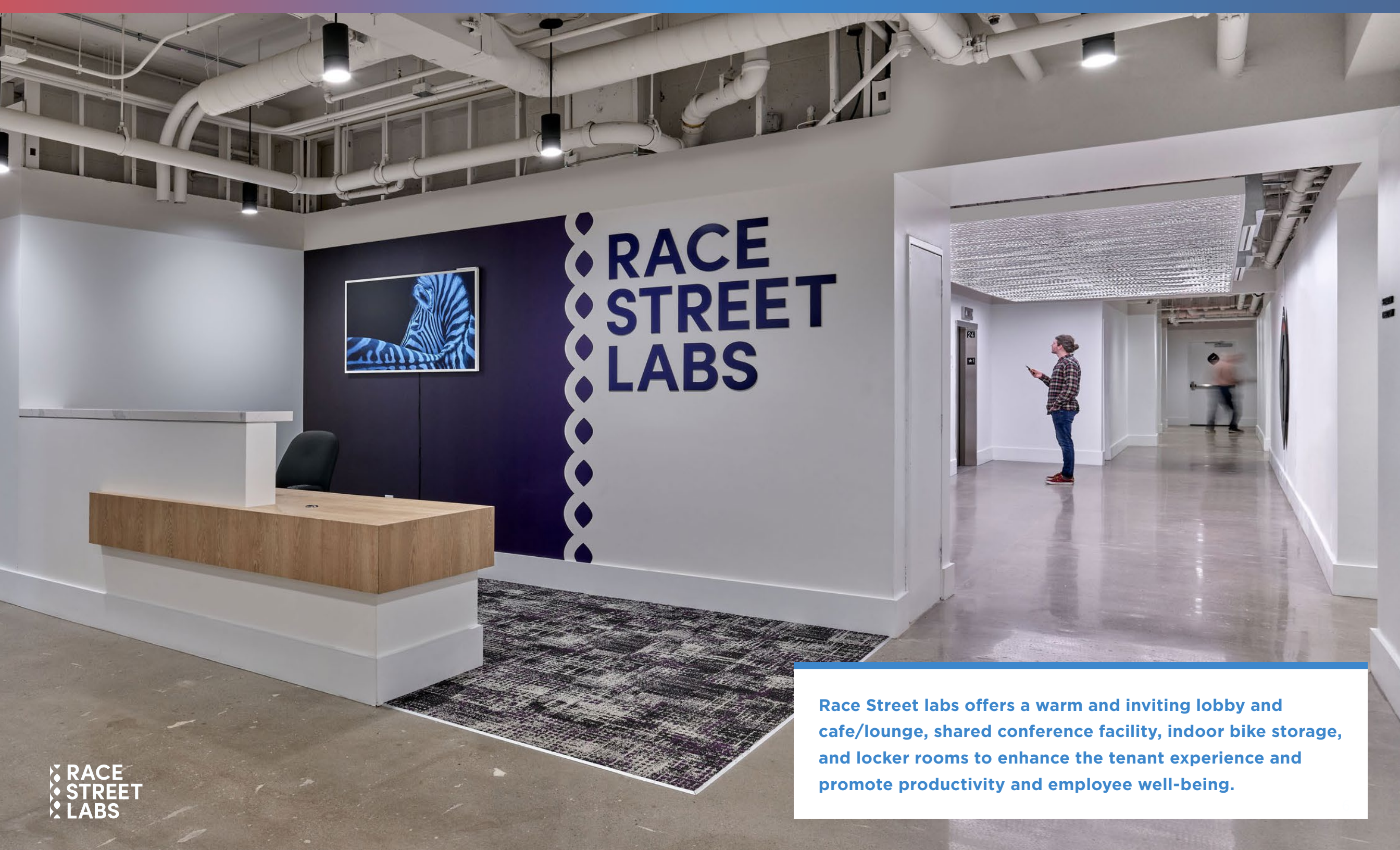
GRAB AND GO
FOOD SERVICE



Ground floor amenity spaces



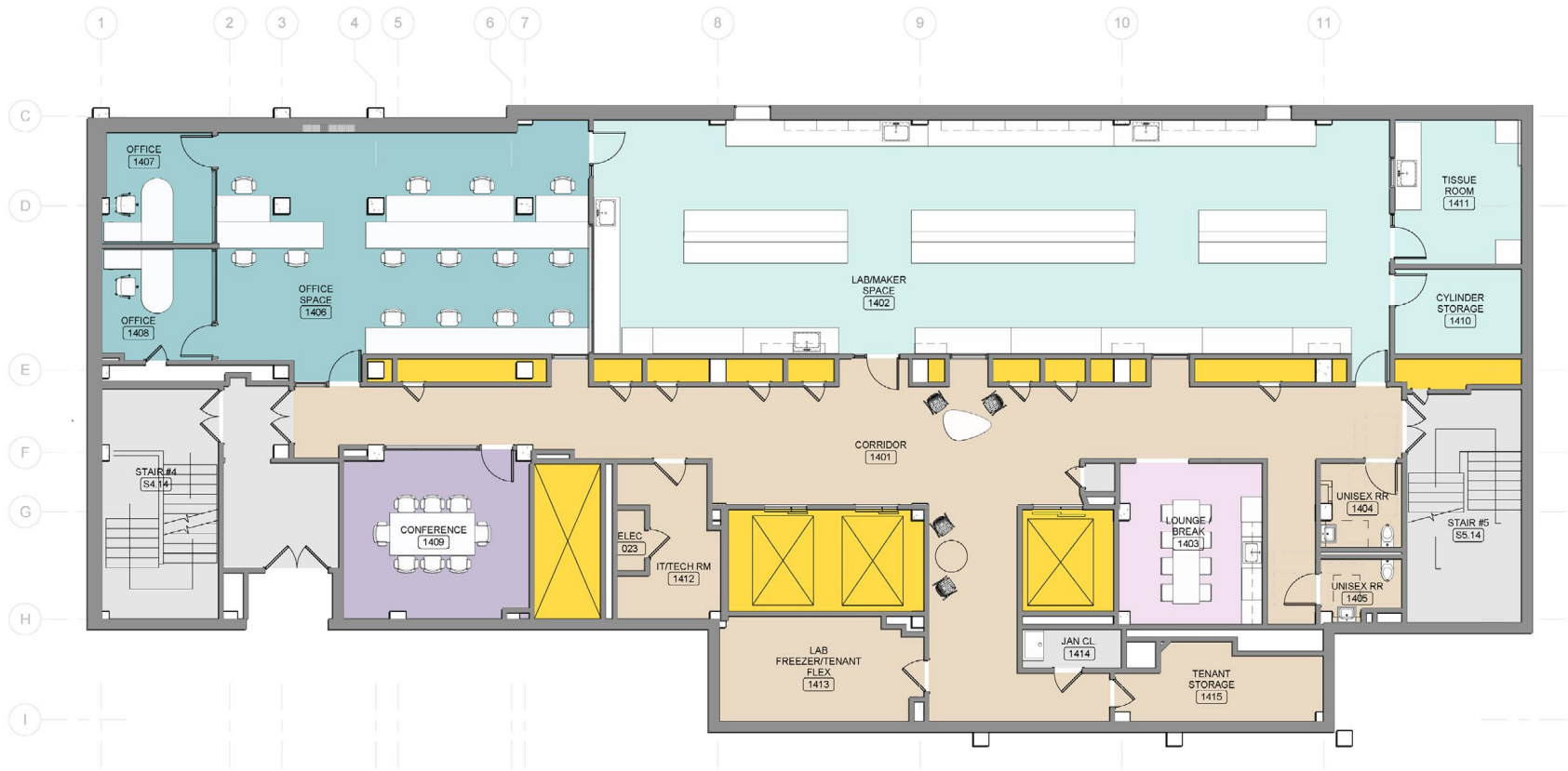




Race Street labs offers a warm and inviting lobby and cafe/lounge, shared conference facility, indoor bike storage, and locker rooms to enhance the tenant experience and promote productivity and employee well-being.

Private lab/office suites now leasing

New Lab Space
Rental \$25.00
per square foot



14TH FLOOR NEW LAB | READY FOR OCCUPANCY | 60/40 LAB OFFICE

Purpose built lab and
office suites in a
building designed
for labs

Prime Center City Philadelphia Location



PUBLIC TRANSPORTATION

Being in the heart of Center City allows easy access to both the Market-Frankfort and Broad Street Subway lines. Traveling regional rail? Race Street Labs is a short walk from both Suburban and Jefferson stations. Traveling by bus? Septa offers a wide network of routes that service the nearby area. Please visit Septa or Google Maps to learn more and plan your trip.



PARKING: THE RIGHT SPOT FOR YOU

With ease of access to I-676, getting to Race Street Labs is convenient by car. There is structured parking within one block of the lab site. Beyond that, Center City offers many available lots for weekly or monthly arrangements and on-street city parking is available for both residents and non-residents on designated blocks. Up to two spaces per thousand available for monthly rental.



BIKE SHARE & STORAGE

Indego bikes are available throughout the city. Several locations are convenient to Race Street Labs including 16th & Arch, 17th & JFK, the Municipal Services Building Plaza on Broad Street and at Reading Terminal Market. On-site bike storage is also available.

Race Street Labs is centrally located in the heart of Philadelphia's central business district. Philadelphia has emerged as one of the nation's top Life Science ecosystems.

In a city as diverse and culturally rich as Philadelphia, few neighborhoods offer as much commercial and cultural activity as the city blocks surrounding Race Street Labs. Situated across from the Convention Center and part of the Logan Square neighborhood, opportunity for tenants to access great restaurants, amazing shopping, and museums are abundant.



NEIGHBORHOOD AMENITIES



RACE STREET LABS

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