

727 NORRISTOWN ROAD

LOWER GWYNEDD TOWNSHIP



# SPRING HOUSE

INNOVATION PARK

BUILDING 3

BEACON

CBRE



## Building 3

CAMPUS

Where great minds  
go to think.



# The perfect setting to make history, again and again.

We've redeveloped and modernized this historic research campus into energy-efficient, move-in-ready lab and office spaces built for flexibility and growth. We understand that the difference between a hypothesis and a breakthrough can come down to decimal points, which is why we build, maintain, and manage our properties down to every detail.

## Sprawling Campus

133 acres of landscaped campus

## Growth Opportunity

Up to 600,000 SF of future campus construction

## Campus Amenities

Conference center, cafe, & fitness facilities

## Accessible Location

SEPTA, I-276, I-476, airports within a short drive

## 11 Buildings

A range of small to large spaces

## Purpose - Built Lab Infrastructure

Lab, Office & cGMP spaces

## Ample Parking

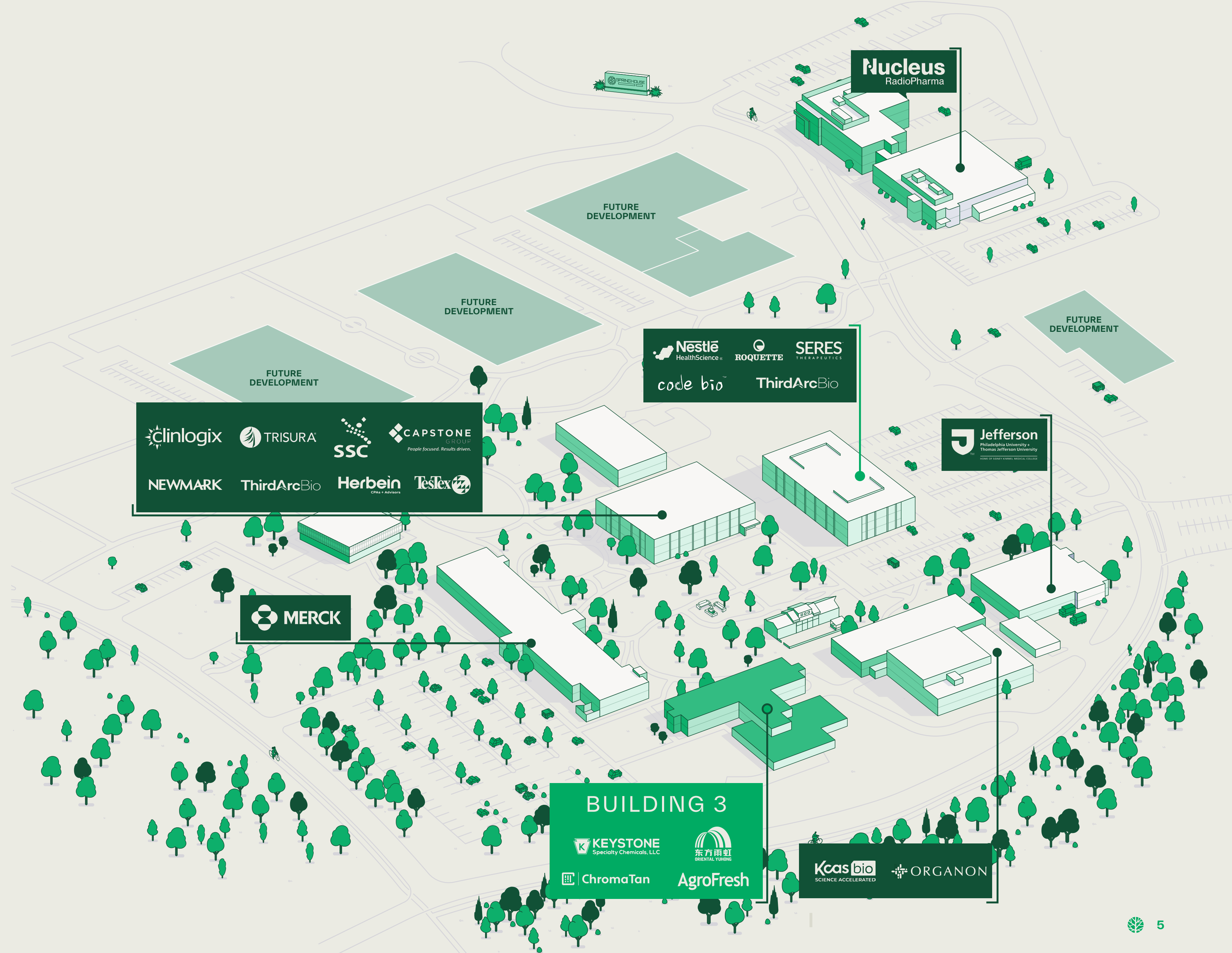
Free surface parking

## Experienced Ownership

29M SF of office and life science space in U.S.

# You're in good company.

The 11-building (and growing) campus is already home to global thought leaders, scientists, renowned institutions, and research and development companies — and we're just getting started.



# Amenity Center

This LEED Certified amenity building, formerly a two-story office, now boasts a fitness center, convenient food & beverage options, lounge spaces and a state-of-the-art conference center.



# The Barn

A beautifully restored original feature of the property, The Barn is now a tenant event space and lounge. Enjoy private gatherings, social events, and relaxation in this unique and inviting setting.



BUILDING THREE

Short term and  
flexible spaces to  
support your growth.



# Building 3



## Available Labs

Suite 101A

Suite 101B

Suite 102

Suite 105

Suite 150

# 3 [ Suite 101 A

932 SF

## Suite Features

- 8 benches with casework
- Sink with eyewash
- Back up power available
- Seperate office space is available
- Access to a shared 20-person conference room & kitchenette

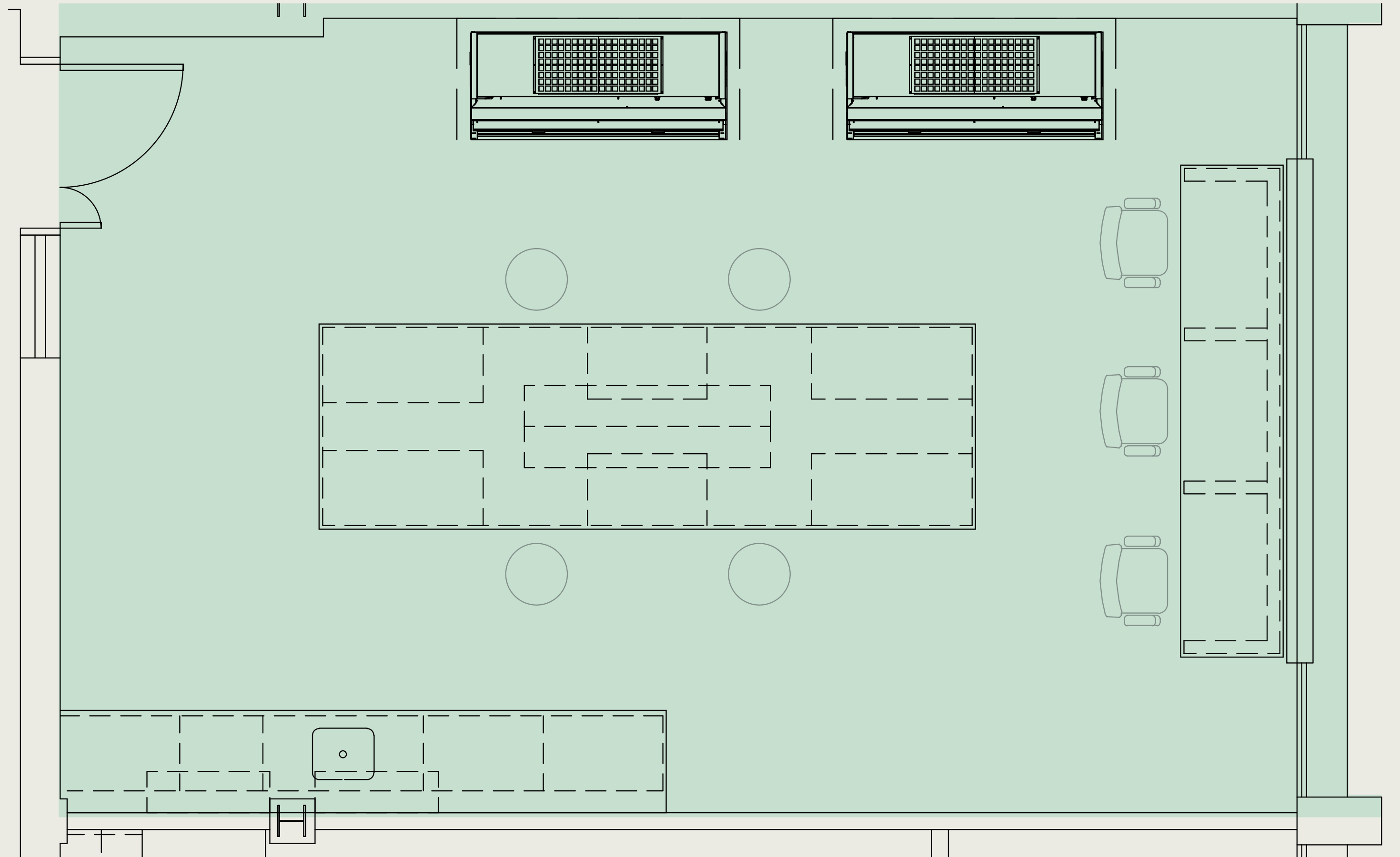


# 3 Suite 101 A

932 SF

## Suite Features

- 8 benches with casework
- Sink with eyewash
- Back up power available
- Seperate office space is available
- Access to a shared 20-person conference room & kitchenette



# 3 [ Suite 101B

1,500 SF

## Suite Features

- 3 separate lab environments
- 24 benches with casework
- 2 sinks with eyewash
- Back up power available
- Access to a shared 20-person conference room & kitchenette

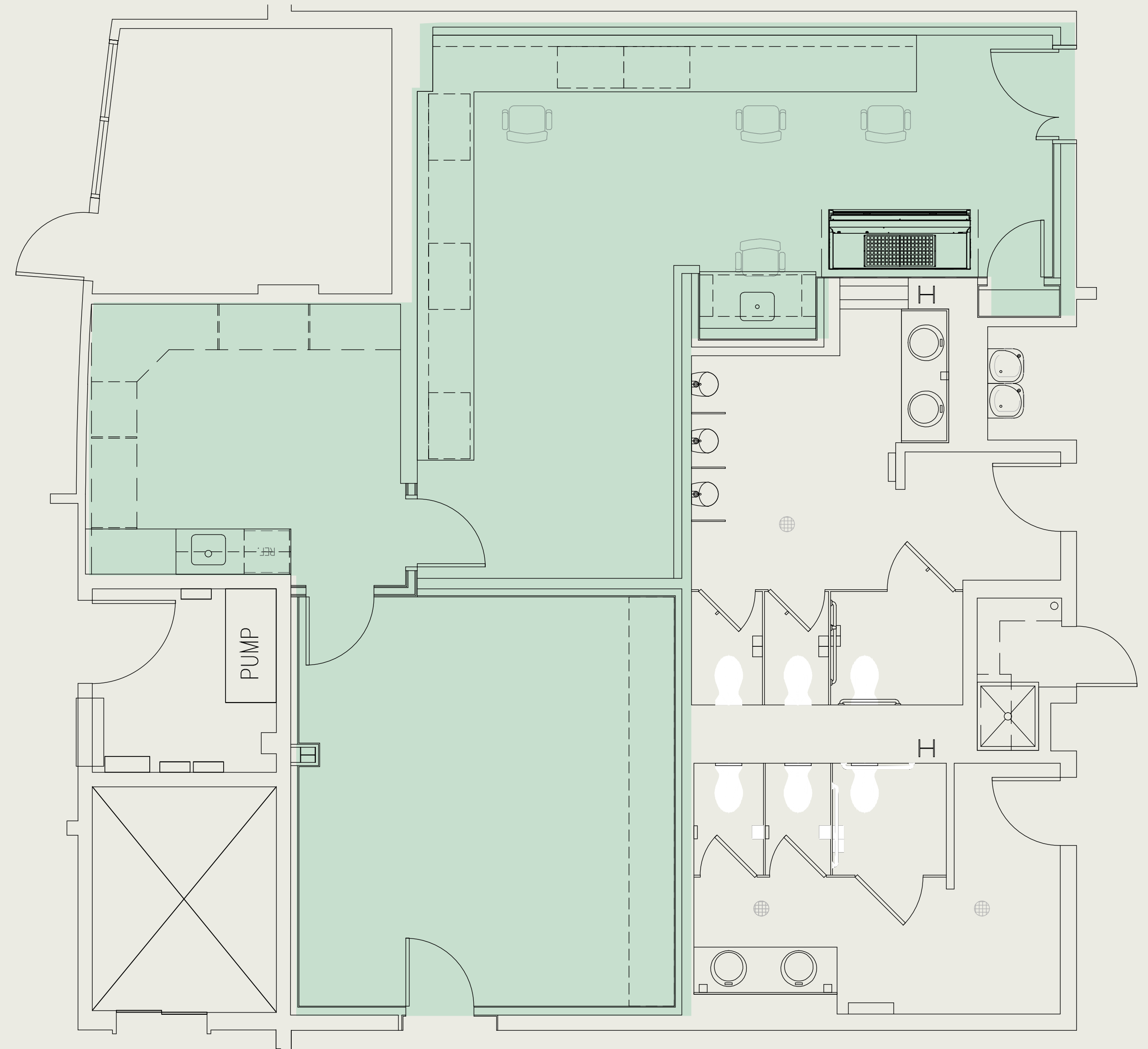


# 3 Suite 101B

1,500 SF

## Suite Features

- 3 separate lab environments
- 24 benches with casework
- 2 sinks with eyewash
- Back up power available
- Access to a shared 20-person conference room & kitchenette



# 3 [ Suite 102

953 SF

## Suite Features

- 8 benches with casework
- Sink with eyewash
- Back up power available
- 2 private offices plus separate office space available
- Access to a shared 20-person conference room & kitchenette

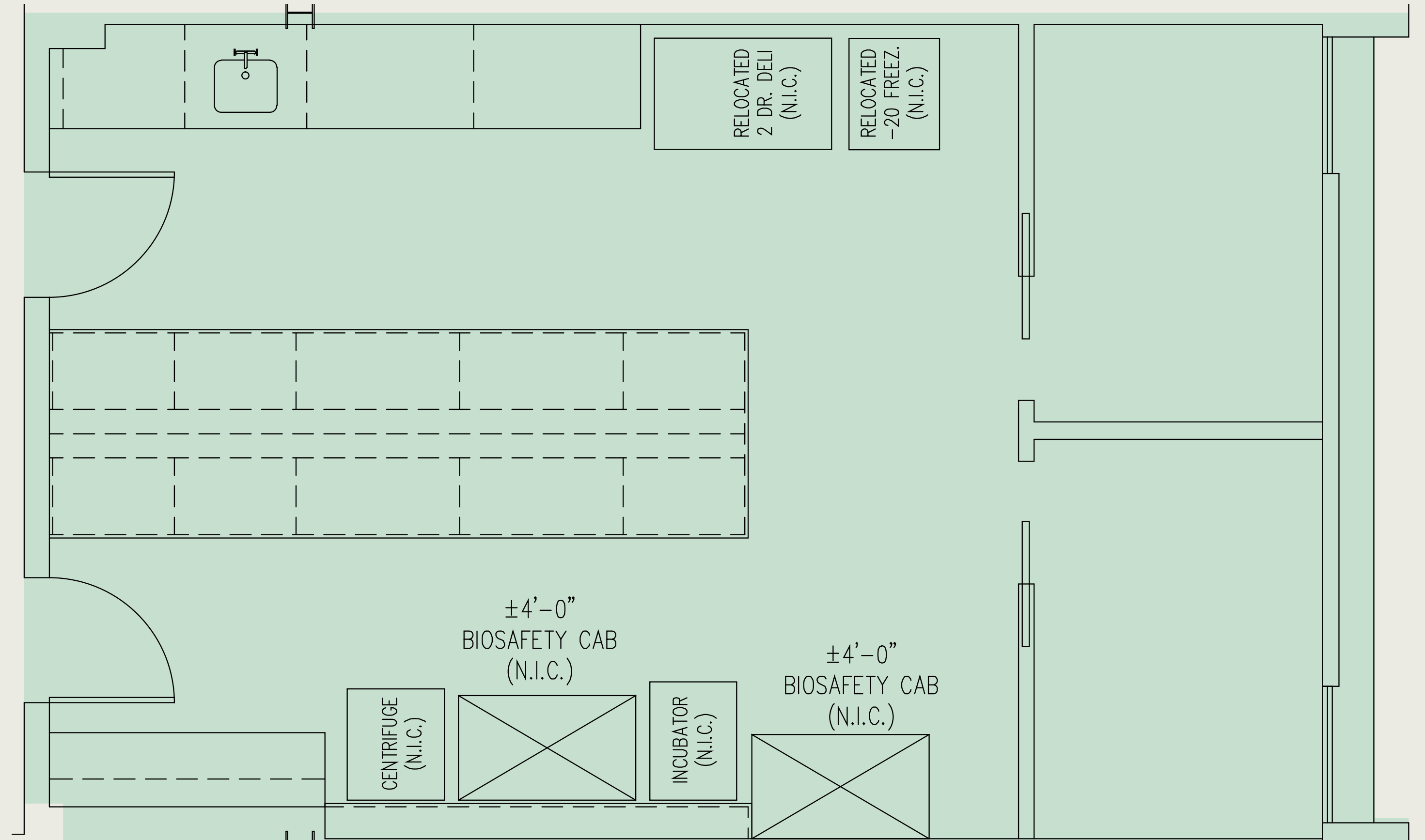


# 3 Suite 102

953 SF

## Suite Features

- 8 benches with casework
- Sink with eyewash
- Back up power available
- 2 private offices plus separate office space available
- Access to a shared 20-person conference room & kitchenette



# 3 Suite 105

4,629 SF

## Suite Features

### 70% lab

- Open/flexible lab
- Existing benches with casework
- 2 sinks with eyewash
- 1 fume hood

### 30% office

- 4 offices
- 1 conference room



# 3 Suite 105

4,629 SF

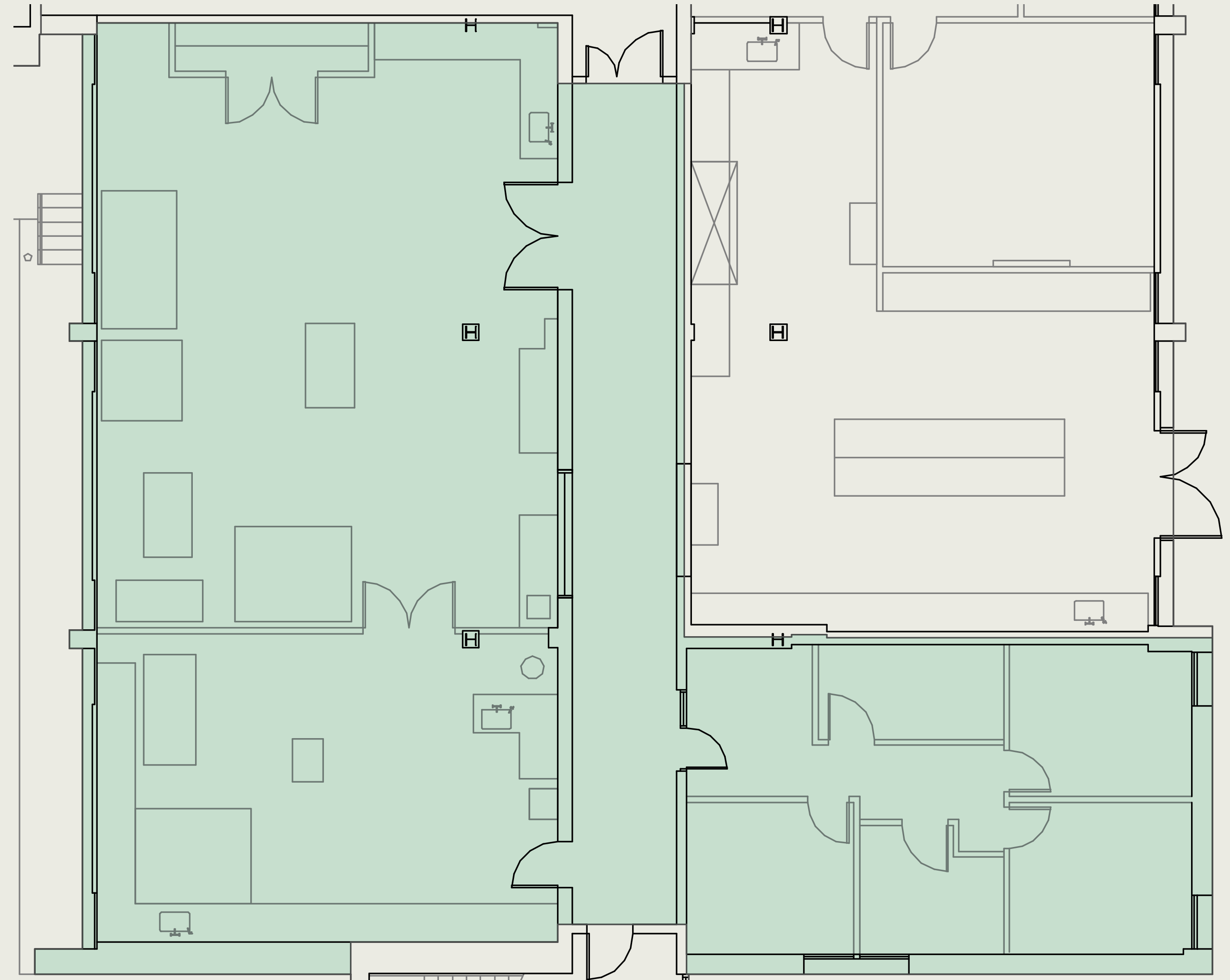
## Suite Features

### 70% lab

- Open/flexible lab
- Existing benches with casework
- 2 sinks with eyewash
- 1 fume hood

### 30% office

- 4 offices
- 1 conference room



# 3 [ Suite 150

8,399 SF

## Suite Features

### 50% lab

- 2 separate lab environments
- 20 benches with casework
- 2 sinks with eyewash
- 2 Biosafety cabinets (BSC's)
- Storage room

### 50% office

- 5 offices
- 2 conference rooms
- Open area for 12-14 cubicles
- Large Reception / Lounge
- Large kitchenette



# 3 Suite 150

8,399 SF

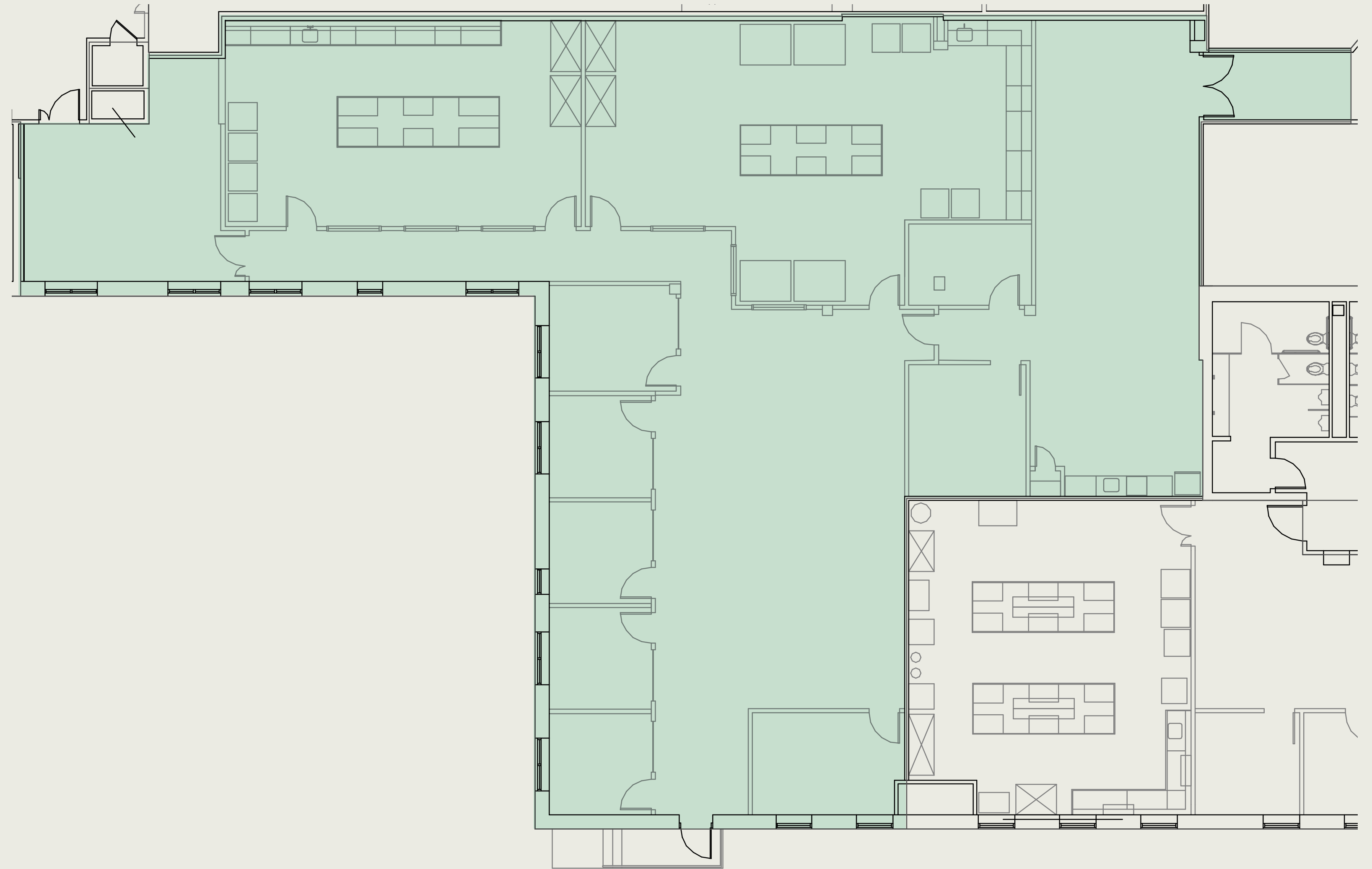
## Suite Features

### 50% lab

- 2 separate lab environments
- 20 benches with casework
- 2 sinks with eyewash
- 2 Biosafety cabinets (BSC's)
- Storage room

### 50% office

- 5 offices
- 2 conference rooms
- Open area for 12-14 cubicles
- Large Reception / Lounge
- Large kitchenette



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