

University City

3201 CUTHBERT STREET
PHILADELPHIA, PA

Today's Science Deserves a Better Lab

SmartLabs ®



CBRE

FLEXIBLE INFRASTRUCTURE FOR TODAY'S SCIENCE

- + SmartLabs is reinventing how therapies and medical devices are developed and brought to market by building the most advanced labs in the world. Employing proprietary construction technologies and the most advanced set of laboratory resources in the world, SmartLabs enables programs of all sizes and scales to develop from discovery into clinicals trials through one seamless platform.
- + Members partner with SmartLabs to outsource infrastructure and accelerate timelines while maintaining control of their science and team, saving 2-24

months in scale-up time and up to 95% in upfront capital expenditures.

- + SmartLabs facilities are located in the most robust life science and biotech centers, so you can succeed by attracting and retaining world-class talent, integrating new technology, and accessing resources of nearby universities and the broader community.

"I have been immensely impressed with the level of resourcing and flexibility of SmartLabs' offering."

—Nate Dowden, Chief Operating Officer
ENTRADA THERAPEUTICS

PHILADELPHIA, PA

UNIVERSITY CITY
OPENING 2025

GREATER BOSTON, MA



KENDALL
SQUARE



CAMBRIDGEPORT

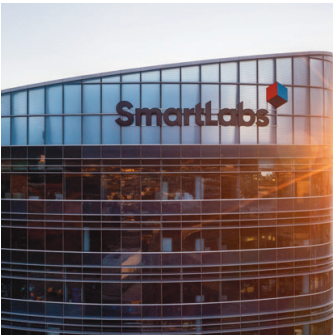


BOSTON
LANDING



SEAPORT
DISTRICT

BAY AREA, CA



SOUTH
SAN FRANCISCO



SOUTH
SAN FRANCISCO

"While we are in our formative stages of development, I want to be spending our resources on science. I don't want to be burdened with the challenges of managing a facility."

—Dan Passeri, Chief Operating Officer
CUE BIOPHARMA



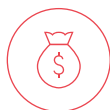
The SmartLabs Advantage



SPEED AND FLEXIBILITY

Accelerate your timeline

- + Customize your space to your requirements
- + Project management expertise to avoid delays
- + Begin producing data within weeks



EFFECTIVE CAPITAL ALLOCATIONS

Avoid large capital and operational expenditures early

- + Access costly infrastructure for discovery, preclinical, and clinical needs as needed
- + Maintain a lean team and direct funds to R&D efforts



INTERCONNECTIVITY & SUPPORT

SmartLabs staff work to make research progress faster

- + Environment is designed to alleviate operational burden to free researchers to focus on R&D projects
- + Operational approach drives industry-leading client satisfaction
- + Colocalized resources and cloud-based operational platform



SCALE FROM A MOLECULE TO THE MARKET

Advance a therapy from discovery to the clinic in one facility

- + SmartLabs is optimized, built, and ready for you at every stage and every step of the drug development journey
- + Flexibly scale your footprint and access complex resources



Solutions to Advance Your Research



R&D SUITES

- + Fully managed, small or large-scale lab and office spaces
- + Teams of 3-200 people
- + Pharma / Biotech long term & swing space
- + BSL2, chemistry, TC & process development
- + Customizable and scalable
- + Access to shared equipment



IN VIVO RESEARCH SUITES

- + Vivarium infrastructure with co-located TC, Analytical, BSL2, and R&D space
- + AAALAC accredited program with oversight from in-house IACUC
- + Fully managed services including animal husbandry, cage management, and veterinary review
- + Technical assistance in surgical techniques and imaging



CLEANSUITES™

- + Private, validated laboratory and production spaces
- + Customizable umbrella Quality Management System
- + Operational management to maintain compliance
- + Scalable for pilot to production capacity

Quality Operations

SMARTLABS R&D SERVICES AND SUPPORT (& ONLY IN R&D)

- + Fully Privatized Lab and Office Space with Secure Keycard Access
- + Customized Lab Design, Construction, and Reconfiguration
- + Architecture & Engineering
- + Hazardous Waste Management
- + EH&S Lab Safety and Compliance Training
- + Permitting (Biosafety, Wastewater, EPA ID, & Flammable Liquids and Solvents)
- + Chemical Inventory
- + Staffed Glasswash & Autoclave Services
- + Personal Protective Equipment
- + Consumables Support & Restocking (LN2, Wet & Dry Ice, and other Critical Gases)
- + Back-up Power Generators
- + Shared Instrumentation Core



SMARTLABS CONCIERGE OFFICE SERVICES AND SUPPORT

- + Onsite Community & Reception Teams
- + Online Support Portal with Industry-Leading Response Times
- + Secure IT Network Infrastructure
 - + *Onsite Managed Data Center*
 - + *Redundant Fiber Internet*
- + Vendor Management
- + Staffed Loading Dock
- + Janitorial Services
- + Secured Printer & Paper Shredder
- + Showers & Wellness Room
- + Snack & Beverage Program
- + Conference, Huddle, and Event Spaces with A/V
- + Teleconferencing Hardware
- + 24/7 Security
- + 24/7 Emergency Response Monitoring





“SmartLabs enabled Sana to quickly and seamlessly generate early preclinical data without needing to wait to build out our own lab infrastructure. With this collaboration, we were able to hit the ground running and quickly begin advancing our innovative cell therapies.”

—Steve Harr, President & CEO

SANA

University City Life Sciences Cluster



 REGIONAL RAIL ROUTES
 MARKET FRANKFORD LINE

UCITY SQUARE BIOTECH CLUSTER

- INVISIBLE.SENTINEL
- Amicus Therapeutics
- integral molecules
- cic Cambridge Innovation Center
- Avid Radiopharmaceuticals
- Exponent
- CENTURY THERAPEUTICS
- spirovant

WORLD CLASS RESEARCH INSTITUTIONS

- Penn UNIVERSITY OF PENNSYLVANIA
- Children's Hospital of Philadelphia
- THE WISTAR INSTITUTE
- Drexel UNIVERSITY
- Penn Medicine
- Penn Medicine Penn Presbyterian Medical Center
- Sc science center
- MONELL CENTER



REGIONAL RAIL

Powelton Ave

676

76

SCHUYLKILL RIVER

SmartLabs



SCHUYLKILL YARDS BIOTECH CLUSTER

+labs
POWERED BY THE PENNSYLVANIA BIOTECHNOLOGY CENTER

TMUNITY

AskBio

Spark
THERAPEUTICS

Cabaletta Bio

carisma
THERAPEUTICS

GSK

matterhorn
BIOSCIENCES

N 23rd St

CENTRAL BUSINESS

Arch St

John F Kennedy Blvd

Chestnut St

S 21st St

Walnut St

S 27th St

SCHUYLKILL AVE

S 23rd St

Sansom St

Walnut St

Moravi

S 32nd St

76







S 24th St

Locust St

Access and Amenities

-  REGIONAL RAIL ROUTES
-  MARKET FRANKFORD SUBWAY

WALK TIMES FROM SMARTLABS:

-  30TH STREET STATION 4 MINUTES
-  DREXEL UNIVERSITY 4 MINUTES
-  THE SCIENCE CENTER 8 MINUTES
-  UNIVERSITY OF PENN 8 MINUTES
-  THE WISTAR INSTITUTE 10 MINUTES
-  CHOP 14 MINUTES










































15 MINUTES TO PHILLY SUBURBS
1 HOUR TO NYC VIA AMTRAK

30 MINUTE DRIVE TO KING OF PRUSSIA



SmartLabs



30TH STREET STATION
AMTRAK



URBANSACE
15,000 SF FOOD HALL



4 MINUTE WALK TO
30TH STREET STATION

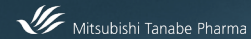


15 MINUTE DRIVE TO PHL AIRPORT



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SELECT SMARTLABS CLIENTS



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