

Budd *innovation center*

2450 W. Hunting Park Avenue, Philadelphia, PA



Where Ideas *Take Shape*

Science in all stages can find a home at the **Budd Innovation Center** 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 in the Budd Bioworks campus.



PLYMOUTH GROUP

buddbio.com

Leasing Agent



At a Glance

Budd innovation
center



232,976 SF

total Budd Innovation Center



79,744 SF

cGMP manufacturing in Annex



127,232 SF

lab / R&D / office in Main Building



1700

parking spaces



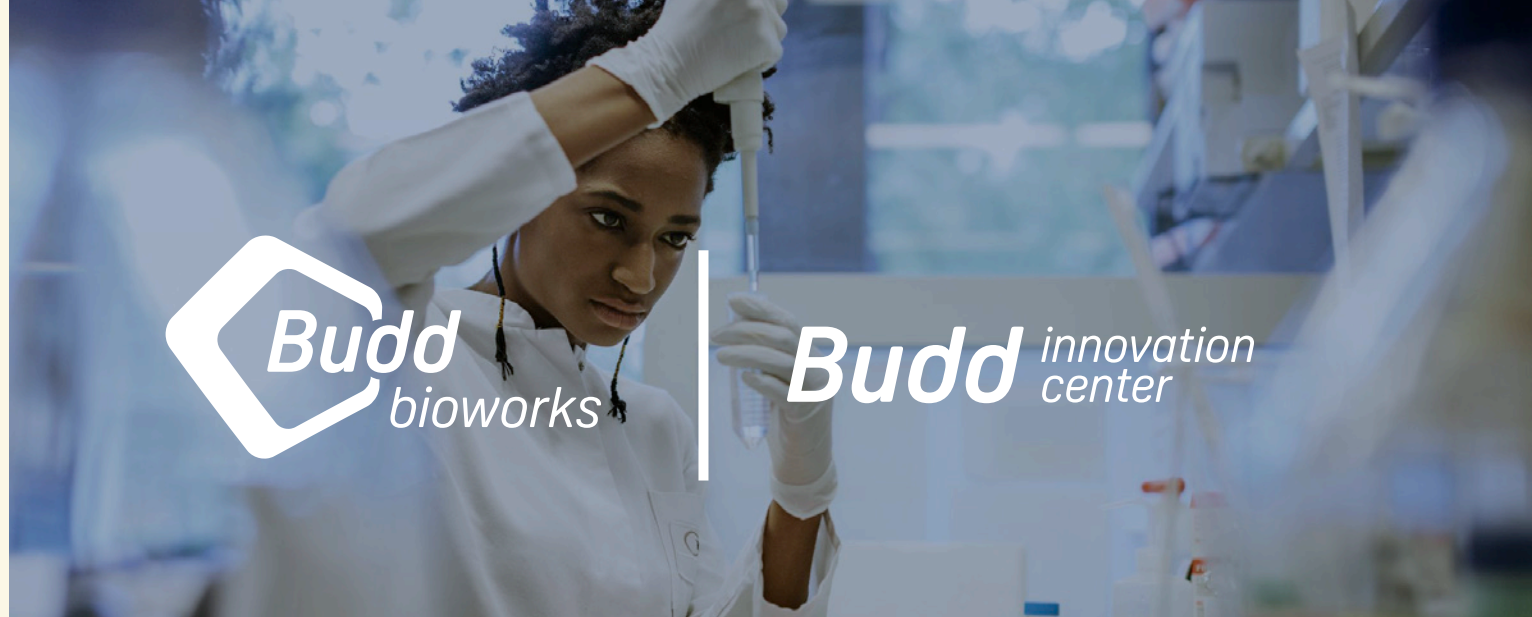
Amenities

on-site cafe / gym / garden courtyard



Accessibility

Route 1 & 13 / SEPTA



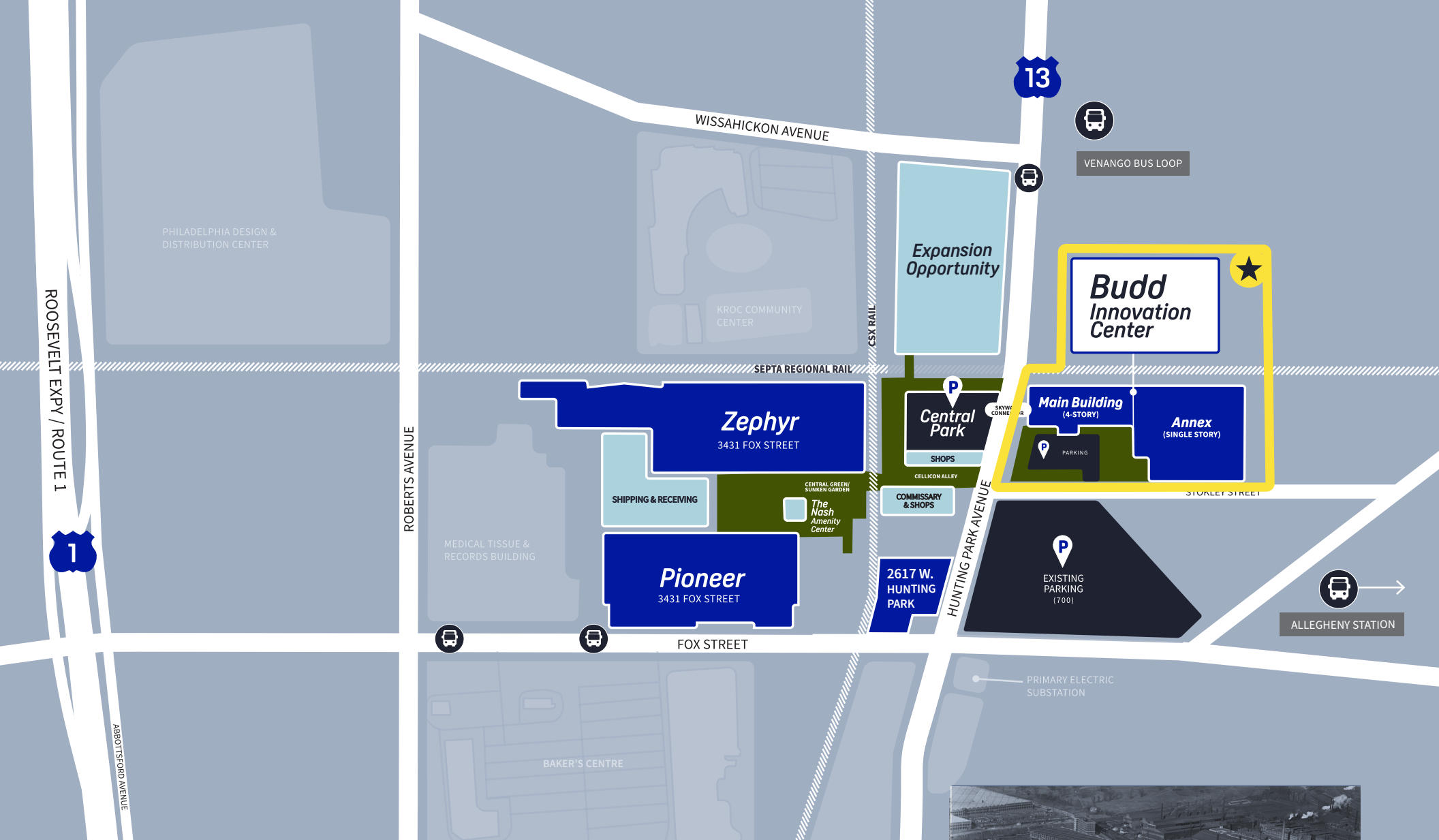
Moving Science *Forward*

Innovation Center Highlights

- Located within Budd Bioworks, a unique historic campus with an exciting redevelopment plan
- Exceptional flexibility for custom design
- Secure self-contained campus environment with 24/7 staffed access
- On-campus specialized infrastructure and planned partners to support biomedical firms, including biomedical workforce development
- Well capitalized, hands-on owner and development team engineered for science

Location Highlights

- Central to the thriving Philadelphia biocluster with world class research institutions and talent. Just 15 minutes to University City
- Located in a district with critical mass for bio, surrounded by three top-tier medical schools: Temple, Drexel and Jefferson
- Doorstep accessibility by public transportation
- Easy vehicular access for suburban biomedical worker pools, with the largest expanse of free parking in the City of Philadelphia



Budd Campus

Mass producing pioneering steel applications that revolutionized transit from the automobile to outer space is our heritage, accelerating critical cures to market is our future.



Budd *innovation center*

2450 W. Hunting Park Avenue, Philadelphia, PA 19129



Budd innovation center

2450 W. Hunting Park Avenue, Philadelphia, PA 19129



Budd *innovation center*

2450 W. Hunting Park Avenue, Philadelphia, PA 19129



The Annex



The Annex



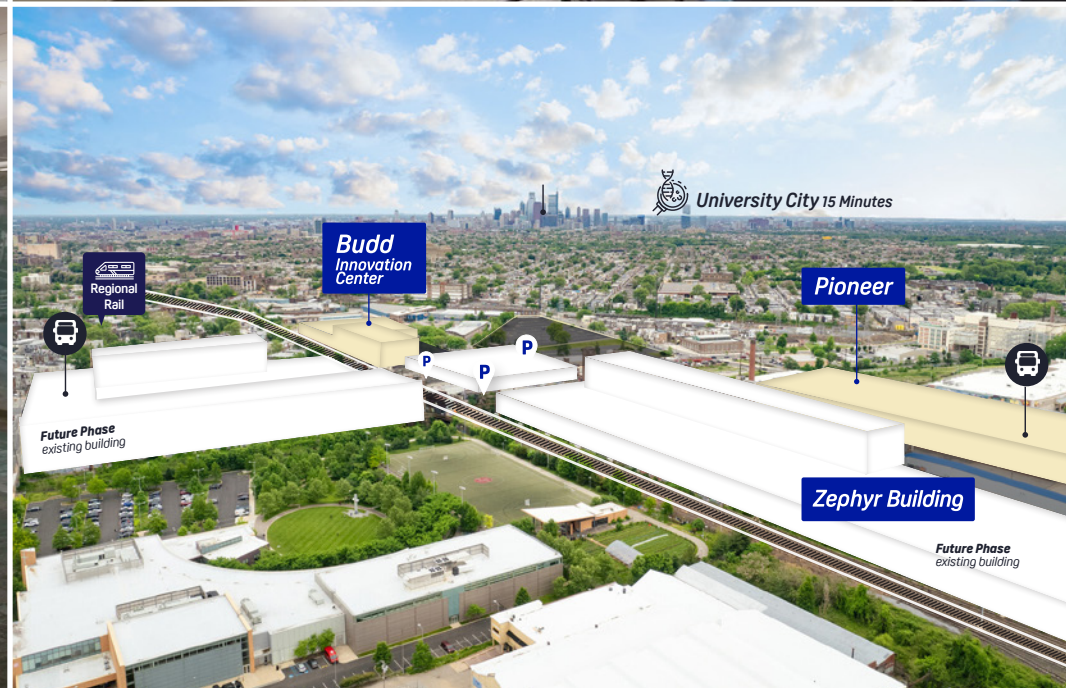
The Annex



Main Building 4th Floor

Budd innovation center

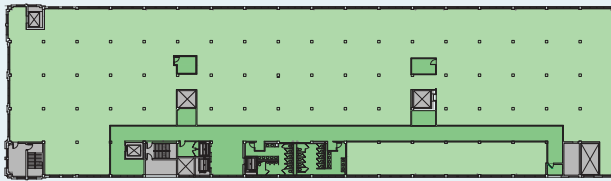
2450 W. Hunting Park Avenue, Philadelphia, PA 19129



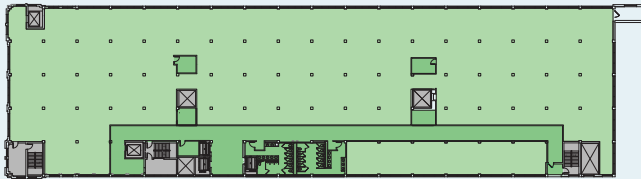
Floor Plans

First Floor (Tower)	40,900 sf*
First Floor (Annex)	79,744 sf
Second Floor Laboratory	34,200 sf
Third Floor Laboratory	34,200 sf
Fourth Floor Laboratory	34,200 sf
Total	232,976 sf

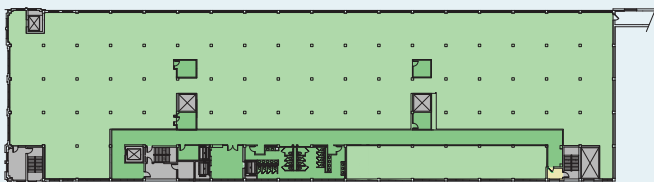
*26,000 SF of first floor is amenity space



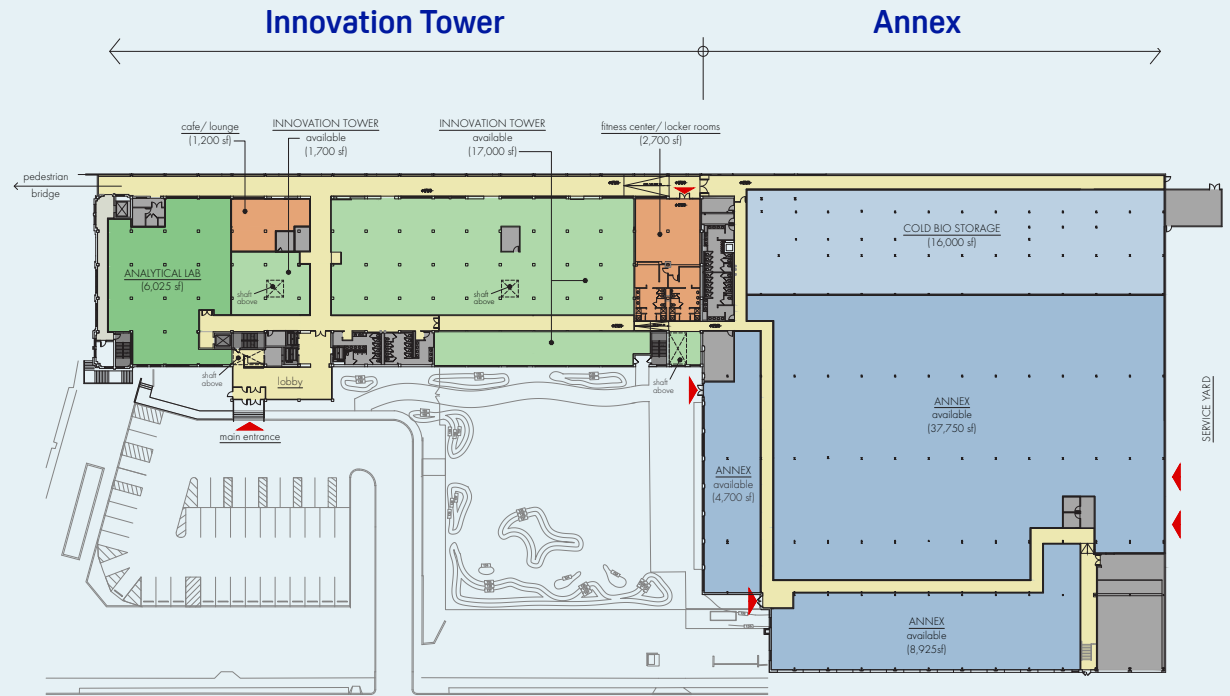
FOURTH FLOOR PLAN 34,200 SF Lab



THIRD FLOOR PLAN 34,200 sf Lab



SECOND FLOOR PLAN 34,200 sf Lab



FIRST FLOOR PLAN 40,900 sf (Tower) / 79,744 sf (Annex)

Main Building Specifications

Address	2450 W Hunting Park Avenue, Philadelphia, PA 19129		
Building Description	First Floor (Main Building)	40,900 sf	Electric <ul style="list-style-type: none"> (2) existing 2,000 kVA transformers feeding a 2,500A switch (1) new 2,500 kVA transformer feeding a 4,000A MTM switch 1,200 kW emergency diesel fuel generator providing 8 w/sf standby power
	First Floor Amenities	26,000 sf	
	Second Floor Laboratory	34,200 sf	
	Third Floor Laboratory	34,200 sf	
	Fourth Floor Laboratory	34,200 sf	
	Total SF	153,232 sf	
	Total RSF	127,232 sf	HVAC 60% Lab 40% Office <ul style="list-style-type: none"> Cooling - 2.0 CFM/SQFT, 12 air changes/hour 100% outside air for lab/manufacturing uses Electric unit heating, cooling towers and chillers for cooling Areas on roof and in basement to address specialized equipment requirements
Floor Structure	Concrete slab on grade and concrete slab on concrete beams.		
Building Frame	4-story poured concrete column, beam and slab structure		
Building Envelope	Brick façade and insulated glass windows		
Column Spacing	20' OC x 20' OC		
Floor To Floor Heights	Floor 1-4: 14'-6" / Lower Level/Garage: 21'-0"		
Elevators	47 SF (5'-8" x 8'-6") geared traction 5,000 lb capacity at 350 FPM (3) passenger elevators		
Loading Dock	<ul style="list-style-type: none"> (2) Existing covered loading docks at W. Hunting Park Ave (2) open loading docks installed on East Façade of Annex Building (1) two door covered loading dock in Annex Building off of Stokley Street 		
Parking	<ul style="list-style-type: none"> 920 proposed in a central parking facility on Hunting Park Avenue 740 outdoor parking spots accessed from Stokley Street 30 visitor parking spaces at BIC 		
			Plumbing Served by a 12 inch main on Hunting Park Avenue
			Fire Safety Full sprinkler and fire alarm coverage throughout the entire building
			ADA Building is ADA compliant
			Utilities Electric: PECO Gas: PGW Water & Sewer: Philadelphia Water Department Tele/Data: Comcast
			Lab Gases Compressed air will be provided as part of base building infrastructure. Chases for lab and manufacturing gases
			Utility Yard Exterior utility yard with truck access for specialty gas storage tanks and emergency generators

Annex Specifications

Address	2450 W Hunting Park Avenue, Philadelphia, PA 19129		
Building Description	79,744 SF single story building	Electric	<ul style="list-style-type: none"> (2) existing 2,000 kVA transformers feeding a 2,500A switch (1) new 2,500 kVA transformer feeding a 4,000A MTM switch 1,200 kW emergency diesel fuel generator providing 8 w/sf standby power
Floor Structure	Slab on grade and slab on steel floor	HVAC	<ul style="list-style-type: none"> Cooling - 2.0 CFM/SQFT, 12 air changes/hour 100% outside air for lab space Natural gas heating, cooling towers and chillers
Building Frame	Single story steel framed building w/concrete slab	Plumbing	Served by a 12 inch main on Hunting Park Avenue
Building Envelope	Concrete panels, brick walls and metal finish panel system and double pane glazing system EPDM roofing	Fire Safety	Full sprinkler and fire alarm coverage throughout the entire building
Column Spacing	E/W - 20' N/S - 48' max, 8'-6" in at exterior	ADA Compliance	Building is ADA compliant
Clear Height	High: 17'-0" / Low: 11'-3"	Utilities	<p>Electric: PECO Gas: PGW Water & Sewer: Philadelphia Water Department Tele/Data: Comcast</p>
Elevators	<ul style="list-style-type: none"> 47 SF (5'-8" x 8'-6") 5,000 lb capacity, 350 FPM, Innovation Main Building Three passenger elevators, SE corner of Innovation Main Building 	Lab Gases	Compressed air will be provided as part of base building infrastructure. Chases for lab and manufacturing gases
Loading Dock	<ul style="list-style-type: none"> (2) Existing covered loading docks at W. Hunting Park Ave (2) open loading docks installed on East Façade of Annex Building (1) two door covered loading dock in Annex Building off of Stockley Street 	Utility Yard	Exterior utility yard with truck access for specialty gas storage tanks and emergency generators
Parking	<ul style="list-style-type: none"> 920 proposed in a central parking facility on Hunting Park Avenue 740 outdoor parking spots accessed from Stokley Street 30 visitor parking spaces at BIC 		



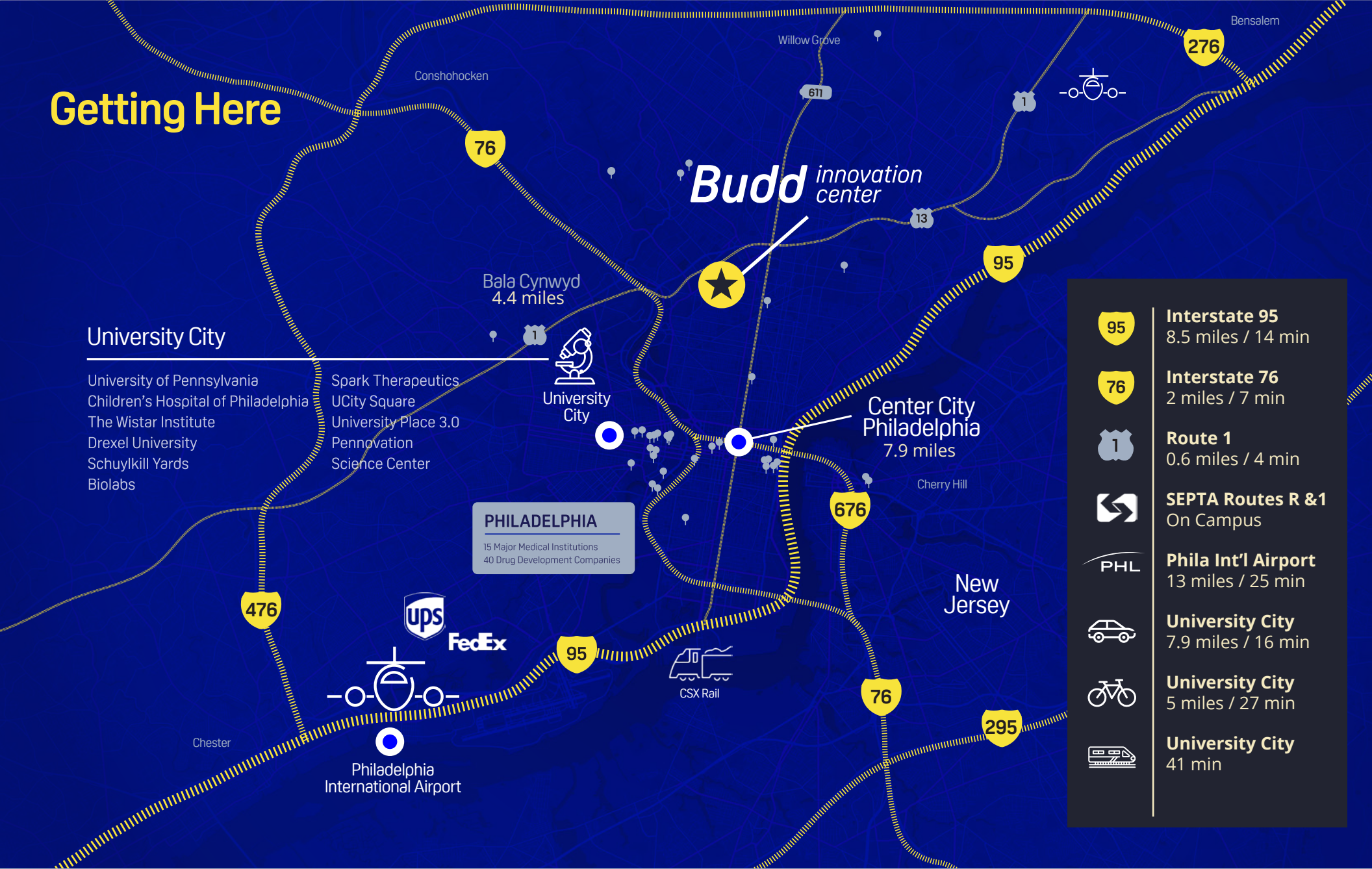
A community *for science*

Our campus development plan has been thoughtfully conceived to provide for all the supporting services required by biomedical occupiers. Future tenants can anticipate on-site resources for the following:

Planned and underway

- Analytical and QC/QA Testing
- Shared Instrument/Equipment Core
- Shared Animal Facility
- Incubator and Shared Lab
- Workforce Training
- Manufacturing Collaboration Center
- Cryo Storage
- Curated Lab Consumables & PPE Supply

Getting Here



	Interstate 95 8.5 miles / 14 min
	Interstate 76 2 miles / 7 min
	Route 1 0.6 miles / 4 min
	SEPTA Routes R & 1 On Campus
	Phila Int'l Airport 13 miles / 25 min
	University City 7.9 miles / 16 min
	University City 5 miles / 27 min
	University City 41 min

Proximity to Major Cities



New York City
2hr 6min

Baltimore
1hr 54min

Washington, D.C.
3hr 8min

Boston
5hr 11min

Norfolk
5hr 23min

Toronto
7hr 57min

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 cures, moving our partner firms towards the goals of tomorrow.

buddbio.com



PLYMOUTH GROUP

Contact our representatives for more information on leasing at Budd Bioworks:

Joseph Fetterman
Executive Vice President
+1 215 928 7541
joseph.fetterman@colliers.com

Clifford Brechner
Vice President
+1 215 928 7546
clifford.brechner@colliers.com

Matthew Barkann
Associate
+1 610 888 7601
matthew.barkann@colliers.com



Budd pioneer

3431 Fox Street, Philadelphia, PA 19129

Where Cures *Come to Life*

Pioneer is where the biggest ideas at the Budd Bioworks campus will be fully realized with 154,000 square feet ready to mobilize for global scale pharmaceutical production. An additional 84,000 square feet is available for lease as QA/QC Lab, R&D and Office.

buddbio.com



PLYMOUTH GROUP

Leasing Agent



At a Glance

Budd pioneer



238,000 SF

total Pioneer Building



154,000 SF

cGMP manufacturing



84,000 SF

QA/QC Lab, R&D and Office



1700

parking spaces



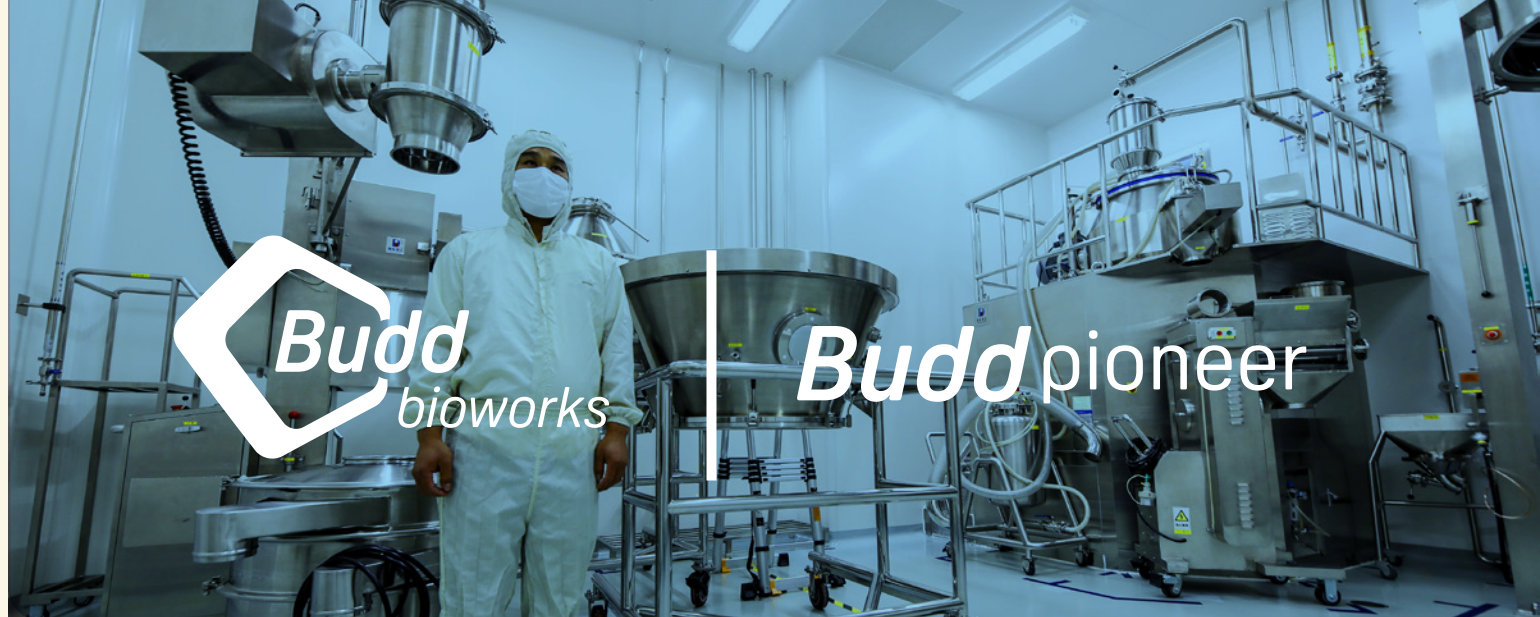
Campus Amenities

fitness center / courtyard



Accessibility

Route 1 & 13 / SEPTA



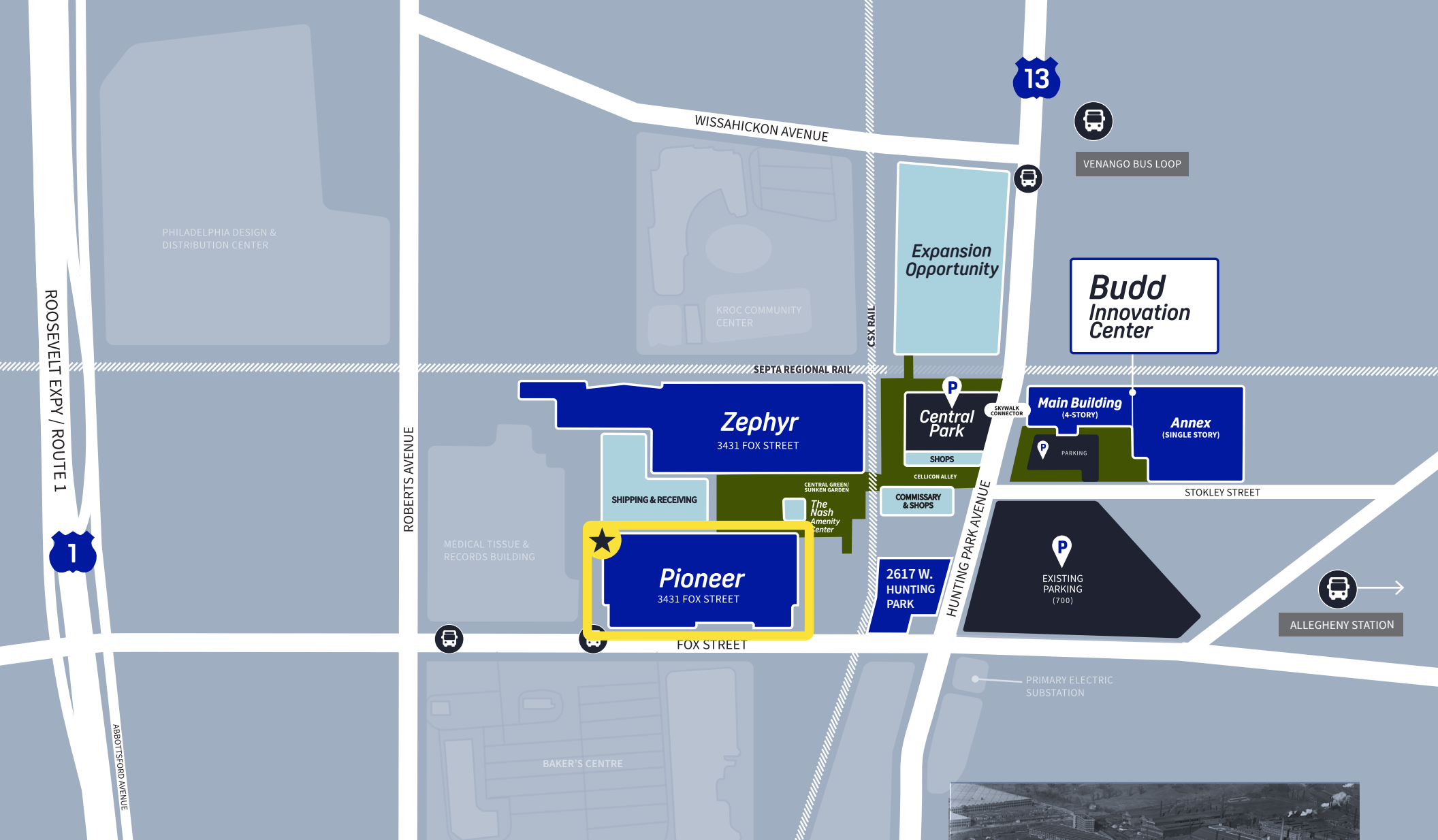
Moving Science *Forward*

Pioneer Highlights

- Located within Budd Bioworks, a proven strategic manufacturing campus with an exciting redevelopment plan
- Exceptional flexibility for custom design
- Secure, interior orientation with ample parking plan and truck access
- On-campus specialized infrastructure and planned partners to support biomedical firms, including biomedical workforce development
- Well capitalized, hands-on owner and development team engineered for science

Location Highlights

- Central to the thriving Philadelphia biocluster with world class research institutions and talent. Just 15 minutes to University City
- Central East Coast location with efficient regional road access
- Approximately 15 miles to the Philadelphia International Airport
- Doorstep accessibility by public transportation
- Easily access suburban biomedical worker pools, with the largest expanse of free parking in the City of Philadelphia



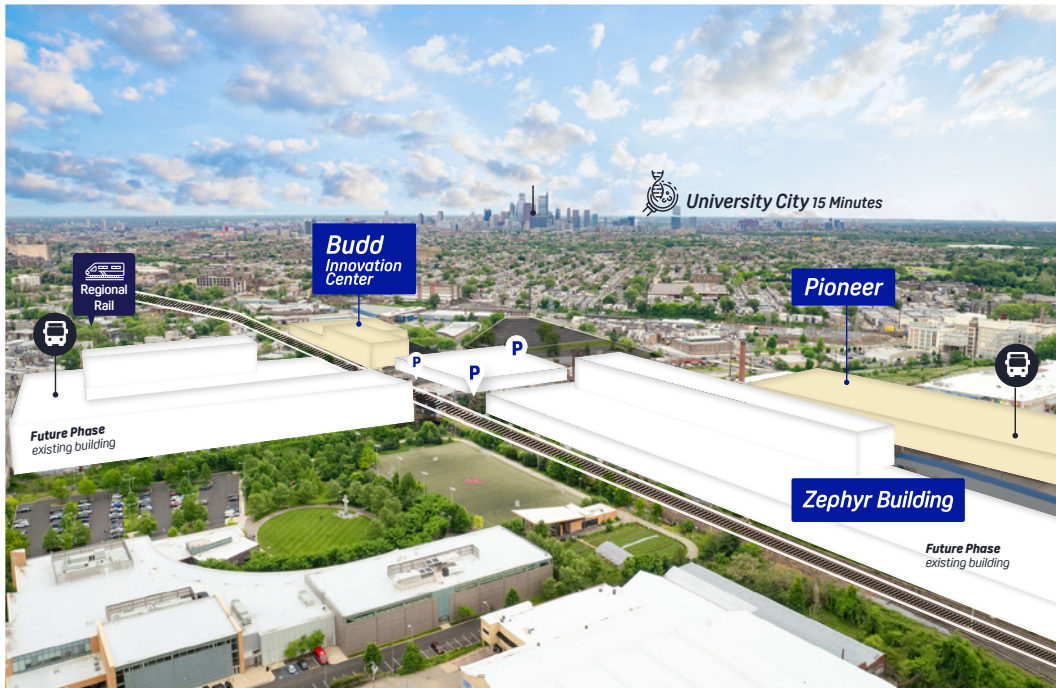
Budd Campus

Mass producing pioneering steel applications that revolutionized transit from the automobile to outer space is our heritage, accelerating critical cures to market is our future.



Budd pioneer

3431 Fox Street, Philadelphia, PA 19129



Floor Plan

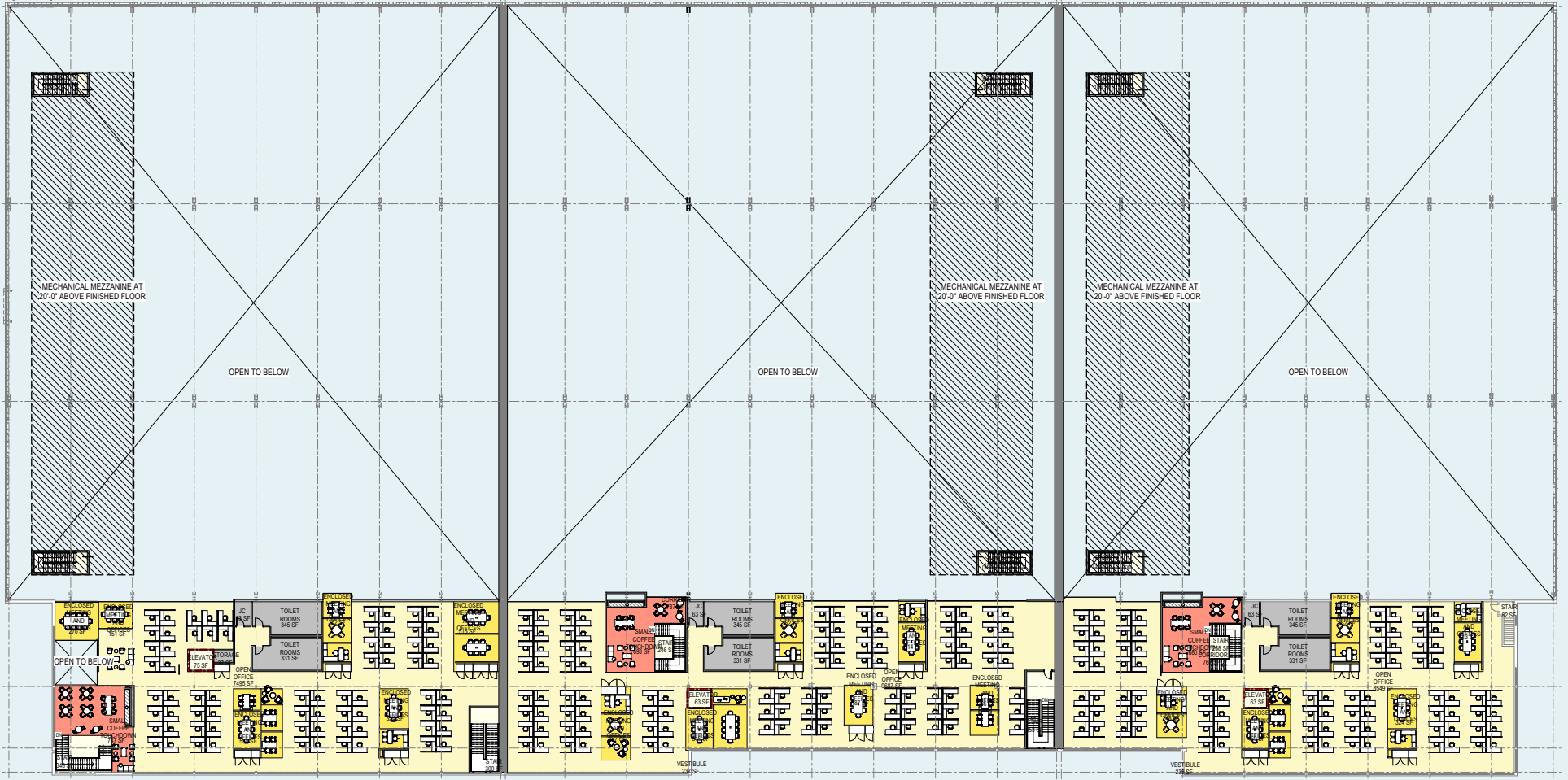
FIRST FLOOR

154,000 SF cGMP Manufacturing



Floor Plan

SECOND FLOOR 84,000 SF Lab, R&D and Office



Pioneer Building Specifications

Address	3431 Fox Street, Philadelphia, PA 19129
Building Description	154,00 RSF in 1 story high bay space area 84,000 RSF on 2 floors in multi-story area 238,000 SF - Building Total
Floor Structure	Slab on grade
Building Frame	Steel frame with concrete slab on grade
Building Envelope	Brick façade, EPDM roof, insulated glass windows
Column Spacing	<ul style="list-style-type: none">• High Bay - 25' East/West, 75' North/South• 2-Story - 25' X 25'
Floor To Floor Height	<ul style="list-style-type: none">• High bay – 36' clear to underside of trusses, 65' to deck• 2-Story – 14' clear to deck above
Loading Dock	(3) existing truck loading docks, additional provided as needed with docks/levelers
Parking	<ul style="list-style-type: none">• 920 proposed in a central parking facility on Hunting Park Avenue• 740 outdoor parking spots accessed from Stokley Street• 30 visitor parking spaces at BIC
Electric Systems	<ul style="list-style-type: none">• 13.2 kV feeder to a 1,200A exterior switchgear• (3) 2,500 kVA substations with MTM 4,000A switchboard.• (2) 3MW emergency diesel fuel generators

HVAC

- Cooling - 2.0 CFM/SQFT, 12 air changes/hour
- 100% outside air for lab/manufacturing uses
- Electric unit heating, cooling towers and chillers for cooling
- Areas on roof and in basement to address specialized equipment requirements

Plumbing

Serviced by 8 inch main on Fox Street, with a second 12 inch main on Roberts Avenue if required

Fire Safety

Full sprinkler and fire alarm coverage throughout the entire building

ADA

Building is ADA compliant

Utilities

Electric: PECO
Gas: PGW
Water & Sewer: Philadelphia Water Department
Tele/Data: Comcast

Lab Gases

Compressed air will be provided as part of base building infrastructure

Utility Yard

Exterior utility yard with truck access for specialty gas storage tanks and emergency generators





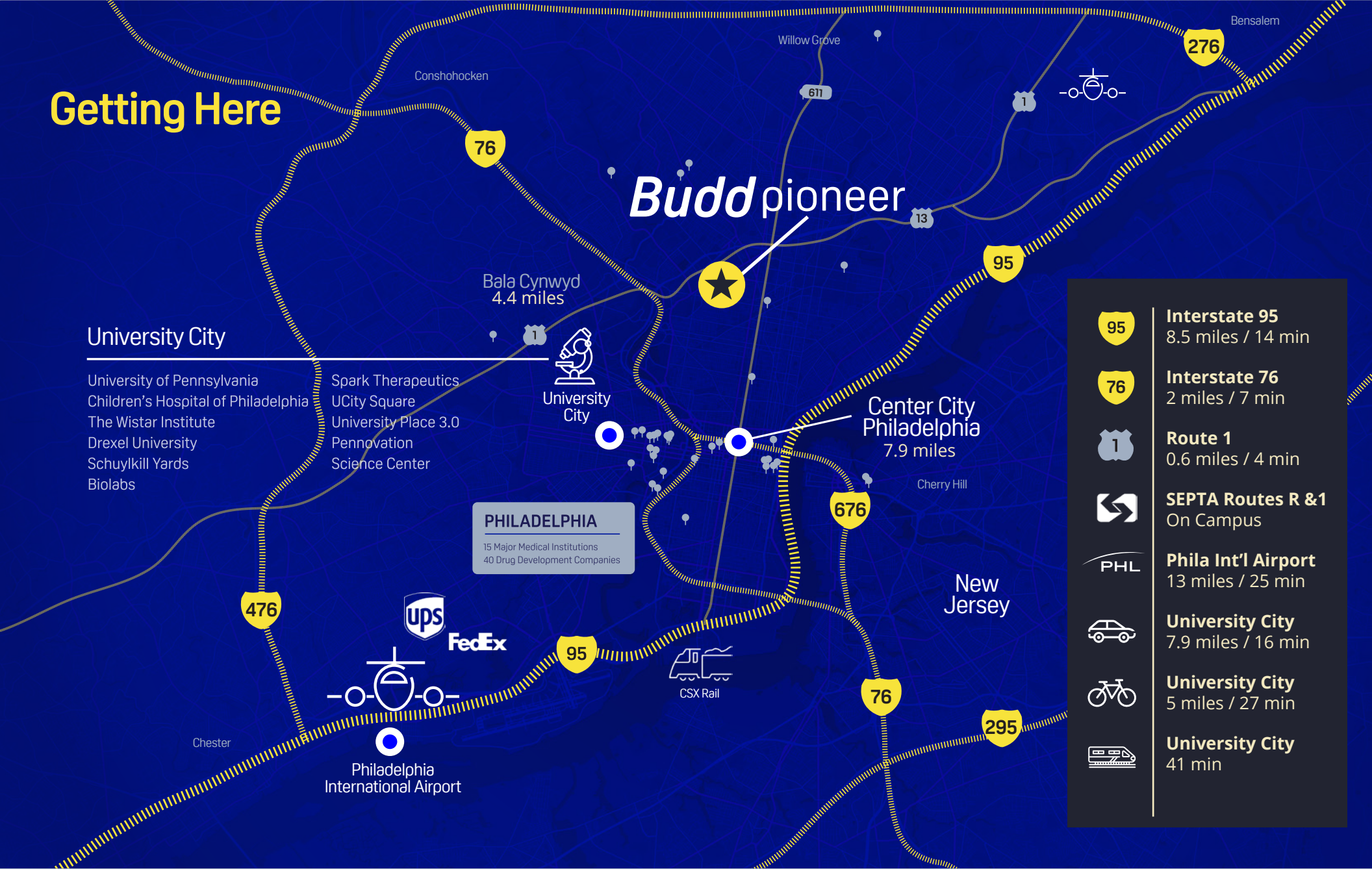
A community *for science*

Our campus development plan has been thoughtfully conceived to provide for all the supporting services required by biomedical occupiers. Future tenants can anticipate on-site resources for the following:

Planned and underway

- Analytical and QC/QA Testing
- Shared Instrument/Equipment Core
- Shared Animal Facility
- Incubator and Shared Lab
- Workforce Training
- Manufacturing Collaboration Center
- Cryo Storage
- Curated Lab Consumables & PPE Supply

Getting Here



	Interstate 95 8.5 miles / 14 min
	Interstate 76 2 miles / 7 min
	Route 1 0.6 miles / 4 min
	SEPTA Routes R & 1 On Campus
	Phila Int'l Airport 13 miles / 25 min
	University City 7.9 miles / 16 min
	University City 5 miles / 27 min
	University City 41 min

Proximity to Major Cities

	New York City 2hr 6min	Baltimore 1hr 54min	Washington, D.C. 3hr 8min	Boston 5hr 11min	Norfolk 5hr 23min	Toronto 7hr 57min
--	----------------------------------	-------------------------------	-------------------------------------	----------------------------	-----------------------------	-----------------------------

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 cures, moving our partner firms towards the goals of tomorrow.

buddbio.com

Phase 1 Budd innovation center
Lab, R&D, Office 127,232 SF
cGMP Manufacturing 79,744 SF
Total 232,976 SF
Largest expanse of free parking in the city
Ready for Lease

Philadelphia
Home to world class research UPenn, CHOP, Wistar and others
8th largest talent market in the U.S. for life sciences
Workforce of 750,000
University City 15 Minutes

Phase 1 Budd pioneer
cGMP Manufacturing 154,000 SF
QA/QC Lab, R&D, Office 84,000 SF
Total 238,000 SF
Ready for Lease

Regional Rail
Future Phase existing building
Zephyr Building
Future Phase existing building

37 ACRE URBAN BIO CAMPUS / 2.7 M SF OF SPACE / 10 PRIMARY BUILDINGS



PLYMOUTH GROUP

Contact our representatives for more information on leasing at Budd Bioworks:

Joseph Fetterman
Executive Vice President
+1 215 928 7541
joseph.fetterman@colliers.com

Clifford Brechner
Vice President
+1 215 928 7546
clifford.brechner@colliers.com

Matthew Barkann
Associate
+1 610 888 7601
matthew.barkann@colliers.com

