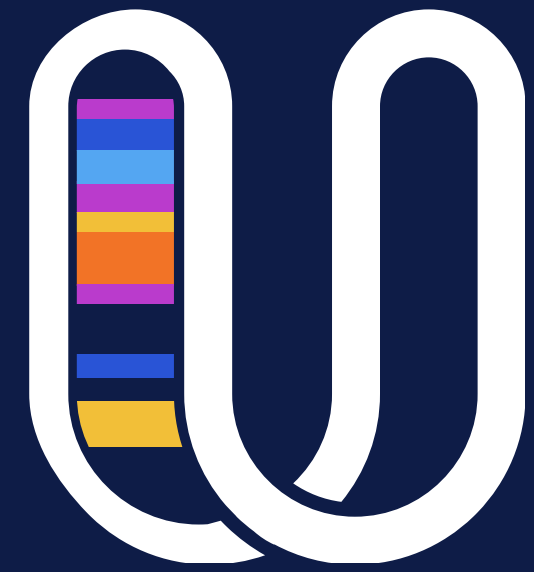




ULTRA LABS

R&D Lab and cGMP Suites
For Lease

Unique opportunity in 2025
to leverage the tax benefits of
an existing Opportunity Zone
site with bonus depreciation
and other tax benefits in
recent federal law



Colliers

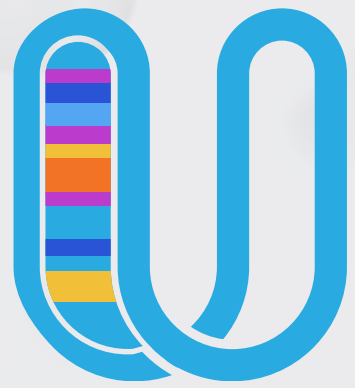
Republic

BREAK NEW GROUND AT ULTRA LABS

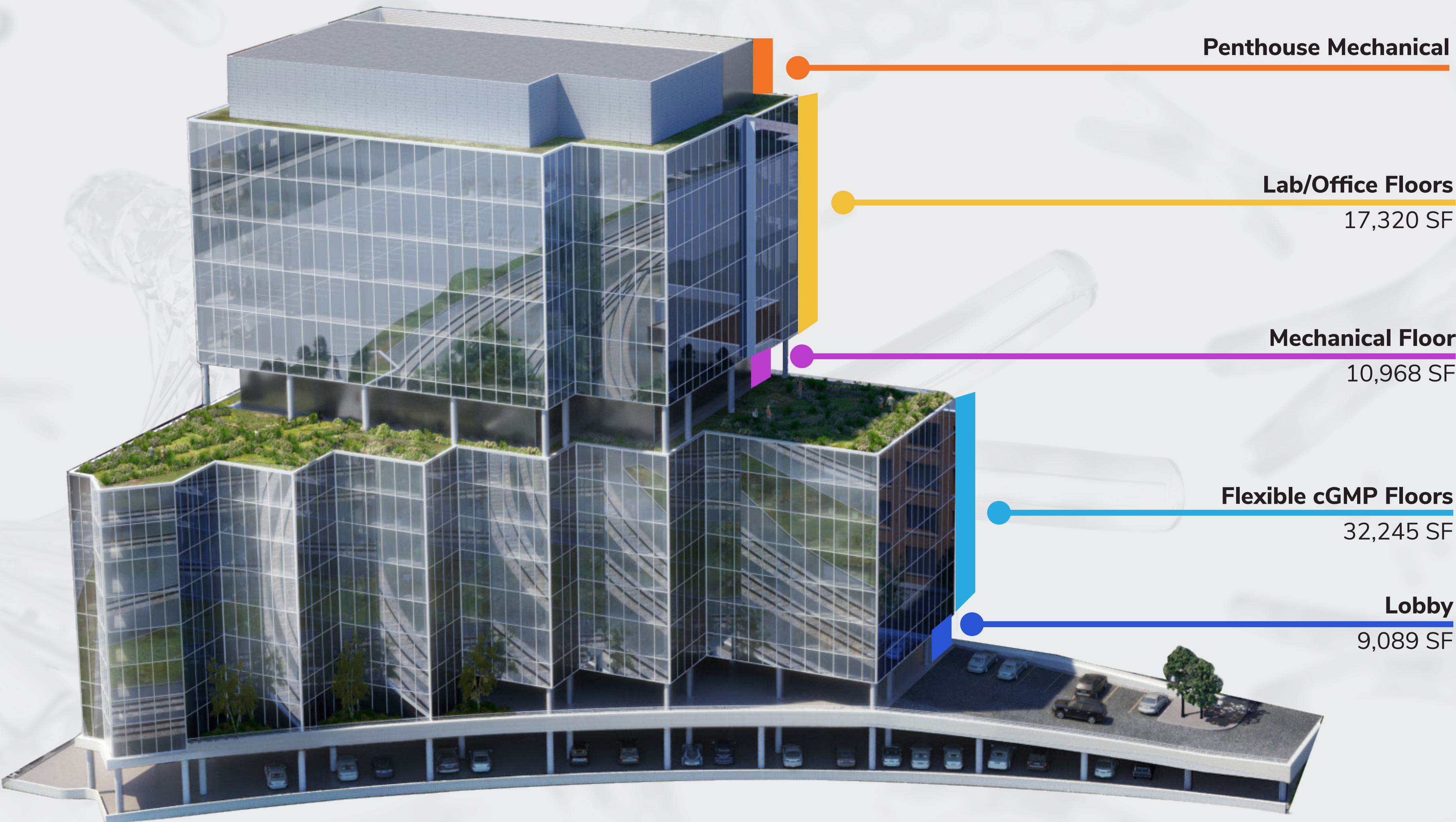
Fuel discoveries and push the boundaries of scientific innovation in the nucleus of cell and gene therapy

Catering to the needs of scientists and researchers with customized and controlled environments and state-of-the art lab infrastructure that offers the optionality of certified cGMP compliance, Ultra Labs is set to become the next standard of excellence in scientific real estate.





Ultra Labs is a 185,279 square foot purpose-built life sciences building including 5 floors predesigned and engineered for BSL2 labs and 1-3 floors of cGMP manufacturing.



WHY ULTRA LABS?

Develop, scale and do more.

Custom built for science

Every square foot of Ultra Labs is dedicated to scientific real estate with a development plan focused towards bringing the highest base building technology to the market.

Control for cutting-edge IP

Ultra Labs is right sized for a headquarters facility and has floors optimized for single users. Both scenarios can allow your science to be front and center and afford important control over drug development process and intellectual property.

Support for multiple lines & cGMP

Ultra Labs can support multi-product, multi-modality development. Specially designed cGMP floors also create a highly efficient path from early stage discovery up to FDA approval.

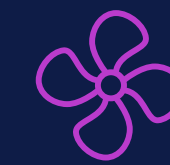
Capital Conscious

In this capital constrained environment, Ultra Labs' robust infrastructure reduces the need for costly buildout - saving tenants time and money that can be deployed in more impactful ways.

Tenants at Ultra Labs will save \$8.50/sf/year under Philadelphia's real estate tax abatement on new construction and could realize capital gains savings through Ultra Labs Federal Opportunity Zone status.

Project Specifications

A single focus to science with the highest base building technology in the market



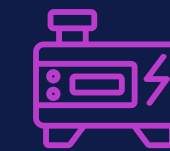
High-performance chiller plant including centrifugal chiller, cooling towers, and pumps (42/58 degF)



Central high-efficiency gas-fired condensing boiler plant (140/110 degF)



Dual utility electrical feeds from separate substations with automatic transfer switches for ease of connection by tenant



Two 750 KW backup generators for 24/7 coverage



Automatic temperature controls for base building systems



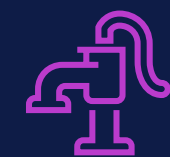
Separately piped lab waste system



Central vacuum, compressed air and natural gas distribution



Separate clean / dirty freight elevators



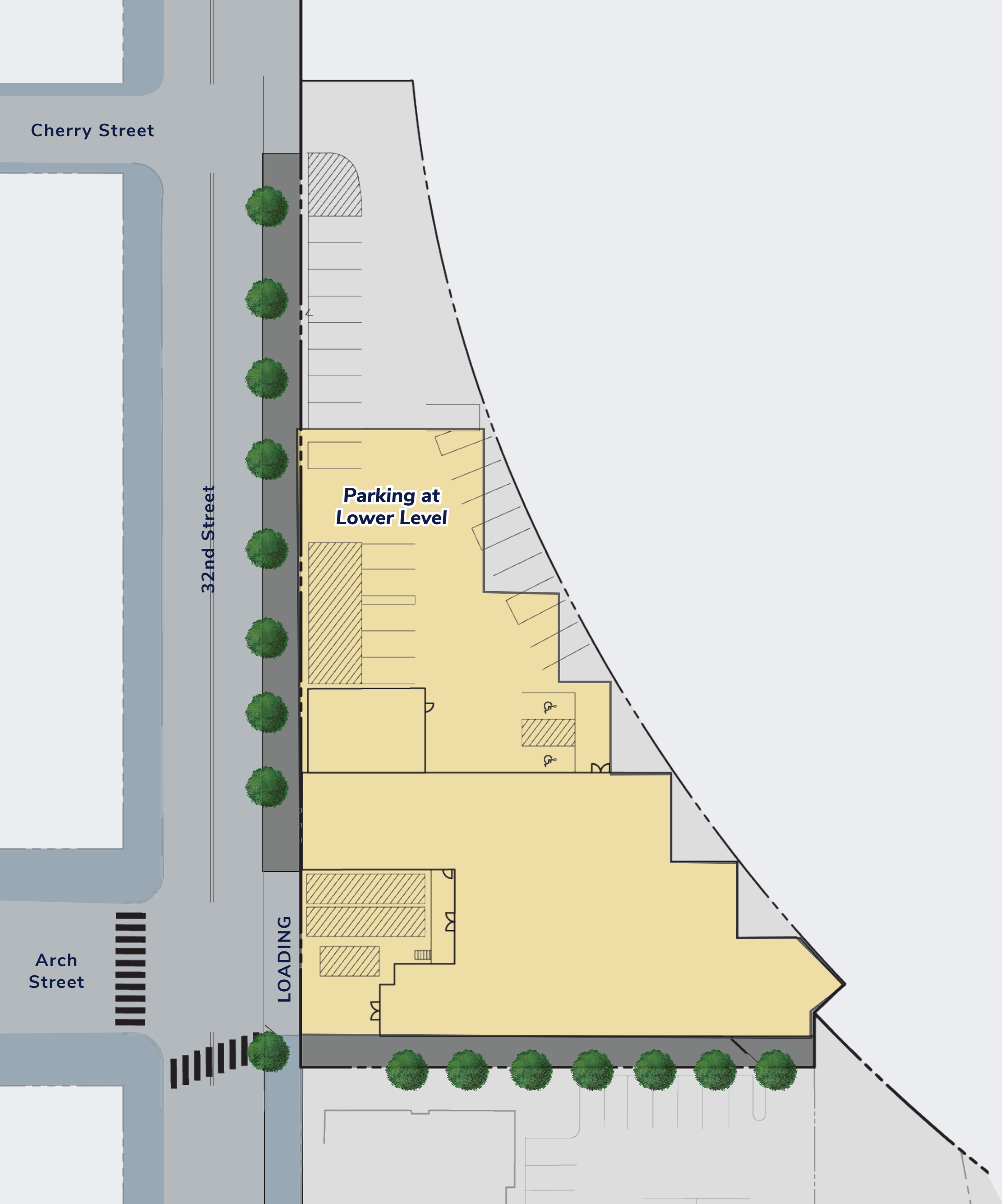
2 chemical reagent feed pumps



Interstitial space for optimal clean room efficiency



2,687 SF of clean storage on the first floor



ULTRA LABS

Development Highlights



185,279 SF
purpose-built life
sciences building



14' – 21' slab to slab
clear heights



Flexible floor plan with
30'x30' column bays



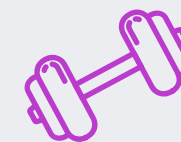
Live load capacity - 100
lb/sf lab floors, 125 lb/sf
cGMP floors



LEED Silver
Certification



Conference Center



Fitness Facility



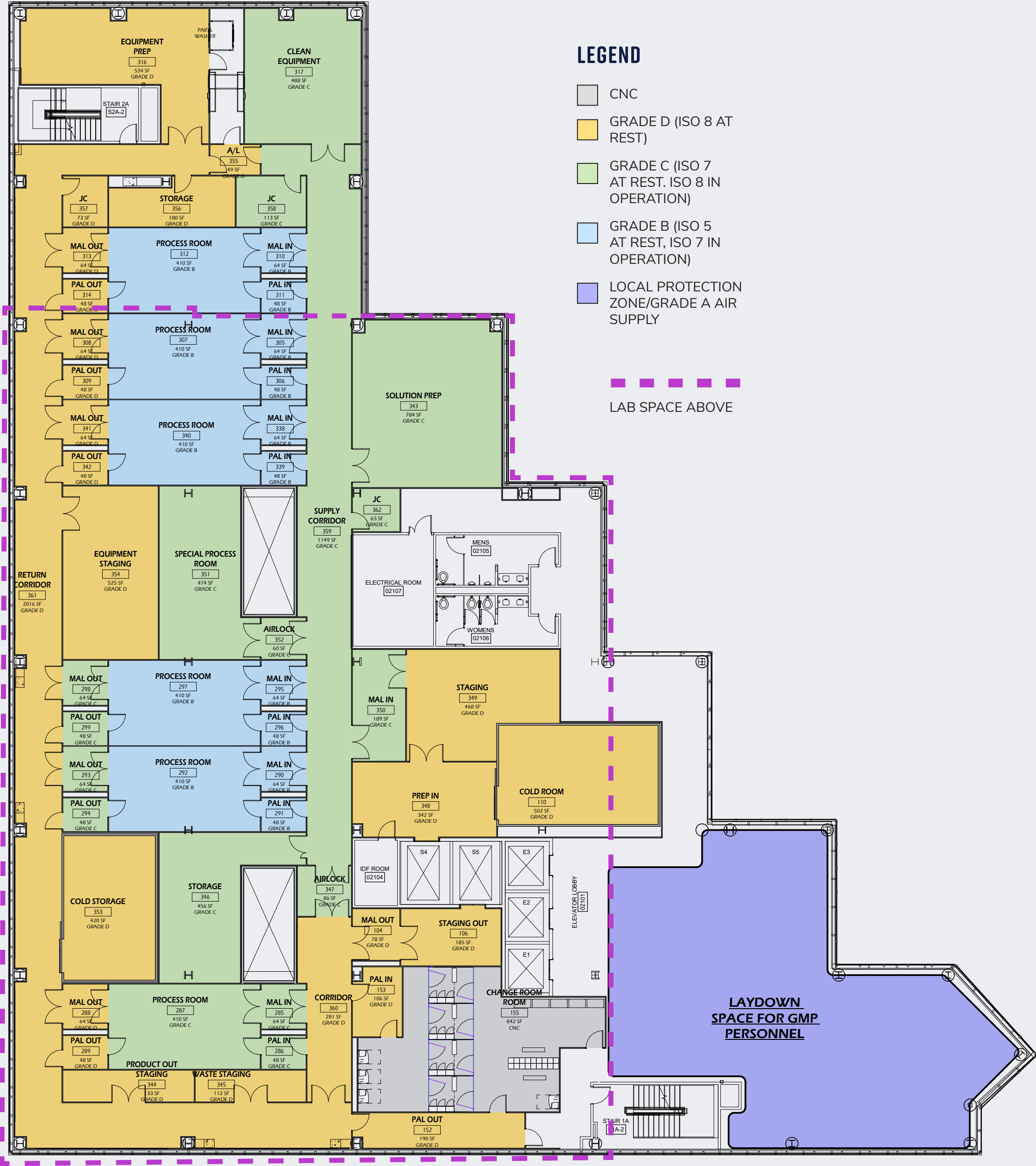
26 Reserved
Parking Spots



3 Loading Docks



Secure 24/7 Access



LEGEND

- CNC
- GRADE D (ISO 8 AT REST)
- GRADE C (ISO 7 AT REST, ISO 8 IN OPERATION)
- GRADE B (ISO 5 AT REST, ISO 7 IN OPERATION)
- LOCAL PROTECTION ZONE/GRADE A AIR SUPPLY

LAB SPACE ABOVE

Typical Floor Plan | Levels 2-4

cGMP Adaptive



Designated segregated clean/dirty corridors



cGMP full floor dedicated emergency Generator/AC 24/7



Readily adaptable cGMP-compliant space with ISO Class 5 capacity



Interstitial space for optimal clean room efficiency



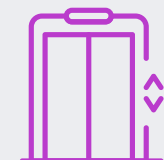
21' Clear heights for cGMP manufacturing



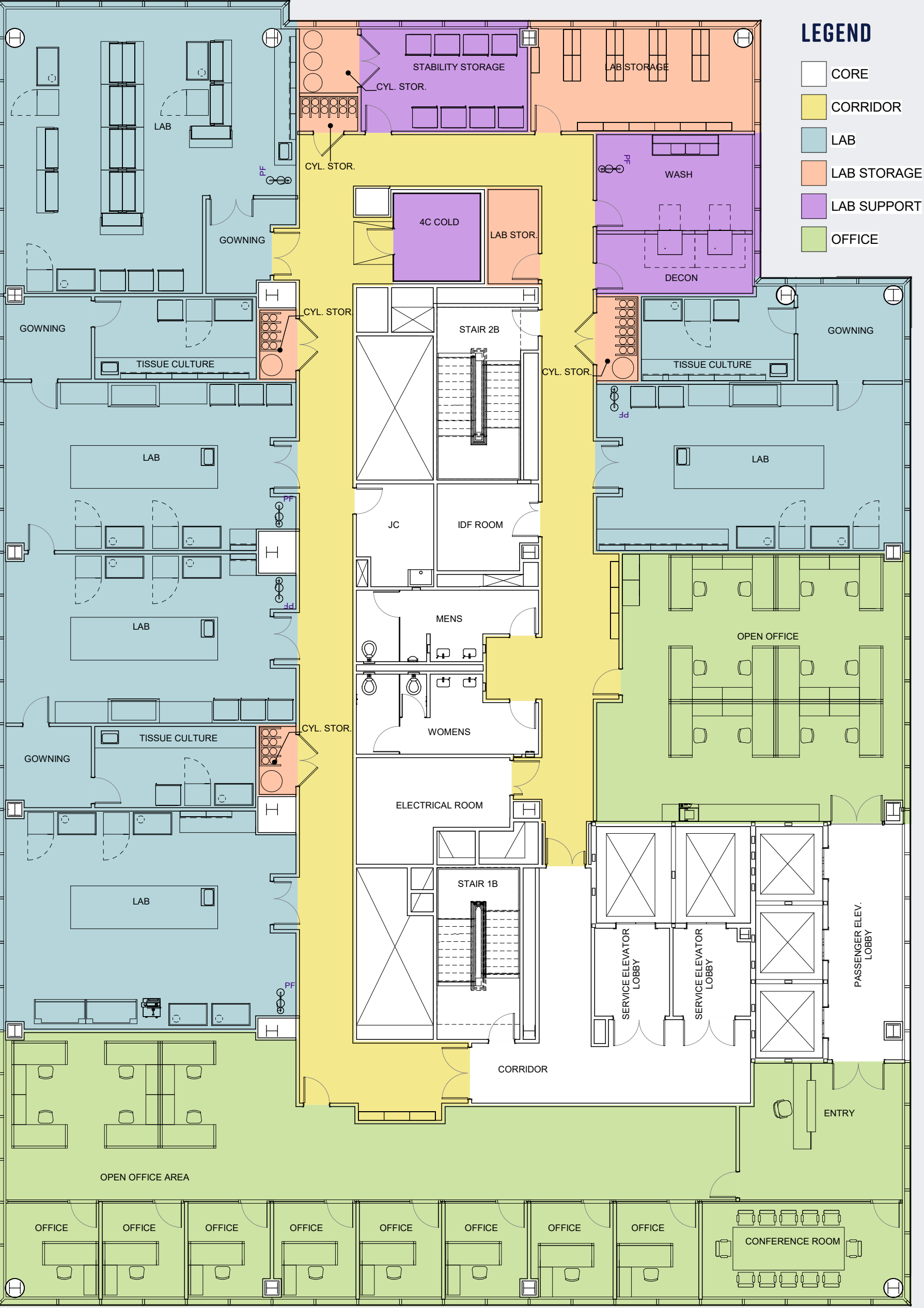
Three 600-Ton chillers and 200 Ton "pony chiller" for cGMP spaces



Three 80,000 CFM air handlers



Separate clean/dirty loading and freight elevators



Typical Floor Plan | Levels 6-10

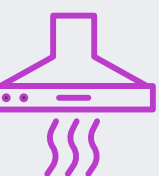
Lab Space



Up to 80/20 lab to office ratio



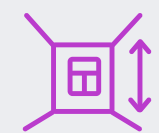
Flexible floor plan with 30'x30' column bays



Central plant exhaust system for tenant fume hoods connections + exhaust shafts



Multiple sanitary risers and wet columns for flexible wet lab layouts and easy access to system connections



14' clear heights



Lower-level set asides for hazardous storage



Central room for pH neutralization system for Tenant use



Compressed air equipment & system risers and lab vacuum equipment and system risers

LOGISTICS & ACCESS



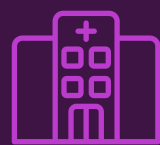
Immediate proximity to I-676 & I-76



Adjacent to Drexel University



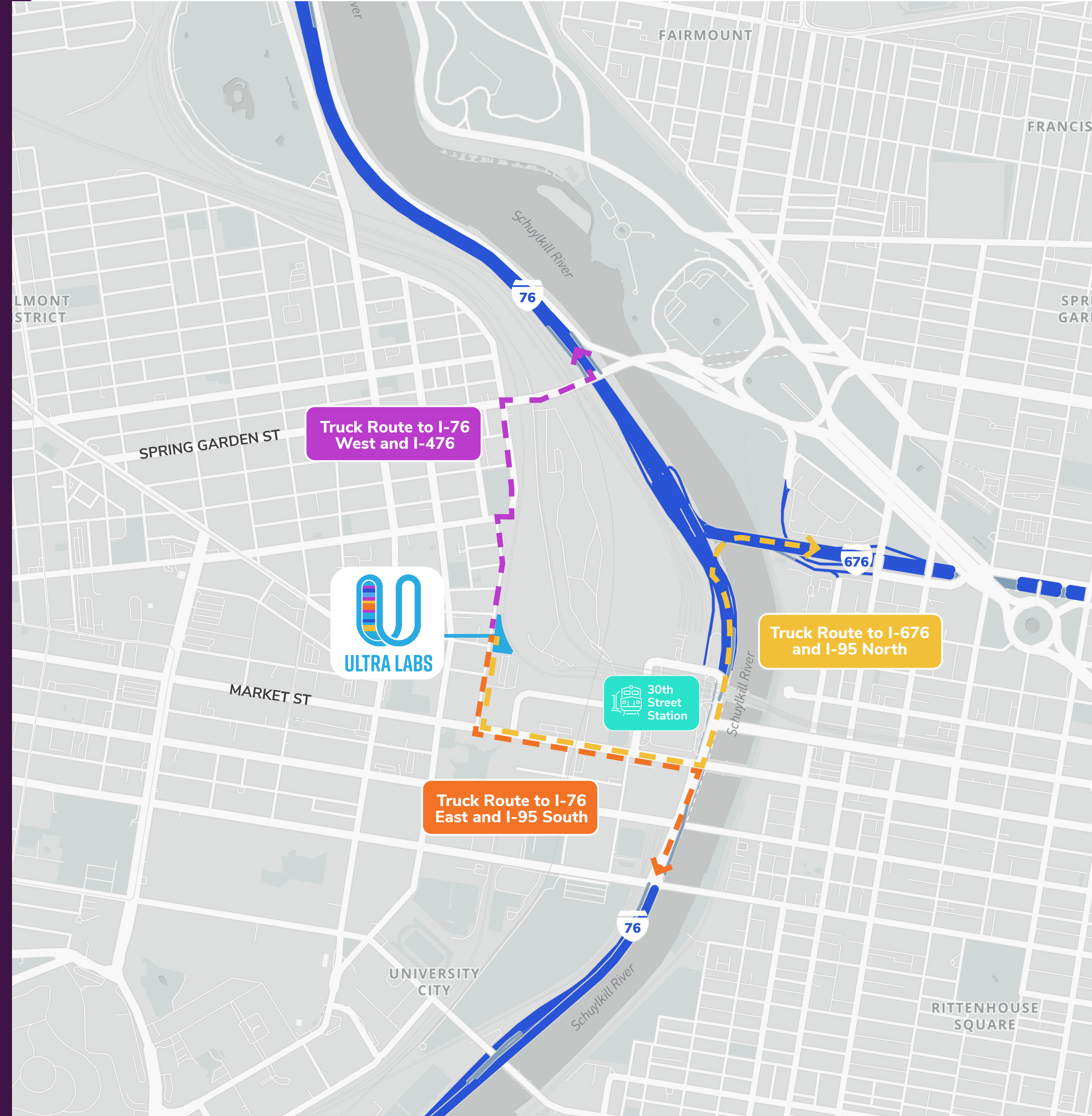
0.4 miles to 30th Street Station



0.5 miles to the Hospital of University of Pennsylvania



8 miles from Philadelphia International Airport



BRANDING OPPORTUNITY

The ultimate Philadelphia first impression.

Ultra Labs will command a strong unobstructed presence on the Philadelphia skyline, providing an unparalleled signage opportunity which can be explored for anchor tenants.



Aramark

FMC Tower

30th Street Station

Cira Centre



118,000 Vehicles Per Day

12,000 Passengers Per Day

102,219 Vehicles Per Day



UNIVERSITY CITY

The Epicenter of Cell & Gene

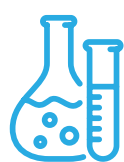
Philadelphia University City is where life-changing treatments and cures that can solve humanity’s most challenging diseases are being developed.

Access a talented workforce of over 75,000 - from the University of Pennsylvania, Children’s Hospital of Philadelphia, the Wistar Institute, Drexel University, Big Pharma, and a number of other world-class healthcare and academic institutions.



Ranked #2 Globally
for Attracting
Entrepreneurs and
Skilled Technology
Graduates

By the Numbers



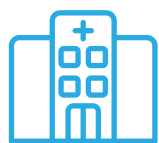
#2 in the U.S. for Cell and Gene Therapy Growth



#1 in NIH Grants for Cell and Gene Therapies



First FDA approved Cell Therapy and Gene Therapy



15 World Leading Medical Institutions



#5 in the U.S. for Venture Capital Deals Closed (2023)



1,500 Biomedical Graduates



55+ Drug Developers



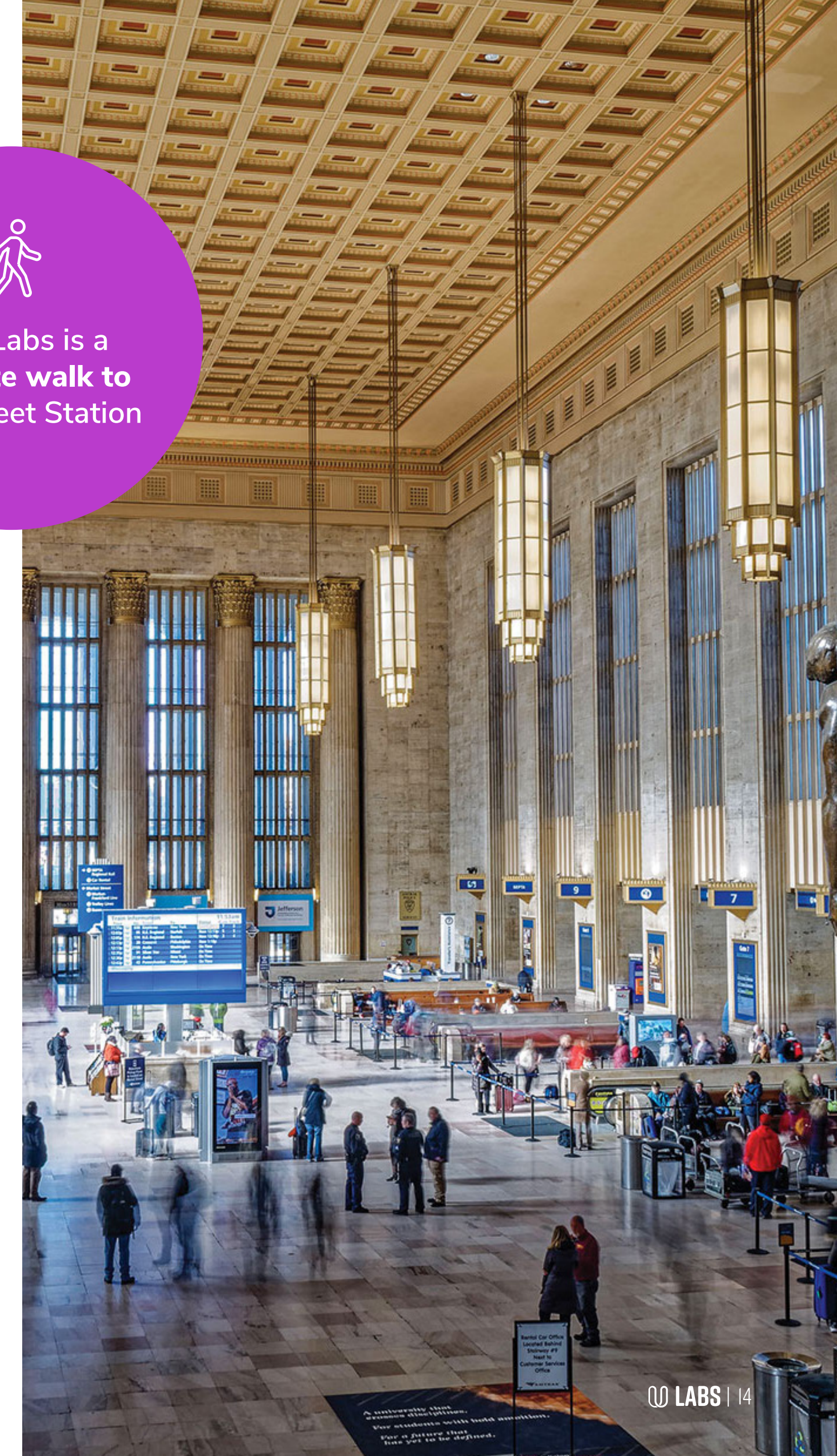
STATION DISTRICT

Where great minds come to work and play

Ultra Labs is located in a dynamic innovation and transit-oriented district where novel experiences for connection, culture, recreation and dining abound. Amtrak 30th Street Station is one of the most important intermodal hubs of the East Coast and a gateway to University City for thousands daily. With more than 2 million sf of life sciences real estate currently in development and a long range master plan that will see a new city rise above enclosed rails - Station District is the new destination for science.



Ultra Labs is a
7 minute walk to
30th Street Station



LEADING LIFE SCIENCES
University City Community



Legend for transit lines:

- Trolley Line
- LUCY Gold Loop
- LUCY Green Loop

WITHIN ONE MILE

140+ Life Science Companies	3 World-renowned Hospital Systems
3 NCI Designated Cancer Centers	120+ Retail Establishments
3 Academic Research Institutions	600+ Restaurants, Bars, and Cafes



Cira Centre

Schuylkill Yards



30th Street Station

Property Specs



SITE INFORMATION

Rentable SF

185,279

Gross SF

207,270

Parking Spaces

29 (including 2 handicap)

Construction Start

2023 4th quarter (projected)

Zoning

1-2

Number of Floors

Eleven (11), including intermediate (5th floor) and penthouse MEP levels

Loading Area

2-bay loading dock, including dumpster bay accessed directly from 32nd Street

Foundation

Deep foundations (drilled piers / caissons) with slab-on-grade

Structural System

- Structural steel frame with composite beams and composite slab on metal deck
- Braced frame lateral system from foundation to 5th floor
- Moment frame lateral system above 5th floor

Live Load Capacity

Floors 2-4: 125 lbs / SF
Floors 6-10: 100 lbs / SF

Exterior

Glass curtain wall

Windows

1-inch insulated Low-E glass with 64% visible light transmittance and U-values of 0.25 max winter and 0.27 max summer

Roofing

- TOP roofing at upper penthouse
- Hybrid modified bit / PMMA protected membrane with partial green roof

INTERIOR FINISHES

Floor Heights (Slab to Slab)

15' (lab / office) and 21' (cGMP), including interstitial space for additional infrastructure

Restrooms

- Common area restrooms on each floor
- Shower / locker rooms on 1st floor

Amenities

- Conference center
- Fitness center
- On-site management and security

R&D-Specific Systems

Central vacuum and compressed air systems for lab floors

UTILITIES (PROVIDERS)

Water

Philadelphia Water Department

Sewer

Philadelphia Water Department

Electric

PECO

Gas

Philadelphia Gas Works (PGW)

Building Systems



HVAC

- 3 x 650-ton water-cooled centrifugal chillers
- 1 x BAC 2,300-ton induced draft cooling tower with free cooling HX
- 3 x AHUs – 72,000 CFM 1 unit with fan array and energy recovery
- 4 x 5,000 MBH input gas-fired condensing boilers
- General exhaust air energy recovery unit – 96,000 CFM
- Laboratory hazardous exhaust energy recovery unit – 120,000 CFM

Building Automation System

The base buildings as well as the tenant HVAC systems will be controlled by a direct-digital Building Automation System (BAS). This system will manage and control the operation of all the HVAC equipment in the building based on programmed control

set points and parameters. Critical operation points, such as high temperature, static pressure, and equipment failures, are alarmed with remote notification to the appropriate operating personnel.

Fire Alarm

A fully addressable fire alarm system with the head end located at the 1st floor fire command center. An annunciator panel is located at the building's main security desk. Tenant devices will connect to the base building FA system.

Sprinkler

The facility will have 100% fire sprinkler coverage to include dry type sprinkler systems that serve the loading dock and two generator rooms. The primary 8" city fire main service will be connected to the 100 HP

diesel fire pump located at the lowest floor.

Elevator Service

- Laboratories/cGMP Floors 1-10: 3 x traction type passenger elevators with 3,500-lbs capacities
- Floors 1–Penthouse Mechanical: 2 x traction type freight elevators (1 clean, 1 dirty) with 5,000-lbs capacities
- Entry Lobby and 1st Floor: 2 x gearless type passenger elevators with 3,500-lbs capacities

Plumbing

Separately piped lab waste system:

- 4" domestic water service
- Triplex domestic cold water booster pump
- 8" sanitary main drain
- Multiple 8" storm main drain exits

Electrical Service

PECO electric provides a dual-primary service to the facility. Facility's primary switchgear will be configured as main-tie-tie-main with automatic transfer between the two incoming utility lines to minimize outages due to a single utility line failure. The primary switchgear will supply two double-ended substations to support the 480v loads of the facility. The Penthouse Substation will primarily support the building's mechanical plant, and the Interstitial Substation will primarily support all other loads of the building. Utility metering will be done at the primary switchgear level, and branch-circuit level submetering will be utilized at each branch circuit panel for energy code compliance.

Natural Gas Service

4" elevated pressure gas line will serve the base building condensing boilers and the building's two (2) gas fired standby generators.

Emergency/Standby Power

Two, base-building owned and operated, natural gas generators located on the penthouse roof. 500 kW generator will serve primarily life-safety, legally-required standby and select base-building optional standby loads such as building dewatering pumps 1000 kW generator will serve primarily tenant standby equipment loads and select house mechanical equipment to support tenant standby cooling requirements.

ULTRA LABS

Development Approvals

The project has cleared all major development hurdles, including:

Environmental Assessment. Phase 1 and Phase 2 were completed; no tunnels were detected on the property and no further action was required; SEPTA had successfully removed the one UST on site.

Federal Opportunity Zone area application. Philadelphia census tract 9800 was submitted by PA and accepted by the US Treasury.

SEPTA Joint Development Agreement and Sublease. Agreement terms were approved by FTA and the full board of SEPTA.

Philadelphia Zoning/Use Registration Permit. Non-appealable final zoning permit was issued.

Philadelphia Water Department. ERSA Conceptual Approval, Utility Plan Approval, Act 537 Facility Plan, and Post-Construction Stormwater Management Plan Approval were all issued.

Philadelphia Streets Department. Zoning, Curb cuts/ramps and Building Plan were all issued.

Property Subdivision. The City Office of Property Assessment approved the deed subdivision and assigned an address for leasehold interest separated from the SEPTA rail property.

Minor changes to design documents are expected to be completed by the end of May. Then, the project is eligible to file a building permit application.

ULTRALABSPHILADELPHIA.COM



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



Republic



VANDERWEIL

