

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

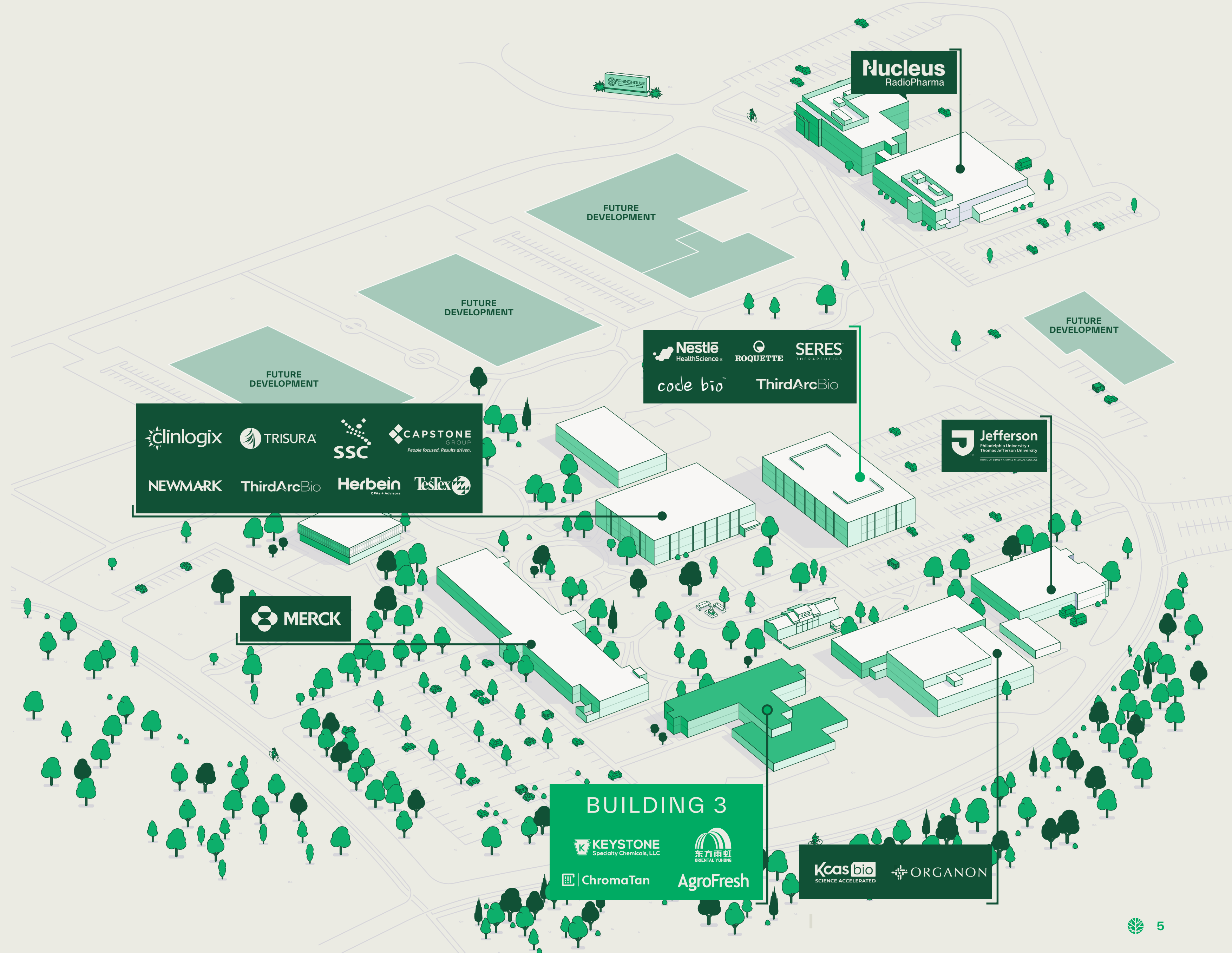
Free surface parking

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.

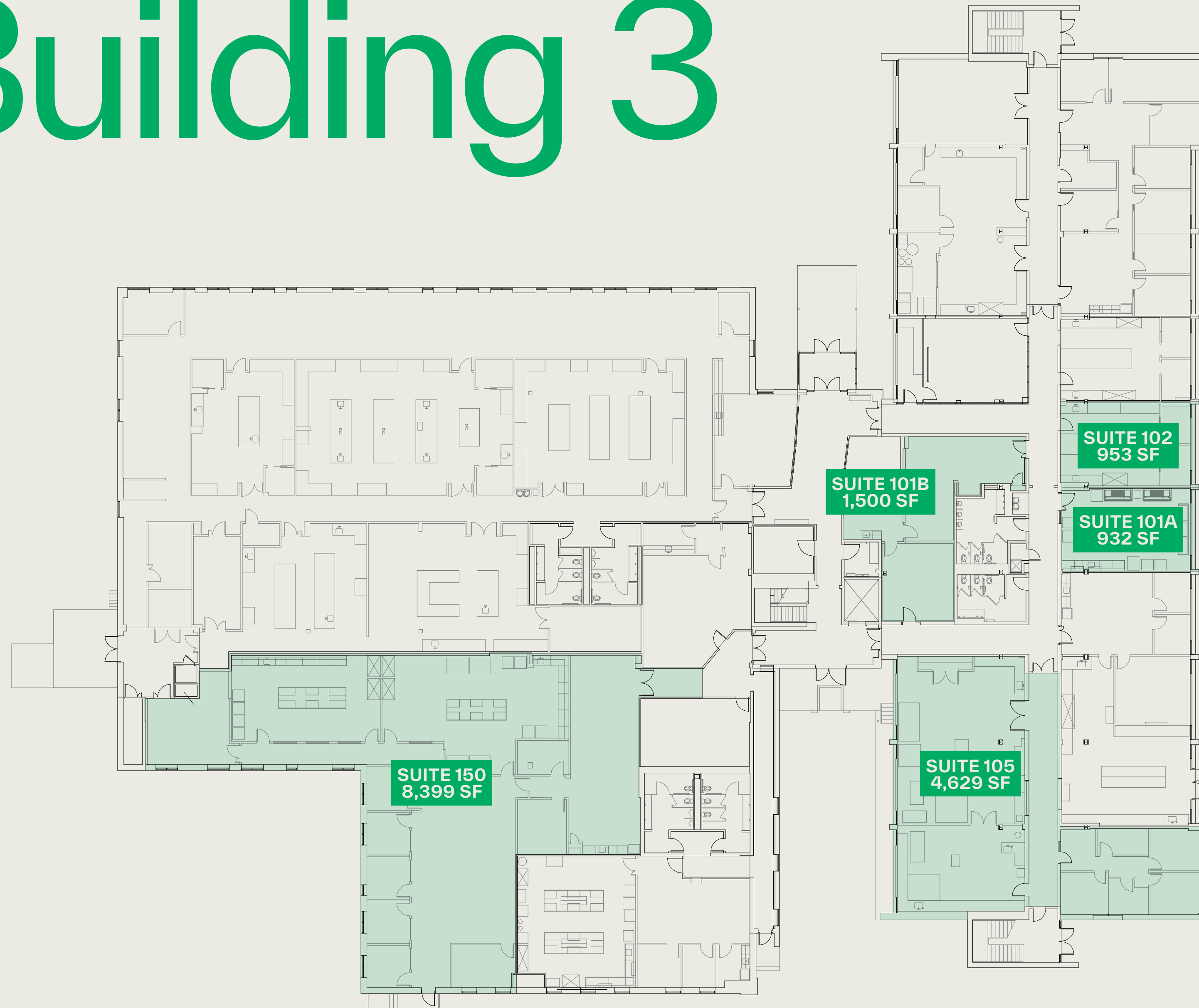


BUILDING THREE

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

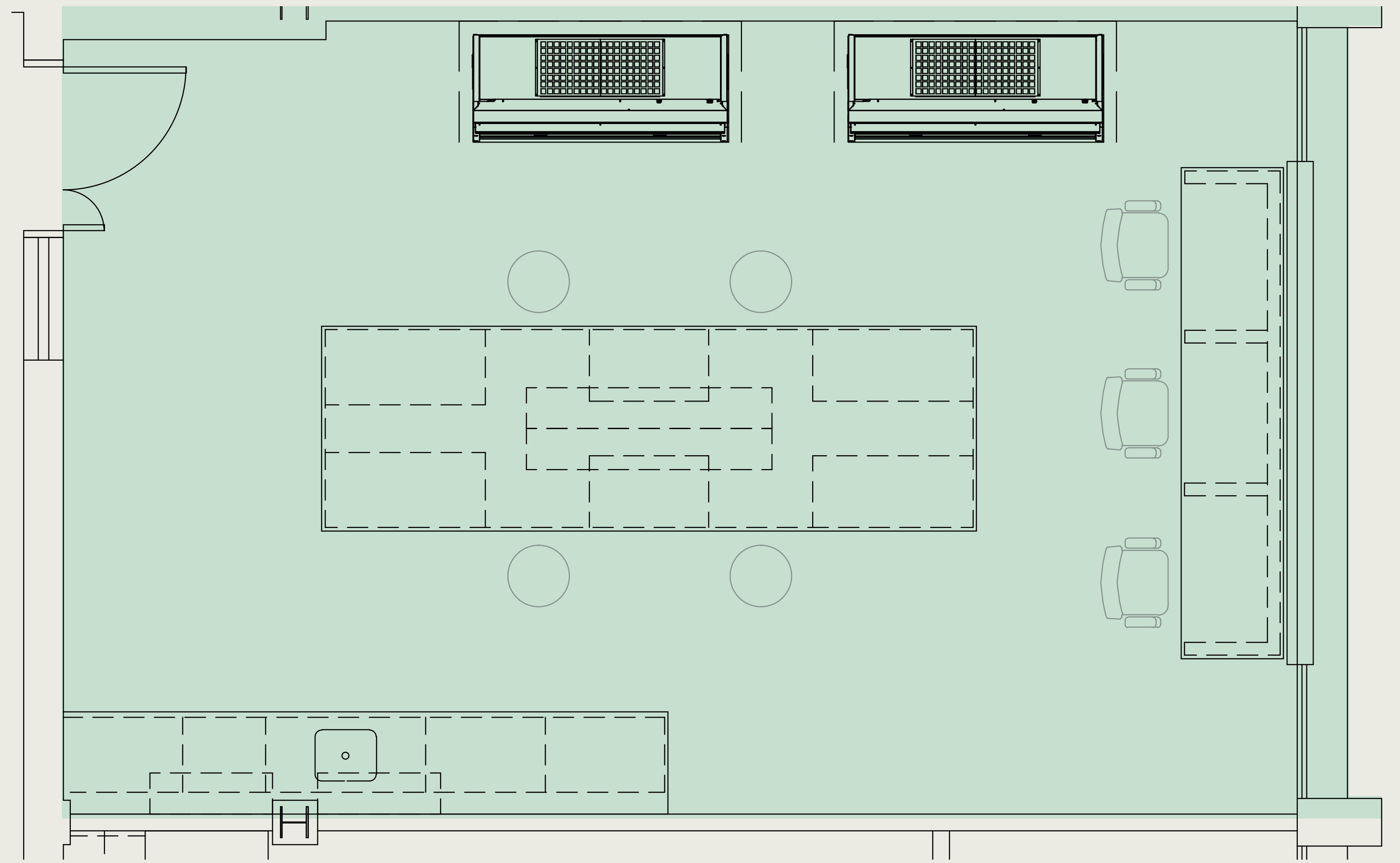


3 Suite 101 A

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

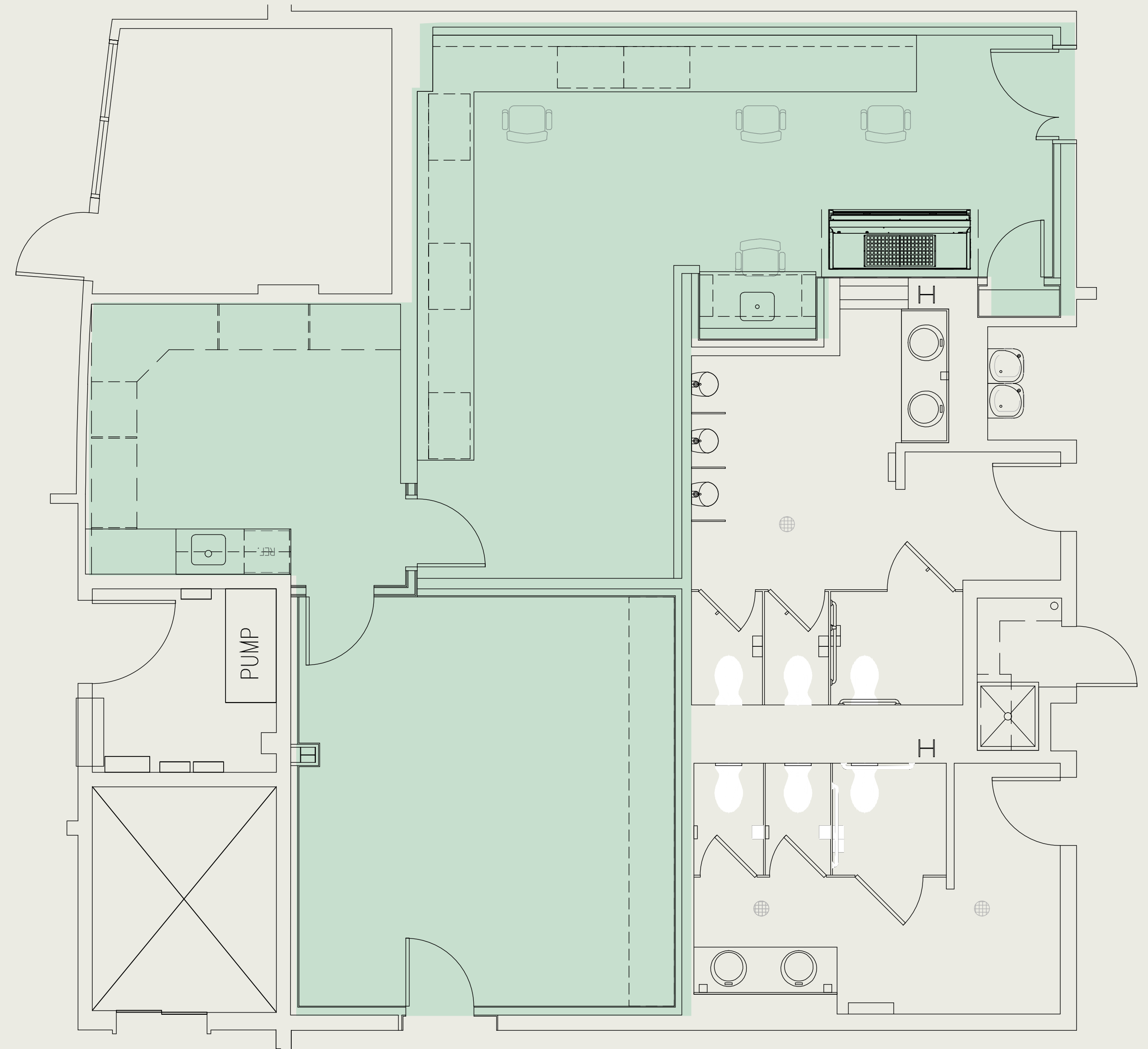


3 Suite 101B

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 seperate office space available
- Access to a shared 20-person conference room & kitchenette

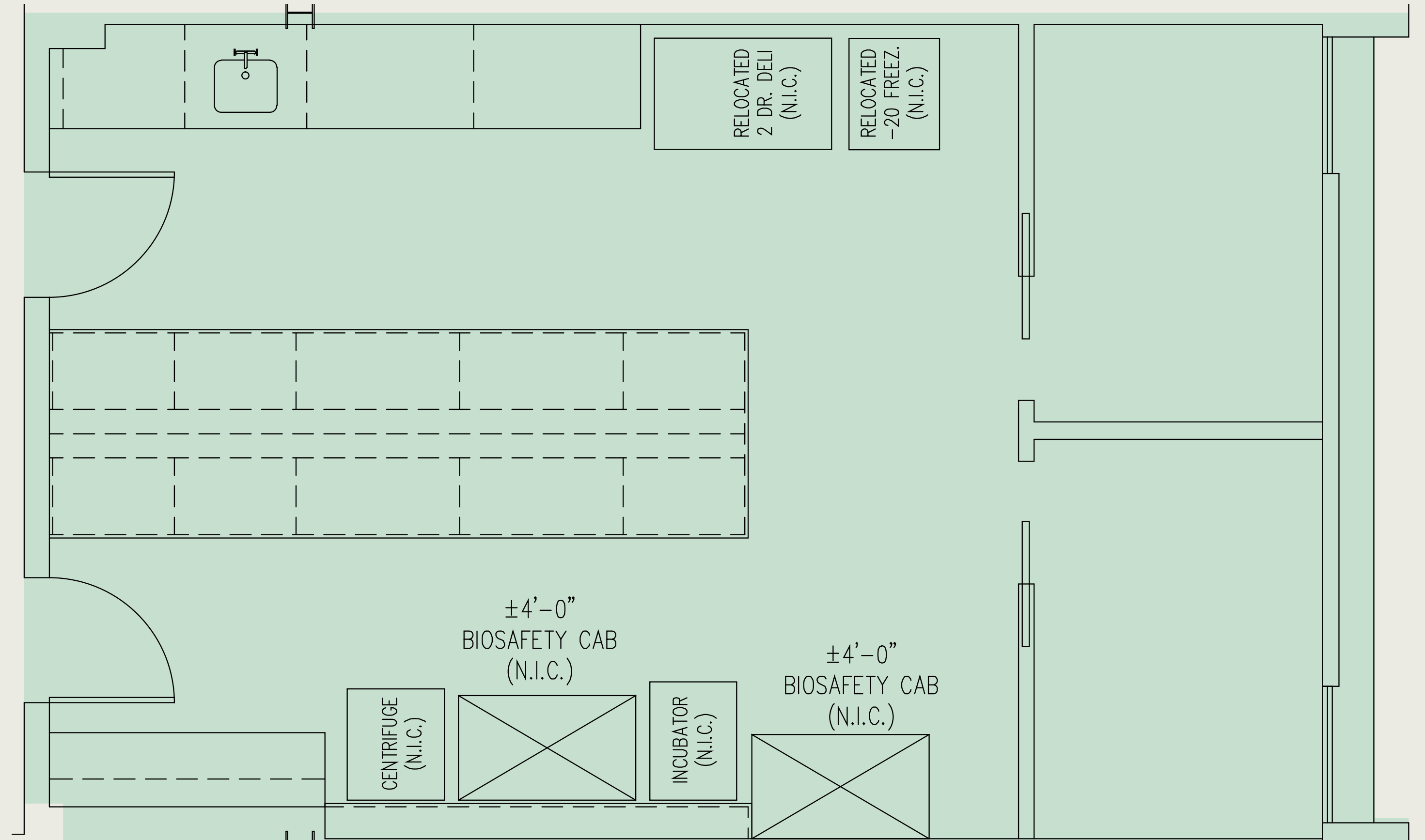


3 Suite 102

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

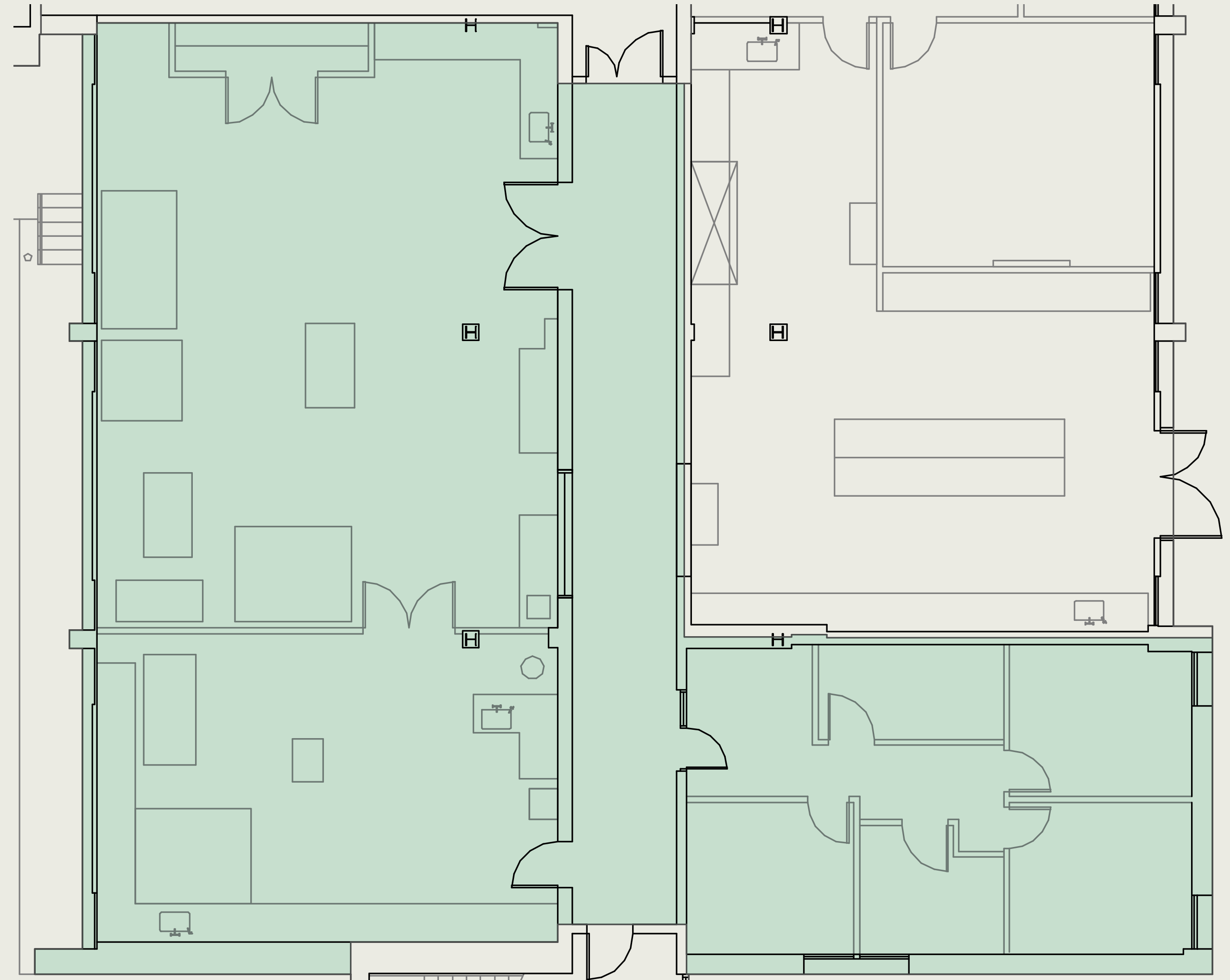
Suite Features

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

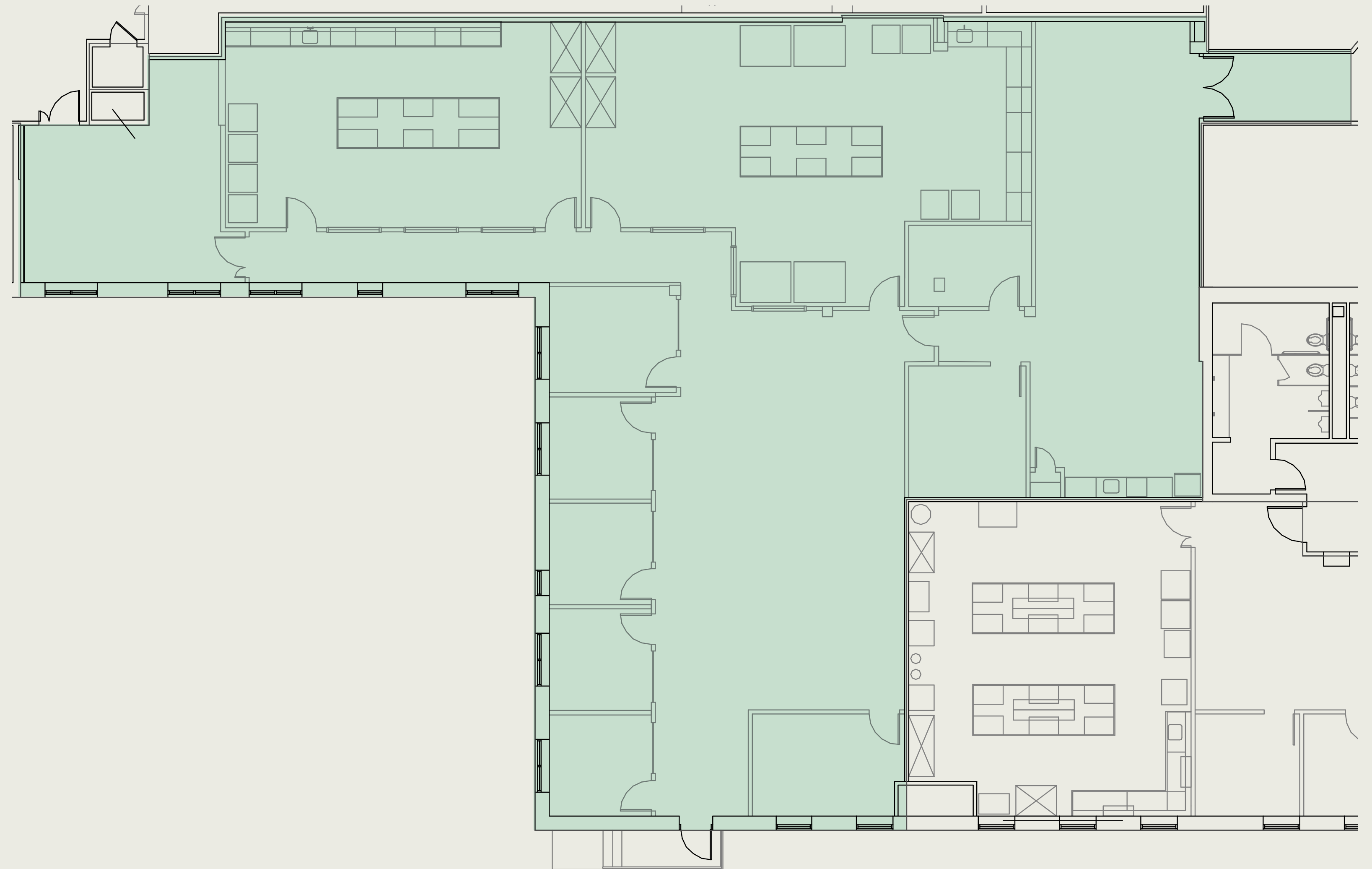
Suite Features

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
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