

727 NORRISTOWN ROAD

LOWER GWYNEDD TOWNSHIP



# SPRING HOUSE

INNOVATION PARK

BUILDING 15

BEACON

CBRE



## Building 15

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

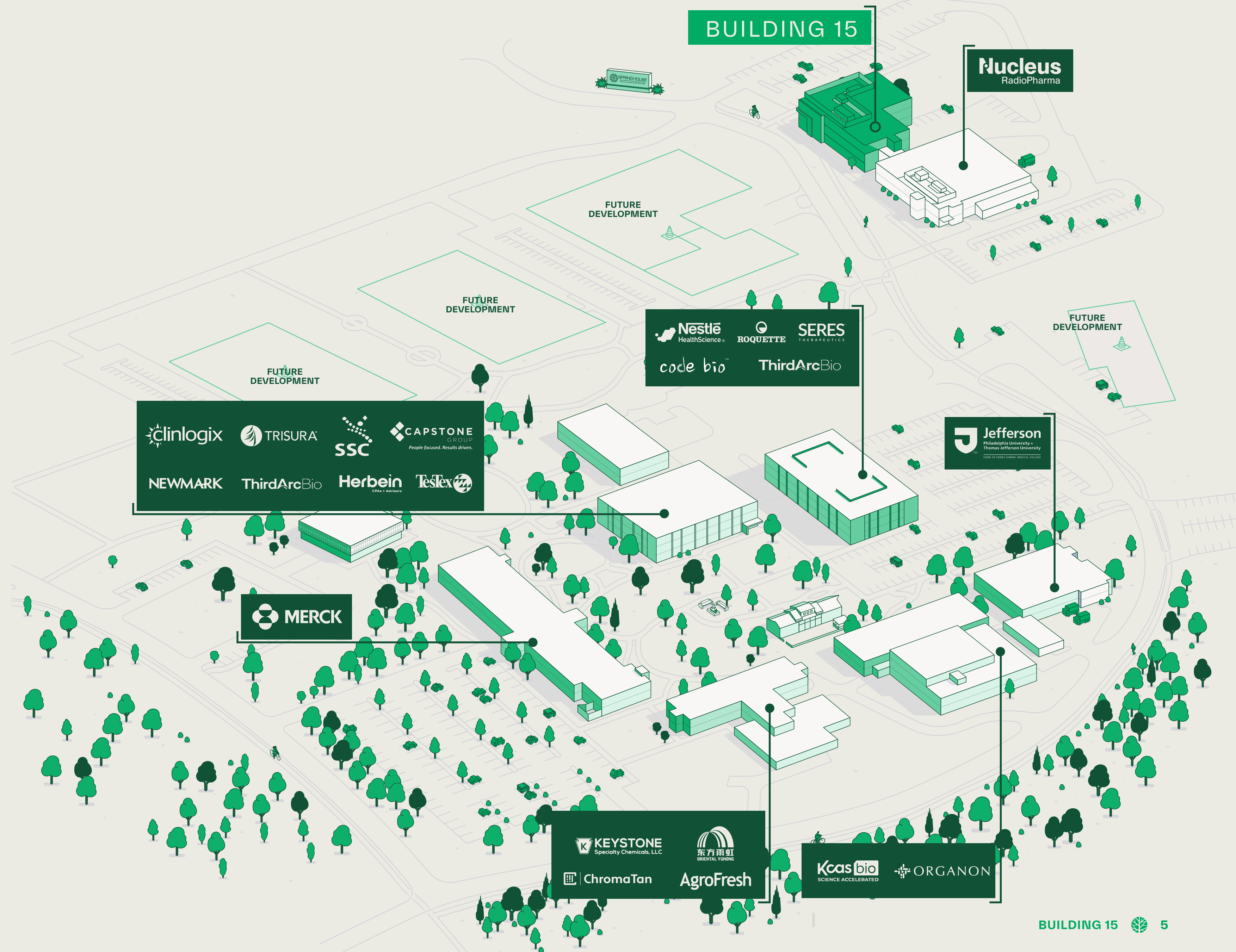
Free surface parking

## 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 FIFTEEN

Spaces prepared for  
what you'll think of next.



# 15

## 17,470 RSF

Floor 1, Suite 125

## 20,653 RSF

Floor 2, Suite 225

## 19,652 RSF

Floor 3, Suite 300

## Immediate

Available Date

## Office/Lab

Space Type

## VRF System

2 DOAS units & exhaust

## 14.0'-16.6'

Ceiling Height

## 2,000A 480V

3 Phase Substations  
Electrical Power

## 5 w/usf

Backup Power  
[Pad site available for  
Tenant-specific generator]

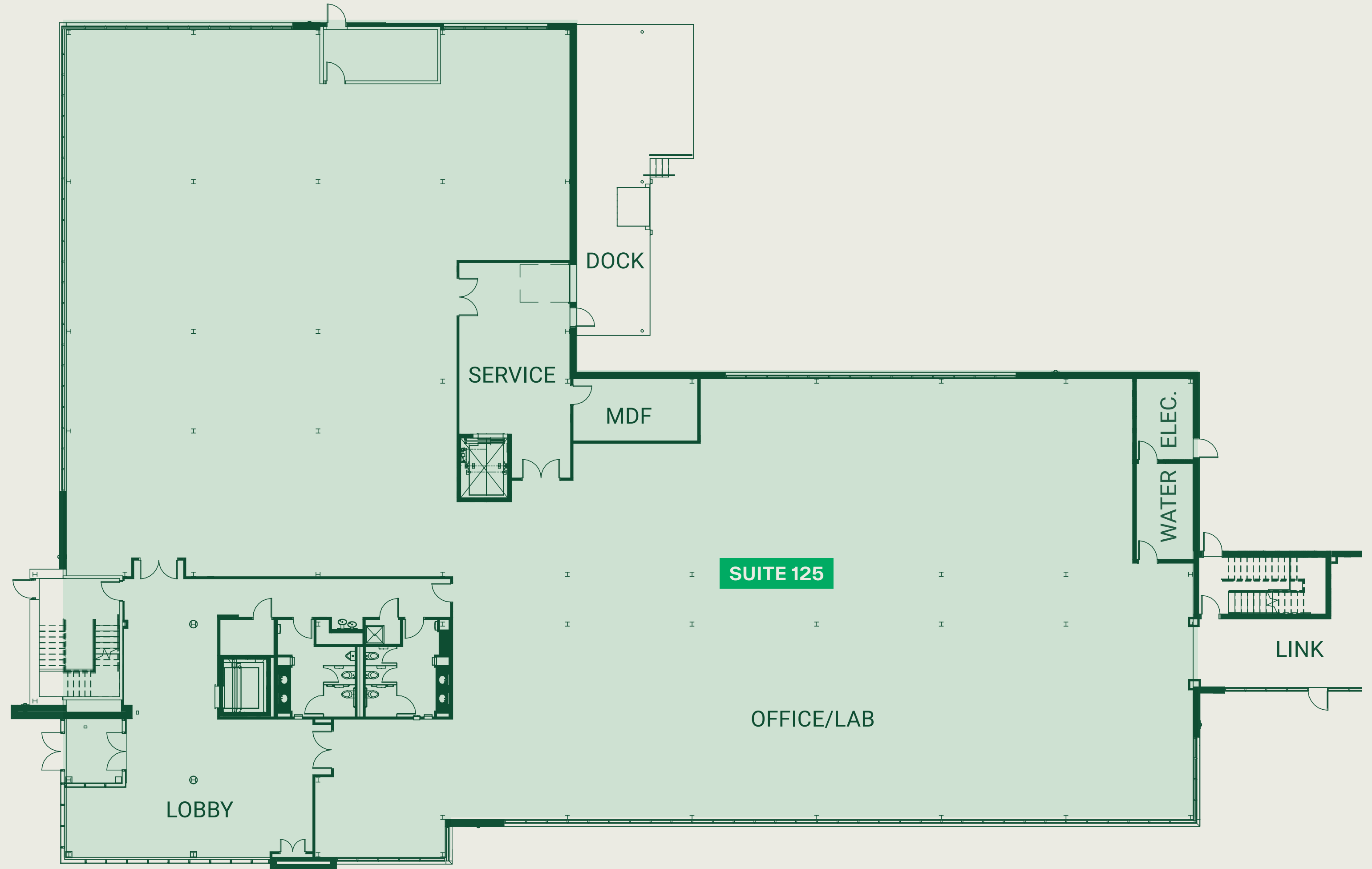


# 15

Floor 1

17,470 RSF

Suite 125

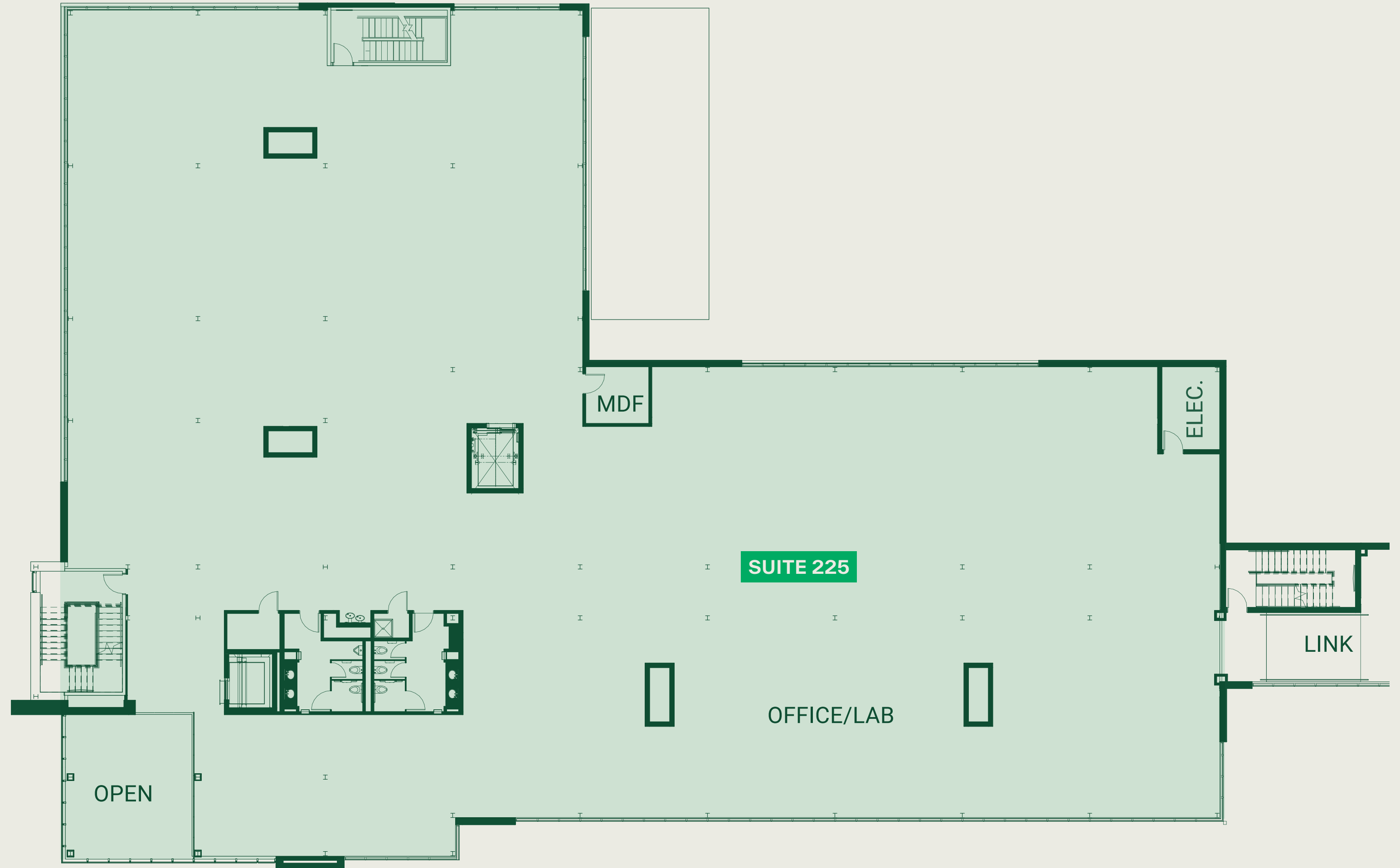


# 15

Floor 2

20,653 RSF

Suite 225

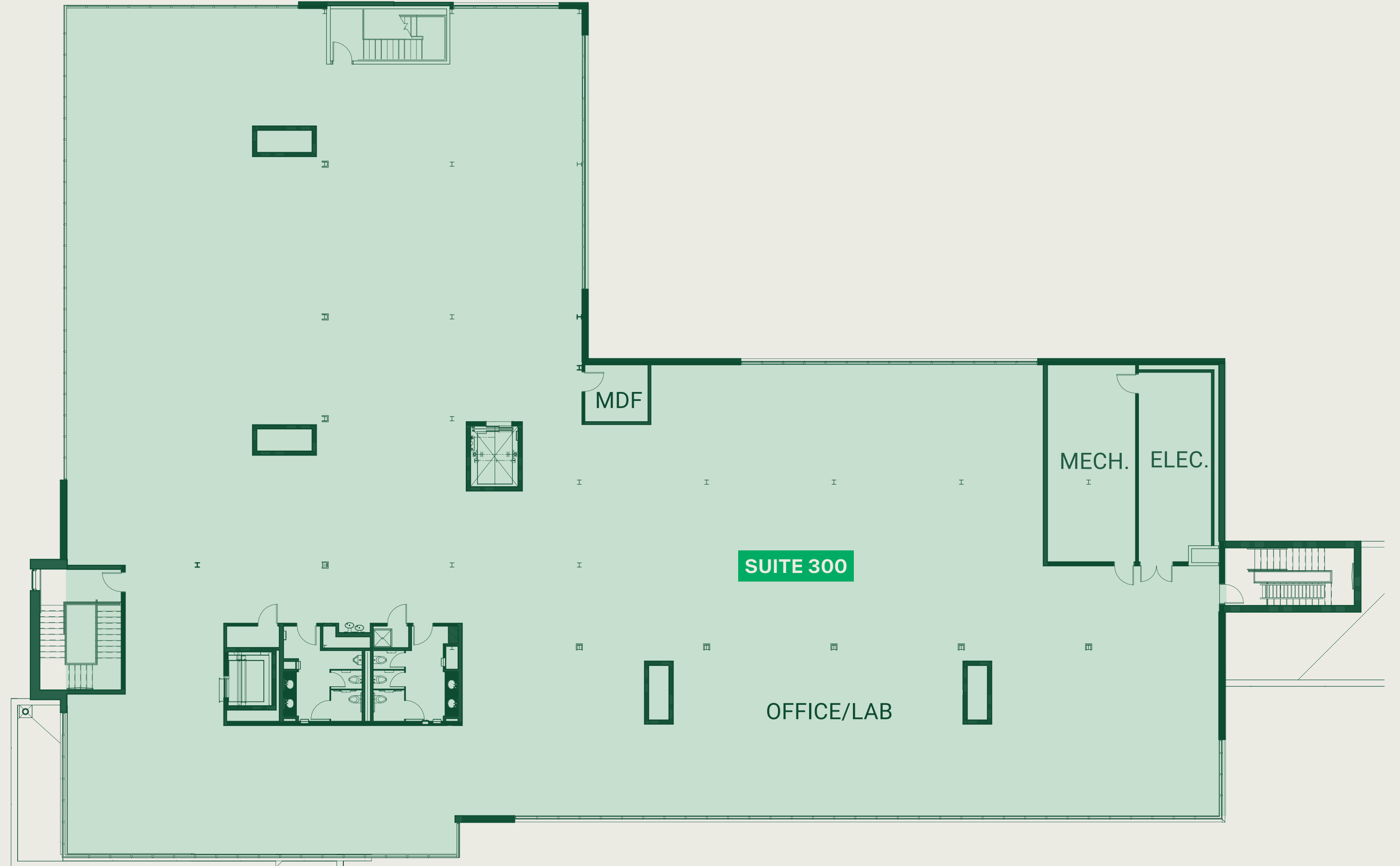


# 15

Floor 3

19,652 RSF

Suite 300



# Matthew Knowles

First Vice President

P: +1 215 561 8975

E: [matthew.knowles@cbre.com](mailto:matthew.knowles@cbre.com)

LICENSED: PA

# Cody Lehrer

First Vice President

P: +1 610 251 5174

E: [cody.lehrer@cbre.com](mailto:cody.lehrer@cbre.com)

LICENSED: PA

# Paul Touhey

Executive Vice President

P: +1 610 251 5126

E: [paul.touhey@cbre.com](mailto:paul.touhey@cbre.com)

LICENSED: PA, NJ, DE

