

SPRINGHOUSEINNOVATIONPARK.COM

LOWER GWYNEDD TOWNSHIP



# SPRING HOUSE

INNOVATION PARK

BEACON

CBRE



Building 14

# Campus Overview



## 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.

# Designed for breaks and breakthroughs.

Spring House Innovation Park is designed to include a fully equipped fitness center, a cafe, and flexible conference, event, and communal spaces.

## Cafe & Eatery

Enjoy a daytime-service cafe with indoor & patio seating

## 24/7 Security

Feel protected walking through your building and across campus

## Walking Trails

Explore our lush, green campus at any time of day

## Fitness Center

Utilize our fitness center and outdoor exercise court for healthy living

## Conference Center

Host large-scale, in-person meetings conveniently on campus

## EV Support

Hook up to Electric Vehicle charging stations across all parking lots



Rendering Building 1 - Conference Center, Training Rooms, Cafe, and Fitness Center



Rendering of Building 7 - Event space. Indoor/outdoor seating

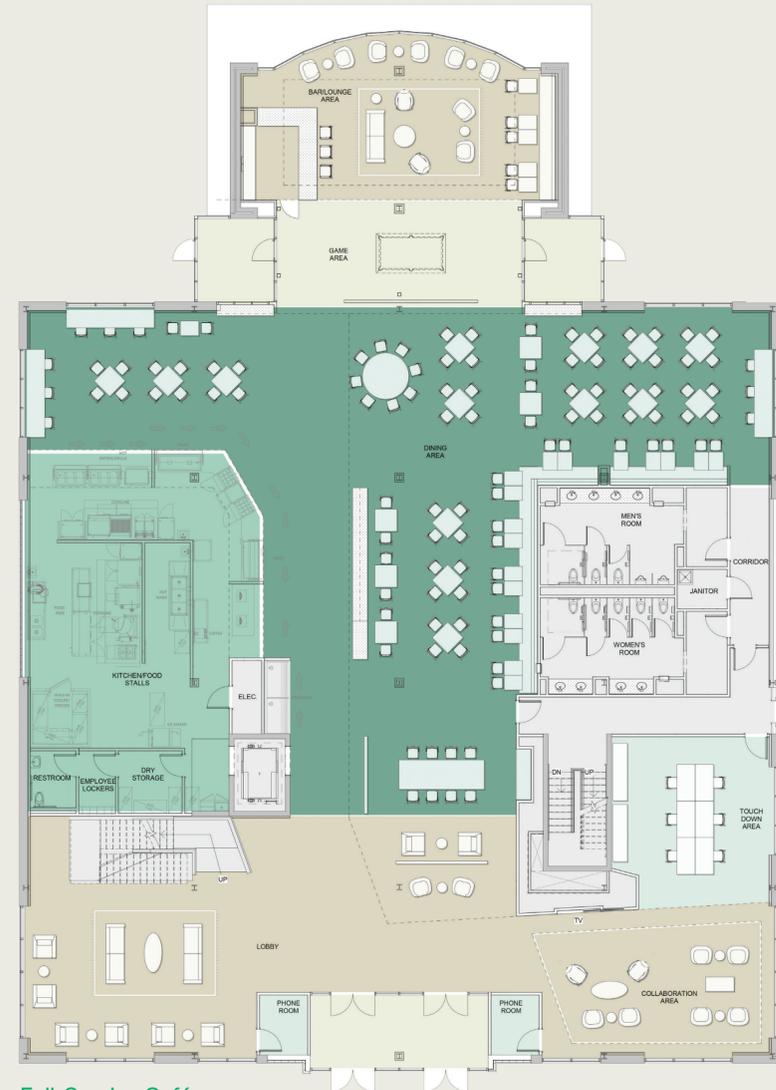
# Amenity Center



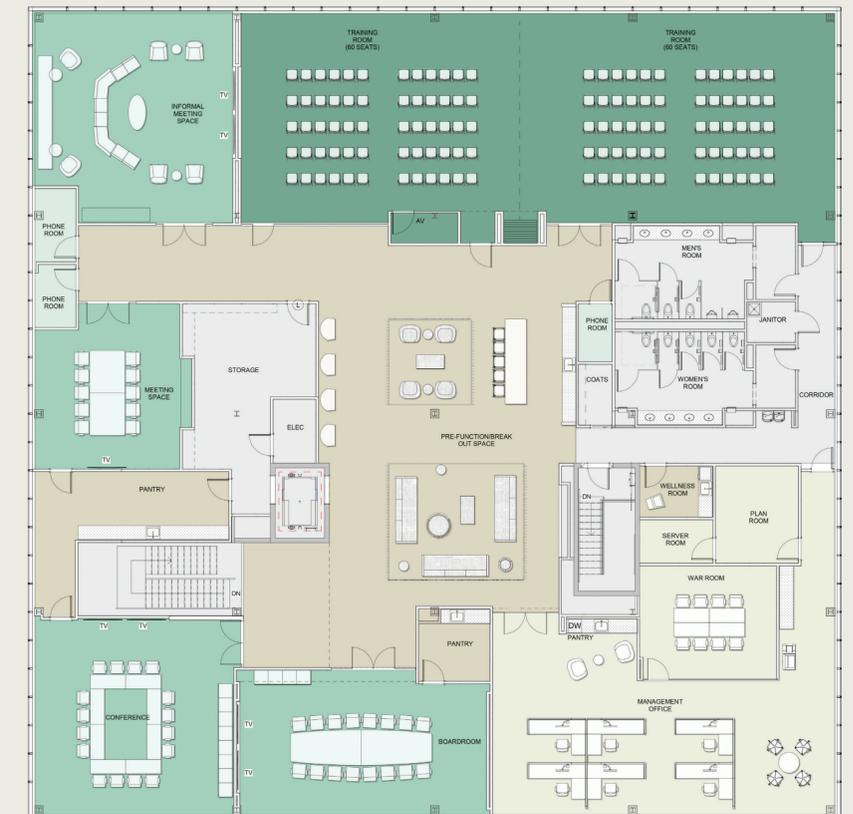
Renderings of new building facade



Fitness Center

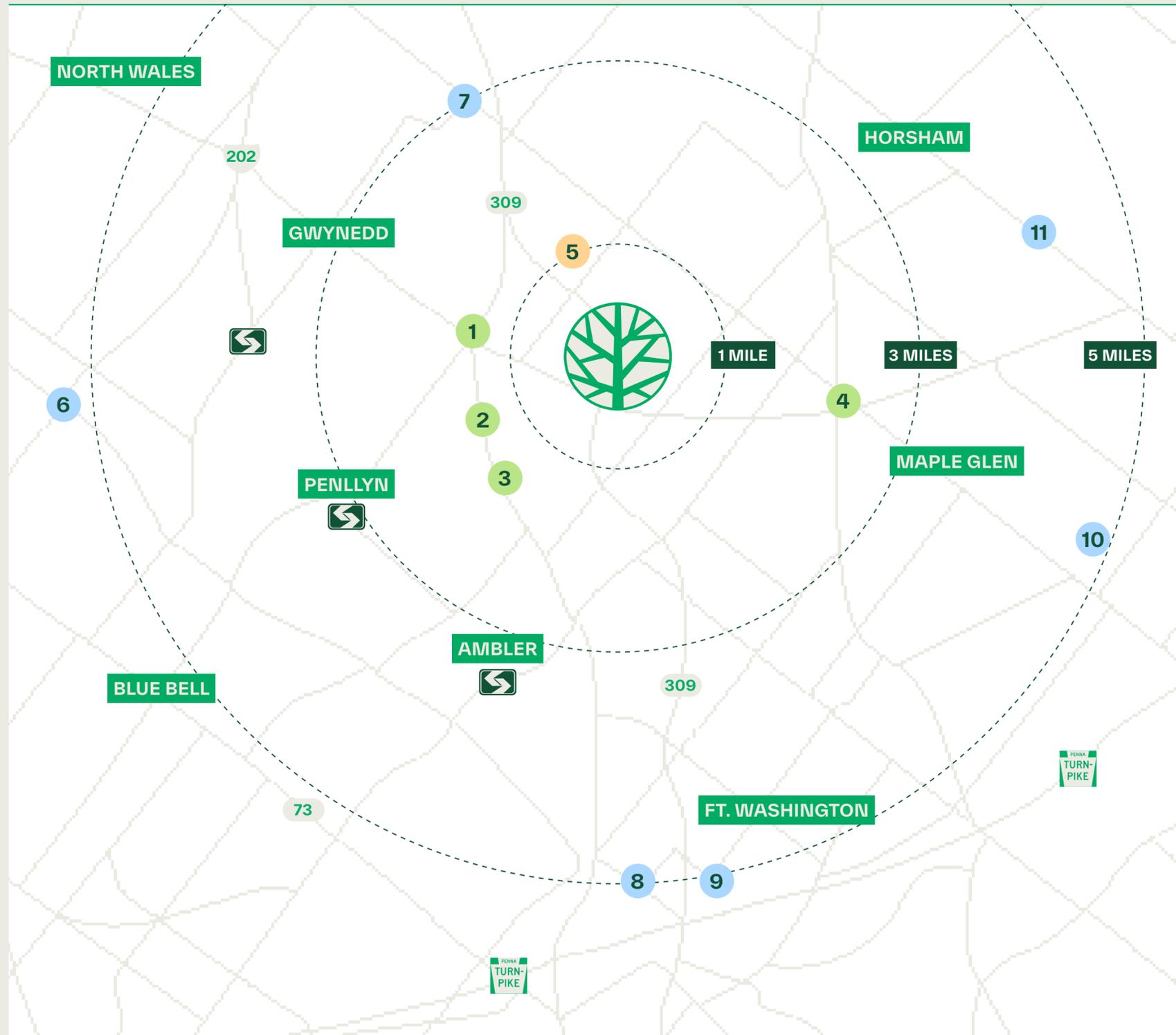


Full-Service Café



Conference Center, Marketing Center and Open Office

# Good in the neighborhood.



## FOOD & DRINK

- 1 Spring House Village  
Whole Foods, Giant, Starbucks, Kikka Sushi, Panchero's Mexican Grill, Arpeggio BYOB, Surah, and Toni Roni's
- 2 Spring House Plaza  
Wawa, Mandarin Inn, Vic Sushi, Po Le Cucina, and Il Giardino Italian Cuisine
- 3 Shoppes at English Village  
Trader Joe's, Iron Hill Brewery & Restaurant, Dunkin', ALDI, Harvest Grill, Firebirds Wood Fired Grill, McDonald's, Olive Garden, and Kumo Asian Bistro
- 4 Maple Glen Area  
Uncle Eddie's Pizza, Grilliant Greek Rotisserie, Maple Glen Pizza, Brick & Barrel, Giant, Las Frida's Mexican Kitchen, Golden Great Wall, and La Cucina Fanti

## FITNESS & LEISURE

- 5 Ambler YMCA

## HOSPITALITY

- 6 Normandy Farm Hotel & Conference Center
- 7 Residence Inn by Marriott
- 8 Holiday Inn Express & Suites
- 9 Best Western
- 10 Sonesta Simply Suites
- 11 TownePlace Suites by Marriott

## PUBLIC TRANSIT

-  Gwynedd Valley SEPTA Station  
Lansdale-Doylestown Line
-  Penllyn SEPTA Station  
Lansdale-Doylestown Line
-  Ambler SEPTA Station  
Lansdale-Doylestown Line

# 14

## 105,939 RSF

Min Contiguous: 19,652 SF

Max Contiguous: 105,939

Floor 1: 54,521 SF

Floor 2: 31,766 SF

Floor 3: 19,652 SF

## Q2 2024

Available Date

## Lab, cGMP

Space Type

## VRF System

2 DOAS units & exhaust

## 14-24'

Floor-to-Floor Heights

## 2 - 2,000A 480V

3 Phase Substations  
Electrical Power

## 5 w/usf

Backup Power

[Pad site available for  
Tenant-specific generator]



New Building Facade



Lobby View



Lab/Office Floor



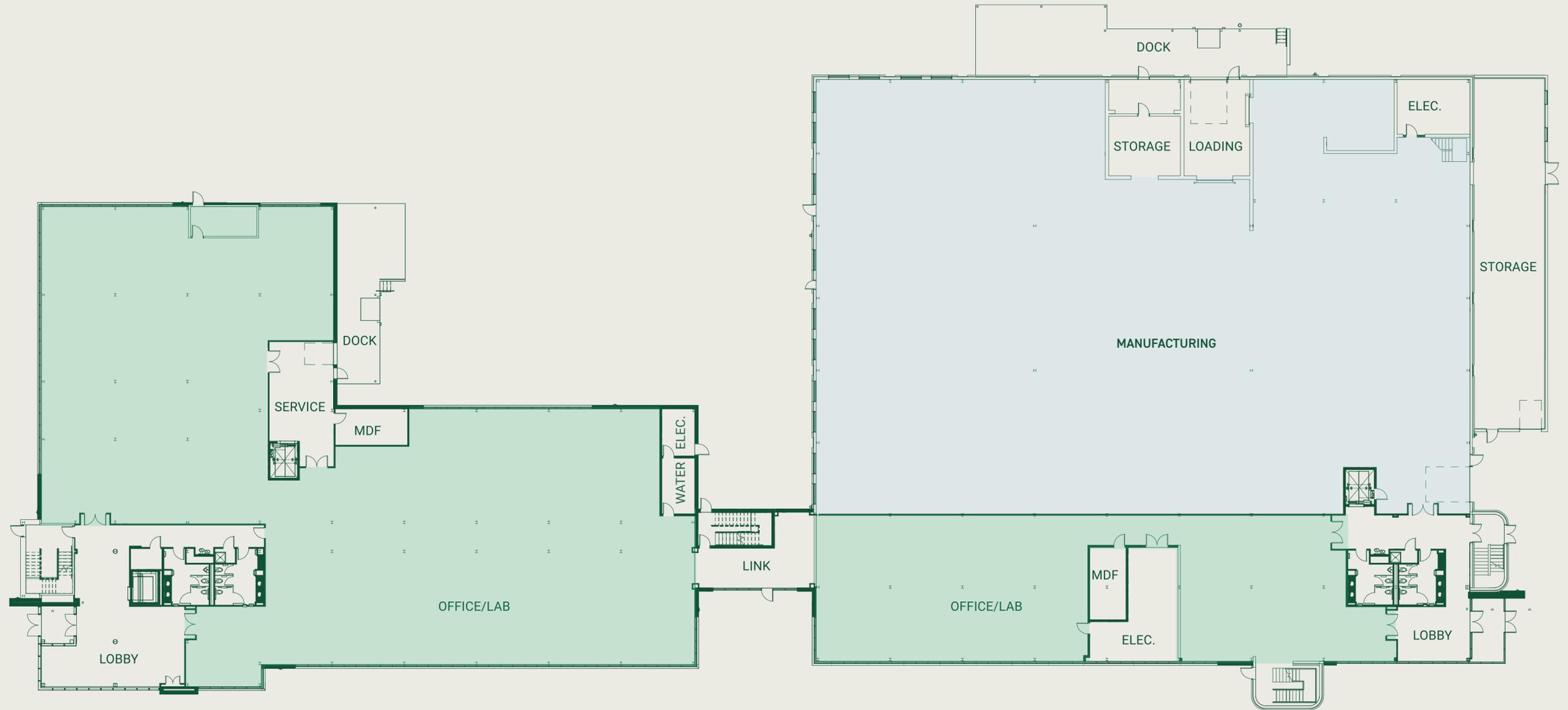
Manufacturing Floor

# 14

Floor 1

105,939 RSF

Floor 1: 54,521 RSF

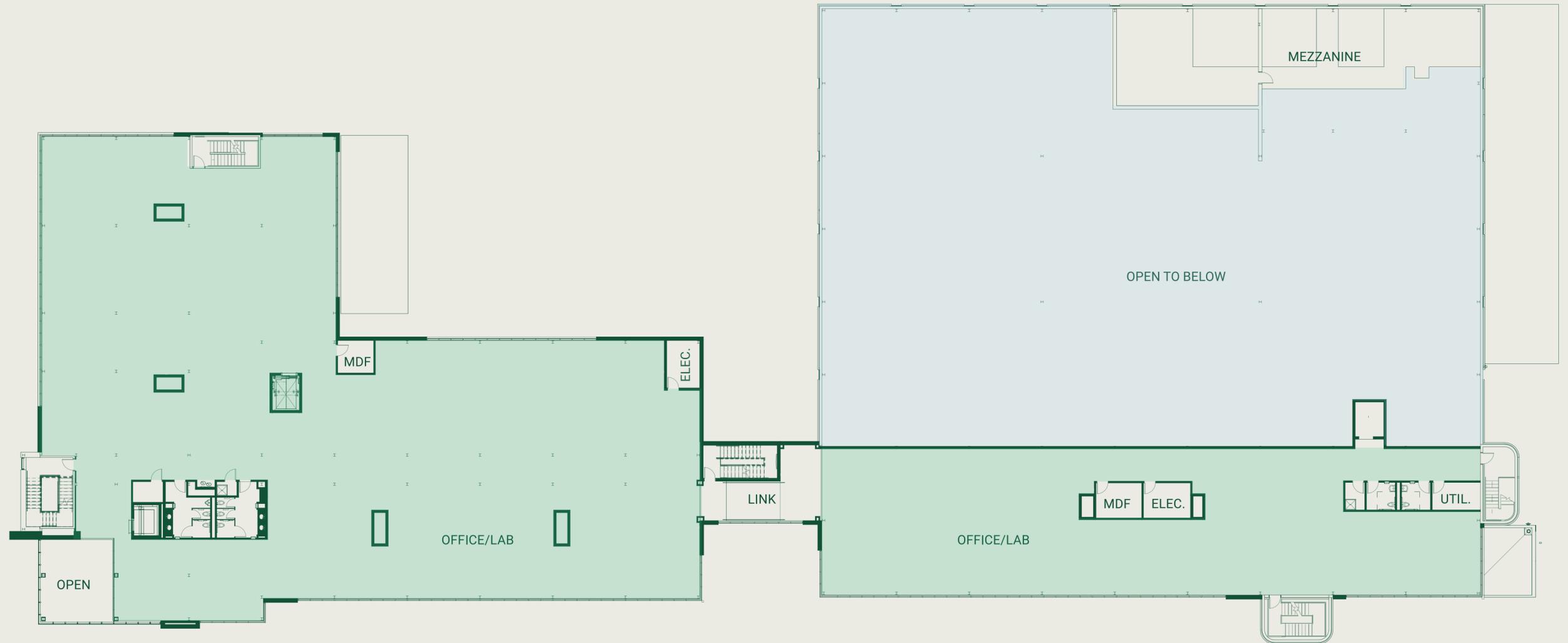


# 14

Floor 2

105,939 RSF

Floor 2: 31,766 RSF

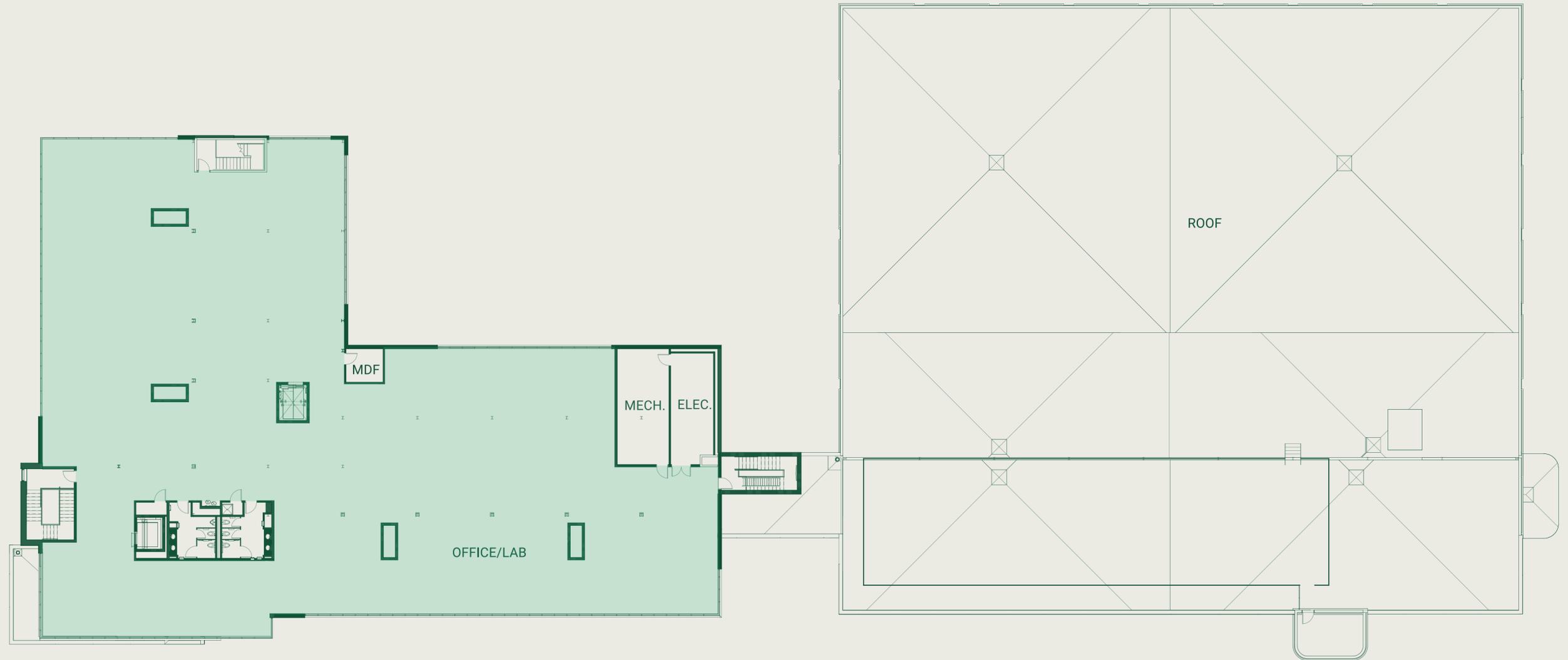


# 14

Floor 3

105,939 RSF

Floor 3: 19,652 RSF



# Matthew Knowles

First Vice President

P: +1 215 561 8975

E: matthew.knowles@cbre.com

LICENSED: PA

# Cody Lehrer

First Vice President

P: +1 610 251 5174

E: cody.lehrer@cbre.com

LICENSED: PA

# Paul Touhey

Executive Vice President

P: +1 610 251 5126

E: paul.touhey@cbre.com

LICENSED: PA, NJ, DE

