



The Discovery Labs Innovation 411

Home to a World-Renowned Scientific Community on a Six Million Square Foot Premier Life Science Campus

- Innovation 411 consists of 996,284 SF of existing lab, manufacturing and office space for innovative collaboration among leading scientists & life sciences companies.
- This campus supports BSL-2 Labs, AD/PD Labs, R&D Labs, Biotechnology Labs, Plasmid, Viral Vector, and cGMP Manufacturing Suites.
- Our industry leading tenant roster includes: University of Pennsylvania's Gene Therapy Program, GlaxoSmithKline, Wuxi Biologics, Life Sciences PA, NeuExcell, Seed Therapeutics, and The Center for Breakthrough Medicines.



The Discovery Labs Innovation 411 Campus



Campus amenities include over three miles of outdoor trails, a 14,000 SF world-class fitness center with cardio, weight training, exercise studios, locker rooms and showers.

Our new restaurant will be a unique concept offering cuisine from all over the world with a full bar.

Innovation 411 also offers a conference and training center including a 250-seat auditorium with streaming capabilities to connect with innovators across the globe.



The Discovery Labs Offers a Comprehensive End-to-End Real Estate Solution

- The Discovery Labs and The Center for Breakthrough Medicines (CBM) have formed a strategic partnership to offer on-site manufacturing and personnel resources to all Innovation 411 life sciences tenants.
- CBM has signed a 600k SF lease at Innovation 411 and is the first and largest single-point advanced therapies CDMO in the world.
- Utilizing both lab infrastructure and manufacturing resources, tenants at Innovation 411 can take their product from idea to commercialization.

Innovation 411 Life Sciences Infrastructure Provides a Significant Speed to Market Advantage

DUAL ELECTRIC POWER GRID:

Two PECO Energy Company substations with an automatic transfer switch

CENTRAL UTILITY PLANT (CUP):

On-site CUP delivers 10,000 tons of chilled water, 2,600 CFM of compressed air and 120,000 PPH of steam to every building at Innovation 411

EMERGENCY GENERATOR:

8 MW emergency generator plant is capable of supplying power to the entire campus in the event of an unlikely dual grid power failure

IN-PLACE ZONING (SM-1):

Allows for scientific laboratory, manufacturing and research and development usage.