



For sublease

Brand new Class A Lab Space at Spring House Innovation Park 9,360 SF Available Immediately

Property specifications:

- Newly constructed lab/office space
- Minutes from the PA Turnpike and Route
 309 with access to the Northeast Region
- 30,000 SF cafe, fitness center and conference facility available to all tenants and subtenants

727 Norristown Road Building 9 Lower Gwynedd, PA

Lab specs:

• Includes 56 lab benches, 4 fume hoods, 3 tissue culture rooms, cold room, warm room, PCR suite, microscopy lab and large walk-in freezer

Office specs:

- Fully furnished currently setup with 43 workstations
- Freight elevator with dedicated entry into suite
- Lunchroom, classroom style event/meeting space, 4 huddle rooms, an 8-person conference room and 2 private phone rooms



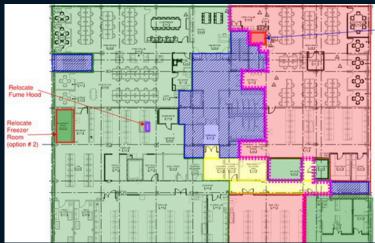




New IDF RM new tenant space

+/- 9,360 SF available
Current tenant to remain
Proposed shared space
in multi-tenant layout
Common Areas





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