

AVAILABLE FOR IMMEDIATE OCCUPANCY

# Purpose Built Lab Suites

Graduate Programs | Biotech Startups | Research Institutions



# University Place

4101 MARKET STREET, PHILADELPHIA, PA

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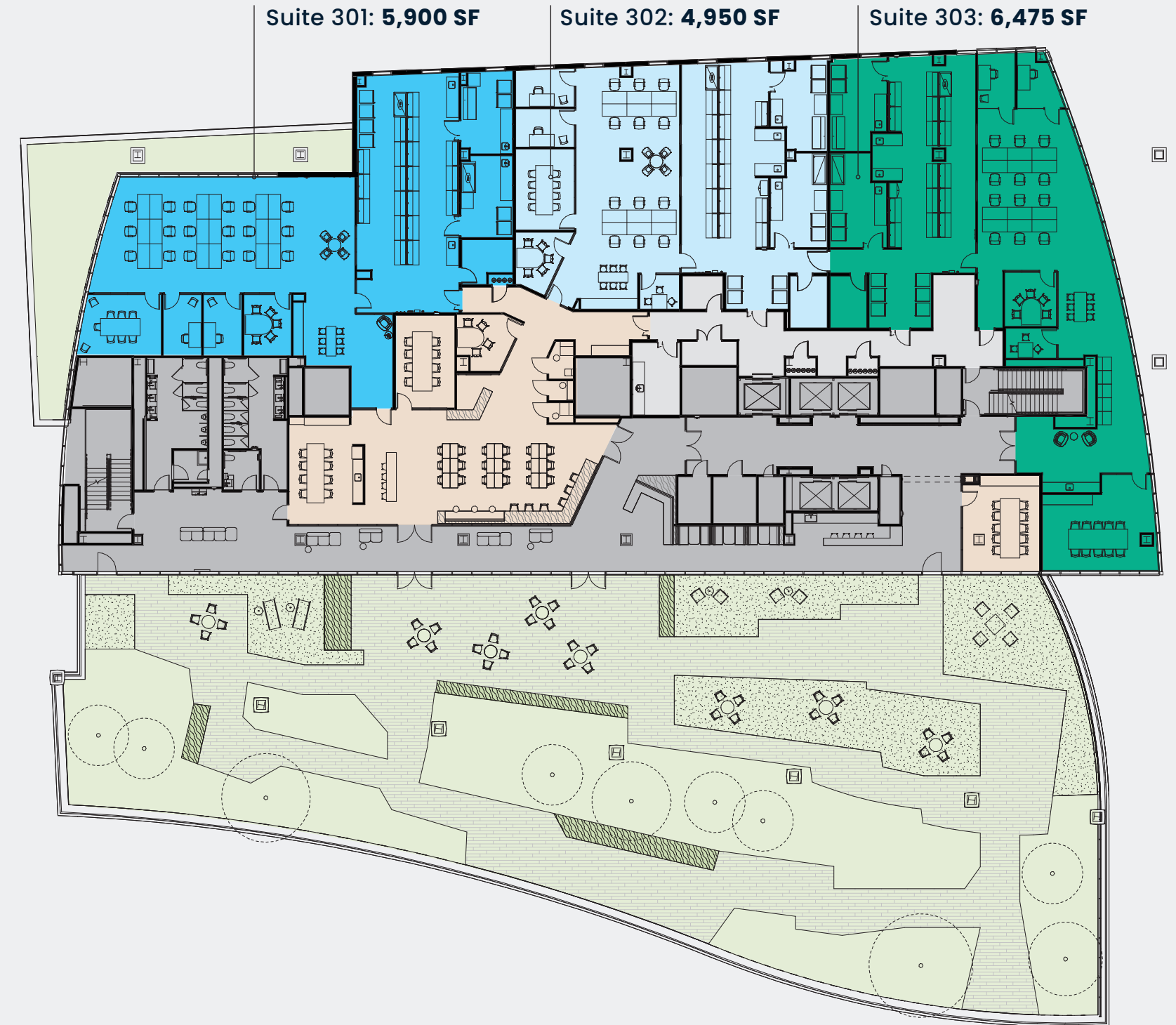


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# Spec Suites | 18,513 RSF

Pre-Built Lab Suites + 14,450 SF Green Roof

- Suite 301
- Suite 302
- Suite 303
- Shared Amenity Space
- Shared Lab Support
- Common Area
- Venture Pavilion



**WEST LABS**  
Lab Management



**SMART GLASS**  
NO BLINDS, HEAT OR GLARE



**MERV-15**  
SEMCO  
CHILLED BEAMS



**100%**  
OUTDOOR  
FILTERED AIR

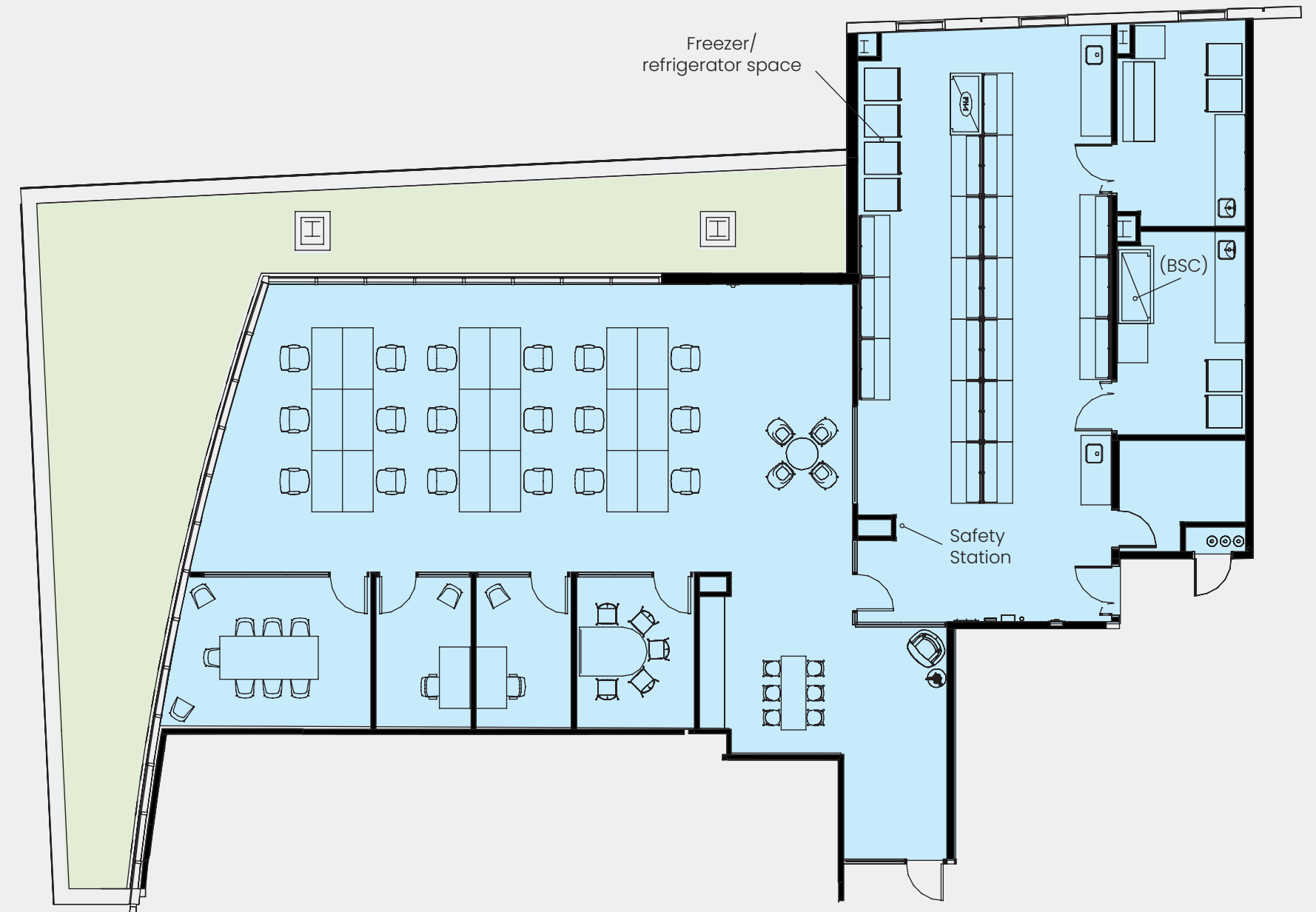


**18' Slab**  
HEIGHT

AVAILABLE FOR IMMEDIATE OCCUPANCY

# Suite 301 | 5,900 RSF

- 1 Fume Hood
- 1 Biosafety Cabinet (BSC)
- 1 Lab Storage Room
- 2 Tissue Culture Lab Rooms
- 2 Lab Sinks
- 2 Private Offices
- 2 Conference Rooms (1 Small, 1 Large)
- 18 Workstations
- 19 Lab Benches
- 1 Digital Screen



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# Suite 302 | 4,950 RSF

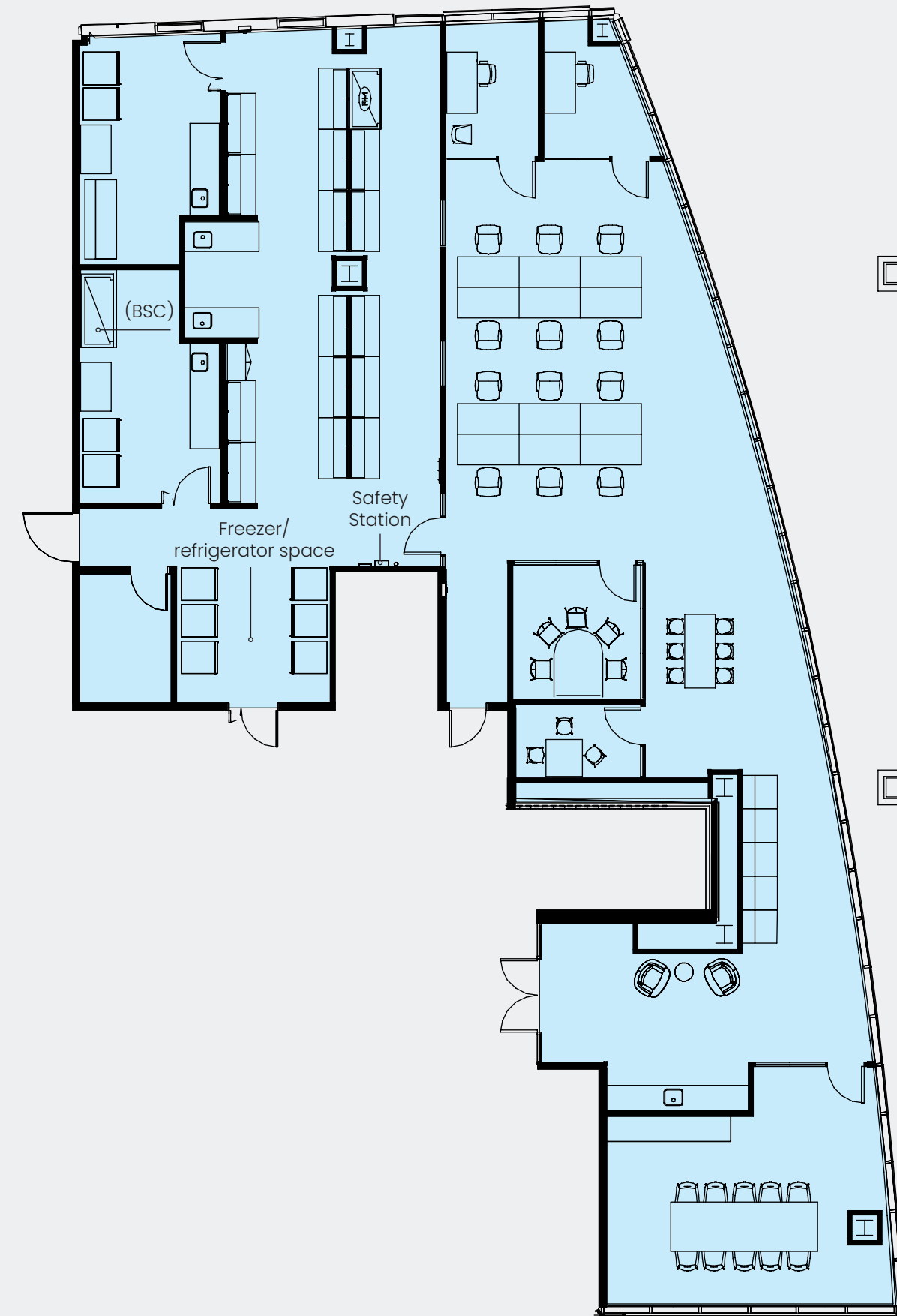
- 1 Fume Hood
- 1 Biosafety Cabinet (BSC)
- 1 Lab Storage Room
- 2 Tissue Culture Lab Rooms
- 2 Lab Sinks
- 2 Private Offices
- 3 Conference Rooms (1 Large, 2 Small)
- 12 Workstations
- 16 Lab Benches
- 1 Digital Screen



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# Suite 303 | 6,475 RSF

- 1 Fume Hood
- 1 Biosafety Cabinet (BSC)
- 1 Lab Storage Room
- 2 Tissue Culture Lab Rooms
- 2 Lab Sinks
- 2 Private Offices
- 3 Conference Rooms (1 Large, 2 Small)
- 12 Workstations
- 15 Lab Benches
- 1 Digital Screen



# Spec-Suite Equipment

## Individual Suite Lab Equipment & Infrastructure

### Lab Equipment (per suite)

- **Fisher Scientific** 6-foot fume hood and biosafety cabinet per suite, plus exhaust infrastructure in place for seamless future fume hood expansion
- Two **Thermo Scientific** refrigerators and one Thermo Scientific freezer with generator-backed power for sample protection
- Dedicated **Vacuubrand** vacuum pump positioned at fume hood location

### Lab Infrastructure

- **Fisher Scientific** modular lab casework supported by ceiling utility service panels providing ultimate flexibility for evolving research needs
- Pre-plumbed for two lab gas services delivered via dedicated cylinder closets located in service corridor (eliminates cylinder transport through lab space)
- **Beacon Medaes** oil-free compressed air supplied throughout each suite
- All lab sinks plumbed to central pH neutralization system for compliant waste discharge
- Dedicated storage equipment room included with each suite

## Shared Suite Amenities

### Central Glass Wash Facility

- **Labconco** lab glassware washer for efficient cleaning and turnaround
- **Getinge Lancer** 9.7 cu. ft. lab steam sterilizer ensuring contamination-free equipment
- **Hoshizaki** 80-pound ice maker providing consistent lab-grade ice supply
- **Milli-Q** IQ 7010 water purification system with 100L storage tank feeding both washer and sterilizer, plus point-of-use dispensing
- Dedicated wash sink and drainboard for manual processing

### Building Systems (building-maintained)

- **Beacon Medaes** oil-free air compressor providing reliable compressed air building-wide
- Diesel standby power generator ensuring uninterrupted operations during outages
- Central pH neutralization system treating acidic waste prior to sewer discharge
- Water softener system delivering pre-treated lab cold water—ready for tenant-installed purification systems at any sink location

### Shared Support Spaces

- Dedicated lab service corridor with direct service elevator access segregates back-of-house lab operations from office areas
- Common chemical storage closet accommodating tenant-provided secured cabinets for safe chemical staging
- Common freezer/refrigerator space offering supplemental cold storage capacity beyond individual suite equipment



#### No Gas Cylinder Handling

Pre-plumbed gas services via dedicated closets eliminate the need to transport cylinders through lab space.



#### Generator-Backed Refrigeration

Critical equipment maintains power during outages to protect valuable samples and research.



#### Expansion-Ready Infrastructure

Add fume hoods and reconfigure lab systems with minimal disruption to ongoing operations.

## Broker Contacts

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