



3401 Grays Ferry Avenue, Building 100

at

PENNOVATION WORKS

Philadelphia, PA

484,000 square foot state-of-the-art life science building

Pennovation Works



Pennovation Works is a distinctive blend of offices, labs, and production space developed by the University of Pennsylvania to link the intellectual and entrepreneurial initiatives necessary for advancing knowledge and generating economic development. The master plan articulates a phased approach, with initial activity focused on site improvements and renovation of existing buildings, including the Pennovation Lab in 2021, the Inventor Office Building in 2018, and the 2016 completion of the Pennovation Center, a business incubator that provides lab space and acts as a hub for collaboration and the exchange of ideas for innovators from all disciplines.

The 23-acre property adjacent to Penn's campus accommodates state-of-the-art facilities, researchers, entrepreneurs, and industry partners solving real-world problems and translating inventiveness into viable ventures. Approximately 70 companies and an estimated 400 people are currently located at Pennovation, Where Ideas Go To Work. By grouping facilities for innovation, technological development, and artistic production, Penn envisions a multifaceted workshop for harnessing and commercializing the tremendous creative potential in the region.

pennovation.upenn.edu

Pennovation Access

Conferencing

State-of-the-Art AV
Flexible Space

On-Site Cafe

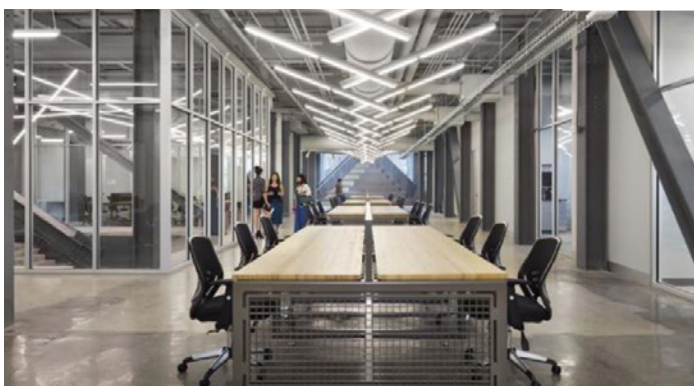
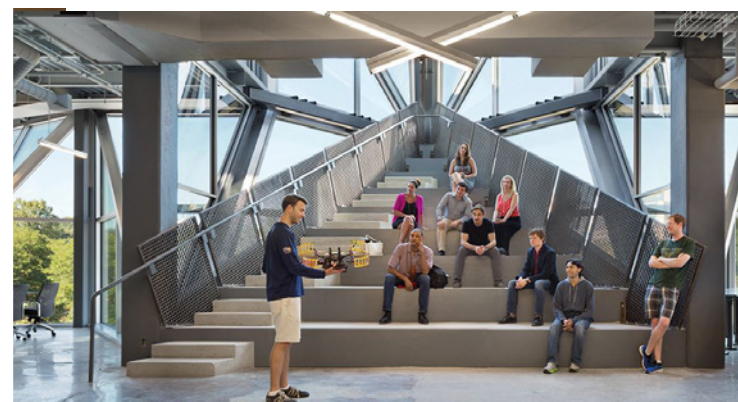
Transit

Penn Transit Services
Indego Bike Share Stations
SEPTA Bus Service

Fitness

Curated Events / Programming

Mentor-in-Residence Program
Pennovation Accelerator





Building 100

Located at the 23-acre Pennovation Works, Building 100 is a six-story, 484,000 square foot state-of-the-art life science building.

Building 100 is being designed by Jacobs to feature a cGMP manufacturing facility and lab-ready infrastructure, capable of supporting various types of Research & Development.

In addition to retaining current tenants within the current Penn ecosystem, this development will foster their growth and attract outside users to Pennovation Works. When fully built out, the site will feature approximately 1.8 million square feet of commercial space.

The building will feature Elevate, Longfellow's proprietary tenant experience and hospitality program. In addition to the physical amenities (which are likely to include food service, a fitness center, outdoor space and meeting space), curated events, programming and services will be exclusively available for our tenant partners.



Physical Highlights



State-of-the-Art Lab Space

Designed to accommodate a wide range of science and uses
35,000 SF, flexible and efficient floorplates
LEED Gold



Design Features

Slab-to-slab height: 15' 0"
Finished ceilings: 9' 0"
Live load capacity: 100 lbs/SF
Column Grid: 22' 0" x 45' 0"
Covered loading
Dedicated tenant chemical storage



Lab Specifications

1.2 CFM/SF allowing for eight (8) air change per hour
100% outside air
Multiple mechanical and ventilation shafts
Centralized pH neutralization system

ELEVATE

Best-in-Class Onsite Amenities

Food service
Bicycle storage
Fitness center with showers
Rooftop terrace

Building Specifications

Building Profile

- 484,000 square foot, state-of-the-art life science building, designed to accommodate a wide range of science and uses
- The building will feature a single-story podium housing a biomanufacturing facility with two (2), six-story towers featuring lab/office space and a penthouse
- Covered loading facility with immediate proximity to freight elevators
- LEED Gold

On-Site/Nearby Amenities

- Food service
- Meeting space
- Bicycle storage
- EV charging stations
- Fitness center with showers
- 2,500 square foot rooftop terrace
- Immediate access to Schuylkill River Trail

Transportation/Parking

- Pennovation works shuttle, providing access to/from University City
- Septa Bus 49 available at 35th Street
- Ample parking at Pennovation garage

Building Structure

- 15' 0" slab to deck typical
- 9' 0" finished
- 100 pounds per square foot of live load
- Abundant natural light provided via oversized windows

Electrical Service

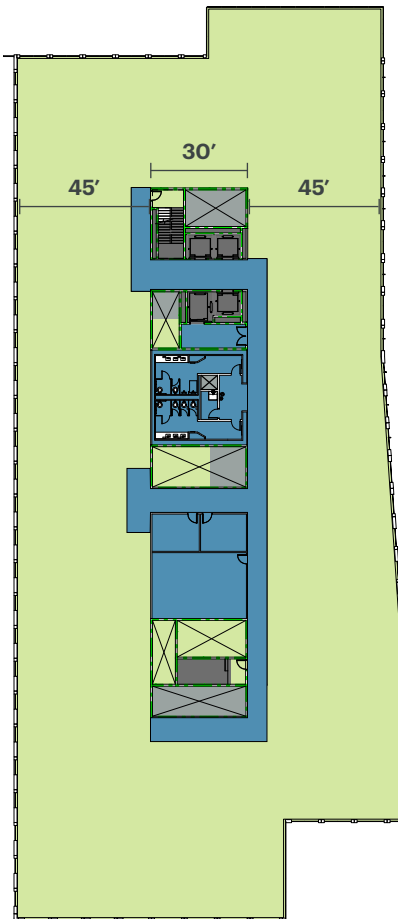
- Service provided by PECO, Pennsylvania's largest electric and natural gas utility
- Lab space will feature 10 watts per square foot
- Office space will feature 3 watts per square foot
- Standby power will be provided at 5 watts per square

Laboratory Standards

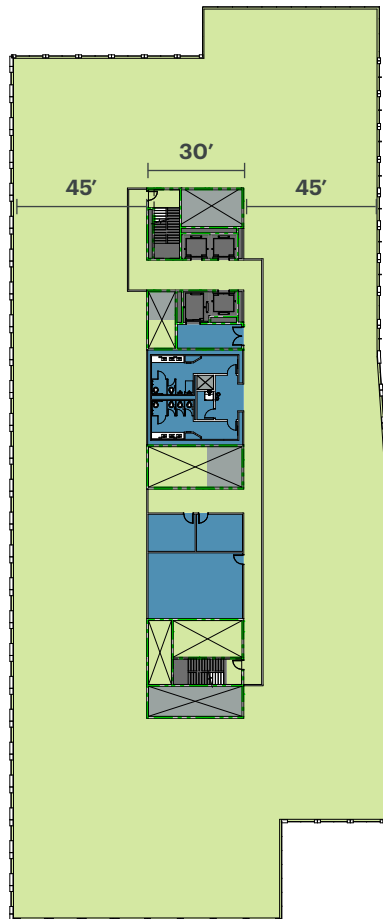
- Building designed for 50/50 lab/office use, with open lab areas for flexibility
- Multiple shafts enable flexible lab planning and opportunities for centralized utilities, tenant control areas, H-3 rooms and dedicated exhaust needs
- 1.2 CFM/SF of air supply/exhaust with eight (8) air changes per hour
- 100% outside air
- Dedicated tenant chemical storage
- Centralized pH neutralization system

Availability

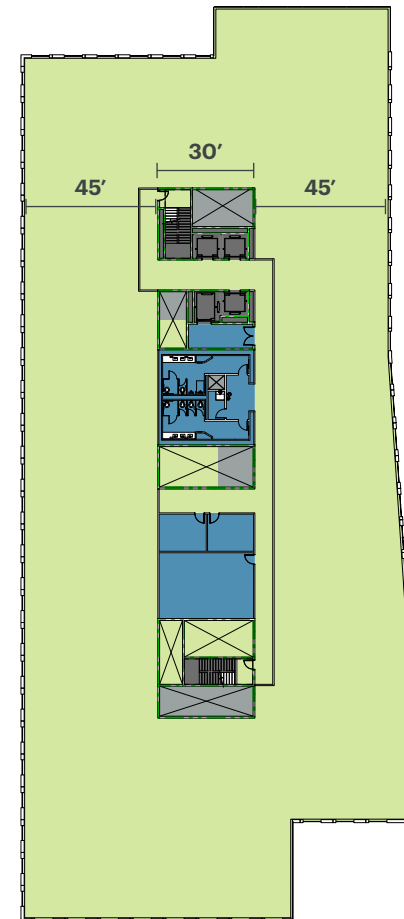
Approx. 190,000 SF of available lab space



3rd Level | 34,206 SF



4th Level | 34,206 SF

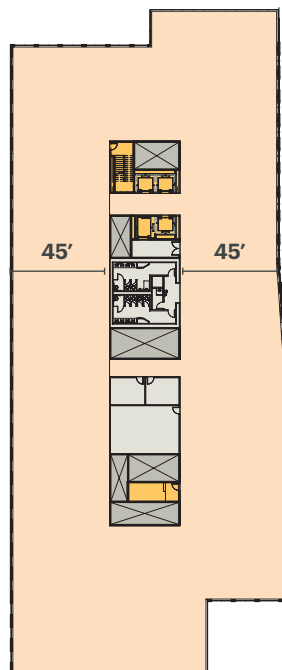


5th Level | 34,188 SF

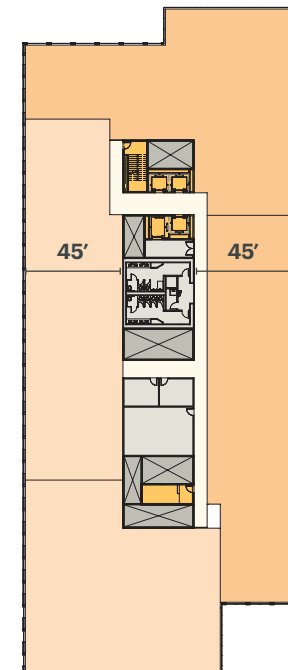
Flexible Floorplates

Efficient design with flexible and re-usable floorplates

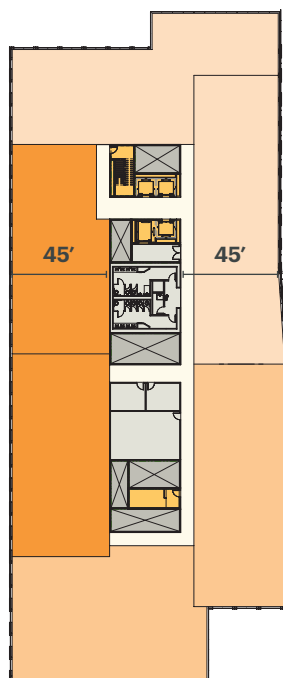
- Building 100 has been designed to feature large, flexible floorplates that allow for planning a variety of open lab, support and office spaces
- Given the design of the building core and the elevators and emergency staircases, the floors can accommodate a variety of user groups, from graduate scale and mid-size to larger anchor tenants – all with expansion options
- Four tenant mechanical shafts allow for flexibility in engineering distribution planning as well as opportunities for centralized utilities, tenant control areas or H-3 rooms



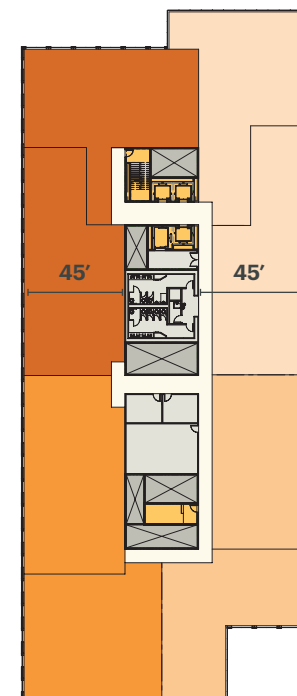
Single tenant fit out
120 work seats



Two-tenant fit out
54 work seats
per tenant



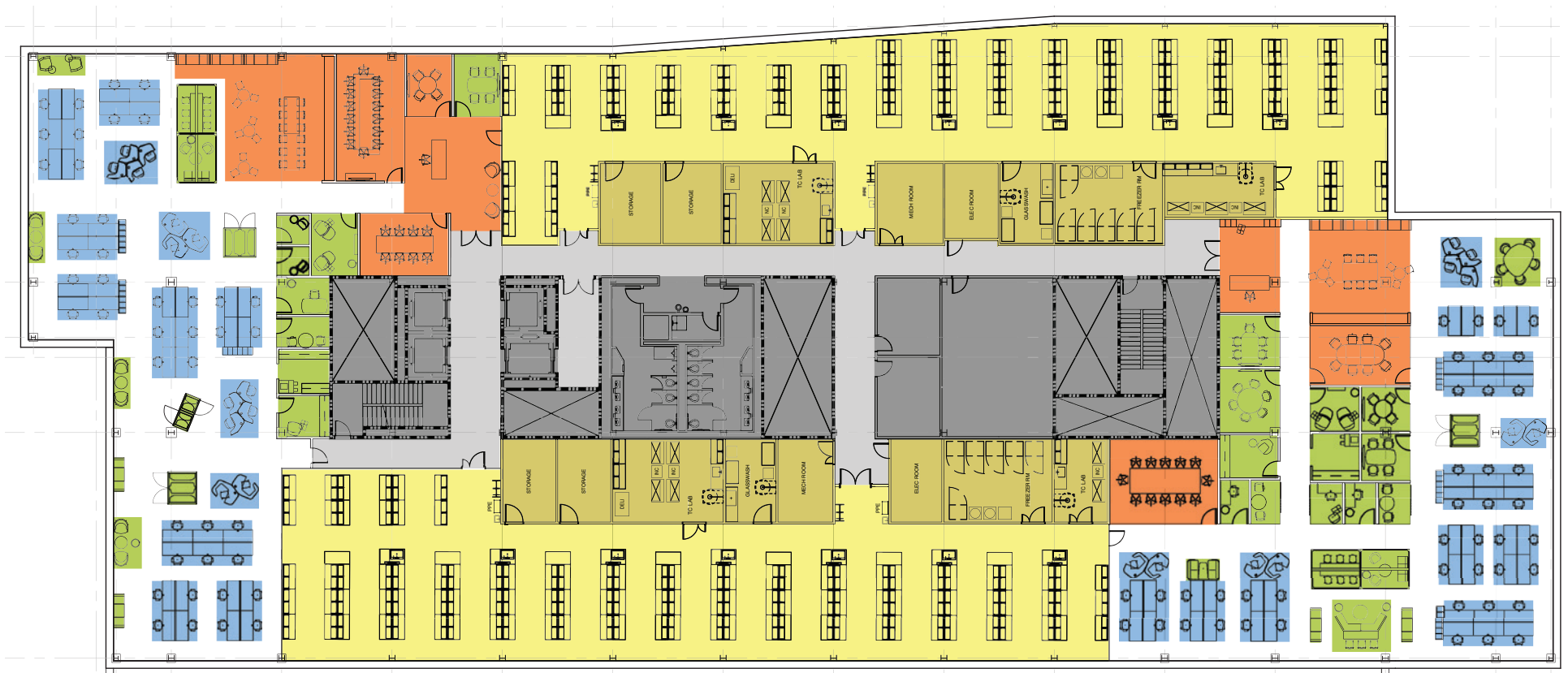
Three-tenant fit out
36 work seats
per tenant



Four-tenant fit out
24 work seats
per tenant

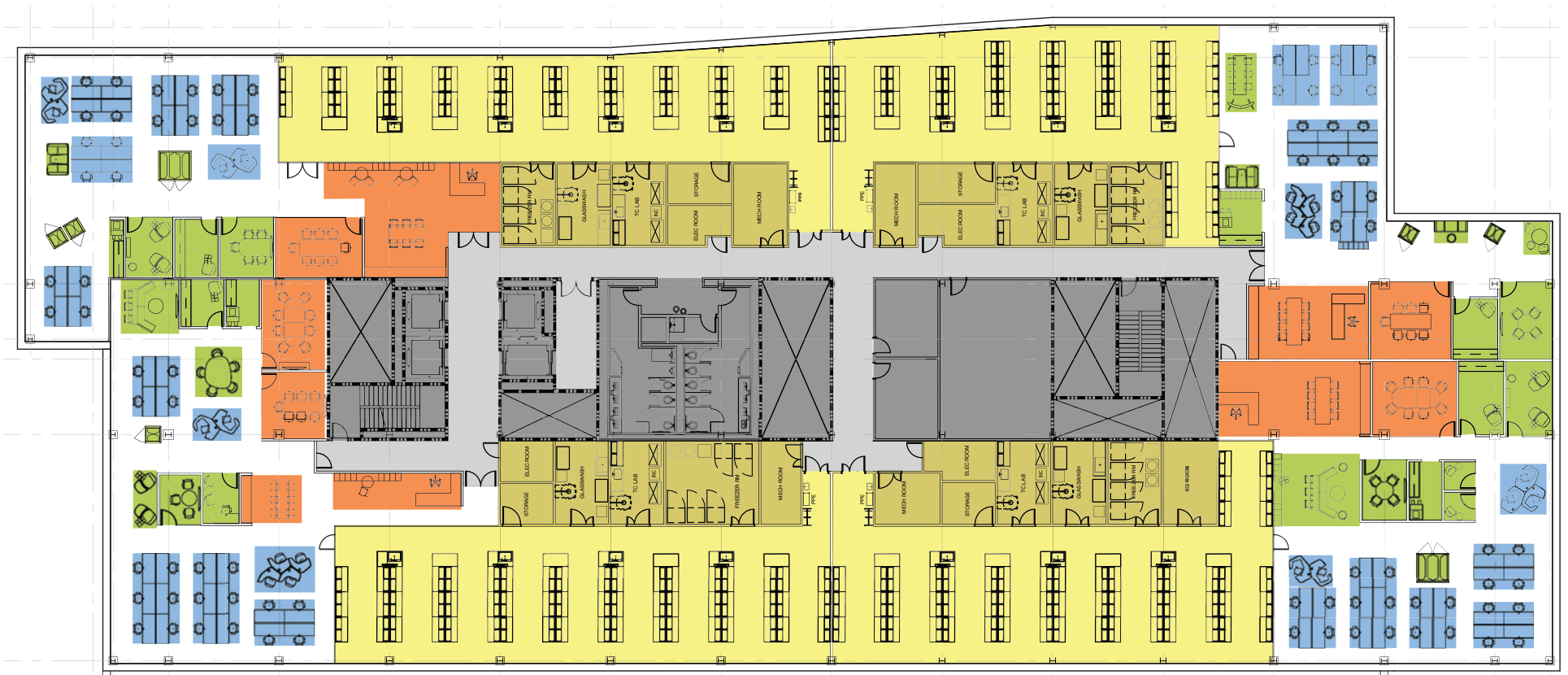
Conceptual Lab Layout

Two Tenants | Approx. 54 Work Seats per Tenant



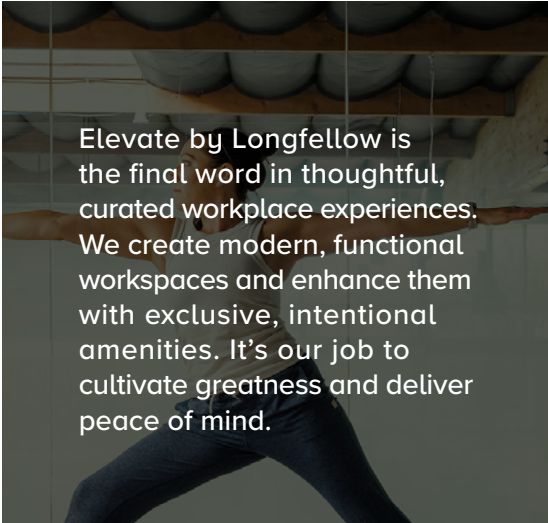
Conceptual Lab Layout

Four Tenants | Approx. 24 Work Seats per



ELEVATE

It's Not What We Do.
It's Not How We Do It.
It's Who We Are.



Elevate by Longfellow is the final word in thoughtful, curated workplace experiences. We create modern, functional workspaces and enhance them with exclusive, intentional amenities. It's our job to cultivate greatness and deliver peace of mind.



BALANCE

Fitness Classes
Wellness Events & Workshops
Walking And Running Trails

ACCESS

Car Detailing Services
Mobile Hospitality Services

TASTE

Rotating Food Trucks
Beer & Wine Tastings

BRAIN POWER

Lunch & Learn Workshops
Virtual Educational Opportunities
Fully Equipped Meeting Spaces

GENEROSITY

Donation Collections
E-Waste Recycling
Blood Drives

CONNECTIONS

Networking & Happy Hours
Seasonal Events
New Tenant Welcome Tours & Gifts

PLAY

Tenant Competitions & Prizes
Outdoor Gaming



It's in our DNA

Serving over 200 life science companies.

Longfellow is a vertically integrated life science real estate developer and operator with a unique ability to offer a holistic suite of real estate services to our tenant partners. Our development expertise allows us to effectively deliver state of the art campuses, buildings, and lab spaces with a collaborative approach.



San Diego • Bay Area • Research Triangle • Durham • Boston • NYC • United Kingdom • Philadelphia • Rockville, MD

- 15 Million SF
Global Portfolio
- Development**
Strategy & Partnership
Advisory & Entitlements
Acquisitions & Conversions
- Management**
Leasing
Project Management
Property Management
- Investments**
Asset Management
Investment Management



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