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 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

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

Available Dec 2025
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
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