



ULTRA LABS
AT UNIVERSITY CITY
cGMP MANUFACTURING

www.ultralabsphiladelphia.com

cGMP/LAB SPACE FOR LEASE

- + 14' - 21' slab to slab clear heights
- + 125lb per square foot live load capacity
- + Separately piped lab waste system
- + Natural gas piping distribution to base building equipment
- + Central vacuum, compressed air, and gases
- + Hydronic cooling systems; capability to include a backup "pony chiller" for cGMP spaces
- + Separate clean / dirty freight elevators
- + 2 chemical reagent feed pumps
- + Interstitial space for additional infrastructure
- + 2,687 SF of clean storage on the first floor
- + Backup generator

F O U R T H Q U A R T E R 2 0 2 5

ULTRA LABS

Next Generation cGMP & Lab Space In The Cell and Gene Therapy Market

This state-of-the-art, eleven-story, 185,000 square foot building will include predesigned and engineered infrastructure for cGMP manufacturing facilities, BSL2 labs, and office space. Building amenities include conference center, health club and on-site parking.

Located in University City Philadelphia and within a Federally Qualified Opportunity Zone (OZ), this project sits in the nucleus of the worldwide discoveries of cell and gene therapies. University of Pennsylvania, Children's Hospital of Philadelphia and The Wistar Institute are amongst its prestigious neighbors, as is Drexel University which is located next door. The easily accessible location is minutes to and visible from both the I-76 Schuylkill Expressway (136,000 VPD) and Amtrak's 30th Street Station.

A joint development project between Republic Properties and SEPTA SEPTA.

Project website: www.ultralabsphiladelphia.com





CHOP
WISTAR
INSTITUTE

**UNIVERSITY OF
PENNSYLVANIA**

CHOP

**DREXEL
UNIVERSITY**

**DREXEL
UNIVERSITY**

ULTRA LABS
AT UNIVERSITY CITY
CGMP MANUFACTURING

PENTHOUSE MECHANICAL

LEVELS 6 - 10
OFFICE & LAB LEVELS
17,495 SF FLOOR PLATE

MECHANICAL FLOOR

LEVELS 2 - 4
CGMP LEVELS
31,706 SF FLOOR PLATE

LOBBY



SCIENTIFIC LOCATION

- + Adjacent to Drexel University
- + 0.4 miles to 30th Street Station
- + 0.5 miles to the Hospital of University of Pennsylvania
- + 1 mile from I-676 & I-76
- + 8 miles from Philadelphia Airport

**DREXEL
UNIVERSITY**

CHOP

**UNIVERSITY OF
PENNSYLVANIA**

**HOSPITAL OF THE
UNIVERSITY OF
PENNSYLVANIA**

**ULTRA LABS AT
UNIVERSITY CITY**

**30TH STREET
STATION**

FLOOR PLAN - OFFICE & LABS

OFFICE & LAB FLOORS - 17,495 SF PER FLR



FLOOR PLAN - MANUFACTURING

cGMP MANUFACTURING FLOORS - 31,706 SF PER FLR



