



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

FOURTH QUARTER 2025

ULTRA LABS

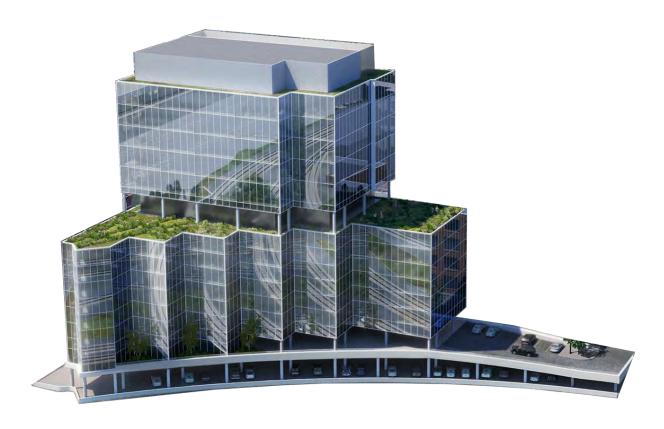
Next Generation cGMP & Lab Space In The Cell and Gene Therapy Market

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











Kaskey Park

FLOOR PLAN - OFFICE & LABS

OFFICE & LAB FLOORS - 17,495 SF PER FLR





FLOOR PLAN - MANUFACTURING

cGMP MANUFACTURING FLOORS - 31,706 SF PER FLR

