

# The Discovery Labs Innovation 411

Home to a World-Renowned Scientific  
Community on a Six Million Square  
Foot Premier Life Science Campus

- Innovation 411 consists of 996,284 SF of existing lab, manufacturing and office space for innovative collaboration among leading scientists & life sciences companies.
- This campus supports BSL-2 Labs, AD/PD Labs, R&D Labs, Biotechnology Labs, Plasmid, Viral Vector, and cGMP Manufacturing Suites.
- Our industry leading tenant roster includes: University of Pennsylvania's Gene Therapy Program, GlaxoSmithKline, Wuxi Biologics, Life Sciences PA, NeuExcell, Seed Therapeutics, and The Center for Breakthrough Medicines.



# The Discovery Labs Innovation 411 Campus



Campus amenities include over three miles of outdoor trails, a 14,000 SF world-class fitness center with cardio, weight training, exercise studios, locker rooms and showers.

Our new restaurant will be a unique concept offering cuisine from all over the world with a full bar.

Innovation 411 also offers a conference and training center including a 250-seat auditorium with streaming capabilities to connect with innovators across the globe.



## The Discovery Labs Offers a Comprehensive End-to-End Real Estate Solution

- The Discovery Labs and The Center for Breakthrough Medicines (CBM) have formed a strategic partnership to offer on-site manufacturing and personnel resources to all Innovation 411 life sciences tenants.
- CBM has signed a 600k SF lease at Innovation 411 and is the first and largest single-point advanced therapies CDMO in the world.
- Utilizing both lab infrastructure and manufacturing resources, tenants at Innovation 411 can take their product from idea to commercialization.

### Innovation 411 Life Sciences Infrastructure Provides a Significant Speed to Market Advantage

#### **DUAL ELECTRIC POWER GRID:**

Two PECO Energy Company substations with an automatic transfer switch

#### **CENTRAL UTILITY PLANT (CUP):**

On-site CUP delivers 10,000 tons of chilled water, 2,600 CFM of compressed air and 120,000 PPH of steam to every building at Innovation 411

#### **EMERGENCY GENERATOR:**

8 MW emergency generator plant is capable of supplying power to the entire campus in the event of an unlikely dual grid power failure

#### **IN-PLACE ZONING (SM-1):**

Allows for scientific laboratory, manufacturing and research and development usage.