



The Discovery Labs Innovation Renaissance

Home To A World-Renowned
Scientific Community on A Premier
Life Science Campus

Innovation Renaissance is an 18 building,
900,000 SF world-class, transit-oriented
Life Science, Healthcare, and Technology
campus on 80 acres in King of Prussia, PA.

This campus supports BSL-2 Labs,
AD/PD Labs, R&D Labs, Biotechnology Labs,
Plasmid, Viral Vector, Mycoplasma, and
other cGMP Manufacturing Suites.



The Discovery Labs 2100 Renaissance

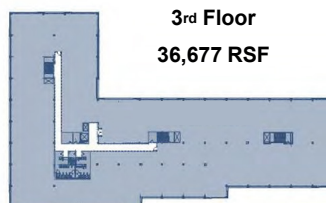
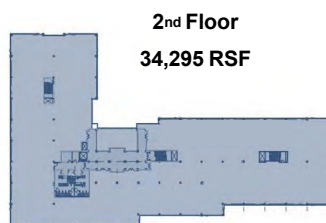
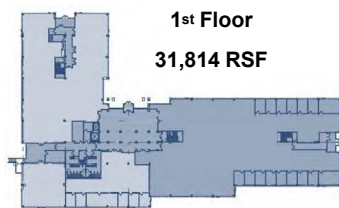


- Latest Addition to the Innovation Renaissance Campus
- Excellent Office to Lab Conversion Opportunity
- 102,786 RSF (15,491 SF currently available)
- 3-story steel masonry and glass structure
- 5/1,000 parking
- Take advantage of an incredible building signage and branding opportunity at the property's prominent hill-top location along the campus' main road.



Building Improvements Underway

- Replacing two of the three Airside Air Handling Units ("AHU's") with each unit providing 100% Outside Air and 45,000 CFM's with 210 tons of cooling capacity.
- Replacement AHU's are configured to include fans, filters, air-cooled direct-expansion condensers and coils, hot water pre-heat coils, steam humidifiers and heat recovery.
- Install 12 new exhaust fans/risers for tenant connection of fume hoods and any other specialty exhaust system to provide a total of 90,000 CFM's.
- Installing two new Hot Water Boilers to provide 3,000 MBTU/ Hour for ventilation pre-heat, perimeter heating and re-heat.
- New Building Management System to provide DDC controls for temperature, humidity and monitor power loss.
- New 2000A electric service and switchboard to the Main Electric Room with re-feed to upper floor electric rooms.
- New 800kW Diesel Back-Up Power Generator and Automatic Transfer Switch for both life safety and tenant use.
- Adding an additional 2.5" domestic water service for a total of 5" of water service.
- Adding a new Biowaste laboratory infrastructure with vents and risers for tenant connection to tenant provided pH Neutralization system.



For Leasing Information Contact:

Joe Corcoran, Senior Vice President
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Home to a World-Renowned Scientific Community on a Premier Life Science Campus

- Fully Customizable Floor Plans to Accommodate Tenants' Every Need
- Highly-Redundant T3 Datacenter w/ 1500+ watts Per Square Foot
- Extensive Dark Fiber Network
- 12' - 30' Ceiling Heights
- Up to 6 Per 1,000 Parking
- Domestic Water Service

Amenities at Innovation Renaissance Include the Following.

- Two Daycare and Early Education Centers, Bright Horizons and KinderCare, are located within walking distance of all buildings in the campus.
- Our bucolic campus is covered with walking trails and includes a fully equipped fitness center for tenant use.
- Over 500 restaurants in a 5-mile radius, as well as our own cafeteria and the Conshohocken Brewery located on campus.

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