

FROM BENCH TO BREAKTHROUGH

Enhance Your
Research at
Philadelphia's
Leading
Science
Facility



 biospace at
THE CURTIS

601 WALNUT STREET
PHILADELPHIA, PA

FIRST CLASS
LAB + R&D
SPACE AVAILABLE



IN THE RACE FOR BIOTECH SUCCESS, SPEED WINS!

THE CURTIS LIFE SCIENCE ECOSYSTEM

Originally designed and constructed as a world-class manufacturing printing facility for the Curtis Publishing Company, The Curtis has been transformed into the region's most dynamic life science community.

Substantial building infrastructure, coupled with lab-ready shell spaces, enables the region's most cutting-edge life science companies to begin construction on their purpose-built laboratories faster than any other building in the city. And with full-lifecycle lab operational support and flexible swing spaces provided by BioLabs, companies can come to Curtis and start doing their science immediately while building out their long-term facilities.



7th Floor BioLabs Graduation Suites



7th Floor BioLabs Graduation Suites

JOIN THE REGION'S MOST INNOVATIVE
LIFE SCIENCE COMPANIES:



Become a member of a vibrant & close-knit scientific community.



7th Floor Lab Buildout



7th Floor Lab Buildout

Built as a manufacturing printing facility, The Curtis has unique in-place infrastructure features that are ideally suited to accommodate the complex laboratory requirements of the region's Life Science tenants.

ELECTRICAL + EMERGENCY POWER

- ◆ Over 180,000 CFM of dedicated landlord-provided laboratory exhaust systems for tenant tie-in
- ◆ 5 distribution switches feeding 10 substations
- ◆ Two Laboratory-dedicated 550 KW caterpillar back-up generators
- ◆ Separate building 650 KW caterpillar life-safety back-up generator

MECHANICAL

- ◆ Dedicated landlord-provided centralized exhaust systems for tenant tie-in
- ◆ Four fresh-air intakes per floor
- ◆ Abundant shaft space available for additional laboratory exhaust / make-up air
- ◆ Designed to accommodate a once-through air system
- ◆ New state of the art DDC Building Automation system with tenant portal access

BUILDING STRUCTURE

- ◆ 200 lbs/PSF, vibration-resistant floor loads
- ◆ 15' unfinished deck to deck ceiling heights
- ◆ 10' finished laboratory ceiling heights
- ◆ Readily adaptable cGMP-compliant space
- ◆ Abundant rooftop space for lab support equipment

ELEVATORS

- ◆ 2 freight elevators, one at each wing of the building (4,500 / 5,500 lb capacity)
- ◆ Destination Dispatch technology available on East and West elevators
- ◆ 13 passenger elevators located in four areas throughout the building

PLUMBING

- ◆ Ability to create waste treatment & neutralization
- ◆ Centralized steam-generating hot water heating system for year-round heating needs
- ◆ Centralized steam heat for humidification systems and lab uses

BUILDING FEATURES

- ◆ Large 78,000 square foot floor plate ideal for growth and flexibility
- ◆ 12-story atrium provide abundant natural light for labs
- ◆ 4-bay loading dock accessed from two-way Sansom Street, available 24/7
- ◆ 2 freight elevators off loading dock (4,500 / 5,500 lb capacity)
- ◆ Abundant rooftop space for lab support equipment
- ◆ 24/7 on-site Property Management and Engineering Services
- ◆ 300-car valet parking garage open 24/7

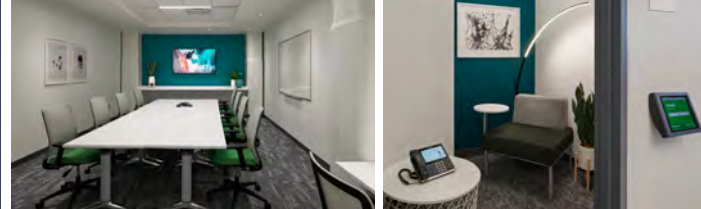
PRIME LOCATION ADJACENT TO INDEPENDENCE HALL AND WASHINGTON SQUARE

- ◆ Both part of Independence National Historical Park, federally maintained and protected by the National Park Service

SAFEST NEIGHBORHOOD IN PHILADELPHIA

- ◆ 24/7 Building security guards and monitoring through Allied Universal Security
- ◆ After-hours card-only access restrictions
- ◆ 24/7 National Park Service security at adjacent Independence Hall and Washington Square parks
- ◆ 24/7 security at adjacent Jefferson Health campus
- ◆ CCD located half a block from the building

BIOLABS DELIVERS TO THE CURTIS ECOSYSTEM



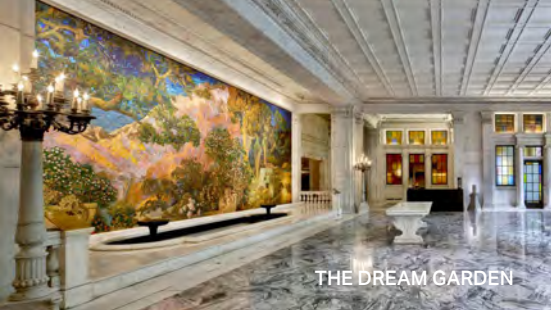
BioLabs, the global pioneer in flexible, premier biotech lab space and services, is doubling its existing footprint at the Curtis. The BioLabs expansion into an additional 30k sq ft incubator and headquarters will offer emerging life science companies unparalleled turnkey support and a full growth pipeline in one location. From one bench in a highly supported coworking lab, through to private labs and graduate suites, and on to direct leases at the Curtis, companies can find all the industry connections and operational resources they need to succeed in one location.

"We're excited to give promising biotech startups a chance to start, grow, and stay in one building, embedded in a rich life sciences community," says Melina Blee, PhD, Site Director of BioLabs Philadelphia. "Top biotech companies aren't just looking for this year's solution — they're thinking two years, five years out, into the clinic and beyond. We're proud to offer top emerging biotech companies a full growth plan in one beautiful, highly resourced and connected location." BioLabs Philadelphia also offers ongoing services and consulting to neighbors and alumni on an a-la-carte basis, adding to the Curtis biotech hub's growing resources.

As part of the Curtis Life Science community, you can focus on your science and grow your business more efficiently by taking advantage of the BioLabs suite of services, including:

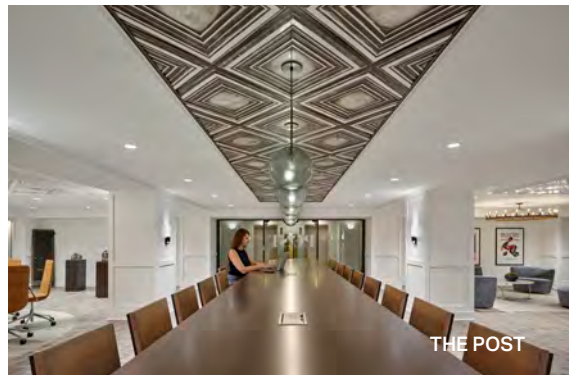
- ◆ Best-in-class, professionally managed laboratory space and office amenities. BioLabs offers the full growth pipeline in one location, from a single bench up through graduate-scale suites — and can provide ongoing support once your company graduates.
- ◆ White-glove services by the best in the business. BioLabs offers expertise-driven operational support and consulting to its members and to other Curtis neighbors, including access to critical resources, operational services like lab coats and hazardous material disposal, access to cutting-edge lab equipment, and scientific concierge services.
- ◆ Hub of connectivity to the local, national, and global biotech ecosystem. BioLabs brings seminars, networking, and social events to the building, along with curated connections to the wider pharma, VC, and service provider industry. Rub shoulders with academic researchers, promising biotech startups, and leadership of star Philadelphia biotech companies.
- ◆ Procurement made easy via BioLabs Marketplace, a pharma-grade platform offering preferred pricing at over 1000 top scientific suppliers.





THE DREAM GARDEN

LUXURIOUS SHARED SPACES



THE POST

TIMELESS DESIGN



THE ATRIUM

ABUNDANT NATURAL LIGHT



PJ CLARKES

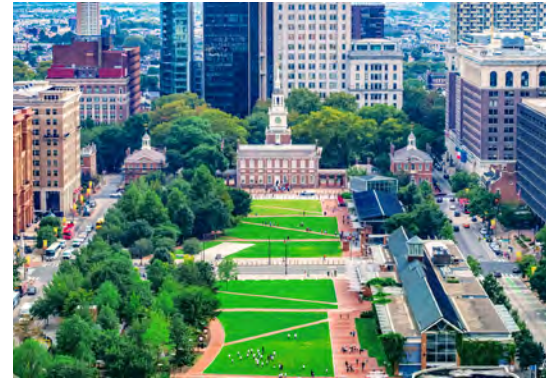
HIGH-END INDOOR/OUTDOOR DINING



THE LYNDON

BUILDING AMENITIES

- ◆ 24-7 building security
- ◆ 24-7 onsite building engineers
- ◆ The Post, high-end tenant lounge
- ◆ Scientific events & programming by BioLabs
- ◆ PJ Clarkes Restaurant & Bar
- ◆ The Lyndon Luxury Residential, 86 luxury residences
- ◆ The Dream Garden - 1915's Tiffany glass mosaic by Maxfield Parrish
- ◆ The Curtis Atrium – corporate event venue
- ◆ Historic outdoor spaces – Independence Hall and Washington Square
- ◆ Full service café – breakfast, lunch, catering
- ◆ Onsite day care (Busy Bees)
- ◆ Germantown Friends Preschool
- ◆ Onsite barber shop
- ◆ 300-car valet parking garage open 24/7 + on-site covered parking
- ◆ Secured bike storage room

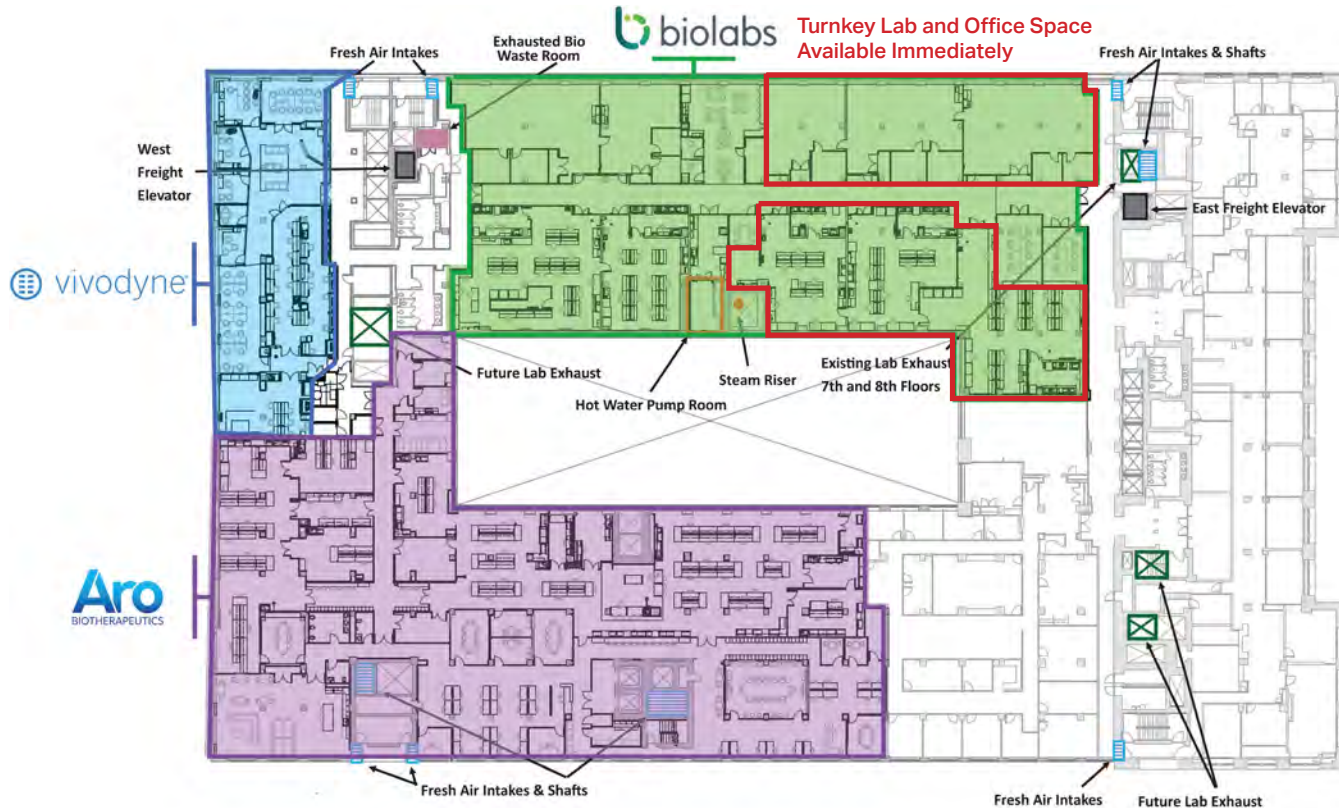


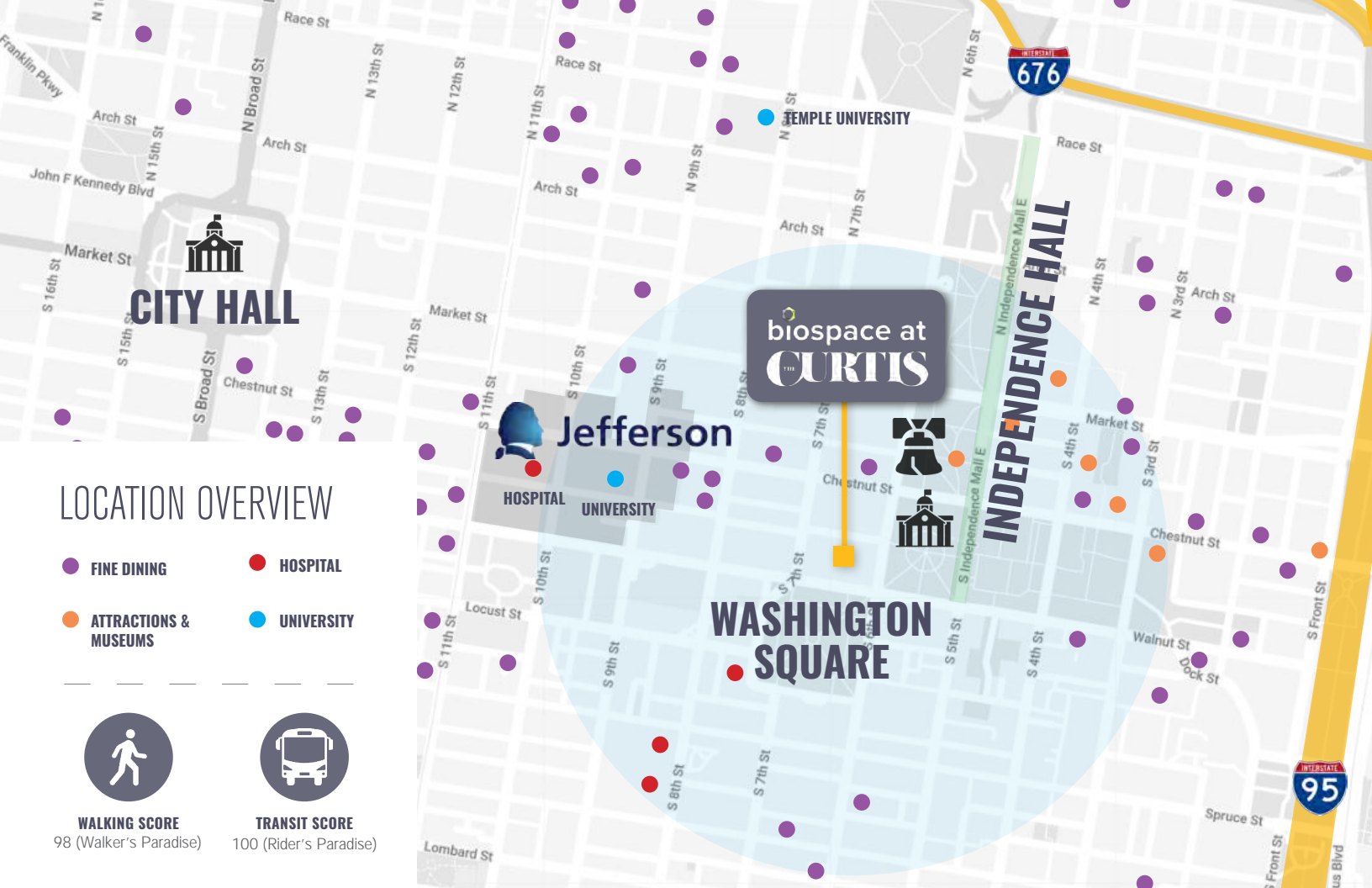
LAB READY SHELL
SPACES AVAILABLE
FOR IMMEDIATE
BUILDOUT

**RANGING
FROM
7,000 SF –
80,000 SF**



TYPICAL FLOOR PLAN SEVENTH FLOOR






CITY HALL

**biospace at
 CURTIS**


**Jefferson
 HOSPITAL UNIVERSITY**

**WASHINGTON
 SQUARE**

INDEPENDENCE MALL E

LOCATION OVERVIEW

-  FINE DINING
-  HOSPITAL
-  ATTRACTIONS & MUSEUMS
-  UNIVERSITY



WALKING SCORE
 98 (Walker's Paradise)



TRANSIT SCORE
 100 (Rider's Paradise)



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biospace at
THE CURTIS

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