

WHERE INNOVATION MEETS INDEPENDENCE

First Class Lab
Space Available
in the Heart of
Philadelphia's
Historic Core

biospace at
CURTIS

601 WALNUT STREET
PHILADELPHIA, PA



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 life-cycle 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

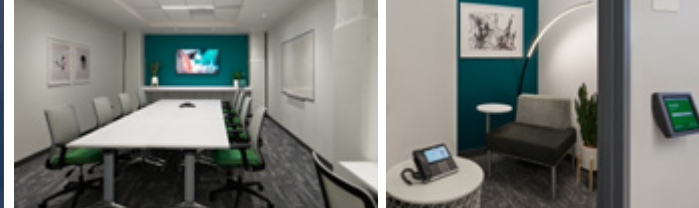
PRIME LOCATION ADJACENT TO INDEPENDENCE HALL AND WASHINGTON SQUARE

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

SURROUNDED BY 24/7 SECURITY

- ◆ 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 FOR ADVANCED THERAPEUTICS DELIVERS TO THE CURTIS ECOSYSTEM



A Hub for Advanced Therapeutics Collaboration

A unique highlight of BioLabs for Advanced Therapeutics will be the inclusion of Thermo Fisher Scientific's east-coast flagship Advanced Therapies Collaboration Center (ATxCC). This embedded resource is expected to draw companies from across the eastern seaboard, providing direct access to the BioLabs community, Thermo Fisher's expert scientists, and cutting-edge equipment for advanced therapeutics R&D and process development. A dedicated announcement detailing this collaboration will be released soon. In the meantime, please visit thermofisher.com/celltherapycollaborations to learn more about Thermo Fisher's collaboration program.

Key Benefits for Startups

- ◆ **Integrated Biotech Ecosystem** – BioLabs for Advanced Therapeutics offers startups an unparalleled opportunity to connect with venture capital, industry experts, and collaborators

through the global BioLabs network and the broader East Coast advanced therapeutics community.

- ◆ **Accelerated Path to Patients** – The site will provide a specialized suite of process development equipment, enabling startups to develop advanced therapeutics faster, more cost-effectively, and with fewer critical mistakes.
- ◆ **Direct Collaboration with Thermo Fisher Scientific** – Startups will have the opportunity to work directly with onsite Thermo Fisher scientists at the Advanced Therapies Collaboration Center, gaining valuable expertise in cell therapy, gene therapy, and related technologies.
- ◆ **Scalability and Growth** – Located in the heart of Philadelphia, The Curtis offers easy access to a cold-chain-enabled airport, public transit, and key biotech resources, ensuring seamless logistics and connectivity. Companies can scale organically from R&D to clinical-trial-ready, all in one state-of-the-art facility — and then step into cGMP space within the same building.

BIOLABS FOR ADVANCED THERAPEUTICS PHILADELPHIA

THE BEST PLACE TO GROW A HIGH-POTENTIAL STARTUP

COMING FALL OF 2025: A 53K SQ FT COWORKING FACILITY TAILORED TO ACCELERATE WORLD-CLASS ADVANCED THERAPEUTICS STARTUPS FROM ACROSS THE EASTERN SEABOARD

Capital efficiency & fast-tracked development to help high-potential startups get to clinic faster

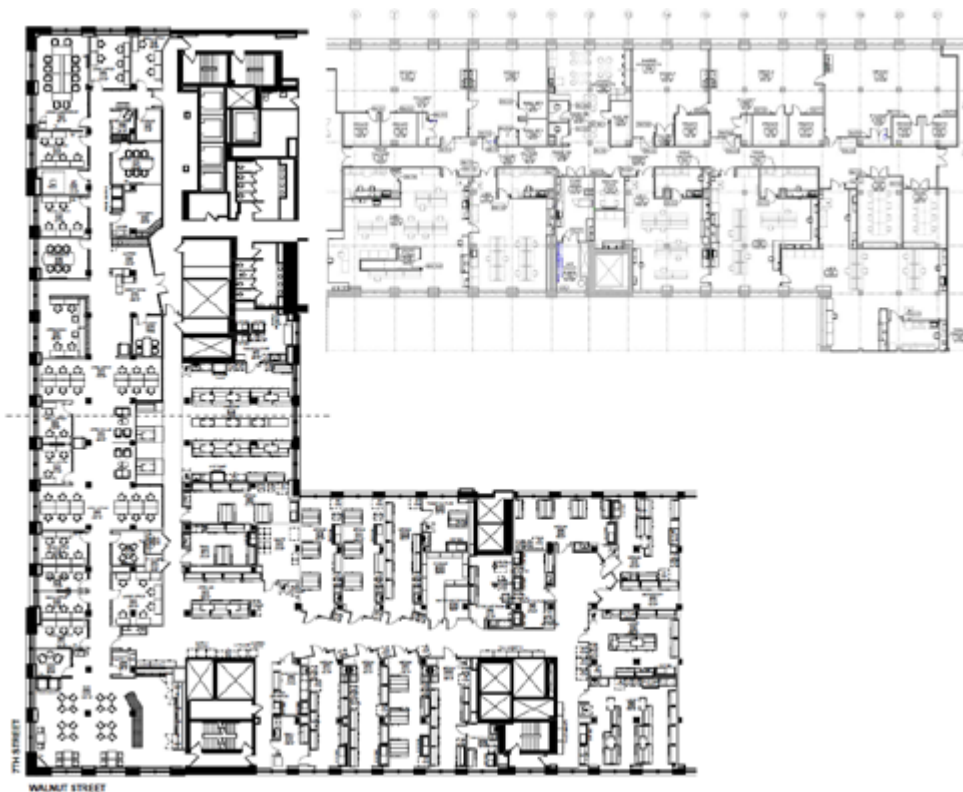
- ◆ Unrivaled portfolio of process development equipment
- ◆ Onsite workflow development expertise
- ◆ Coworking labs, private labs, graduate scale suites
- ◆ Offices, conference rooms, event space
- ◆ Seminars and ecosystem programming on advanced therapeutics

cGMP-CAPABLE BUILDING MEANS STARTUPS CAN GO FROM CONCEPT TO CLINIC AT ONE ADDRESS



BIOLABS FOR ADVANCED THERAPEUTICS PHILADELPHIA

FLOOR PLANS







THE DREAM GARDEN

LUXURIOUS SHARED SPACES



THE POST



THE ATRIUM

TIMELESS DESIGN

ABUNDANT NATURAL LIGHT



PJ CLARKE'S



MADIS COFFEE ROASTER

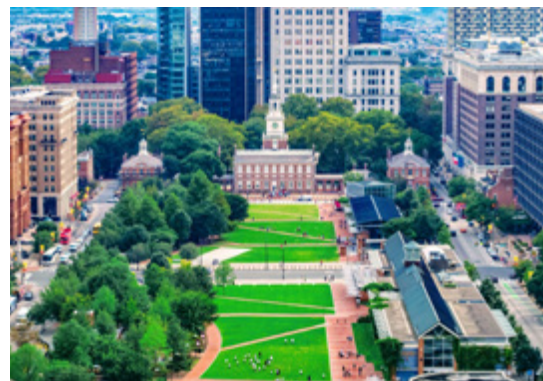
HIGH-END INDOOR/OUTDOOR DINING



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 Clarke's 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
- ◆ The Curtis Café – breakfast, lunch, catering
- ◆ Madis Coffee Roasters
- ◆ 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

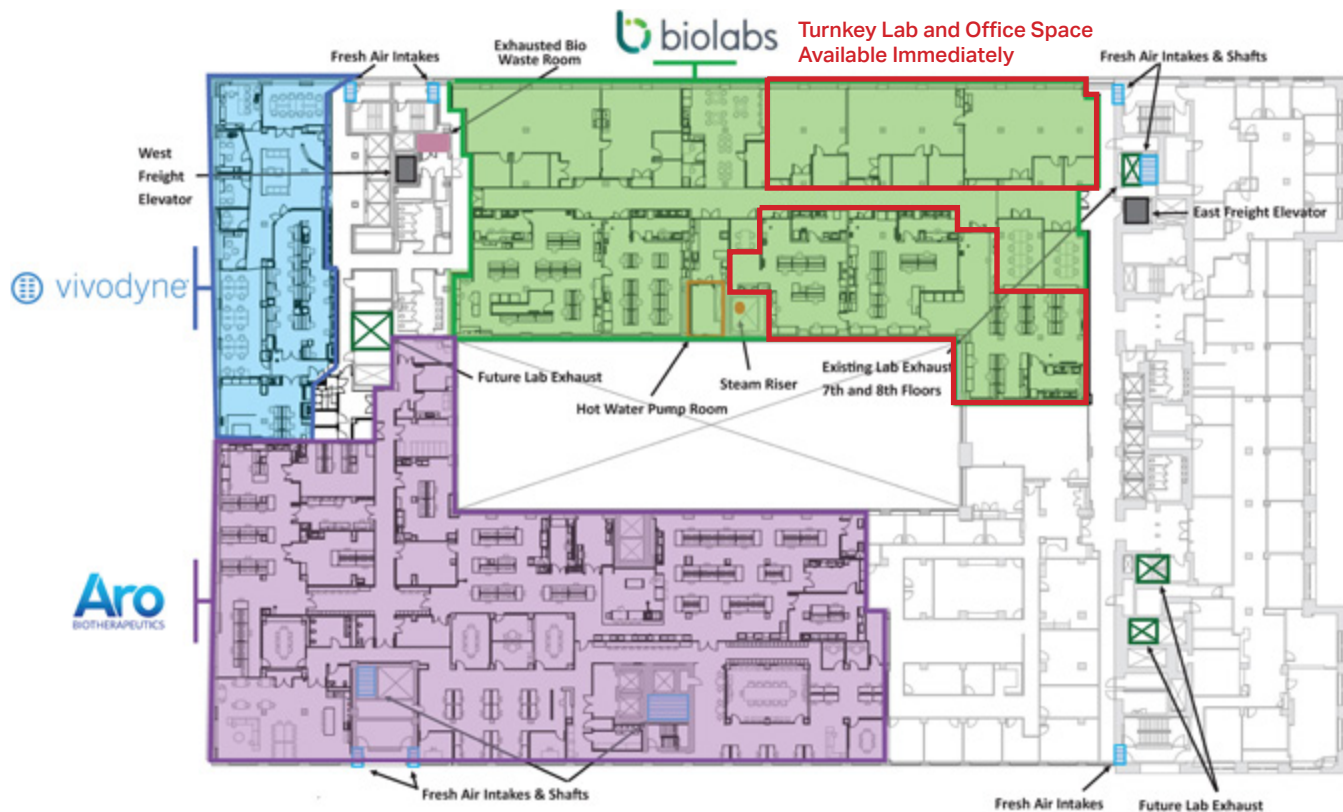


LAB READY SHELL
SPACES AVAILABLE
FOR IMMEDIATE
BUILDOUT

**RANGING
FROM
7,000 SF –
80,000 SF**



TYPICAL FLOOR PLAN SEVENTH FLOOR





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