



New Spec Lab Suites

601 Walnut Street, Philadelphia, PA

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



Delivering
Q2 2026

SPEC LABS @ THE CURTIS

Labs Built for What's Next

These spec labs offer fully furnished, flexible lab and office space in a landmark building, supported by on-site services and modern amenities; purpose-built to accelerate science and innovation.



Turnkey, Furnished
Lab & Office Suites



Lab Operations
Support



Flexible Terms and
Transparent Pricing



Abundance of
On-site Amenities



BioLabs for Advanced Therapeutics Delivers to The Curtis Ecosystem

GAIN ACCESS TO WORLD-CLASS EXPERTISE AND SERVICES



BioLabs for Advanced Therapeutics will feature Thermo Fisher Scientific's east-coast flagship ATxCC, offering direct access to expert scientists and cutting-edge equipment for advanced therapeutics R&D. Learn more at thermofisher.com/celltherapycollaborations.

Key Benefits for Startups

Integrated Biotech Ecosystem

BioLabs for Advanced Therapeutics connects startups with venture capital, experts, and collaborators across its global and East Coast networks.

Accelerated Path to Patients

The site offers specialized process development equipment, helping startups create advanced therapeutics faster, more affordably, and with fewer errors.

Collaboration with Thermo Fisher Scientific

Startups can work with onsite Thermo Fisher scientists at the Advanced Therapies Collaboration Center, gaining expertise in cell and gene therapies.

Scalability and Growth

In central Philadelphia, The Curtis offers seamless access to transit, biotech resources, and cGMP space for scaling from R&D to clinical trials.

Join the Region's Most Innovative
LIFE SCIENCE COMPANIES



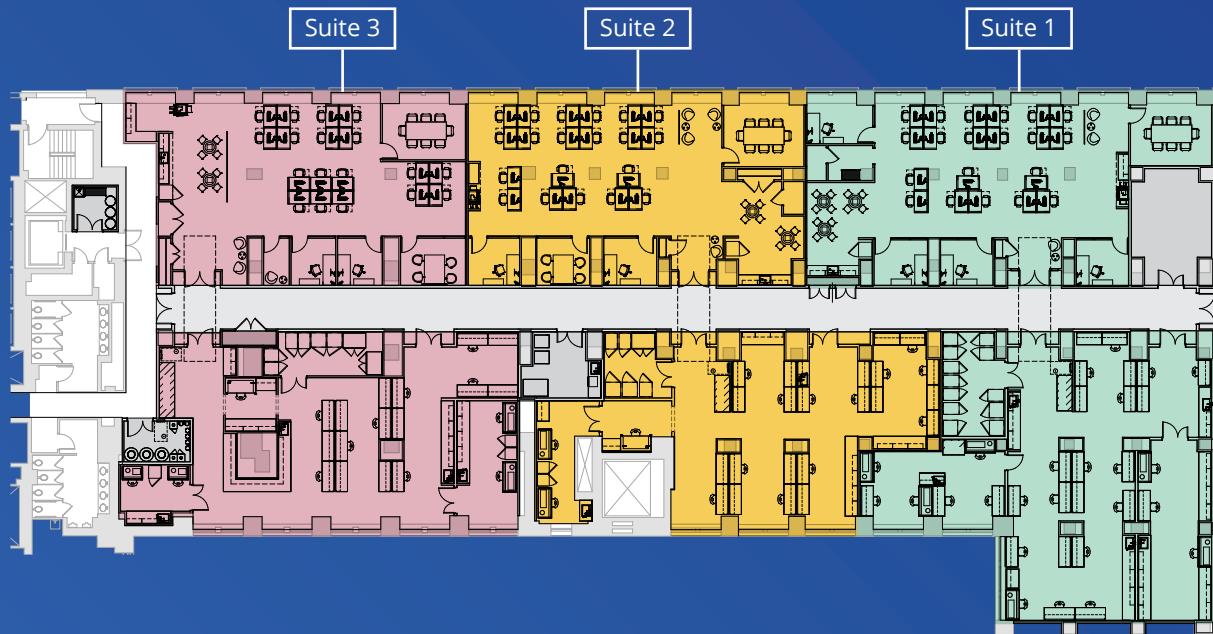
Become a member of a vibrant & close-knit scientific community.

Science Works Here



SIXTH FLOOR

7,101 SF / 7,434 SF / 8,315 SF Available



SUITE 1

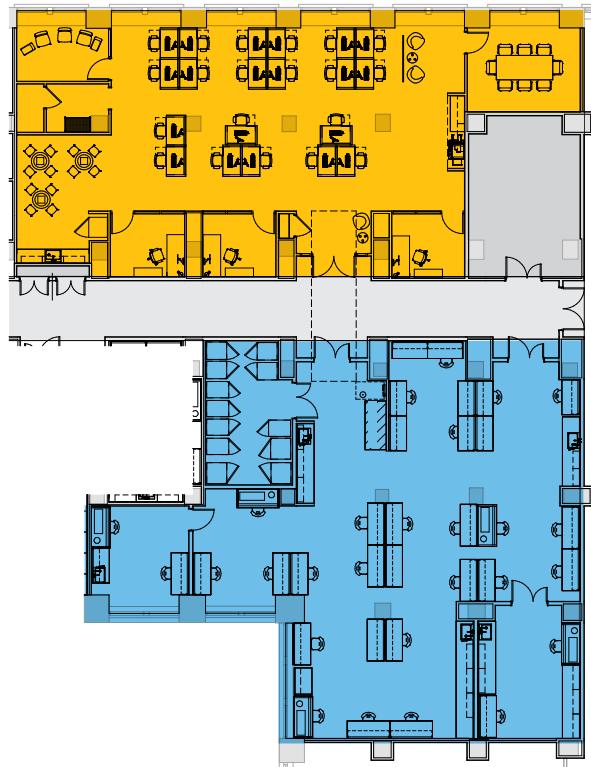
8,315 SF Available

LAB FEATURES

- ~23 bench workstations for researchers
- Two dedicated tissue culture rooms
- Private freezer room within lab suite
- Biosafety cabinets (BSCs) and fume hoods available
- Private PPE & equipment alcoves
- Access to autoclave, glasswasher, and ice maker
- Access to cylinder storage and lab waste handling rooms

OFFICE / COLLABORATION

- ~20 desks/workstations
- 4 private offices
- 1 conference room
- 1 huddle room
- Kitchen/pantry with seating
- Welcome/reception area
- IT closet and dry storage



SUITE 2

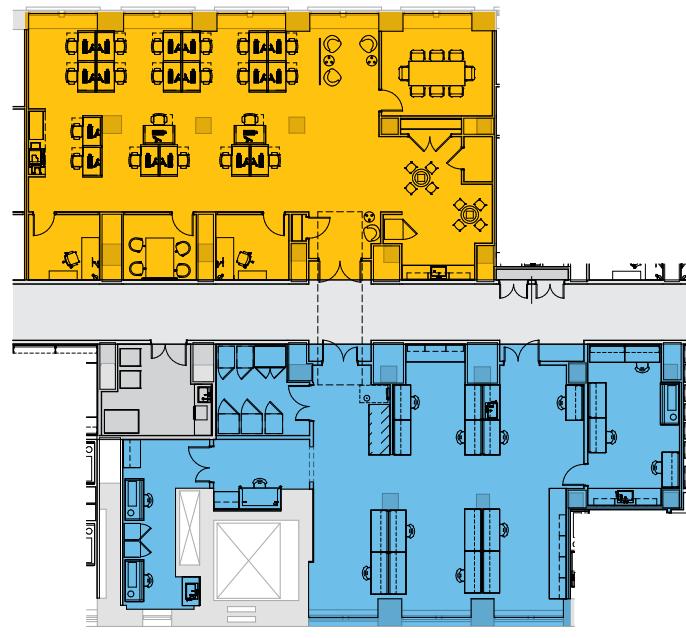
7,101 SF Available

LAB FEATURES

- ~15 bench workstations for researchers
- Dedicated tissue culture room
- Private freezer room within lab suite
- Biosafety cabinets (BSCs) and fume hoods available
- Private PPE & equipment alcoves
- Access to autoclave, glasswasher, and ice maker
- Access to cylinder storage and lab waste handling rooms

OFFICE / COLLABORATION

- ~20 desks/workstations
- 2 private offices
- 1 conference room
- 1 huddle room
- Kitchen/pantry with seating
- Welcome/reception area
- IT closet and dry storage



■ Lab ■ Office

SUITE 3

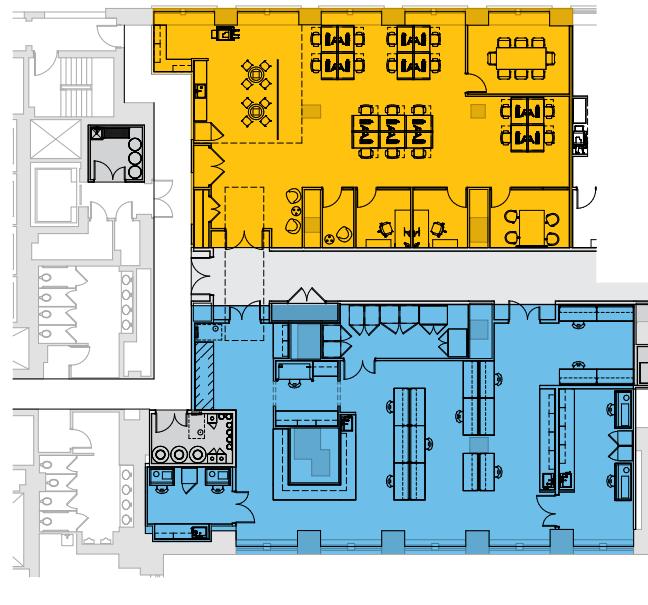
7,434 SF Available

LAB FEATURES

- ~13 bench workstations for researchers
- Two dedicated tissue culture rooms
- Private freezer room within lab suite
- Biosafety cabinets (BSCs) and fume hoods available
- Private PPE & equipment alcoves
- Access to autoclave, glasswasher, and ice maker
- Access to cylinder storage and lab waste handling rooms

OFFICE / COLLABORATION

- ~18 desks/workstations
- 2 private offices
- 1 conference room
- 1 huddle room
- Kitchen/pantry with seating
- Welcome/reception area
- IT closet and dry storage



■ Lab ■ Office

FOUR THINGS

That Make The Curtis A Winning Proposition For Life Science Tenants

1

Speed To Market

Mission-critical infrastructure with construction-ready suites, lab-standard utilities, central exhaust, and backup power for immediate build-out.

2

Flourishing Biotech Ecosystem

Life Science companies at the Curtis total over 150,000 SF, from benchtop labs to cGMP, fostering daily collaboration, innovation, and community.

3

BioLabs for Advanced Therapeutics

Flexible terms, premier amenities, and BioLabs for Advanced Therapeutics' full-service Marketplace help The Curtis life science tenants work, collaborate, and streamline procurement.

4

Unique Building Design

Built for manufacturing, The Curtis offers 15' ceilings, heavy floor loads, fresh-air intakes, lab exhaust shafts, a 4-bay loading dock, freight elevators, and a 12-story atrium with abundant natural light.

BUILDING FEATURES

- 78,000 SF floor plate ideal for growth and flexibility
- 12-story atrium provide abundant natural light for labs
- 4-bay loading dock via two-way Sansom Street, 24/7 access
- 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



PRIME LOCATION ADJACENT TO INDEPENDENCE HALL & WASHINGTON SQUARE

Part of Independence National Historical Park, federally maintained and NPS-protected



SURROUNDED BY 24/7 SECURITY

- 24/7 Building security guards through Allied Universal Security
- After-hours card-only access restrictions
- 24/7 NPS security at Independence Hall & Washington Square
- 24/7 security at adjacent Jefferson Health campus
- CCD located half a block from the building

CRITICAL BUILDING INFRASTRUCTURE

Electrical + Emergency Power

- 180,000+ CFM landlord-provided lab exhaust 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

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-generated hot water for year-round heating
- Centralized steam heat for humidification systems and lab uses

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



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



NATURAL LIGHT



THE DREAM GARDEN



THE POST



MADIS COFFEE ROASTER

TIMELESS DESIGN



THE ATRIUM

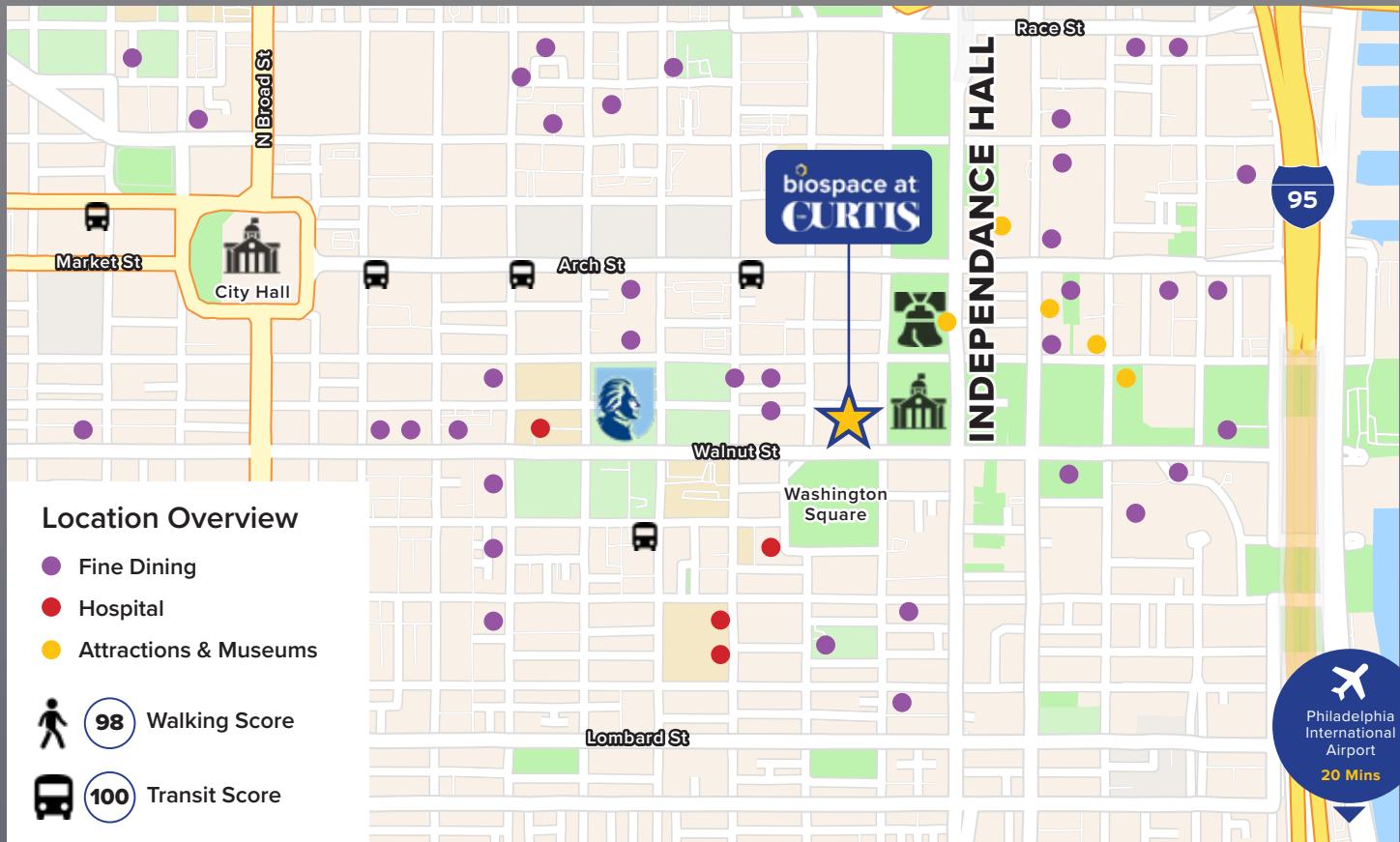
HIGH-END DINING



PJ CLARKE'S



THE LYNDON





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