

AVAILABLE FOR IMMEDIATE OCCUPANCY

Purpose Built Lab Suites

Graduate Programs | Biotech Startups | Research Institutions



University Place

4101 MARKET STREET, PHILADELPHIA, PA

universityplacephl.com



SILVERSTEIN
PROPERTIES

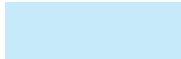
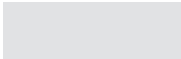
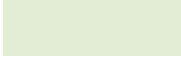
CANTOR
Fitzgerald

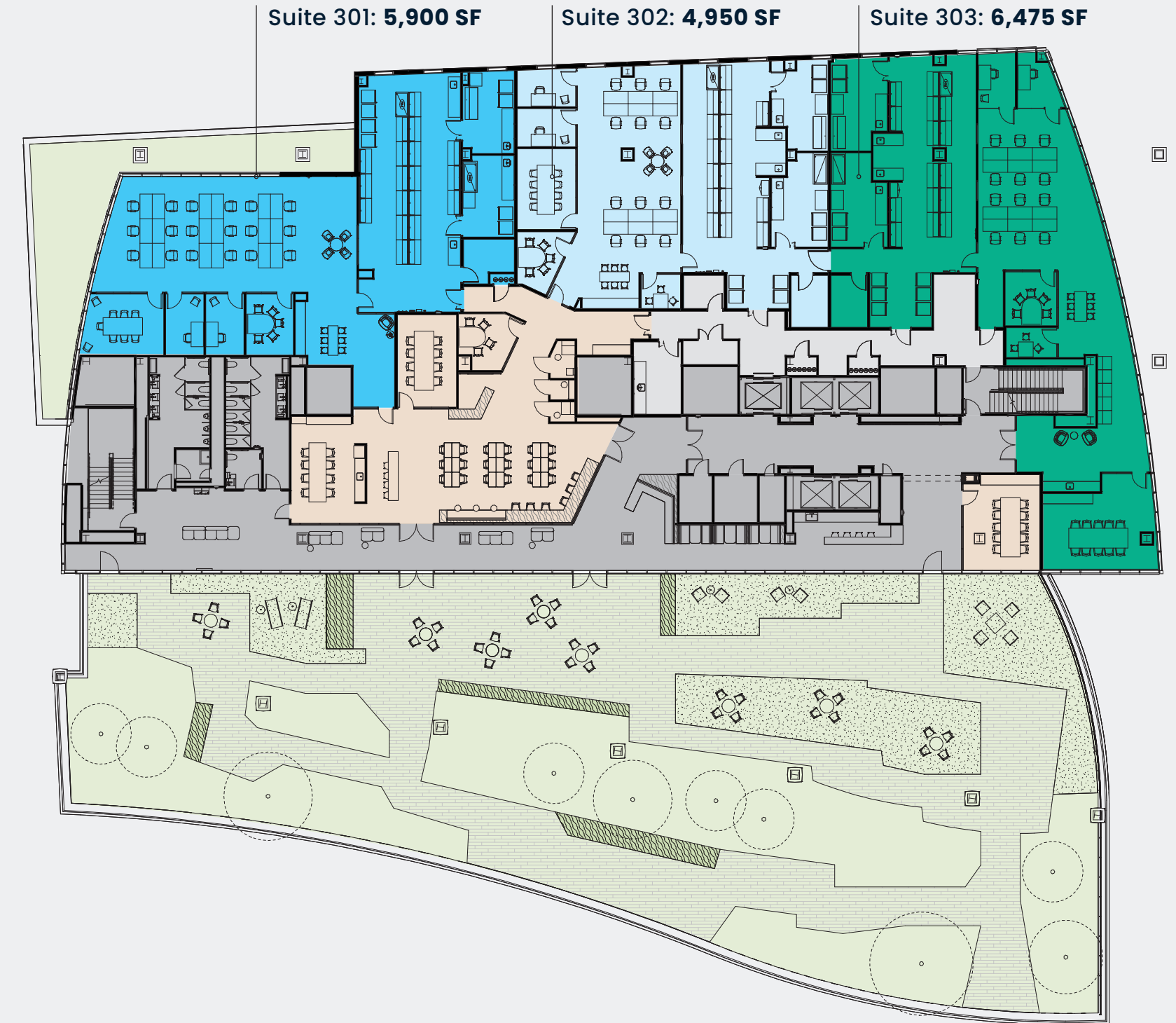


AVAILABLE FOR IMMEDIATE OCCUPANCY

Spec Suites | 18,513 RSF

Pre-Built Lab Suites + 14,450 SF Green Roof

	Suite 301		Shared Amenity Space
	Suite 302		Shared Lab Support
	Suite 303		Common Area
			Venture Pavilion



WEST LABS
Lab Management



SMART GLASS
NO BLINDS, HEAT
OR GLARE



MERV-15
SEMCO
CHILLED BEAMS



100%
OUTDOOR
FILTERED AIR

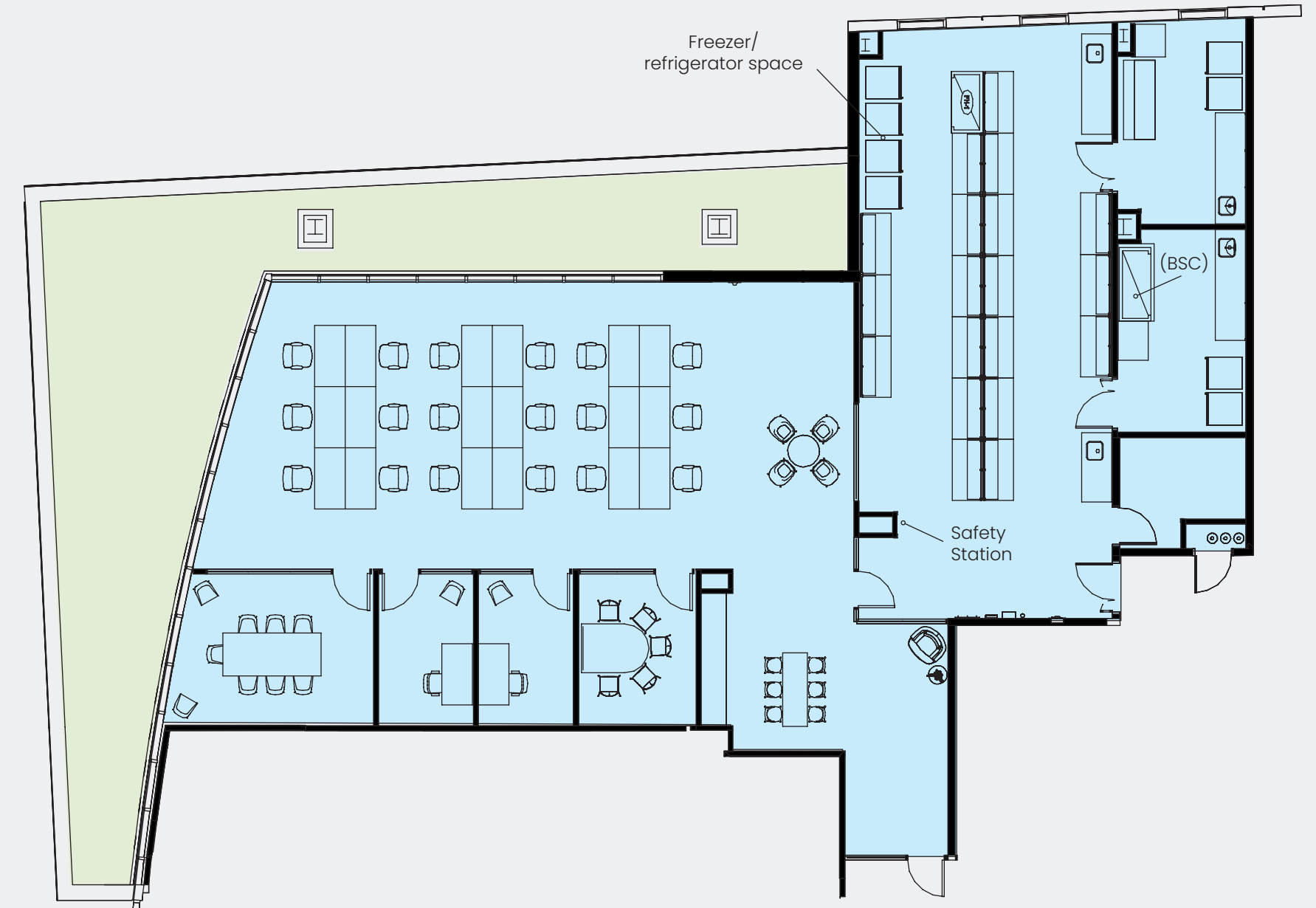


18' Slab
HEIGHT

AVAILABLE FOR IMMEDIATE OCCUPANCY

Suite 301 | 5,900 RSF

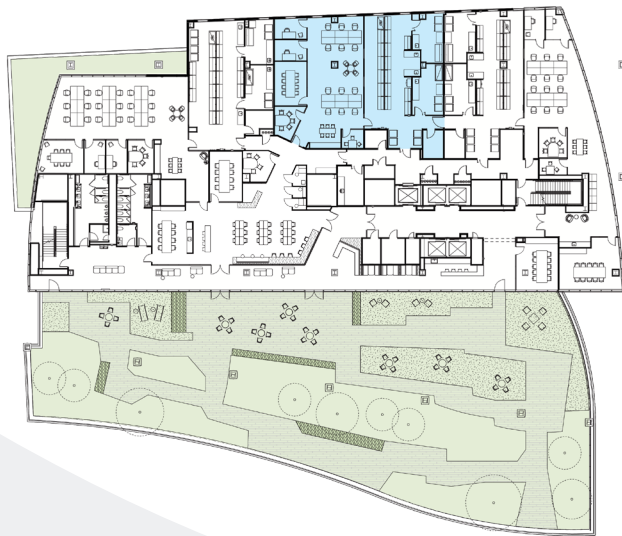
- 1 Fume Hood
- 1 Biosafety Cabinet (BSC)
- 1 Lab Storage Room
- 2 Tissue Culture Lab Rooms
- 2 Lab Sinks
- 2 Private Offices
- 2 Conference Rooms (1 Small, 1 Large)
- 18 Workstations
- 19 Lab Benches
- 1 Digital Screen



AVAILABLE FOR IMMEDIATE OCCUPANCY

Suite 302 | 4,950 RSF

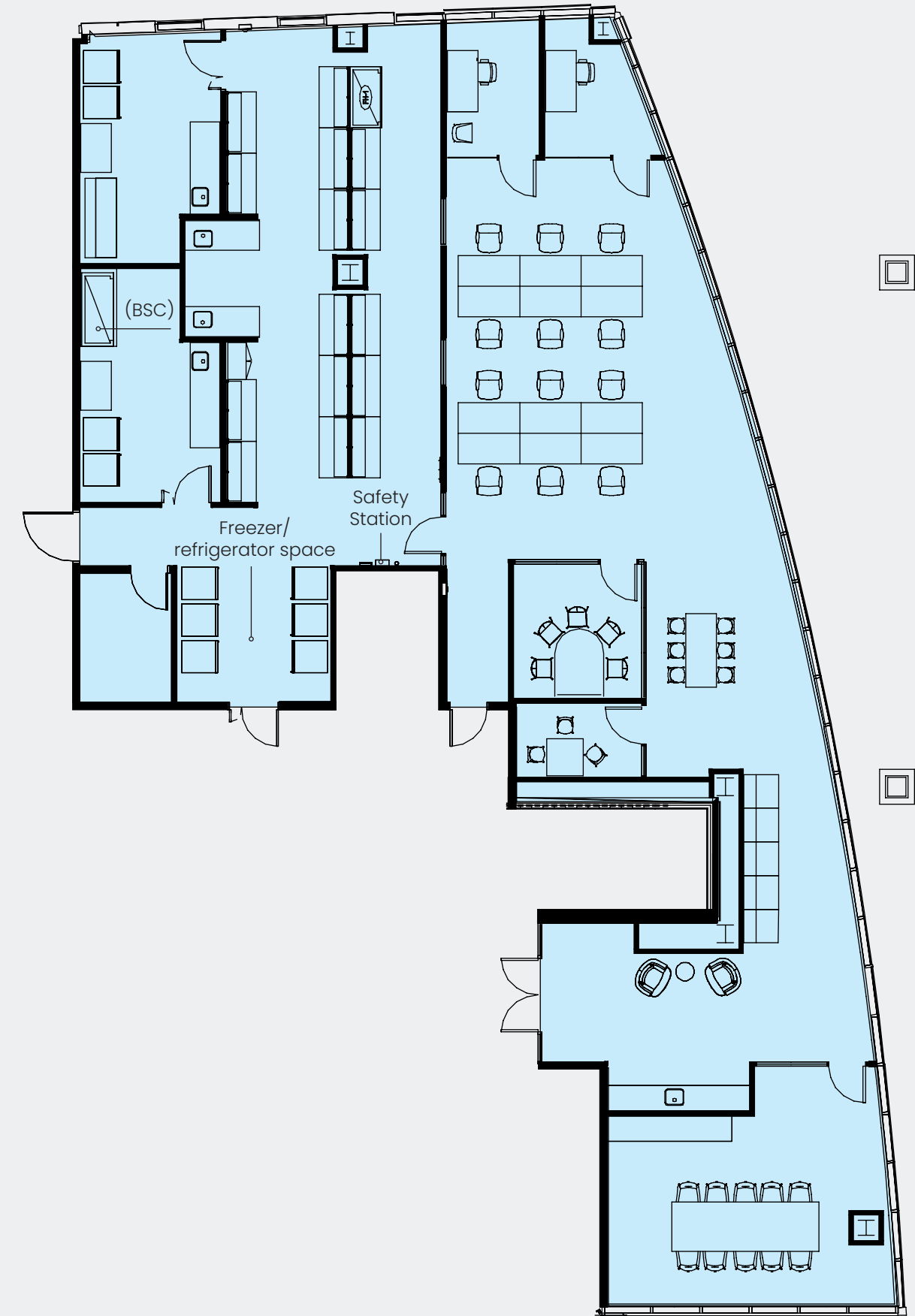
- 1 Fume Hood
- 1 Biosafety Cabinet (BSC)
- 1 Lab Storage Room
- 2 Tissue Culture Lab Rooms
- 2 Lab Sinks
- 2 Private Offices
- 3 Conference Rooms (1 Large, 2 Small)
- 12 Workstations
- 16 Lab Benches
- 1 Digital Screen



AVAILABLE FOR IMMEDIATE OCCUPANCY

Suite 303 | 6,475 RSF

- 1 Fume Hood
- 1 Biosafety Cabinet (BSC)
- 1 Lab Storage Room
- 2 Tissue Culture Lab Rooms
- 2 Lab Sinks
- 2 Private Offices
- 3 Conference Rooms (1 Large, 2 Small)
- 12 Workstations
- 15 Lab Benches
- 1 Digital Screen



Spec-Suite Equipment

Individual Suite Lab Equipment & Infrastructure

Lab Equipment (per suite)

- **Fisher Scientific** 6-foot fume hood and biosafety cabinet per suite, plus exhaust infrastructure in place for seamless future fume hood expansion
- Two **Thermo Scientific** refrigerators and one Thermo Scientific freezer with generator-backed power for sample protection
- Dedicated **Vacuubrand** vacuum pump positioned at fume hood location

Lab Infrastructure

- **Fisher Scientific** modular lab casework supported by ceiling utility service panels providing ultimate flexibility for evolving research needs
- Pre-plumbed for two lab gas services delivered via dedicated cylinder closets located in service corridor (eliminates cylinder transport through lab space)
- **Beacon Medaes** oil-free compressed air supplied throughout each suite
- All lab sinks plumbed to central pH neutralization system for compliant waste discharge
- Dedicated storage equipment room included with each suite

Shared Suite Amenities

Central Glass Wash Facility

- **Labconco** lab glassware washer for efficient cleaning and turnaround
- **Getinge Lancer** 9.7 cu. ft. lab steam sterilizer ensuring contamination-free equipment
- **Hoshizaki** 80-pound ice maker providing consistent lab-grade ice supply
- **Milli-Q** IQ 7010 water purification system with 100L storage tank feeding both washer and sterilizer, plus point-of-use dispensing
- Dedicated wash sink and drainboard for manual processing

Building Systems (building-maintained)

- **Beacon Medaes** oil-free air compressor providing reliable compressed air building-wide
- Diesel standby power generator ensuring uninterrupted operations during outages
- Central pH neutralization system treating acidic waste prior to sewer discharge
- Water softener system delivering pre-treated lab cold water—ready for tenant-installed purification systems at any sink location

Shared Support Spaces

- Dedicated lab service corridor with direct service elevator access segregates back-of-house lab operations from office areas
- Common chemical storage closet accommodating tenant-provided secured cabinets for safe chemical staging
- Common freezer/refrigerator space offering supplemental cold storage capacity beyond individual suite equipment



No Gas Cylinder Handling

Pre-plumbed gas services via dedicated closets eliminate the need to transport cylinders through lab space.



Generator-Backed Refrigeration

Critical equipment maintains power during outages to protect valuable samples and research.



Expansion-Ready Infrastructure

Add fume hoods and reconfigure lab systems with minimal disruption to ongoing operations.

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