

# PENNOVATION WORKS

Where Ideas Go To Work

PENNOVATION  
LAB

Developed by  
**MRA GROUP**  
a Stuardi company

Occupancy in 2020!



Main Entrance

NOW LEASING



Lounge

The LAB is 65,000 rentable square feet of scientifically advanced, multi-tenant wet and dry lab and office space.



Laboratory Suite

## PENNOVATION LAB

### Overview:

#### Amenities

Building shared amenities include a two-story lobby with seating, event space, lounge, kitchenette, autoclave, glasswash and facility for dry storage.

Campus amenities include the Pennovation Plaza, Cafe and Pennovation Works events and services.

#### Floor Plan Options

2K square foot modules can be combined based on tenant requirements. Wet lab and office flex space, dry lab and office flex space available. Visit the website to see floor plans.

Early stage companies are **positioned to grow** at **PENNOVATION LAB.**

Ideal tenants are companies that have secured early-stage funding and have outgrown their incubator space, requiring 2,000 - 12,000 square feet.

LAB tenants directly benefit from the programming and amenities already available on Pennovation Works' campus and add critical mass to an innovative and growing community.

The LAB building's proximity to Pennovation Center and other research facilities contributes to the spirit of community and collaboration developing at Pennovation Works.



3401 Grays Ferry Avenue  
Philadelphia, PA 19146



View floor plans & inquire about leasing at  
[www.pennovationlab.com](http://www.pennovationlab.com)

# PENNOVATION WORKS

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Office Suite

The 23-acre Pennovation Works property adjacent to Penn's campus accommodates, in state-of-the-art facilities, researchers, entrepreneurs, and industry partners solving real world problems and translating inventiveness into viable ventures. PENNOVATION LAB is a continuation of the offerings in this innovation ecosystem.

## PENNOVATION LAB, a building filled with capabilities.

### Electric

- 208/120V power provided to electrical closets on each floor, conduit runs from electrical closet to tenant suite
- Building provides (1) 400kW diesel emergency generator

### HVAC

- Building HVAC provided via a high energy efficient Variable Refrigerant Flow (VRF) System with heat recovery
- Lab exhaust systems capable of supporting exhaust hoods and dedicated equipment exhaust at 70 fpm face velocity at 18" sash height openings. Dedicated duct chases to each lab
- 6 air changes per hour for wet lab areas
- Office and lab outside air provided by a redundant dedicated outside air system

### Voice & Data

- A combined MDF/IDF room provided on the ground floor for incoming fiber optic cable services
- IDF closets provided on floors 2,3 and 4 for tenant connections to each tenant suite

### Security & Life Safety

- On campus staff providing 24/7 site access control and systems monitoring
- Cameras and card access control at building exterior doors and selected interior common areas
- Fully sprinklered building with fire detection
- Strobes and detectors in corridors and common areas

### Plumbing

- Acid resistant drain and vent piping stacks run vertically and are stubbed outside shaft walls within each laboratory area for future connection by tenant (zones 1-6 only)
- Domestic cold and hot water stubbed outside shaft walls within each laboratory suite



Photo courtesy of James Ewing

## Getting to the LAB:



### Parking

Limited parking is available on the site.



### Walking Escort Service

Penn offers a Walking Escort Service which can be requested by calling 215-898-WALK (9255)



### Bike Share

Nearby Indego bike share stations are located at 3499 Civic Center Blvd., 246 S. 40th Street, and 598 S. 43rd Street.



### Public Transportation

SEPTA bus routes 12, 49, and 64 service the site.



### Penn Transit

Penn Transit Services offers an on-demand transport service to Pennovation Works for all Penn Community members holding a valid Penn Card or Pennovation ID.

Call (215) 898-RIDE (7433) and select Option 3.

Contact:



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PENNOVATION LAB is developed by:



Photos courtesy of Michael Moran\_OTTO

## About Pennovation Works

The Pennovation Works is a distinctive blend of offices, labs and production space developed by The University of Pennsylvania to link the intellectual and entrepreneurial initiatives necessary for advancing knowledge and generating economic development.