



INNOVATION

**ONE MILLION SF HEADQUARTERS
& LIFE SCIENCES CAMPUS**

KING OF PRUSSIA, PA



TABLE OF CONTENTS

- 01** PROPERTY OVERVIEW PAGE 3
- 02** MARKET OVERVIEW PAGE 13
- 03** AVAILABLE SPACE PAGE 25



INNOVATION

ONE MILLION SF HEADQUARTERS
& LIFE SCIENCES CAMPUS
KING OF PRUSSIA, PA



01 PROPERTY OVERVIEW



Welcome to Innovation Headquarters & Life Sciences Campus, an approximately 948,536 + SF, 204-acre research and development campus located at 709 Swedeland Road, King of Prussia, Pennsylvania. Innovation Headquarters & Life Sciences Campus was constructed over 30 years by GlaxoSmithKline and has served as a key research and develop hub for one of the world's largest and most important companies.

“Innovation” is truly a complete corporate campus for office and research tenants looking to focus on developing their technologies rather than the cost to construct highly complex and very costly space. Prospective tenants can take advantage of world-class laboratory and office space designed and developed by some of the nation's finest architects and engineers. They can also take advantage of the tremendous infrastructure that already exists, including:

- **DUAL FEED POWER** providing comfort that when the power goes out elsewhere, it stays on at Innovation!
- **FREEZER FARMS** located throughout the campus.
- Available **VIVARIUM SPACE**
- **100% OUTSIDE AIR**

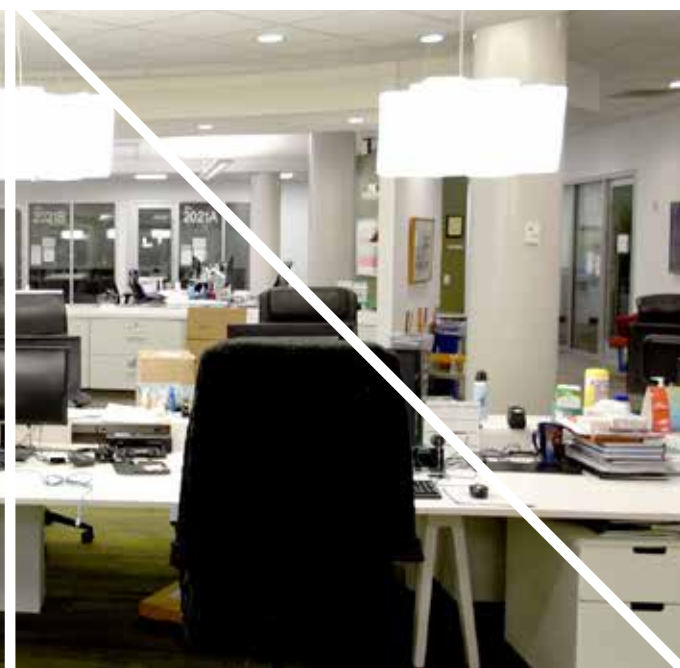
O'Neill Properties, a nationally recognized privately owned real estate development company, is acquiring this campus to create a world class innovation center focused around life sciences, research & development of all kinds, and experiential office space.

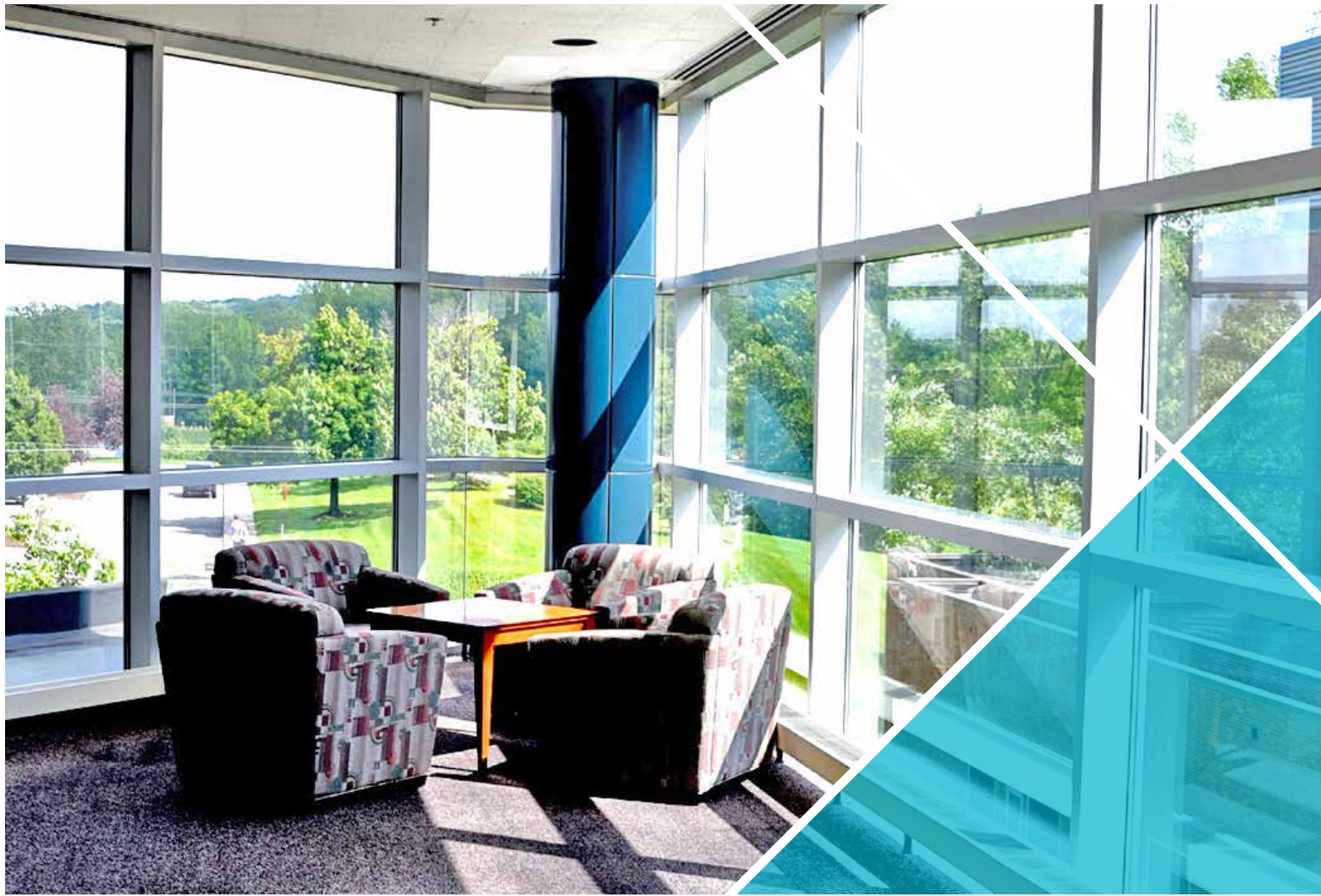
Innovation Headquarters & Life Sciences Campus will be the premier technology campus in the Northeast and will provide a suburban opportunity for corporations to coexist and collaborate with some of the most creative entrepreneurial minds in the industry today.











INNOVATION

ONE MILLION SF HEADQUARTERS
& LIFE SCIENCES CAMPUS
KING OF PRUSSIA, PA

02 MARKET OVERVIEW





GREATER LOCATION. GREATER INNOVATION. GREATER PHILADELPHIA.

Greater Philadelphia is a hotbed of cutting-edge life sciences, medical and higher education institutions, all of which work in concert to pursue a regional goal of innovation. Significant pockets of dense concentration have grown throughout Greater Philadelphia, in the city itself and in its suburbs, and act as anchors and attractors. These spaces continue to expand in both physical size and national reputation. The campus at 709 Swedeland Road in King of Prussia lies within the nexus of these hotspots and is located conveniently near the convergence of Interstates 76 and 476, which connect it to major points in the Greater Philadelphia region, including the city center itself, which is 16 miles away.



GREATER PHILADELPHIA EDS & MEDS

The location of the campus at 709 Swedeland Rd in relation to downtown Philadelphia and within Montgomery County, the second wealthiest and third most populous in the state of Pennsylvania, allows for unparalleled access to:

A Network of Highways

- I-95, I-76, I-676, I-276
- Within access of 40% of U.S. & Canada populations
- Within access of 45% of total national manufacturing production

Extensive Public Transportation System

- 30th Street Station in Philadelphia 3rd Busiest Amtrak station in the country
- Regional rail and bus routes run by SEPTA
- Less than 2 hours from New York and D.C.

Philadelphia International Airport

- \$6.4 billion expansion plan in place
- PHL houses UPS' second busiest facility

University City, the Premiere Science and Tech Hub

Strategic university and private partnerships are propelling multiple largescale development projects to advance an already well-established reputation for research and innovation. Millions of feet of lab space will be built out in the next 10 years, but at the highest rental rates the city has seen.

The Navy Yard, a Unique Enclave of R&D Density

GSK, Axalta, Iroko and Adaptimmune are just some of the major companies concentrated in this waterfront corporate campus. Partnerships between these companies and Philadelphia universities promote collaboration that yields cutting-edge work such as gene therapy among other advanced developments in healthcare.

Route 202 Corridor, Suburban STEM Alley

Exton, Malvern and King of Prussia, all along the 202 Corridor, are rich with pharma and bio companies, Merck, Pfizer, Teva, and Trevena, and newcomer Radius Health, just to name a few on the roster.

The Philadelphia Metro is renowned for its wealth of higher education institutions. With well over 100 colleges and universities including six research universities, and more than half a million students, Greater Philadelphia contains the fourth largest university population among all US metro areas. There are more professional degrees awarded per resident in Greater Philadelphia than in any other region in the nation.

Like its universities, Greater Philadelphia's medical institutions are world-class. There are well over 20 health systems in the metro region. Children's Hospital of Philadelphia, with major centers throughout the area, is the 2nd best children's hospital in the country and is constantly innovating. The world's first pediatric bilateral hand transplant was performed at CHOP in 2015.

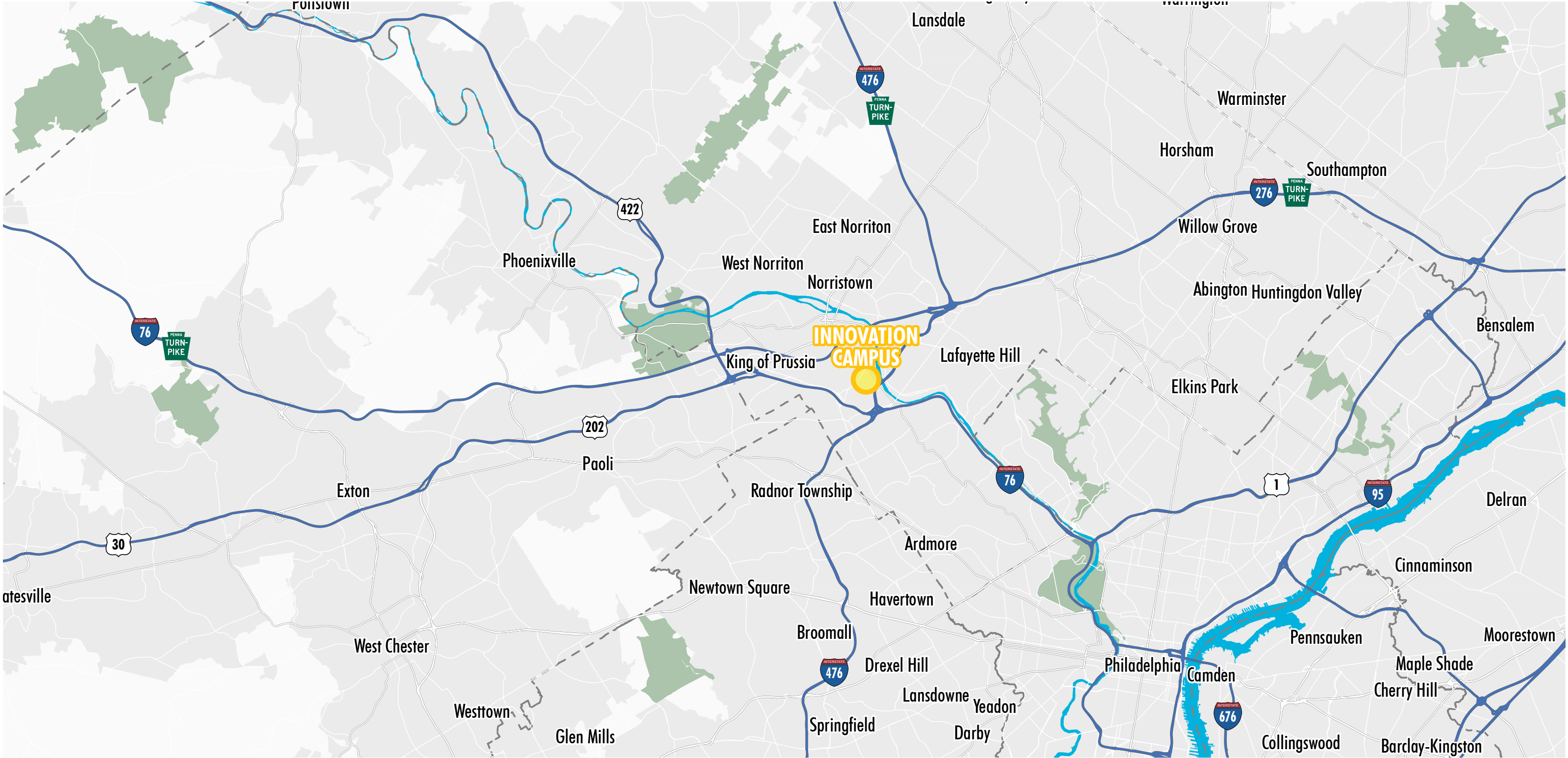
Numerous health systems blanket the region led by hospitals of the University of Pennsylvania-Penn Presbyterian, the region's largest health system, currently ranked 9th best in the country.

Main Line Health, Virtua, Einstein Healthcare Network, Temple University Health System, Mercy Health, Kennedy Health, and more offer exceptional medical care and work to elevate the region's standing as a medical innovation hub on a national stage.



INNOVATION
ONE MILLION SF HEADQUARTERS
& LIFE SCIENCES CAMPUS
KING OF PRUSSIA, PA

GREATER LOCATION.
GREATER INNOVATION.
GREATER PHILADELPHIA.



INNOVATION
ONE MILLION SF HEADQUARTERS
& LIFE SCIENCES CAMPUS
KING OF PRUSSIA, PA

I-76/I-476 Interchange,
Conshohocken
Malvern, PA
University City, Philadelphia
Center City Philadelphia
Exton, PA

1.75 miles (5 Minutes)
13.5 miles (15 Minutes)
15.7 miles (20 Minutes)
17.5 miles (25 Minutes)
18 miles (20 Minutes)

Wilmington, DE
Reading, PA
Allentown, PA
Princeton, NJ
New York, NY
34 miles (35 Minutes)
44 miles (45 Minutes)
50 miles (45 Minutes)
52 miles (45 Minutes)
102 miles (1 Hour 45 Minutes)

*Mileages and driving times are approximate



LOCAL AMENITIES WITHIN 5 MILES



LODGING



SHOPPING



FITNESS



DINING







INNOVATION

ONE MILLION SF HEADQUARTERS
& LIFE SCIENCES CAMPUS
KING OF PRUSSIA, PA






03 AVAILABLE SPACE



	BUILDING 20	BUILDING 21	BUILDING 22	BUILDING 23*	BUILDING 24
					
Building Size	38,852 SF	122,305 SF	48,789 SF	138,769 SF	112,921 SF
Building Type	Central Utility Plant	3-story office & laboratory building (decommissioned vivarium in basement)	3-story office building	4-story executive office building with cafeteria and two auditoriums	3-story office & laboratory building
Year Built	1982-1985	1982	1985	1985	1985
Construction	Concrete foundation; steel frame concrete block; insulated panel exterior walls; metal sash windows; concrete floor; minimal interior painting	Concrete foundation; fireproof steel frame; brick over concrete block & insulated metal exterior walls; 1" thick insulated tinted glass in single, or full wall, metal sash windows	Concrete foundation; fireproof steel frame; brick over concrete block & insulated metal exterior walls; 1" thick insulated tinted glass in single, or full wall, metal sash windows	Concrete foundation; fireproof steel frame; brick over concrete block & insulated metal exterior walls; 1" thick insulated tinted glass in single, or full wall, metal sash windows	Concrete foundation; fireproof steel frame; brick over concrete block & insulated metal exterior walls; 1" thick insulated tinted glass in single, or full wall, metal sash windows
Roof	Flat gypsum built-up composition roof cover on metal deck	Flat insulated concrete on metal roof deck	Flat insulated concrete on metal roof deck	Flat insulated concrete on metal roof deck	Flat insulated concrete on metal roof deck
Doors	Hollow steel core pedestrian doors; one overhead drive-in truck door	Glass & metal sash or hollow core steel pedestrian doors; two tailgate doors with one dock leveler	Glass & metal sash or hollow core steel pedestrian doors	Glass & metal sash or hollow core steel pedestrian doors	Glass & metal sash or hollow core steel pedestrian doors; four tailgate truck positions at covered dock with dock levelers
Lighting	Fluorescent lighting	Fluorescent lighting	Fluorescent lighting	Fluorescent lighting	Fluorescent lighting
A/C & Heating	Radiant heating; office air conditioning	Steam forced air or perimeter fin heating; full air conditioning	Steam forced air heating; full air conditioning	Steam forced air heating; full air conditioning	Steam forced air heating; full air conditioning
Lavatory	One (1)	Restrooms on all floors	Restrooms on all floors	Restrooms on all floors	Restrooms on all floors
Clear Ceiling Height	20' in the main area	8.67' finished to 14' unfinished	8.67' finished to 14' unfinished	8.67' finished to 14' unfinished	8.67' finished to 14' unfinished
Life Safety Systems	Fully sprinklered	Almost fully sprinklered	Fully sprinklered	Fully sprinklered	Fully sprinklered
Special Features	Access to a utility tunnel of 8,297 SF which serves the R&D complex (not used by personnel and not included in the overall total area)	One story, glass roofed atrium on the east side of the building along with glass hallways on all floors leading to the building	Direct connection with building 23 and glass enclosed walkway to building 29	Corporate quality materials and finishes throughout	Glass enclosed walkway to buildings 21 and 25; shared atrium of 21
Availability	1st Quarter 2019	1st Quarter 2019	1st Quarter 2019	1st Quarter 2019	1st Quarter 2019

*NOTE: Building 23 basement square footage is occupiable and included in the office column. Building 23 basement includes restaurant, conference and meeting rooms.



	BUILDING 25	BUILDING 26	BUILDING 27	BUILDING 28	BUILDING 29
					
Building Size	99,517 SF	115,483 SF	70,346 SF	87,581 SF	90,270 SF
Property Type	1 & 3-story office & lab building	3-story animal research building (active)	3-story office and lab building	1 &3-story office and lab building	2 & 3-story office, lab and pilot plant facility
Year Built	1985	1986	1985, 1993, 2003	1986	1987
Construction	Concrete foundation; fireproof steel frame; brick over concrete block & insulated metal exterior walls; 1" thick insulated tinted glass in single, or full wall, metal sash windows	Concrete foundation; fireproof steel frame; brick over concrete block & insulated metal exterior walls; 1" thick insulated tinted glass in single, or full wall, metal sash windows	Concrete foundation; fireproof steel frame; brick over concrete block & insulated metal exterior walls; 1" thick insulated tinted glass in single, or full wall, metal sash windows	Concrete foundation; fireproof steel frame; brick over concrete block & insulated metal exterior walls; 1" thick insulated tinted glass in single, or full wall, metal sash windows	Concrete foundation; fireproof steel frame; brick over concrete block & insulated metal exterior walls; 1" thick insulated tinted glass in single, or full wall, metal sash windows
Roof	Flat insulated concrete on metal roof deck	Flat insulated concrete on metal roof deck	Flat insulated concrete on metal roof deck	Flat insulated concrete on metal roof deck	Flat insulated concrete on metal roof deck
Doors	Glass & metal sash or hollow core steel pedestrian doors; four tailgate truck positions at covered dock with dock levelers	Glass & metal sash or hollow core steel pedestrian doors	Glass & metal sash or hollow core steel pedestrian doors	Glass & metal sash or hollow core steel pedestrian doors	Glass & metal sash or hollow core steel pedestrian doors
Lighting	Fluorescent lighting	Fluorescent lighting	Fluorescent lighting	Fluorescent lighting	Fluorescent lighting
A/C & Heating	Steam forced air heating; full air conditioning	Steam forced air heating; full air conditioning	Steam forced air heating; full air conditioning	Steam forced air heating; full air conditioning	Steam forced air heating; full air conditioning
Lavatory	Restrooms on all floors	Restrooms on all floors	Restrooms on all floors	Restrooms on all floors	Restrooms on all floors
Clear Ceiling Height	8.67' finished to 14' unfinished	8.67' finished to 14' unfinished	8.67' finished to 14' unfinished	8.67' finished to 14' unfinished	8.67' finished to 14' unfinished
Life Safety Systems	Fully sprinklered	Fully sprinklered	Fully sprinklered	Fully sprinklered	Fully sprinklered
Special Features	Glass enclosed walkways to building 24 and direct connections to 23, 26 and 27	Vivarium capabilities include: •Dogs •Non-human primates •Rodents •Large animal operating rooms and cage washes on-site	Glass enclosed walkways to buildings 25, 28, 29 and 30, along with a shared atrium of 25; direct connections to buildings 25 and 26	Glass enclosed walkways to buildings 27 and 29, along with a shared atrium of 29 and a direct connection to building 30	Glass enclosed walkways to building 28 and an atrium along with an extended hallway between the Pharmaceutical & the Chemical Drug Delivery sections.
Availability	1st Quarter 2019	1st Quarter 2019	1st Quarter 2019	1st Quarter 2019	LEASED

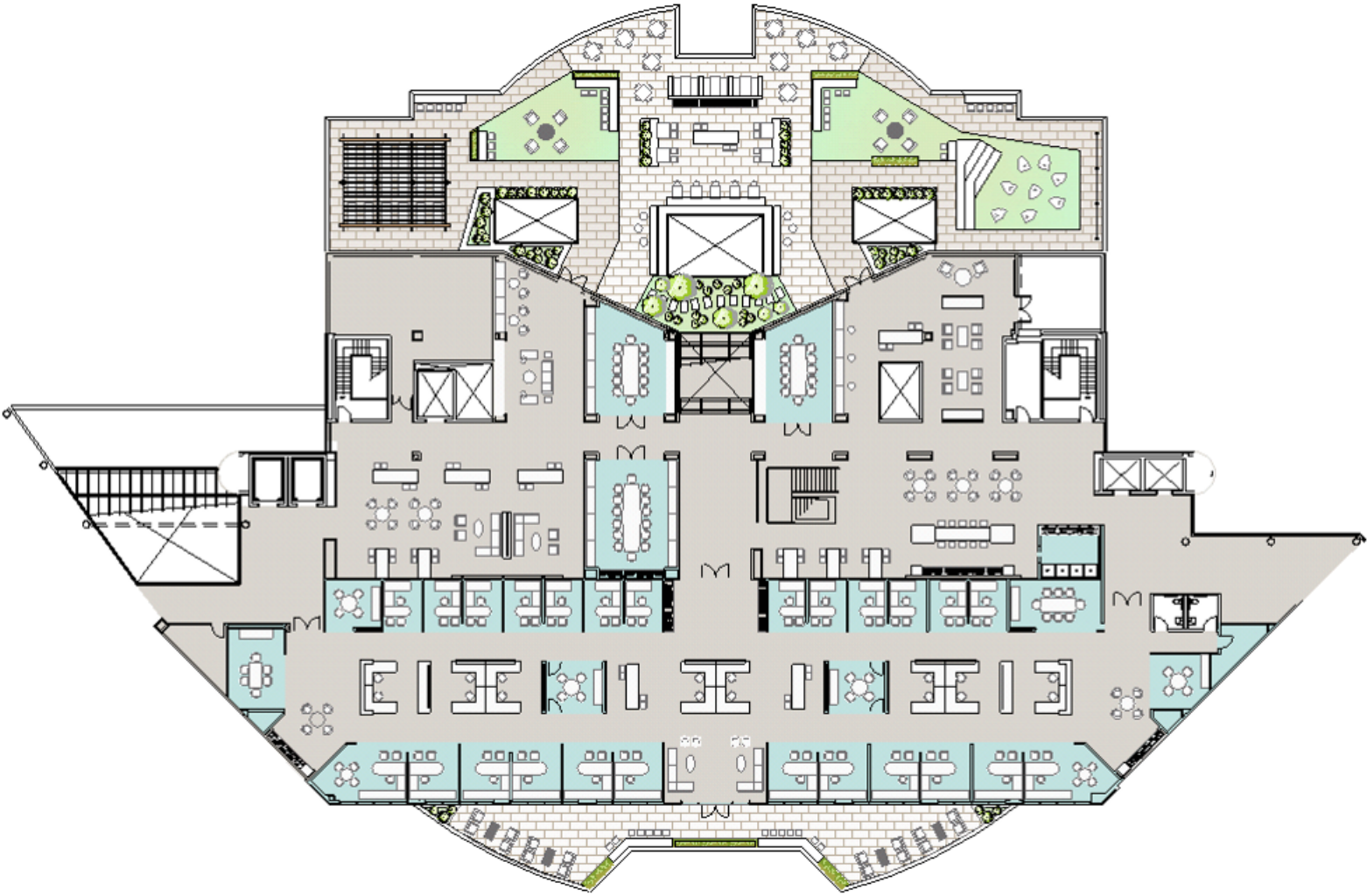




Building Size	17,317 SF	75,629 SF
Property Type	2-story office & lab building	3-story office and lab building
Year Built	1987	1986
Construction	Concrete foundation; fireproof steel frame; brick over concrete block & insulated metal exterior walls; 1" thick insulated tinted glass in single, or full wall, metal sash windows	Concrete foundation; fireproof steel frame; brick over concrete block & insulated metal exterior walls; 1" thick insulated tinted glass in single, or full wall, metal sash windows
Roof	Flat insulated concrete on metal roof deck	Flat insulated concrete on metal roof deck
Doors	Glass & metal sash or hollow core steel pedestrian doors	Glass & metal sash or hollow core steel pedestrian doors; two tailgate truck positions at covered dock with one dock leveler
Lighting	Fluorescent lighting	Fluorescent lighting
A/C & Heating	Steam forced air heating; full air conditioning	Steam forced air heating; full air conditioning
Lavatory	Restrooms on all floors	Restrooms on all floors
Clear Ceiling Hight	8.67' finished to 14' unfinished	8.67' finished to 14' unfinished
Life Safety Systems	Fully sprinklered	Fully sprinklered
Special Features	Glass enclosed walkway to building 29	Glass enclosed walkway to building 27 and direct access to 28
Availability	1st Quarter 2019	1st Quarter 2019



THIRD FLOOR
EXECUTIVE
OFFICES &
BALCONIES



PROPERTY
SUMMARY



OPERATIONS SAMPLE FLOOR PLAN



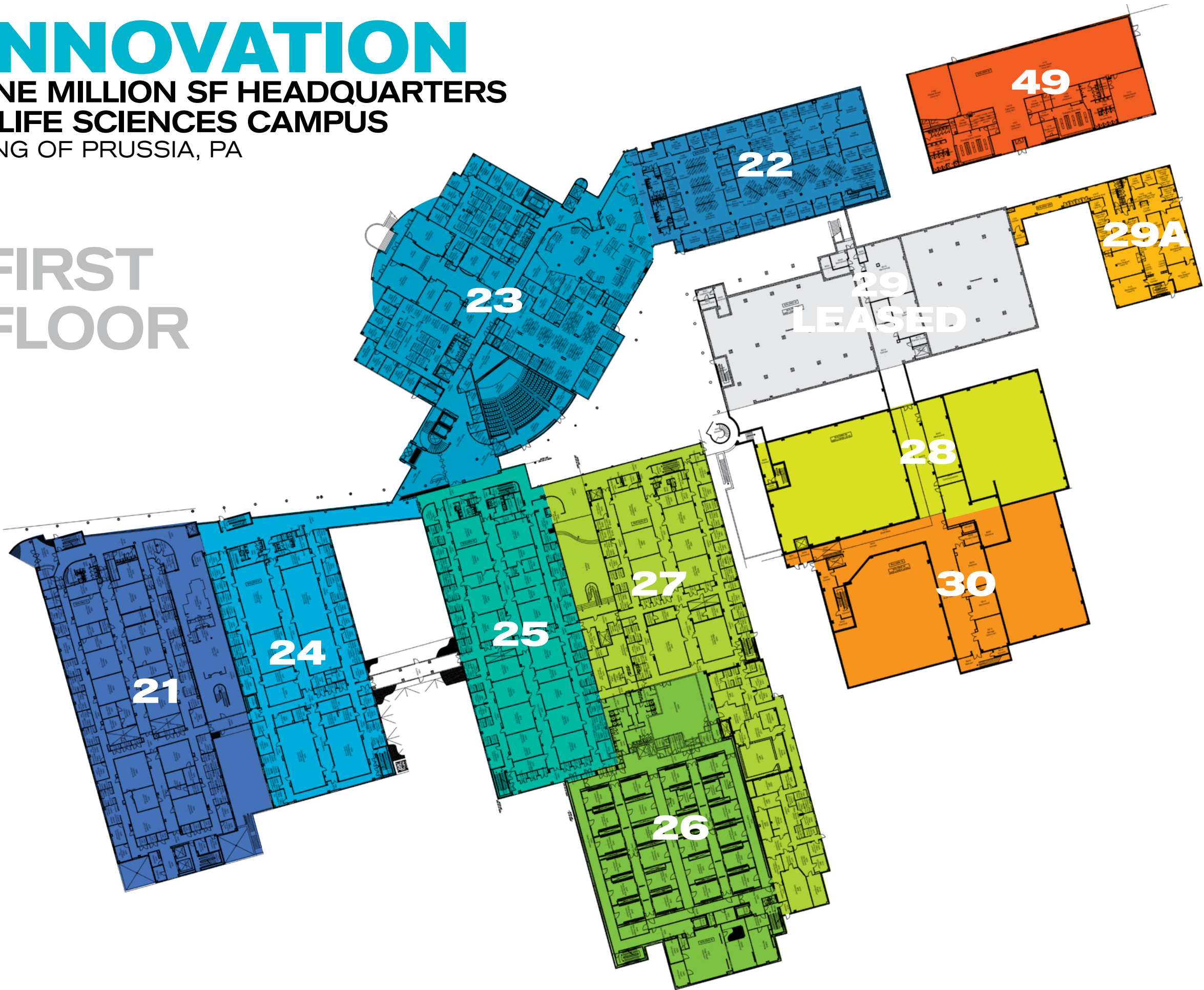
CAMPUS SPECIFICATIONS

Electric	Two (2) services exist. The Central Utilities Plant (Building 20) has four (4) 7,500 KVA Transformers. Two (2) 10,000 KVA transformers provide service for the remaining buildings on the West Campus.
Steam	Four (4) boilers in Building 20 provide 120,000 lbs. of steam pressure per hour at full capacity. Although actual maximum is 70,000 lbs. per hour, available maximum is only 30,000 lbs. per hour. This is because 20,000 lbs. per hour must be reserved for Building 21 and 26 at all times.
Gas	The capacity of the gas line is approximately 200 MCF per hour. The Service is part of the main gas line.
Water	One (1) 8" line and one (1) 12" line (branched to one (1) 8" line and one (1) 12" line) provide water for domestic lines and sprinkler systems. Two (2) 8" domestic water lines with approximate maximum capacity of 1,000 GPM services to the Campus. Although capacity of the domestic water flow meter is approximately 2,500 GPM, the pressure of the main system at these flow rates will drop below acceptable levels where upon restrictions would be imposed by the water Company
Chilled Water	The Campus Chilled Water system is located in the Central Utility Plant and provides can supply 7,750-tons of chilled water, with 1,000-ton redundancy. The cooling tower capacity matches the chiller capacity.
Sewer	The main sewer system pumping capacity is 700 GPM or 1,008,000 gallons per day. The current contract with Upper Merion Township is for 1,000,000 gallons per day.
Compressed Air	Three (3) air compressors are located in the Central Utility Plant and serve the Campus.
Parking	1,400 parking spots currently available with the ability to accommodate a 4/1,000 SF parking ratio.
Other Features	<ul style="list-style-type: none">• Helipad on campus• SEPTA Bus Route 95 stop at the entrance to the campus• Less than one mile from SEPTA's Gulph Mills Regional Rail Station

INNOVATION

ONE MILLION SF HEADQUARTERS
& LIFE SCIENCES CAMPUS
KING OF PRUSSIA, PA

FIRST FLOOR



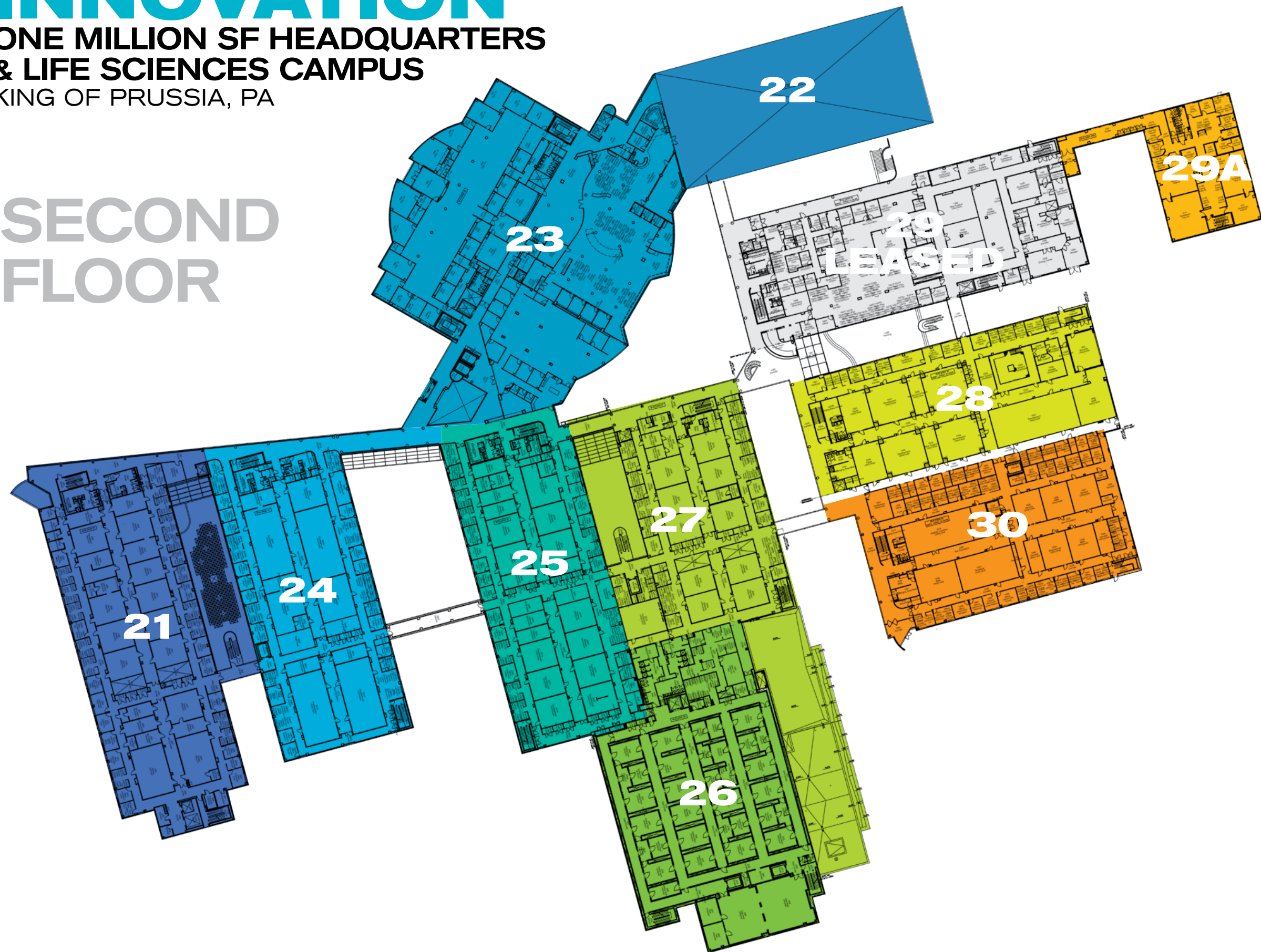
BUILDING 21 OFFICE/LAB, ANIMAL RESEARCH (DECOMMISSIONED) 122,305 SF*
BUILDING 22 OFFICE-47,789 SF*
BUILDING 23 OFFICE-138,769 SF*
BUILDING 24 OFFICE/LAB – 112,921 SF*
BUILDING 25 OFFICE/LAB – 99,571 SF*
BUILDING 26 ANIMAL RESEARCH (ACTIVE) – 115,483 SF*
BUILDING 27 OFFICE/LAB – 70,346 SF*
BUILDING 28 OFFICE/LAB – 87,581 SF*
BUILDING 29 LEASED – 90,270 SF*
BUILDING 29A OFFICE/LAB – 17,317 SF*
BUILDING 30 OFFICE/LAB – 75,629 SF*
BUILDING 49 FITNESS CENTER*

*SF includes all floors

INNOVATION

ONE MILLION SF HEADQUARTERS
& LIFE SCIENCES CAMPUS
KING OF PRUSSIA, PA

SECOND FLOOR



BUILDING 21
OFFICE/LAB, ANIMAL RESEARCH
(DECOMMISSIONED) 122,305 SF*

BUILDING 22
OFFICE – 47,789 SF*

BUILDING 23
OFFICE – 138,769 SF*

BUILDING 24
OFFICE/LAB – 112,921 SF*

BUILDING 25
OFFICE/LAB – 99,571 SF*

BUILDING 26
ANIMAL RESEARCH
(ACTIVE) – 115,483 SF*

BUILDING 27
OFFICE/LAB – 70,346 SF*

BUILDING 28
OFFICE/LAB – 87,581 SF*

BUILDING 29
LEASED – 90,270 SF*

BUILDING 29A
OFFICE/LAB – 17,317 SF*

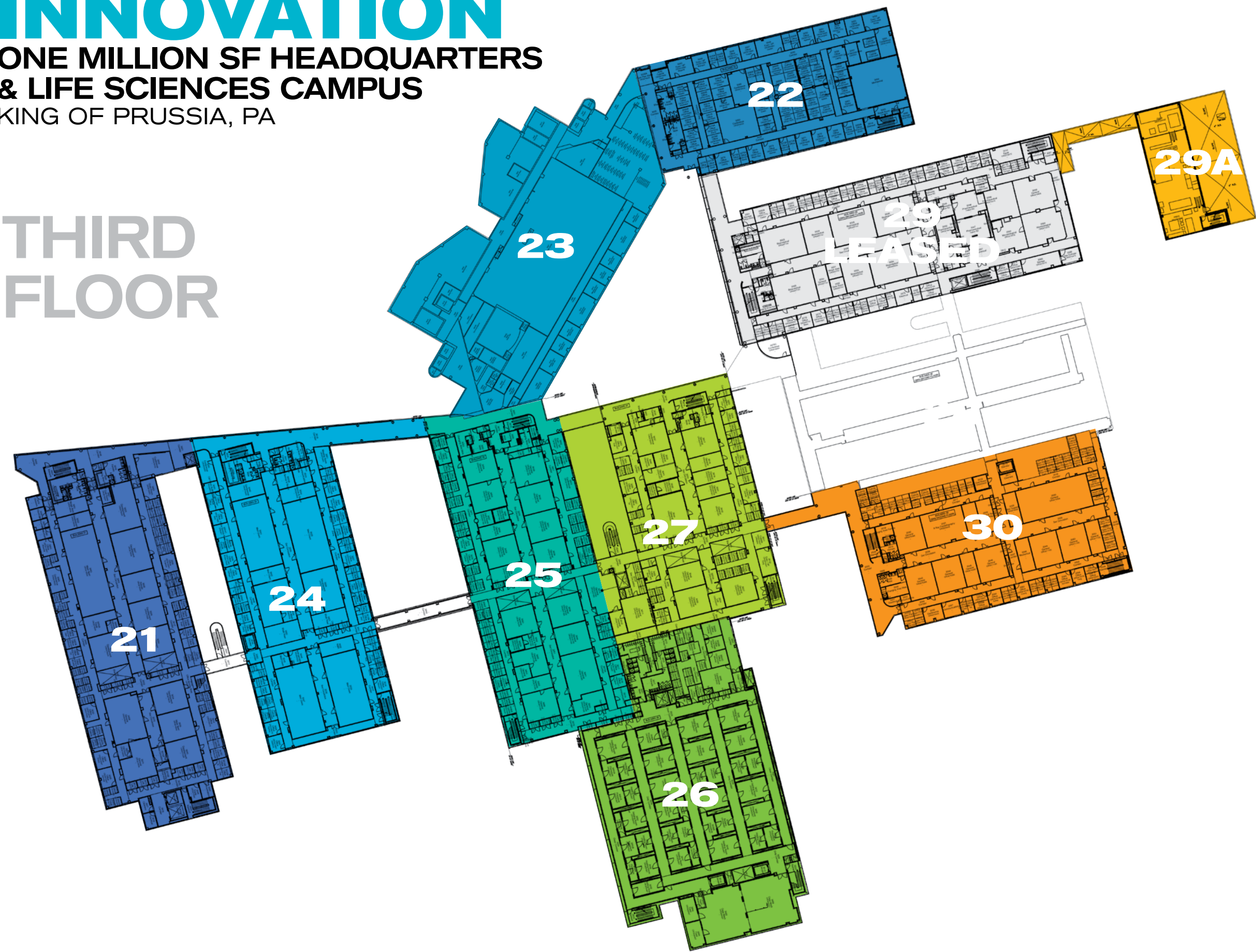
BUILDING 30
OFFICE/LAB – 75,629 SF*

**SF includes all floors*

INNOVATION

ONE MILLION SF HEADQUARTERS
& LIFE SCIENCES CAMPUS
KING OF PRUSSIA, PA

THIRD FLOOR



BUILDING 21
OFFICE/LAB, ANIMAL RESEARCH
(DECOMMISSIONED) – 122,305 SF*

BUILDING 22
OFFICE – 47,789 SF*

BUILDING 23
OFFICE – 138,769 SF*

BUILDING 24
OFFICE/LAB – 112,921 SF*

BUILDING 25
OFFICE/LAB – 99,571 SF*

BUILDING 26
ANIMAL RESEARCH
(ACTIVE) – 115,483 SF*

BUILDING 27
OFFICE/LAB – 70,346 SF*

BUILDING 28
OFFICE/LAB – 87,581 SF*

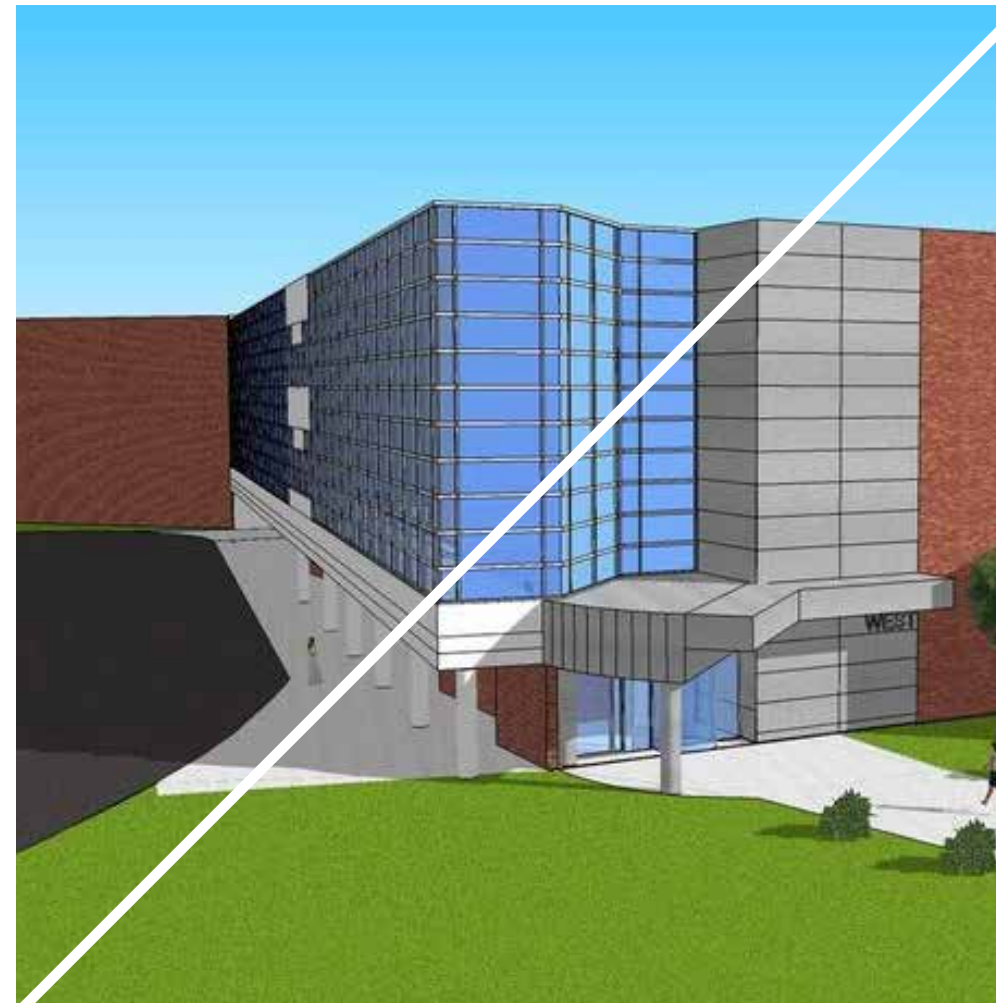
BUILDING 29
LEASED – 90,270 SF*

BUILDING 29A
OFFICE/LAB – 17,317 SF*

BUILDING 30
OFFICE/LAB – 75,629 SF*

**SF includes all floors*

INNOVATION



For more information please contact:

Scott Gabrielsen

Executive Vice President
+1 610 727 5913
scott.gabrielsen@cbre.com
Licensed: PA

Paul Touhey

Senior Vice President
+1 610 251 5126
paul.touhey@cbre.com
Licensed: PA
Licensed Salesperson: NJ

Andrew Green

Associate
+1 610 251 5183
andrew.green@cbre.com
Licensed: PA

CBRE, INC.

1200 Liberty Ridge Drive
Suite 320
Wayne, PA 19087
T +1 610 251 0820
F +1 610 889 9168
cbre.us/philadelphia
Licensed Real Estate Broker

© 2017 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

CBRE



O'NEILL
PROPERTIES GROUP