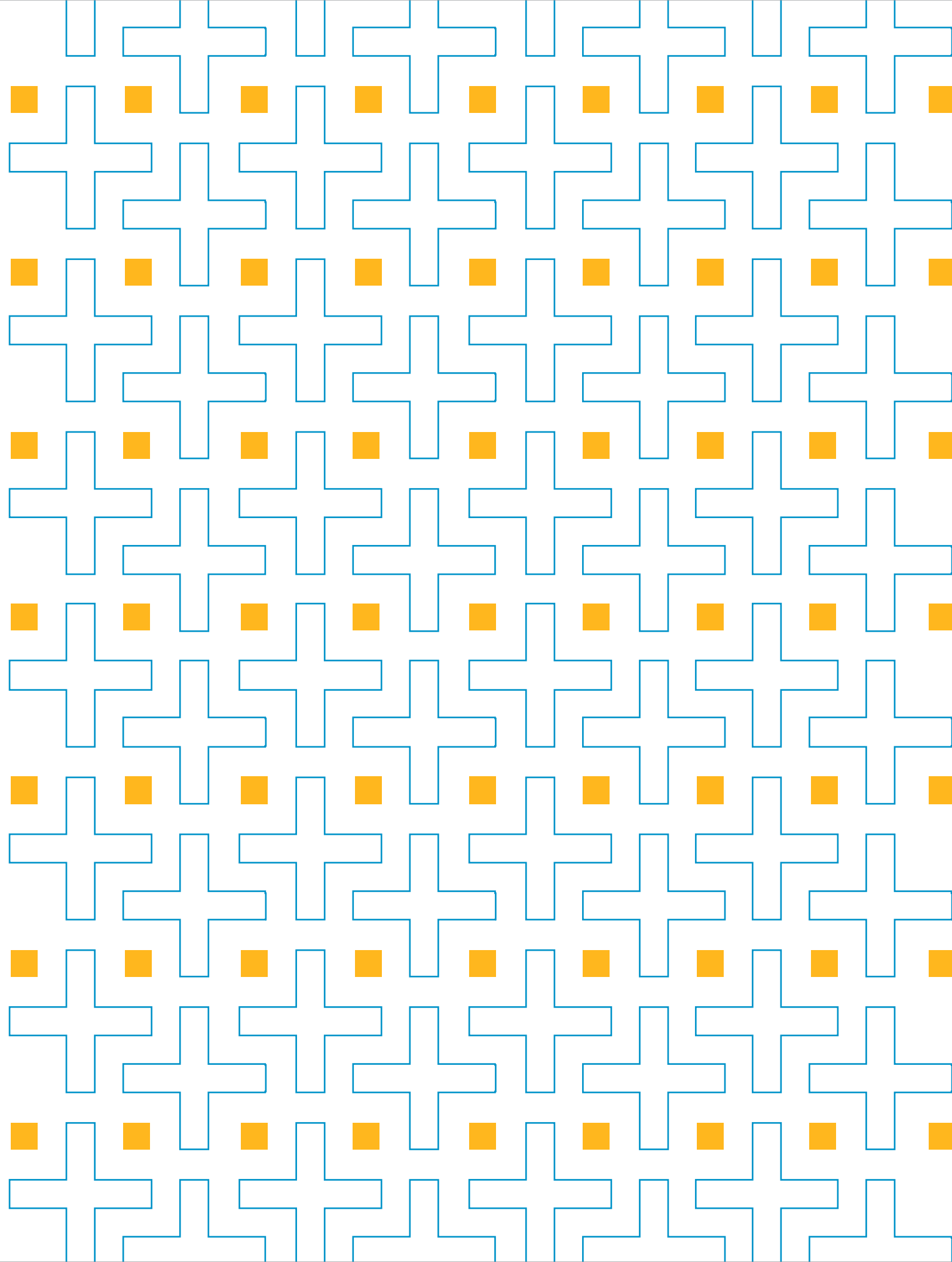


A Development of **BRANDYWINE REALTY TRUST**



Life Science
Incubator Space
at Cira Centre
Delivering Q4 2021

Your Space for Life Sciences

For start-up or early-stage, fast-growing life science companies, to established industry leaders, B.Labs powered by the Pennsylvania Biotechnology Center (PABC) provides flexible, high-quality innovation and research space in an area teeming with top talent and renowned institutions.



**PLUG & PLAY
LABS, OFFICE &
MEETING SPACE**



**WORLD-CLASS
NETWORK**



**EXTENSIVE
PROGRAMMING**



**VC & FUNDING
OPPORTUNITIES**



**ADVISORY &
CONSULTING SERVICES**



**SEAMLESS
EXPANSION PLAN**



2929 ARCH STREET PHILADELPHIA, PA

Our Flagship Location at Cira Centre

B.Labs is located at Cira Centre in our Schuylkill Yards neighborhood in University City, Philadelphia—within both a QOZ and a KIZ. The building has a direct connection to Amtrak’s 30th Street Station, access to a 1,500+ space parking garage, and close proximity to the Philadelphia International Airport—allowing for seamless connection to neighboring innovation clusters. Companies can draw top talent from Drexel University, the University of Pennsylvania, Children’s Hospital of Philadelphia, and a number of other world-class healthcare and academic institutions.

World-Class Lab + Research Space

Newly renovated to deliver a dynamic lobby and engaging common spaces, Cira Centre is a Trophy-class work environment designed for human health, wellness, and productivity. Addressing the region's intense demand, B.Labs will feature premier lab space with the latest equipment and technology.

- **EXPECTED DELIVERY:** Q4 2021
- **SPACE:** 3 stories, totaling 50,000 SF
- **USE:** Life science incubator with flexible, plug & play lab and research space, research equipment, office and conference space; within a specialized network of resources, programming, and expertise powered by the Pennsylvania Biotechnology Center.



Your Space for Innovation

Working at B.Labs provides you with access to:

- **HIGHEST-QUALITY OFFICE FINISHES**

- **CONFERENCE FACILITIES**

- Collaboration, conferencing and event center with built-in AV equipment and high-speed WiFi
- Rooms supporting small team gatherings and up to 300+ seated attendees

- **STATE-OF-THE-ART EQUIPMENT AND SPECIALIZED SERVICES, INCLUDING:**

FIXED EQUIPMENT/SPECIALTY ROOMS

- Biological & Chemical Fume Hoods
- Cold Rooms
- Emergency Power
- Glasswash Rooms
- Microscopy Rooms
- Water / Ice Rooms
- Tissue Culture Rooms w/ BSC and CO2 Incubators

SAFETY EQUIPMENT

- Eyewash
- Flammable Storage
- Safety Shower

COMMON EQUIPMENT

- Liquid Nitrogen Freezers
- Steam Sterilizers
- Ultra Centrifuge
- UltraPure Water

ACCELERATOR LABS

- Bench Centrifuge
- Benchtop Equipment
- Bench Shaker
- BioSafety Cabinet
- Casework
- CO2 Incubator
- Freezers & Refrigerators

- Fume Hood
- Microscope
- Modular Benches
- NanoDrop
- PCR
- Plate Readers
- Sonicators
- Water Bath

PRIVATE LABS

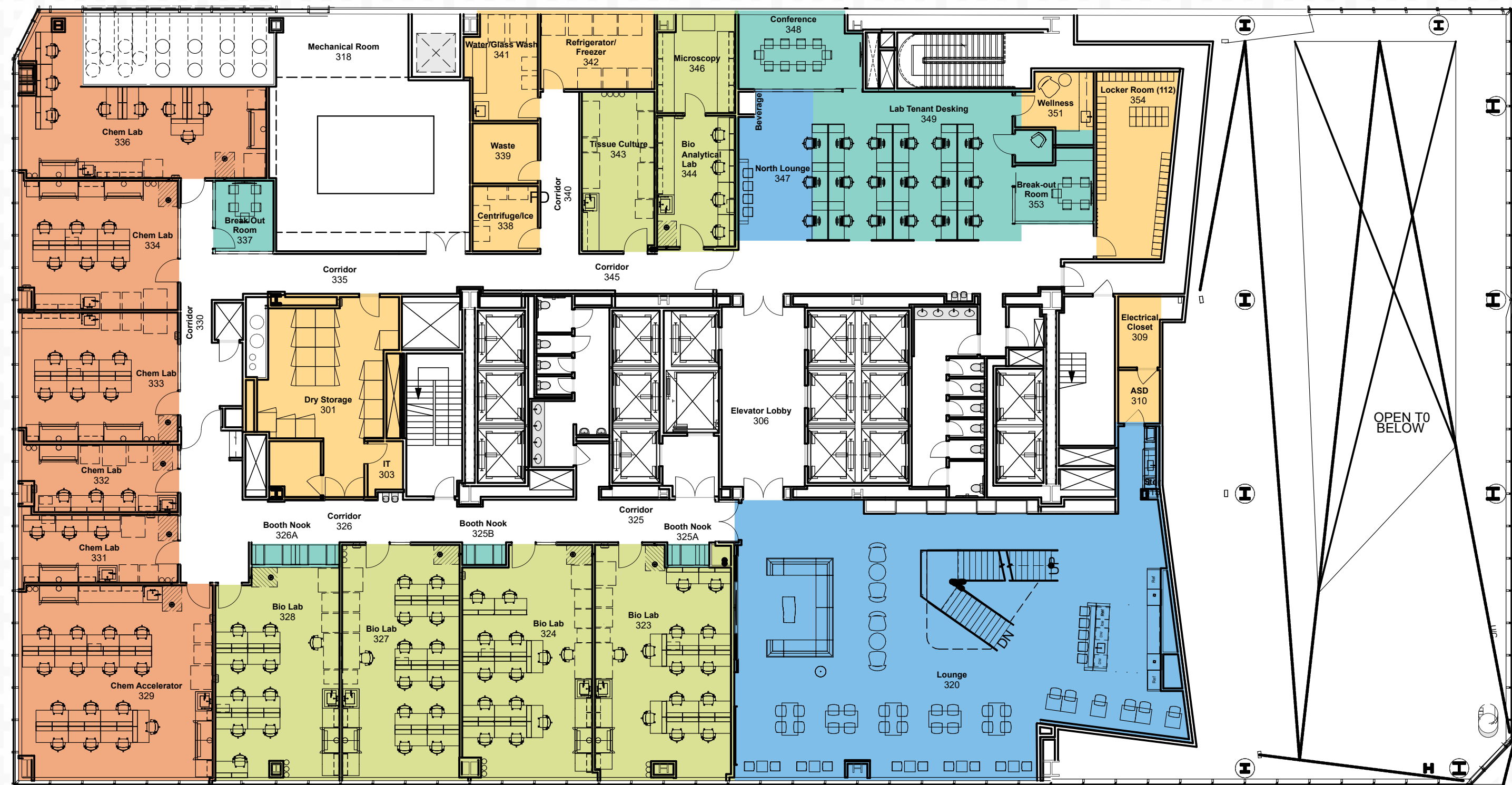
- Fume Hood
- Casework
- Modular Benches



SECOND LEVEL Floor Plan



THIRD LEVEL Floor Plan



FOURTH LEVEL Floor Plan





Plug into a World-Class Life Science Ecosystem

Brandywine provides life science companies with the platform to grow into bigger users in the region, with flexibility for seamless expansion into Cira Centre graduation space, our state-of-the-art spaces within the 14-acre, \$3.5 billion Schuylkill Yards neighborhood, our Radnor Life Sciences Center in the PA suburbs, or beyond to our national portfolio. B.Labs is part of Brandywine's Life Science ecosystem, where we connect talent and experts with high-quality space to innovate. **Find out more about what we're building on the [Brandywine Life Sciences](#) web page.**





A Partnership for Success

Drawing on the expertise of the Bloomberg Institute, the Pennsylvania Biotechnology Center is one of the nation's most successful life science incubators. Replicating this model at B.Labs will establish a dynamic, flexible community of innovators who can grow their company as they steward their discoveries into commercial offerings.



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+ ABOUT BRANDYWINE REALTY TRUST

Brandywine Realty Trust (NYSE: BDN) is one of the largest, publicly traded, full-service, integrated real estate companies in the United States with a core focus in the Philadelphia, Austin and Washington, D.C. Markets. Organized as a real estate investment trust (REIT), we own, develop, lease and manage an urban, town center and transit-oriented portfolio.

+ ABOUT THE PENNSYLVANIA BIOTECHNOLOGY CENTER (PABC):

The PABC is a nonprofit life sciences incubator-accelerator, offering state-of-the-art laboratory and office space to early stage biotech companies, as well as the Hepatitis B Foundation and Blumberg Institute. Managed by the Institute and led by a board appointed by the Foundation, PABC is home to more than 40 small to mid-size science, research and pharmaceutical companies. The center uses a highly successful services-based approach to nurture and guide its member companies to success, advancing biotechnology, maximizing synergies among nonprofit scientists and their commercial colleagues, and launching new ideas and discoveries that will make a difference. PABC is near Doylestown in Bucks County, in the heart of the Philadelphia-New Jersey pharma belt.

