

# THE TECHNOLOGY CENTER AT MALVERN

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335-395 PHOENIXVILLE PIKE, MALVERN, PA 19355

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BioMed Realty Trust, Inc. is pleased to present “Ready-To-Go Lab Space” with availabilities ranging from 4,600 SF to 35,000 SF of contiguous space.



**BIO MED REALTY TRUST, INC.**  
Real Estate for the Life Science Industry®

# THE TECHNOLOGY CENTER AT MALVERN

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## READY-TO-GO LAB SPACE



LEGEND	
<span style="color: red;">■</span>	SUITE 335 (MWH)
<span style="color: brown;">■</span>	SUITE 343 (TETRALOGIC)
<span style="color: tan;">■</span>	SUITE 347 (AVAILABLE)
<span style="color: magenta;">■</span>	SUITE 351 (AVAILABLE)
<span style="color: limegreen;">■</span>	SUITE 355 (AVAILABLE)
<span style="color: lightblue;">■</span>	SUITE 359 (AVAILABLE)
<span style="color: yellow;">■</span>	SUITE 361 (AVAILABLE)
<span style="color: lightgreen;">■</span>	SUITE 363 (CARBON NANOPROBES)
<span style="color: orange;">■</span>	SUITE 365 (ALLIANCE)
<span style="color: yellow;">■</span>	SUITE 371 (PROMEDIOR)
<span style="color: orange;">■</span>	SUITE 383 (CEPHALON)

## Property Information

Phoenixville Pike was constructed in 1989 as a high-quality multi-tenant building, containing flexible office and laboratory space. The facility is a one-story 104,400 square foot building that is positioned to become suburban Philadelphia's highest quality and most economic multi tenant "Research and Development" space option for the Life Sciences Industry. The building site is located equidistant between Route 401 and Route 29 on Phoenixville Pike, and has excellent access to Route 202. The proposed Route 29 "Slip Ramp" Exit, a PA Turnpike (I-76) interchange planned for construction, will further improve the property's accessibility.

## Features

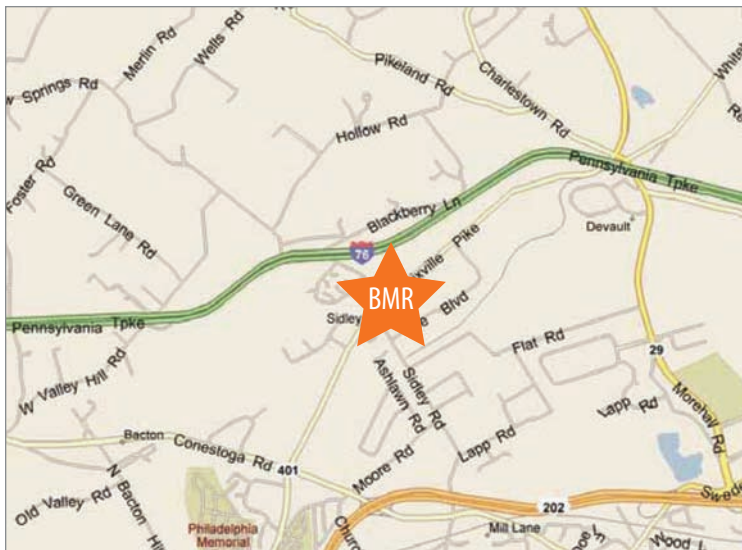
- Laboratory Spec Suites:
  - brand new construction
  - office
  - white lab shell, ready for fit out
  - chemistry hood in place
  - loading docs
  - upgraded HVAC units
- Class A, single-story R&D space with numerous life science tenants
- Experienced ownership and management of life science tenants and facilities

## Availability

- Ready to Go Laboratory Suites from 4,600 - 35,000 SF

## Amenities

- 24/7 building access
- Located in a Lab Ready Business Park™
- Close proximity to local restaurants and retail services



**BioMed Realty Trust, Inc. | NYSE: BMR**  
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