

THE TECHNOLOGY CENTER AT MALVERN

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335-395 PHOENIXVILLE PIKE, MALVERN, PA 19355

OUR MARKETS • OUR PROPERTIES • OUR TEAM • OUR MODEL

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®

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READY-TO-GO LAB SPACE



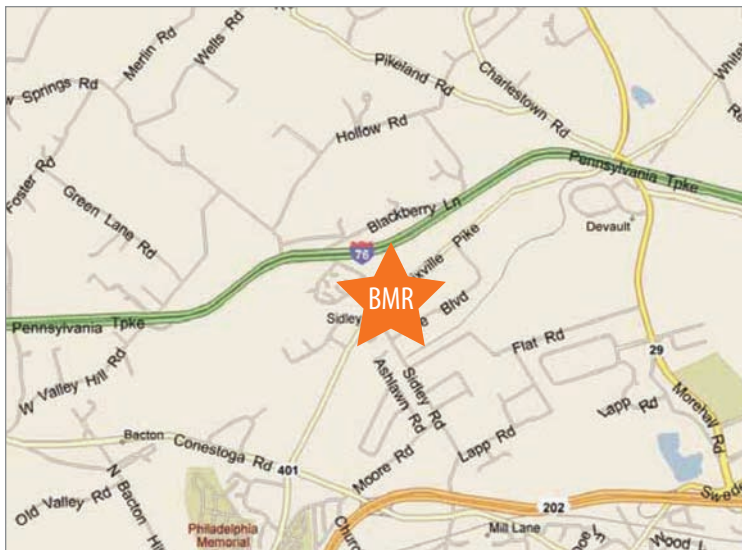
LEGEND	
■	SUITE 335 (MWH)
■	SUITE 343 (TETRALOGIC)
■	SUITE 347 (AVAILABLE)
■	SUITE 351 (AVAILABLE)
■	SUITE 355 (AVAILABLE)
■	SUITE 359 (AVAILABLE)
■	SUITE 361 (AVAILABLE)
■	SUITE 363 (CARBON NANOPROBES)
■	SUITE 365 (ALLIANCE)
■	SUITE 371 (PROMEDIOR)
■	SUITE 383 (CEPHALON)

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

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