



SPRING HOUSE

INNOVATION PARK

727 NORRISTOWN ROAD LOWER GWYNEDD PA 19002

LAB | R&D | OFFICE | COWORKING

INNOVATION PARK OF THE FUTURE

Spring House Innovation Park (SHIP) — the premier, suburban Philadelphia multi-tenant business and research campus is **#OPENFORINNOVATION**

Companies seeking to lease move-in ready and build-to-suit laboratories, state-of-the-art research and development (R&D) facilities, Class A office and coworking space are invited to tour SHIP: Innovation Park of the Future, where today's learning, collaboration and discovery shape the future of our world.

SHIP is being transformed into a vibrant, human-centric village offering shared spaces and common areas; fostering interaction and collaboration. Plans also include world-class lifestyle amenities for an elevated workplace experience.



SPRING HOUSE INNOVATION PARK IS
AN MRA GROUP DEVELOPMENT



CAMPUS DETAILS

- 133-acre eco-friendly campus
- 11 buildings to be completely renovated
- Approx. 600,000 sq. ft. available space
- 250,000 sq. ft. State-of-the-Art Labs
- 200,000 sq. ft. Class A Office Space
- 40,000 sq. ft. Conference Facility
- 40,000 sq. ft. Retail Village*

CAMPUS AMENITIES

- Childcare*
- Retail Village*
- Walking Trails
- Conference Center
- Restaurant/Brew Pub
- Fitness & Yoga Studio
- 100 Room Boutique Hotel

* Pending Zoning Approval



WWW.SPRINGHOUSEINNOVATIONPARK.NET



INFRASTRUCTURE

Spring House Innovation Park (SHIP) is a marvel of smart thinking, intelligent design and energy efficiency — our infrastructure is no exception.

- High efficiency utility plant touting 16M BTU, condensing boilers with variable speed pumping expendable to 20M BTU. And 1100 tons of refrigeration for comfort cooling, variable speed screw chillers with variable speed pumping & water cooled chiller system expendable to 1600 tons.
- High capacity natural gas lines throughout campus at 80 PSIG
- Eco-efficient, state-of-the-art technology serving laboratories
- Class A office space served by high efficiency variable refrigerant flow (VRF) system with heat recovery
- Campus fed by 33kV electrical service to site-owned outside transformers
- Buildings offer 277/480V main panel distribution with step-down 120/208V distribution
- Power locally sourced by AP&L and distributed by PECO
- Backup power for critical laboratory equipment



LOCATION FACTS

SHIP is conveniently located in suburban Philadelphia, Lower Gwynedd Township, Montgomery County, PA close to major Colleges, Universities (including Gwynedd Mercy & Temple) & Employers, such as Merck, Johnson & Johnson, Teva Pharmaceuticals and Siemens.

Centrally located in the Mid-Atlantic region and easily accessible to key markets including Philadelphia & Lehigh Valley, PA, New York, Washington D.C., Baltimore and Boston.

TRANSPORTATION

Near Philadelphia International Airport, Amtrak 30th Street Train Station, and 18 miles from Center City Philadelphia, SHIP offers quick access to major roadways including the PA Turnpike Fort Washington Interchange, PA Route 309, I-476, I-76 and SEPTA Regional Rail. Free parking.

FOR LEASING INFORMATION

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