

Life Sciences: Philadelphia

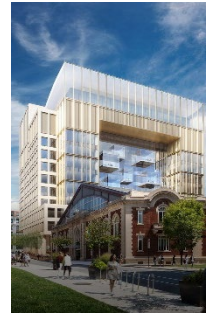


Market Highlights

- Comcast Spectacor is considering transforming part of the Fashion District mall into a life sciences hub, alongside the Philadelphia 76ers' proposed plan to build a new arena in Center City.
- Construction is set to begin next quarter on Innovation 611, a one-million-square-foot campus offering R&D and laboratory space within the Advanced Therapies Park in King of Prussia.

Adare Pharma Solutions is investing \$16.8 million to move its headquarters to Pennsylvania from New Jersey and upgrade two of its Philadelphia facilities, creating 115 new jobs and retaining 200.

Major Developments Under Construction



3201 Cuthbert Place

- SF: 582,007
- Delivery: Q4 2024
- Developer: Gattuso Development Partners



Roche Global Center

- SF: 500,000
- Delivery: Q4 2025
- Developer: Spark Therapeutics



2300 Market Street

- SF: 220,200
- Delivery: Q2 2025
- Developer: Tishman Speyer



Arrowhead

- SF: 60,300
- Delivery: Q3 2025
- Developer: Hankin Group

Notable Leases

Glenmark Pharmaceuticals
749 Route 100
159,865 sf
Q1 2024

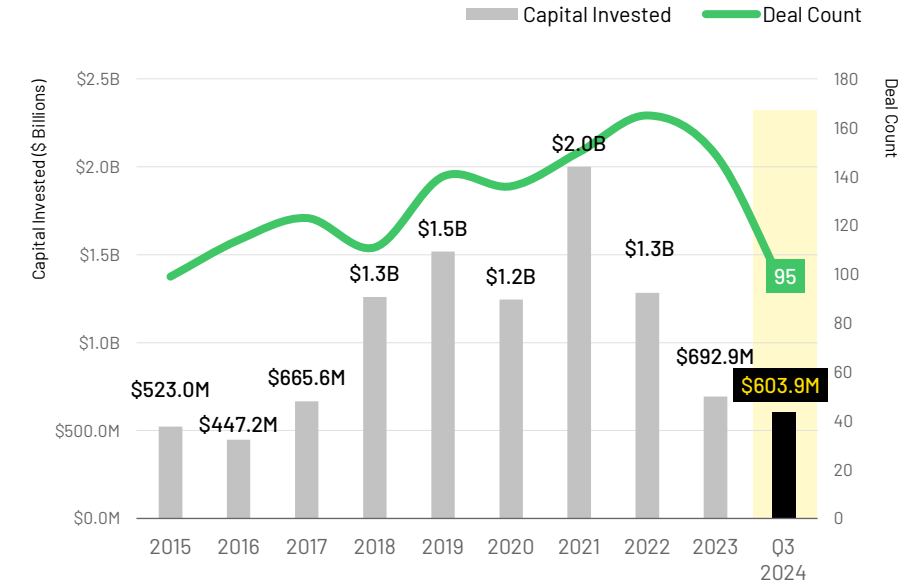
Endo USA
9 Great Valley Pkwy
58,700 sf
Q3 2024

Imalogix
1 Town Pl
10,187 sf
Q2 2024

Lincare
14 East Stow Rd
6,018 sf
Q2 2024

Madrigal Pharmaceuticals
200 Barr Harbor Dr
4,063 sf
Q2 2024

Life Sciences Related VC Funding



Companies	Deal Size	Deal Type
Brenig Therapeutics	\$30.0M	Series A
Seed Therapeutics	\$24.0M	Series A3
LifeLens	\$18.4M	Later Stage VC
Excision Medical	\$15.7M	Early Stage VC
Korio	\$5.5M	Series A