

**170,000 +/- SF of Office/Lab/R&D Space**

**Plymouth Innovation Park**  
**525 Plymouth Road**  
**Plymouth Meeting, PA**

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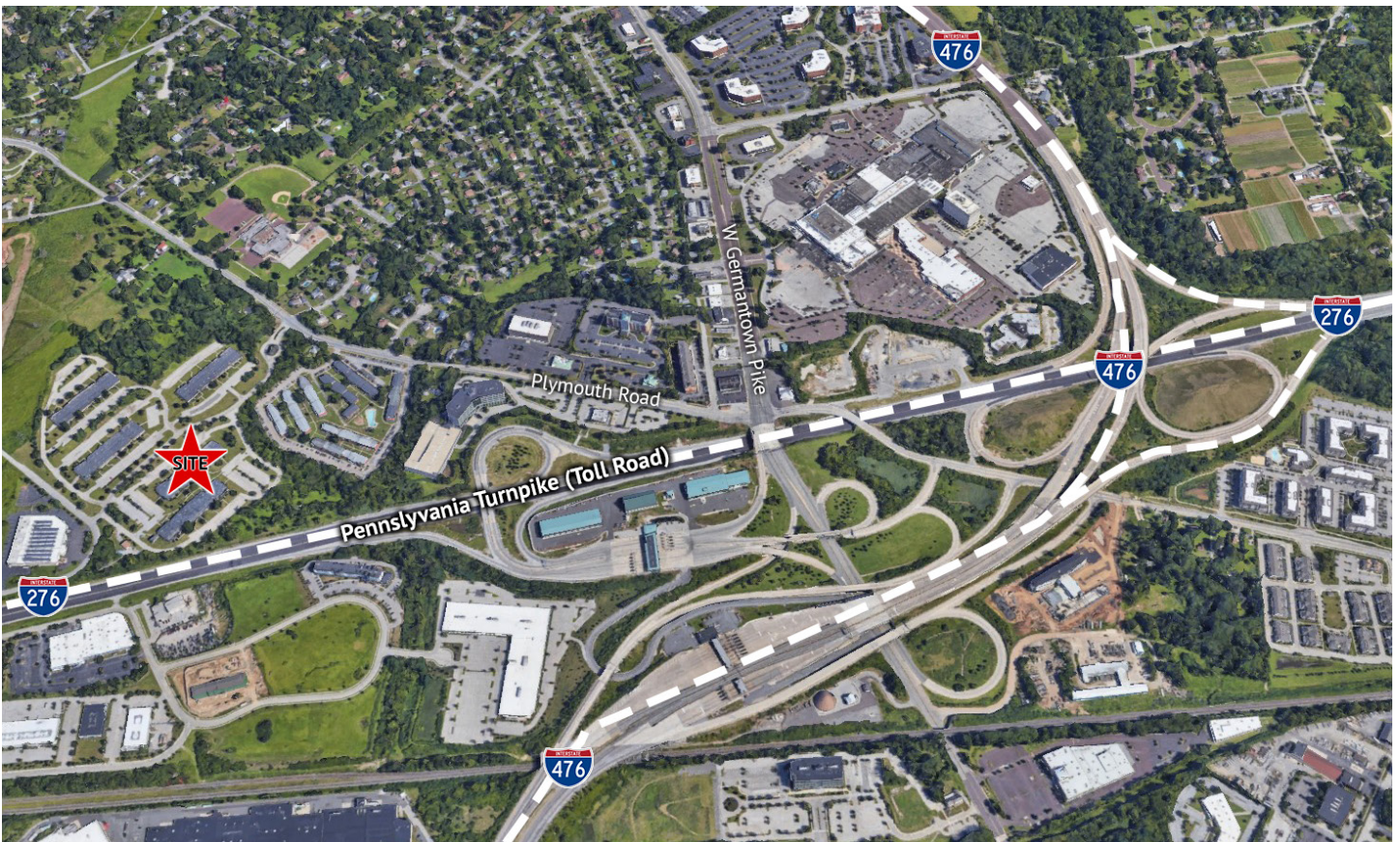
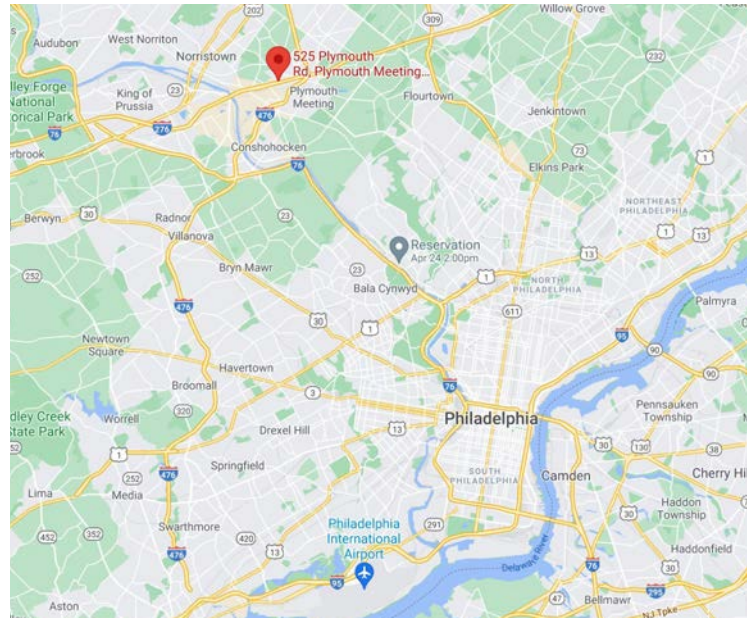
# Plymouth Innovation Park

525 Plymouth Road, Plymouth Meeting, PA

Building Size: 170,000 SF | Building Availability: 170,000 SF

## LOCATION ATTRIBUTES

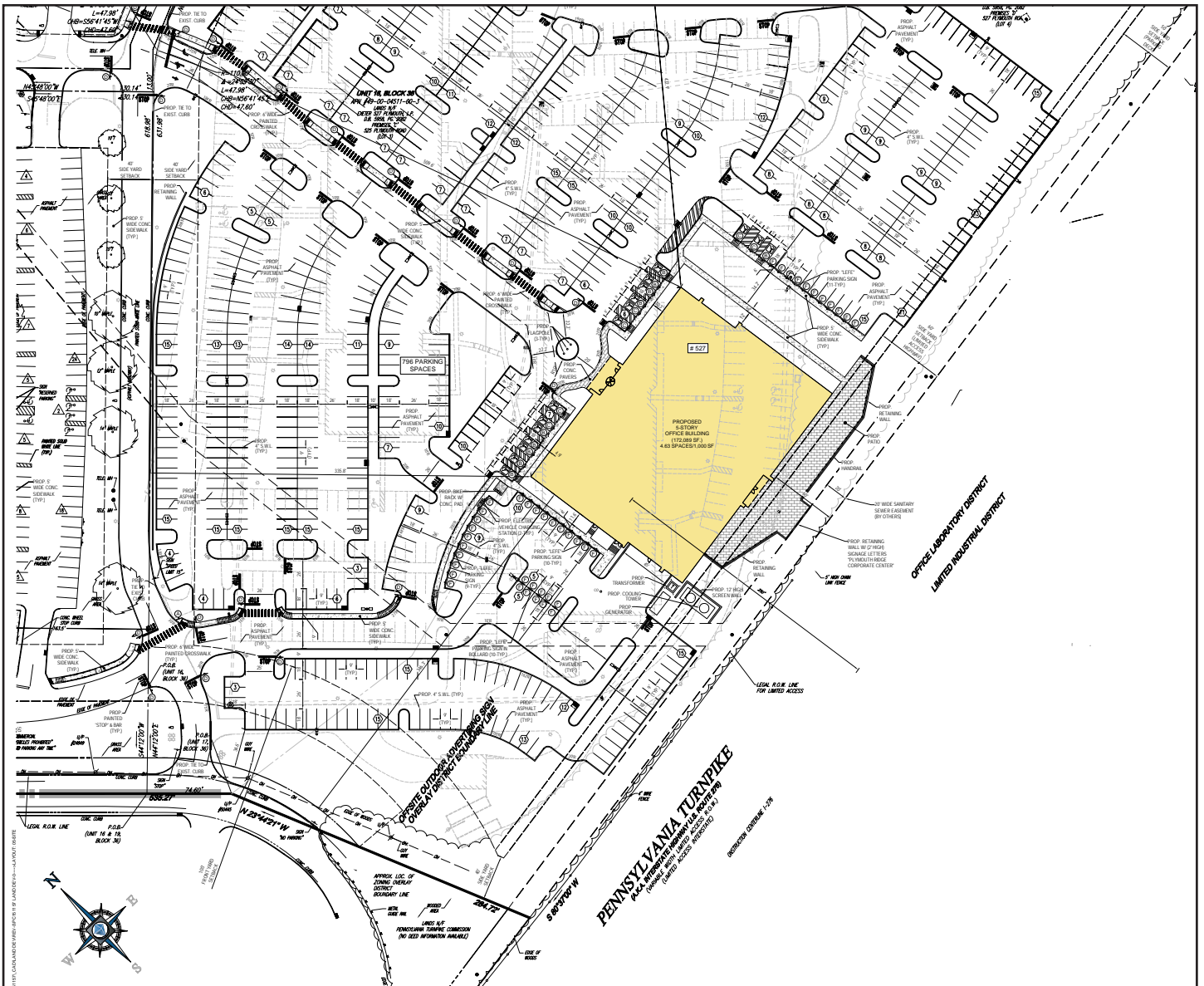
- Central to Philadelphia Metropolitan Area
- At the crossroads of two major highways
- Easy access from the interchange
- Amenity rich area



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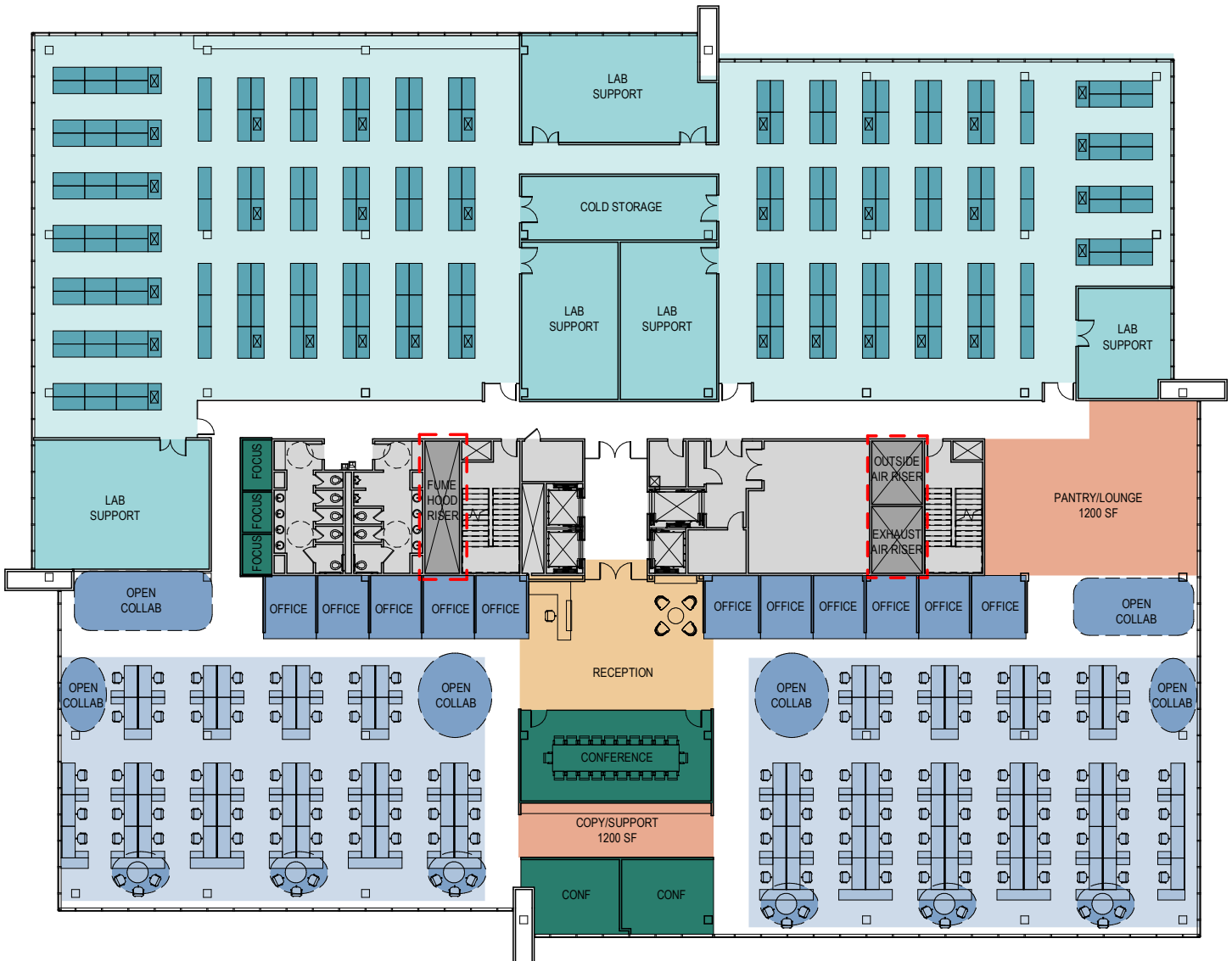
## PROPERTY SPECIFICATIONS

- Fully approved site
- Zoned for office, laboratory and R&D
- 17 acre site with 1,000 feet of PA Turnpike frontage

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## PROPERTY SPECIFICATIONS

- Average floor plates of 34,000 SF
- Efficient layout and column spacing
- Floor loads designed for up to 125 pounds per square foot on upper floors
- 15' floor to floor

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### PHILADELPHIA AREA LIFE SCIENCE

- Leader in cell/gene therapy
- Top universities and clinical research hospitals
- Large talent pool:
- 41,000 life science workers
- 817 life science companies
- Significant NIH and VC funding



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