

2929 ARCH STREET

# life sciences @ cira centre

**B+labs Incubator | Graduate Labs | Custom Built Labs**

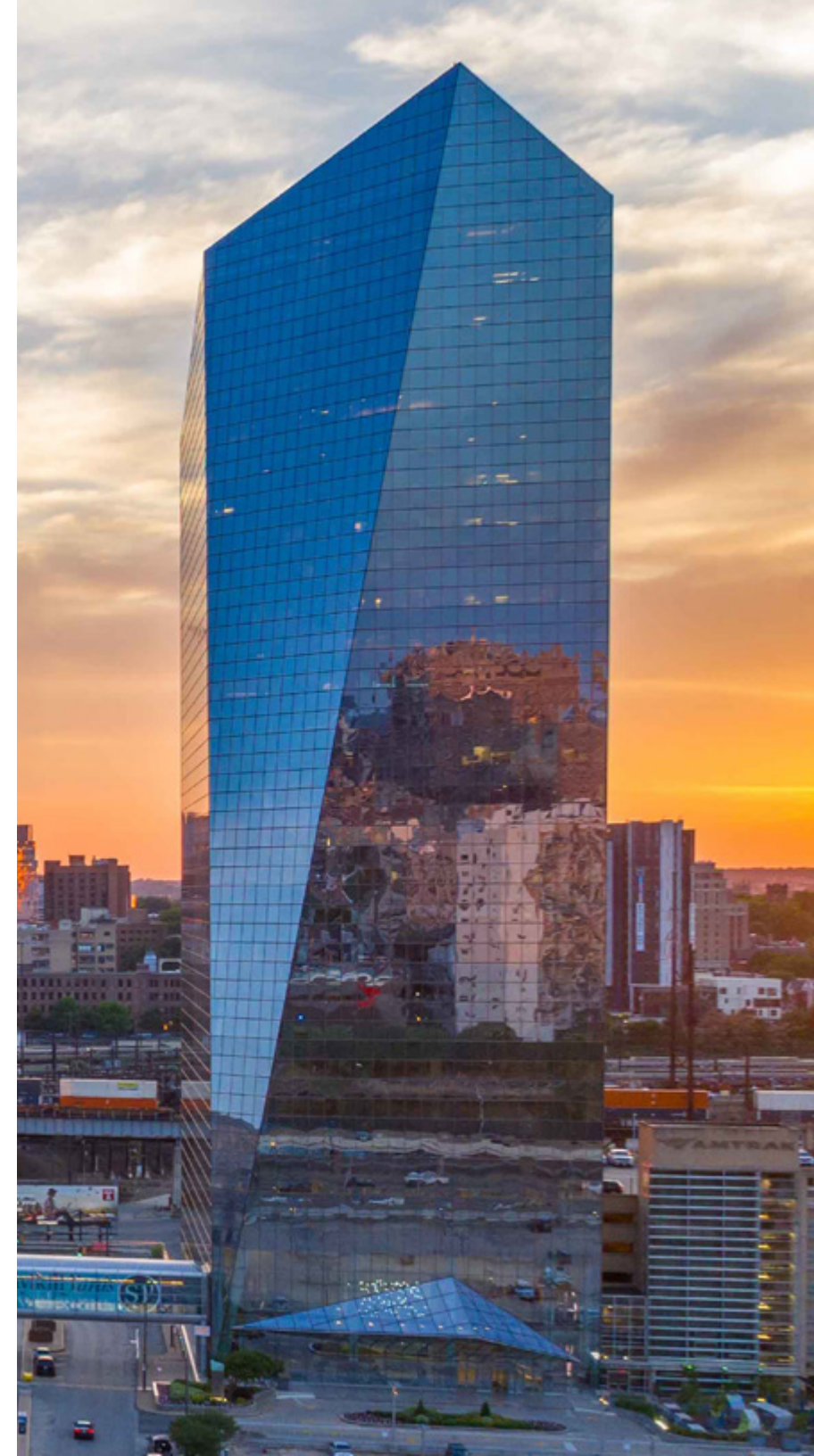
*Our mission is to accelerate the growth of life-science innovators in Philadelphia by providing world-class, flexible, scalable lab infrastructure, essential shared resources, expert support, and a collaborative community where founders and their teams can focus on discovery and innovation that transforms scientific breakthroughs into value creation and real-world impact.*

brandywine  
REALTY TRUST

B+labs™

Schuylkill Yards.

CBRE





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at Cira Centre

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Custom Lab Suites

Building Amenities  
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# life sciences at *cira centre*

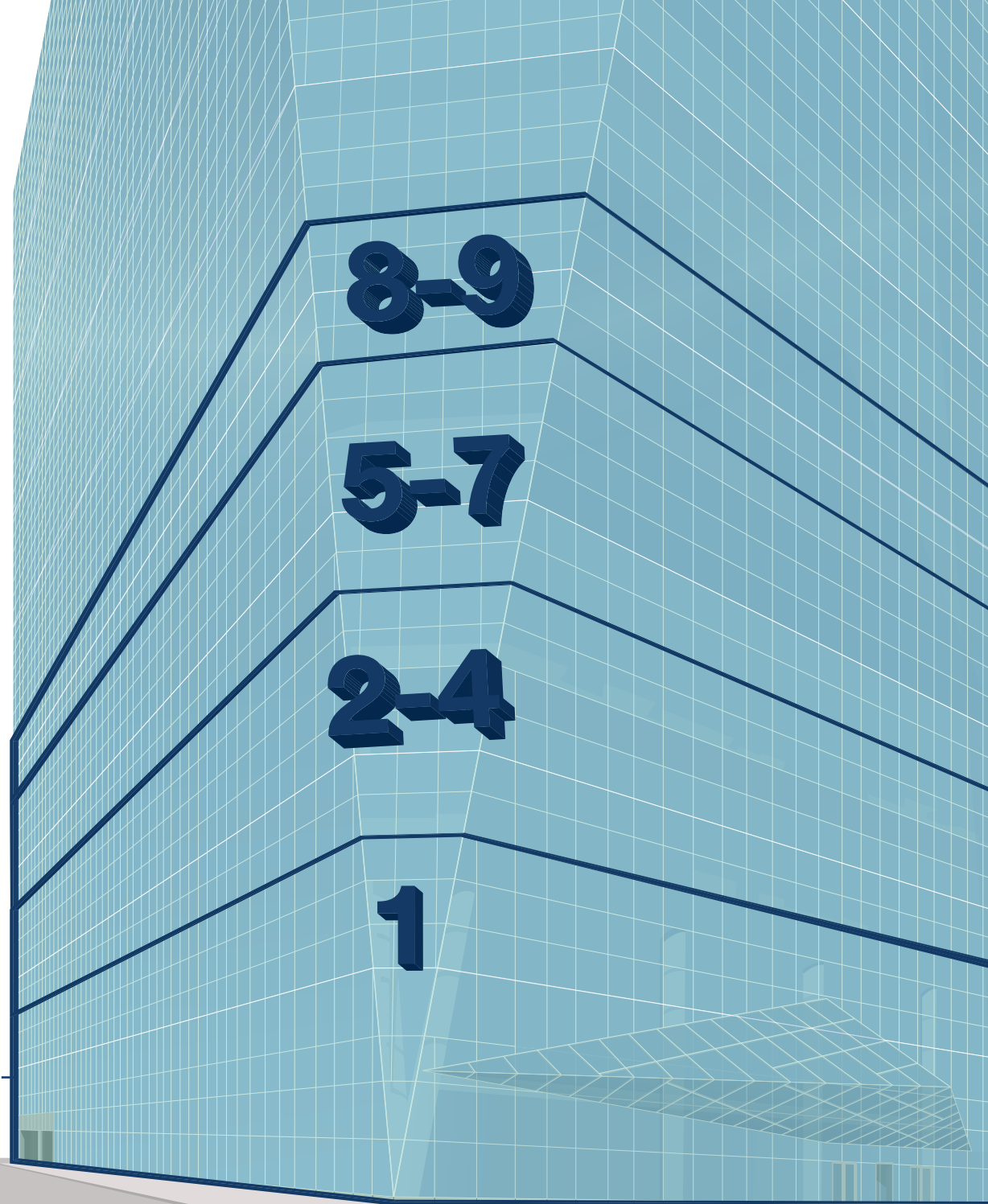
Cira Centre has invested over \$75M into state-of-the-art building infrastructure, creating a central service zone for a significant lab exhaust system. These upgrades allow for seamless construction of labs for biological, chemical, and cGMP users in a trophy-level building.

Cira Centre is in the heart of University City and a key piece in Brandywine's Schuylkill Yards master plan development. The building is directly connected to Amtrak's 30th Street Station and a 1,500+ space parking garage. Companies can draw top talent from Drexel University, the University of Pennsylvania, Children's Hospital of Philadelphia, and other world-class healthcare and academic institutions in the region.

## B+labs – Your Space for Innovation

- + Pre-Built lab and office space with flexible lease terms
- + Opportunity for space customizations
- + Best-in-market lab equipment and on-site amenities
- + Vivarium on site
- + Lab experts in residence
- + Located in the heart of Philadelphia's premier life sciences cluster with direct access to the region's primary transit hub

# a platform for growth



1



**Floor 1**  
Lobby & Garces Trading Post  
Restaurant/Bar

8-9

8-9



**Floors 8-9**  
Grad Suites  
4,000-10,000 SF pre-build lab/office suites;  
On-site vivarium

5-7

5-7



**Floors 5-7**  
Custom Lab or Office Suites  
Up to 50,000 SF available immediately

2-4

2-4



**Floors 2-4**  
B+labs Incubator  
Private lab suites ranging from 1-22 benches  
and research critical shared equipment



# B+labs *incubator*



## A Brandywine Realty Trust Incubator Community

B+labs offers 20 private lab suites spread over 3 floors, totaling 190+ wet benches with additional supporting office and meeting space. Additional shared-access lab suites include equipment and instruments that enable emerging companies to operate at a scale and speed that would be unattainable with independent operations.

- + Space Type: **Lab Incubator**
- + Floors: **2-4**
- + Size: **Private suites ranging from 1-30 lab benches**
- + Typical Lease Term: **Up to 3 years**
- + Ideal for: **Early-stage R&D or satellite locations for large companies with small local staff**



# floor plans

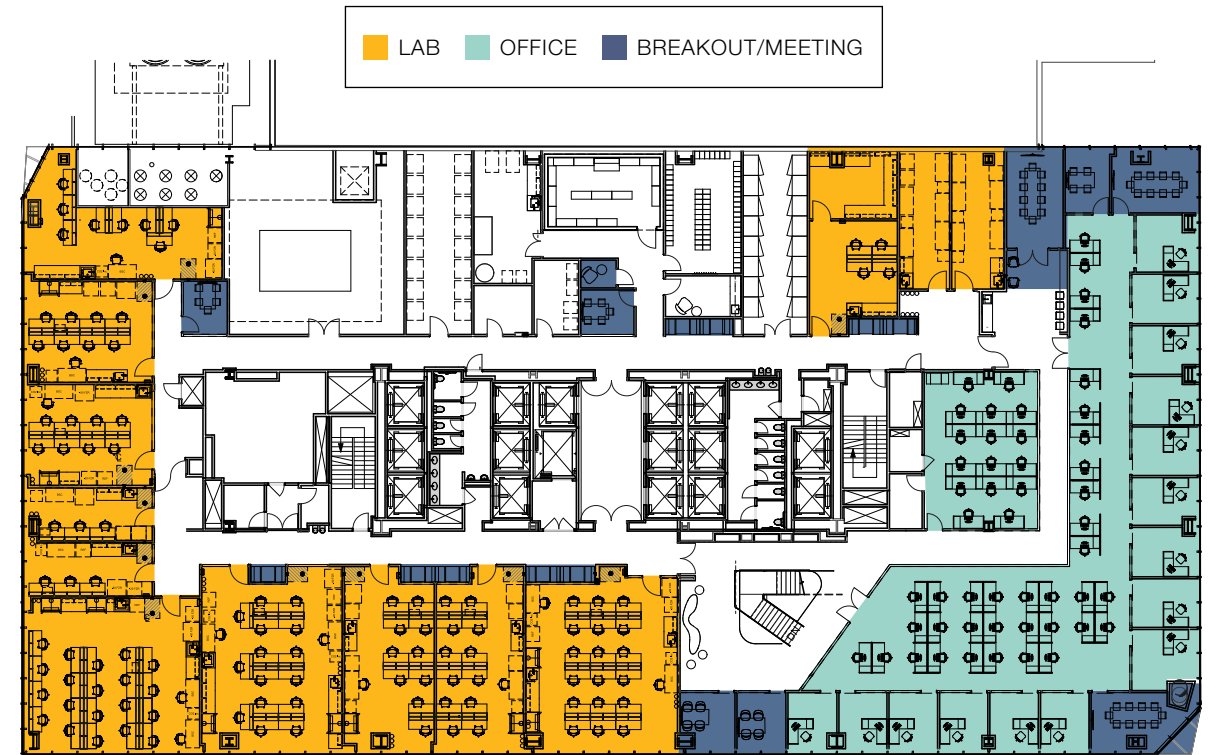
## B+labs Incubator Space Features

- + Modular lab equipment allows for custom setup, a-la-carte private equipment, fume hoods, and/or bio-safety cabinets
- + Office furniture included
- + Conference rooms, kitchenette, cold rooms, dry storage, and access to shared equipment included
- + All-inclusive pricing model and flexible lease term

3RD FLOOR



4TH FLOOR





# incubator equipment & support staff

## Support Staff

Our experts in residence, with decades of industry experience, is on-site to support companies' operational needs.

- + Equipment Management and Safety Checks
- + Robust Quality, EHS, OPS Management Systems
- + Biological + Chemical Waste Stream Management
- + Low Level Radioactive Material and High Potency Active Pharmaceutical Ingredient Capable
- + Lab Coat and Janitorial Services
- + Lab Supply Ordering System and Procurement
- + Curated Access to Venture Capital Partners
- + On-Site Vivarium

## Equipment, Facilities, and Supplies

- + 4 Degree Refrigerator
- + -20 Degree Freezer
- + -80 Freezer Shared Storage
- + Culture Incubators + CO2 Supply
- + 4' or 6' Chemical Fume Hood
- + 5' Biosafety Cabinet
- + Deionized + Ultrapure Water System
- + Hazardous Materials Storage
- + Lab Coat Service
- + Liquid Nitrogen (LN2) Shared Storage + Service
- + Dry Ice & Wet Ice Storage
- + Autoclave + Glass Washers
- + Endpoint, Quantitative, + Digital PCR
- + Ultra-, High Speed-, + Benchtop Centrifuges
- + Wet Ice Makers
- + Walk-In Cold Box (4 Degree)
- + ThermoFisher Lab Vending
- + Emergency/Standby Power
- + HVAC – Single Pass Air (BSL2, GLP, CLIA, cGMP capable)
- + CX7 High Content Screening Platform
- + Flow Cytometers
- + FACS Cell Sorter
- + Centralized Lab Wastewater Neutralization System



B+labs  
*incubator*





B+labs  
*incubator*





# graduate labs

Graduate Labs at Cira Centre offer fully furnished, ready-to-go, pre-built suites, combining advanced research labs with supporting office space in an all-in-one secure space. The suites surround a central common area lounge with soft seating, lunch tables, televisions, a kitchenette, and a private refrigerator for each tenant to store food and drinks. Graduate Labs are located directly adjacent to the building's on-site contract vivarium services, offered by Mispro.

Graduate Lab tenants can also utilize B+labs shared equipment, operations support team, common space, and other amenities.

- + Space Type: **Private Lab/Office Suite**
- + Floors: **8-9**
- + Sizes: **Ranging from 4,180 to 10,111 square feet. Typically accommodating user groups ranging from 15 to ±50 people**
- + Typical Lease Term: **1-5 years**
- + Ideal for: **Early to mid-stage companies exploring proof of concept or clinical stage R&D with a medium size local staff**

# floor plans

## Graduate Lab Space Features

- + Modular lab equipment allows for custom setup, a-la-carte private equipment, fume hoods, and/or bio-safety cabinets
- + Office furniture included
- + Shared common lounge on floor with private refrigerator
- + All-inclusive pricing model and flexible lease term
- + Access to all B+labs shared equipment

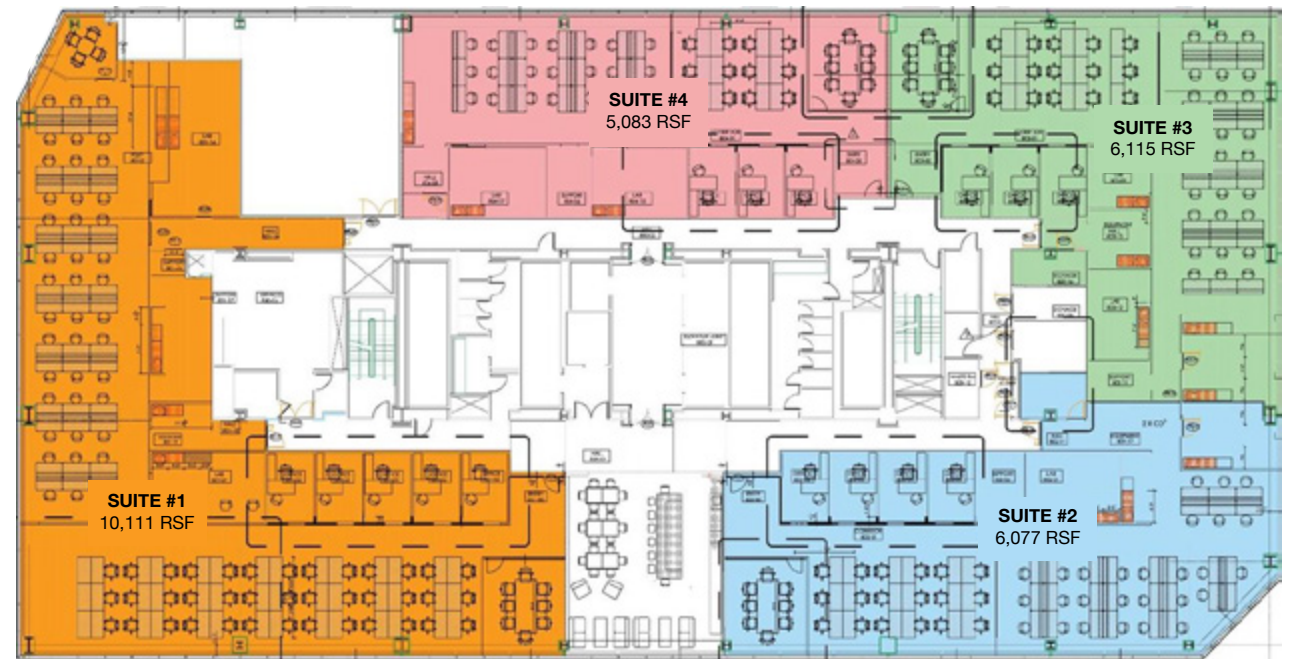


[CLICK TO VIEW VIRTUAL TOUR](#)

9TH FLOOR



8TH FLOOR





graduate  
*labs*





graduate  
*labs*





custom  
*lab suites*

Brandywine Life Sciences can offer fully customized lab/office/pilot scale cGMP manufacturing spaces while maintaining the flexibility to grow as needed within Brandywine's Schuylkill Yards platform. Options range from move-in ready spaces to raw space for tenant managed construction.

- + Space Type: **Custom Designed Lab/Office Suite**
- + Floors: **5-7**
- + Sizes: **5,000 – 75,000 square feet**
- + Typical Lease Term: **5+ years**
- + Ideal for: **Mid to late stage R&D companies, big pharma/biotech, or groups with unique space needs**



building  
amenities and  
*location*



# clock in to a world *of amenities*

- + Garces Trading Company provides sit-down dining, a full bar, takeout, and catering
- + The Cira Shoppe offers essential items and snacks for quick purchases
- + Tenant touchdown space with cozy seating, meeting rooms, and a fireplace for comfort
- + Destination lobby with versatile seating nooks and soaring 42' high ceilings
- + Fitness Center boasts inspiring views, high-end locker rooms, and a wellness studio
- + Event center is equipped with AV equipment, WiFi, and space for 300+ attendees



GARCES TRADING COMPANY



FITNESS CENTER



TENANT TOUCHDOWN



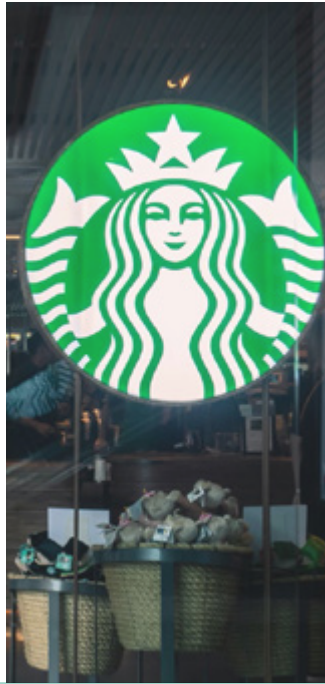
THE CIRA SHOPPE

# a day at *cira centre*



## MORNING ROUTINE 8:00 AM

*Arrive at work from  
30th Street Station  
in under 2 minutes*



## COFFEE MEETING 8:45 AM

*Start your day with a  
latte from Starbucks  
at 3151 Market*



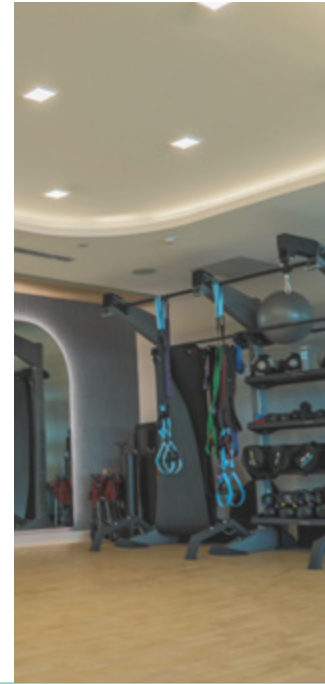
## BRAINSTORM SESSION 10:30 AM

*Meet in the touchdown  
space in the lobby  
for a quick regroup*



## LUNCHTIME FUEL 12:00 PM

*Grab your lunch  
from the Sweetgreen  
outpost in the lobby*



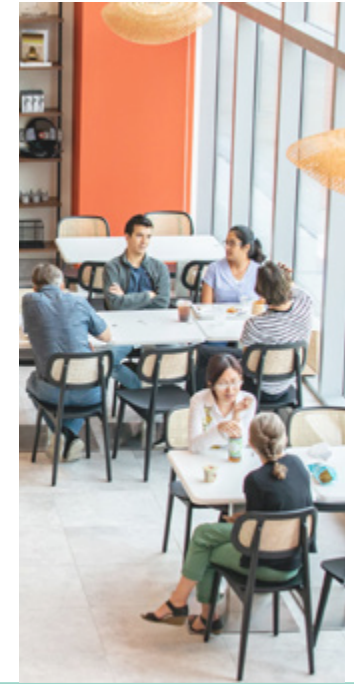
## MID-DAY WORKOUT 2:45 PM

*Fit in a quick  
workout at the onsite  
fitness center*



## TEAM HUDDLE 4:00 PM

*Attend employee  
meeting in CYTO's  
conference center*



## EVENING TREAT 6:15 PM

*Enjoy happy hour  
drinks & bites at  
Garces Trading Co.*

# unmatched *connectivity*

Cira Centre provides unparalleled commuter access via mass transit, car, foot, and bike. With a direct connection to 30th Street Station, Amtrak's 3rd busiest station, and being proximate to over 4,700 parking spaces, Cira Centre offers a unique combination of commuter options, making doing business in the city of Philadelphia that much simpler.

**4,769**

PARKING SPACES AVAILABLE IN THE SCHUYLKILL YARDS NEIGHBORHOOD

**± 80%**

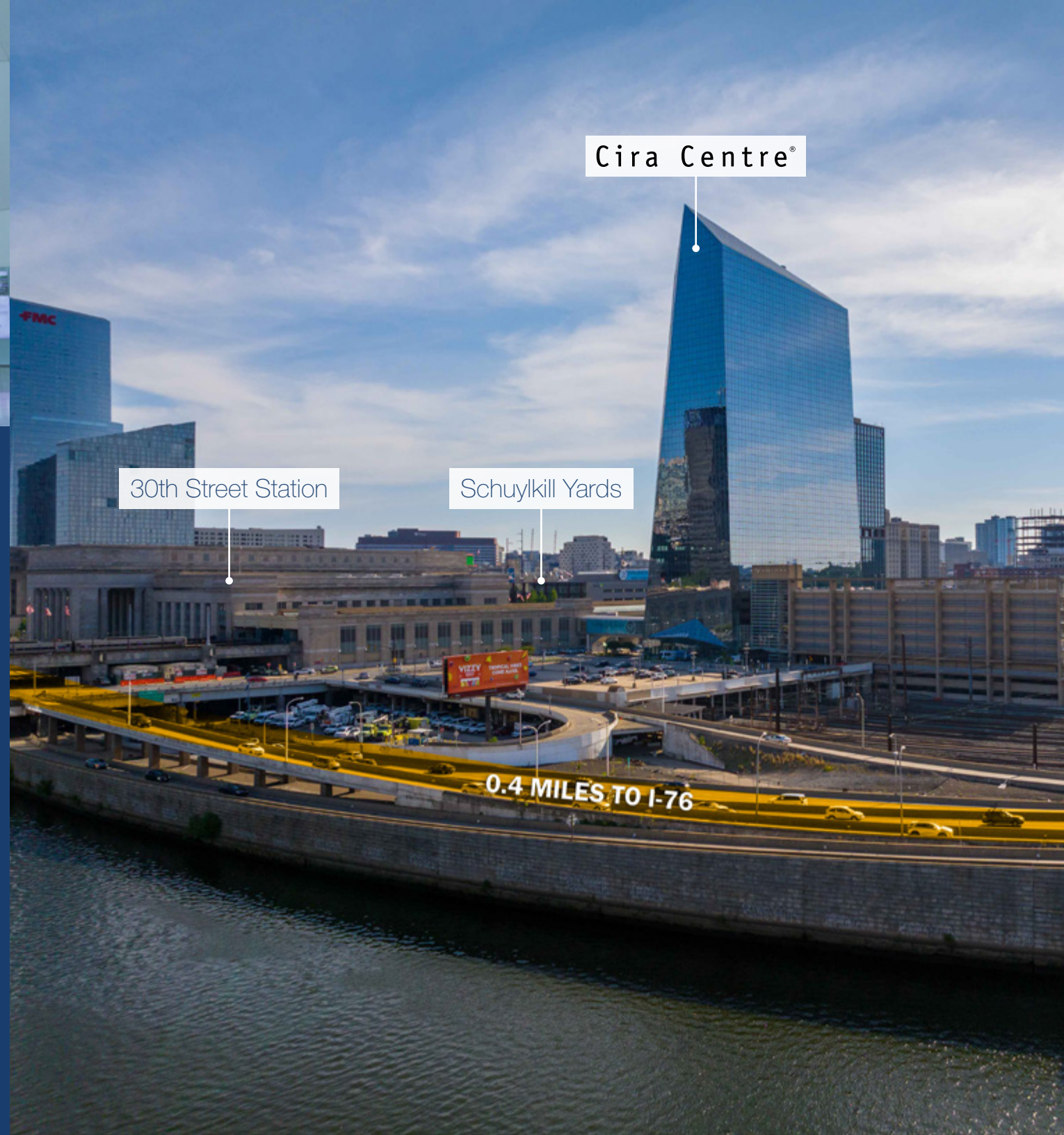
OF CIRA CENTRE TENANTS CHOOSE MASS TRANSIT TO COMMUTE TO WORK

**69%**

OF UCITY RESIDENTS WALK, BIKE, OR RIDE PUBLIC TRANSIT TO COMMUTE TO WORK

**20%**

INCREASE IN FOOT TRAFFIC WITHIN UNIVERSITY CITY SINCE 2019



# steps from dynamic *retail offerings*

Cira Centre is steps away from Philadelphia's dynamic entertainment and retail offerings. This area includes outdoor dining, food trucks, local mom and pop shops, renowned restaurateurs, and more. There are more than 60 food and beverage options within a 10-minute walk, creating an integrated work-and-life experience for employees.

**1,000**

HOTEL ROOMS

**270+**

RESTAURANTS & BARS

**131**

SHOPPING RETAILERS

**2,500+**

ANNUAL EVENTS





OPENING 2026

Retail Expansion  
30th Street Station



NOW OPEN

Starbucks  
3151 Market Street



NOW OPEN

Gather Food Hall  
Bulletin Building/3020 Market Street

# what's new at *schuylkill yards*



OPENING Q1 2026

Mexican Restaurant  
3151 Market Street



OPENING Q2 2026

Bar/Restaurant  
3025 JFK Blvd



NOW OPEN

Fine Wine & Good Spirits  
3151 Market Street



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