



# CENTER FOR DIAGNOSTICS DISCOVERY

206 Welsh Rd, Horsham, PA 19044



## STATE-OF-THE-ART LAB INCUBATOR SPACE FOR LEASE

DELIVERING Q1 2024





## CENTER FOR DIAGNOSTICS DISCOVERY

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### 54,000 SF OF STATE-OF-THE-ART LAB INCUBATOR AVAILABLE

The **Center for Diagnostics Discovery** is a cutting-edge lab incubator with variable lab configurations designed to meet the needs of life science and diagnostics start-ups. The facility boasts next-generation shared equipment and custom-built tenant spaces supported by a host of soft services.

This 150,000 square foot Diagnostics campus now includes a 54,000 square foot incubator. The flexible design allows growing companies to reconfigure their space as needed. Each turnkey lab is outfitted fully furnished with lab bench and casework, access to shared lab services, high quality mechanical and electrical services, and high speed connectivity. The building offers operational support for concierge services, shipping and receiving.

Building amenities include multiple conference rooms, reception area, tenant lounges and kitchen, security and custodial services.

The Center will foster the growth of business across the diagnostics value chain from first launch to product development and beyond.

## MAIN ENTRANCE





## BOARD ROOM



## KITCHEN / LOUNGE



### Generator

600kW generator provides  
11W/ Sq. Ft. for CDD members



### HVAC/Mechanical

Single 100% outside air (17,500 CFM)  
variable volume rooftop unit (RTU)



### Electrical

2000A service at 480V  
3Ø (31 Watts/Sq. Ft.)



### Internet

Public Wi-Fi & secure internet



### Secure Access

Card access only to private labs

## ARCHITECTURAL OVERVIEW LAB SUITES

- Flexible lab configurations - 500 - 1,500 SF
- Recessed entry portals
- Lab-grade flooring
- Stainless steel wall protection
- Eye wash stations\*
- ADA lab sink\*
- Lab coat hanging area
- 4' fume hood(s)\*
- 30" x 72" lab tables\*
- Casework & chemical storage (below fume hoods)
- Lab support room with lab dishwashers fed by a RO water tank, RO water dispenser, and ice machine
- Ceiling service panels for lab bench power, data
- Compressed air

\*Labs 5-11 are stubbed up and configured optimally in consultation with tenant

## OFFICES

- Office lobby with staffed reception area & AV screen
- Newly renovated industrial-style finish palette
- Conference/board room including data, conference call capabilities, & presentation monitor
- Three shared meeting rooms, including AV presentation screens & cameras with ability to open into large, shared meeting space
- Shared breakroom with kitchen, lounge area & collaborative AV space
- Lunchroom with food storage, water cooler, & two microwaves for food preparation
- Renovated shared secure storage room with forklift sized loading door + man door, & tall open ceilings
- Shipping & receiving dock with dock leveler, large loading doors & package/receiving storage area

## LAB SUITES



## FLEXIBLE WORKSPACE





# 54,000 SF LAB INCUBATOR AVAILABLE

## CEILING HEIGHTS

23 ft to deck  
9.5 ft finished spaces

## PARKING

270 free surface parking spaces on grade

## LOADING DOCKS

On-grade level loading, single loading dock and drive-in bay

## FLOOR LOAD

6" slab on-grade

## ZONING

Industrial [1-2]

## MECHANICAL HVAC

### Office / Shared Conference:

- Served by variable air volume rooftop units with gas heat and HVAC zones with electric reheat provided for interior offices, exterior offices, and conference rooms
- A BACnet control system is installed

### Lab:

- Serviced by a single, 100% outside air (17,500 CFM) variable volume rooftop unit (RTU) with digital scroll compressors and modulating gas heat. The unit has MER-14 filtration and exhaust air energy recovery
- Lab spaces are BSL-2 (above 10 air changes per hour)
- The lab RTU is designed for an outdoor condition of 95°F dry bulb and 78°F wet bulb and will supply 53°F to the lab
- Each lab has its own VAV supply with electric reheat coils for temperature and pressure control in the lab
- Pressure-controlled spaces via air volume control valves on the supply and exhaust
- Each lab has provisions for (2) 4' vertical sash fume hoods; the sizing of hoods is based on an 18" sash opening at 100 feet per minute (510cfm)
- All lab exhaust is tied into a high plume rooftop exhaust system
- A BACnet control system is installed

## SHELL SPACE

- Mechanical to tenant specifications

## PLUMBING

### General:

- Public restrooms with lockers available for CDD members
- Wellness room with full bathroom available for CDD members
- A shared lunchroom and a shared breakroom/lounge are accessible from the hall
- Bi-level water fountains with bottle filling stations are provided in the halls
- Tepid water safety shower/eyewash stations are installed

### Lab:

- ¾" hot and cold domestic water piping is routed into the lab for tenant-directed connections
- Sanitary piping for future sinks is installed in each lab and acid neutralizers will be required at each lab sink
- 1" compressed air piping from a central compressed air system is routed into the lab for future connection
- Fire suppression throughout the building

## ELECTRICAL

### General:

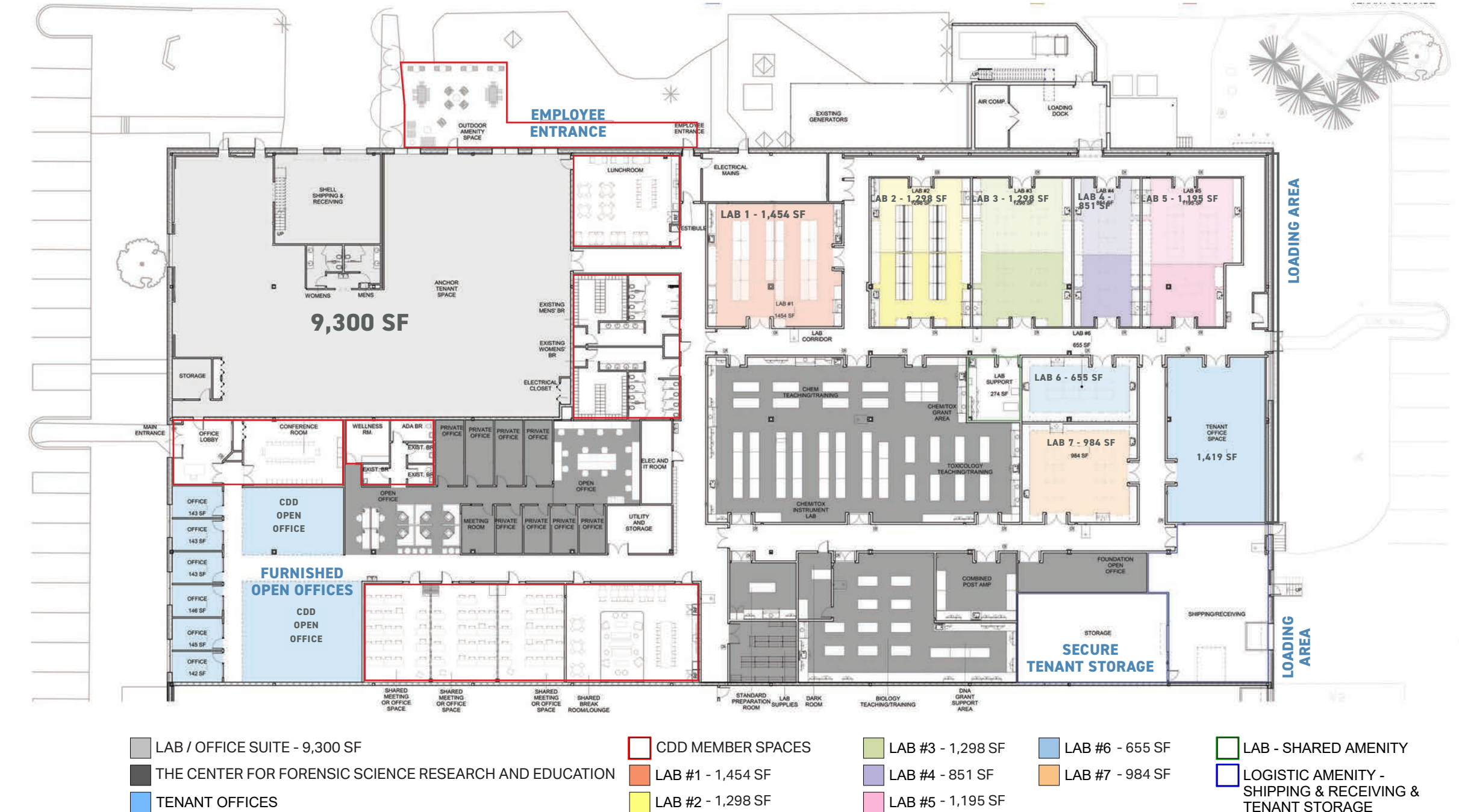
- 2000A service at 480V, 3Ø (31 watts/sq. ft.) to serve the space and all lighting loads are generator backed
- Addressable fire alarm system
- 600kW generator provides 11 watts/sq. ft.

### Lab:

- Ceiling panels for power and data distribution to lab tables
- AHU-100 & AHU-101 supply fans are generator backed

# FLOORPLAN

500 - 1,500 SF FLEXIBLE LAB CONFIGURATIONS  
9,300 LAB/OFFICE FOR LARGER TENANTS



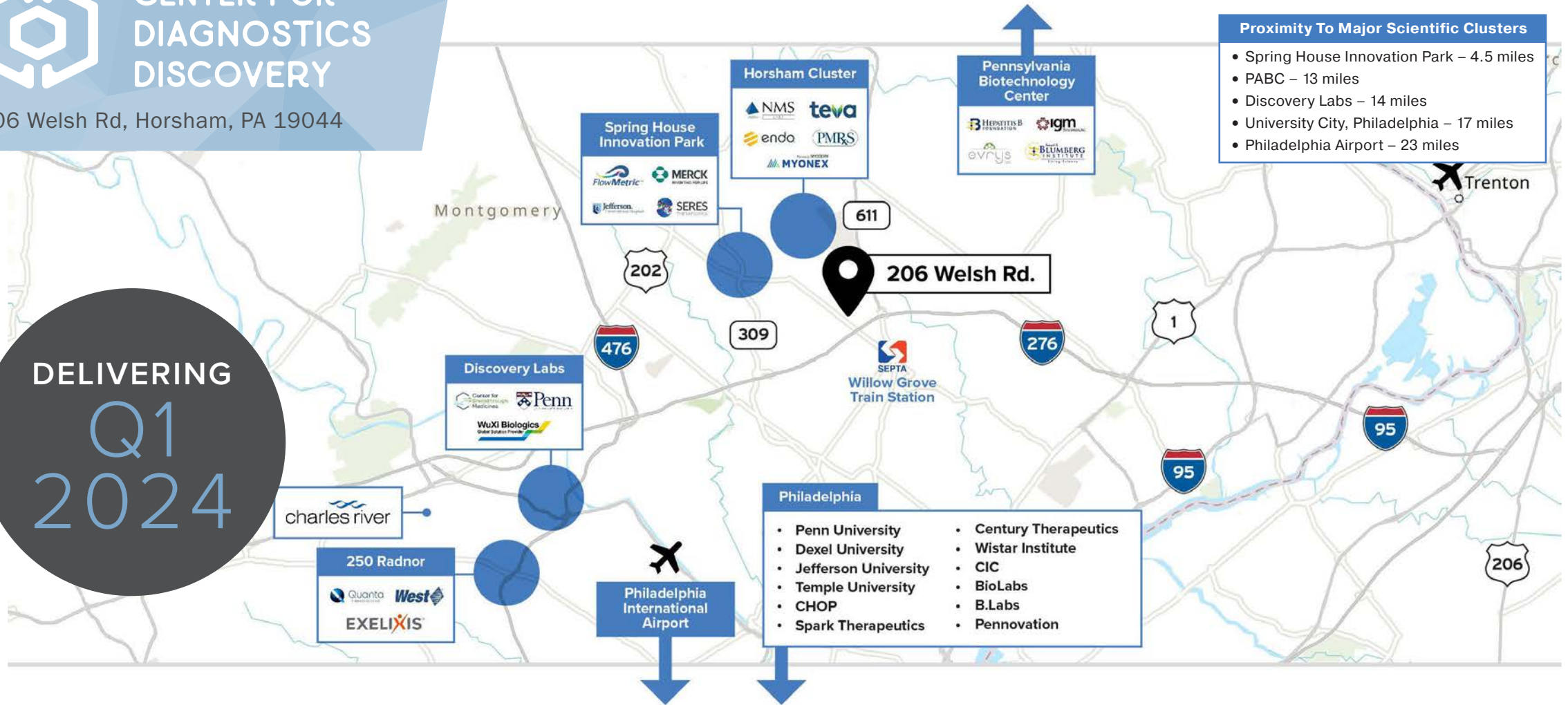
LABs #1-5 can be divided



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