

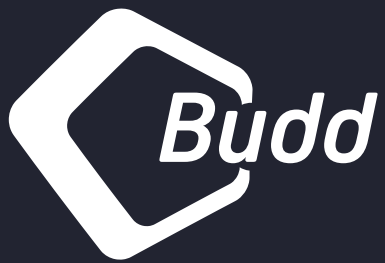


*bioworks*



Pioneer

*3431 Fox Street, Philadelphia, PA*



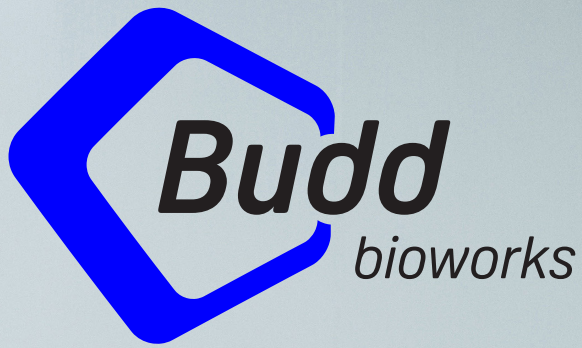
# Changing the way the world moves

From engineering marvels of yesterday to the vision for a new tomorrow, the Budd campus has a legacy of capturing imagination, redefining the standard for what's possible and forever changing the way the world moves.

Today, Budd holds unique critical mass in the capital of cell and gene therapy with a radical redevelopment plan that will forge new directions for science, our Hunting Park community and the Philadelphia cluster.

*Mass producing pioneering steel applications that revolutionized transit from the automobile to outer space is our heritage, accelerating critical cures to market is our future.*





# Biomanufacturing at the Budd

Budd Bioworks is a significant opportunity in the dynamic Philadelphia biocluster for cGMP manufacturing – and it's available now.

The buildings of the historic Budd plant accommodate clinical to commercial scale cGMP ATMP manufacturing with features such as soaring 37' ceilings, 75 foot column spacing, ample car and truck parking and a secure interior orientation - yet represent a blank slate for customization.

Our industry recognized life sciences design partner CRB has designed Budd Bioworks to meet the exacting requirements of bio users, so you can get your life-changing operations up and running, fast.





Begin Tenant Construction as soon as **Q4 2021**

## Bioworks at a Glance



**300,000 SF**

ground floor manufacturing



**10-25,000 SF**

classroom / community area



**1,200**

parking spots



**Amenities**

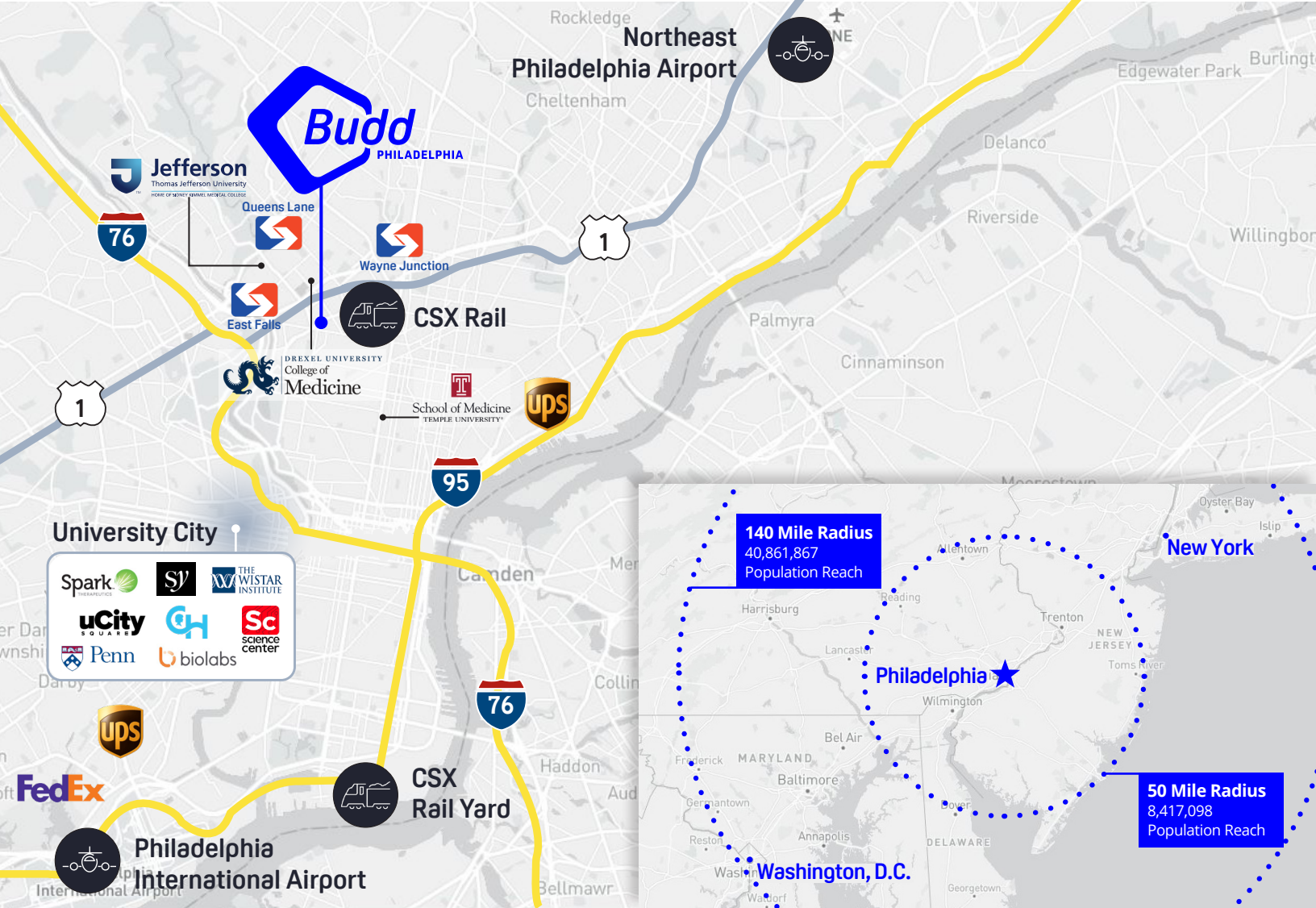
Cafe lounge + conference



**150,000 SF**

lab/office





**Central location in the Philadelphia market allows quick access from all parts of the City and suburbs, with doorstep public transit.**

*Connectivity to interstates and shipping centers allows for efficient distribution to and from major markets along the Eastern Seaboard.*



**PHL Airport to undertake \$53 Billion air cargo expansion**

*PHL's air cargo footprint will expand to 136 acres, tripling capacity to 1.4 msf and will position Philadelphia International Airport as a top intermodal logistics hub of the East.*

**Immediate Access**

- Bala Cynwyd** 4.4 miles / 14 min
- Center City, Phila.** 7.9 miles / 18 min
- I-95** 8.5 miles / 14 min
- I-76** 2 miles / 7 min
- Route 1** 0.6 miles / 4 min
- Transit** SEPTA Routes R & 1 on Campus

**Proximity to Major Cities**

- New York City** 104 miles / 2hr 6min
- Baltimore** 103 miles / 1hr 54min
- Washington, D.C.** 141 miles / 3hr 8min
- Boston** 313 miles / 5hr 11min
- Norfolk** 278 miles / 5hr 23min
- Toronto** 494 miles / 7hr 57min



## Philadelphia Region

*The Philadelphia Metropolitan region is the 8th largest in the United States, centrally located between NY and Washington D.C.; home to more than 34 million people.*

## Eds & Meds

*Philadelphia is home to 15 hospitals and a number of prestigious research universities. Currently 41% of our economy is directly, or indirectly, supported by the Eds and Meds sector - and growing.*

## Proximity to Hospitals & Research Institutions

**Temple University** 1.6 miles / 9 min  
**Roxborough Memorial Hospital** 3 miles / 11 min  
**Jefferson University Hospital** 6 miles / 25 min  
**Cancer Center of Philadelphia** 4.4 miles / 19 min  
**Penn Medicine** 5.6 miles / 25 min  
**University of Pennsylvania** 6.1 miles / 22 min  
**Childrens Hospital of Philadelphia** 6.3 mi / 24 min  
**Presbyterian Medical Center** 6.6 miles / 19 min

## Location matters

*Budd Hunting Park Plant was once home to 20,000 workers. Choosing Budd Bioworks is an opportunity to participate in a landmark revitalization of an important site in Philadelphia industrial history and be a catalyst for change.*

# Discovery starts here.

Philadelphia is the birthplace of cell and gene therapy and our cluster is leading a revolution in science.

Budd Bioworks will be the end-to-end solution for commercialization of life changing cures produced in Philadelphia, advancing discoveries from clinical phase up to commercial scale manufacturing.

## Philadelphia Life Sciences Market

Compounds in development



457

Discovery



322

Pre-Clinical



121

Phase I



89

Phase I/II



140

Phase II



7

Phase II/III



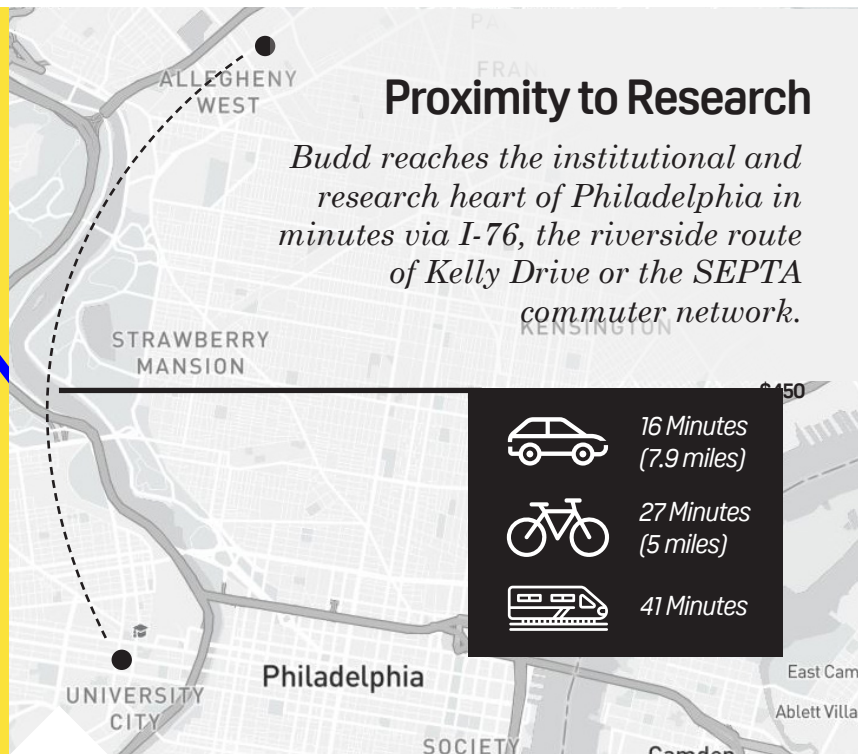
38

Phase III

1,174  
TOTAL

## Proximity to Research

Budd reaches the institutional and research heart of Philadelphia in minutes via I-76, the riverside route of Kelly Drive or the SEPTA commuter network.



## Biomedical Research & Development Funding



2020: \$7.6 Billion

2021: \$4.48 Billion (YTD)





## Talent

*The challenges of labor can easily be met in population dense Philadelphia, a historic eds and meds center.*



529



369



53



329



408

**1,688 TOTAL**  
BIOMEDICAL SCIENCES  
GRADUATES

## Smart Choice

*From talent cost - to the cost of living for your talent. Philadelphia is a dynamic metro with an available workforce for both PhD level and biomanufacturing tech roles - with lower cost of living, wage and real estate costs.*

### Rent Cost Per Square Feet / Year

*Lab space in Philadelphia is more than 2.5x less than space in Boston and New York City*

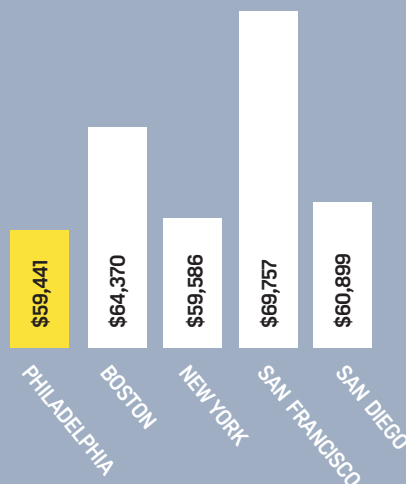
Boston	\$115
New York City	\$115
Philadelphia	\$43
Washington D.C	\$45

### Cost of Living Index

*Residents of Boston, NY and D.C have to earn 18-60% more to enjoy the same standard of living as a Philadelphia resident*

US Average	\$100
Boston	\$151
New York City	\$239
Philadelphia	\$111
Washington D.C	\$160

### Employment Cost for Typical Biomanufacturing Job Roles





**SHERMAN**  
2022



# Be a part of this transformation

The future at Budd will encompass 2.4 MSF and 25 acres of revitalization that includes residences, restaurant and retail options as well as campus art activation, greening and community engagement.

Contact our representatives for more information on leasing at Budd Bioworks:

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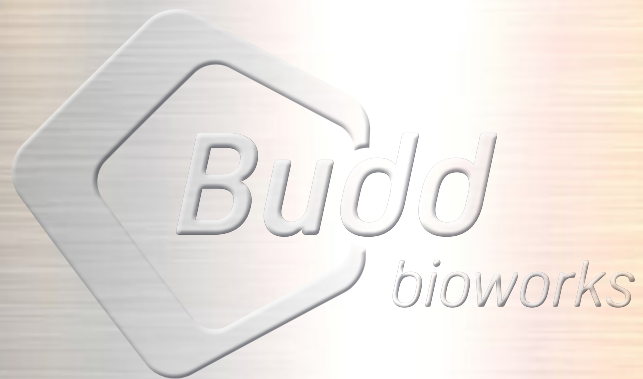
Life Sciences

**PLYMOUTH GROUP**



**PIONEER**  
NOW LEASING





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