

3.0 UNIVERSITY PLACE DESIGN DETAILS

Rentable Building Area 249,407 SF

Rentable SF per Floor Basement: 9,390 SF
 1st Floor/Retail: 33,674 SF Total.
 2nd Floor: 39,043 SF
 3rd Floor Amenity: 19,000 SF Total. Wistar Discovery Center (Amenity Space) 8,000 SF
 3rd Floor: Wistar Phase 2 Space 11,000 SF
 4th - 8th Floors: 29,660 SF

Floor to Floor Heights Basement - 13'-6"
 1st Floor - 20' 8"
 2nd Floor - 16'-6" (South, below the green roof) to 18'-0" (North)
 3rd Floor - 18' 0"
 4th - 7th Floors - 15' 0"
 8th Floor - 16' 0"

Column Spacing 33' East to West. | 14'-56" North to South.

Structural Steel frame and concrete slab.

Floor Load 125 lbs. live load labs (North) | 100 lbs. live load office (South)

Elevators 4 Passenger (2 Basement to 8th floor and 2 Ground floor to 8th floor)
 1 Freight/Passenger (Basement to 8th floor)
 1 Retail (Ground floor to Basement)

Exterior Wall [View® Glass](#) curtain wall (electrochromic glass that tints either automatically or based on user preference. Eliminates the need for blinds/shades and allows in abundant light without excessive heat and glare,) metal panels and brick. Ground-level retail is equipped with clear glass to promote greater transparency and pedestrian access. Ground-level retail is equipped with clear glass to promote greater transparency and pedestrian access.

Loading Docks 1 lab dedicated drive-in | 1 retail dedicated drive-in

Outdoor Space 14,400+ SF Green Roof at the 3rd-floor level.

Telecommunications Comcast and Verizon.

Security Staffed secure lobby entry with turnstile card access.

Bike Storage Secure, indoor, and located on the ground floor.

Showers Showers located on the 2nd floor and floors 4th through 8th.

Parking Surface Lot available across the street outfitted with two EV charging stations.

Wellness & Sustainability Targeting WELL® Platinum v2 and LEED® Platinum v4 BD+C. [More information here.](#)

BASE BUILDING MECHANICAL AND ELECTRICAL

HVAC System	Semco chilled beams with Neuton pump packages to manage and control chilled beam hydronic system temperatures that provide quiet operation and no draft. The chilled beam system is especially noted to have better condensation control and are less likely to harbor bacteria. The air handling units are equipped with superior MERV 13 filters and superior MERV 13 filters and UV lamps that irradiate the interior surfaces and associated supply air, thereby eliminating mold, bacteria, and viruses.
Lab HVAC	Five lab units, each 41,250 CFM, 100% outdoor air sized for a minimum of 6 air changes per hour with MERV 13 filters and high-plume dilution exhaust fans. There is space allocated on the roof for future dedicated units to support specialty labs, cGMP functions, or other critical operations requiring segregated and/or specific environmental conditions.
Electrical system	The 1200A at 15K Volts PECO service has full redundancy from two (2) PECO substations and an automated swap. Lab tenants will be powered off a dual-ended switchboard with two transformers.
Backup/Emergency Power	Two 800 kW base building diesel generators have up to 2w/SF allocated for tenant use, located in the basement. Space on the roof allocated for potential future tenant's natural gas generators.
Tenant Electrical Equipment Load Capacity	1.00 watts per square foot in office areas. 5.00 watts per square foot in laboratory areas.
Energy Metering	Sophisticated system to monitor and measure the energy usage of each tenant independently.
Laboratory Waste Neutralization	Central limestone neutralization tank, located in the loading dock area.
Natural Gas	2" HP gas riser for the use of the lab tenants, with 1" take-offs on each lab floor with pressure regulators. The PGW metering array will also have the capability to add other meters as may be necessary for individual tenants' emergency generators.
Life Sciences Infrastructure	Water service includes a central water softener suitable for supplying lab/DI/RO water generation systems. Lab utilities/services such as compressed air, vacuum and lab gases (CO ₂ , N, AR, etc) have been considered and central locations identified for tenants' specific needs.
Chemical/hazardous Material Storage	Space allocated for tenant storage in the basement.
Sustainability Details	More information here .