

## WELLNESS & SUSTAINABILITY DETAILS

- Wellness & Sustainability** Targeting WELL® Platinum v2 and LEED® Platinum v4 BD+C certifications.
- Superior Indoor Air Quality** Chilled beam heating and cooling system will use 100% filtered outside air and high-efficiency MERV-13 filters.
- The air handling units are equipped with UV lamps to irradiate the interior surfaces and associated supply air, thereby eliminating mold, bacteria, and viruses.
- Localized temperature controls for maximum occupant comfort.
- Low relative humidity levels in the summer and a minimum humidity level in the winter.
- Interior materials and finishes were carefully selected to reduce off-gassing of indoor air contaminants, such as volatile organic compounds or VOCs.
- Healthier and happier employees lead to increased productivity, top talent attraction and retention, lower absenteeism, and medical costs.
- View® Smart Glass** Electrochromic glass tints automatically to prevent uncomfortable glare and excessive heat gain while providing continued access to daylight and uninterrupted views to the outdoors. Studies have shown that daylight exposure can help occupants get more sleep, achieve higher cognitive function, and experience less eye strain.
- Access to Nature** Impressive 14,495 SF green roof located on the 3rd floor. Designed to provide an array of invigorating spaces that promote collaboration, mindfulness, and relaxation.
- Additional green roofs surround portions of the north, east, and west facades to improve views, connection to the natural environment, and reduce cooling loads in the building.
- Energy Savings** 20%+ anticipated when compared to similar Lab/Office buildings.
- Water Savings** 40%+ anticipated indoor water savings.
- 100% anticipated outdoor water savings. Rainwater will be collected into a cistern for reuse in the building's cooling and irrigation systems.
- TOD** Transit-Oriented Development
- Walk - 2 min. from 40th Street Station
  - Ride - 7 min. to Center City
  - Bike - Dedicated bike lanes