

PENNOVATION WORKS

Colliers

Lab and Office Opportunities

Leasing Highlights

- Affordable early stage to advanced commercial lab spaces located in 23-acre Pennovation Works property adjacent to UPenn
- Lab tenants directly benefit from the programming and amenities already available at Pennovation Works
- Shared amenities include a modern, high-design facility equipped with state-of-the-art features
- Currently leasing spaces from single benches to advanced labs over 100k SF

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Our Facilities

PENNOVATION WORKS

Where Ideas Go to Work

What's in the Works

Pennovation Works is a 23 acre multi-facility research and development hub.

Currently home to 108 companies, Pennovation Works fosters a diverse business ecosystem. Leasing opportunities range from a single building to 100K SF for mature enterprises.

SPACE AVAILABLE
600 Car Parking Garage

Pennovation Lab

Pennovation Center

Inventor Offices

NEWLY COMPLETED
117 Space Parking Lot

Future Development Site

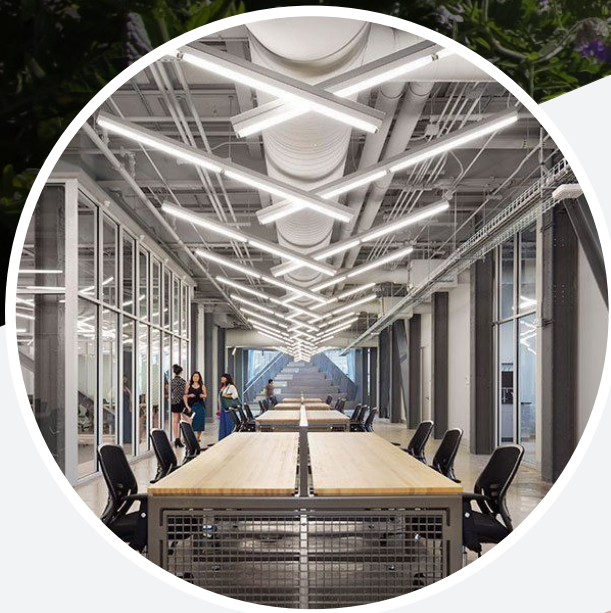


From Idea to Impact

Come Grow with Us

For more than a decade, Pennovation Works has helped innovators transform breakthrough ideas into thriving companies. Today, our complex offers a complete range of spaces designed to support every stage of growth—from an individual desk to a purpose-built HQ.

Whether you're launching a startup, expanding R&D operations, or planning a future development project, Pennovation Works provides the space, resources, and community to help you reach what's next.



Pennovation Center
Coworking Space and Labs



Start Here

Bench & Desk Space

Flexible workspace for entrepreneurs, founders, and early-stage teams.

Private Offices & Labs

Move-in-ready laboratory environments designed for scientific discovery, research, and commercialization.

Scale Here

Expand Here

Inventor Office Suites

Private office and flex space for growing companies ready for their own dedicated footprint.



Thrive Here

Resources & Relationships

Connect with a thriving innovation community offering mentorship, funding access, and growth opportunities.



Development Sites

Development opportunities for organizations seeking custom-built facilities.



Build Here



Penn Medicine
Hospital of the Univ. of Pennsylvania

Children's Hospital of Philadelphia

PENN MUSEUM
University of Pennsylvania Museum of Archaeology and Anthropology

Penn Medicine Station

VA
Philadelphia VA Medical Center

THE WOODLANDS

SEPTA Bus
Routes 30, 42, 49, LUCYGR

Children's Hospital of Philadelphia
Buerger Center for Advanced Pediatric Care

UNIVERSITY CITY

PENN PARK

76

South St

SOUTHWEST CENTER CITY

SCHUYLKILL RIVER

SCHUYLKILL RIVER

SCHUYLKILL RIVER TRAIL

Schuylkill Ave

76

PENNOVATION WORKS

Penovation Center

Penovation Lab

Inventor Offices

Future Development Site

112 CAR PARKING LOT

IN DEVELOPMENT: 600 CAR PARKING GARAGE

SEPTA Bus
Routes 12, 64, 49

GRAYS FERRY

SEPTA Bus
Routes 12, 49

Grays Ferry Ave



Parking available onsite



1 minute to I-76/Schuylkill Expressway



Free shuttle service between Pennovation Works and UPenn



Indego Bike Station

Washington Ave

Why it Works

PENNOVATION



Pennovation Works is a unique combination of offices, labs, and production spaces, created by the University of Pennsylvania to connect intellectual and entrepreneurial efforts, fostering the advancement of knowledge and driving economic growth.



Anchor site of Philadelphia's Lower Schuylkill Innovation District (ID)



Tenants may be eligible to receive state and local tax benefits including abatement of Business Privilege Tax, Net Profit Tax and Real Estate Tax



Highly visible and connected to the region, especially Center City, and University City, Philadelphia



Open to all, Pennovation Works is home to a diverse community of innovators from across industries and institutions outside of Penn.

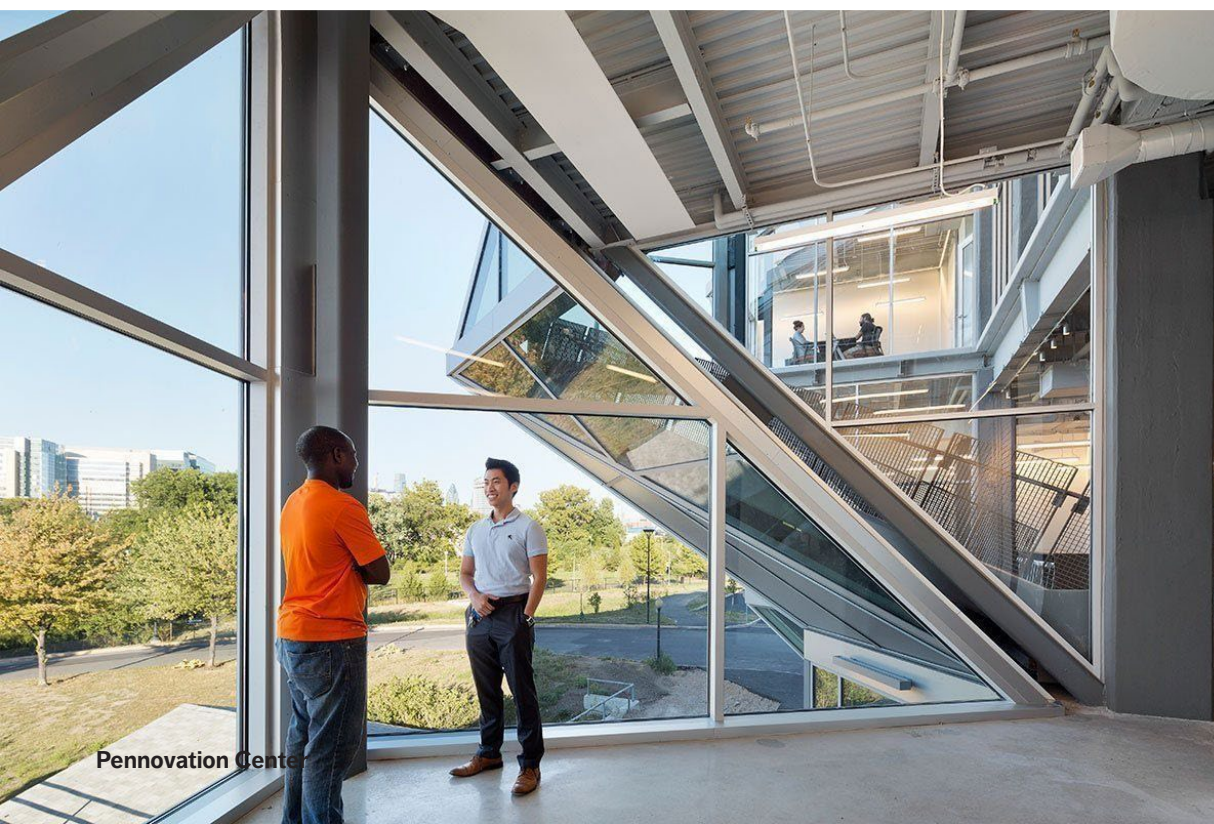


Leasing Opportunities

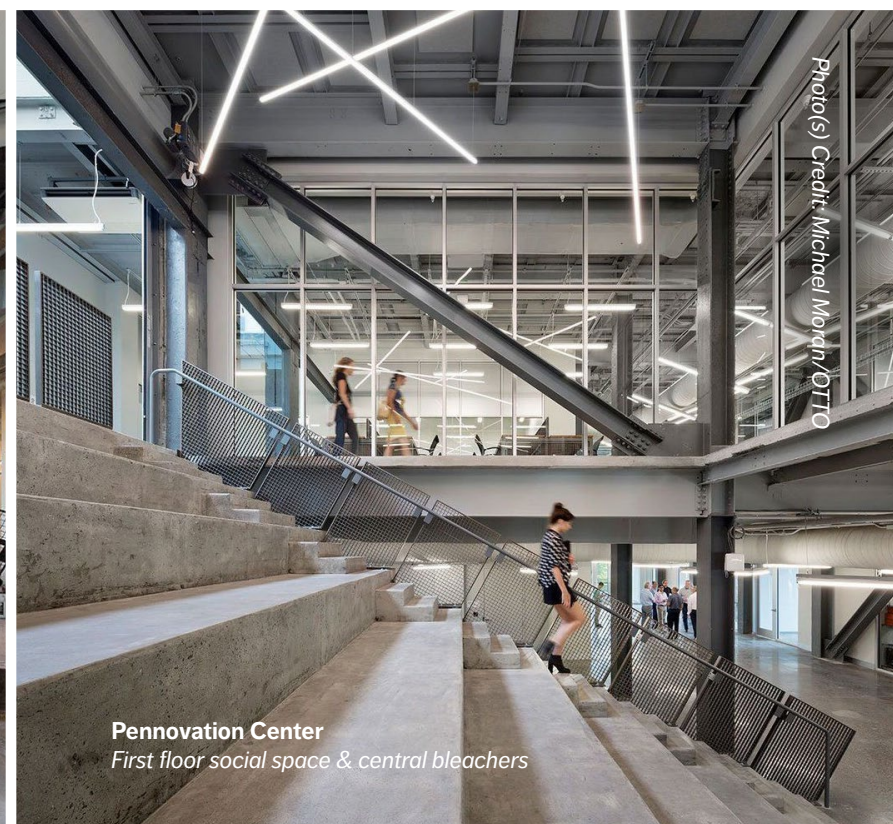
PENNOVATION WORKS



Pennovation Center
Penn Engineering Research & Collaboration Hub



Pennovation Center



Pennovation Center
First floor social space & central bleachers

Photo(s) Credit: Michael Mordin/OTTO

Pennovation Center

Collaboration for the Community

Pennovation Center is the anchor facility of Pennovation Works—a business incubator and lab that aligns and integrates researchers, innovators, and entrepreneurs for the commercialization of research discoveries.

Shared and Private Spaces

Choose from benches, semi-private suites with direct garage door access, or opt for a small lab space.



Pennovation Center
Exterior View



Pennovation Center
Inventor Garage

Pennovation Lab

Innovation for the Region

Pennovation Lab is a state-of-the-art, multi-tenant facility integrating laboratories and office spaces with advanced scientific capabilities.

Suited to Scale

65,000 SF scientifically-advanced building of customizable wet/dry lab or office space suites.





Pennovation Works
Aerial View



Inventor Offices
Exterior View

Inventor Offices

Scale Your Vision

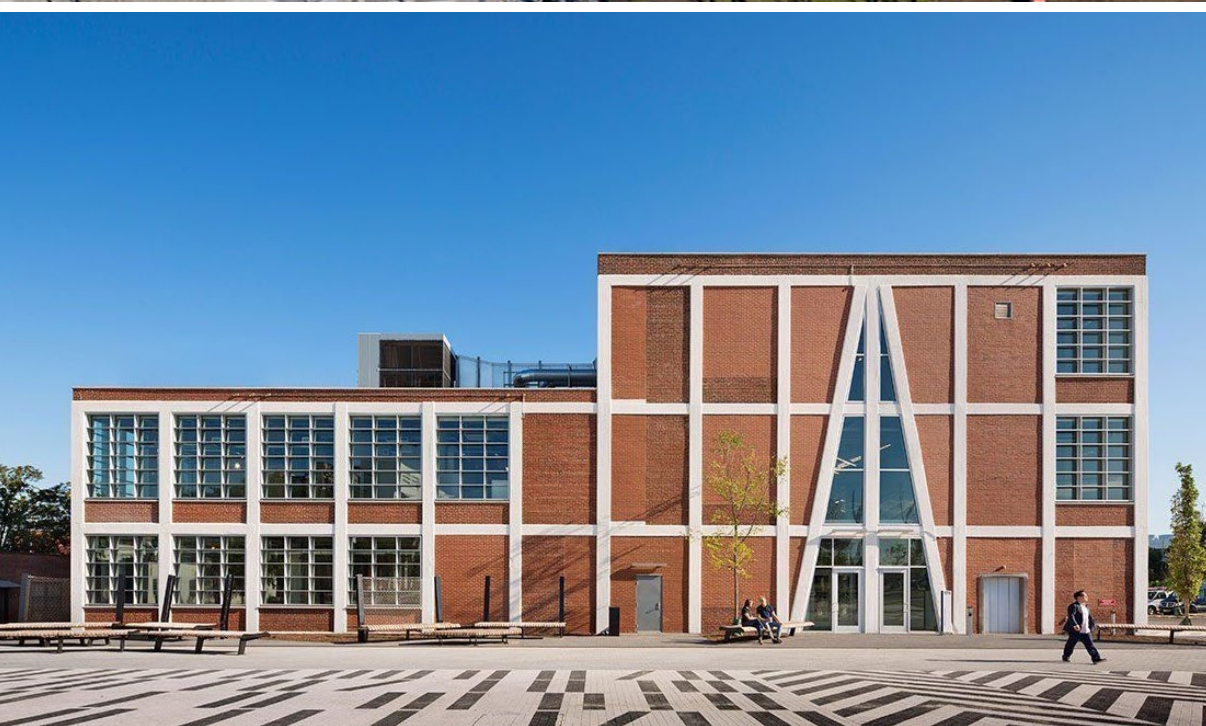
The Inventor Office Building is a three-story facility offering approximately 24,000 rentable square feet designed to support growing startups, technology companies, and research-driven organizations. Located at the front door of Pennovation Works, it provides the ideal environment for companies looking to scale within a vibrant innovation community.

Customizable Office/Flex Space

Spaces can be configured or adapted to align to your business requirements, creating the right balance of office, lab support, collaboration, or light-flex functionality.

Individual Suites

Ideal for growing companies seeking approximately 2,000 SF and above within a collaborative innovation environment.



Perks and Pluses

PENNOVATION WORKS



Nurturing Innovation

Pennovation Perks

Tenancy at Pennovation Works is enriched with one-of-a-kind programs and resources that support its scientific community.

Mentorship

PCI Ventures (PCIV) provides Mentor Connect: a program offering valuable business coaching to tenants from accomplished entrepreneurs.

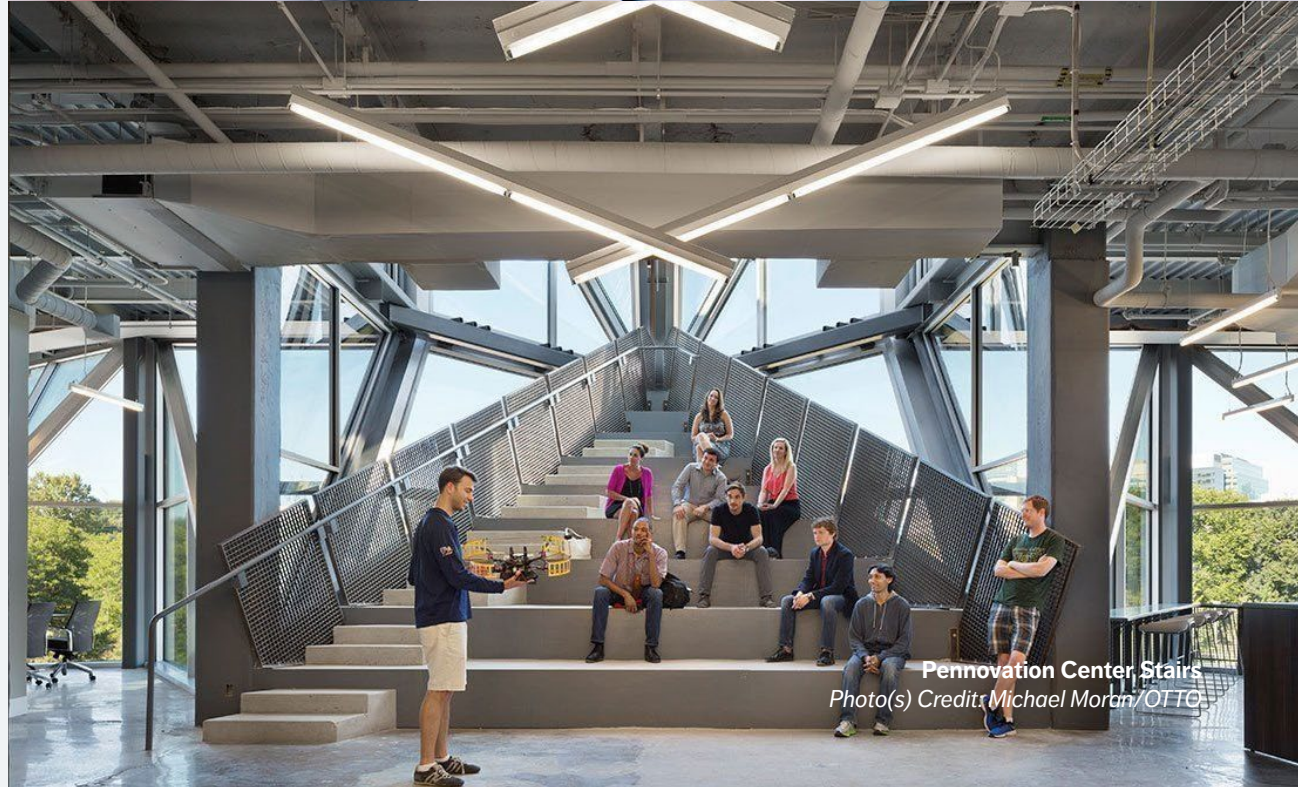
PCIV also holds office hours—a great opportunity to connect with Penn's commercialization and venture development group

Lab Resources

Lab management and safety practices and software at Pennovation Lab are modeled on best practices used by the University of Pennsylvania.

Networking

Develop connections between local entrepreneurs, investors, partners, and Penn inventors



Pennovation Center Stairs
Photo(s) Credit: Michael Moran/OTTO



Pennovation Plaza

Life in Our Community

Pennovation Perks

Programs & Events

Pennovation Works hosts activities on the Plaza and in the Center, such as the annual Pennovation Accelerator, Pennovation Start Up Showcase, Warm Intros networking series, and happy hours.

Connectedness

In addition to an onsite Café, food trucks often visit our Plaza, or you can hop on the free Pennovation bus to visit Franklin's Table offering favorites like Goldie Falafel, Pitruco Pizza, High Street Hoagies via delivery service to residents.

Wellness & Community Oriented Environment

Nestled amidst expansive greenery, Pennovation Works is linked to the Grays Ferry Crescent and the Schuylkill River Trail where one can enjoy river walks, biking, recreation, and neighborhood activities.



Pennovation Plaza

Photo(s) Credit: Michael Moran/OTTO





Christian to Crescent

Completed in May 2025, the new additions to the Schuylkill River Trail expands the Grays Ferry Crescent, enabling bike commuting from Southwest Philadelphia to Manayunk and beyond.

Schuylkill River Trail Suspension Bridge

"SRT_Suspension_br_opening (14)" by Michael Stokes, CC BY 2.0

Innovation at Penn

The University of Pennsylvania is an esteemed Ivy League institution renowned for its academic prowess and extensive historical heritage. Penn fosters pioneering research, interdisciplinary education, and a steadfast dedication to innovation.

Source: UPenn.edu



\$1.34B
IN AWARDS



\$24.81B
ENDOWMENT



\$2B
R&D EXPENDITURES



\$723M
NIH FUNDING



209
**RESEARCH CENTERS
& INSTITUTES**



6,000
RESEARCH FACULTY



Penn Plaza
Photo(s) Credit: Michael Moran/OTTO

Celebrating 10 Years

PENNOVATION WORKS



A Decade of Where Ideas Go to Work

For ten years, Pennovation Works has been a destination for innovators translating breakthrough research into real-world impact. A **23-acre innovation complex**, Pennovation has evolved into a thriving community of more than **100 companies and institutional affiliates** spanning life sciences, biotechnology, advanced manufacturing, robotics, and emerging technologies. Over the past decade, we've built far more than a collection of laboratories and offices. We've created an environment where researchers, founders, investors, and industry leaders come together to accelerate discovery and commercialization.

As we celebrate our first decade, Pennovation Works remains focused on the future of life sciences innovation. From pioneering cell and gene therapy companies to next-generation medical technologies and research-driven startups, our community continues to push the boundaries of what's possible. For organizations seeking more than just space, Pennovation offers a proven ecosystem, a powerful network, and ten years of demonstrated success helping ambitious companies grow, connect, and thrive. The next decade of breakthrough innovation starts here.



\$90M

**RAISED THROUGH
THE PENNOVATION
ACCELERATOR**



108

**COMPANIES
HOUSED**



3,200

**ANNUAL
VISITORS**



90

**FOUNDERS
SUPPORTED**

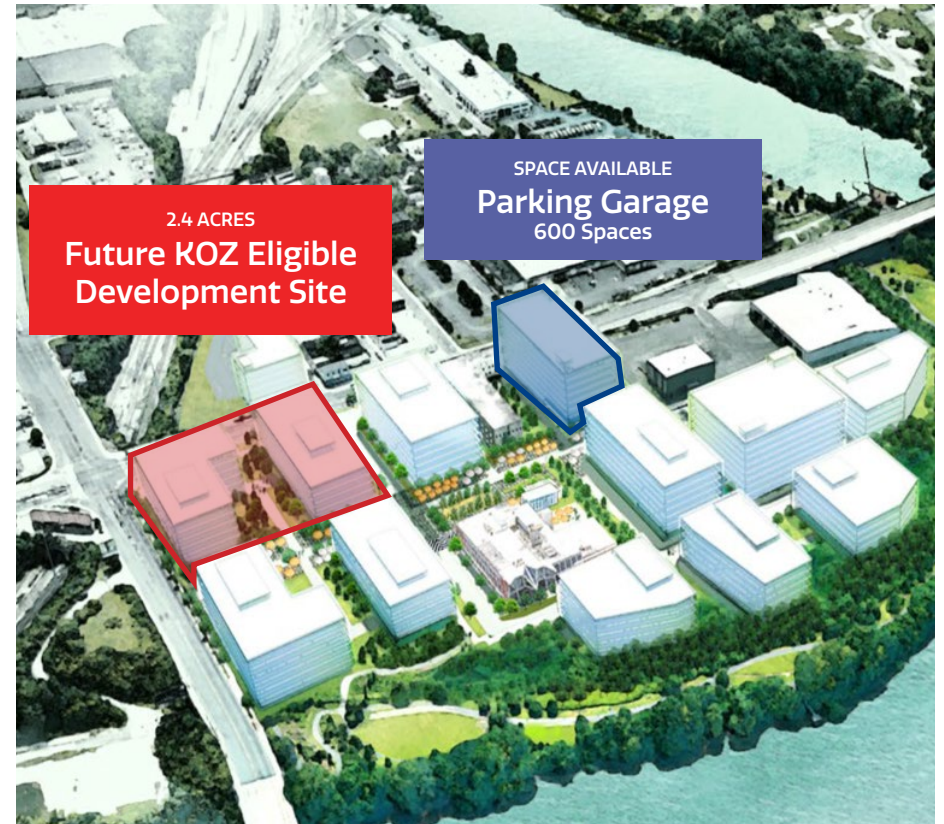
On the Horizon

Development Sites at Pennovation

Pennovation Works is poised for significant growth as part of a broader vision to transform the Lower Schuylkill corridor into a thriving innovation district.

Future development plans focus on creating a mixed-use ecosystem that brings together university research, entrepreneurs, corporate partners, and creative industries in a highly connected environment. The master plan emphasizes flexible office, laboratory, and collaborative spaces designed to evolve with market demand and emerging innovation sectors.

Pennovation Works is anticipated to grow significantly according to its master plan, and will cap at a total of 1.5-2 MSF. Ultimately, the current ecosystem and developing infrastructure will position Pennovation Works as a gateway to Philadelphia's Innovation District, fostering collaboration, accelerating research commercialization, and supporting the next generation of startups, industry partnerships, and breakthrough discoveries



Proposed Long-Term Capacity



Parking Garage Rendering



Penn Plaza
Photo(s) Credit: Michael Moran/OTTO



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