



Keystone Property Group's Mixed-Use Revisioning of The Curtis as a Life Sciences Hub is Cemented by Imvax Inc. Expansion



Biopharma tech platform company Vivodyne and biotech firm Applied Genetic Technologies Corporation also moving into The Curtis

PHILADELPHIA -- (April 13, 2021) -- Clinical-stage biotechnology firm [Imvax Inc.](#) has extended and expanded its lease with [Keystone Property Group](#) at the landmark former publishing house [The Curtis](#), further validating the mission-critical features of The Curtis for life science companies, and positioning Imvax for its next phase of growth.

Imvax, which already utilizes 15,699 square feet at The Curtis, will add 21,066 square feet of cGMP manufacturing space in its quest to create a world-class manufacturing and lab facility. Tim Conrey of [Scheer Partners](#) represented Imvax and Lisa Berger Baskin, also of Scheer Partners, represented Keystone as the landlord. The additional space will be ready for Imvax by the end of 2021.



Founded in 2015, Imvax moved its headquarters from a small office in Chestnut Hill to Center City and The Curtis in late 2019. The company, an emerging oncology leader that is revolutionizing immunotherapy for patients of Glioblastoma (GBM), announced a \$112 million venture capital financing in July. In February, Imvax was awarded a \$2 million grant by RPAC to support construction of the company's cell processing center at The Curtis.

"This space will be a showpiece to demonstrate for our investors, partners, employees, and stakeholders that Imvax lives at the forefront of innovation," says Imvax COO Sean Hemingway. "Our location at The Curtis will help Imvax attract and retain the best talent and this expansion gives us the capability to meet our future growth needs. We are pleased how our relationship with Keystone has contributed to our trajectory."

Keystone also announced the addition of two other life sciences firms including [Vivodyne](#), a technology platform company developing a new biopharma discovery pipeline for therapeutics based on lab-engineered human tissues. Vivodyne will move from its academic lab at the University of Pennsylvania to a 6,320-square-foot commercial setting that meets its bespoke design criteria.

"Our new labs and offices at The Curtis are being built from the ground up for innovation, with great design flexibility that we owe to the building's wide spaces and rigid floors," says Vivodyne CEO Andrei Georgescu. "The historic location sits across from two beautiful parks, Independence Hall, and the famous Liberty Bell; it keeps us connected to Philadelphia's past while we work to redefine its future as a rapidly growing hub for biotech innovation."

[Applied Genetic Technologies Corporation \(AGTC\)](#) will also move to The Curtis, where the clinical stage biotechnology company that uses a proprietary gene therapy platform to develop transformational genetic therapies for rare diseases will occupy space on the eighth floor. Its initial focus in ophthalmology prompted AGTC's move to The Curtis so it could be closer to Wills Eye Hospital, a global leader in the treatment of eye disease in Center City since 1832.

In October, Keystone will deliver INQ Labs at The Curtis, the market's only self-contained, furnished lab suites offering office and lab space combinations from 3,500 square feet to 6,000 square feet. These spec labs allow life science companies to occupy space quickly with minimal upfront out-of-pocket expenses.

"The Curtis is creating a scientific community and an ecosystem where life sciences companies can locate and thrive," says Keystone's Founder and CEO Bill Glazer. "The building proves that companies, no matter where they are in the business cycle, can be accommodated there."

Keystone purchased the 12-floor, 912,245-square-foot building that once housed Curtis Publishing in 2014. The firm revitalized the building with a ground-floor streetscape and building



atrium, the conversion of existing office space to residential units, and the conversion of former printing press space to wet lab space for life sciences companies like Imvax, Vivodyne, and AGTC.

The Curtis was designed, engineered, and constructed with mission-critical features for life science companies and its cGMP laboratories including: oversized ceiling heights and vibration-resistant floors once required for printing presses; and in-place features like fresh air intakes, dual power supply, backup emergency power, loading and freight elevators, and venting chases. These features give life sciences companies a unique option to consider with convenient access to all major roadways. Additional on-site amenities include a tenant meeting and lounge suite called The Post, a 300-space parking garage, a childcare center, high-end restaurant, 24-hour access card and on-site security.

For leasing opportunities contact Jake Fruncillo at 610-382-5233 or jfruncillo@keystonepropertygroup.com.

About Keystone Property Group

Keystone is a vertically integrated commercial real estate development and investment company. It delivers value for investors and tenants by creating mixed-use developments that revitalize neighborhoods, empower people, and drive productivity and collaboration. Headquartered in Conshohocken, Pa., its portfolio of iconic projects attracting world-class companies includes 10 million square feet of office and mixed-use properties with 2 million square feet under development, and spans thriving locations along the East Coast. Keystone has offices in Philadelphia, New Jersey, and Miami, Fla.

For more information, please visit www.keystonepropertygroup.com.

About Imvax Inc.

Imvax is an emerging oncology leader that is revolutionizing immunotherapy for patients with Glioblastoma (GBM) and other solid tumors with significant unmet medical needs. Its lead platform is IGV-001, an autologous tumor cell immunotherapy that delivers a multi-pronged response against tumor cells by leveraging the patient's immune system as a defense mechanism. Imvax, headquartered in Philadelphia, PA, has an exclusive license agreement with Thomas Jefferson University granting it the right to develop and market this medical technology.

For additional information, please visit www.lmvax.com

About Vivodyne, Inc.

Vivodyne is changing how scientists study human biology & develop therapeutics. Their platform technology creates a new preclinical drug development pipeline — Pipeline V — that starts and ends in lab-grown human tissues. The company was founded at the University of



Pennsylvania by Bioengineering PhD Andrei Georgescu and Associate Professor of Bioengineering Dan Huh.

For more information, please visit <https://vivodyne.com/>

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