

8025 LAMON AVENUE

GMP Clean Room R&D Facility 10,600 Square Feet



Formerly utilized by Pfizer for its GMP **parenteral production** activities, this 10,600 square foot suite is well-equipped to support a variety of state-of-the-art **clean room** research, development or **pilot scale production** endeavors. The existing layout and robust infrastructure offer a highly adaptable, flexible clean room work environment with the ability to cascade from **class 100,000** to **class 100** chambers.

Building Features

- Located on third floor of 4-story 128,400 sq. ft. 1980's laboratory building
- **Clean Room** Suite is **10,600 sq. ft**
- Adjacent **5,800 sq. ft. Stabilization Suite** available
- On floor shower and locker rooms available for dedicated use
- **Newly renovated** first floor lobby with security reception desk

Facility Fit Out and Systems

- Full interstitial mechanical floor directly below available for supplemental mechanical requirements
- Contiguous walk-in service utility chase
- Structural steel frame designed for **100 PSF live load** with **enhanced vibration performance** of 1500 microinches/sec
- **Floor-to-floor height is 14'-2"**
- Dedicated air handling unit providing 20,275 CFM
- Dedicated Siemens BAS system
- Dedicated **USP and WFI** (water for injection) quality process water systems
- Piping and nozzle distribution for tenant supplied specialty gases
- Campus compressed air system
- **Epoxy flooring** and drywall ceiling with recessed, **sealed fluorescent light fixtures**
- Stainless steel work surfaces, sinks and shelving
- **Airlock suite entry and exits** with gowning and step-over bench areas

Equipment

- Among existing equipment available for dedicated use of this suite:
 - Despatch Component Depyrogenation/**Sterilizer-Dry Heat Oven**
 - Component Sterilizer
 - Cozzoli **Ampoule Filler/Sealer** with Accumulating Table
 - **Refrigerated Laminar Flow Module**
 - Chaselogenman **Filling Machine** Accumulating Table
 - Edwards Lyomax 2 **Lyophilizer Freeze Dryer**
 - Jordan Scientific **Freezers and Coolers**
 - Terminal **Sterilizer**
 - Magnetic **Stirrer**
 - **Fume Hood**
 - AMSCO 2023 **Vacumatic**

Genius starts here.

The **Illinois Science + Technology Park** is strategically located near the Chicago area's major universities, teaching/research hospitals, and pharmaceutical, medical device and diagnostic companies.

AVAILABLE IMMEDIATELY FULLY BUILT AND FURNISHED SPECIALTY LABORATORY SPACE

8025 Lamon Avenue

Within this high quality campus is a state-of-the-art GMP building offering almost 128,400 square feet of R&D laboratories, clean rooms and offices. Other features include:

- 32,000 sq. ft. average floor plates
- GMP Suites equipped for drug & clinical development
- Class 10,000 and Class 100,000 Clean Rooms
- NMR Suites
- High Bay GMP Warehouse
- Easily Divisible Space

Campus Amenities Include:

- Campus cafe
- 85-seat auditorium with video conferencing capability located at 8045 Lamon Avenue
- Shower and locker rooms
- Landscaped parks and campus quadrangle
- Ample parking and convenient mass transit access
- 24/7 on-site security staff

