

# Article

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# Ultrahigh Surface Area Zirconium MOFs and Insights into the Applicability of the BET Theory

Timothy C. Wang<sup>1‡</sup>, Wojciech Bury<sup>1,3‡</sup>, Diego A. Gómez-Gualdrón<sup>2</sup>, Nicolaas A. Vermeulen<sup>1</sup>, Joseph E. Mondloch<sup>1</sup>, Pravas Deria<sup>1</sup>, Kainan Zhang<sup>1</sup>, Peyman Z. Moghadam<sup>2</sup>, Amy A. Sarjeant, Randall Q. Snurr<sup>2</sup>\*, J. Fraser Stoddart<sup>1</sup>\*, Joseph T. Hupp<sup>1</sup>\* and Omar K. Farha<sup>1,4</sup>\*

<sup>1</sup>Department of Chemistry, Northwestern University, Evanston, Illinois 60208, United States

<sup>2</sup>Department of Chemical and Biological Engineering, Northwestern University, Evanston, Illinois 60208, United States

<sup>3</sup>Department of Chemistry, Warsaw University of Technology, Noakowskiego 3, 00-664 Warsaw, Poland

<sup>4</sup>Department of Chemistry, Faculty of Science, King Abdulaziz University, Jeddah, Saudi Arabia

Supporting Information Placeholder

**ABSTRACT:** An isoreticular series of metal-organic frameworks (MOFs) with the **ftw** topology based on zirconium oxoclusters and tetracarboxylate linkers with a planar core (**NU-1101** through **NU-1104**) has been synthesized employing a linker expansion approach. In this series, **NU-1103** has a pore volume of 2.91 cc g<sup>-1</sup> and a geometrically calculated surface area of 5,646 m<sup>2</sup> g<sup>-1</sup>, which is the highest value reported to date for a zirconiumbased MOF, and among the largest that have been reported for any porous material. Successful activation of the MOFs was proven based on the agreement of pore volumes and BET areas obtained from simulated and experimental isotherms. Critical for practical applications, **NU-1103** combines for the first time ultrahigh surface area and water stability, where this material retained complete structural integrity after soaking in water. Pressure range selection for the BET calculations on these materials was guided by the four so-called "consistency criteria". The experimental BET area of NU-1103 was 6,550 m<sup>2</sup>/g. Insights obtained from molecular simulation suggest that, as a consequence of pore-filling contamination, the BET method overestimates the monolayer loading of NU-1103 by ~16%.

# 1. INTRODUCTION

Metal-organic frameworks (MOFs) are a class of crystalline materials formed by coordination bonds between metal-based nodes and organic linkers.<sup>1-3</sup> By judicious choice of building blocks, MOFs with many desirable physical properties have been synthesized. Some of the most desirable characteristics of MOFs are their permanent porosity and ultrahigh (Brunauer–Emmett–Teller (BET)  $\geq$  6000 m<sup>2</sup> g<sup>-1</sup>) specific surface areas. The realization of ultrahigh surface areas within MOFs has, in turn, pushed the limit of practical sorption based gas storage technologies, e.g., molecular hydrogen and natural gas.<sup>4-7</sup> Indeed, Toyota will start selling hydrogen fueled vehicles in California in early 2015.<sup>8</sup> Forward looking, Mercedes Benz is pursuing the use of MOFs in hydrogen storage systems for next generation fuel cell vehicles.<sup>9</sup>

The synthesis of ultrahigh surface area MOFs has been advanced largely by utilizing the concept of "isoreticular expansion"—the expansion of organic linker length in a given MOF topology.<sup>10</sup> Some of the highest known surface

area MOFs, including MOF-210<sup>5</sup>, NU-100<sup>4</sup>, NU-109<sup>6</sup>, NU-110<sup>6</sup>, DUT-32<sup>7</sup>, and DUT-49<sup>11</sup>, have been synthesized using this strategy and have registered specific surface areas as high as 7,140 m<sup>2</sup> g<sup>-1</sup> (NU-110), as determined by applying BET theory to measured nitrogen isotherms. While isoreticular expansion may appear deceptively simple, several potential pitfalls still need to be circumvented en route to ultrahigh surface area materials.<sup>12,13</sup> For instance, linker expansion engenders a tendency for MOFs to collapse upon solvent removal. Gentle supercritical CO<sub>2</sub> activation, a technique developed at Northwestern University, has been shown useful, however, in addressing this issue.<sup>14-17</sup> Although long linkers may also lead to the formation of interpenetrated structures, synthesizing MOFs in topological nets that are not prone to interpenetration can alleviate this tendency. In fact, this rationale was used in the synthesis of NU-110<sup>6</sup> and DUT-32<sup>7</sup>, which are based, respectively, on the rht and umt topologies that inherently forbid interpenetration.

One key limitation in exploiting ultrahigh surface area in practical applications of MOFs has been their lack of water (or moisture) stability. For example, it is often advantageous for materials to be stable towards oxygen and moisture during material processing (e.g., pellet formation). To date, ultrahigh surface area MOFs have been based exclusively on  $Zn_4O$  or  $Cu_2$  metal-based clusters with linkers containing carboxylate groups, which unfortunately lose crystallinity and surface area when exposed to moisture.<sup>18</sup> Herein, we utilize the isoreticular approach to synthesize a series of water stable zirconiumoxo/hydroxo cluster-based MOFs, **NU-1101** through **NU-1104** based on the **ftw** topology. One of these MOFs, **NU-1103**, which has a geometric surface area of 5,646 m<sup>2</sup> g<sup>-1</sup> (and BET area of 6,550 m<sup>2</sup> g<sup>-1</sup>), exhibits the highest geometric surface area (and BET area) reported for any zirconium oxocluster containing MOF.



**Figure 1.** Structural features of the **ftw** topology illustrated in **NU-1103** with large pores (indicated with blue spheres) located at the center of the cubic unit cell, and small pores (indicated as purple spheres) located at the edges of the cubic unit cell.

#### 2. EXPERIMENTAL SECTION

All air- or water sensitive reactions were carried out under a dry nitrogen atmosphere using Schlenk techniques. Chemicals were purchased from Oakwood Products, Inc. (West Columbia, SC), Strem chemicals. (Newburyport, MA) and Aldrich Chemicals Co. (Milwaukee, WI) and used without further purification. All gases used for adsorption and desorption measurements were ultra high purity grade 5 and were obtained from Airgas Specialty Gases (Chicago, IL).

# Synthesis of NU-1101

ZrOCl<sub>2</sub>·8H<sub>2</sub>O (96 mg, 0.30 mmol) and benzoic acid (2.7 g, 22 mmol) were mixed in DMF (8 mL in a 6-dram vial) and sonicated until the solid dissolved. The clear solution was incubated in an oven at 80 °C for 1h. After cooling down to room temperature, **Py-XP** (66 mg, 0.06 mmol) was added to this solution and the mixture was sonicated for 10 min. The colorless solution was heated in an oven at 120°C for 48 h. After cooling down to room temperature, colorless cubic-shaped crystals were isolated by filtration and washed with fresh DMF.

#### Synthesis of NU-1102

In an  $O_2$  and  $H_2O$  free drybox,  $ZrCl_4$  (37.5 mg, 0.16 mmol) was weighed into a 4-dram vial. The vial was removed from the glovebox and **Por-PP** (59 mg, 0.054 mmol) along with 4 mL DEF was added into the vial. The solution was sonicated until green homogeneous slurry was obtained. Next, benzoic acid (675 mg, 5.5 mmol) was added into the slurry and sonicated until dissolved. Finally, the 4-dram vial was sealed and placed

in an oven at 120 °C for 3 days. After three days, dark purple crystals were formed on the walls and bottom of the vials and the mother liquor was removed.

#### Synthesis of NU-1103

In an ambient condition, **Py-PTP** (25 mg, 0.023 mmol), benzoic acid (1 g, 8.92 mmol) were added into a 6-dram vial. 20 mL of DMF is then added and the vial was sonicated to fully dissolve the reagents. Then,  $ZrOCl_2 \cdot 8H_2O$  (10 mg, 0.03 mmol) was quickly weighed into the vial containing the reagents, and the vial was sonicated again until no solid can be found in the vial. The solution prepared was divided into two portions, which is achieved by transferring half of the solution into an empty 6-dram vial by pipet. The 2 vials prepared were heated in a heating block on a hotplate, and the temperature of the heating block is set at 120°C by using thermocouple. After 24 hours, vials were taken out from the heating block, and the mother solution was removed by centrifuging (10 mins, 7000 rpm).

# Synthesis of NU-1104

ZrOCl<sub>2</sub>·8H<sub>2</sub>O (16 mg, 0.05 mmol) and benzoic acid (600 mg, 4.9 mmol) of were mixed in 8 mL of DMF (in a 6-dram vial) and sonicated until the solid dissolved. The clear solution was incubated in an oven at 80°C for 1h. After cooling down to room temperature, **Por-PTP** (12 mg, 0.01 mmol) was added to this solution and the resulting mixture was sonicated for 10 min. The dark purple solution was heated in an oven at 120°C for 48 h. After cooling down to room temperature, dark purple 1

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cubic-shaped crystals were separated from amorphous phase by centrifuging in DMF. Approximately 25 mg of solvated crystalline material was placed in a 4-dram vial with 3 mL of DMF. Then a solution of 30 mg of NiCl<sub>2</sub>·H<sub>2</sub>O in DMF (1 mL) was added and the vial was swirled gently and placed in an oven at 90°C for 2 days to metallate the porphyrin core.

#### 3. RESULTS AND DISCUSSION

Pre-synthesis design In an attempt to address the issue of moisture and water stability we decided to pursue MOFs based on zirconium-oxoclusters and carboxylate-based linkers. Water stable MOFs based on other building units have been reported in the literature<sup>19,20</sup>, but they are not suitable to reach ultrahigh surface areas.<sup>21</sup> Zirconium-oxocluster MOFs<sup>22-24</sup> have been shown to exhibit general stability towards water and acid, as well as a wide range of organic solvents.<sup>24-33</sup> The remarkable stability of zirconium-based MOFs is driven by the strong bonding between zirconium ions and carboxylate oxygens present in the linkers. On account of the high molecular weight of the Zr-oxoclusters (vs Cu<sub>2</sub> or Zn<sub>4</sub>O based nodes), it might seem counterintuitive to pursue ultrahigh surface areas materials with Zr-based MOFs. It is notable that the highest surface area (as calculated by BET theory) reported<sup>28,34</sup> to-date for Zr-oxocluster-based MOFs is  $\sim$ 4,500 m<sup>2</sup> g<sup>-1</sup>.

Recently, however, through calculation of geometric surface areas, Gomez-Gualdron et al.35 demonstrated that ultrahigh surface areas are achievable for Zr-based MOFs with reasonable expansion of tetratopic linkers with (nearly) square planar symmetry in the csq, scu, or ftw topologies, wherein the ftw topology (Figure 1) shows the highest potential surface area. Initial calculations (see SI for additional details) also indicated that the ftw topology minimizes the propensity for catenation. Zirconium-based MOFs with this topology are based on a cubic unit cell with zirconium oxoclusters at the vertices connected by planar tetratopic linkers across the faces. The zirconium nodes have the same structure as the well-known UiO-66.<sup>22</sup> Although the ftw topology has been depicted<sup>28,36</sup> as a collection of cubic cages, Figure 1 shows that this topology features two types of pores - (i) large pores (indicated with blue spheres) located at the center of the cubic unit cell, and (ii) small pores (indicated as purple spheres) located at the edges of the cubic unit cell.

Our selection of tetratopic linkers was based on the *in silico* evaluation of geometric surface areas of MOFs

with the **ftw** topology and **Py-XP**, **Por-PP**, **Py-PTP**, **Por-PTP** as the linkers. This combination results in an isoreticular series of MOFs which we have termed **NU-1101–NU-1104** (Figure 2).

It is noteworthy that inconsistencies in the application of the consistency criteria,37 for comparison of materials based on their reported Brunauer-Emmett-Teller (BET) areas, may be problematic for these and other materials with ultrahigh surface areas.7 In order to circumvent this issue and benchmark target materials properly, we have calculated surface areas geometrically using a rolling-probe method, which is independent of the nitrogen isotherm and the BET theory.<sup>38</sup> The calculated geometric surface areas for NU-1101 through NU-1104 are shown in Table 1, along with the calculated geometric surface areas for other ultrahigh surface area MOFs. Somewhat pleasingly, NU-1103 exhibits a calculated geometric surface area of 5,646 m<sup>2</sup> g<sup>-1</sup>, a value which is only 10% lower than the current record holder (NU-110).

Table 1. Summary of Calculated Geometric SurfaceAreas for Ultrahigh Surface Area MOFs

MOF	Geometric surface area (m² g⁻¹)	Reference
NU-110	6229	(6)
NU-109	6175	(6)
NU-100	5822	(4)
MOF-210	5770	(5)
NU-1103	5646	this work
DUT-32	5297	(7)
NU-1104	5290	this work
DUT-49	5176	(10)
NU-1102	4712	this work
MOF-177	4673	(5)
NU-1101	4422	this work
NU-1100	3892	(23)
MOF-5	3434	(34)



**Figure 2.** Tetratopic organic linkers (**Py-XP**, **Por-PP**, **Py-PTP**, **Por-PTP**) used and the crystal structures of **NU-1101** to **NU-1104**. The increasing dimensions of the organic linkers result in the reticular expansion of the MOF structure, with unit cell parameters of the cubic cells being 24.3, 25.3, 27.9 and 28.7Å, respectively. Two-thirds of the small cavities (purple spheres) were neglected for clarity when showing the unit cells of **NU-1103** series. The calculated pore diameter for **NU-1103** series: **NU-1103** (dl, ds)= NU-1101 (17.2, 9.5), NU-1102 (20.5, 11.1), NU-1103 (22.7, 12.7), NU-1104 (24.2, 13.5). dl=large pore diameter, ds=small pore diameter. All units are in Å

#### Synthesis and experimental characterization.

In light of the computational results, the candidate tetratopic organic linkers, **Py-XP**, **Por-PP**, **Py-PTP**, **Por-PTP**, were synthesized by Sonogashira or Suzuki coupling, followed by saponification in basic aqueous solution. (See SI for details.)

Solvothermal reactions between zirconium salts and each linker in DMF at elevated temperature all afforded cubic crystals, and the crystal structures were determined by single crystal X-ray diffraction, (see SI) and as anticipated, each structure shows cubic symmetry and adopts the **ftw** topology, with no interpenetration of the structure. All MOFs in the **NU-110x** series showed excellent agreement between the simulated (Figure 3) and measured powder X-ray diffraction (PXRD) patterns, demonstrating the bulk purity of the materials.

The thermal stability of **NU-1101** through **NU-1104** was assessed by thermogravimetric analysis (TGA). The results revealed that all the materials are stable at elevated temperature, having decomposition temperatures around 470 °C (See SI section S8.). The TGA of the solvated samples all show significant weight loss due to guest solvent molecules in the cavity prior to 200 °C, consistent with the highly porous nature of these materials.



**Figure 3.** Powder X-ray diffraction of the as-synthesized MOFs. The agreement between the simulated and meas-

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59 60 ured diffraction patterns indicates the phase purity of the bulk material.<sup>39</sup>

An important consideration when working with ultrahigh surface area MOFs is the removal of solvent molecules from the pores of the crystals while leaving the framework pores intact and accessible.16 On moving from DMF to acetone<sup>40</sup>, a lower boiling point solvent, followed by heating under dynamic vacuum, NU-1101 and NU-1102 could both be activated, as evidenced by the PXRD patterns (Figure S7.1 and S7.2.) as well as by the  $N_2$  adsorption isotherm (Figure. 4a). When a similar procedure was used with NU-1103 and NU-1104, however, their crystallinity was lost and the resulting materials exhibited little porosity. In order to activate NU-1103 and NU-1104 fully, supercritical CO<sub>2</sub> drying<sup>14</sup> was utilized so as to avoid capillary forces collapsing the MOFs. Under these conditions, both NU-1103 and NU-1104 retained their crystallinity (Figure S7.3 and S7.4.) and porosity (Figure 4a) upon activation.

Nitrogen isotherms were measured (Figure. 4a) at 77 K for **NU-1101** through **NU-1104** to assess their porosities and surface areas (*vide infra*). The pore volumes extracted from the nitrogen saturation loadings measured for all samples agree very well with those extracted from nitrogen isotherms simulated by Grand Canonical Monte Carlo (GCMC) simulations (see SI section 9). Indeed, the agreement between measured and simulated nitrogen isotherms indicates the successful nature of the activation and suggests that essentially all of the calculated geometric surface area should be accessible.

The porosity of the NU-110x series rises as the linker length increases, and the observed pore volumes are 1.72, 2.00, 2.91, and 2.79 cc g<sup>-1</sup> for NU-1101, NU-1102, NU-1103 and NU-1104, respectively. The pore size distribution, calculated from nitrogen isotherms with the BJH desorption model, also agree well with the simulated data. Each MOF showed two types of pores, which were anticipated from the crystal structures, i.e., a larger pore centered at  $(\frac{1}{2}, \frac{1}{2}, \frac{1}{2})$ , and one smaller centered at (½,o,o). Similar to the pore volume, the pore sizes also become larger with increasing linker length. The size of the larger pore was found to increase from 17.2 to 24.2 Å throughout the series, while the size of the smaller pore is 9.5 Å to 13.5 Å. These pore sizes range from microporous (<20Å) to mesoporous (≥20Å), and are consistent with the observed steps in the N<sub>2</sub> isotherms of NU-1103 and 1104.

In order to demonstrate the water stability of the ultrahigh surface area Zr-oxocluster based MOFs, we selected the material with the largest geometric surface area in the series, namely **NU-1103**, and soaked it in water at room temperature for 18 hours. Given the propensity towards capillary force-driven collapse when activated from water <sup>24</sup>, the solvent was then changed to ethanol. Subsequent supercritical CO<sub>2</sub> drying resulted in the activated MOF. Remarkably, the nitrogen isotherm and PXRD pattern measured for this water-treated sample were identical (Figure 4b) to those measured before treatment. This full retention of porosity demonstrates that the material is water-stable under the conditions tested.



**Figure 4.** a) Nitrogen isotherms for **NU-1101** to **NU-1104**. (solid lines: simulated isotherm; symbols: experimental isotherm. black: **NU-1101**, blue: **NU-1102**, green: **NU-1103**, red: **NU-1104**.) b) PXRD patterns (inset) and nitrogen isotherms remained identical before and after water treatment. (blue: reactivated sample after soaking in water, red: **NU-1103** right after activation step.)

**Calculation of the BET area and discussion of the applicability of BET theory.** Since the PXRD and sorption measurements suggested excellent agreement between the simulated and synthesized structures, it is reasonable to assume that the members of the **NU-110X** series possess the calculated geometric surface areas listed in Table 1, with **NU-1103** registering the highest one among these zirconium-based MOFs. To obtain experimental estimates for N<sub>2</sub>-accessible surface areas, the BET analysis of nitrogen isotherms is commonly employed. Although *several assumptions made in BET theory may not apply rigorously to MOFs*, the theory has still been a valuable predictor of relative gas-storage performance for members of a related series MOFs.<sup>41</sup>

The BET equation

$$\frac{p/p_0}{n(1-p/p_0)} = \frac{1}{n_m C} + \frac{C-1}{n_m C} (p/p_0)$$

is derived<sup>42</sup> from the assumptions of BET theory and has been commonly used to get an experimental value of the surface area of a material by plotting the left-side of the equation as a function of  $p/p_0$ . From such a plot, a linear region is identified. From the fitted slope  $\left(\frac{c-1}{n_mc}\right)$  and intercept  $\left(\frac{1}{n_mc}\right)$ , the value of the monolayer capacity  $n_m$  and the BET constant C can be extracted. A critical step, therefore, in the determination of the BET area is to select the "correct" linear pressure range, as the value of the BET area obtained can be greatly affected by this choice. Indeed, there may appear more than one linear range to select from, and thus application of consistency criteria, as suggested by Rouquerol *et al.*,<sup>43</sup> is recommended to guide the selection of the appropriate pressure range.

Briefly, the consistency criteria state that: 1) Only a range where  $n(1 - p/p_0)$  increases monotonically with  $p/p_0$  should be selected. 2) The value of the BET constant *C*, resulting from the linear fit, should be positive. 3) The monolayer loading  $n_m$  should correspond to a pressure in the selected range. 4) The calculated value for monolayer formation  $(\frac{1}{\sqrt{C}+1})$ , should be equal to the pressure determined in criterion 3. We used these criteria to select the pressure ranges in the measured and simulated nitrogen isotherms of the **NU-110X** series<sup>44</sup> to be able to consistently compare experimental and simulated BET area values. Detailed BET calculations and discussion of the consistency criteria are reported in the SI.

We discovered that, while the application of the first and second consistency criteria was straightforward, the application of the third and fourth criteria was often fraught with problems. For all structures, a tolerance of around 10% was needed to satisfy the third consistency criterion, which requires the pressure corresponding to monolayer formation to be within the chosen pressure range. For instance, for NU-1103, the selected pressure range for calculating the BET area was  $0.036 < p/p_0 <$ 0.164, although the  $p/p_0$  value corresponding to monolayer capacity  $n_m$  was 0.169, which is 3.0% above the upper pressure limit. Indeed, the use of reasonable tolerances may be needed to account for small deviations relating to some of the BET assumptions. In fact, a similar tolerance has been proposed by Rouquerol et al.<sup>43</sup> for the fourth criterion, where a 20% tolerance for the relation that  $(p/p_0)_m = \frac{1}{\sqrt{c}+1}$  is suggested.

Similar deviations from the consistency criteria were observed when applying BET calculations to simulated isotherms, with similar tolerances needed to satisfy the criteria. Therefore, to calculate an apparent BET area<sup>44</sup> for each of these materials, we chose the pressure range that satisfied the largest number of criteria, and minimized the error for any criterion not satisfied (see Table S9.1). From the measured (simulated) isotherms we obtained BET areas of 4340 (4350), 4830 (4730), 6550 (6860) and 6230 (6262)  $m^2 g^{-1}$ . Notice that the application of the consistency criteria as guidelines to select the pressure range for BET calculation allowed a consistent comparison between measured and simulated values. On these grounds, the agreement of the BET areas obtained from simulated versus measured isotherms (in addition to pore volumes and PXRDs) indicates the successful activation of the materials and further confirms that it is possible to achieve ultrahigh surface areas in waterstable zirconium-based MOFs, as demonstrated by the isoreticular expansion in the **NU-110x** series.

Given the importance of the BET method for experimental characterization of MOFs, and taking advantage of the fact that an isoreticular series of structures was synthesized and completely activated, we decided to analyze the molecular configurations from the simulated nitrogen isotherms to gain insights into deviations from the BET theory in structures with different pore sizes and the discrepancy between BET areas and geometric surface areas of some members of the **NU-110x** series. Using a simple automated algorithm, for each structure and selected pressure, we counted the total number of nitrogen molecules (blue line in Figure 5) in the cubic unit cell and identified those in contact with the pore walls with a tolerance of 1.0 Å (pink line in Figure 5), which represent the formation of the monolayer.



**Figure 5.** Simulated  $N_2$  isotherm (blue) and the number of molecules in monolayer contact (pink). The vertical blue line is the pressure corresponding to the monolayer formation as determined by BET calculations, and the shaded blue area indicates the amount of adsorbed  $N_2$  that is not forming the monolayer in the simulation but is counted toward the monolayer in the BET analysis.

Notice that at low pressures, all of the nitrogen is adsorbed on the walls, thus contributing to the monolayer formation. As the pressure is increased beyond a structure-dependent value, pore filling starts to occur while the "monolayer" is still being formed. The vertical line indicates the pressure predicted to correspond to the monolayer formation from the BET calculation using the simulated isotherms. Intriguingly, this pressure,  $(p/p_0)_m$ , seems to be a good indication of when the monolayer is essentially complete (i.e. the number of molecules contacting the pore walls reaches saturation), as indicated by the pink curves reaching a plateau after this specific pressure. The degree of pore filling "contamination" of the BET estimates of monolayer loading at  $(p/p_0)_m$  is largest for NU-1103 and NU-1104 — materials whose porosities place them in the transition range between microporosity and mesoporosity. We hypothesize that this pore filling contamination contributes to the consistency criteria not being rigorously fulfilled, and it evidently contributes to overestimation of the monolayer loading. This phenomenon seems to general1

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59 60 ly occur in other structures with pores in the transition range between microporosity and mesoporosity, and it will be thoroughly investigated for a comprehensive set of structures in upcoming work.

# **3. CONCLUSIONS**

We found that by employing hexa-zirconium oxo/hydroxo nodes and tetra-carboxylated linkers, *water-stable* MOFs featuring the non-catenating **ftw** topology, and characterized by ultrahigh surface areas, can be synthesized and fully activated. To our knowledge, all previous experimental forays into the realm of ultrahigh surface area MOF chemistry, including our own, have been plagued, from an applications perspective, by sensitivity of the activated versions of the materials to water vapor (i.e., degradation by water).

Each of the MOFs examined here features a pair of pore types, which is signaled in N<sub>2</sub> adsorption isotherms by a sharp and sizable step at a  $p/p_0$  value between 0.1 and o.2. From GCMC simulations, the physical significance of the unusual isotherm shape includes in some instances somewhat significant pore filling before monolayer coverage of the surfaces of both pores is achieved, which leads the BET theory to overestimate the monolayer coverage. In turn, this finding suggests that the Rouquerol consistency criteria for data-range selection for accurate application of the BET analysis may be impossible to satisfy. Indeed, we find that to varying degrees this is the case. A practical consequence, that will be explored in quantitative detail elsewhere, is that BET areas may exceed true N<sub>2</sub>-accessible surface areas for these complex materials by up to several hundred  $m^2 g^{-1}$  (i.e. up to ~15%).<sup>45</sup> Nevertheless, the analysis returns reliable relative surface areas for the series of compounds examined. Notice that if experimental BET areas are to be used to assess the activation of a MOF, comparison to BET areas from simulated N<sub>2</sub> isotherms are more reliable than comparison to geometrically calculated areas.

With 5646 m<sup>2</sup>g<sup>-1</sup>, **NU-1103** possesses the highest geometric surface area (and a BET area of 6,550 m<sup>2</sup> g<sup>-1</sup>) yet reported for a water-stable MOF. This record-breaking property renders **NU-1103** attractive for practical applications such as hydrogen storage, as it simultaneously addresses the well-known need for high capacity and the much less well appreciated, but equally important issue of stability in the presence of contaminants. The adsorption behavior of this material towards various gases is under investigation, with predicted hydrogen uptake from simulation being comparable to those of record-holding materials.

# ASSOCIATED CONTENT

**Supporting Information**. Detailed procedure for simulation, synthesis of ligands and MOFs, activation procedure of MOFs, single crystal data, PXRD pattern, TGA, DRIFTS, and detailed BET calculation. This material is available free of charge via the Internet at http://pubs.acs.org

# AUTHOR INFORMATION

#### **Corresponding Author**

o-farha@northwestern.edu; j-hupp@northwestern; stoddart@northwestern.edu; snurr@northwestern.edu

#### **Present Addresses**

#### **Author Contributions**

*‡*These authors contributed equally.

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#### Notes

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