

3151

 MARKET

at Schuylkill Yards®

A DEVELOPMENT BY: BRANDYWINE REALTY TRUST

LAUNCHING INNOVATION FORWARD

Philadelphia’s next-generation lab and office building, 3151 Market, is meticulously designed with sustainability at its core, providing state-of-the-art lab space, premier amenities, and a prime location at the epicenter of the region’s flourishing life science and tech ecosystem.

| | |
|--|---|
| 417K SF FLEXIBLE LAB / OFFICE SPACE | 72 SPACES BELOW GRADE PARKING SPACES |
| 18K SF RETAIL/AMENITY | 6K SF OF TERRACES |





BUILT WITH PURPOSE.

Designed with versatility in mind, the building features up to 39,000 SF floor plates and a flexible 33' x 45' structural bay, perfectly suited for a diverse range of tenants.



■ Lab ■ Office ■ Eco-Terrace / Porch



SETTING A NEW STANDARD


With substantially higher base building technology and infrastructure at delivery than industry standard, 3151 Market tenants gain flexibility and save cost, time, and resources – allowing you to focus on what matters most in moving your mission forward.



CONCEPTUAL LAB SPACE



**LARGE, FLEXIBLE 39K
RSF FLOORPLATES**



**EMERGENCY POWER
GENERATION**



**33' WIDE COLUMN
BAY SPACING**



**60/40 LAB TO OFFICE
RATIO DAY ONE**



**15 FOOT FLOOR-TO-
CEILING HEIGHTS**



**EXTRA FLOOR
LOADING CAPACITY**

| | 3151 MARKET | MARKET STANDARD |
|--------------------|-----------------------------------|-----------------------------------|
| LAB CAPACITY | Up to 60% Lab/40% Office | Up to 50% Lab/ 50% Office |
| HAZARDOUS EXHAUST | Included in Base Building | Not included in Base Building |
| HVAC | Chilled & condenser water loops | No condenser water loop |
| WASTE REMOVAL | Dedicated Trash Dock | No Dedicated Trash Dock |
| TYPICAL BAY SIZE | 33' X 45' | 31' X 31' |
| LEED CERTIFICATION | LEED Platinum | LEED Silver/Gold |
| WELL CERTIFICATION | WELL Silver | None |
| BUILDING GENERATOR | 5 W/SF for Lab; 1 W/SF for Office | 1 W/SF for Lab; 1 W/SF for Office |
| ELEVATOR CAPACITY | 8 passenger cars; 2 service cars | 6 passenger cars; 1 service |
| ELEVATOR SPEED | 18.6-second interval time | 26.45-second interval time |
| ELEVATOR SIZE | 20% larger-than-standard | |



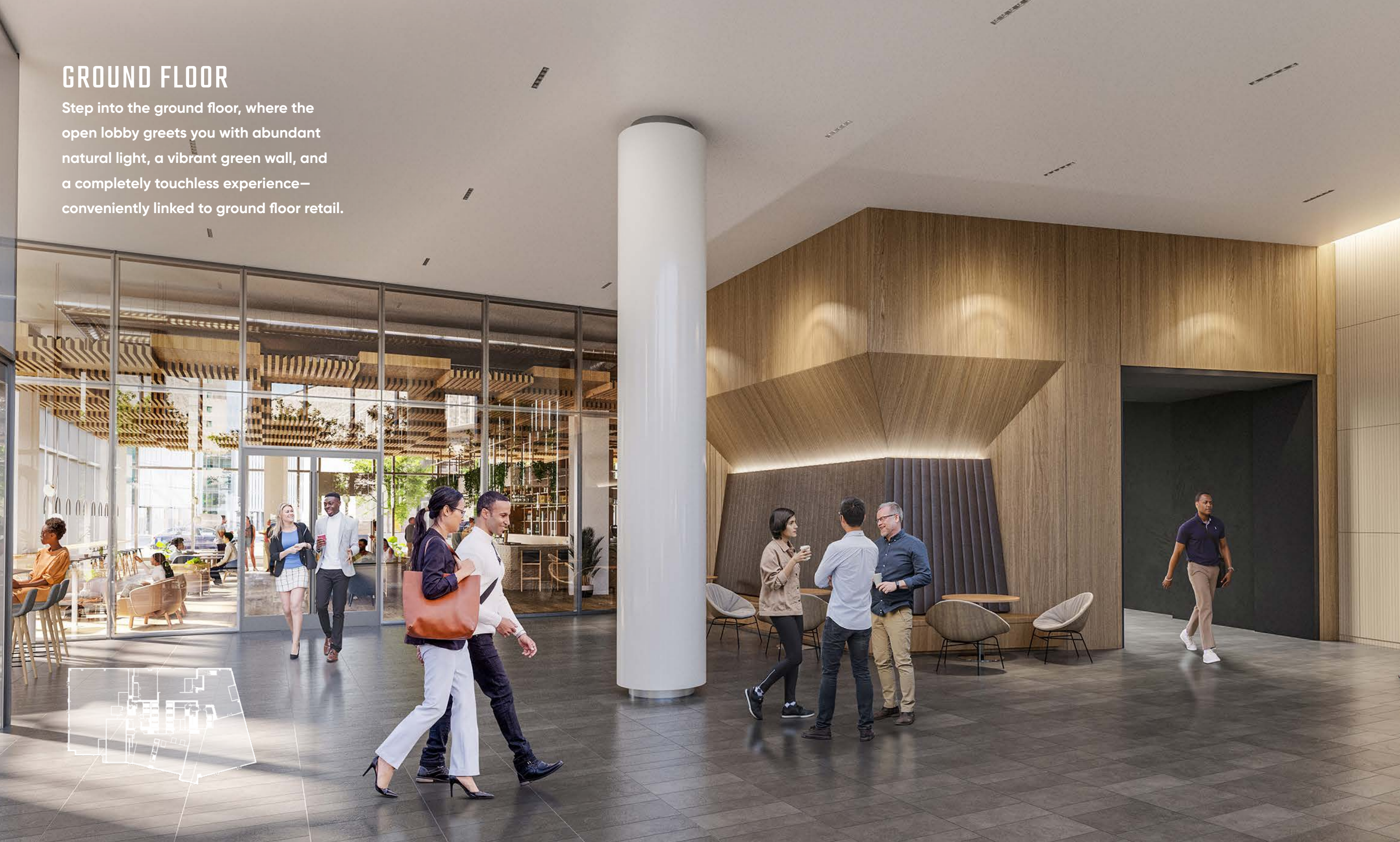
LIFESTYLE MEETS INNOVATION

3151 Market offers a selection of amenities designed to enhance the tenant experience. Store your bike safely, grab a coffee or a bite to eat, or collaborate with teams in the indoor and outdoor amenity space— all without leaving the building.



GROUND FLOOR

Step into the ground floor, where the open lobby greets you with abundant natural light, a vibrant green wall, and a completely touchless experience—conveniently linked to ground floor retail.



RETAIL

The ground floor incorporates three locations for complementary retail, contributing to the dynamic nature of the building and expanding the range of amenity offerings for tenants and neighbors.



EVENT SPACE

Experience the versatility of the second floor event area, tailored for small team meetings, town-hall gatherings, and collaborative activities.



ECO-TERRACE

Linked to the second-floor conference and event area, the eco-terrace provides occupants with an enjoyable opportunity to take in fresh air and views of Woodland Walk and University City.



ECO-PORCHES

Enhance your well-being with the building's unique 'Eco Porch' feature within each tenant space— an optional, adaptable, zero-energy oasis offering natural ventilation and operable windows.



TENANT BALCONIES

Enjoy effortless access to outdoor spaces right from your workspace with tenant balconies on alternate floors— an opportunity to breath fresh air without exiting the building.





CONCEPTUAL TENANT SPACE

WELLNESS DRIVEN DESIGN



TOUCHLESS ENTRY
Sliding doors at main entry allow seamless & touchless movement through the building



DAYLIGHT
Floor-to-ceiling windows provide optimum natural daylight & generous mechanical space



DYNAMIC GLAZING
Reduces thermal transfer, heating & cooling costs, and controls glare. Maximizes energy efficiency and tenant well-being



ECO-PORCHES
Flexible space with access to optimized daylight and exterior balconies



OPTIMIZED AIR
HVAC systems operate 24/7 to provide superior indoor air quality with up to 100% outside air



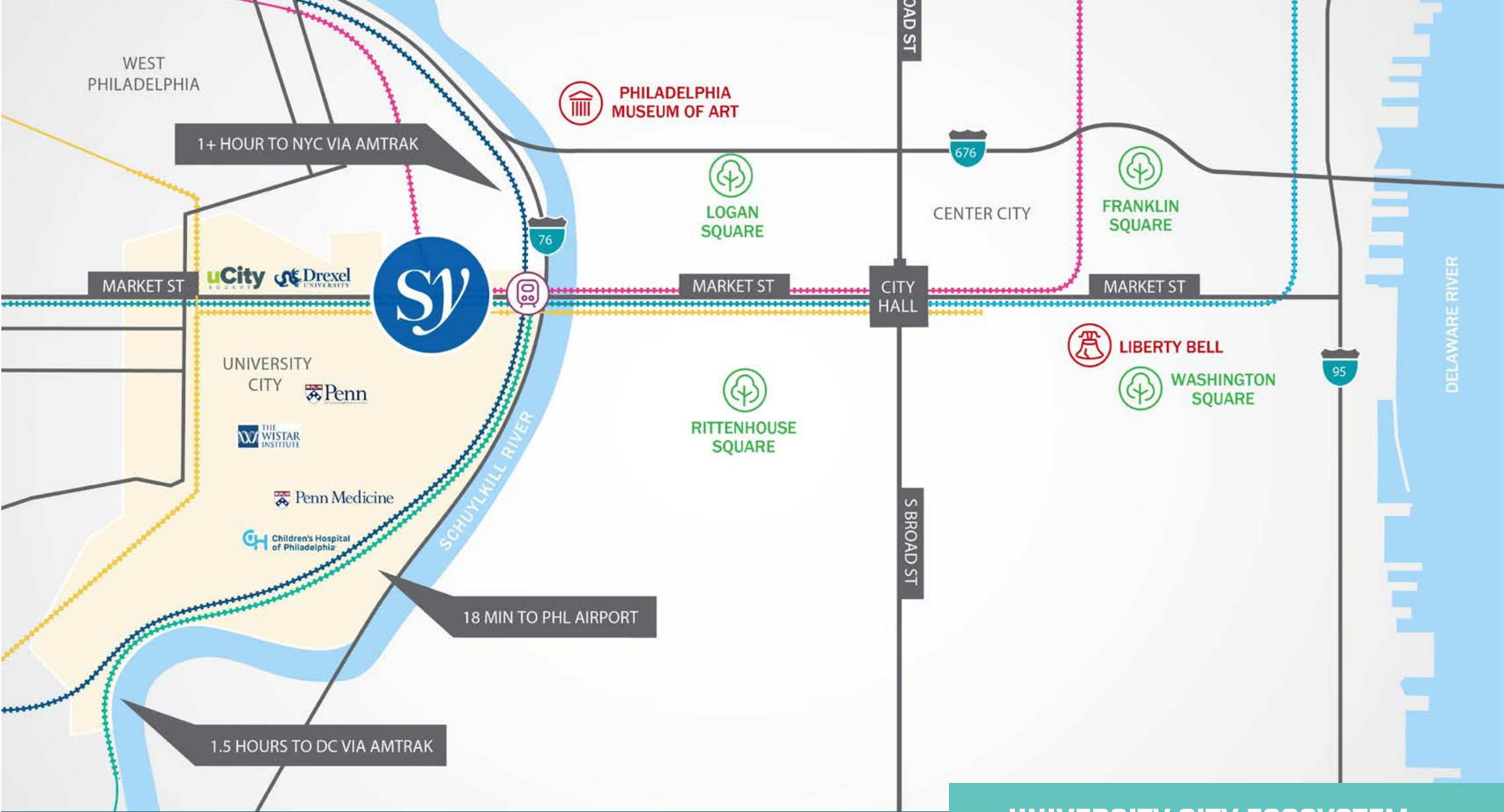
BALCONIES
Tenant open-air balconies on alternate floors provide direct access to outdoors



RESTROOMS
Individual stalls provide maximum privacy, flexibility, and safety

EMPOWERED BY EDUCATION, IGNITED BY INDUSTRY.

University City's thriving ecosystem, anchored by acclaimed educational and medical institutions, not only attracts talented individuals but also serves as a fertile ground for life science and tech companies. The proximity to top-tier research facilities, access to a skilled workforce, and a supportive network of innovation and funding opportunities make University City an ideal location for the growth and success of life science ventures.



UNIVERSITY CITY ECOSYSTEM



LOCATION SPARKS OPPORTUNITY

Ranked as the 4th top life science hub in the nation, **Philadelphia** provides affordability without compromising quality. As the region continues to leverage its competitive edge in life science, the opportunities for business and talent growth are endless.

1ST
FDA APPROVED CELL
AND GENE THERAPY

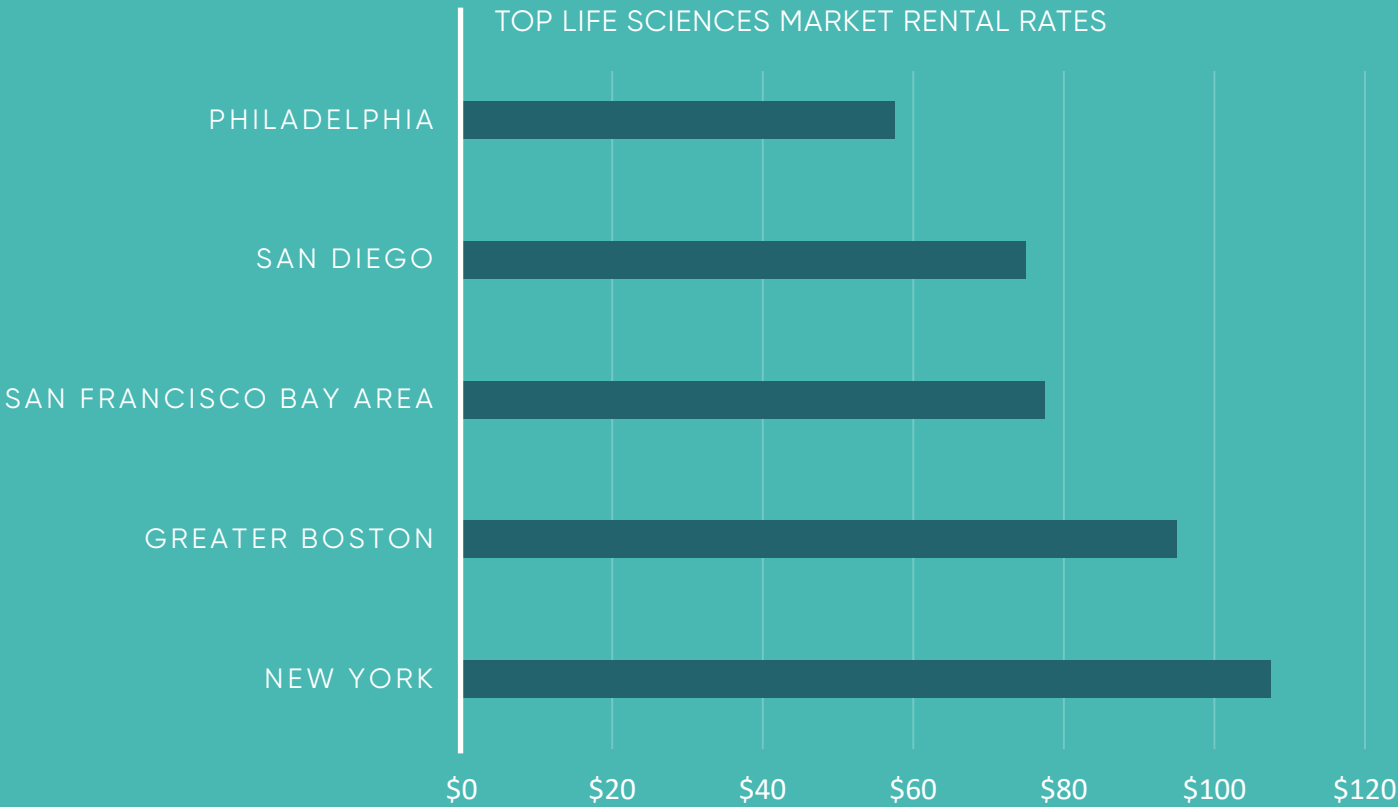
\$47.5B
TOTAL NIH FUNDING
EXPECTED IN 2023

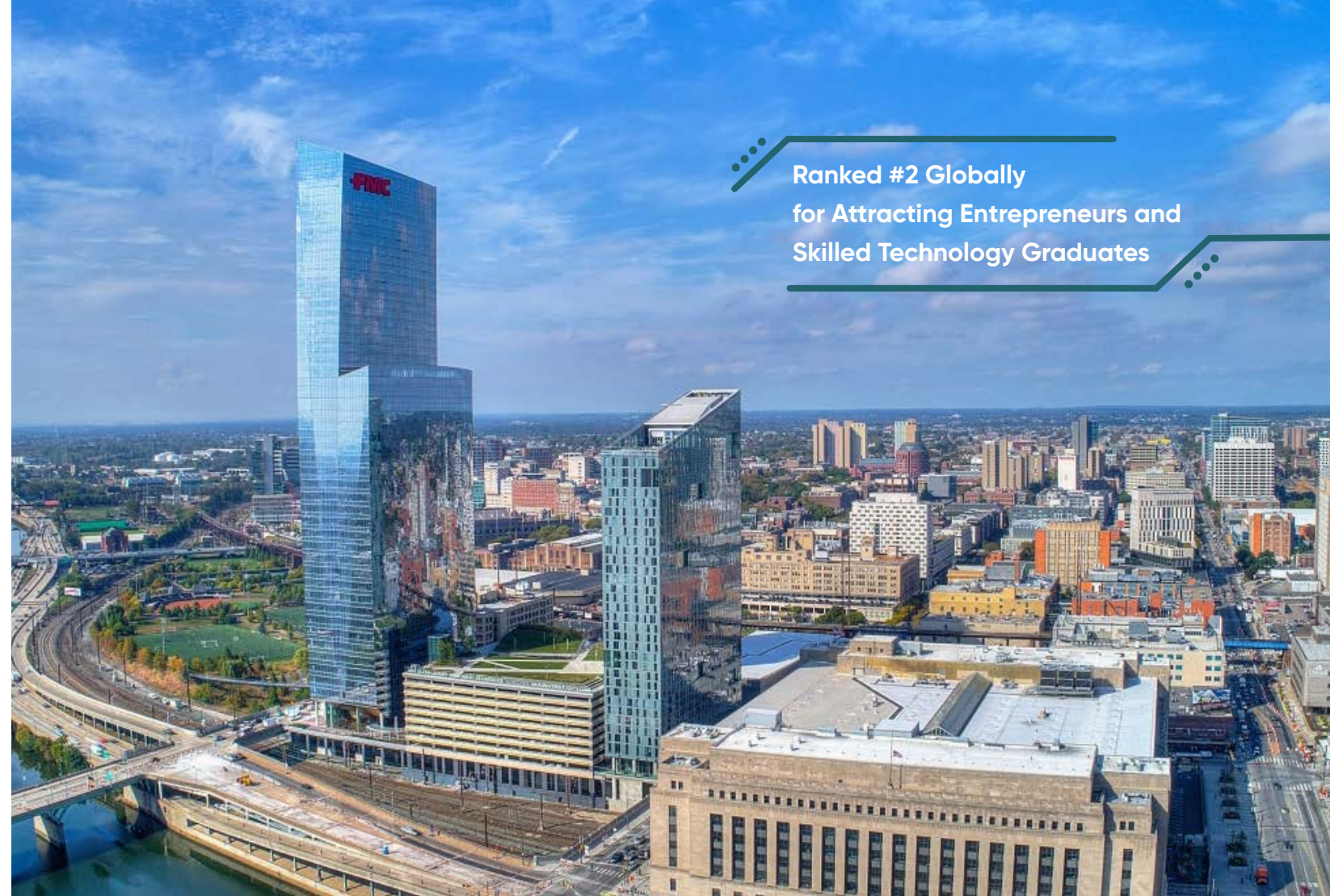
#1
IN NIH GRANTS FOR CELL
AND GENE THERAPIES

#2
PHILADELPHIA'S LIFE
SCIENCE CLUSTER RANK
ON THE EAST COAST

40,000+
TOTAL INDIVIDUALS IN
PHILADELPHIA WORKING
IN LIFE SCIENCE

5x
INCREASE IN
EARLYSTAGE LIFE SCI VC
FUNDING IN PHILA.





Ranked #2 Globally
for Attracting Entrepreneurs and
Skilled Technology Graduates

A PLACE FOR FORWARD THINKERS

Philadelphia's **brightest minds** are a block away, with a talent pool of 75,000+ from the University of Pennsylvania & Drexel University. This is a place where individuals, motivated by passion and purpose, come together to lead advancements in science, technology, and business.

54K
ANNUAL GRADUATES
IN STEM, HEALTH, OR
BUSINESS

74%
OF UCITY RESIDENTS
AGES 25+ HAVE A
BACHELOR'S DEGREE

731K
SCIENCE & ENGINEERING
RELATED DEGREE
HOLDERS IN THE REGION

35%
HOLD A GRADUATE
OR OTHER POST-
SECONDARY DEGREE

115%
INCREASE IN COLLEGE
EDUCATED 25-34 YEAR-
OLDS SINCE 2000

3,000+
INDIVIDUALS IN PHL
WORKING IN CELL &
GENE THERAPY



12
CONNECTED
BUS LINES

17
SUBWAY AND
RAIL LINES

3RD
BUSIEST AMTRAK
STATION

500+
DAILY FLIGHT
DEPARTURES

4,769
PARKING SPACES
AVAILABLE IN THE
SCHUYLKILL YARDS
NEIGHBOHOOD

85%
OF CIRA CENTRE
TENANTS CHOOSE
MASS TRANSIT TO
COMMUTE TO WORK

69%
OF UCITY RESIDENTS
WALK, BIKE OR RIDE
PUBLIC TRANSIT TO
COMMUTE TO WORK



FOOT TRAFFIC IN
UNIVERSITY CITY HAS
INCREASED 20% OVER
PRE-PANDEMIC LEVELS

UNMATCHED CONNECTIVITY

Just across the street from Amtrak's 30th Street Station, Schuylkill Yards is a multi-modal hub, offering unparalleled access via train, mass transit, major highways, bike, and pedestrian routes—making recruitment and doing business along the East Coast that much simpler.

University City

96
TRANSIT
Score

90
BIKE
Score

92
WALK
Score



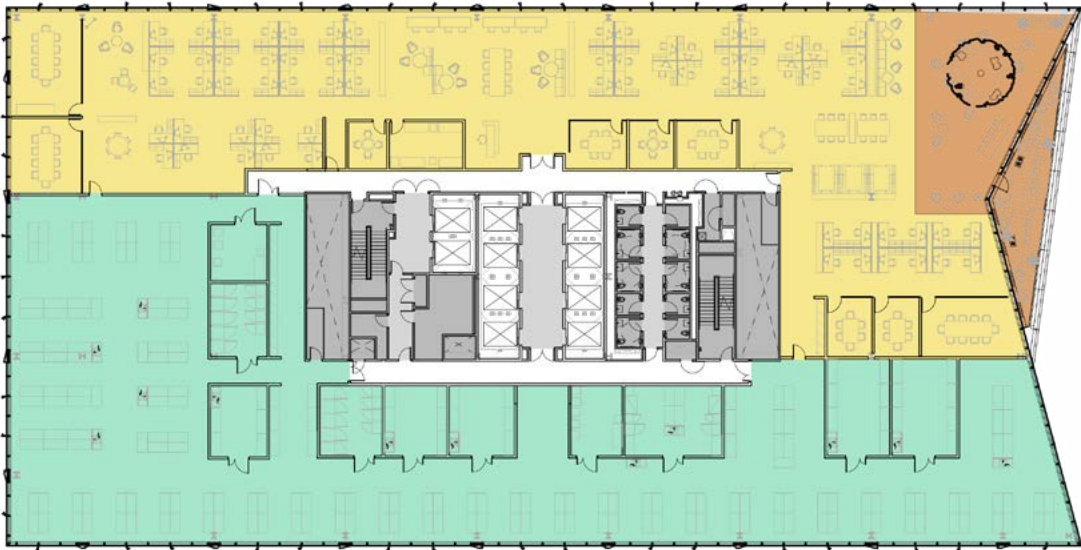
EXPERIENCES: ALIVE & EXPANDING

3151 Market is steps from some of Philadelphia’s dynamic entertainment and culture offerings. From outdoor dining, to food trucks, local mom and pop shops, renowned restaurateurs, and beyond. There are more than 60 food and beverage options within a 10-minute walk, creating an integrated work-and-life experience for employees.



| | |
|-------------------------------------|--------------------------------------|
| 1,000+ HOTEL ROOMS | 270+ RESTAURANTS & BARS |
| 131 SHOPPING RETAILERS | 2,500+ ANNUAL EVENTS |

TYPICAL LAB/OFFICE



■ Lab ■ Office ■ Core/Service

GROUND LEVEL



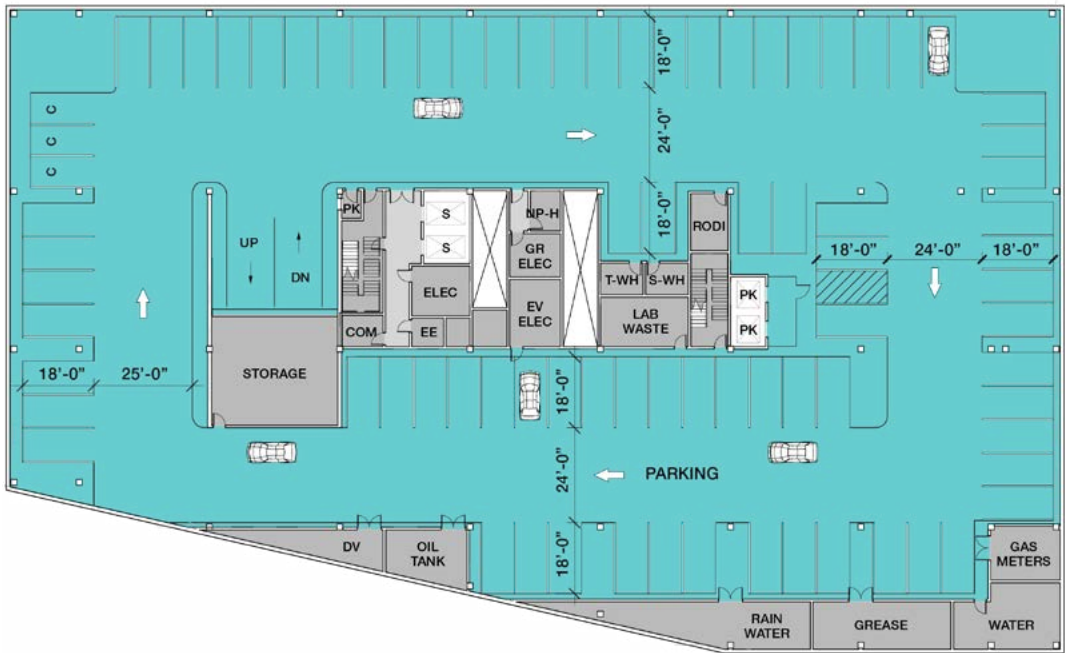
■ Lobby ■ Retail ■ Parking ■ Core/Service

SECOND FLOOR LAB SPACE AND CONFERENCE CENTER



■ Vivarium/Lab ■ Conference ■ Core/Service ■ Eco Terrace

GARAGE LEVEL



■ Parking ■ Core/Service

BUILDING DESCRIPTION

| | |
|-------------------------------|---|
| SIZE | 417,000 RSF |
| BUILDING HEIGHT | 225 FEET |
| STORIES | 12 plus a mechanical penthouse |
| PARKING | One level of below-grade parking |
| LARGEST FLOOR PLATE | 39,000 SF |
| FINISHED CEILING HEIGHT | 10 foot floor-to-ceiling heights |
| ELEVATOR CABS | 8 passenger, 2 service, 2 parking shuttle |
| SECURITY | 24/7 staffed security |
| CERTIFICATIONS | Designed to LEEDv4 Platinum and WELL SILVER |
| NORMAL POWER SUPPLY | Lab – 15 W/SF Office – 6 W/SF |

HVAC SYSTEM

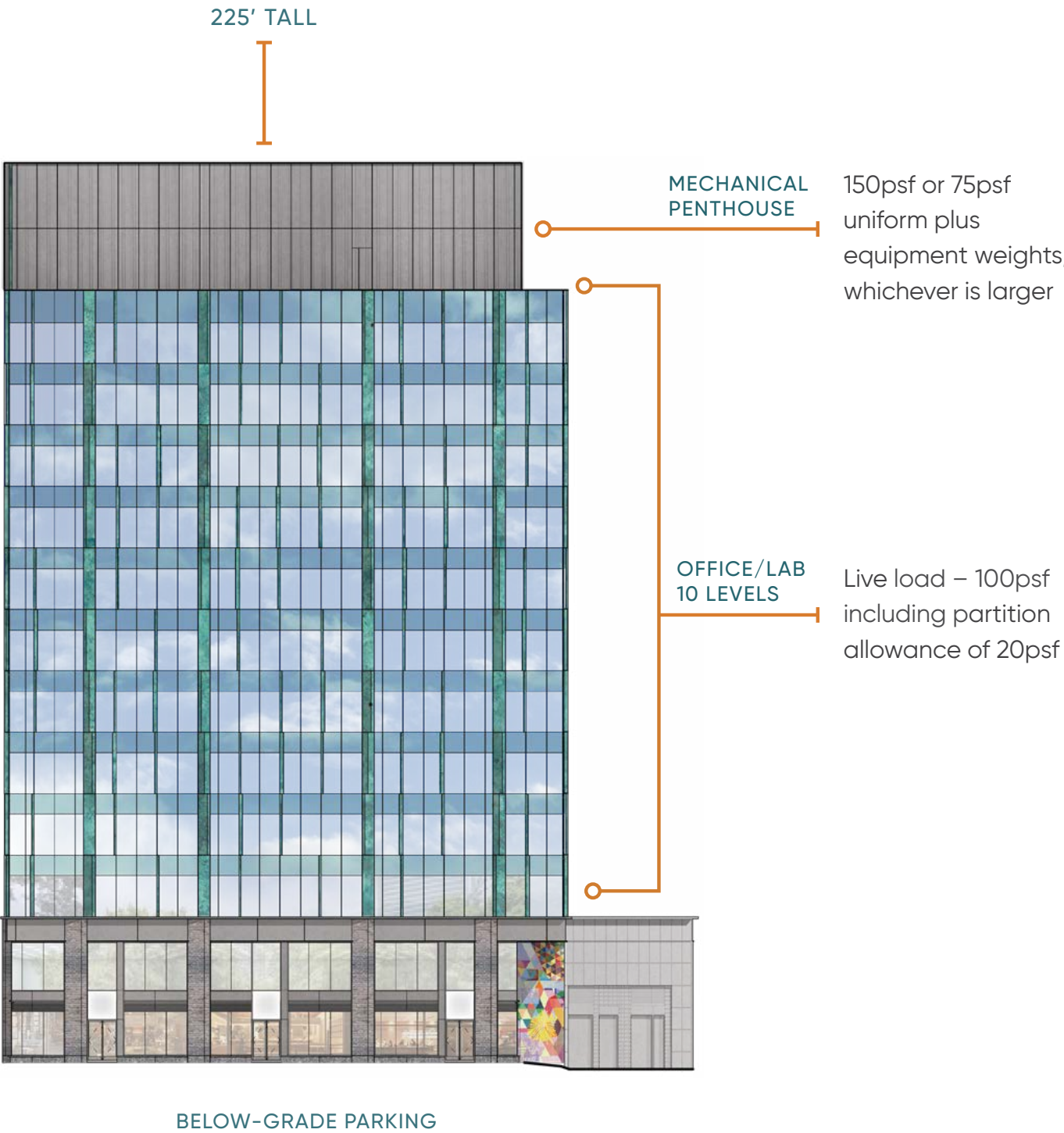
Office/lab tenant floors will be served by a dedicated outdoor air system (DOAS) with terminal heating and cooling equipment. the tenant floors will have two dedicated exhaust risers for specialty exhaust.

Two on-floor, mechanical shafts housing riser connections and catwalk accessible shaft space for future tenant risers.

ELECTRICAL

Supplied and metered by PECO at 480V. Site infrastructure will include new dual feed 13/2kV primary electric service encased in reinforced concrete duct bank entering the building at the first level below-grade.

Two tenant dedicated shaft locations in upper stack of the building.



THE TEAM

- Developer: Brandywine Realty Trust
- Architect: Gensler
- General Contractor: Intech
- Civil Engineer: Pennoni
- MEP Engineer: Buro Haphold
- Structural Engineer: LERA



BURO HAPPOLD

INTECH LERA





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ABOUT BRANDYWINE

Brandywine Realty Trust is one of the largest, publicly-traded, full-service, integrated real estate companies in the United States, with a core focus in the Philadelphia, PA, Washington, D.C., and Austin, TX markets. Organized as a real estate investment trust, we own, develop, lease and manage an urban, town center and transit-oriented portfolio. Brandywine is committed to developing over 3 million square feet of Life Science lab and research space.

www.brandywinerealty.com

ABOUT GENSLER

Gensler is a global design and architecture firm covering a broad spectrum of industry sectors. Our designers and strategists work with clients in biotech, pharmaceuticals, and other sectors engaged in science-based R&D to develop design solutions that focus on human experience. We embrace technology advancements and a tested approach to strategic learning from our clients to promote efficiency, collaboration, and innovation.

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