



# CIRA CENTRE

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*Philadelphia, PA*





# bring life to work at *Cira Centre*

*Cira Centre stands at the heart of a thriving, growing neighborhood, where your morning coffee fuels big ideas and panoramic city views frame your workspace, inspiring creativity and innovation at every turn.*

PHILADELPHIA, PA

*With a population of **over 50,000 residents**, **70% of whom are between 20-34 years**, University City is the vibrant pulse of Philadelphia, serving as an innovation hub with more than 100 startups.*







## 28 Story, Class-A Office Tower

TOTAL SQUARE FEET

730,187 SF

TYPICAL FLOOR PLATE

27,300 SF

SHARED AMENITY SPACE

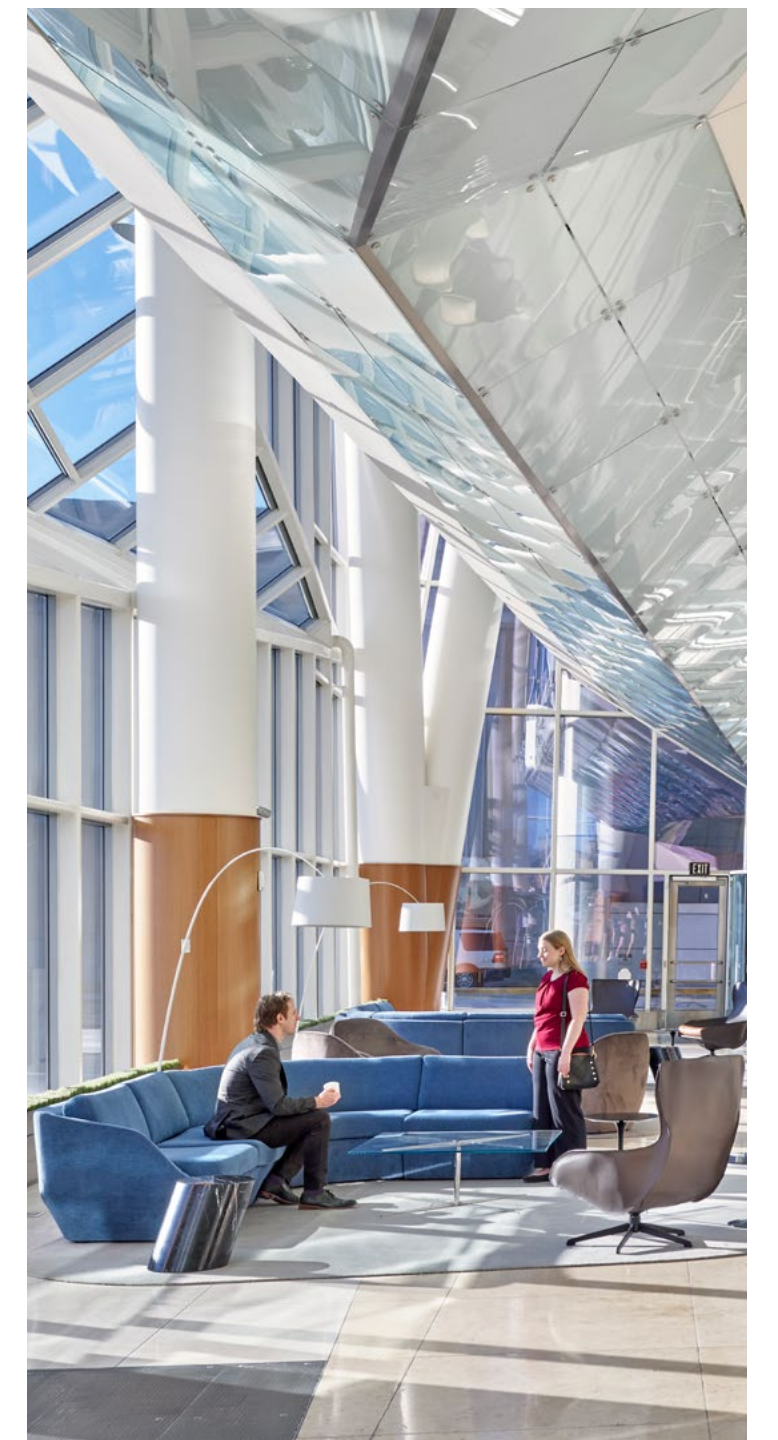
24,000 SF

OUTDOOR GREENSPACE

3,000 SF

*Cira Centre, Philadelphia's state-of-the-art 29-story skyscraper designed by César Pelli, offers a seamless connection between Center City and the Eds and Meds of University City. This landmark provides **730,187 SF of versatile office space**, ideal for corporations, life science companies, and startups seeking synergy between urban convenience and innovation.*

**2929 ARCH STREET | PHILADELPHIA, PA**





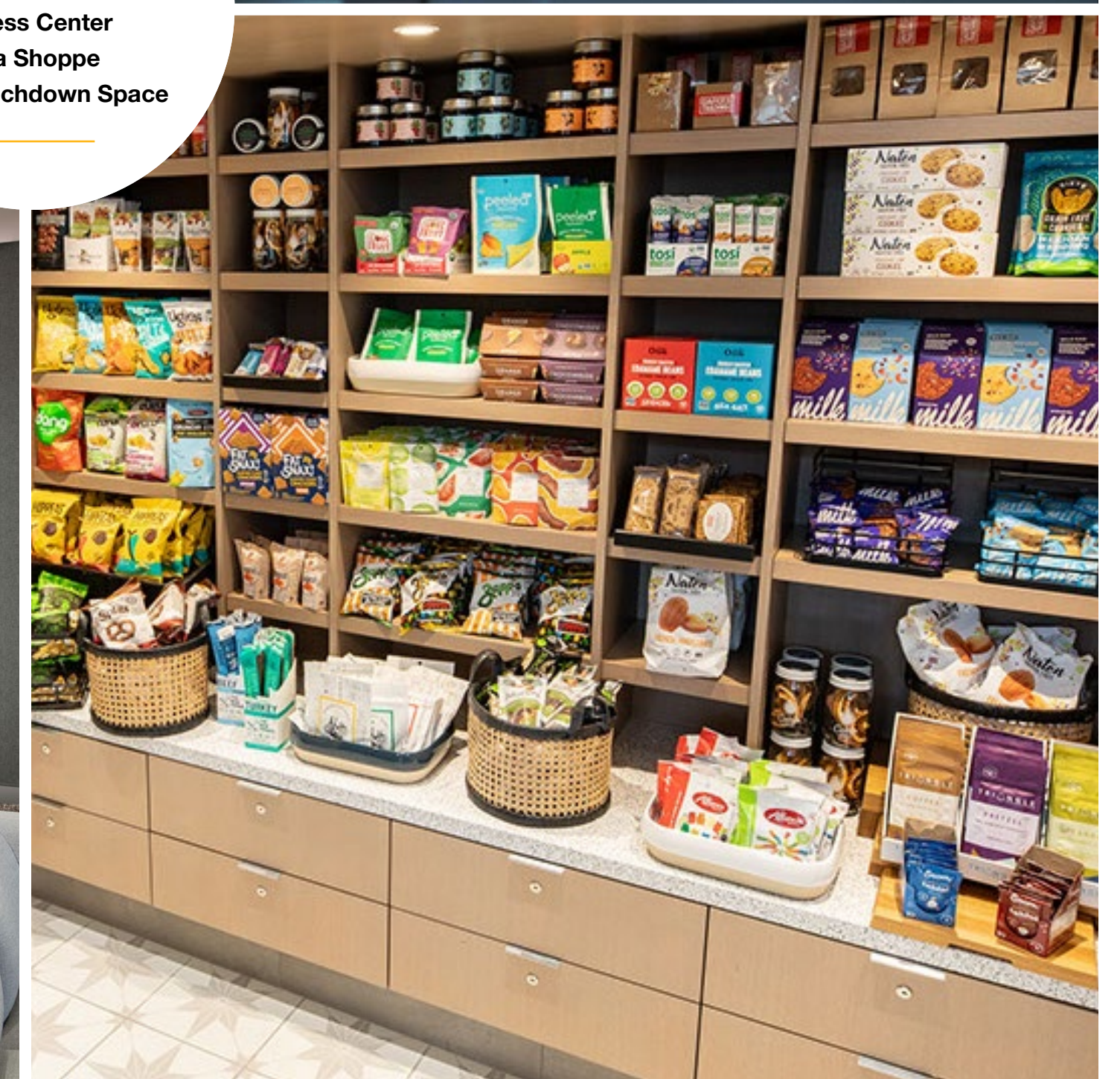
## TENANT AMENITIES

# Clock-in to a World of Amenities

- + Garces Trading Company provides sit-down dining, takeout, and catering.
- + The Cira Shoppe offers essential items and snacks for quick purchases.
- + Tenant touchdown space with cozy seating, meeting rooms, and a fireplace for comfort.
- + Destination lobby with versatile seating nooks and soaring 42' high ceilings.
- + Fitness Center boasts inspiring views, high-end locker rooms, and a wellness studio.
- + Event Center is equipped with AV equipment, WiFi, and space for 300+ attendees.



Clockwise from top left:  
Garces Trading Company  
Fitness Center  
Cira Shoppe  
Tenant Touchdown Space







DREXEL SQUARE



WALNUT STREET CAFE



AVIRA



SCHUYLKILL RIVER TRAIL

# discover, dine, *relax nearby*

In the heart of West Philadelphia, we don't just work here – we live here, play here, and explore here. Whether it's grabbing a bite at Walnut Street Cafe or jogging along the world's largest urban park, work-life balance isn't just a concept—it's a way of life.

## 270+

RETAILERS

## 132+

RESTUARANTS & BARS

## 1,000

HOTEL ROOMS





DREXEL SQUARE



GARCES TRADING COMPANY



CIRA CENTRE



TOUCHDOWN TENANT SPACE

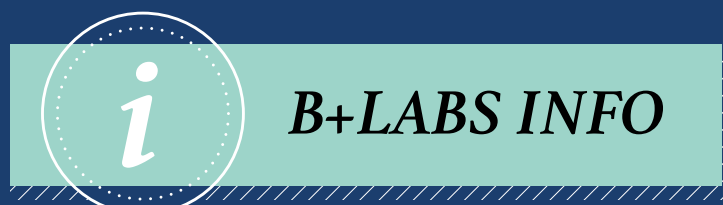
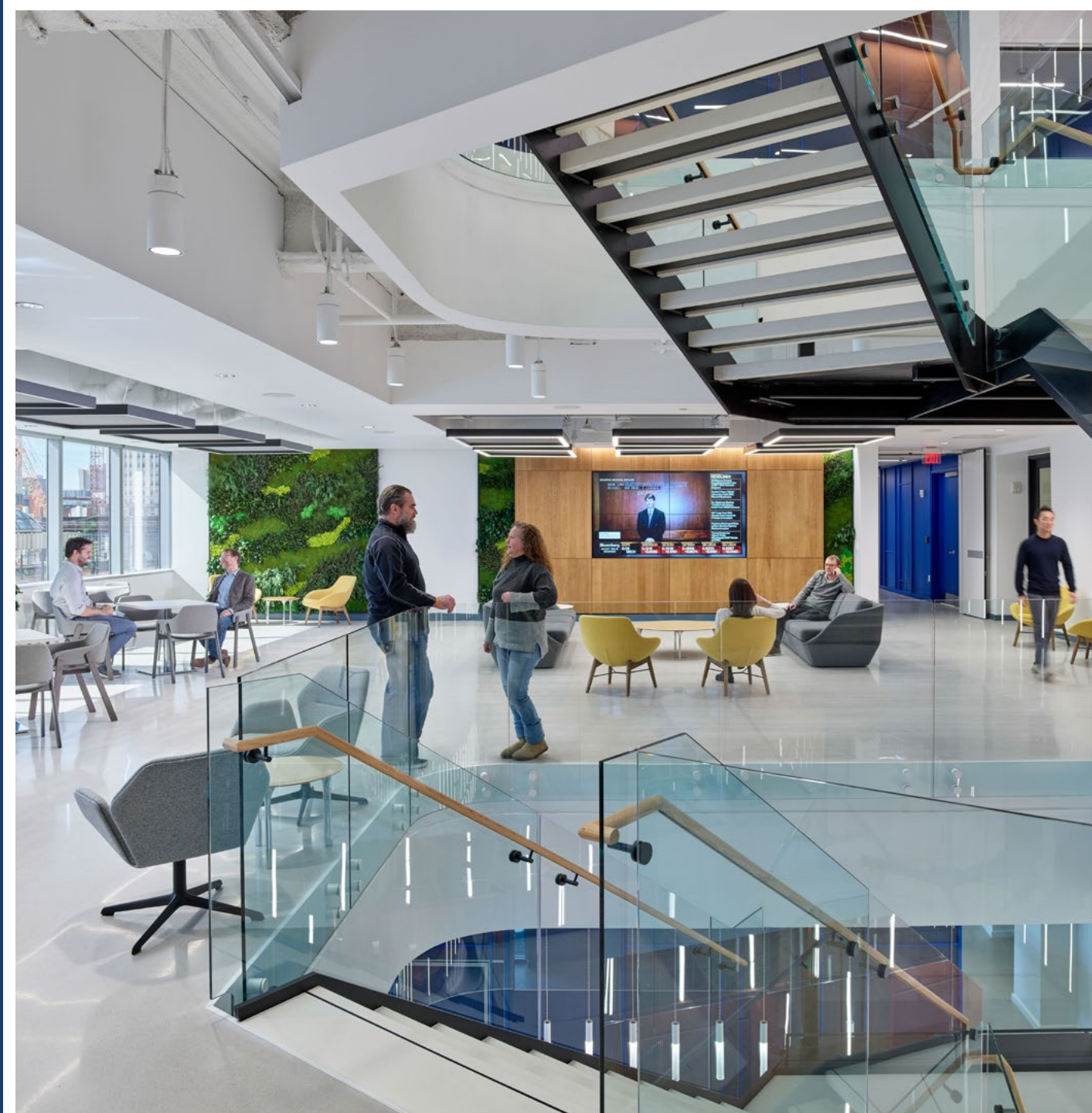


## B+LABS OVERVIEW

# Lifestyle meets life science

B+labs – Brandywine’s life science incubator in partnership with Pennsylvania Biotechnology Center (PABC) – supports the incredible growth of Philadelphia’s life science ecosystem with more than 77,000 SF of incubator and graduate lab space within Cira Centre.

- + Incubator lab space: 50,000 SF
- + Graduate lab space: 27,300 SF
- + Flexible plug-and-play lab & research space
- + State-of-the-art equipment
- + Access to PABC’s network of resources & expertise
- + Specialized tenant programming





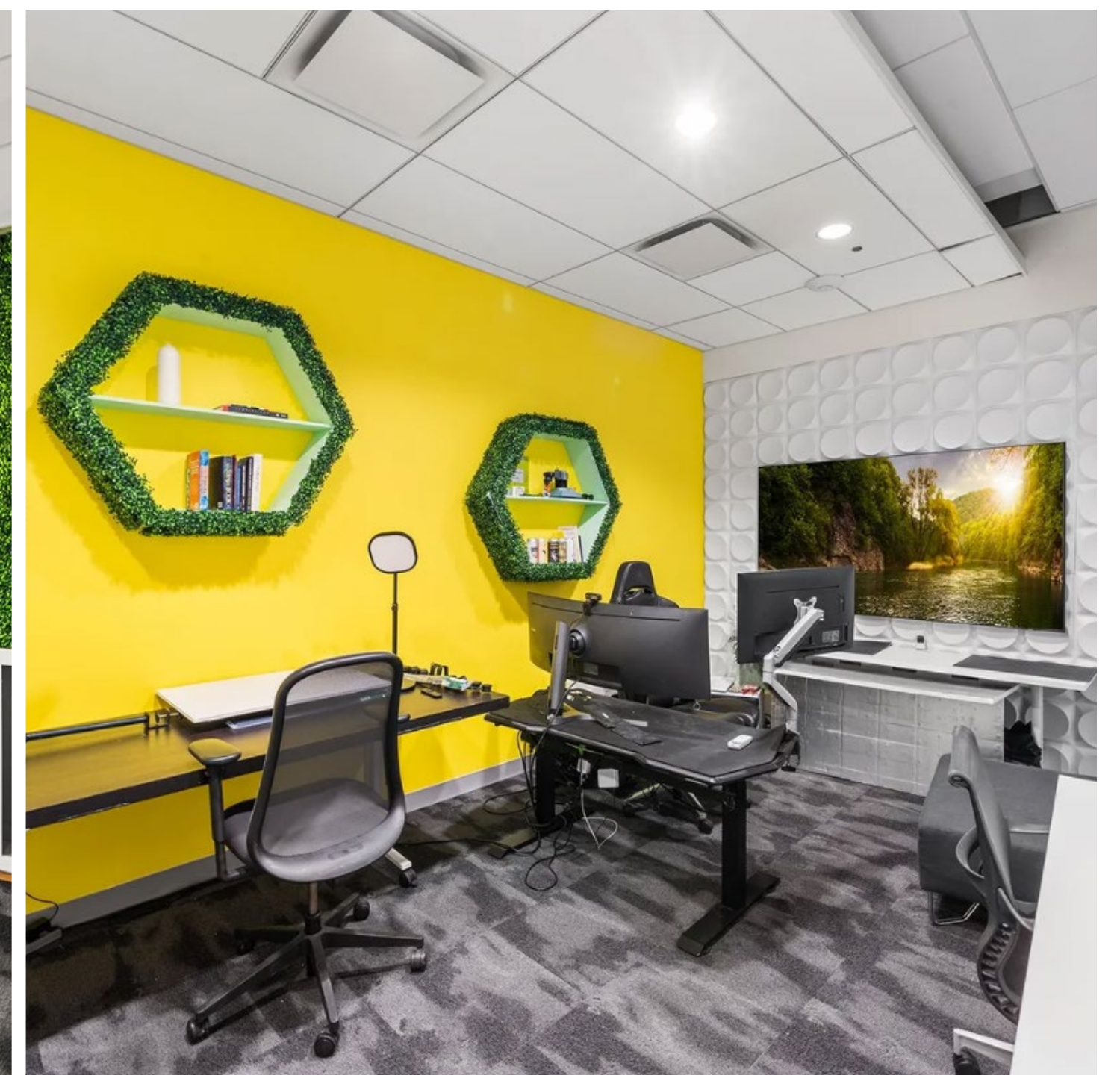
## CYTO OVERVIEW

# Host & collaborate with ease

CYTO, a premier meeting and event space within Cira Centre, empowers Philadelphia's business and research communities with flexible, tech-enabled gathering space designed to support everything from corporate meetings to hybrid events.

### + Meeting & event space: 15,000+ SF

- + Private breakout & collaboration areas
- + Multiple room configurations
- + Built-in AV & IT Support
- + In-person & remote meeting capabilities
- + Ideal for tenants & neighborhood partners







# *a few of our favorites*

## DRINKS & BITES:

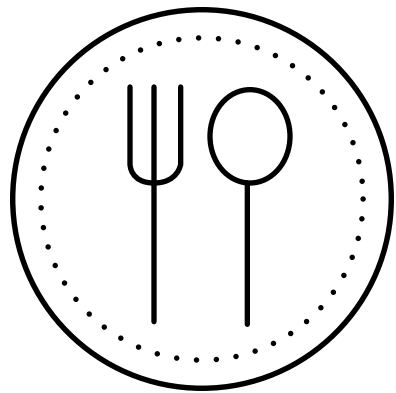
- + Walnut Street Café
- + Garces Trading Co.
- + Gather Food Hall
- + CO-OP Restaurant
- + Starbucks
- + Insomnia Cookies
- + Chipotle
- + Sunset Social
- + Erawan Thai
- + Shake Shack
- + Rosy's Taco Bar
- + Spread Bagelry

## EXPERIENCES:

- + Cira Green
- + AKA's Level 28
- + Fitter Club
- + World Café Live
- + Helium Comedy Club
- + Arlen Specter US Squash Center
- + The Post Beer & Game Hall
- + Tuck Barre & Yoga
- + Schuylkill River Trail
- + Institute of Contemporary Art
- + Franklin Field

## SHOPPING:

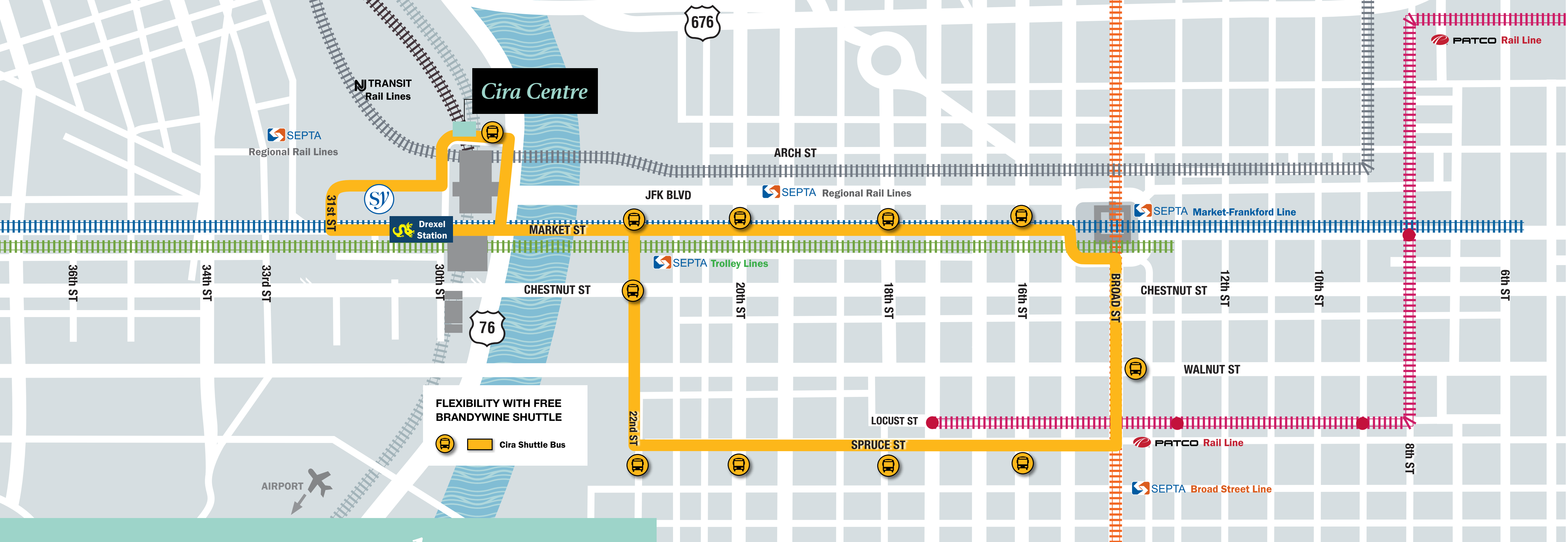
- + Barnes & Noble
- + Trader Joe's
- + Giant
- + lululemon
- + LOFT
- + Bluemercury
- + Urban Outfitters



60+

RESTAURANTS WITHIN  
A 10-MINUTE WALK





**I2**  
CONNECTED  
BUS LINES

**I7**  
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

## University City

**96** **90** **92**

TRANSIT  
SCORE

BIKE  
SCORE

WALK  
SCORE





## URBAN BY NATURE

*Nestled along the Schuylkill River, this neighborhood offers 6.5 acres of greenspace and access to the world's largest urban park system, spanning 9,200 acres. With bike trails, walking paths, and pocket parks, residents can embrace outdoors amidst the bustling cityscape.*



# *A day at* Cira Centre



**MORNING ROUTINE**

**8:00 AM**

*Arrive at work from 30th Street Station in under 2 minutes.*



**COFFEE MEETING**

**8:45 AM**

*Start your day with a latte from Starbucks at 3151 Market.*



**BRAINSTORM SESSION**

**10:30 AM**

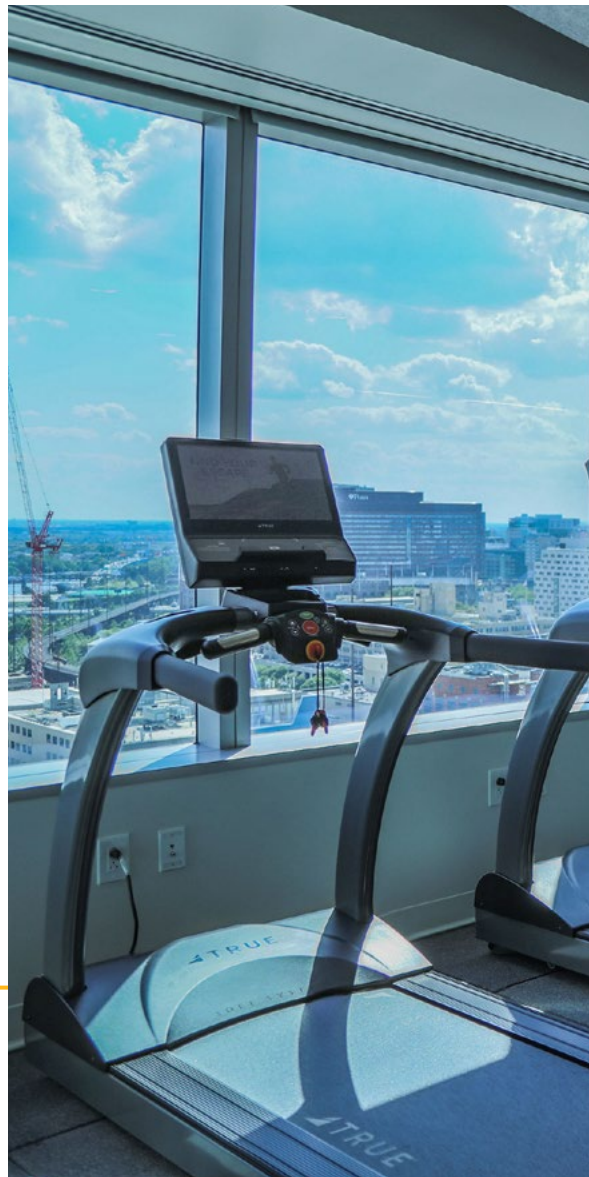
*Meet in the touchdown space in the lobby for a quick regroup.*



**LUNCHTIME FUEL**

**12:00 PM**

*Grab your lunch from the Sweetgreen outpost in the lobby.*



**MID-DAY WORKOUT**

**2:45 PM**

*Fit in a quick workout at the on-site fitness center.*



**TEAM HUDDLE**

**4:00 PM**

*Attend employee meeting in CYTO's conference center.*



**EVENING'S TREAT**

**6:15 PM**

*Enjoy happy hour drinks and bites at Garces Trading Company.*

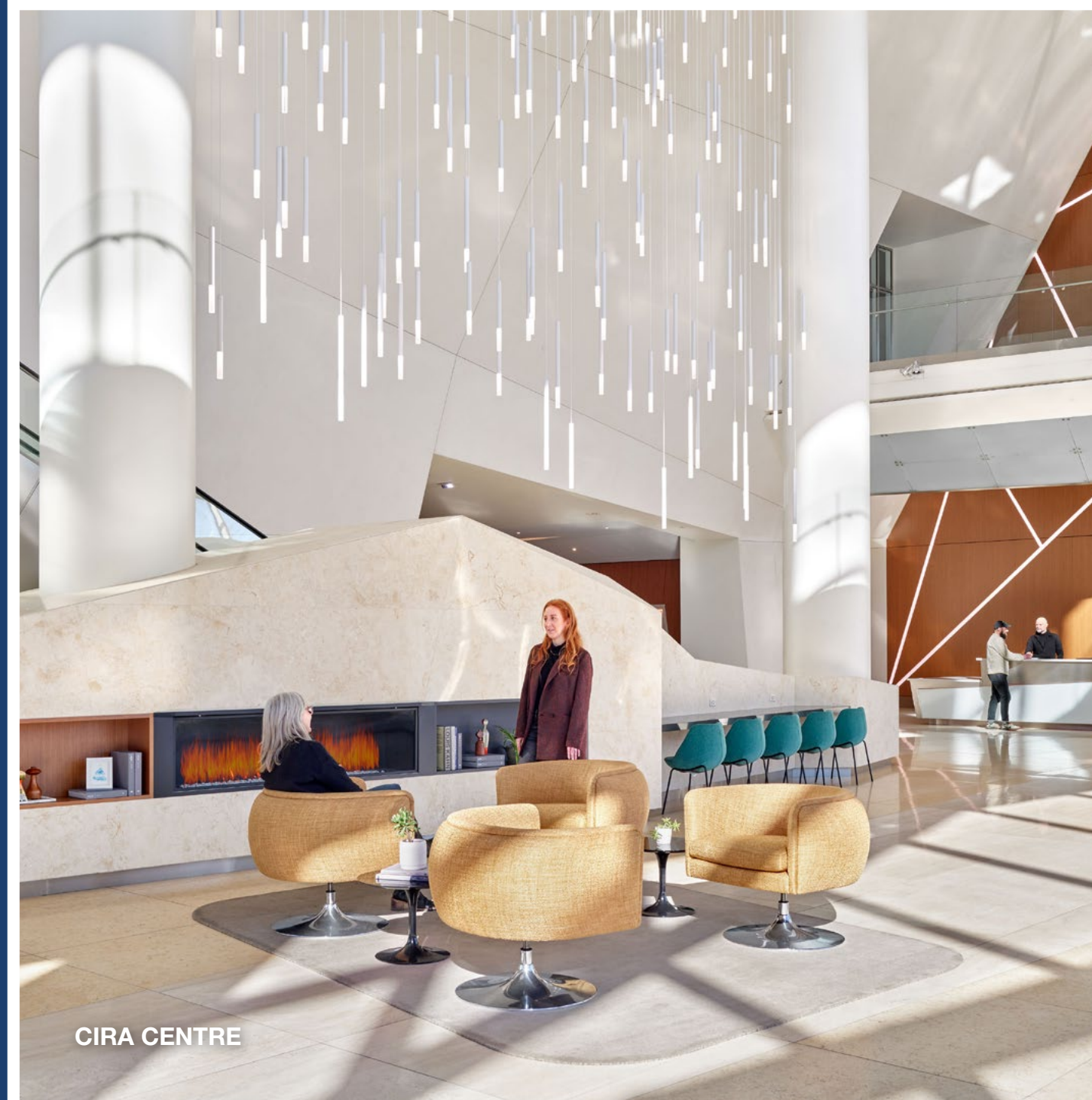


## A BRANDYWINE WORKSPACE

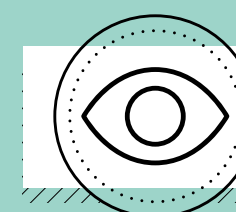
# Where you work matters

At Brandywine, we understand that the right workspace can significantly enhance creativity, productivity, and overall well-being. That's why our buildings offer:

- + Functional footprints
- + Surplus of natural light
- + Uncompromising building systems
- + Superior indoor air quality



*Choosing Brandywine means investing in a relationship with a stable, reliable landlord and a strong workplace partner. With the ability to fund Tenant Improvements (TI) and the support of our in-house design & construction experts, we're prepared and eager to manage the process of bringing your vision to life.*



**AVAILABILITIES**





## *The Brandywine Difference*

Brandywine Realty Trust (NYSE: BDN) 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 and Austin, TX markets. Organized as a real estate investment trust (REIT), we own, develop, lease and manage an urban, town center and transit-oriented portfolio.

Our purpose is to shape, connect and inspire the world around us through our expertise, the relationships we foster, the communities in which we live and work, and the history we build together. Our deep commitment to our communities was recognized by NAIOP when we were presented with the Developer of the Year Award—the highest honor in the commercial real estate industry.



## *for leasing:*

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