



CIRA CENTRE

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

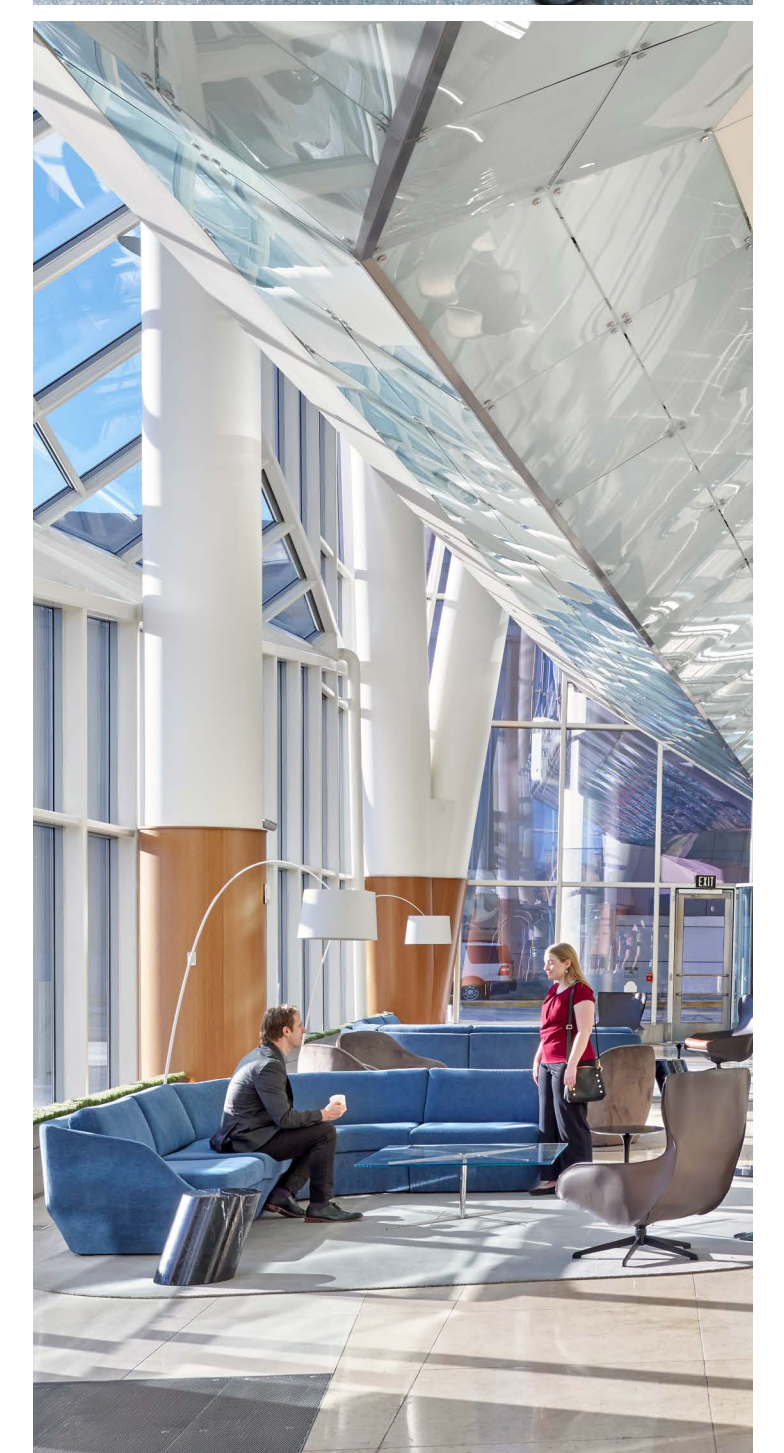
24,000 SF

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



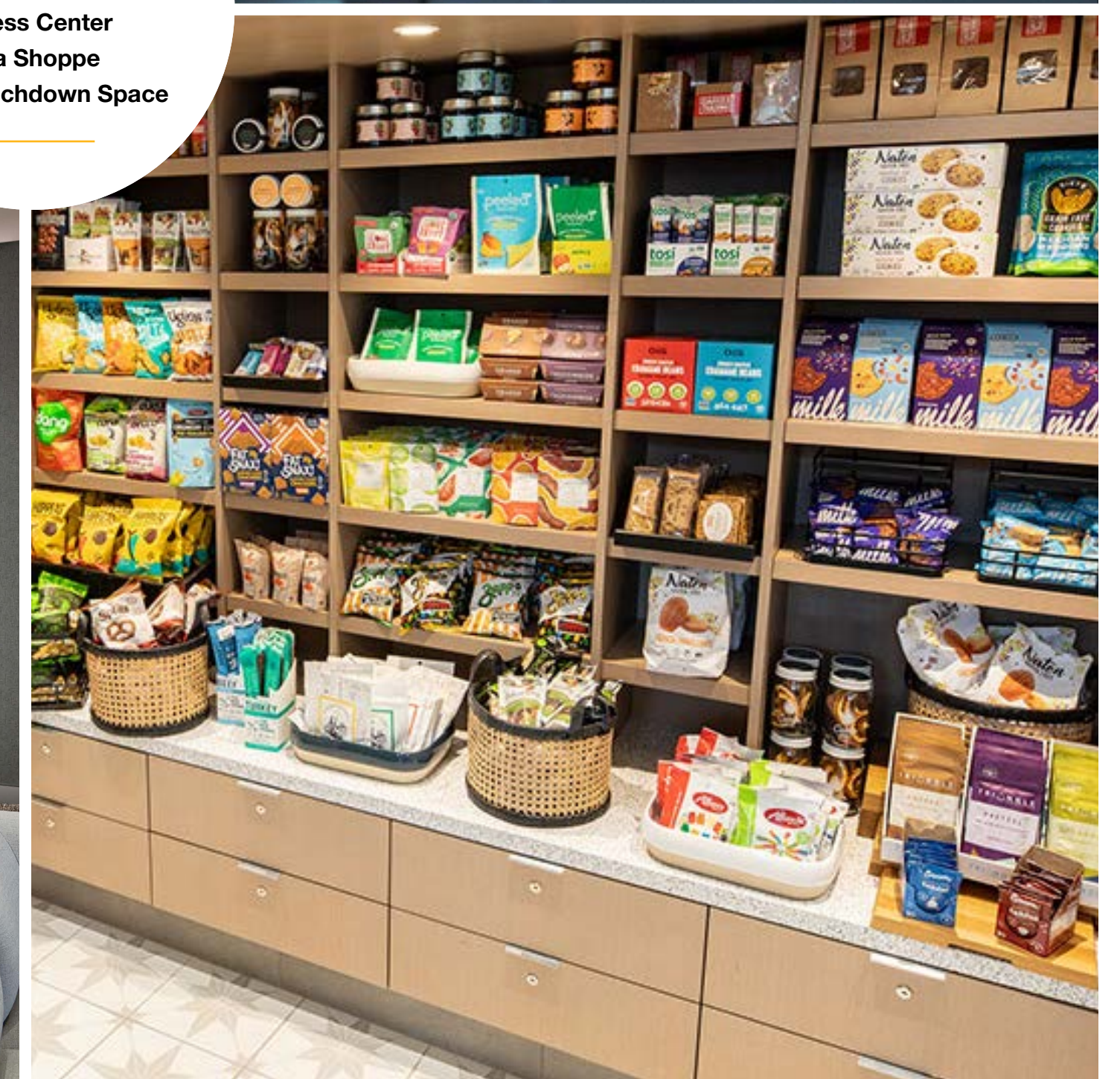
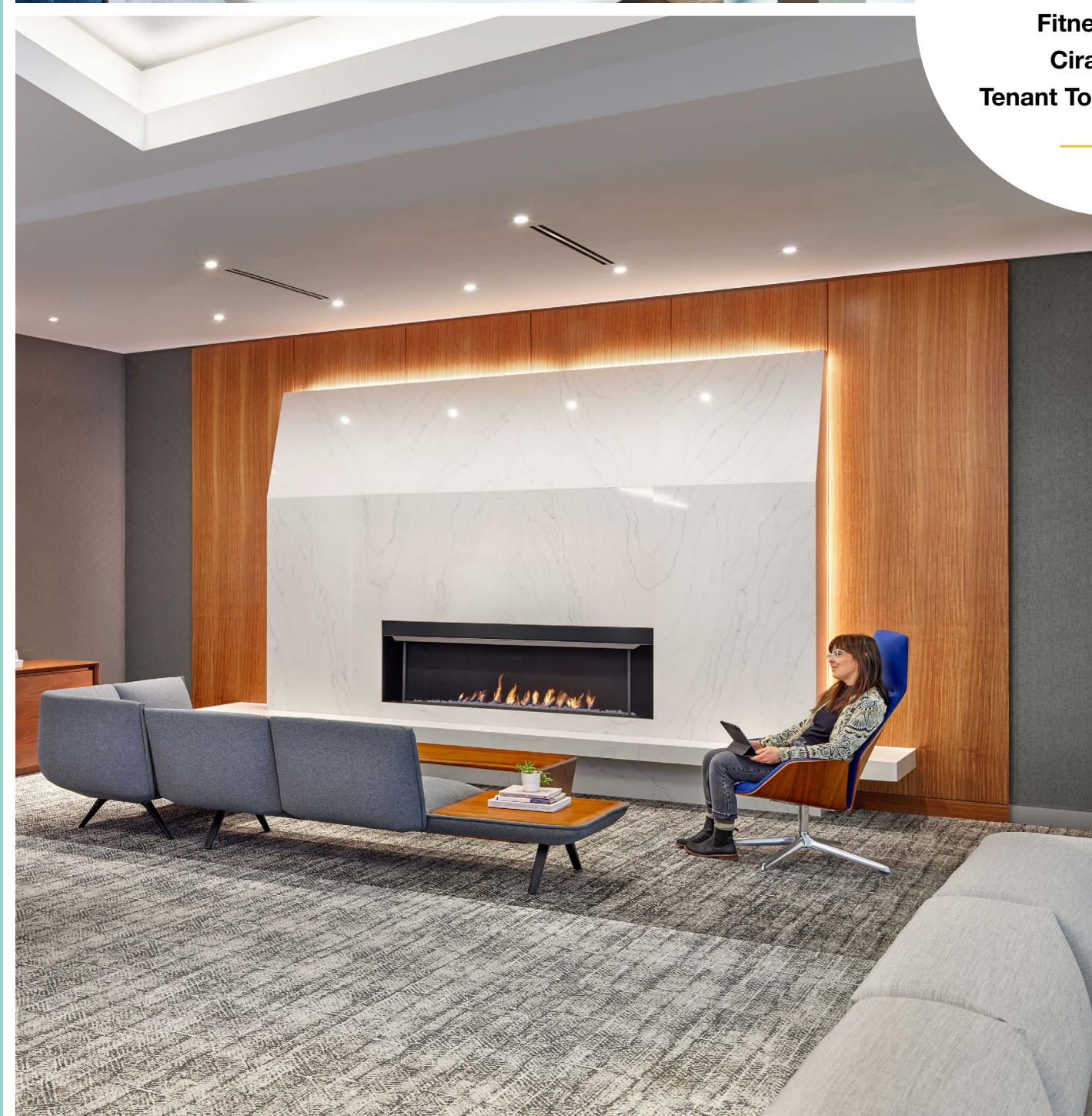
TENANT AMENITIES

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



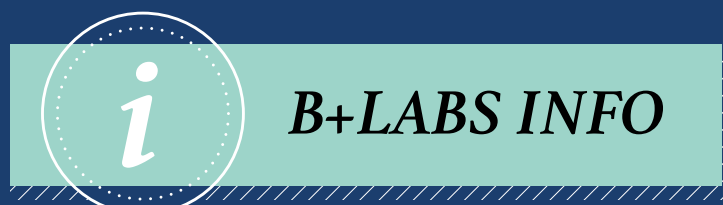
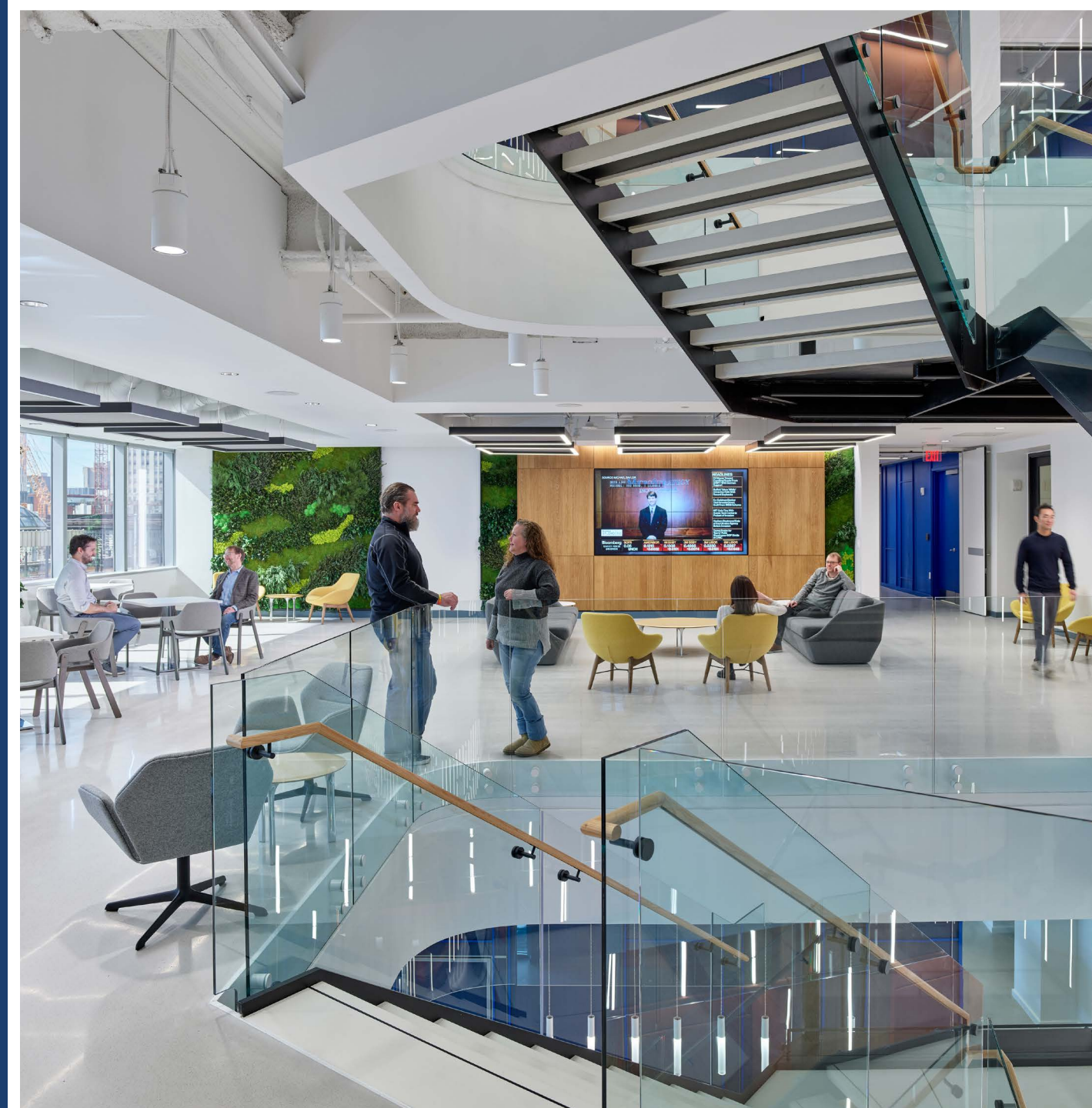
TOUCHDOWN TENANT SPACE

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 and research space
- + State-of-the-art equipment
- + Access to PABC’s network of resources and expertise
- + Specialized tenant programming





a few of our favorites

DRINKS & BITES:

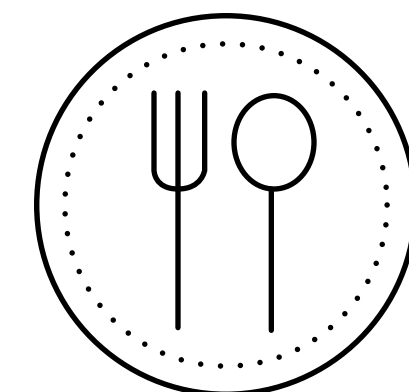
- + Walnut Street Café
- + Garces Trading Co.
- + CO-OP Restaurant
- + Starbucks
- + Insomnia Cookies
- + Chipotle
- + Sunset Social
- + Erawan Thai
- + Shake Shack
- + Pho Street
- + Rosy's Taco Bar
- + Spread Bagelry

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

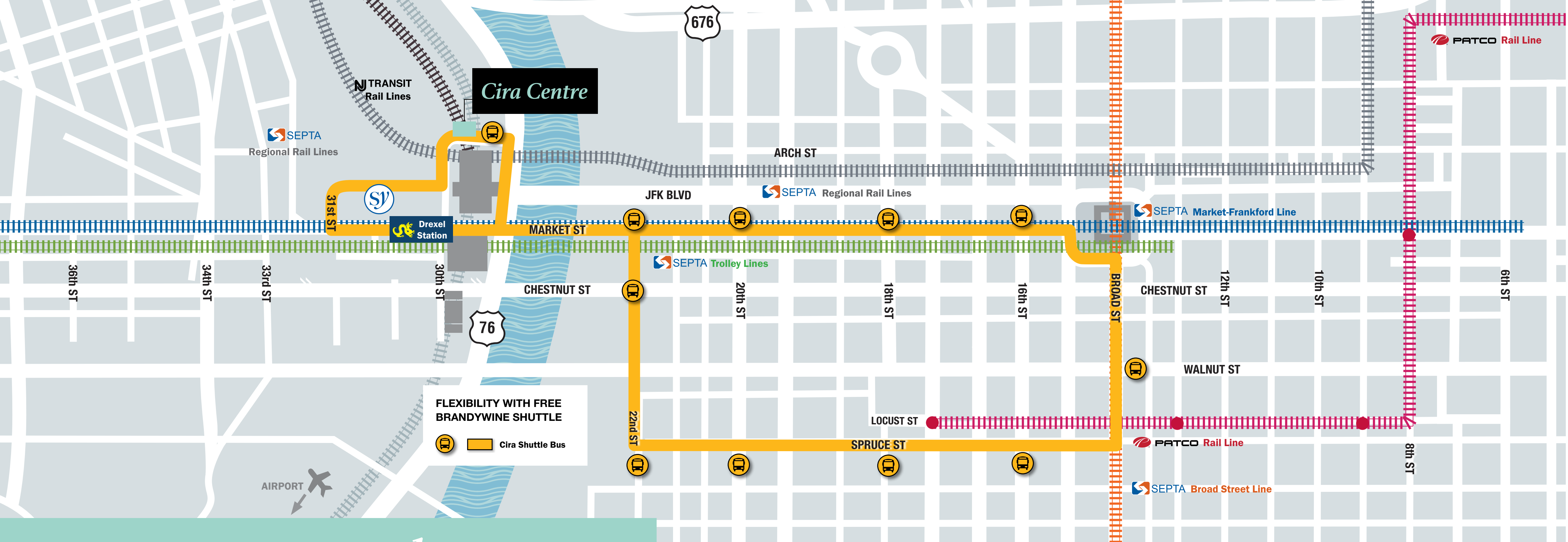
SHOPPING:

- + 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 the new Starbucks at 3151 Market.



BRAINSTORM SESSION

10:30 AM

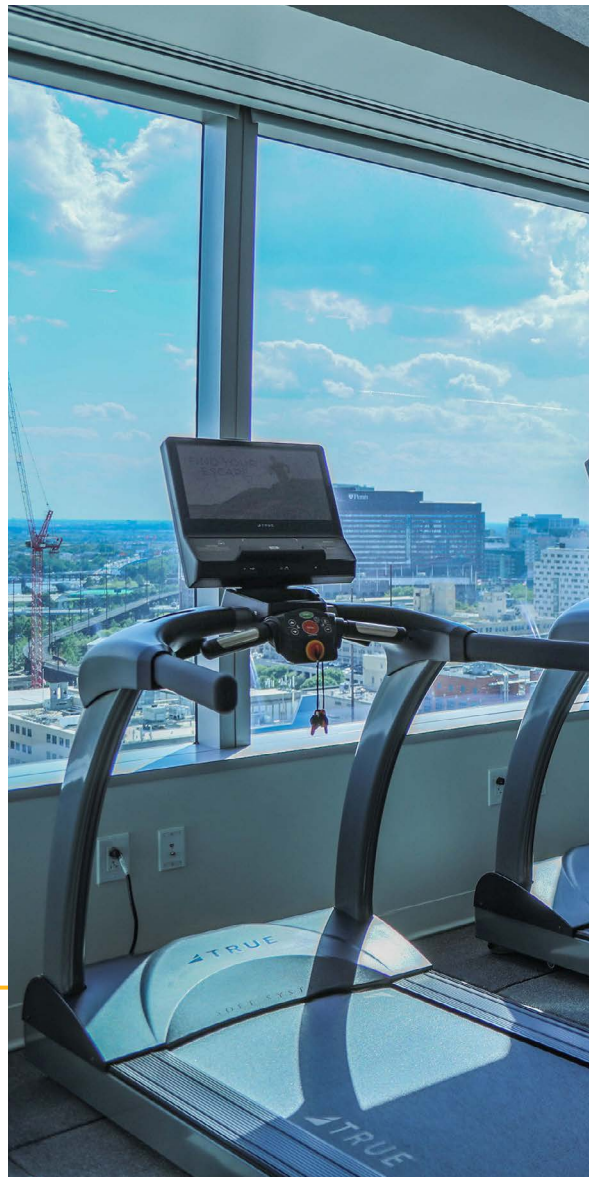
Meet in the touchdown space in the lobby for a quick regroup.



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

Host your employee meeting in the 300-person conference center.



EVENING'S TREAT

6:15 PM

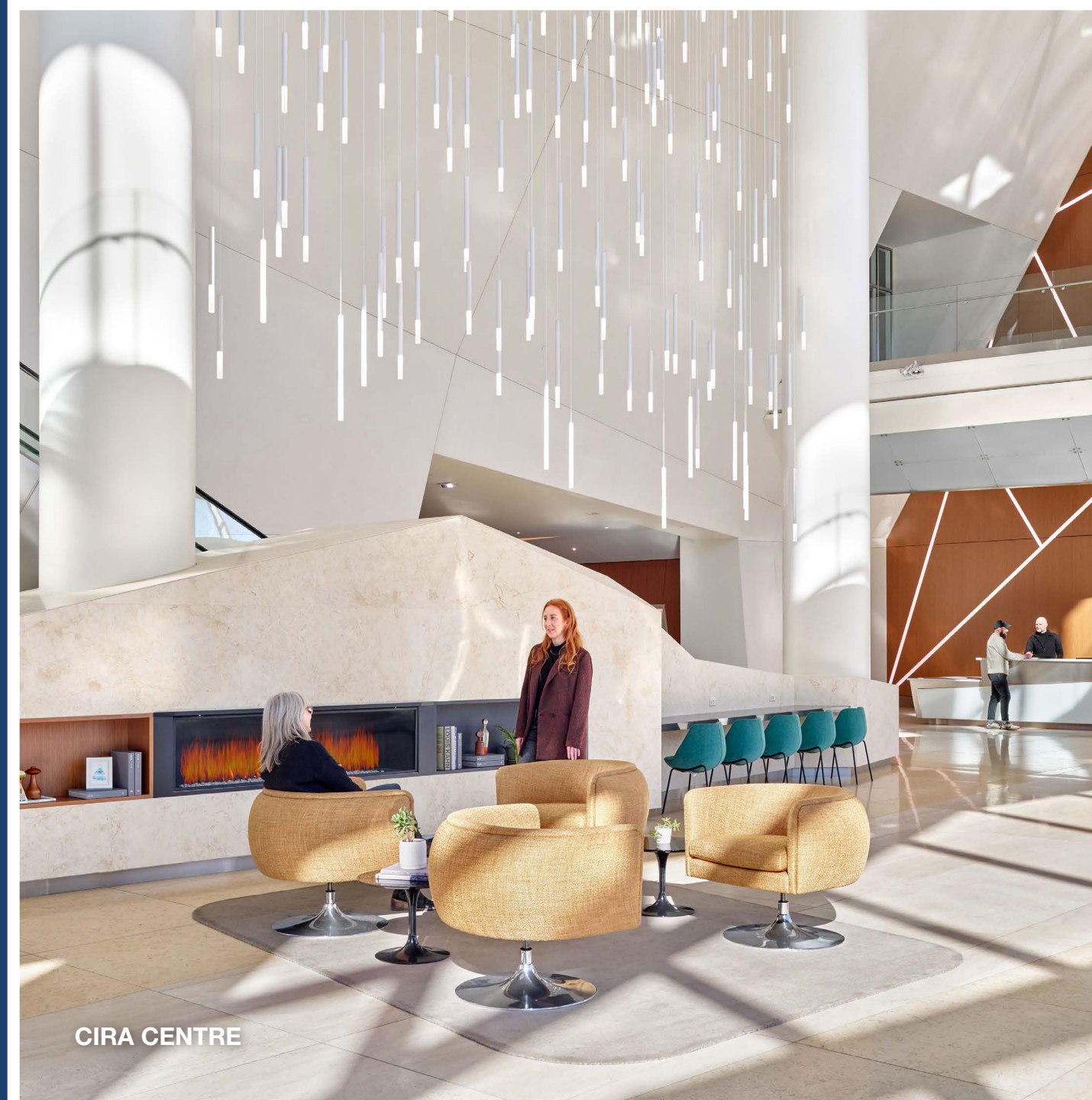
Enjoy happy hour drinks and bites at Garces Trading Company.

A BRANDYWINE WORKSPACE

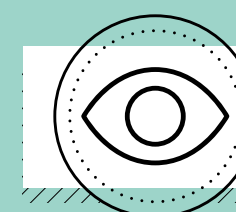
Where you work matters

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, Washington, D.C., 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.



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