

Schuyllkill

schuyllyards.com

Yards

BY BRANDYWINE REALTY TRUST

Schuylkill *Yards*

PHILADELPHIA, PA

A development by Brandywine Realty Trust



*Let's
move
mountains.*

DAY IN THE **LIFE**

Good Morning. **Let's get it done.**

The subway, the bus, the highway, or bike.

Coffee and a croissant in the park.

Meetings in offices where big ideas come to life and defining moments are made.

Time to refuel. Food trucks, outdoor dining, fast-casual favorites. **Options are endless.**

Stop for a smile, a laugh, a moment in the grass.

Back upstairs, team huddle on the terrace with the smartest people you know.

After hours. Skeeball. Outdoor movie screenings. Happy Hour drinks and bites.

This is where we choose to be. These are the people we choose to be with. **We're in on it together.**

Tomorrow, we do it all again. Are you in? **Let's move mountains.**



THE PATH FORWARD

The Vision **1**

Our Special Place **9**

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Our Commitment **55**



BOLD **VISION**



SOMETHING SPECIAL IS **HAPPENING HERE**

Building upon our country's historic values of invention, equity, entrepreneurship and courage, we're introducing a new chapter for Philadelphia. Through a partnership with Drexel University, Brandywine is continuing to transform the city's skyline with our pinnacle development, Schuylkill

Yards. This is a place where people are truly connected with the community, and where visionary brands unite with driven, entrepreneurial-minded people. **A place unlike anywhere else in the world,** designed by the world's best architects, engineers, planners and designers.



*our own
defining
place.*



6.5
acres of
green space



1.5M
square feet
of living space



65K
square feet of
experiential retail



3.9M
square feet
of life science
+ work space



*it
happens
here.*



THIS IS **OUR**
SPECIAL PLACE



WE SERIOUSLY LOVE THIS CITY

Nestled between two rivers, Philadelphia is the place where **we make history**. It's the place where we spend our Saturdays meandering through some of the country's most acclaimed arts and culture destinations. It's where we sample global cuisines at James Beard award-winning restaurants, and tap our feet to music in concert halls every night of the week. We jog along one of the largest urban park systems in the world—at 9,200 acres—exploring bike trails, walking paths, and pocket parks. **It's no wonder people are coming from near and far to be a part of this.**



4th

largest population of students in the U.S. with 440,000 students



54%

college students stay in area after graduation



115%

increase in college educated 25-34 year olds, 2000-2017



731K

science & engineering degree holders in Greater Philadelphia

SMART AND GETTING SMARTER

Our neighborhood connects Center City's established business district with University City's renowned academic core, so it just got easier to recruit the nation's best and brightest. This is where the risk-takers, boundary-pushers, and forward-thinkers choose to set

down roots. **We have a global perspective, but we all speak the same language: We can. We will. Let's do it.** We are committed to making big changes, and together, we are driving key advances in life sciences, medicine, technology, and business.



OUR NEIGHBORS ARE CHANGING THE WORLD

Energy is contagious. That's why being around smart people makes you smarter. In 2017, the FDA approved the first-ever gene therapy process for treating blindness. The applicant: our very own Spark Therapeutics, a startup founded by researchers from

the Children's Hospital of Philadelphia. Four months earlier, the FDA had approved the first-ever cell therapy, discovered in Dr. Carl June's laboratory at the University of Pennsylvania.



*get
it
done.*



100+
colleges & universities
within 50 miles



100+
hospitals



#3
in U.S. for
National Institutes
of Health funding



\$10B
in venture capital
invested in the
last 5 years



80%
of all pharmaceutical &
biotech companies in
the U.S. have offices in
Greater Philadelphia



#4
best venture
capital returns



68%

of UCity residents walk, bike, or ride public transit to work

HOW WE GET AROUND

Always on the go, we never skip a beat. **Ten steps from Amtrak's 30th Street Station, we're truly a national transportation hub.** Catch an early-bird train to New York City and still be back in time for lunch. Hop on the 5:05 Acela to D.C. to make it to a business dinner. Meet clients in Midtown Village right off the subway line. We've got people to see and places to be, and there's no stopping us now.

Direct Connections to:

Amtrak | Regional Rail | Subway | Trolley Lines | New Jersey Transit | I-76 and I-95 | PHL International Airport





3rd

busiest Amtrak Station



500+

daily flight departures



1

hour to NYC



17

rail & subway lines



1.5

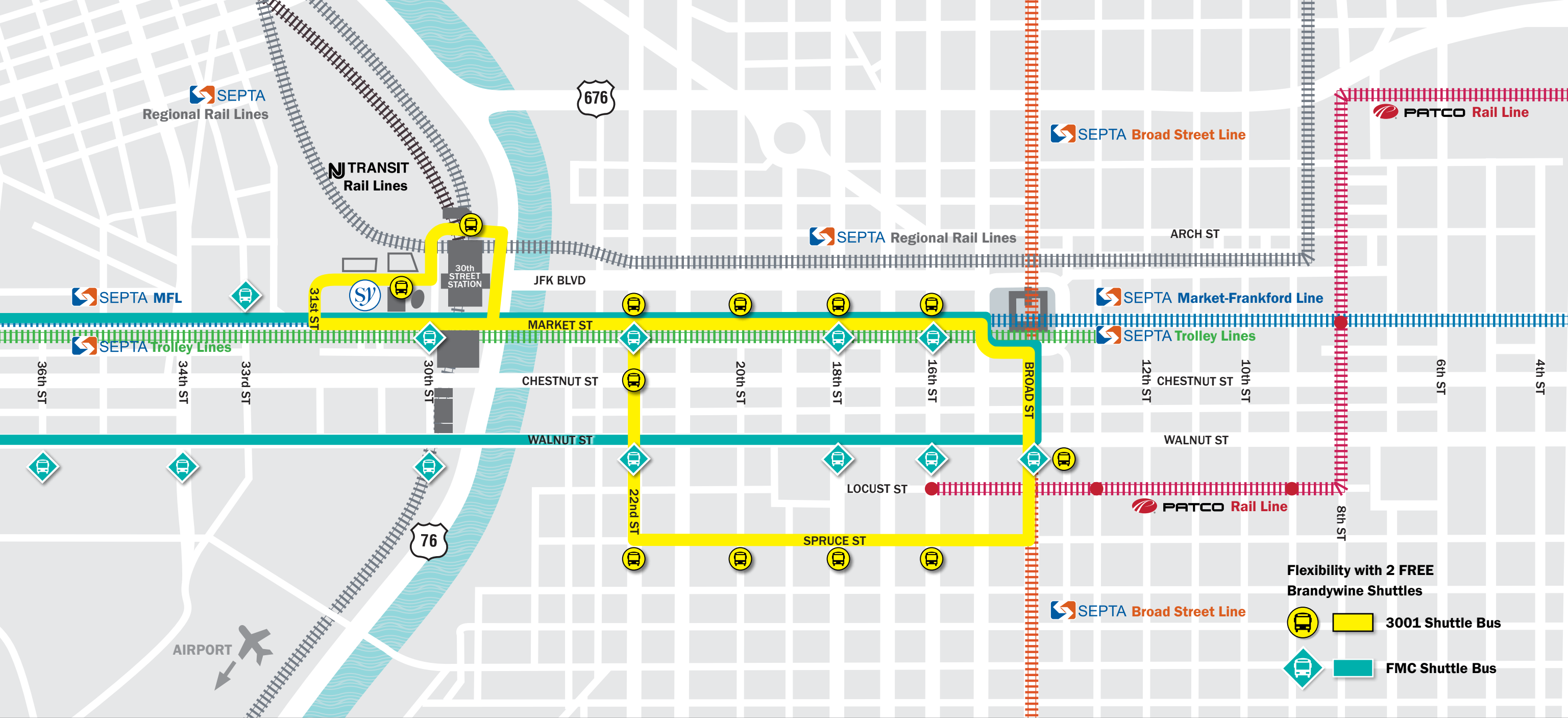
hours to D.C.



12

bus lines





Flexibility with 2 FREE Brandywine Shuttles

- 3001 Shuttle Bus
- FMC Shuttle Bus



2min.
to I-676 and
direct access to I-76



2min.
walk from 30th St.
Station's Regional Rail



4,769
parking spaces
available in the area



18min.
to Philadelphia
International Airport



1,000+
hotel rooms



270
restaurants & bars



131
retailers

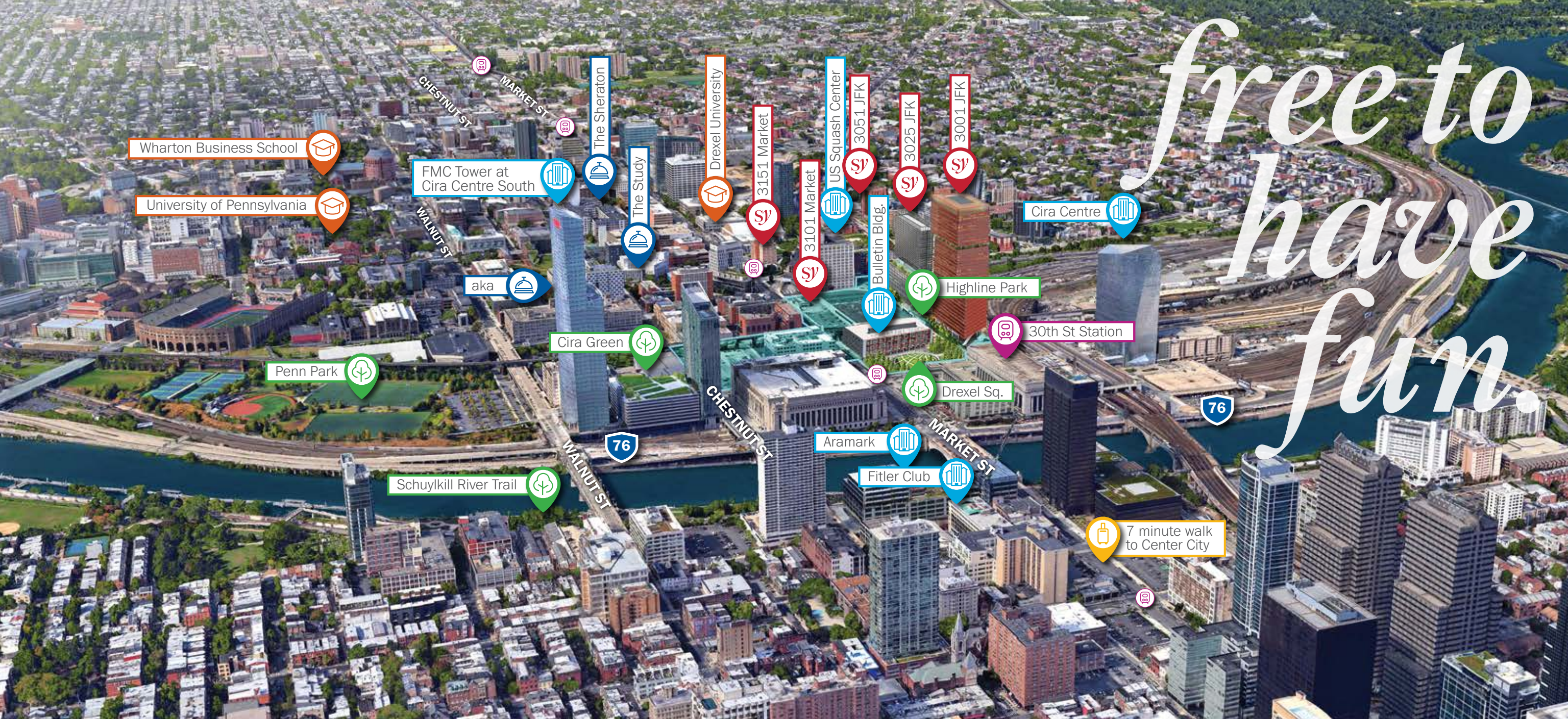


2,500+
annual events

THESE STREETS ARE **ALIVE**

We don't just work here. We eat here, live here, play here, and shop here. Whether we're running errands during the work day, entertaining guests after hours, or meeting friends for drinks, **this neighborhood has the**

convenience, culture, and experiences we crave. With all of this at our fingertips, there are endless opportunities to connect, unwind, and explore. Every day, in this place, we're free to have fun.



free to have fun.

A FEW OF OUR FAVORITES

Drinks & Bites:

- Walnut Street Café
- Garces Trading Co.
- CO-OP Restaurant & Lounge
- Starbucks
- Insomnia Cookies
- Chipotle
- Sunset Social
- Erawan Thai
- Shake Shack
- Pho Street
- Old Nelson Food Co.
- Spread Bagelry

Experiences:

- Cira Green
- aka's Level 28
- Fittler 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
- United by Blue
- lululemon
- LOFT
- Bluemercury
- Urban Outfitters
- Hello World Modern Mercantile
- Philadelphia Runner



60+

restaurants within a 10-minute walk



GREEN SPACES GROW GOOD FEELINGS

We know we are our best selves when we have a few minutes outside to reset. That's why Schuylkill Yards sits along the banks of the river, **on the side of town that's lush and green, with room to breathe.** We spend our days wandering along the Schuylkill River,

which flows for 135 miles, houses 5 trails, and greets 1 million unique visitors each year. We check out local farmer's markets and catch outdoor movie screenings. Everything is better when we're outside, taking in the sights and sounds together.



100

acres of public space
in University City



15%

of UCity is covered in trees

surpassing most PHL neighborhoods
and peer innovation cities



GET IN ON IT

IT ALL STARTED WITH A PARK

When we set out to create Schuylkill Yards, we prioritized creating **a central place that would bring the community together**. Drexel Square opened to the public in June 2019 and is the first piece of 6.5 acres of greenspace within our master plan. Today, the 1.3 acre park is our place to catch yoga, take an afternoon meeting outdoors, or enjoy a snack under the shade of 23 soaring Dawn Redwood trees.





10,000
square feet
of retail



4,000
square feet
of outdoor seating

THE **REIMAGINATION** OF THE BULLETIN BUILDING

Directly connected to Drexel Square, one of West Philadelphia's most beloved and storied buildings has become an important part of our collective future. Soon, new retail and restaurant concepts will activate

the ground-level of the fully reimagined building, bringing outdoor dining, a myriad of food and drink options, and a whole lot of fun. **This is the center of Schuylkill Yards, and it's about all of us.**

all

of

us.





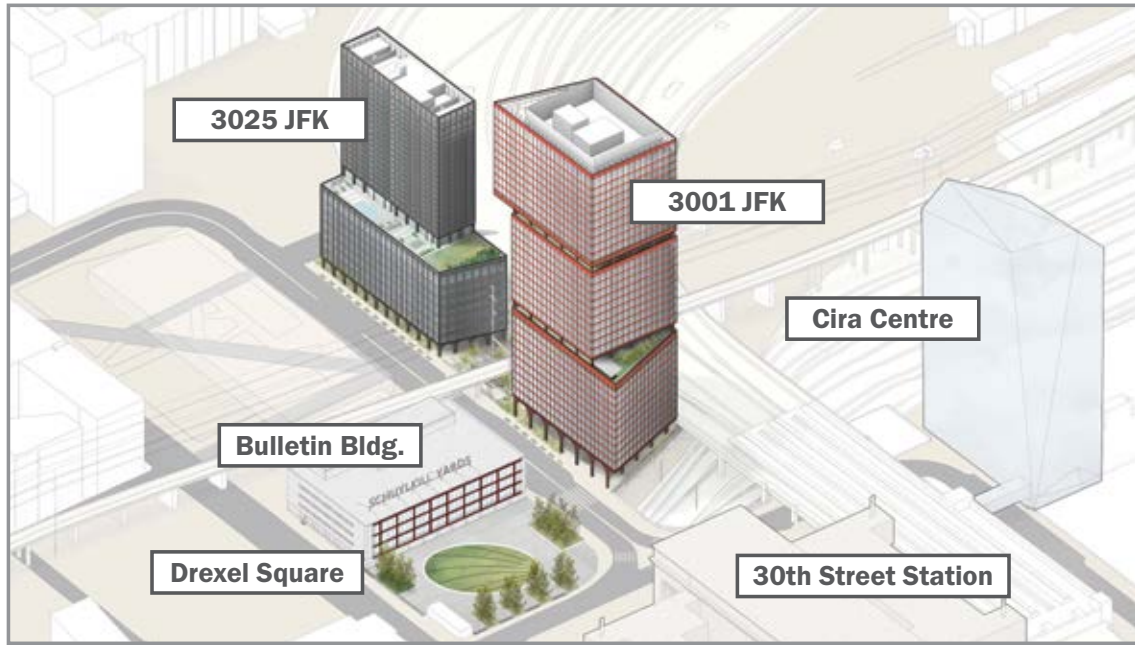
AN **ICONIC ADDITION** TO THE SKYLINE

We like things a little... **different. A little less status-quo, a little more “oh, wow.”** Working with our partners at Practice for Architecture and Urbanism (PAU) to artfully merge historic building materials with sleek, modern architecture, we designed two iconic towers on JFK Boulevard. From the outside, the West Tower’s neutral façade provides stark contrast against the East Tower’s bold palette, adding a pop of color to the skyline. Inside, spaces are open, energized, and bright.

“The tower promises to be looser and groovier than anything Philadelphia has seen in a while.”

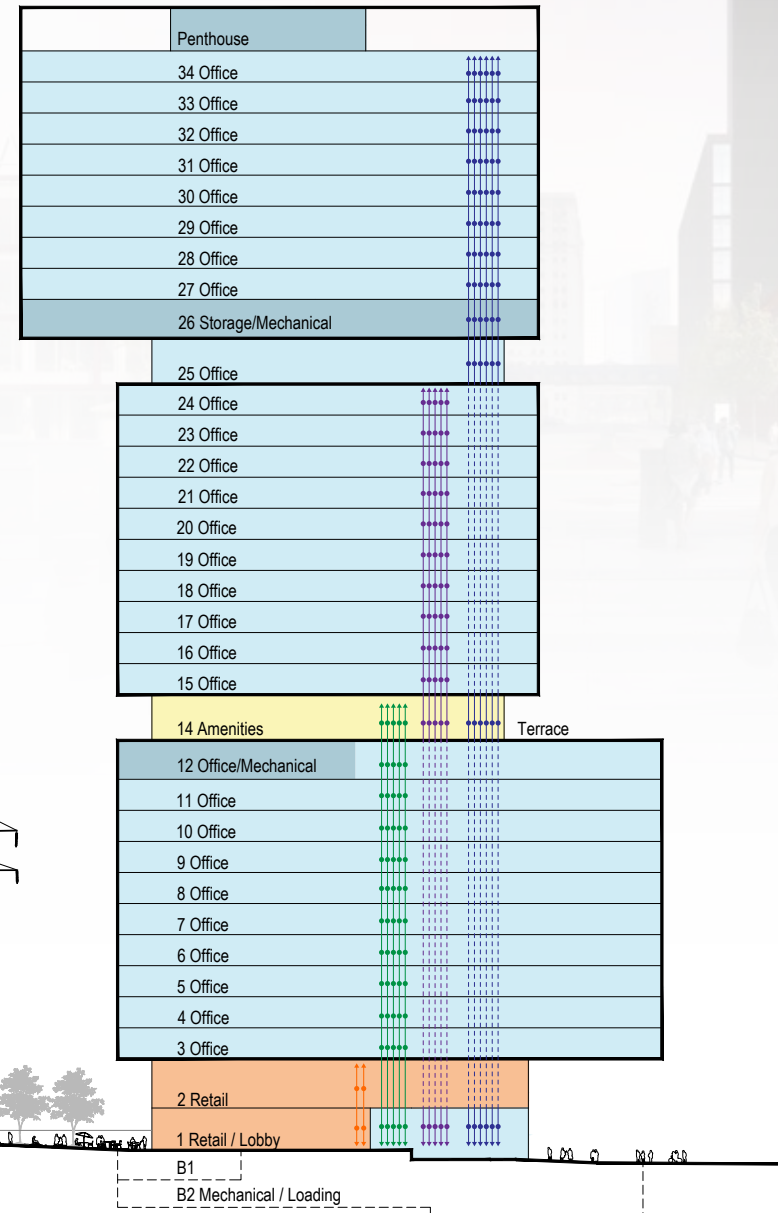
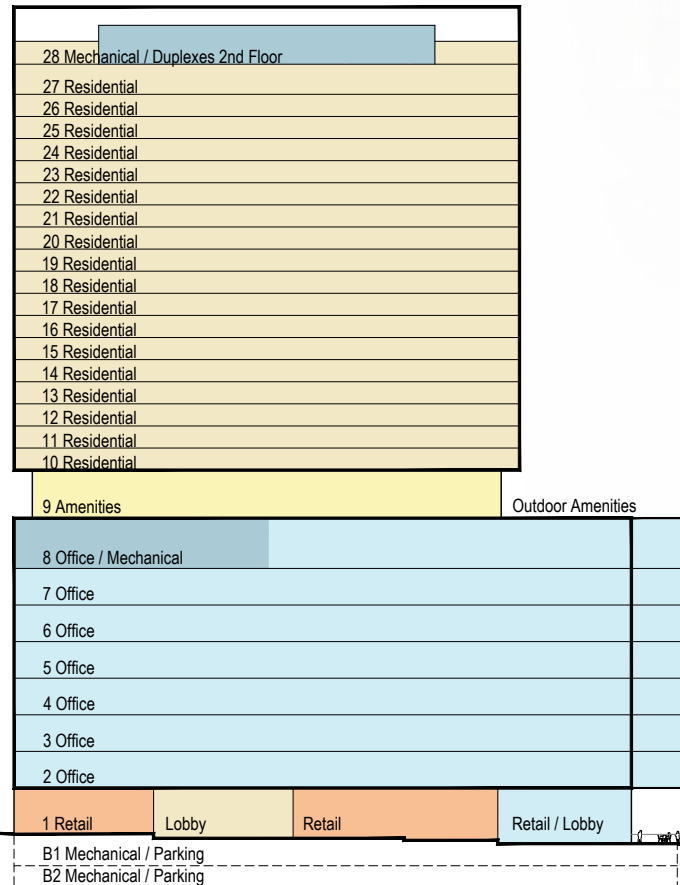
— Inga Saffron, Pulitzer Prize-winning architecture critic





3025 JFK BLVD

- JFK West Tower
- 371 feet tall
- 200,000 SF of lab and office
- 9,000 SF of retail
- 326 ultra-luxury rental residences
- 115 covered parking spaces
- 29,000 SF indoor + outdoor luxury amenity floor on level 9
- KOZ and QOZ eligible



3001 JFK BLVD

- JFK East Tower
- 512 feet tall
- 21 floors of office
- 9 floors with office/life science flexibility
- 825,000 sf of office
- 20,000 sf of retail
- Luxury amenity floor on level 14
- 40-foot pedestrian arcade & entrance
- Designed for LEED Silver
- KOZ and QOZ eligible



THE GREEN IN BETWEEN

We use greenspace to make connections between people, places, and ideas. With a raised deck, seat-steps, and striking views of the city, the Highline Park was designed by leading landscape architecture firm

SWA/Balsley to connect the East and West Towers. It's where we dine outside, catch funky art installations, and enjoy some much-needed calm and quiet.



20min.

in nature is scientifically proven to reduce stress and increase concentration



15%

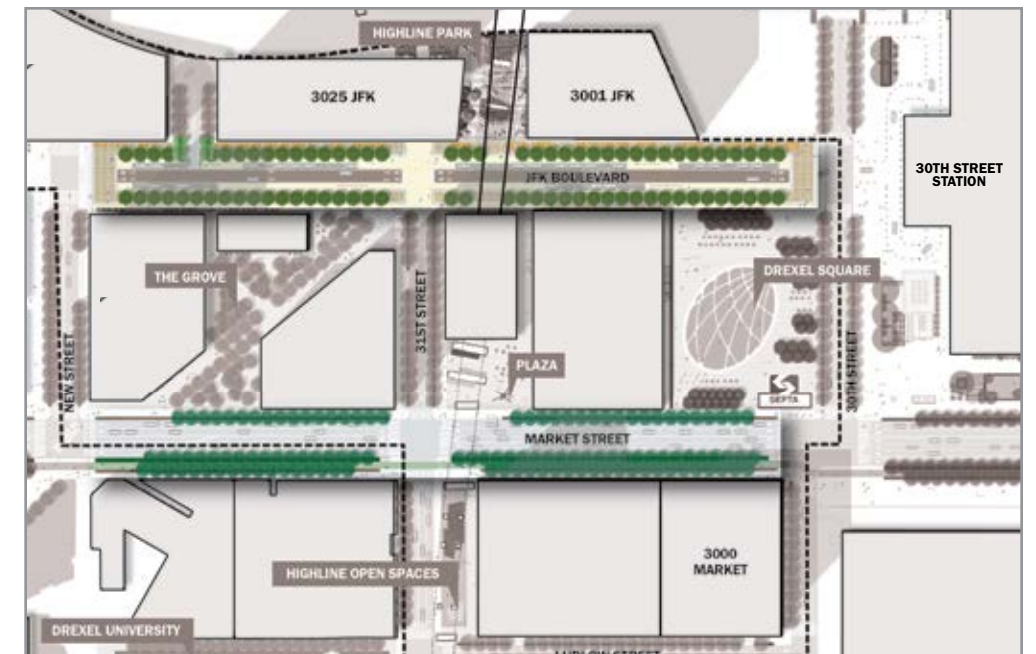
increase in well-being when exposed to greenery & sunlight



*in on it
together.*



JFK Blvd



Market Street

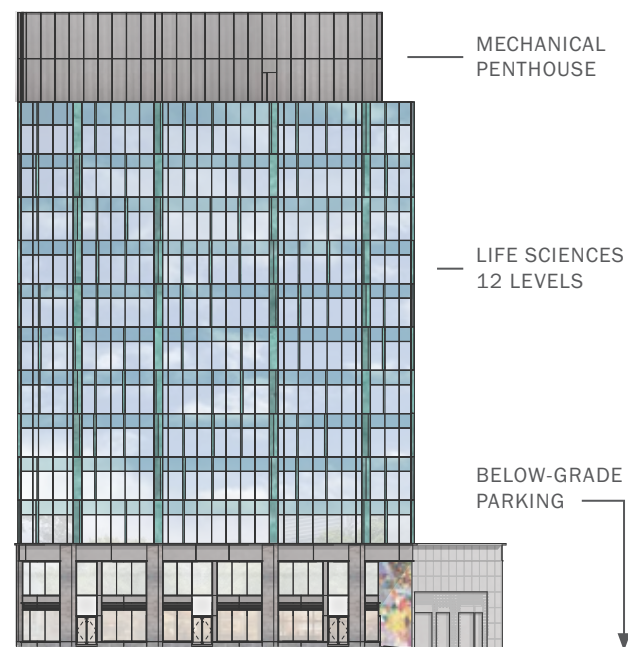
STREETS THAT SERVE PEOPLE

We are multi-modal by nature. Whether by foot, bike, car, or public transit, we never want to slow down. Designed to anticipate the ways we move, these streets are more efficient, sustainable, and activated. With generous sidewalks, lush landscaping, and a two-way, protected bicycle lane, JFK Blvd & Market Street will rival other iconic urban boulevards around the world.

SPACE THAT ANTICIPATES THE FUTURE

We design environments for inspiration and innovation. **At 3151 Market**, we worked with leading Life Science architect, Gensler, to design a building that is both functional and elegant, with a striking, sustainable design, large, open floorplates, and state-of-the-art building systems.

- 489,000 SF
- 417,000 RSF of life science space
- 39,000 RSF typical floor plate
- 18,000 SF retail/amenity space
- 6,000 SF of terraces
- 70 below-grade parking spaces
- Designed to LEEDv4 Platinum and WELL Silver standards





HEALTHY SPACES, HEALTHY BUSINESS OUTCOMES

We understand the impact the built environment can have on human health and well-being. Our spaces are designed to market-leading standards in sustainability and wellness, featuring superior indoor air quality, optimized fresh air intake, touchless features, upgraded technology, high-end antimicrobial finishes, ample natural light, direct access to the outdoors and more.



OUR COMMITMENT

CIRA CENTRE

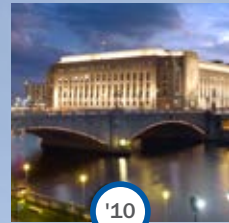
730K SF | \$212M
Directly connected to
30th Street Station



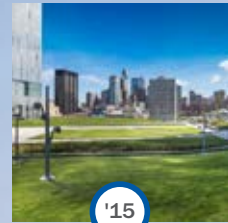
'05

CIRA GREEN

1.25 Acre | \$13M
Elevated park with
green-blue roof



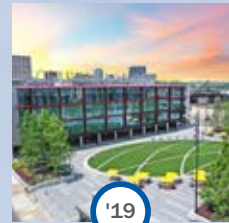
'10



'15

DREXEL SQUARE

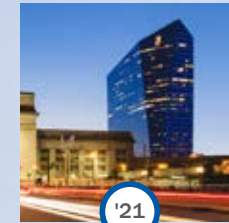
1.3 Acre | \$14M
Community Park



'19

B+LABS

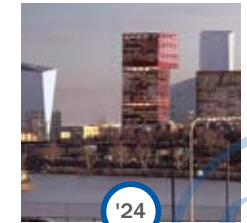
50K SF
3-Story Life Science
Incubator Space



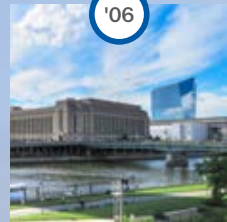
'21

3001 JFK BLVD

+570K SF



'24



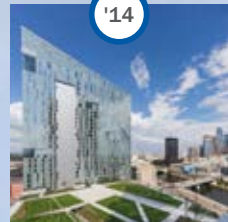
'06

HISTORIC CIRA SQUARE

826K SF | \$250M

SCHUYLKILL RIVER TRAIL OPENS

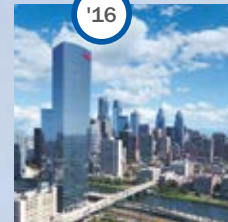
\$642K Invested
to Date



'14

EVO AT CIRA CENTRE SOUTH

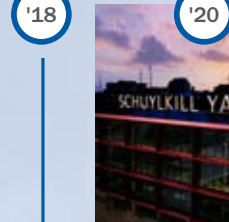
460K SF | \$158M
Luxury student
housing tower



'16

FMC TOWER AT CIRA CENTRE SOUTH

900K SF | \$400M
Office, hotel, residential,
& amenity spaces



'18

BULLETIN BUILDING

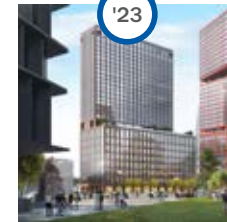
283K SF | \$83M



'21

3000 MARKET ST

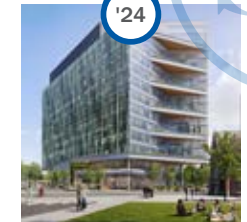
65K SF



'23

3025 JFK BLVD

570K SF



'24

3151 MARKET ST

400K SF

aka. THE POST

2016 - 2019: INVESTED \$160M IN NEIGHBORHOOD HOTEL, FOOD & BEVERAGE, LIFESTYLE, AND ENTERTAINMENT VENUES

OUR UNIVERSITY CITY STORY

Two decades ago, Brandywine invested in University City's untapped potential, capitalizing on its unmatched access to transit, universities, research and medical facilities and top talent. Beginning with the development of Cira Centre, we expanded Philadelphia's skyline west of the Schuylkill River, linking the central business district with an emerging economic and innovation hub. Through thoughtful placemaking and strategic partnerships, **we are creating a neighborhood for new businesses and world-class talent**, and positioning Philadelphia as a leading global city, rich with diverse cultural and lifestyle experiences.

WE'RE BUILDING BRIDGES

West Philadelphia has always been incredible, so when we started all this, we started by listening. **Jobs. Training. Affordable housing. Education. These are the things that matter**, our neighbors told us. So, these are the things we've doubled down on. In collaboration with a wide range of partners, we introduced an unprecedented Neighborhood Engagement Initiative as part of Schuylkill Yards, totaling a \$16+ million commitment to the community.

Programs include:

- Grow Philadelphia Capital Fund
- Local Sourcing Initiative
- CDC Co-Development Program
- Construction Apprenticeship Preparatory Program
- Community Fund for affordable housing, small and minority businesses, education and capacity building



“What also gives Schuylkill Yards a unique edge is the social responsibility vision that Brandywine is driving.”

— Forbes





SWA/Balsley



KIERAN TIMBERLAKE

GREAT PROJECT, GREAT PEOPLE

Like every true success story, it's all about getting the smartest people you know in a room. The best architects, engineers, planners, designers and community **partners helped us get our big dreams off the drawing board and into the streets. Together, we make an impact.**



*we make an
impact.*





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.



www.brandywinerealty.com



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