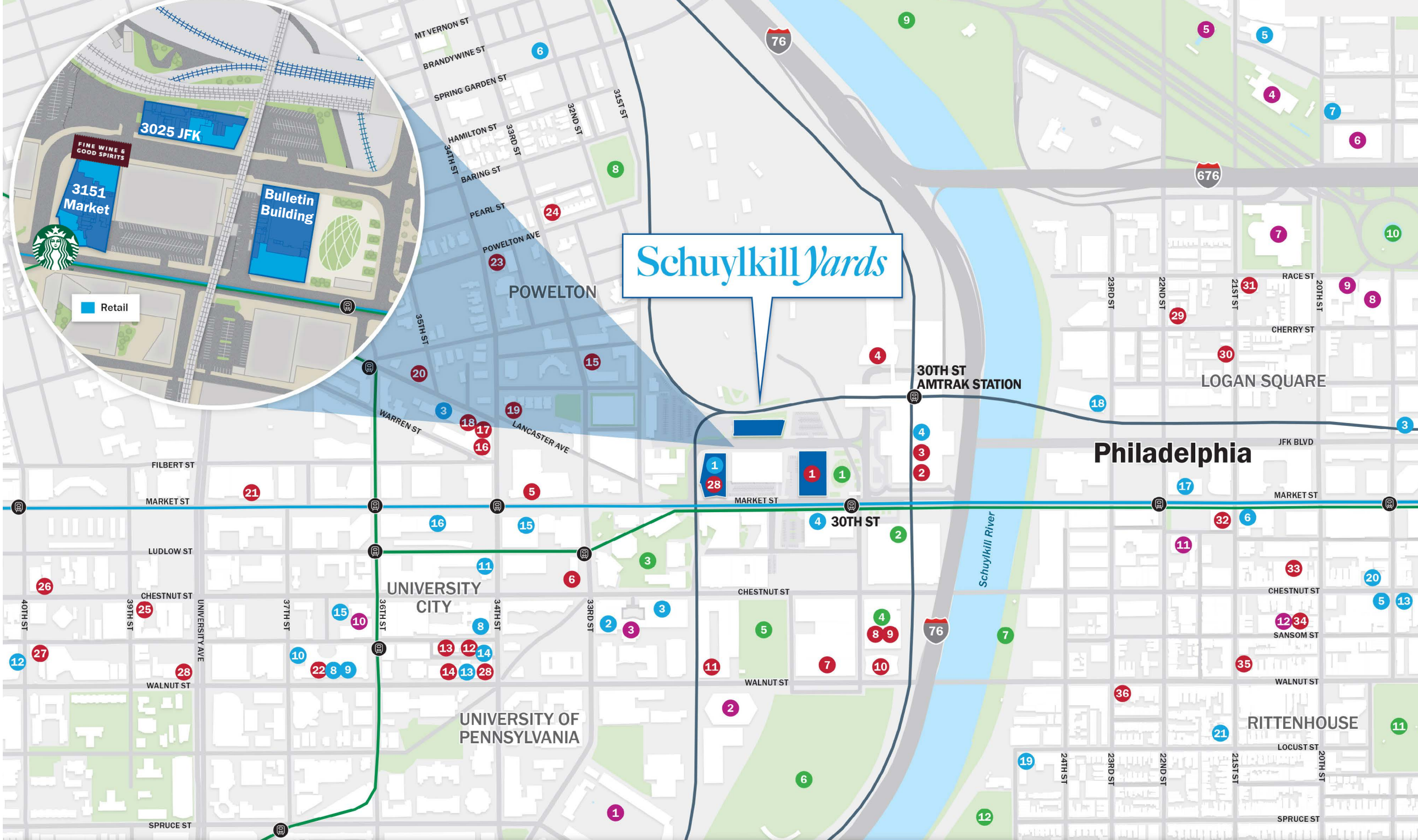


# Schuyllkill Yards

*The Place to Be.*

*[schuyllkillyards.com](http://schuyllkillyards.com)* BY BRANDYWINE REALTY TRUST





# Our Retail Community

Brandywine has already delivered 70,000 sq. ft. of retail space to the neighborhood, with an additional 33,000 sq. ft. underway for next year. **This adds to the existing 2.5 million sq. ft. in University City and 2.8 million sq. ft. within a 15-minute walk of 3025 JFK.** Our retail strategy, detailed on the following pages, enhances the area's offerings with a curated selection of food, beverage, entertainment, and lifestyle brands.

## Our Retail Commitment

### 3151 Market: In Progress

- Starbucks: 3,248
- Wine & Spirits: 7,707

### Bulletin Building: In Progress

- Food Hall: 13,163

### 3151 Market: Planned

- Available F&B: 4,435

### Bulletin Building: Planned

- Avail. Entertainment: 6,000

### 3025 JFK: Planned

- Available F&B: 8,792

### Cira Centre: Completed

- Garces: 6,811
- Cyto: 15,972
- Convenience Shop: 558

### FMC Tower: Completed

- Walnut Street Café: 3,766
- Level 28: 25,137

### Cira South: Completed

- The Post: 7,000
- Sunset Social: 3,000
- Old Nelson: 3,000

### 3020 Market: Completed

- Old Nelson: 3,780

## Food & Drinks

- |                            |                           |                             |
|----------------------------|---------------------------|-----------------------------|
| 1 Hospitality HQ Food Hall | 13 White Dog Cafe         | 25 Paris Baguette           |
| 2 Dunkin'                  | 14 PaperMill              | 26 Dim Sum House            |
| 3 Pret A Manger            | 15 Greek from Greece      | 27 Terakawa Ramen           |
| 4 Garces Trading Company   | 16 Brooklyn Dumpling Shop | 28 Starbucks                |
| 5 Landmark Americana       | 17 Chipotle               | 29 Cherry St. Tavern        |
| 6 CO-OP Restaurant & Bar   | 18 Tataki Ramen & Sushi   | 30 Pete's Famous Pizza      |
| 7 World Cafe Live          | 19 Saxbys                 | 31 Moustaki Authentic Gyros |
| 8 The Post                 | 20 Savas Brick Oven Pizza | 32 Kook Burger & Bar        |
| 9 Sunset Social            | 21 Han Dynasty            | 33 The Ranstead Room        |
| 10 Walnut Street Cafe      | 22 Louie Louie            | 34 Alchemy Coffee           |
| 11 Top Hat Coffee Lounge   | 23 Sabrina's Cafe         | 35 Wilder                   |
| 12 New Deck Tavern         | 24 Poke Burri             | 36 Rosy's Taco Bar          |

## Shopping & Conveniences

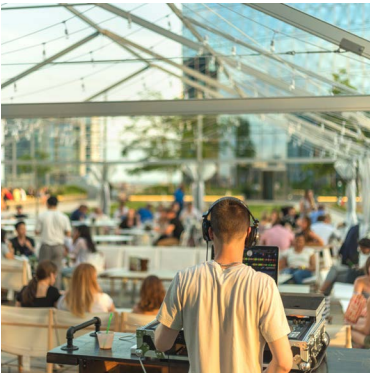
- |                            |                          |
|----------------------------|--------------------------|
| 1 Fine Wine & Good Spirits | 13 CVS                   |
| 2 Barnes & Noble           | 14 Grant Blvd            |
| 3 Plaza Artist Materials   | 15 Wawa                  |
| 4 Old Nelson Food Market   | 16 7-Eleven              |
| 5 Target                   | 17 Trader Joe's          |
| 6 Wally's Food & Grocery   | 18 GIANT                 |
| 7 Book Corner              | 19 Cadence Cycling       |
| 8 Bluemercury              | 20 Banana Republic       |
| 9 Penn Bookstore           | 21 4 Seasons Food Market |
| 10 Philadelphia Runner     |                          |
| 11 GIANT Heirloom Market   |                          |
| 12 ACME Markets            |                          |

## Parks & Wellness

- 1 Drexel Square
- 2 Sound Start Child Care Center
- 3 Korman Family Quad
- 4 Cira Green
- 5 The Highline Park
- 6 Penn Park
- 7 Schuylkill River Trail
- 8 Drexel Park
- 9 Paine's Park
- 10 Logan Square
- 11 Rittenhouse Squar
- 12 Schuylkill River Park

## Entertainment

- 1 Franklin Field
- 2 Class of 1923 Arena
- 3 Mandell Theater
- 4 Barnes Foundation
- 5 Rodin Museum
- 6 Parkway Central Library
- 7 The Franklin Institute
- 8 The Academy of Natural Sciences
- 9 The Galleries At Moore
- 10 Institute of Contemporary Art
- 11 The Mütter Museum
- 12 Helium Comedy Club



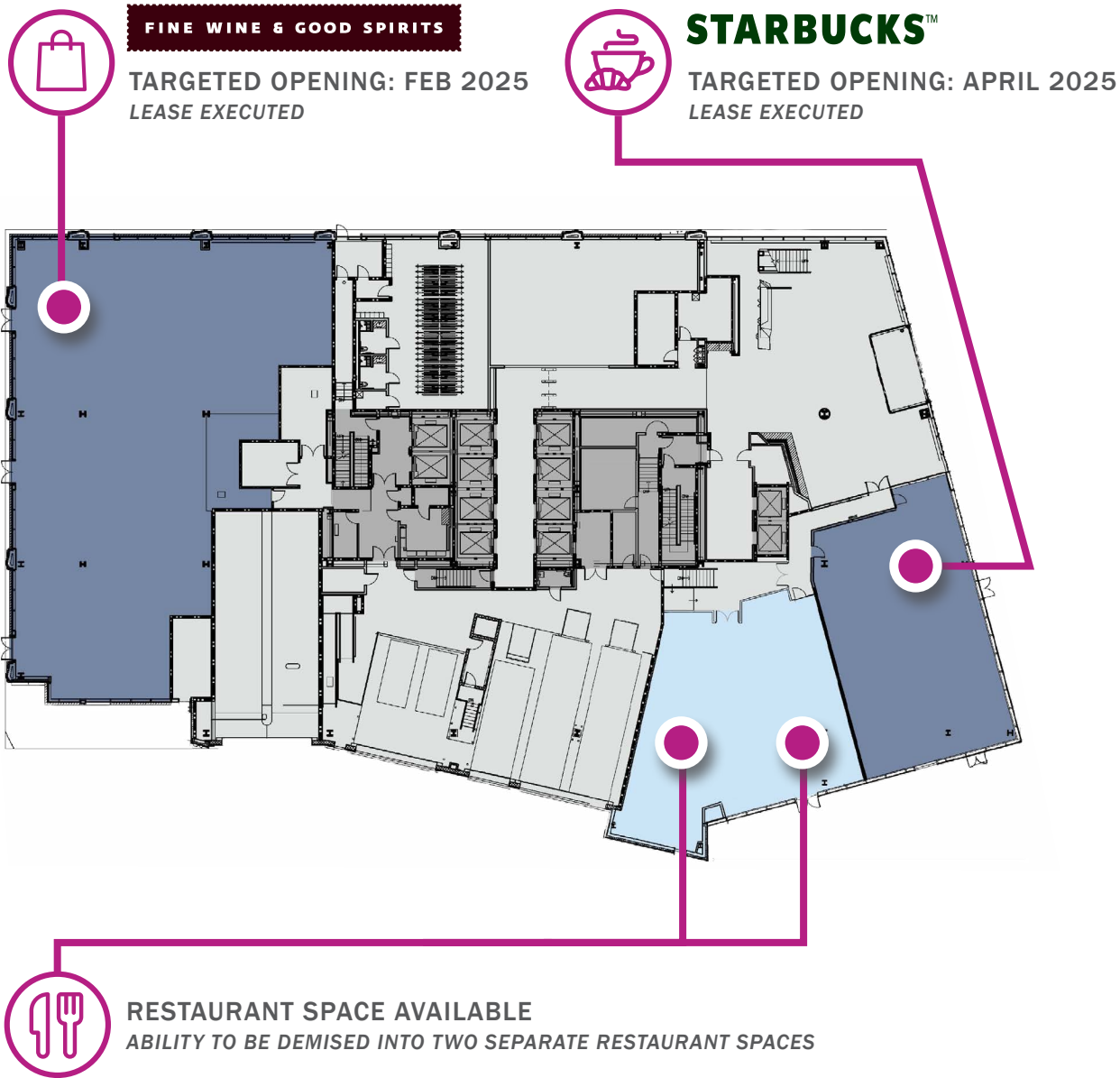
2.8M sq.ft.

of existing retail  
within a 15-min walk  
of 3025 JFK



# 3151 MARKET

## Retail Plan



*Excellent exposure  
at one of the city's  
busiest intersections*

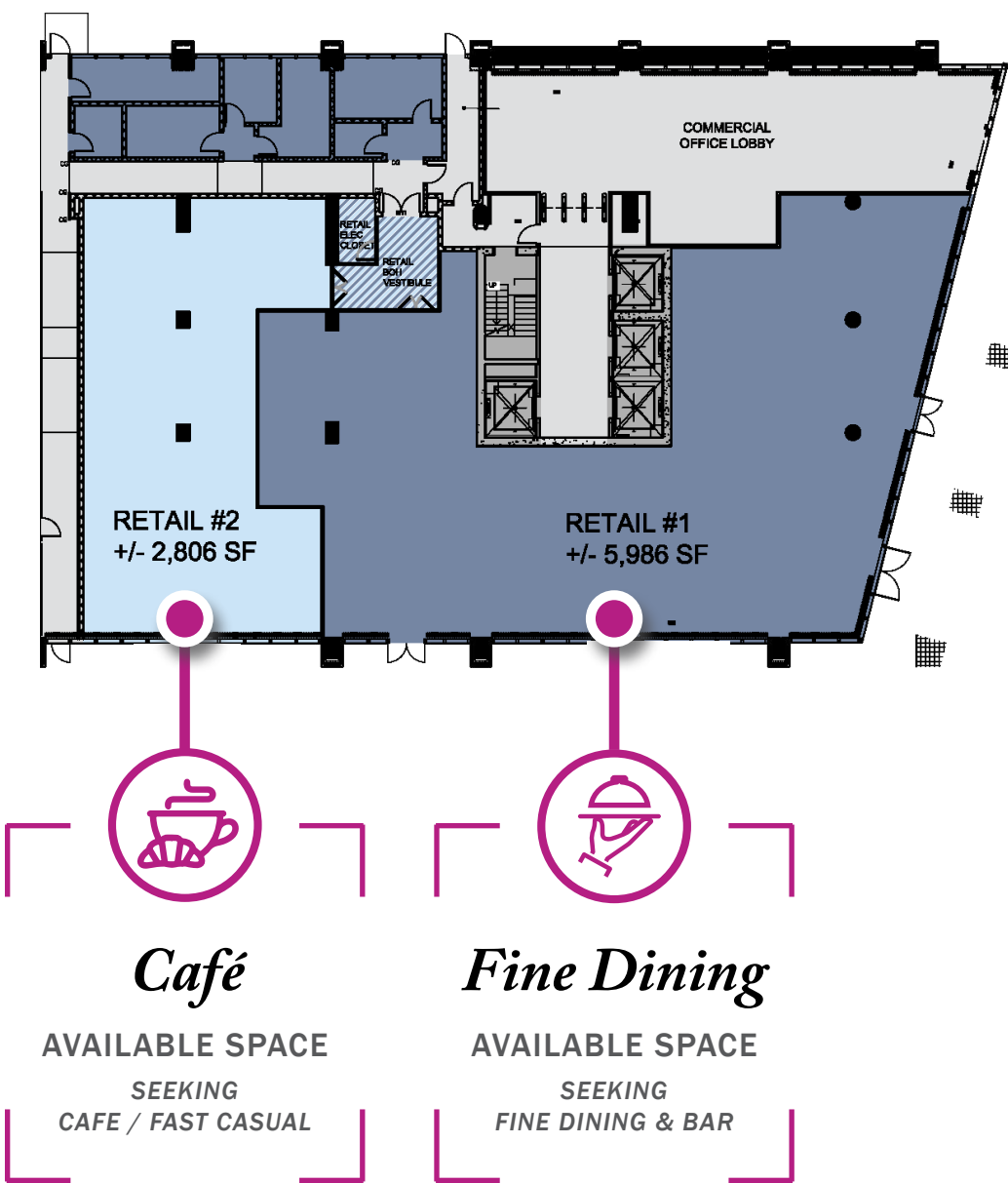
One of Philly's most walkable neighborhoods, with a 99 Walk Score and 15K vehicles per day, ensuring high foot and vehicle traffic. This prime location provides retailers with exceptional visibility and customer access.





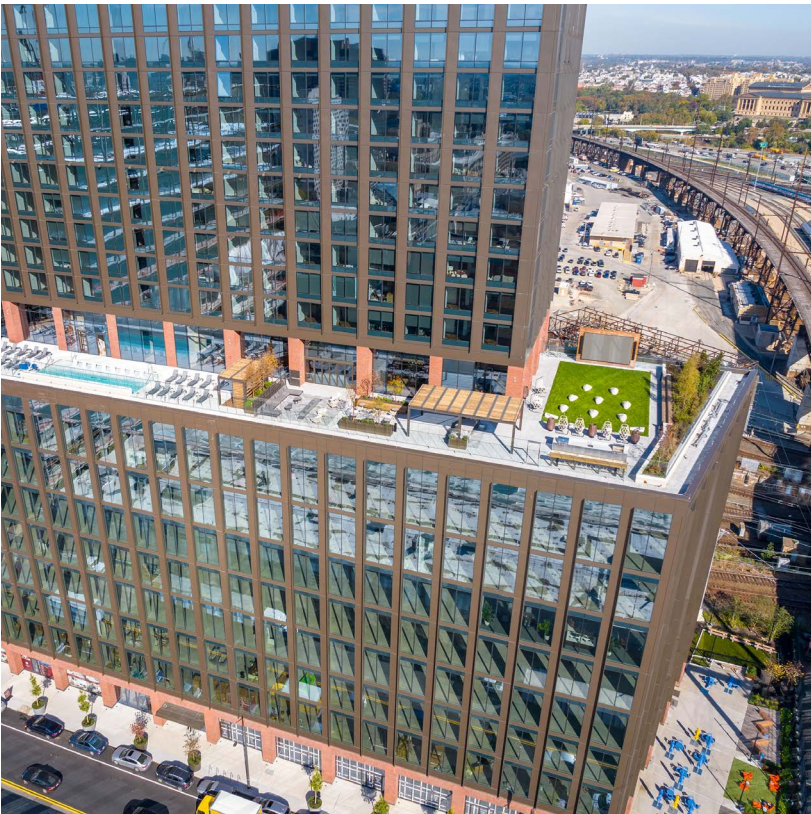
# 3025 JFK

## Retail Plan



### *A Built-in Customer Base in a Premier Mixed-Use Tower*

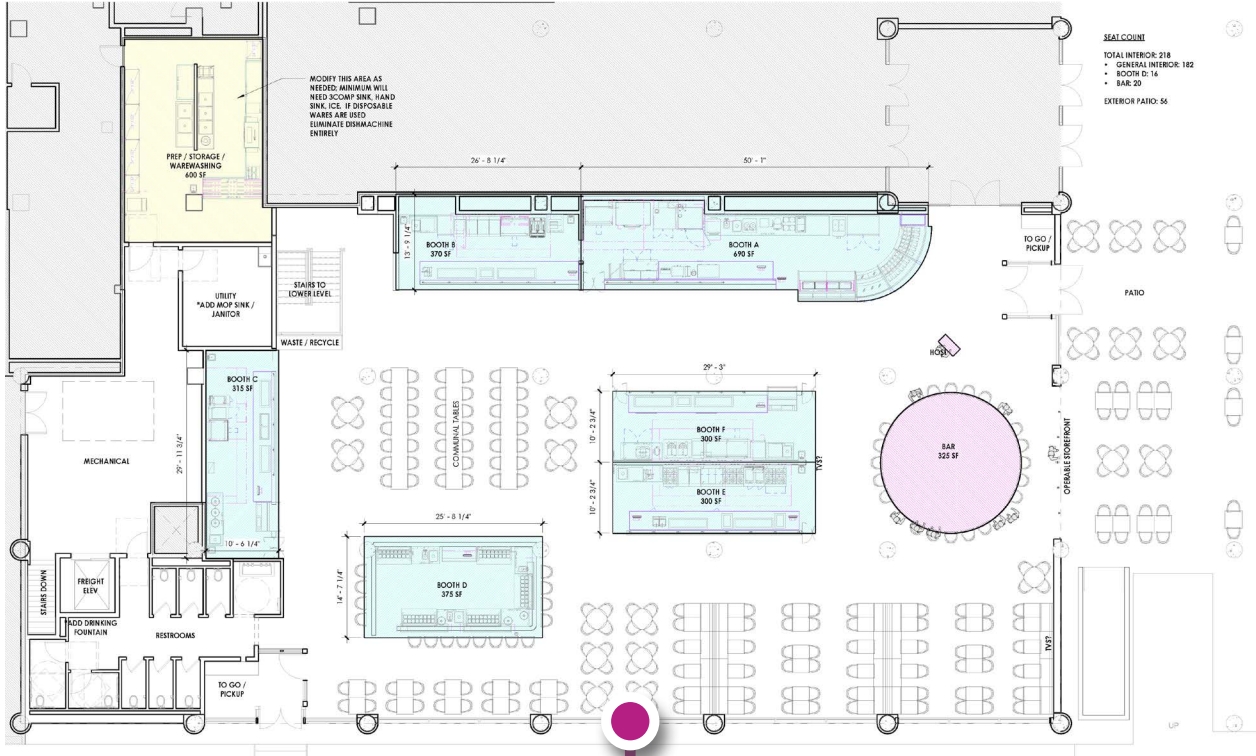
Situated within a 9-floor trophy office tower and 18 floors of luxury residential, with XX,000 occupants in Schuylkill Yards, it's surrounded by professionals and residents seeking high-quality dining and social experiences.





# Bulletin Building

## Retail Plan



ESD

*Food Hall*

TARGETED OPENING  
AUGUST 2025

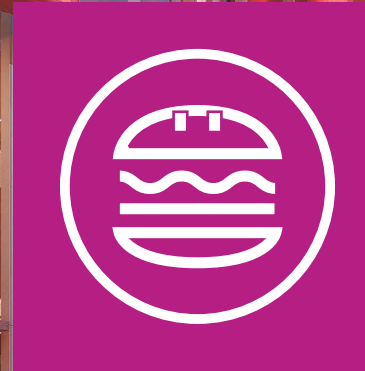
UNDER NEGOTIATION



*View point from retail corner on Market St.*







# HOSPITALITYHQ

## — *at the Bulletin Building*

Hospitality HQ Food Hall will transform 13,000 sq.ft. of the ground floor of the iconic Bulletin Building into a vibrant culinary hub, seamlessly connecting to Drexel Square Park. As the first food hall of its kind in the area, it will feature chef-driven concepts and beloved fast-casual spots, becoming a destination for office workers, students, and visitors from across the city.

*Philadelphia's  
first major food  
hall west of the  
Schuylkill River*



Coming to Schuylkill Yards in 2025  
Open Daily, morning - night

*Chef-driven, fast casual dining with an  
outdoor patio overlooking Drexel Square.*

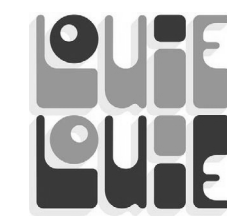




## Retail Offerings *in the neighborhood today.*

University City's roster of locally owned and nationally franchised businesses continues to expand. Here are some recent additions to the neighborhood as well as some announced openings we're looking forward to.

*Sunset* SOCIAL THE POST  
AT CIRA GARAGE



CO OP Restaurant & Bar

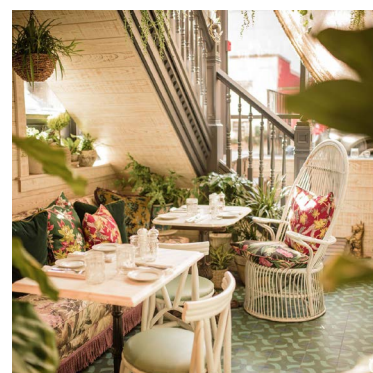


★ PRET A MANGER ★



FINE WINE & GOOD SPIRITS

CIRA GREEN  
AT CIRA CENTRE SOUTH







*Your workday  
just got easier with new dining and  
retail options steps from your office at  
30th Street Station.*



## *New Retail Experience at 30th Street Station*

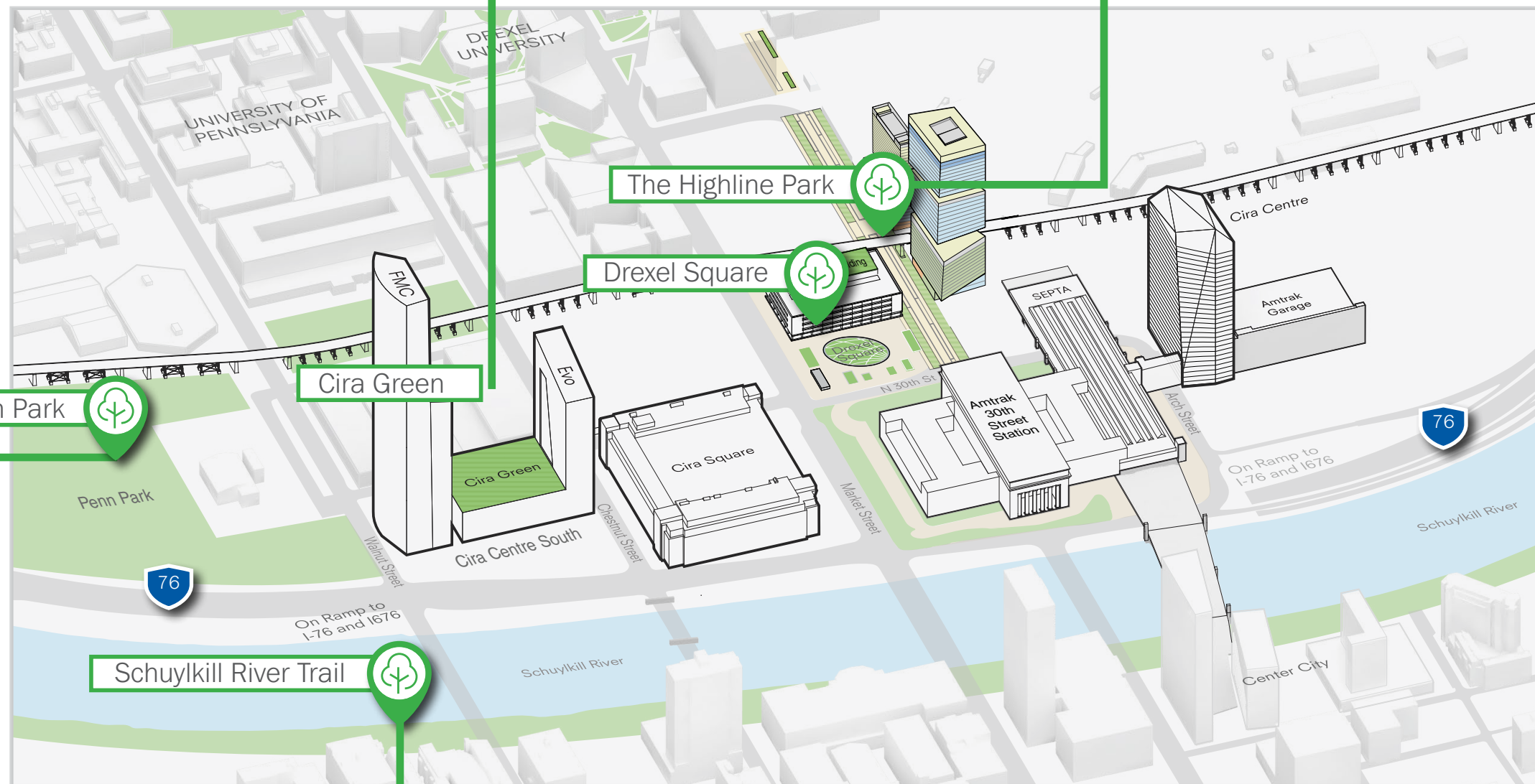
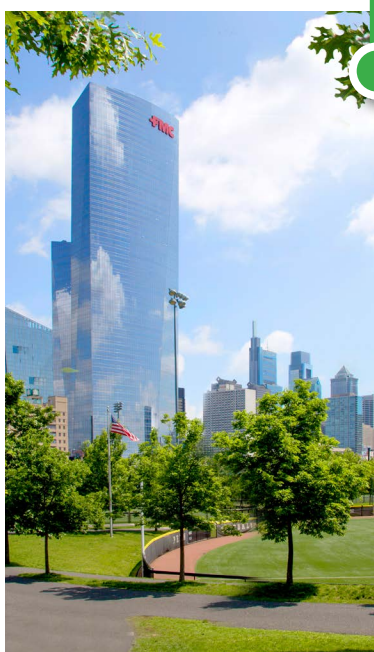
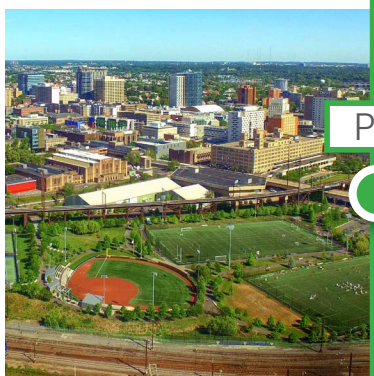
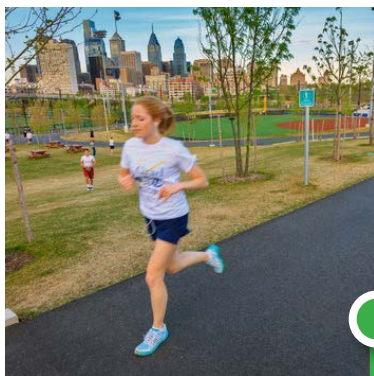
The ongoing \$550 million renovation of Amtrak's William H. Gray III 30th Street Station will introduce a variety of new food and retail options by 2027. These updates will include quick-service, sit-down dining, grab-and-go selections, and specialty retail, along with an incubator space and shared multipurpose kitchen to enhance the urban experience.





## Greenspaces *grow good feelings.*

The best opportunities to connect, unwind, and recharge happen outdoors. That's why Schuylkill Yards has 6.5 acres of dedicated green space, adding to University City's existing 100 acres of public space. **Translation: Here you'll find plenty of greenspace conveniently near our available retail offerings.**



**6.5 acres**

of Greenspace Planned  
within Schuylkill Yards

**15%**

of University City Covered in  
Trees (Surpassing most PHL  
neighborhoods)

**15% increase**

in Employee Well-being when  
Exposed to Natural Elements such  
as Greenery & Sunlight

**100 acres**  
of Public Space  
in University City

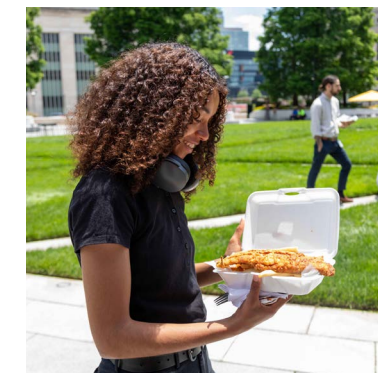
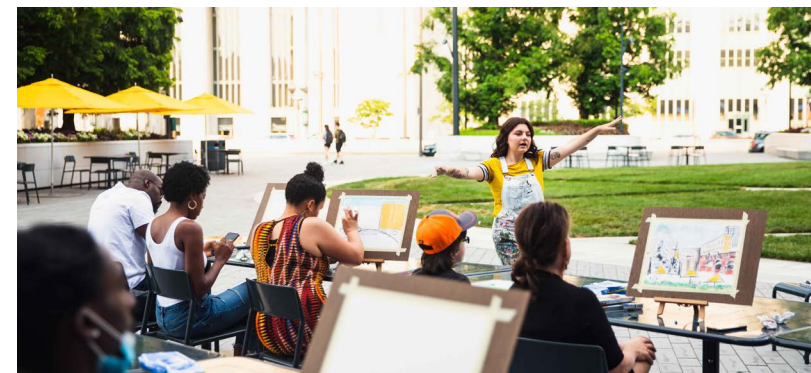




*Experiential Offerings Bring Joy to Neighborhood & Tenants*



## Ever Expanding *community experiences.*



**135**  
Total Activations  
& Events hosted  
in 2023

At Drexel Square in Schuylkill Yards, both employees and the local community can take part in a range of free events, including weekly workout classes, food trucks, community concerts, pop-up beer gardens, and ice cream socials. These activities foster connection and bring vibrancy to the neighborhood, making it a dynamic space for all to enjoy.





# Brandywine Difference

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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.