

# Schuylkill

*[schuylkillyards.com](http://schuylkillyards.com)*

# *Yards*

BY BRANDYWINE REALTY TRUST





4.8M  
Square Feet  
of Work Space



1.9M  
Square Feet  
of Living Space



132K  
Square Feet of  
Experiential Retail



6.5  
Acres of  
Green Space

## 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. Here, 14 acres adjacent to Philadelphia's 30th Street Station are transforming right before our eyes, creating a neighborhood of vibrant parks, lifestyle experiences, and workspaces, all intentionally designed for connectivity, productivity,

and happiness. This is a place where people are truly connected with the community, and where visionary brands unite with driven, entrepreneurial-minded people. **This place is designed for people, by the people who get it**—where the world's best architects, engineers, planners and designers are coming together to create a special type of place that doesn't exist anywhere else in the world.



## 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.







30,000  
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.**





## 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.

**-JG-  
DOMESTIC**  
FINE FOOD and SPIRITS

**THE POST**  
AT CIRA GARAGE

**aka.**  
LEVEL 28



**CIRA GREEN**  
AT CIRA CENTRE SOUTH



*Sunset*  
SOCIAL





68%  
of UCity Residents  
Walk, Bike, or Ride  
Public Transit to Work

## HOW WE GET AROUND

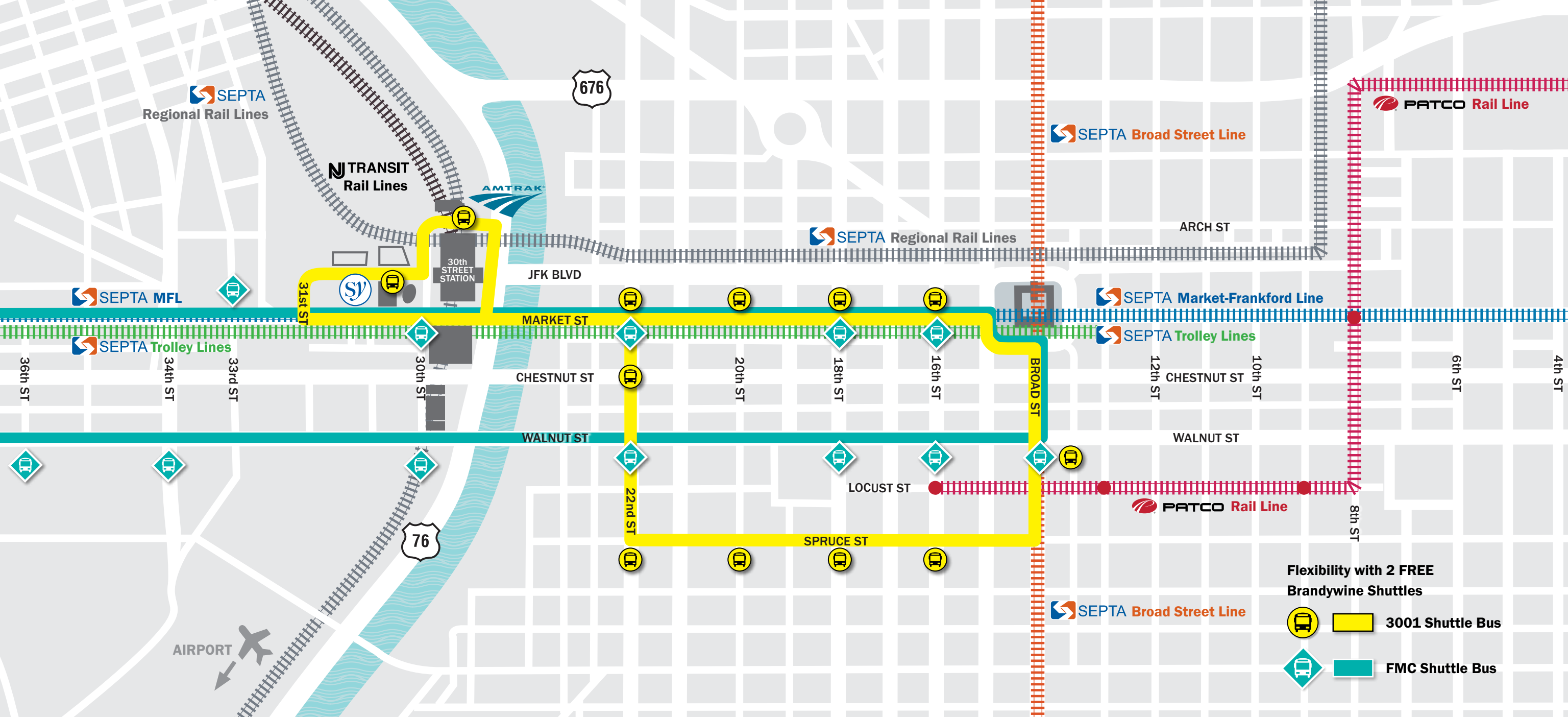
Always on the go, we never skip a beat. **Ten steps from Amtrak's 30th Street Station, we're truly a national transportation hub.** Catch an early-bird train to New York City and still be back in time for lunch. Hop on the 5:05 Acela to D.C. to make it to a business dinner. Meet clients in Midtown Village 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








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



## 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 Blvd. 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.





20min.

in Nature is Scientifically  
Proven to Reduce Stress and  
Increase Concentration



15%

Increase in Well-being  
when Exposed to  
Greenery & Sunlight

## 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/Balsey 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.





JFK Blvd

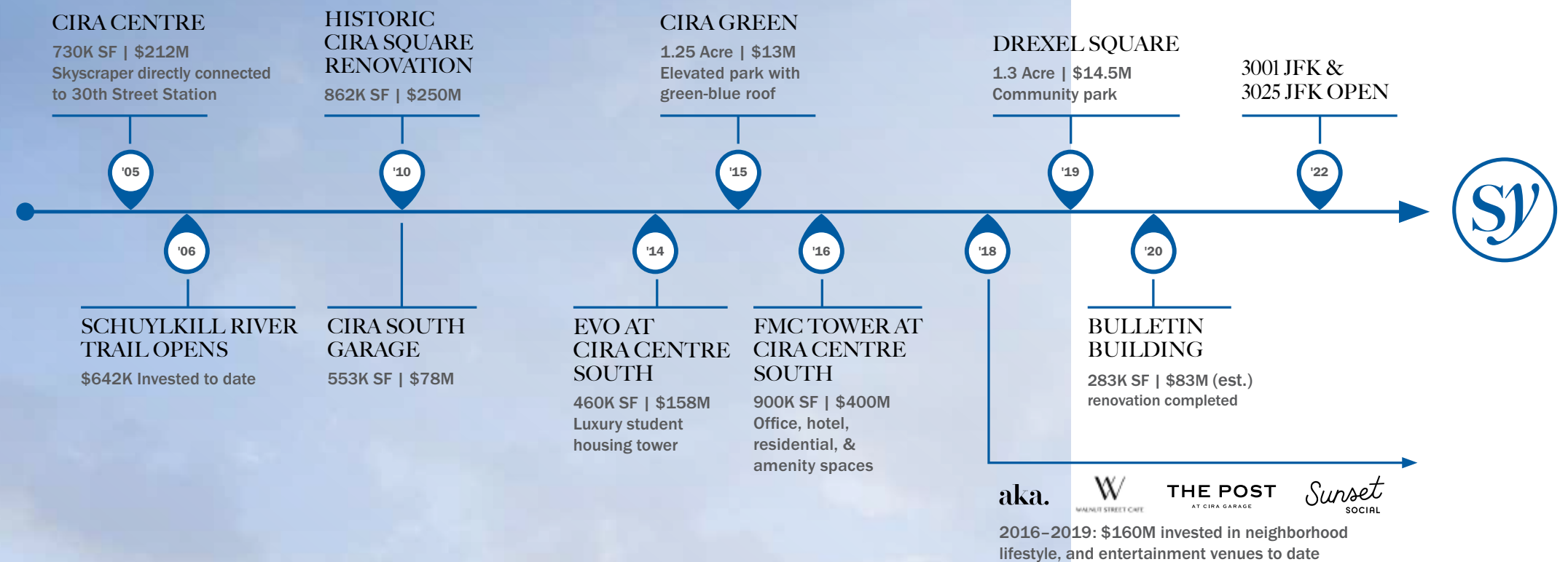
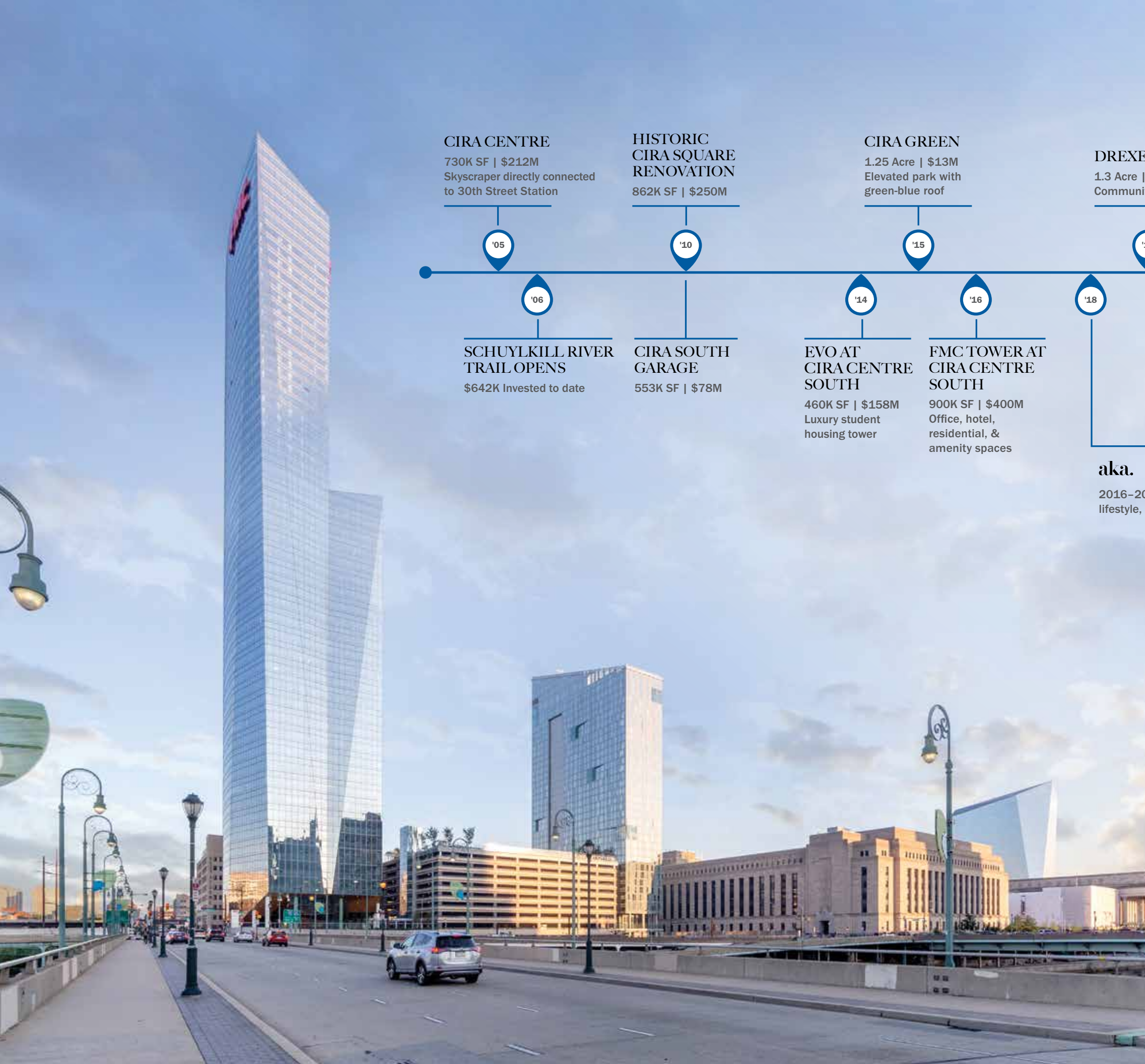


Market Street

## 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.





## 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







[www.bandywinerealty.com](http://www.bandywinerealty.com)



FMC Tower at Cira Centre South  
2929 Walnut Street, Suite 1700  
Philadelphia, PA 19104

## 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.

## STEVE RUSH

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