With 25 years of experience developing trophy class workspaces, supported by a multi-disciplinary integrated platform, Brandywine Realty Trust has always been excited to offer dynamic spaces for scientific breakthroughs, next-generation innovations, and attracting world-class talent.

As Philadelphia continues to lead the way with groundbreaking research to solidify its standing as one of the nation's leading hubs for Life Sciences, Brandywine is committed to developing over 1.1 million square feet of Life Science lab and research space, all of which is shovel-ready for delivery by 2023.
Our Life Sciences portfolio capacity creates flexible, cutting-edge research and lab environments within several of the nation’s top 10 leading life science markets, boasting a unique combination of world-class healthcare and academic institutions, top-tier talent, and investment capital.

Our mission is always to deliver inspired work and discovery environments for innovation communities, and fuel connection points that bring our partners one step closer to promising new Life Science discoveries.

Philadelphia has the 5th largest cluster of laboratories in the country, at 9.6 million square feet
In 2017-18, venture capital funding for Philadelphia-based Life Sciences companies rose by 485%. Only the D.C.-Baltimore corridor had stronger momentum.
Capital Funding Streams
Our sites sit in capital-rich areas providing accessible funding streams from National Institutes of Health grants to venture capital dollars.

Talent
Our locations are proximate to renowned Universities and Institutions, providing a robust pipeline to Life Science talent.

Clusters
Our sites are well positioned within existing Life Sciences and healthcare clusters in University City, Philadelphia and along the Northeast 476 Extension.
Greater Philadelphia is home to more than 30 cell and gene therapy development companies and has seen an almost 500% increase in venture capital funding in the last 21 months.

252 companies connected to Life Sciences in UC* + Philadelphia CBD

+1.1M SF of Life Science space ready for development from Brandywine

*University City is a Keystone Innovation Zone (KIZ)

Pharma in the 476 Corridor & Surrounding Suburbs within 35 min drive

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Recognizing the unique, evolving needs of Life Sciences businesses, our best-in-class spaces are strategically designed for flexibility and optionality.

- Flexible design
- Large floor plates
- Above standard floor-to-ceiling clear heights
- Efficient, healthy environments
- State-of-the-art technology
- Upgraded building systems
- Waste treatment systems
- Emergency power generation
- Extra floor loading capacity
Schuylkill Yards is a 14 acre Innovation Neighborhood of interconnected parks, lifestyle experiences, and dynamic office and life science spaces, directly adjacent to Amtrak’s 30th Street Station. Nestled between University City’s renowned academic core and Center City’s thriving economic center, Schuylkill Yards boasts immediate access to the region’s top talent, shared intellectual capital, and funding streams.

**3025 JFK WEST**

**EXPECTED DELIVERY TIME:** 1Q2023  
**STORIES:** 28 stories above grade with 2 additional levels below grade  
**STANDARD FLOOR PLATE:** 29,400 RSF  
**USE:** optimized for lab space, or a combination of lab and office space  
**KEYSTONE OPPORTUNITY ZONE INCENTIVE SITE**
CURRENT OFFERINGS

3151 MARKET
EXPECTED DELIVERY TIME: 2Q2023
STORIES: 12-14 plus one level below grade parking
STANDARD FLOOR PLATE: 34,200 GSF
USE: ground-up life science building with options for full floors of intensive chemical and biological lab use including the potential for GMP and vivarium functions, lower level parking and ground floor retail/active space and amenities

3000 MARKET
(FULLY LEASED)
EXPECTED DELIVERY TIME: core completion 1Q2021
STORIES: 2 plus one level below grade for parking
STANDARD FLOOR PLATE: 30,000 SF
USE: life science building fully leased to Spark Therapeutics for intensive biological lab use

BULLETIN BUILDING
(3025 MARKET STREET - FULLY LEASED)
EXPECTED DELIVERY TIME: 4Q2020
STORIES: 4 stories plus roof top space
STANDARD FLOOR PLATE: 50,000 GSF
USE: fronting the new 1.3 acre park Drexel Square located across the street from 30th Street Station, the Bulletin Building is a mix of office and lab use for Spark Therapeutics, and introduces 10,000 SF of new retail space
CURRENT OFFERINGS

METROPLEX II
EXPECTED DELIVERY TIME: 4Q2022
STORIES: 10
STANDARD FLOOR PLATE: 28,000 SF
USE: complete capability throughout the building, with options for all lab, all office, or a combination of these uses

CIRA CENTRE
EXPECTED DELIVERY TIME: 4Q2021
STORIES: floors 2-9 to be converted to dedicated life sciences use
STANDARD FLOOR PLATE: 27,000 SF
USE: lab incubator B.Labs will open at the end of 2021 on floors 2-4, with the balance available for life sciences graduation space appropriate for chemical and biological lab uses

155 RADNOR
EXPECTED DELIVERY TIME: 2Q2022
STORIES: 4
STANDARD FLOOR PLATE: 37,600 SF
USE: complete capability throughout the building, with options for all lab, all office, or a combination of these uses

650 PARK
EXPECTED DELIVERY TIME: 3Q2022
STORIES: 4
STANDARD FLOOR PLATE: 25,000 SF
USE: complete capability throughout the building, with options for all lab, all office, or a combination of these uses
Like our Life Sciences partners, WE SHARE A PASSION FOR INNOVATING FOR A BETTER WORLD. Brandywine’s core values of innovation, integrity, quality and community, combined with our multi-disciplinary, integrated platform across Greater Philadelphia, Washington, D.C., and Austin, TX, allows for flexibility, supported growth, and the ability to expand within our nationwide portfolio.

We take a creative, nimble approach to each project, always looking ahead to what demand might exist in the future, and pushing the envelope with innovative design, new materials, and cutting-edge construction methods.
Our Partners are Changing the World

There’s a reason some of the best and brightest across academia and the life sciences industry choose to work with us. From DREXEL UNIVERSITY and the UNIVERSITY OF PENNSYLVANIA, to PASSAGE BIO, SPARK THERAPEUTICS, and CABALETTA BIO, our partners trust our passion for their missions. Our collaborative approach and proven execution have resulted in innovative class A development across the country, suited for big ideas, bold discoveries, and a rapidly changing world.
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, Austin, TX, and Washington, D.C., 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.