

# THE WEST TOWER



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The West Tower at 3025 JFK Blvd is an elegant new addition to University City's skyline, rising in Brandywine Realty Trust's dynamic, 14 acre, master-planned Schuylkill Yards neighborhood directly adjacent to Amtrak's 30th Street Station. Designed for a mix of office, life science, lifestyle, and residential uses, the West Tower delivers integrated, elevated work + life experiences in Philadelphia's most exciting new neighborhood.



## AT A GLANCE

Designed with large, open floorplates, panoramic views, and building and ventilation systems that amplify fresh outdoor air, the West Tower offers customizable lab, research, and office space strategically designed for flexibility and optionality, coupled with vibrant amenity, lifestyle, and green spaces that amplify human health and wellness.

- 200,000 SF of Life Science / Office Space
- 29,400 RSF Typical Commercial Floor Plate
- 326 Ultra-Luxury Rental Residences
- 14,500 SF Highly Amenitized Lifestyle Club
- 14,500 SF of Outdoor Space with Greenscape/Hardscape
- 9,000 SF of Retail
- 115 covered parking spaces
- KOZ and QOZ eligible



## DESIGN

The West Tower's brick base and arches nod to Philadelphia's rich history, while metal details highlight the site's industrial origins and nearby rail line. The shape of the tower optimizes natural light and views to the North and South, and introduces a mix of Commercial and Life Science space, topped by 18 floors of apartment residences. The West Tower responds to today's fluid lifestyles through a luxury amenity club serving both office and residential tenants, and a verdant pocket park linking the West Tower to the neighboring East Tower.

# WORKSPACES

A bright, inviting lobby welcomes our commercial tenants and guests and overlooks manicured grounds. Upstairs, airy, light-infused spaces provide the optimal environment for innovative lab and research space or collaborative office spaces.

- Large, flexible 29,400 RSF floorplates
- State-of-the-art mechanical and building systems
- Expansive, unobstructed views
- Ventilation optimized for fresh air intake, filtration, and circulation
- Panoramic floor-to-ceiling glass
- Surplus of natural light
- 15' ft floor-to-ceiling clear heights
- Efficient, healthy environments
- Emergency power generation



OFFICE LOBBY



OFFICE LOBBY

# HEALTH + WELLNESS

Designed to market-leading healthy building standards, the West Tower delivers safe, healthy work environments in a post-COVID world.



Superior indoor air quality



Premium MERV-13 Filtration



High-end antimicrobial finishes



Entirely touchless environment



Uncompromising HVAC systems operating 24/7



Destination dispatch elevators

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## AMENITIES

The building's heart lies in the Lifestyle Club on the 9th floor, which features fluid indoor and outdoor experiences that provide convenience and flexibility.

- **Indoors (14,500 SF):** lounges, bar, co-working areas, conference and meeting rooms, upscale phone booths, game room, state-of-the-art fitness center, luxury locker rooms
- **Outdoors (14,500 SF):** terrace with lap and recreation pool, cabanas, grilling stations, verdant lawn and recreation activations
- Sweeping East, West, North, South views





SHARED LIFESTYLE CLUB

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## GREENSPACE

Steps from a dynamic network of outdoor spaces, the West Tower will be surrounded by 6.5 acres of greenspace within Schuylkill Yards' master plan. The West Tower is connected to the neighboring East Tower by a lush pocket park designed by leading landscape architecture firm SWA/Balsey.

With a raised deck, seatsteps, and striking views, the Highline Park will be a space for outdoor dining, eclectic art installations, and much-needed moments of calm. The Tower is also directly adjacent to Drexel Square, the 1.3 acre public park that opened in June 2019.

# STREETSCAPE

Designed to anticipate the multi-modal ways we move, JFK Boulevard will be reimagined to create a more efficient, pedestrian-friendly, sustainable, and activated streetscape. With generous sidewalks, lush landscaping, and a two-way, protected bicycle lane, JFK Blvd will rival other iconic urban boulevards around the world, and seamlessly connect the neighborhood to exciting dining, culture, and entertainment options throughout the city.



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## LOCATION & ACCESS

Steps from Amtrak's 30th Street Station, and just minutes off I-76 and I-676, the West Tower offers unparalleled access by car, mass transit, foot, and bike. The Tower is centrally located between Center City's economic district and University City's eds and meds epicenter, providing immediate connections to vibrant public spaces, lively retail and recreation, and the region's top talent.



100 TRANSIT SCORE



99 WALK SCORE



85 BIKE SCORE





## RESIDENCES

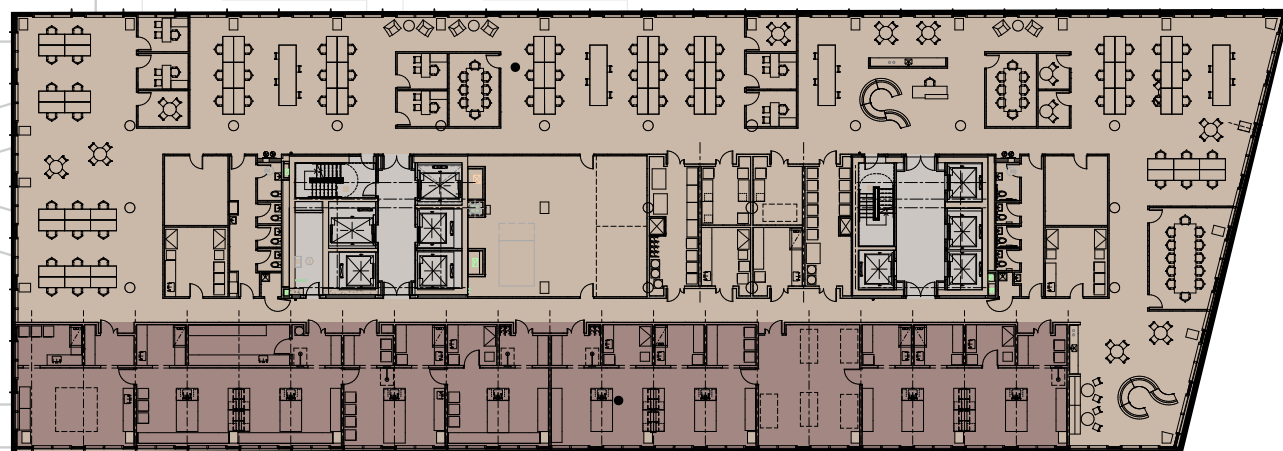
With unobstructed views, ample natural light, and elegant design elements, the West Tower's residences feel warm and inviting. Ranging from Studios, to Executive Studios, 1-Bedrooms, 2-Bedrooms, & bi-level Penthouse 3 Bedrooms, their design harkens the rich history & texture of Philadelphia's streets and architecture with wood floors, industrial finishes, and hand-crafted details.

The Amenity Club serves as an extension of the Residences, providing a variety of communal spaces designed for gathering, respite, and serendipitous moments.



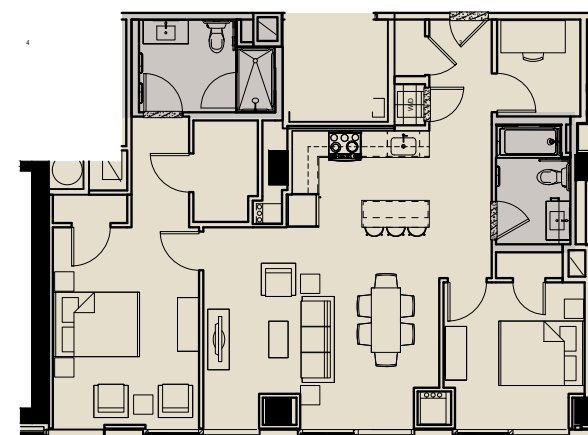
RESIDENTIAL LOBBY

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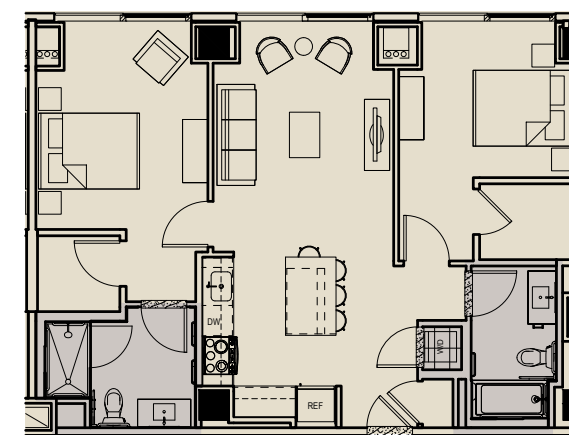


LIFE SCIENCE / OFFICE FLOOR PLAN

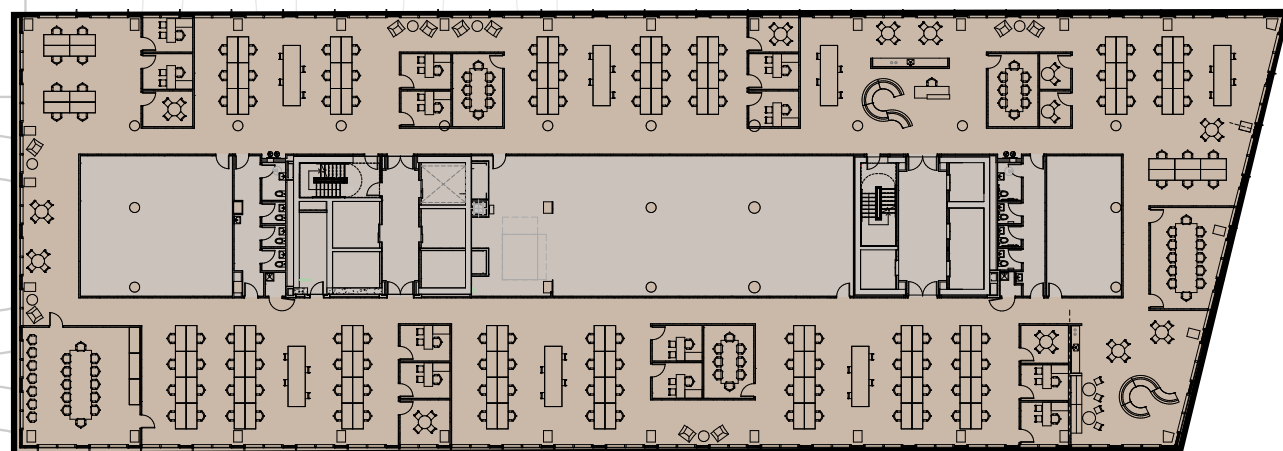
■ LIFE SCIENCE ■ OFFICE



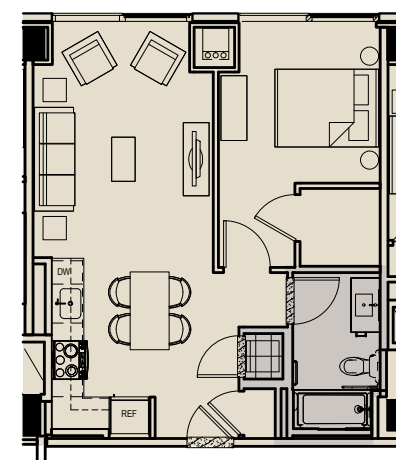
2 BEDROOM RESIDENTIAL FLOOR PLAN



2 BEDROOM RESIDENTIAL FLOOR PLAN



OFFICE FLOOR PLAN



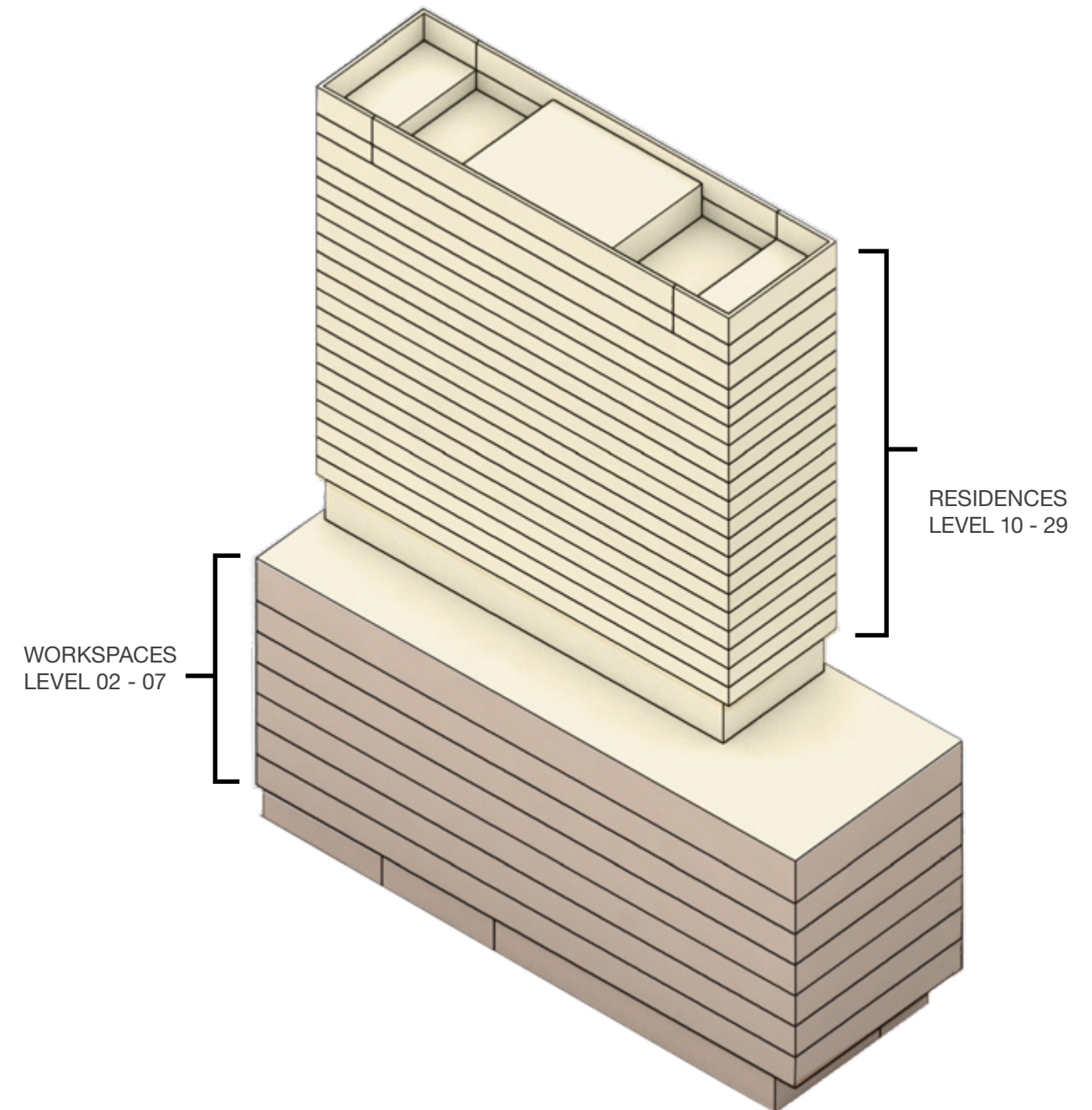
1 BEDROOM RESIDENTIAL FLOOR PLAN



EXECUTIVE STUDIO RESIDENTIAL FLOOR PLAN


# BUILDING DESCRIPTION

- **Developer:** Brandywine Realty Trust
- **Residential Development Partner:** Gotham
- **Architects:** Practice for Architecture and Urbanism, HDR, and CetraRuddy
- **Landscape Architects:** SWA Balsley and Ground Reconsidered
- **Size:** 570,000 GSF
- **Building Height:** 371'
- **Stories:** 28 stories above grade with 2 additional levels below grade
- **Standard Floor Plate:** 29,120 RSF
- **Finished Office Ceiling Height:** 12' (16' Slab-to-Slab)
- **Window Height:** 13' floor-to-ceiling
- **Building Structure:** Structural Concrete - 2-Way Flat Plate
- **Amenity Floor:** 29,400 RSF
- **HVAC System:** High Performance VAV system 1.0 cfm psf. Supplemental condenser water available on every floor for 24 x 7, critical or high intensity cooling areas (backed up by generator); optimized fresh air intake
- **Elevator Cabs:** High-Speed, Destination Dispatch Traction Elevators with 500 FPM in Commercial and 700 FPM in Residential
- **Security:** Video and electronic security components, fully integrated into the building management system
- **Electrical:** Dual 13.2 kv PECO services with auto transition for full building redundancy
- **Roof:** TPO (thermoplastic polyolefin)



## SCHUYLKILL YARDS VISION

Brandywine Realty Trust, in partnership with Drexel University, is continuing to transform the city's skyline with our pinnacle development, Schuylkill Yards—14 acres of interconnected vibrant parks, lifestyle experiences, and dynamic office and life science spaces, all intentionally designed for connectivity, productivity, and satisfaction.

 **6.5** Acres of Green Space

 **1.5M** SF of Living Space

 **3.9M** SF of Life Science + Work Space

 **70K** SF of Experiential Retail







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



## 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.



**BDN  
LISTED  
NYSE**

