



3151 MARKET

at Schuylkill Yards.



BY BRANDYWINE REALTY TRUST





Welcome to *Schuylkill Yards*

A 14-acre neighborhood made up of dynamic life science, commercial, residential, retail and green spaces, Schuylkill Yards is Philadelphia's new nexus of knowledge and innovation in one of the world's leading Life Science hubs.

Here, directly adjacent to Amtrak's 30th Street Station, Drexel University, and the University of Pennsylvania, Brandywine is building a connection point to world-class healthcare and academic institutions, top-tier talent, and readily-available investment capital.



3.9M

Square Feet of Life
Science & Work Space



1.5M

Square Feet
of Living Space



65K

Square Feet of
Experiential Retail



6.5

Acres of
Green Space

Introducing 3151 Market

Shovel-ready for 2023 delivery, 3151 Market is both functional and elegant, with a striking, sustainable design, large, open floorplates, and state-of-the-art building systems.

3151 Market offers customizable lab + research space strategically designed for flexibility and optionality, complemented by dynamic amenity and green spaces that amplify employee wellness and productivity.

- **417K** RSF of Life Science Space
- **39K** RSF Typical Floor Plate
- **18K** SF Retail/Amenity Space
- **6,000** SF of Terraces
- **489K** SF Total Building
- **70** Below Grade Parking Spaces





LAB/LIFE SCIENCES SPACE

Innovation Space

3151 Market offers options for full floors of intensive chemical and biological lab use, including the potential for GMP and vivarium functions.

- Large, flexible 39K RSF floorplates
- 15 foot floor-to-ceiling clear heights
- Ventilation optimized for fresh air intake, filtration, air quality, and circulation
- State-of-the-art technology
- Upgraded building and waste treatment systems
- Emergency power generation
- Extra floor loading capacity
- Two service elevators
- Expansive views + surplus of natural light
- Healthy environments to improve comfort and resource efficiency
- Designed to market-leading building standards



SHARED LOUNGE



Building Design

Designed by leading lab architect, Gensler, 3151 Market's design harkens back to Philadelphia's history of makerspace and craftsmanship, and draws on the city's affinity for innovation and discovery.

From the outside, the facade's subtle facets and angles ensure dynamism, creating movement as the light and clouds change. Up close, building materials reflect Philadelphia's textile industry, mixing copper, wood, and natural materials to create warmth, character, and a strong sense of place.

Climate Responsive Design

3151 Market represents best-of-class sustainability through:

- Supporting and enhancing human health & wellbeing
- Targeting a low carbon footprint
- Reducing potable water use
- Embracing smart operations to improve comfort and resource efficiency





Tenant Experience

Designed to market-leading healthy building standards, and complemented by a café, ground floor retail, a state-of-the-art conferencing center, and a public terrace with flexible seating, 3151 Market provides an enriching work and discovery environment.

The health & wellness experience is brought to life in each tenants' space by an 'Eco Porch' – space that allows for seamless transition between indoor work spaces and outdoor relaxation nodes. At street-level, a large retail space will connect directly into Grove Park and a vibrant public art walk.

TERRACE VIEW



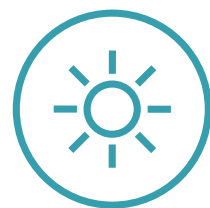


A New Wellness Standard



Touchless Entry

Sliding doors at main entry allow seamless & touchless movement through the building



Daylight

15' floor-to-ceiling clear heights provide optimum natural daylight & generous mechanical space



Eco-Porches

Flexible spaces with access to natural ventilation and operable windows



Terraces

Tenant open-air terraces on alternate floors provide direct access to outdoors



Restrooms

Individual stalls provide maximum privacy, flexibility, and safety



Optimized Air

Uncompromising HVAC systems operate 24/7 to provide superior indoor air quality with up to 100% outside air



Elevator Cabs

Upgraded cab size for more spacious interior

ECO PORCH





Location & Access

As University City Philadelphia continues to grow as one of the nation’s key Life Science clusters, 3151 Market’s proximity to both Amtrak’s 30th Street Station & the International Airport allow for seamless connection to neighboring innovation clusters in Boston and New York, and across the globe. Steps from the train, and just minutes off I-76 and I-676, 3151 Market offers unparalleled access by car, mass transit, foot, & bike. At street-level, 3151 delivers a dynamic pedestrian landscape, with a public art walk, corner café and bike room.


3rd
Busiest Amtrak Station


500+
Daily Flight Departures


19
Rail & Subway Lines


12
Bus Lines



GROUND FLOOR RETAIL



The Neighborhood

With a central location bridging University City and Center City, 3151 Market is steps from some of Philadelphia’s most dynamic entertainment and culture offerings. From outdoor dining, to food trucks, local mom and pop shops, renowned restaurateurs, and beyond—there are over 60 food and beverage options within a 10 minute walk, creating a seamless, integrated work-and-life experience for employees.



The Green Network

The building’s southern edge performs an architectural ‘civic duty’ by acknowledging the confluence of two lush green walks connecting back to the Drexel and Penn campuses. The convergence of Market Street, Lancaster Walk, and Woodland Walk creates an ideal location for the building’s front door and sets the stage for the future Grove park—a diagonal promenade activated by a pavilion, a grove of tall deciduous trees, and flexible seating areas.

Together, with the neighboring Highline Park and Drexel Square, these public spaces create a green network for engagement, movement, and vibrant street life.



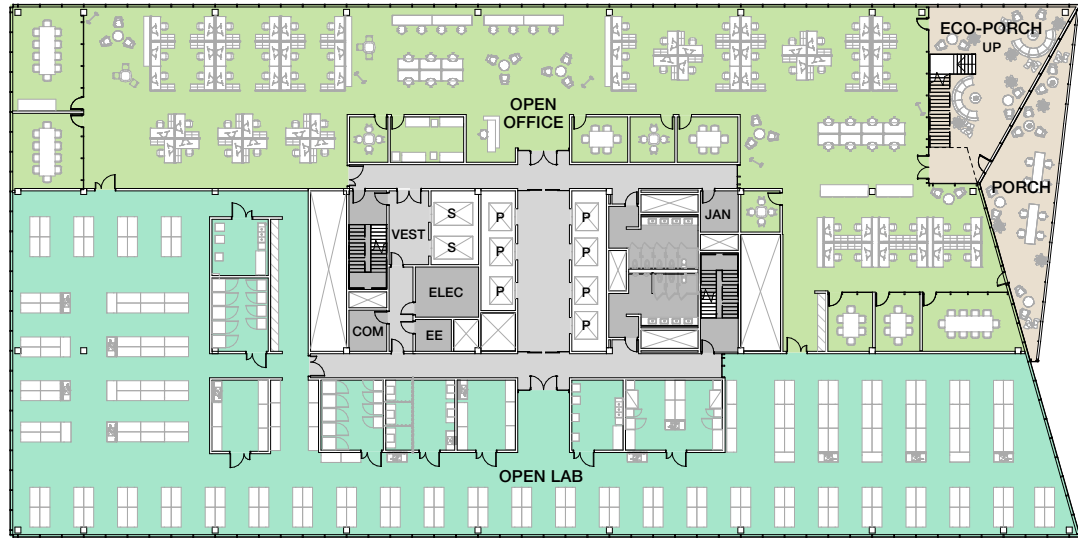
Setting a New Standard

With substantially higher base building technology and infrastructure at delivery versus market standard, 3151 tenants gain ultimate flexibility and save cost, time, resources, and headache—allowing you to focus on what matters most in moving your mission forward.



	3151 Market	Market Standard
Lab Capcity	Up to 70% Lab/ 30% Office	50% Lab/ 50% Office
Hazardous Exhaust	Included in Base Building	Not included in Base Building
HVAC	Both chilled & condenser water loops available	No condenser water loop
Waste Removal	Dedicated Trash Dock	No Dedicated Trash Dock
Larger Bay Size	33' X 45'	31' X 31'
LEED	Platinum	Silver/Gold
WELL Certification	Silver	None
Elevator Capacity and Speed	8 passenger cars; 2 service cars; 20% larger-than-standard cab & 48" wide side opening doors; 18.6-second interval time	6 passenger cars; 1 service car; 26.45-second interval time
Building Generator	5 W/SF for Lab; 1 W/SF for Office	1 W/SF for Lab; 1 W/SF for Office

TYPICAL LAB/OFFICE 39,000 SF



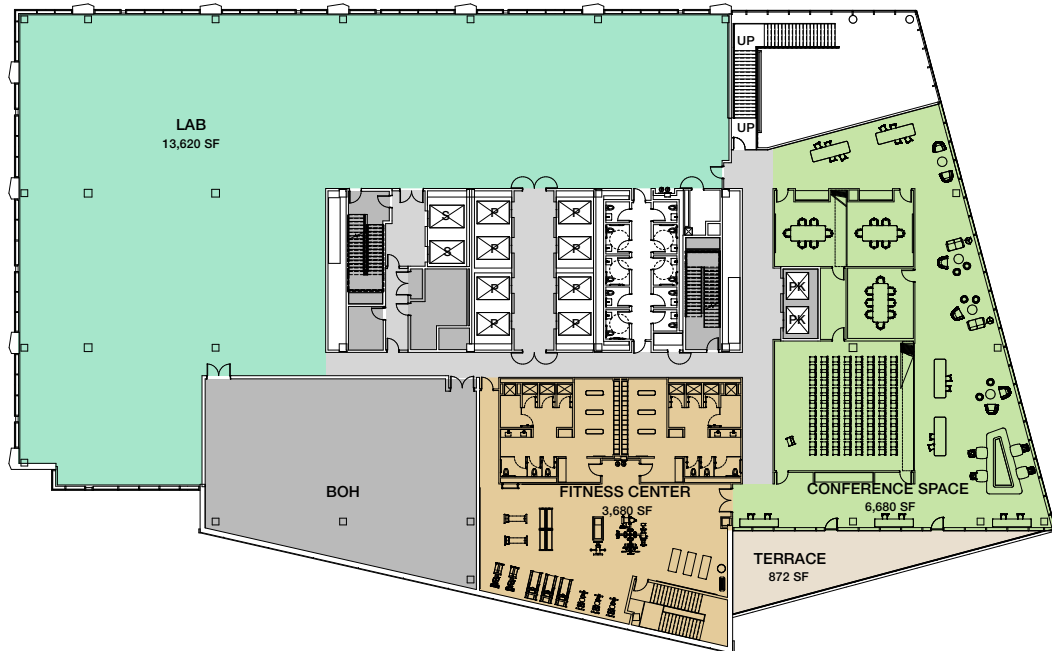
■ Lab ■ Office ■ Core/Service

GROUND LEVEL 17,000 SF



■ Lobby
 ■ Retail
 ■ Parking
 ■ Core/Service

SECOND FLOOR 18,000 SF LAB /
11,000 SF AMENITY



■ Vivarium/Lab ■ Conference ■ Core/Service
■ Eco Terrace ■ Fitness Center

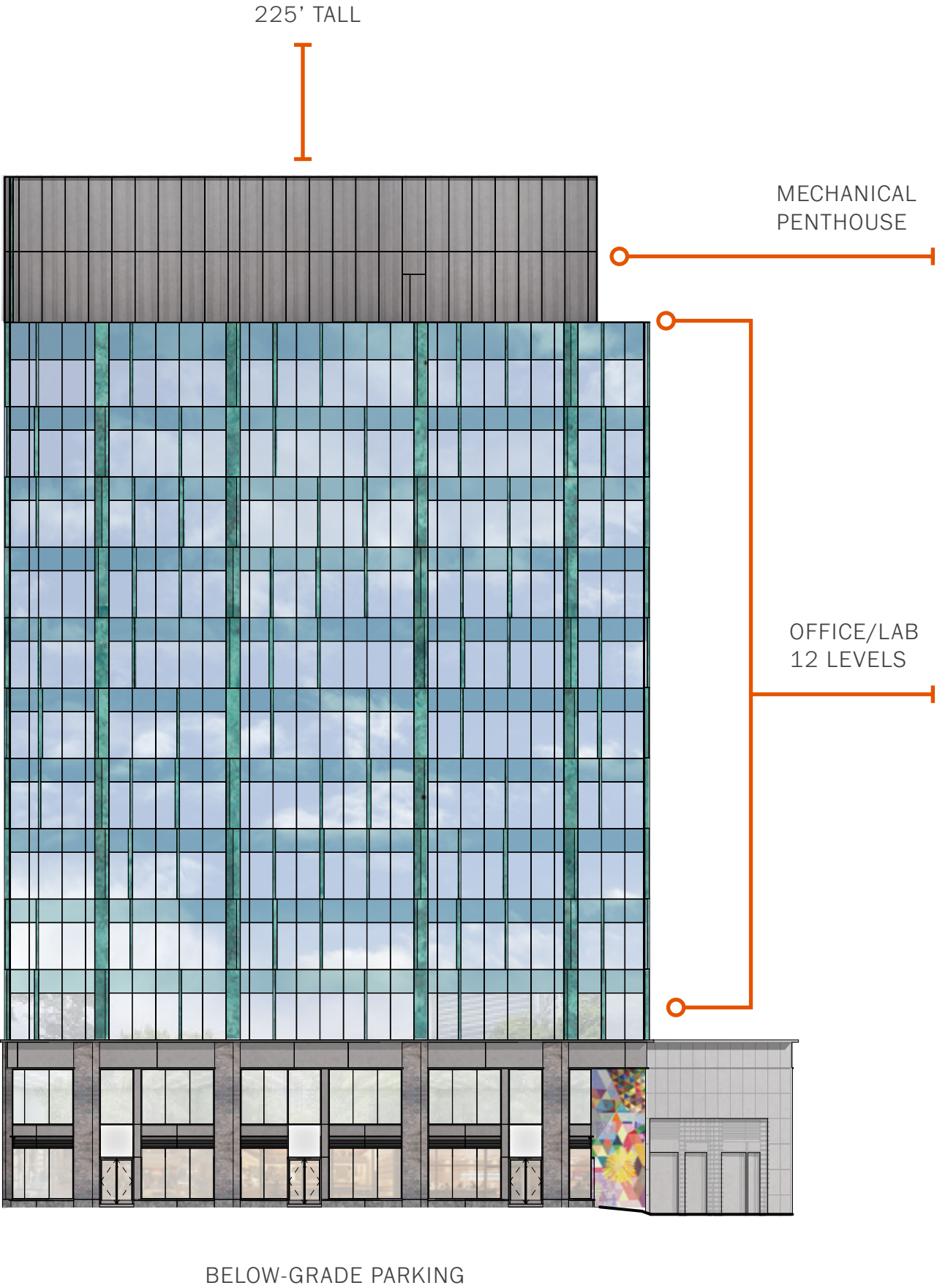
GARAGE LEVEL 70 SPACES



- Core/Service
- Parking

Building Description

- **Size:** 489K SF
- **Building Height:** 225'
- **Stories:** 12 plus a mechanical penthouse and one level of below-grade parking
- **Largest Floor Plate:** 44,000 SF RSF
- **Finished Office Ceiling Height:** 15'
- **Elevator Cabs:** 8 passenger, 2 service
- **Building Structure:**
 - **Lab Floors:** Live load – 100psf including partition allowance of 20psf
 - **Mechanical Room:** 150psf or 75psf uniform plus equipment weights, whichever is larger
- **Security:** 24/7 manned security
- **HVAC System:** Office/lab tenant floors will be served by a dedicated outdoor air system (DOAS) with terminal heating and cooling equipment. the tenant floors will have two dedicated exhaust risers for specialty exhaust
- **Electrical:** supplied and metered by PECO at 480V. Site infrastructure will include new dual feed 13/2kV primary electric service encased in reinforced concrete duct bank entering the building at the first level below-grade.
- **Certifications:** designed to LEEDv4 Platinum and WELL standards



The Team

- **Developer:** Brandywine Realty Trust
- **Architect:** Gensler
- **General Contractor:** Intech
- **Civil Engineer:** Pennoni
- **MEP Engineer:** Buro Haphold/
Architectural Engineers
- **Structural Engineer:** LERA

Pennoni Gensler

BURO HAPPOLD

INTECH LERA





www.bandywinerealty.com



About Brandywine

Brandywine Realty Trust 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, we own, develop, lease and manage an urban, town center and transit-oriented portfolio. Brandywine is committed to developing over 3 million square feet of Life Science lab and research space. Given our scale, we have both existing product to meet a company's most urgent space needs, as well as customized, ground-up lab developments to meet the space flexibility requirements of early-stage life science companies as they grow into large-scale users.

About Gensler

Gensler is a global design and architecture firm organized into 16 diverse practice areas covering a broad spectrum of industry sectors. Our designers and strategists work with clients in biotech, pharmaceuticals, and other sectors engaged in science-based R&D to develop design solutions that focus on human experience. Whether we are designing office environments, integrating lab and non-lab facilities, or creating industrial-scale facilities, we embrace technology advancements and a tested approach to strategic learning from our clients to promote efficiency, collaboration, and innovation.

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