

CIRA CENTRE

Philadelphia, PA



BEST OF BOTH WORLDS, AT YOUR FINGERTIPS

Cira Centre is Brandywine Realty Trust's 29-story flagship skyscraper in West Philadelphia, and a shining model for the thriving neighborhood. Designed by Master Architect César Pelli, this gorgeous glass tower offers substantial views and elegant interiors, including world-class conference facilities, a brand-new ground-level tenant lounge and newly renovated lobby, restaurant & bar, and fitness center, coming Winter 2021 – Spring 2022. Situated at the gateway to Brandywine's Schuylkill Yards innovation neighborhood and connected directly to 30th Street Station, both life science and office tenants alike enjoy Cira Centre's prime access to top talent and transit, while steps from an abundance of amenities found in University City and Center City alike.



HIGHLIGHTS

- Beautifully-reflective architecture designed by world-renowned Pelli Clark Pelli Architects
- Over 690,000 RSF and 29 floors of life science and office space
 - Highly-efficient space averaging 27,300 RSF floor plates
 - 360° panoramic views
 - 100% outside air purge
- Soaring 42' high, newly renovated building lobby
- State-of-the-art HVAC systems featuring MERV-13 filtration
- UL Healthy Building Indoor Air Quality certified
- Energy Star qualified
- Major Northeast fiber optic system access
- Online tenant resource system
- Nearly 38,000 RSF of retail and amenities
- Themed light shows on 1500 exterior LED fixtures exclaim the building's presence along the nighttime skyline
- On-site, first-class property management services provided by the dedicated team at Brandywine Realty Trust



Conference Facility

LAB + RESEARCH SPACE

- Floors 2-9 are converted for dedicated life sciences use
- Lab incubator – B.Labs – will open at the end of 2021
 - 3 floors totaling 50,000 SF
 - Flexible, plug & play lab and research space
 - State-of-the-art equipment and specialized services including fixed equipment/specialty rooms, safety equipment, accelerator fabs, and private labs

- Office and conference space
- Highest-quality finishes
- Operated within a specialized network of resources, programming, and expertise powered by the Pennsylvania Biotechnology Center
- Brandywine offers a platform for growth with ecosystem of graduation space at Schuylkill Yards



New Lobby Design



Updated Common Area Seating

LAB INCUBATOR BUILD-OUT

SECOND FLOOR



THIRD FLOOR



FOURTH FLOOR





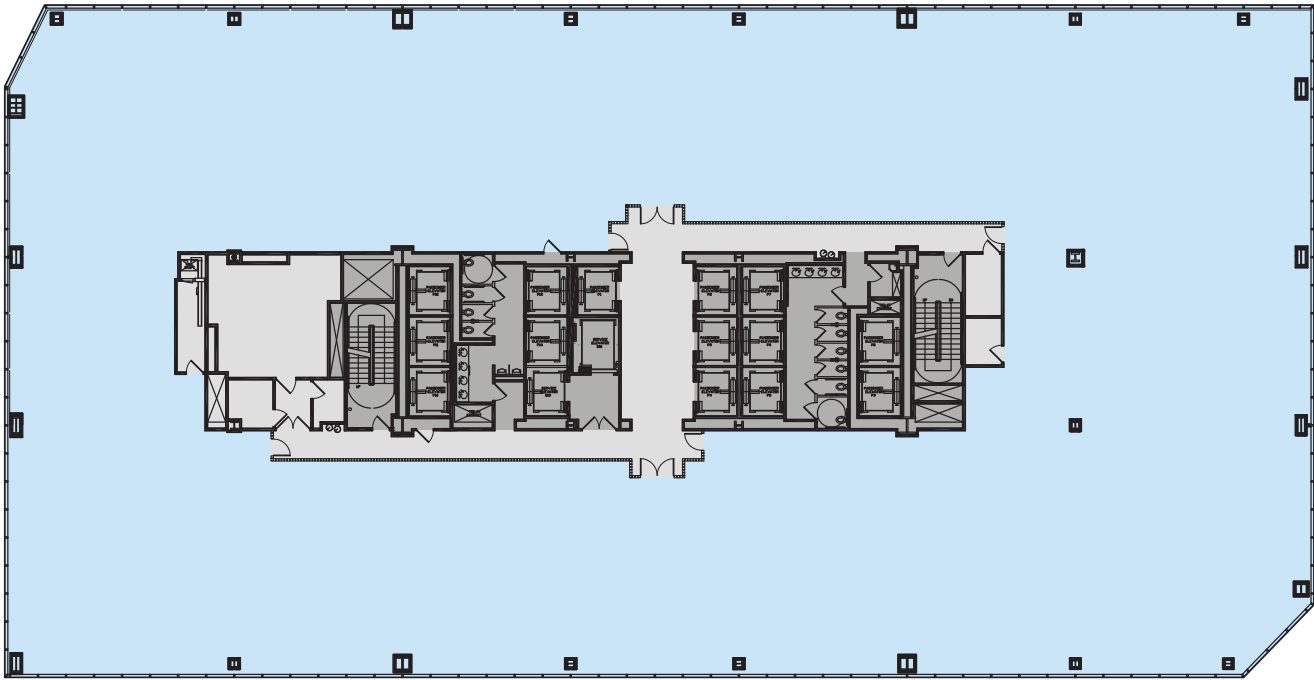
AMENITIES

- Transportation Access
 - Directly connected to AMTRAK's 30th Street Station
 - Complimentary downtown shuttle service with real-time app tracking
 - Access to parking garage with 1,500 spaces and bicycle racks
- 24/7 security personnel, single lobby access point
- Cira Shoppe – sundry shop
- New restaurant and bar under construction and opening 2022
- Newly-built tenant touchdown space on the lobby level, with conference and huddle rooms, private call rooms, a fully-stocked kitchen and state-of-the-art AV equipment
- Cira Fitness Center – new facility with wellness studio, free weights and cardio machines, and locker rooms; delivering in Q4 2021
- Convene – first-class operated collaboration, conferencing, and event center with built-in AV equipment and high-speed WiFi; accommodates meetings for up to 300+ seated attendees
- Access to Brandywine's network of properties' shared amenity spaces and Bex tenant touchdown co-working spaces in CBD Philadelphia, Tysons, VA, and Radnor, PA

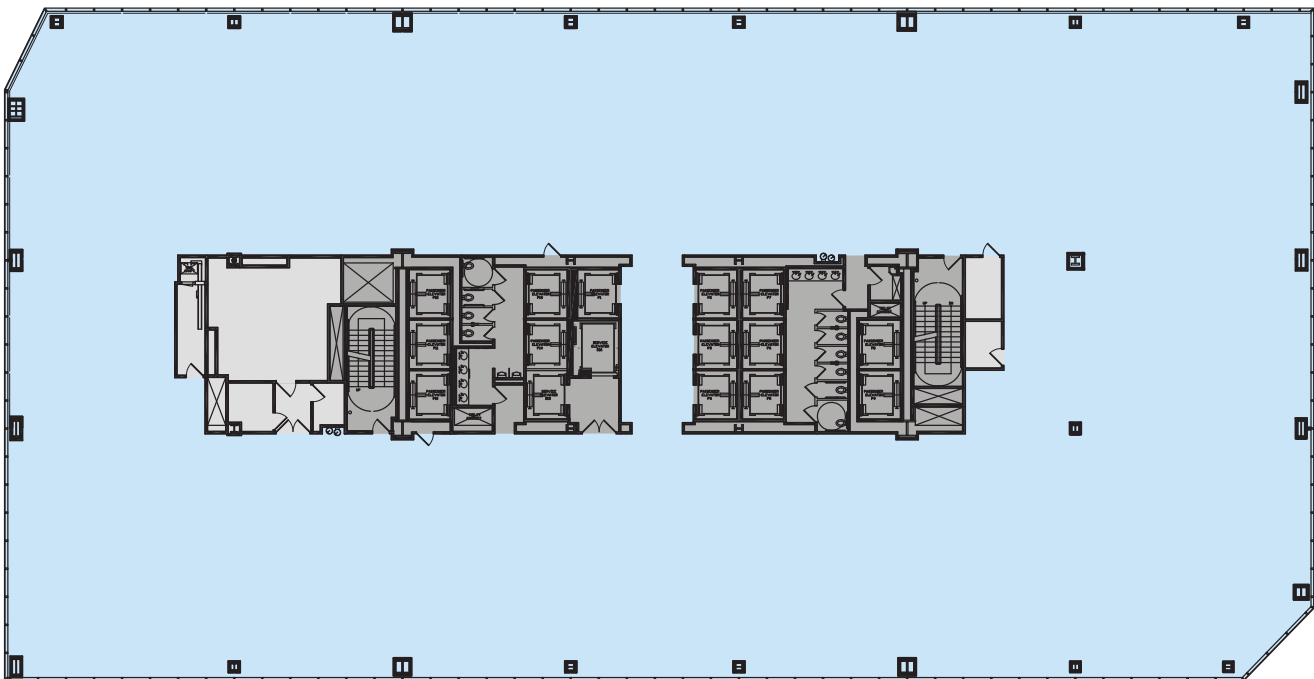
New Tenant Lounge Space



MULTI-TENANT FLOOR PLAN



SINGLE TENANT FLOOR PLAN



BUILDING SPECIFICATIONS

General Building Information

- **Building Use:** Office, Lab
- **Building Class:** Trophy
- **Number of Stories:** 29 story high-rise
- **Height:** 436' approximately
- **Gross Building Area:** 788,107 +/- square feet
- **Rentable Building Area:** 731,852 +/- square feet
- **Year Built:** 2004
- **Developer/Owner:** Brandywine Realty Trust
- **Architect:** Pelli Clark Pelli Architects (formerly Cesar Pelli & Associates)
- **Typical Floor Area:** 27,000 +/- square feet
- **Parking:** Direct connection to Amtrak parking garage; monthly and daily spaces available
- **Security:** Manned security desk in building lobby; 24/7
- **Loading Dock:** Covered loading dock accommodating full-sized semi-trailers, one (1) trash compactor location, main building electrical/mechanical areas and building support rooms. Freight elevator service is supplied to this floor.

Construction & Building Systems

- **Structure:** Steel frame curtain wall system
- **Floor Load:** 60 PSF live load, 20 PSF dead load
- **Floor-to-Ceiling Height:** 9' (higher ceilings in some locations are possible based on system design)

- **Slab-to-Slab Height:** 13'-0" +/-
- **Mullion Spacing:** 5' module
- **HVAC:** Provided through self-contained water cooled direct expansion (DX) variable volume units on each floor. Each floor can operate independently. General capacity of the system is approximately 96 tons per floor, with additional condenser water capacity for supplemental HVAC equipment. System is designed to provide 2.0 CFM per square foot.
- **Electrical:** Power to the building is via high-tension service provided in a dual feed configuration from two separate substations. Electrical riser capacity available to tenants:
 - 6 watts per usable square foot
 - 2 watts per usable square foot for lighting
 - 4 watts per usable square foot for equipment power
- **Elevators:** 14 high-speed traction elevators providing excellent response time (low-rise, mid-rise and high-rise configurations)
 - **Low-Rise Bank (Floors L-9):** 4 elevator cabs; 3,000 lb capacity with a speed of 500 FPM
 - **Mid-Rise Bank (Floors 9-18):** 5 elevator cabs; 3000 lb capacity with a speed of 700 FPM
 - **High-Rise Bank (Floors 18-28):** 5 elevator cabs; 3,000 lb capacity with a speed of 1,000 FPM
 - **Service Elevators:** Two-4,500 lb capacity and service to all floors with speed of 700 FPM
- **Bay Size:** Vary – 30'-0" x 42'-6"

Utilities

- **Electric:** PECO Energy
- **Gas:** Philadelphia Gas Works
- **Water:** Philadelphia Water Revenue Bureau
- **Sewer:** Philadelphia Sewage Authority
- **Cable:** Comcast, Verizon FiOS
- **Phone:** Cypress Communications, AT&T, Verizon

Emergency Systems

- **Backup Generator:** Base building back-up generator services all building life safety systems (stair and exit lighting, elevator, smoke exhaust, fire pump, fire alarm system, etc.) in the event of loss of normal power.
- **Fire Systems:** The fire alarm system includes a central command center, pull stations, voice communication systems, area and duct detectors, sprinkler tie in, speakers and strobes in core areas of the building. Fire command center is located in main lobby.

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.



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