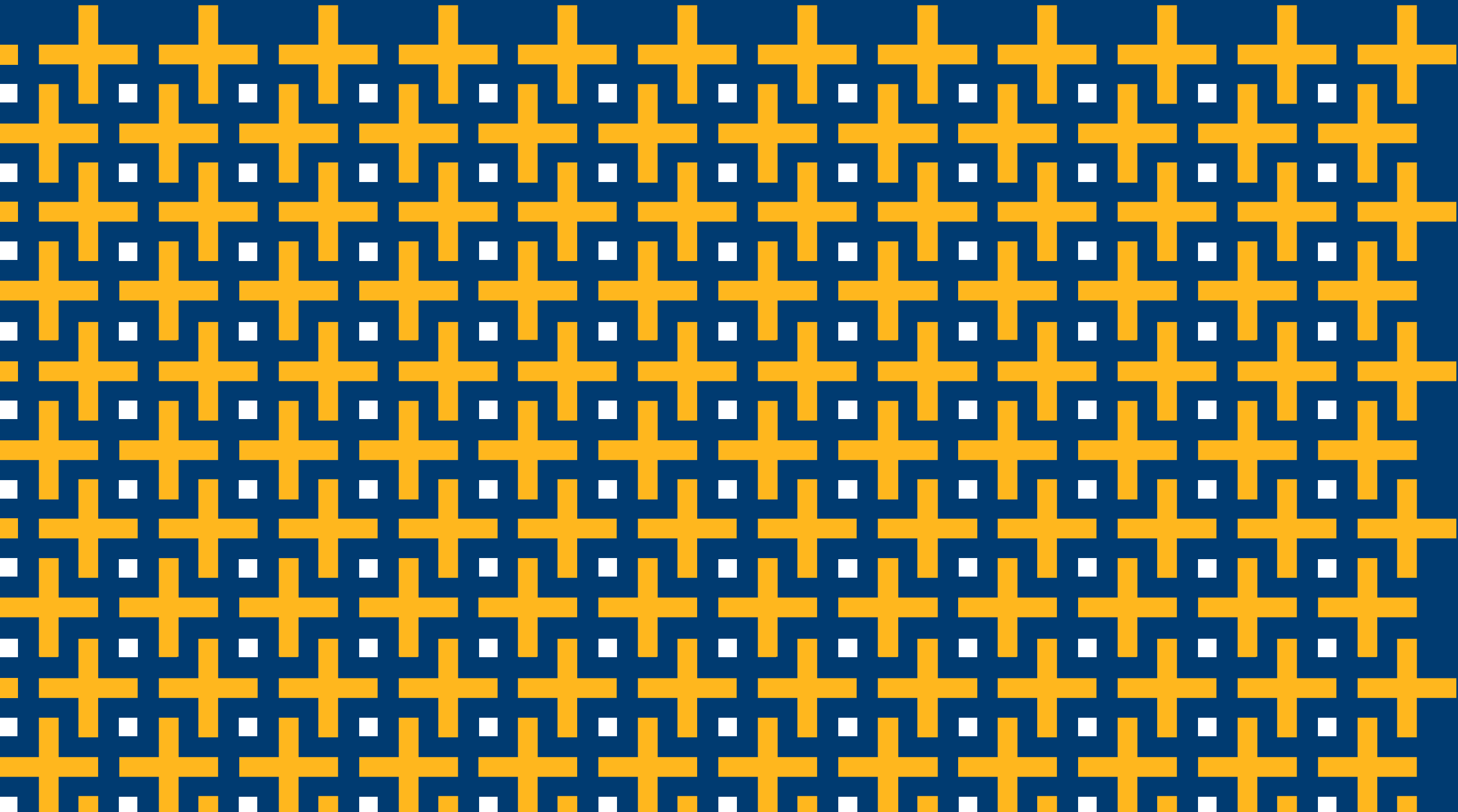


BRANDYWINE  
+ LIFE SCIENCES



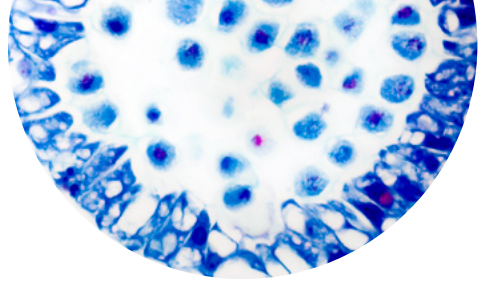
BY BRANDYWINE REALTY TRUST



# World-class Talent + Trophy Class Spaces

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 3 million square feet of Life Science lab and research space, from small plug-in incubator space to manufacturing space.



# Innovation Ecosystems + Our Markets

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 16+ million  
square feet

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# PHILADELPHIA

**\$5B**

total NIH funding  
in last 5 years

**5th**

University of  
Pennsylvania  
annually ranks  
in the top 5  
NIH receiving  
organizations

**\$3B**

in equity  
investments  
in Life Science  
related companies  
year-to-date, with  
\$1B to cell and  
gene therapy  
specifically



**731K**

science and  
engineering  
related degree  
holders

**54K**

students  
graduating  
annually with a  
background in  
STEM, Health,  
or Business

**87%**

of approved cell  
and gene therapy  
treatments occurred  
in Philadelphia

**1st**

FDA-approved  
cell therapy

**#1**

in Biomedical  
Engineering  
degrees in the  
region

**#1**

growth rate of  
highly educated  
population among  
25 largest metros  
since 2008

**80%**

of all  
pharmaceutical  
companies in  
the U.S. have  
offices in Greater  
Philadelphia

**1st**

FDA-approved  
gene therapy



**\$10B in Venture Capital  
invested in Philadelphia-area  
companies in the last 5 years**





# A Strategic Approach



## 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.



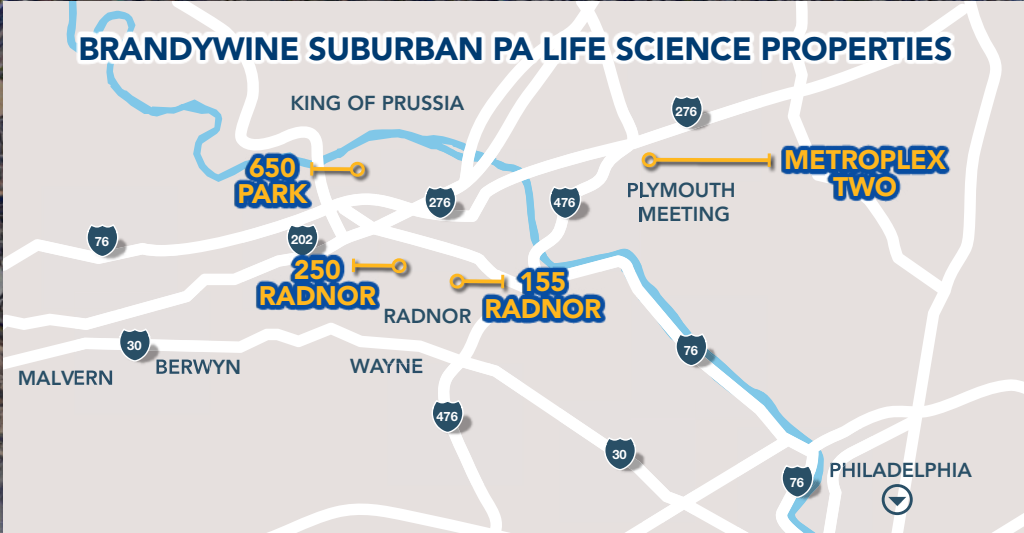
## Capital Funding Streams

Our sites sit in capital-rich areas providing accessible funding streams from National Institutes of Health grants to venture capital dollars.





235+ LIFE SCIENCES COMPANIES IN THE PHILADELPHIA REGION



PHARMA COMPANIES IN THE GREATER PHILADELPHIA REGION INCLUDE:



The growing life sciences sector represents **800+** companies and **50,000** employees in the Philadelphia region.

UNIVERSITY CITY IS A **KEYSTONE INNOVATION ZONE (KIZ) & QUALIFIED OPPORTUNITY ZONE (QOZ)**



## CIRA CENTRE



3151 MARKET

3000 MARKET



## Our Spaces + Synergic Design

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



# CURRENT OFFERINGS

## Schuylkill Yards®



**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.



## CIRA CENTRE

**LOCATION:** University City, Philadelphia, PA

**STORIES:** floors 2-9 were converted to dedicated life sciences use

**SQUARE FOOTAGE:** 200,000

**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





# CURRENT OFFERINGS

## Schuylkill Yards®



### 3151 MARKET

**LOCATION:** University City, Philadelphia, PA

**STORIES:** 12 plus one level below grade parking

**SQUARE FOOTAGE:** 400,000

**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



### 3025 JFK WEST

**LOCATION:** University City, Philadelphia, PA

**STORIES:** 28 stories above grade with 2 additional levels below grade

**SQUARE FOOTAGE:** 200,000

**USE:** optimized for lab space, or a combination of lab and office space

**KEYSTONE OPPORTUNITY ZONE INCENTIVE SITE**





# CURRENT OFFERINGS



## METROPLEX TWO

**LOCATION:** Plymouth Meeting, PA

**STORIES:** 10

**SQUARE FOOTAGE:** 270,000

**USE:** complete capability throughout the building, with options for all lab, all office, or a combination of these uses



## 650 PARK

**LOCATION:** King of Prussia, PA

**STORIES:** 4

**SQUARE FOOTAGE:** 100,000

**USE:** complete capability throughout the building, with options for all lab, all office, or a combination of these uses



## RADNOR LIFE SCIENCES CENTER

### 250 RADNOR

**LOCATION:** Radnor, PA

**STORIES:** 4

**SQUARE FOOTAGE:** 168,000

**USE:** complete capability throughout the building, with options for all lab, all office, or a combination of these uses



### 155 RADNOR

**LOCATION:** Radnor, PA

**STORIES:** 4

**SQUARE FOOTAGE:** 145,000

**USE:** complete capability throughout the building, with options for all lab, all office, or a combination of these uses





# CURRENT OFFERINGS

## Schuylkill Yards®



### BULLETIN BUILDING

(3025 MARKET STREET - FULLY LEASED)

**LOCATION:** University City, Philadelphia, PA

**STORIES:** 4 stories plus roof top space

**SQUARE FOOTAGE:** 285,000

**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



### 3000 MARKET

(FULLY LEASED)

**LOCATION:** University City, Philadelphia, PA

**STORIES:** 2 plus one level below grade for parking

**SQUARE FOOTAGE:** 65,000

**USE:** life science building fully leased to Spark Therapeutics for intensive biological lab use





# Value Alignment +

## PARTNERING WITH BRANDYWINE

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.

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# 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, 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.





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