

# Welcome

to the center of it all



## Schuylkill Yards

# Company Overview: Brandywine Realty Trust

## Financial:

- Approximate \$5 billion market capitalization
- \$600 million credit facility
- Investment grade rating
- Over \$2.5 billion of successful development totaling 11.8 million square feet

## Operational:

- Portfolio consists of 178 properties totaling 24.6 million square feet
- Approximately 95% of combined NOI derived from our core markets of Philadelphia, the Pennsylvania Crescent Markets, Austin TX, and Metro DC
- Largest owner of Trophy/Class A space in Philadelphia
- We Own, Develop, Lease and Manage our assets
- Urban, town center and transit-oriented portfolio
- Headquartered in Philadelphia, PA
- Founded in 1994

Approaching \$2 Billion Invested in University City to Date *Our University City Story Continues...*



*“What also gives Schuylkill Yards a unique edge is the social responsibility vision that Sweeney is driving.”*

Forbes



## Building Bridges by Generating Far-reaching, Positive Social Change that Enriches Lives and Creates Opportunities for Tomorrow

Understanding that our developments can shape a community for generations to come, we embrace a long-term perspective for creating value and sustainable economic growth. Through direct engagement with a wide range of stakeholders, we introduced an unprecedented Neighborhood Engagement Initiative (NEI) as part of the Schuylkill Yards development, totaling a \$16+ million commitment to the community.

Programs include:

- Grow Philadelphia Capital Fund
- Construction Apprenticeship Preparatory Program
- Local Sourcing Initiative
- CDC Co-Development Fund
- Community Fund for affordable housing, small and minority businesses, education and capacity building.





## The Vision

Schuykill Yards transforms **14 acres** adjacent to Philadelphia’s 30th Street Station, replacing parking lots with a vibrant **6.9 million SF neighborhood of parks, lifestyle experiences, and workspaces** intentionally designed for productivity and wellbeing. Building upon our country’s historic values of invention, equity, entrepreneurship and courage, Schuykill Yards introduces the next chapter for Philadelphia. Here, we are connecting people and communities, uniting bold brands with driven, entrepreneurial minded talent. Our vision is executed by the world’s best architects, engineers, planners and designers, and guided by an intentional, inclusive approach. **Now, a new place is rising between Center City and University City—inspiring us to continue building the powerful legacy of Philadelphia.**



**4.8M**  
SF of Work Spaces

**1.9M**  
SF of Living Spaces

**132K**  
SF of Retail Experiences

**6.5 Acres**  
of Greenspace



An aerial photograph of a city skyline, likely Pittsburgh, featuring a river, bridges, and various skyscrapers. The image is used as a background for the text overlay. The text is positioned in the upper right quadrant of the image.

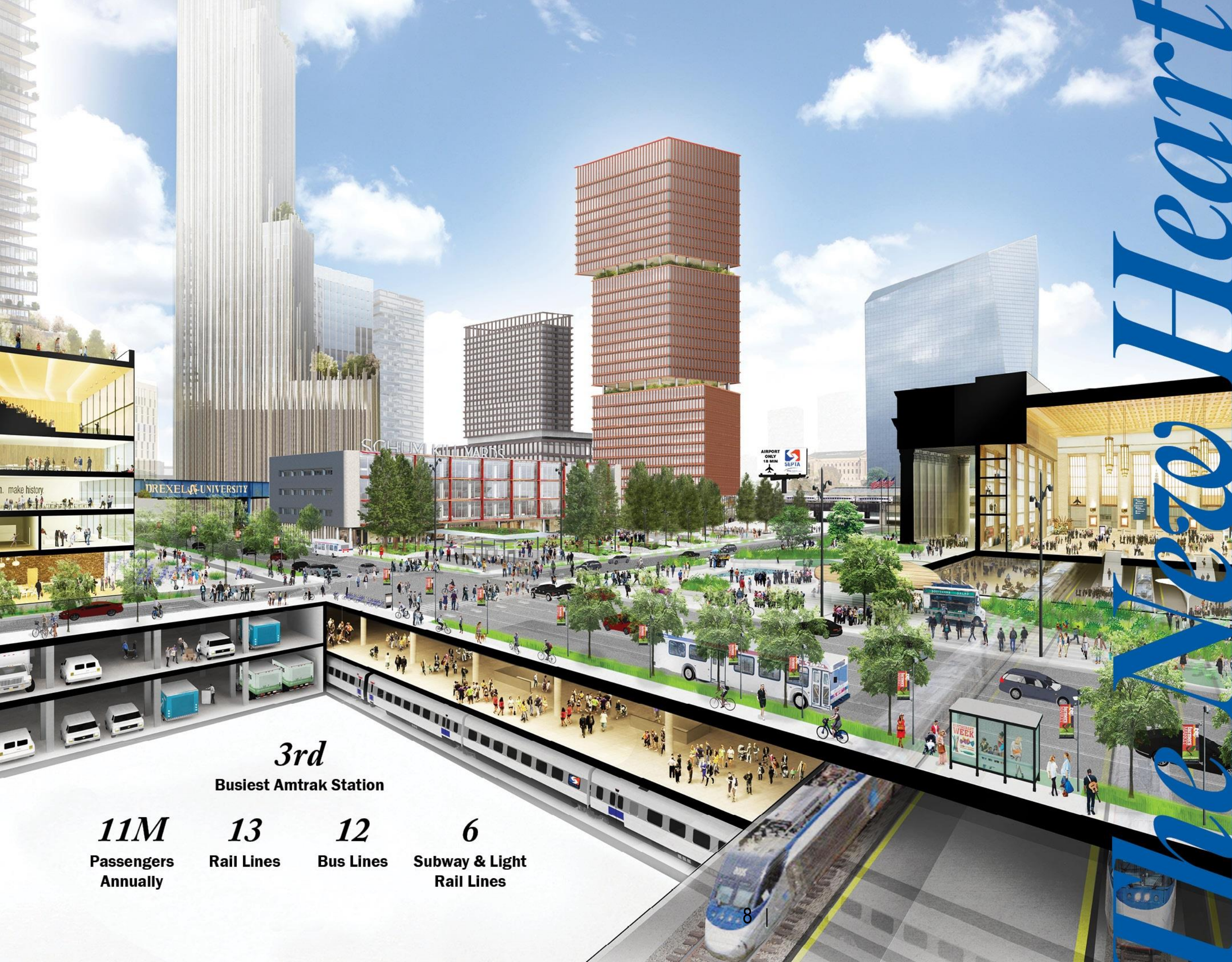
The NEW **HEART** of America's  
*First Great City*



# Our Neighborhood *is Brilliant*

This is where talent flocks to and people set down roots after graduation. Anchored by several of the nation’s most acclaimed educational and medical institutions, University City continues to thrive as the center for innovation and opportunities.





#### University City

96

TRANSIT  
Score

90

BIKE  
Score

92

WALK  
Score

## Commuting is Seamless

Schuylkill Yards bridges Center City's traditional business district and University City's renowned academic core, serving as the connection point for people, ideas, and business. The site is situated mere steps from Amtrak's 30th Street Station, which connects the powerful Northeast corridor to the world.

#### Direct Connections to:

- Amtrak
- Regional Rail
- Subway
- Trolley Lines
- New Jersey Transit

3rd

Busiest Amtrak Station

11M

Passengers  
Annually

13

Rail Lines

12

Bus Lines

6

Subway & Light  
Rail Lines

1.5

Hours to D.C.

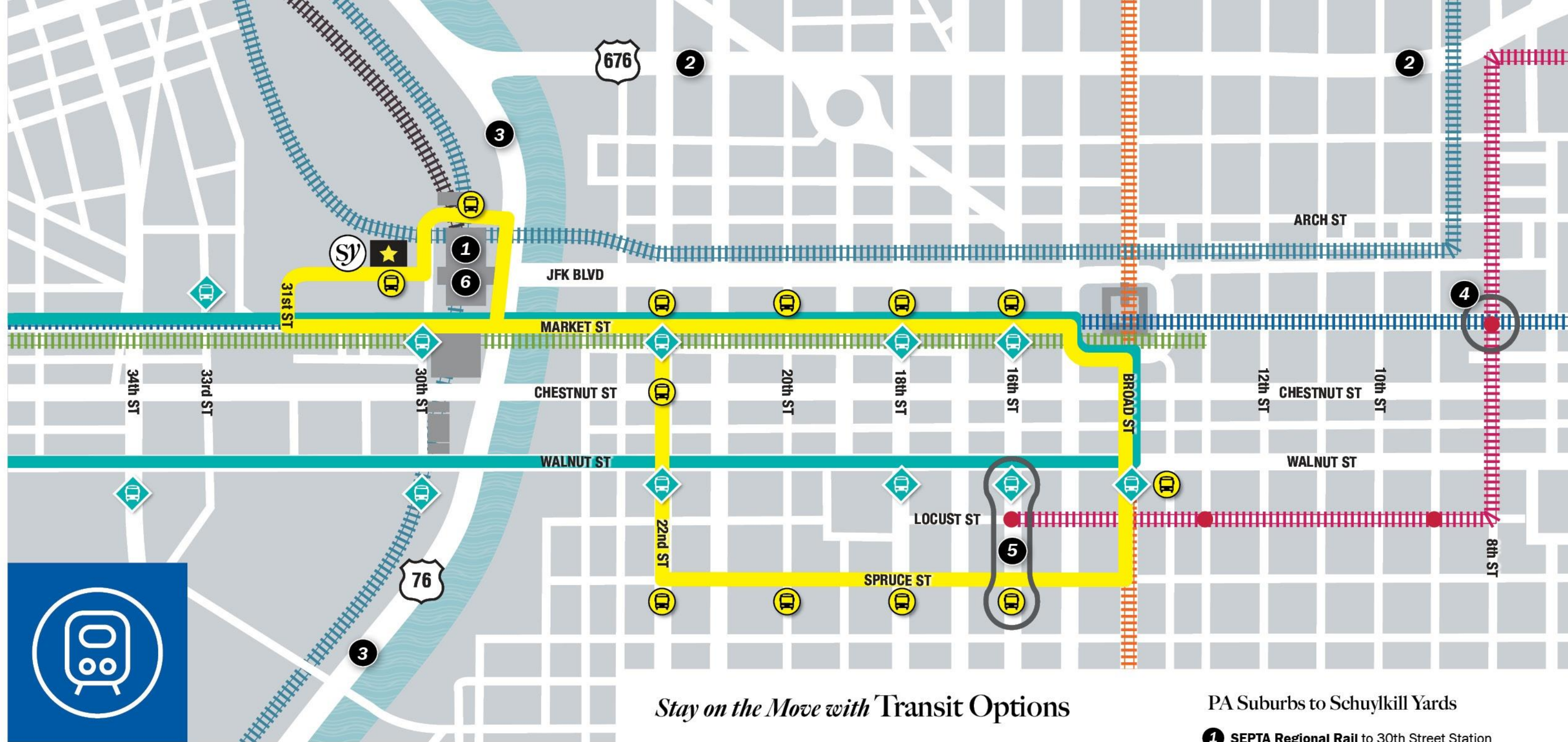
1

Hour to NYC

**69%**  
of UCity Residents  
Walk, Bike or Ride  
Public Transit to Work

**4,769**  
Parking Spaces  
Available in the  
Schuylkill Yards Area

**85%**  
of Cira Centre Tenants  
Choose Mass Transit  
to Commute to Work



**7 min**  
Ride from PATCO  
8th & Market Stop  
to 3001 JFK

**2 min**  
Walk from  
30th St. Station's  
Regional Rail to  
3001 JFK

**2 min**  
to I-676 and  
Direct Access  
to I-76

### Stay on the Move with Transit Options

**Flexibility with 2 FREE  
Brandywine Shuttles**

3001 Shuttle Bus

FMC Shuttle Bus

**3,200 Brandywine Shuttle  
Riders Per Month**

PATCO Rail Line

NJ TRANSIT Rail Lines

SEPTA Rail Lines

SEPTA Market-Frankford Line

SEPTA Trolley Lines

SEPTA Broad Street Line

### PA Suburbs to Schuylkill Yards

- 1** SEPTA Regional Rail to 30th Street Station
- 2** Drive via I-676
- 3** Drive via I-76

### NJ to Schuylkill Yards

- 4** PATCO Rail Line to 8th & Market, transfer to Market-Frankford Line
- 5** PATCO Rail Line to 16th & Locust, walk one block to Brandywine's FREE Shuttles
- 6** NJ Transit to 30th Street Station

*“The tower promises to be  
looser and groovier than  
anything Philadelphia  
has seen in a while.”*

Inga Saffron, Pulitzer Prize-winning  
Architecture Critic



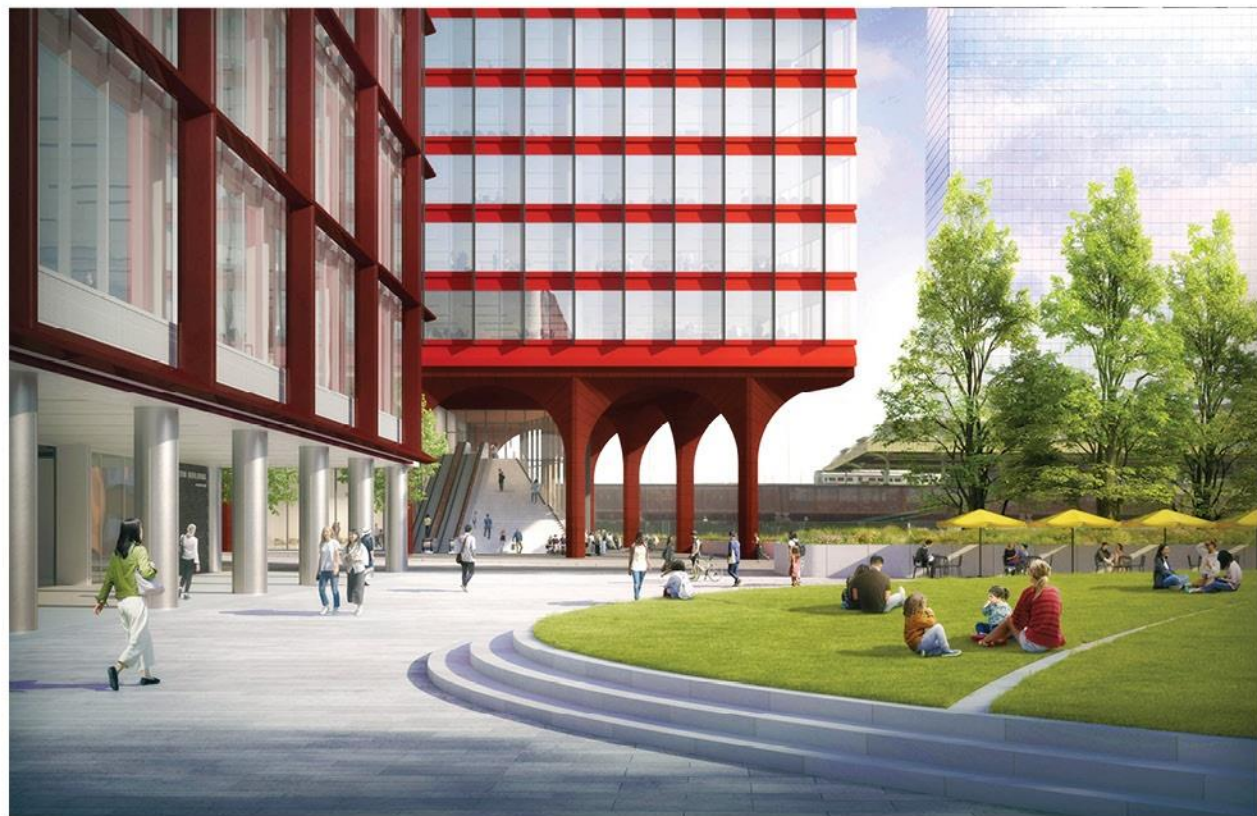
## *Building the Future*

Artfully merging inspiration from historic building materials with sleek, modern architecture, two new ground-up towers will rise soon, defining the bold new Schuylkill Yards skyline.

**Practice for Architecture and Urbanism (PAU), a global architecture firm led by Vishaan Chakrabarti, focuses on the physical, cultural, and economic networks of cities, with an emphasis on beauty, function, and user experience.**

## Excellence *by Design*

The West Tower's façade features neutral tones, while the East Tower's bold red palette adds a pop of color to the West Philadelphia skyline. The East Tower's unique stacking maximizes the buildable footprint, adding opportunity for accessible greenspace and beautiful site lines. Inside both Towers, the spaces are open, bright, and flexible, with architecture that blends indoors and outdoors.





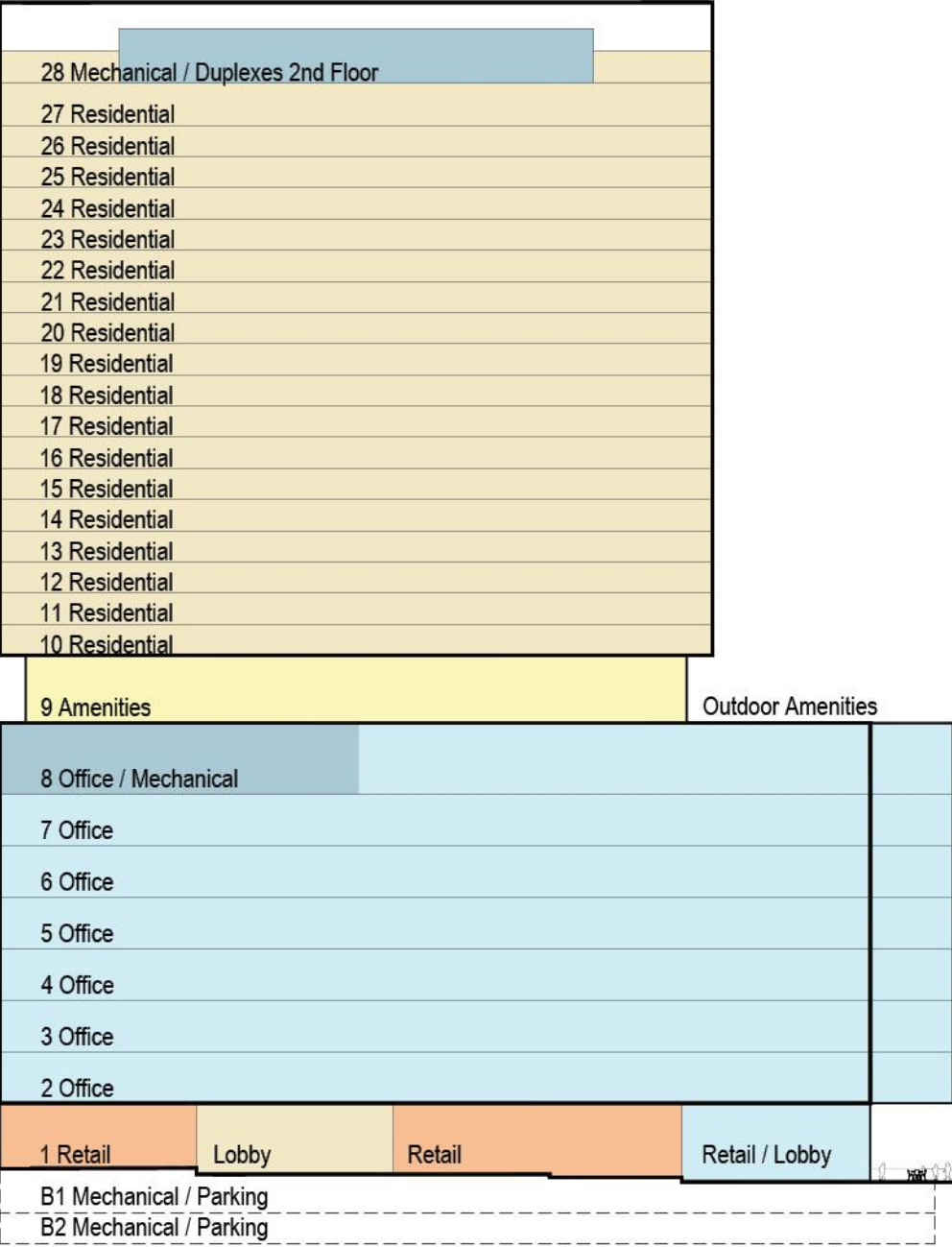
## *Embracing* Transformation

Physical spaces help define culture. Culture defines brand. And brand accelerates profitability, productivity and employee retention.



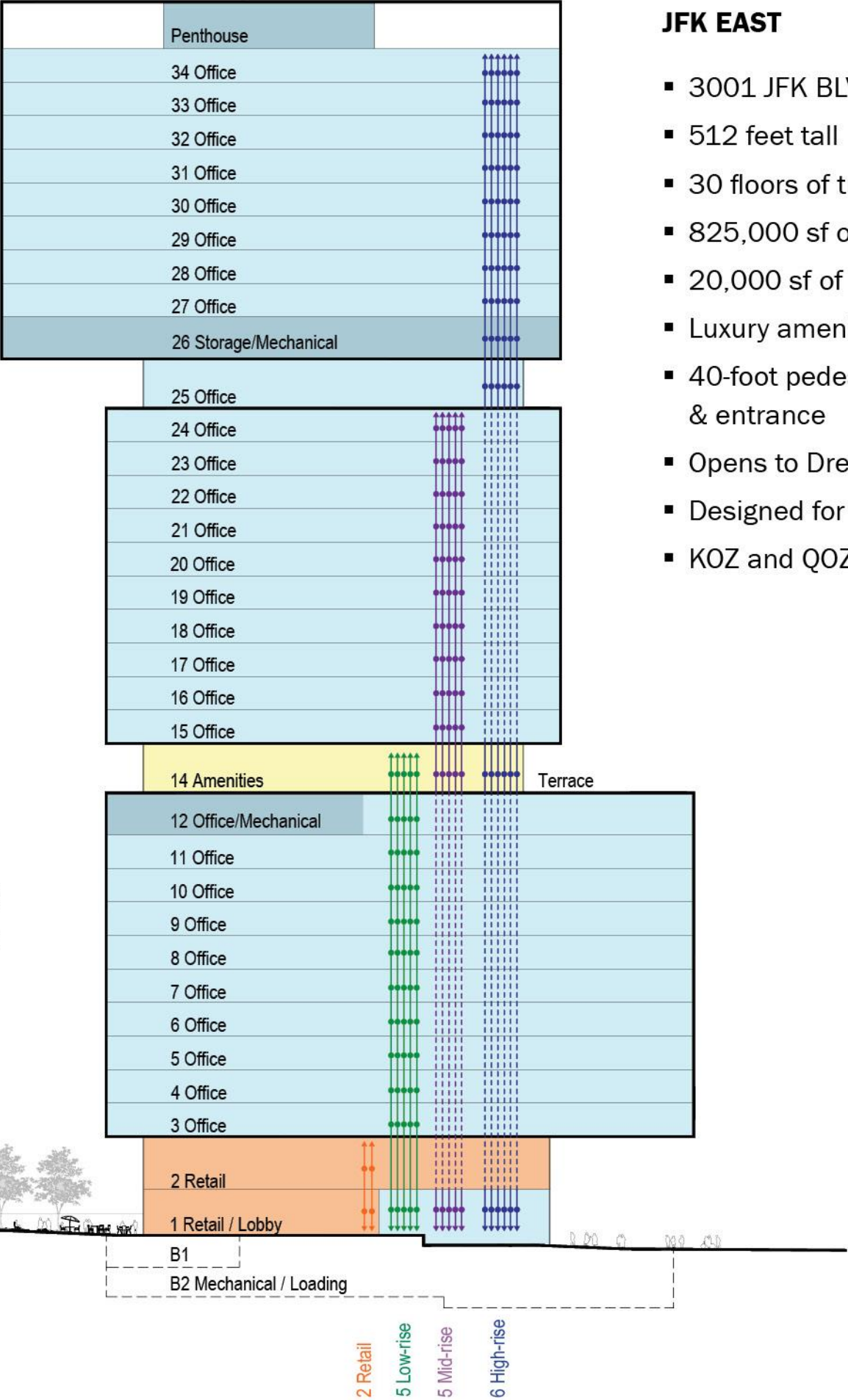
**JFK WEST**

- 3025 JFK BLVD
- 360 feet tall
- 8,800 sf of retail
- 219,000 sf of residential
- 194,000 sf of office & covered parking
- Luxury amenity floor on level 9
- Designed for Fitwell Certification
- KOZ and QOZ eligible



**JFK EAST**

- 3001 JFK BLVD
- 512 feet tall
- 30 floors of trophy-class office
- 825,000 sf of office
- 20,000 sf of retail
- Luxury amenity floor on level 14
- 40-foot pedestrian arcade & entrance
- Opens to Drexel Square
- Designed for LEED Silver
- KOZ and QOZ eligible



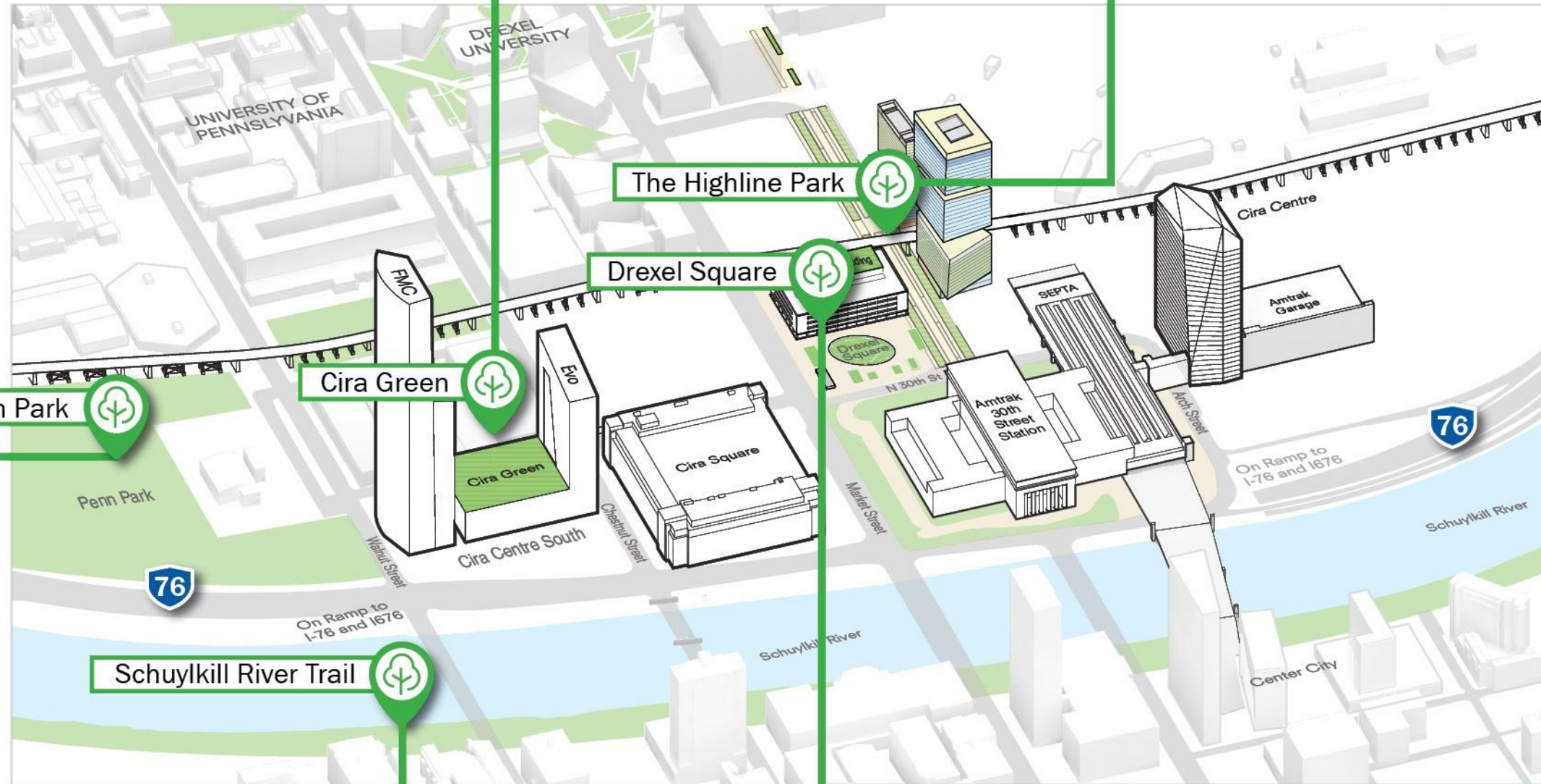
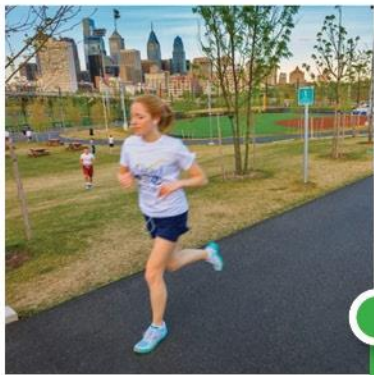


## Green Spaces *Grow Good Feelings*

Influenced by the theory of BIOPHELIA—that people possess an evolutionary affinity for nature that is vital to human health and well-being—Schuylkill Yards is intrinsically linked to the natural environment.

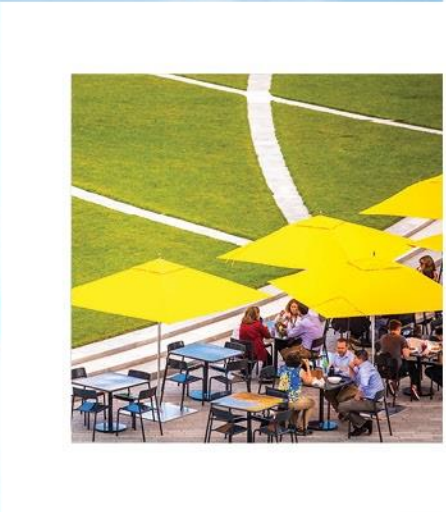
**6.5 acres**  
of Greenspace Planned  
within Schuylkill Yards

**15%**  
of University City Covered  
in Trees (Surpassing most  
PHL neighborhoods)



**100 acres**  
of Public Space in  
University City

**15% increase**  
in Employee Well-being when  
Exposed to Natural Elements  
such as Greenery & Sunlight



Drexel Square

## Drexel Square

Drexel Square Park opened to the public in June 2019. Conceived as an intimate space for the community to gather, the **1.3 acre park** completely transformed a parking lot outside Amtrak's 30th Street Station. Its pathways are a projection of the earth's meridian lines, with **23 Dawn Redwood trees** flanking the perimeter. With this space—the first among a network of parks within the master Schuylkill Yards vision—Drexel Square shows the power of public spaces in facilitating deeper connections between people and their community.



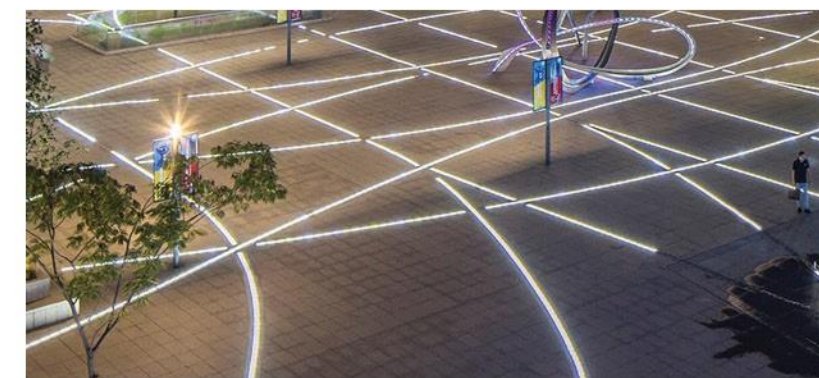
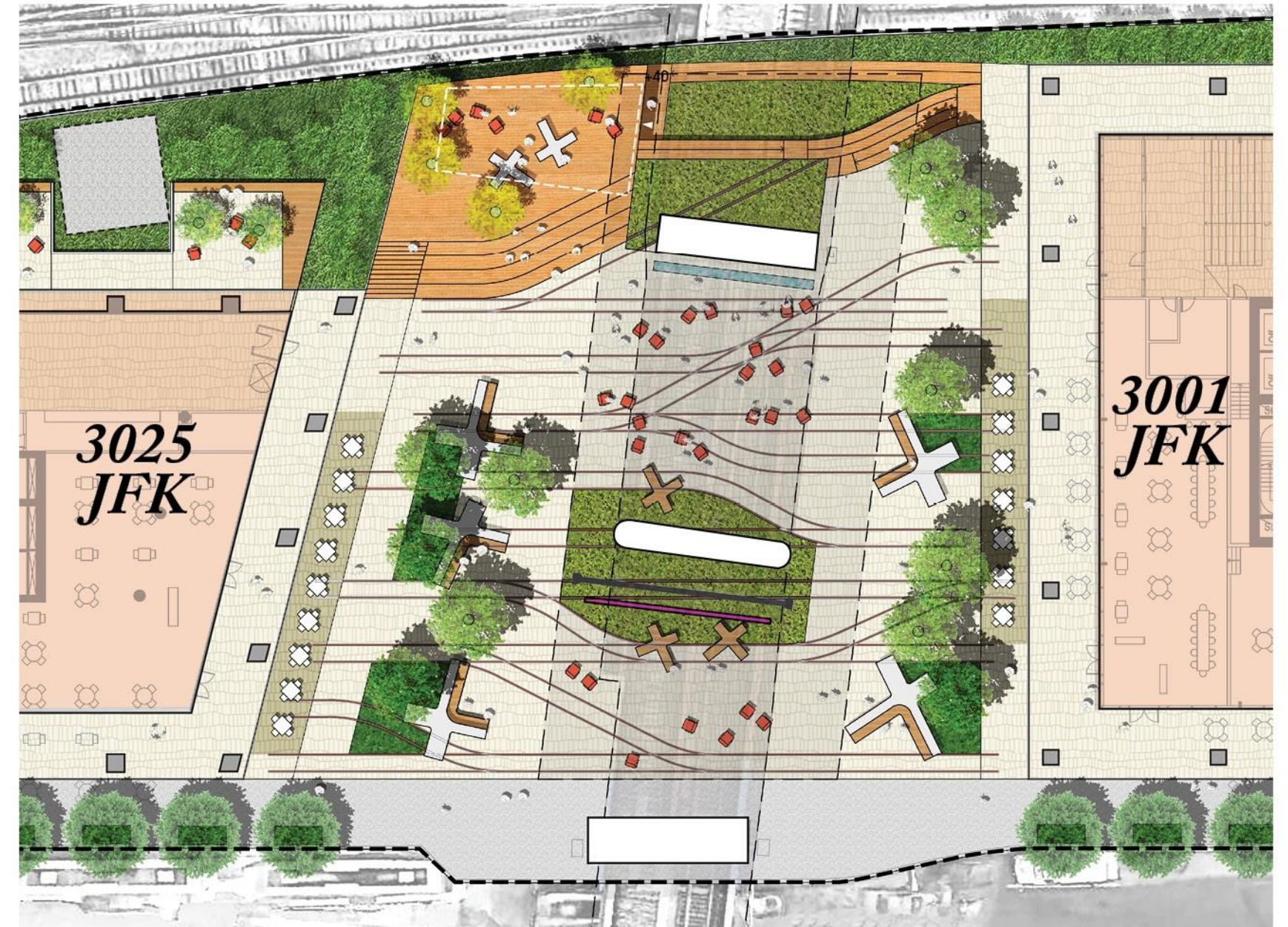
# The Highline Park

## *Between East & West Towers*

With a raised deck, seat-steps, and striking views of the park and railyard, the Highline Park is brought to life through outdoor dining, art installations, water features, a rain garden and dynamic lighting. A strategic selection of mixed materials generates effortless synergy with the towers and creates a welcoming, publicly-accessible destination for relaxation, collaboration and community enjoyment.



**20 mins.**  
in a Park  
has Been Found  
to Help People  
Concentrate Better



**The Highline Park, designed by SWA/ Balsey, a leading New York based landscape, architecture planning and urban design firm design, will seamlessly connect the Towers.**



## Retail Offerings *in the neighborhood today*

A thoughtful, curated retail strategy, driven by Brandywine, complements existing retail and adds to the fabric of the neighborhood with an intentional mix of the best food, beverage, entertainment and lifestyle brands.

SHAKE  
SHACK



JG-  
DOMESTIC  
FINE FOOD AND SPIRITS

URBAN  
OUTFITTERS



FOOD TRUCKS AT  
**The Porch**  
AT 30TH STREET STATION

W  
WALNUT STREET CAFE

★ PRET ★



THE POST  
AT CIRA GARAGE

LANDMARK  
AMERICANA  
TAP & GRILL

coZara



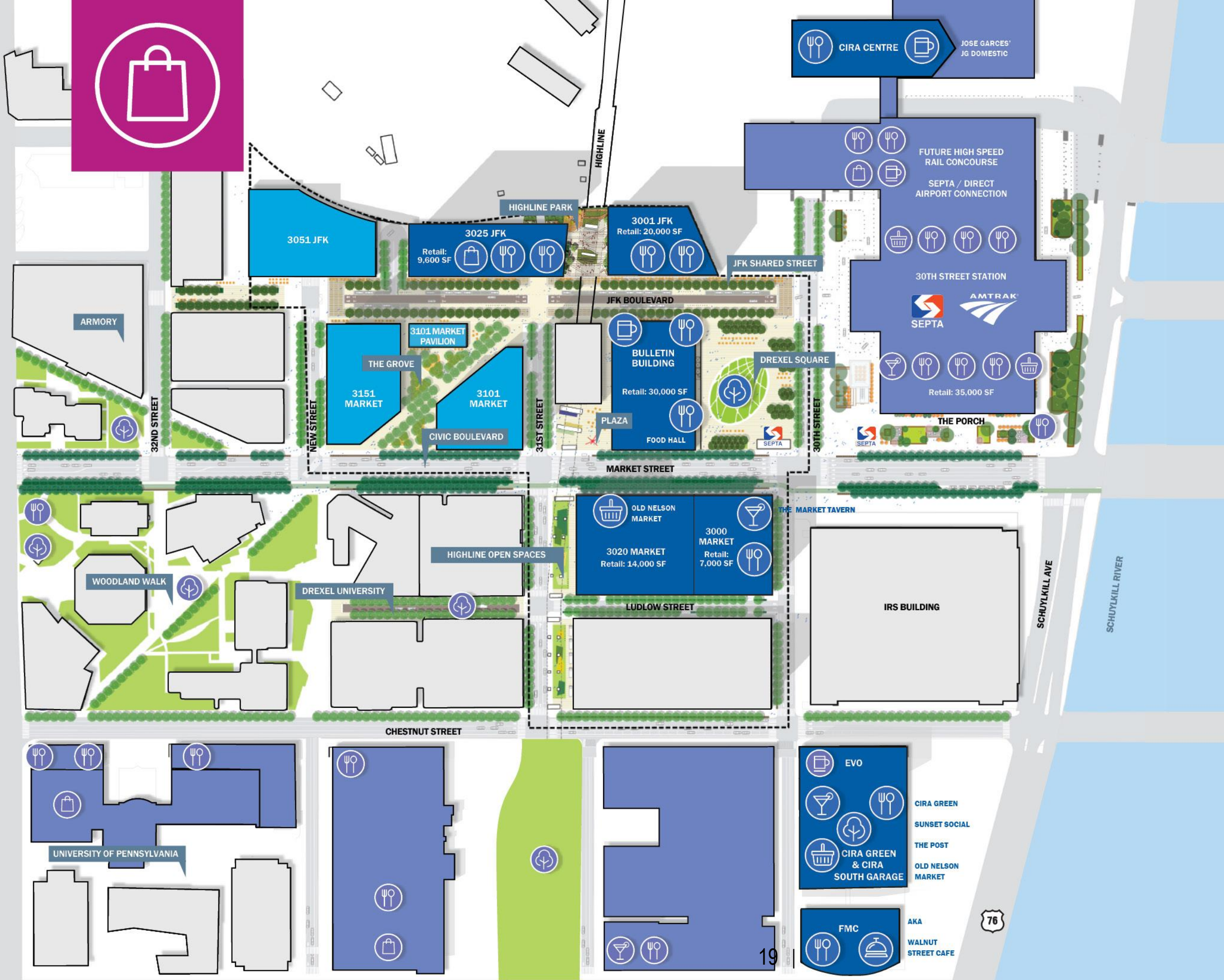
SANGKEE  
NOODLE HOUSE



Sunset  
SOCIAL

ANN TAYLOR  
LOFT





## Area Amenities

Brandywine currently controls 100K SF of existing retail in University City. With Schuylkill Yards, we plan to add an additional 100K SF, beginning with the ground-level of the Bulletin Building.

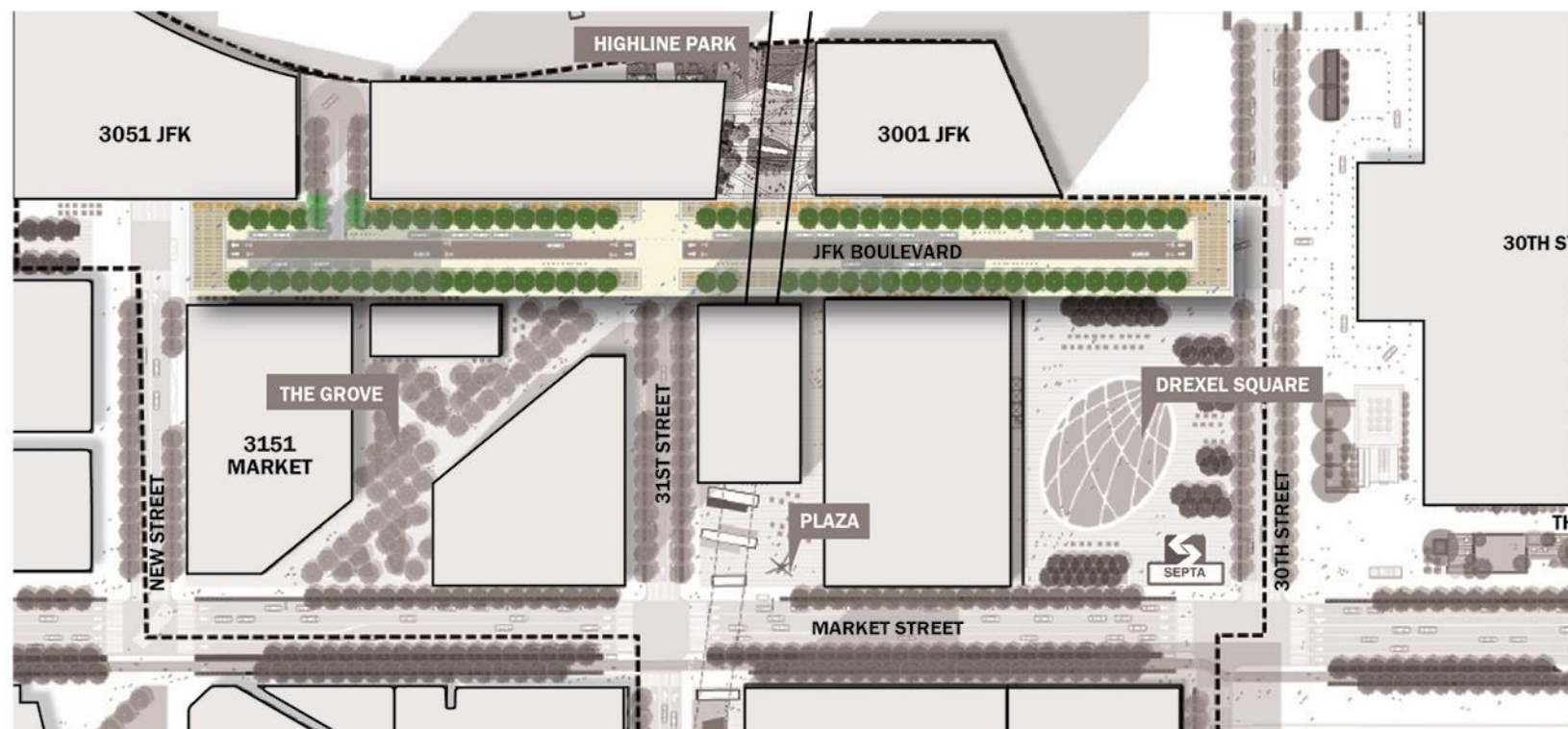
- **Committed Brandywine-Controlled Retail Amenities**
- **Planned Brandywine-Controlled Retail Amenities**
- **Neighborhood Amenities**



# Ever Expanding *Experiences*

Our design concepts demonstrate an emphasis on vibrant, experiential retail and amenities—places for people to come together and make genuine connections.





**JFK Blvd**  
*Shared Street*  
 &  
**Civic Blvd**  
*Market Street*

These streets will become the district's center, creating a true sense of arrival when entering Schuylkill Yards. With generous sidewalks, lush landscaping, and a two-way, protected bicycle lane, these corridors will rival other iconic urban boulevards around the world.





*Thank You!*

QUESTIONS?