

NAVY YARD PHILADELPHIA

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DYNAMIC OFFICE MARKET

FOR MORE INFORMATION:

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The Navy Yard stands at the southernmost point of Philadelphia at the confluence of the Delaware and Schuylkill Rivers. It is located at the center of the Greater Philadelphia region spanning Pennsylvania, New Jersey, and Delaware—and across the street from the city's beloved sports stadiums, directly at the entrance to I-95, minutes from the international airport, and a short subway or bus ride to downtown Center City.

The Navy Yard is a place known for history, production, and innovation. Considered the most successful redevelopment of a former military facility in the country, today the Navy Yard is an evolving community where companies and their employees thrive. Across 1,200 acres, workplaces in the Navy Yard enjoy a distinct, urban/suburban experience in an ideal regional location, surrounded by inspiring architecture, public green spaces, and clusters of innovators working for some of the nation's top companies.



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ENSEMBLE AT THE NAVY YARD

In 2020, Ensemble was selected as Master Development Partner at the Navy Yard to further establish this location as a hub for innovation in the Philadelphia region. Ensemble's collective portfolio at the Navy Yard includes 14 properties with a total of 1.3 million square feet and 45 acres. Their leadership in development is poised to fuel the Navy Yard's growth as a vibrant destination for living, working, shopping and gathering.

The Navy Yard today is a growing community of nearly 15,000 employees and 150 employers which occupy 8 million square feet across a mix of property types, including office, retail, industrial, R&D, and institutional. Employers include the Urban Outfitters headquarters; Rite Aid US Headquarters; Jefferson Health; life science companies such as Wuxi, Iovance, and Adaptimmune; manufacturers; corporate R&D, such as Axalta's Global Innovation Center; critical U.S. Navy engineering centers; technology startups; and a graduate engineering, business, and research campus for Penn State University. In addition to its proximity to a large, diverse talent pool; airport and highway access; and the ability to create customizable workplaces, the Navy Yard offers community members a range of amenities including restaurants and cafes, a riverfront greenway, free shuttle access, bikeshare, and over 20 acres of open green space. The Navy Yard is a collaborative community with curated food trucks, health and wellness programs, rotating public art installations by local and international artists, and hosts a variety of food, fitness, and philanthropic events in its parks.



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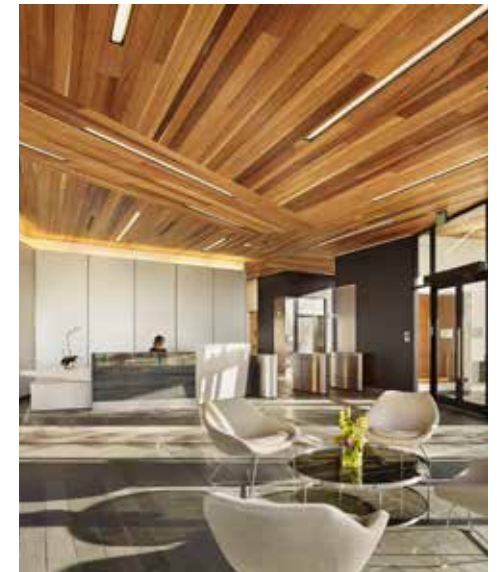
150 ROUSE BOULEVARD

PHILADELPHIA, PA 19112

LEASE RATE	<i>Negotiable</i>
LEED CERTIFICATION	Gold
MANAGEMENT	On-site Property Manager
BUILDING SIZE	56,412 SF
YEAR BUILT	2012
BUILDING CLASS	A
FLOORS	4
PARKING	Free Parking Available

A designated Keystone Opportunity Zone [KOZ] through 2025

Designed by DIGSAU, 150 Rouse Boulevard anchors the corner of Rouse Boulevard and Intrepid Avenue and sits across the street from the Courtyard by Marriott. The building overlooks Central Green and offers panoramic views of the Navy Yard and Philadelphia skyline. A LEED Gold certified building, 150 Rouse Boulevard offers an efficient linear service core, enhancing daylighting and views while minimizing solar gain through its precast concrete and glass façade. The building features a manned security desk, well-equipped fitness center, locker room with showers, and a sleek and modern lobby.



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