



2800 South 20th Street
Philadelphia, PA

**Powered by Discovery,
Driven to Innovation**



Owned and Managed By
SKYREM

Office Leasing By
NEWMARK

Retail Leasing By
MPN
MARTIN PANGHELLI NABEL
EST. 1988

WORK & LIVE IN PHILLY



\$250 million mixed-use/
multi-use redevelopment
of historic Army site on
National Register



24 acres
(6 acres of green space)



1 million SF
in 6 buildings



Planned restaurants,
a hotel and
other amenities



On-site parking



On-site new
Aldi supermarket

3RD

most affordable
trendy city in
the U.S.

#1

lowest office rental
rates among top 10
U.S. largest markets

#1

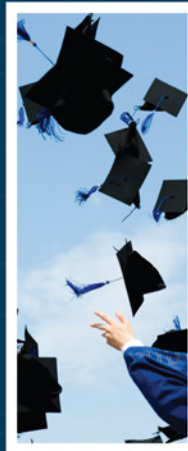
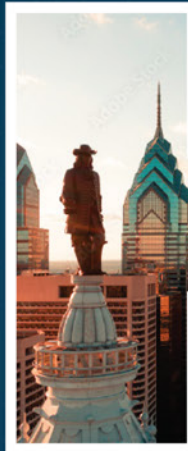
emerging startup
ecosystem in
the U.S.

5
professional
sports teams

6th largest U.S. city:
6.25 million in
metro area

9th largest
U.S. city economy:
\$479 billion GMA (2021)

IN THE CITY OF BROTHERLY LOVE



Leading center of
higher education &
academic research:
18 universities
& colleges

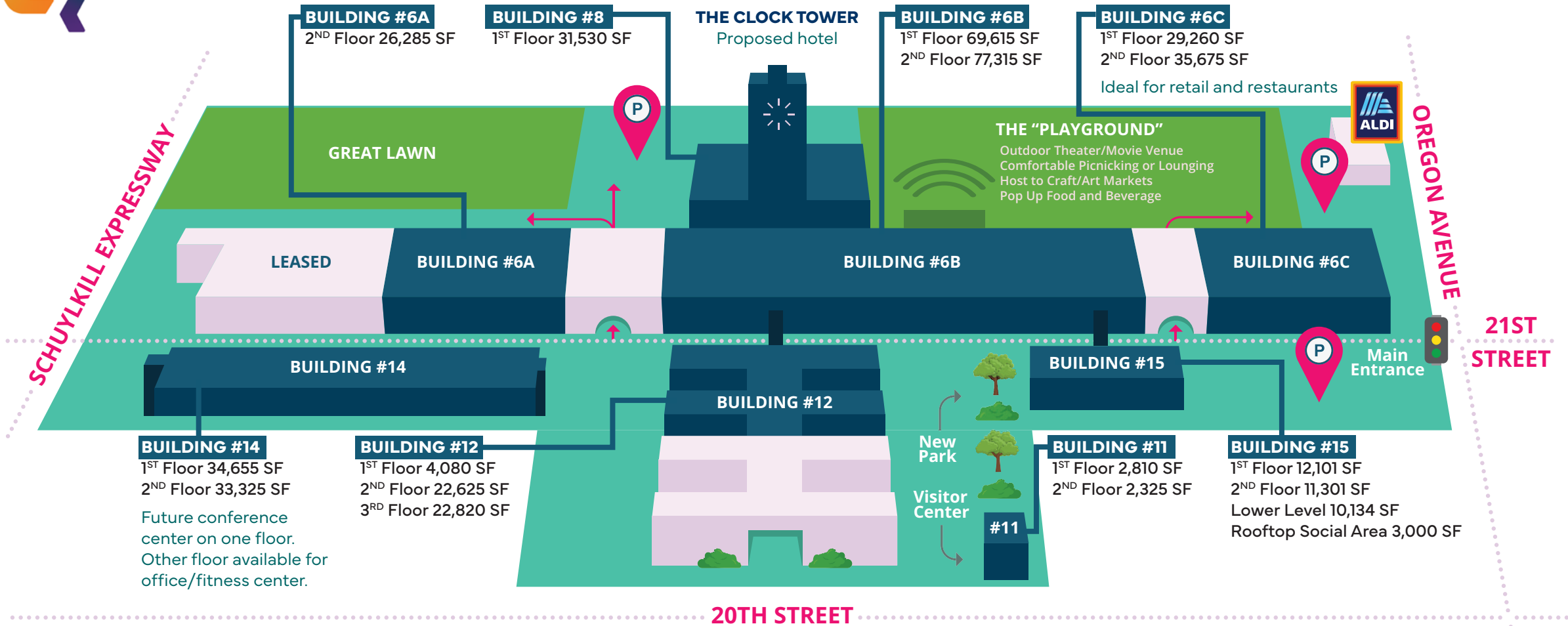
42 million
domestic tourists
who spend
\$6.8 billion
annually

Philadelphia International
Airport served 19.6 million
passengers(2021) with
500 flights per day

Home to
5 fortune 500
Company
Headquarters



SITE PLAN >>>>>





SKYREM

SkyREM, with corporate offices in New York and Philadelphia, is a vertically integrated real estate investor, owner, and developer. SkyREM has amassed a diversified portfolio of properties throughout the United States. SkyREM employs an opportunistic, value driven, flexible approach to acquire real estate assets and develop sites in strategic markets.

SkyREM's growth has been fueled by its long-standing philosophy of creating value by locating underperforming and/or underutilized assets and unlocking their hidden potential.

SkyREM's objective is to invest, own and develop quality real estate and partner with our customers/business partners to provide value based solutions with sustainable and renewable value-add offerings when feasible. We strategically leverage our extensive real estate expertise to expand and grow wisely, all the while providing outstanding service.

skyrem.com





THE CITY THAT
LOVES YOU BACK



LOCATION
OVERVIEW



• **Public transportation** - Immediate access to SEPTA bus routes 7 and G



• **Highway access** - Excellent location off of I-76, and easy access to I-95



• **Amenities** - Surrounded by restaurants, adjacent to a shopping center, and close to the Phillies, Flyers, 76ers, and Eagles sports stadiums



• **Airport** - Drive time to Philadelphia International Airport only 11 minutes

Fine dining just minutes away

RIVER TWICE



zahav

hardena

Laurel

AMADA

Vetri
CUCINA

little



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Driven to Innovation**

quartermasterphl.com

Office Leasing

NEWMARK

Licensed in Pennsylvania
as Newmark Real Estate

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Retail Leasing

MPN
MALLIN PANCHELLI NADEL
REALTY

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