

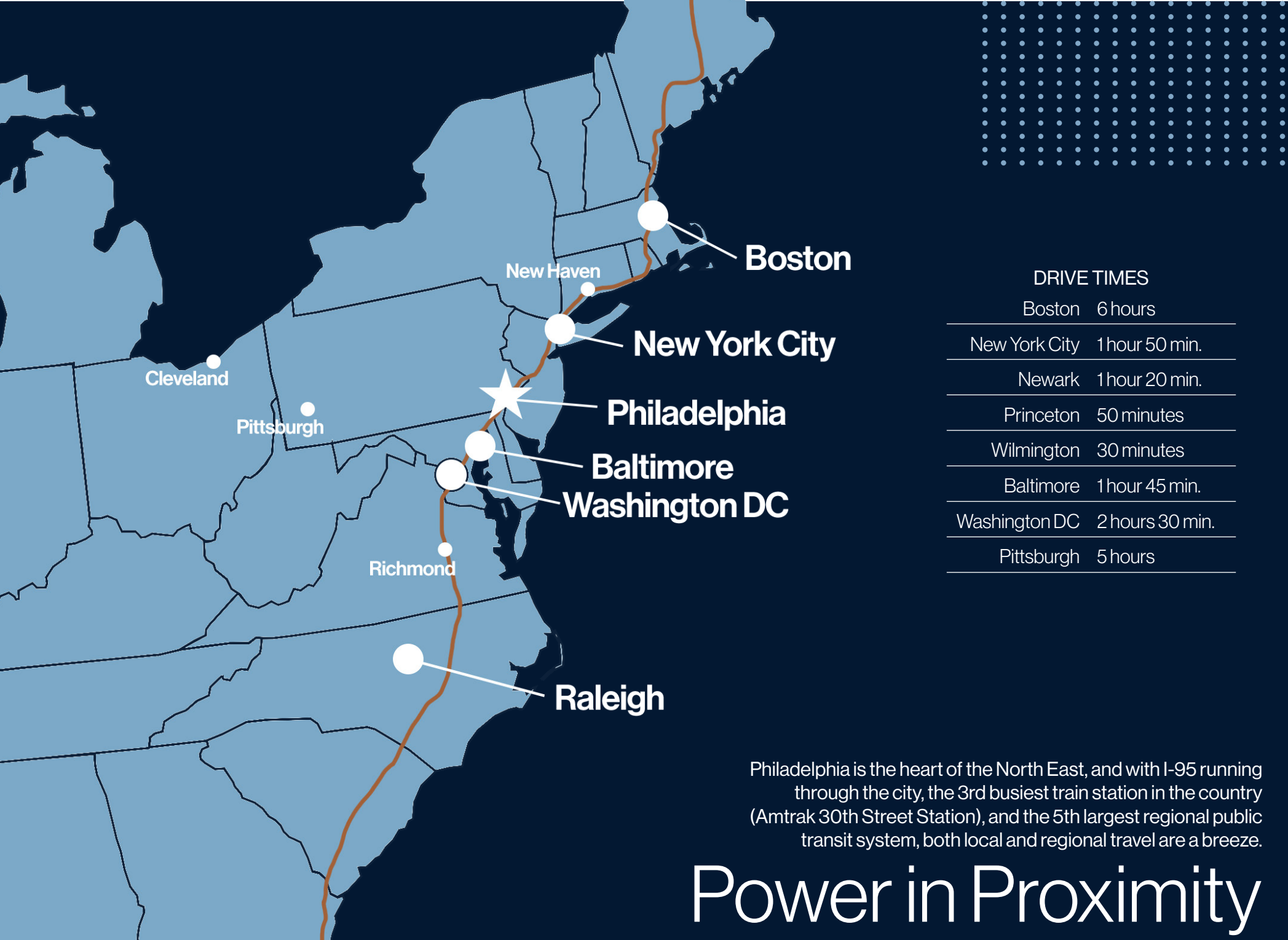


NAVY YARD

PHILADELPHIA

Building 83
Philadelphia, PA 19112







Philadelphia's Newest Neighborhood

The Navy Yard is Philadelphia's premier mixed-use development with more than 150 companies and 17,000 employees. In addition to new jobs and businesses, the first phase of Ensemble/Mosaic's mixed-use development is set to establish a vibrant 24/7 community. The first phase of development includes 614 apartments, currently under construction, and a 223-room hotel is in development, complementing the Navy Yard's existing 212 room Courtyard Marriott. This will bring 1,000+ residents and 500+ daily hotel guests when completed.



150
COMPANIES



17,000
EMPLOYEES



40
ACRES OF
GREEN SPACE



435
HOTEL ROOMS
(212 EXISTING ROOMS
AND 223 ROOMS
IN DEVELOPMENT)



614
APARTMENT
RESIDENCES



50,000
SQUARE FEET
OF RETAIL



Tharoka

BISTRO
CLASSICS WITH A TWIST

GATEHOUSE
AT THE NAVY YARD

COURTYARD®
BY MARRIOTT



ALCHEMY X
NAVY YARD



AVE | NAVY
YARD

AVE Navy Yard, by Korman Communities, offers elevated apartment living, right in the Navy Yard. AVE Normandy offers 1, 2, and 3 bedroom floor plans, with contemporary finishes. Furnished apartments and flexible stays are available, along with corporate programs for businesses at the Navy Yard. Amenities include:

- 24/7 dedicated Resident Services team
- Resort pool and sundeck
- Gaming lounge with billiards
- Golf simulator
- Expansive 24/7 fitness center
- Executive meeting rooms
- Individual work pods
- Wellness spa with steam showers, sauna, and cold plunge
- and more...





NAVY YARD

PHILADELPHIA



Historic Soul.
Modern Workspace.
Unmatched Location.

+/- 200,000USF
OFFICE & RETAIL

- Large Floorplates
- Flexible Spaces
- Centrally Located
- River & City Views
- Dedicated Parking
- Building Signage
- Walkable Area



**All images and renderings are for illustrative purposes only and are subject to change.*

Property
Overview

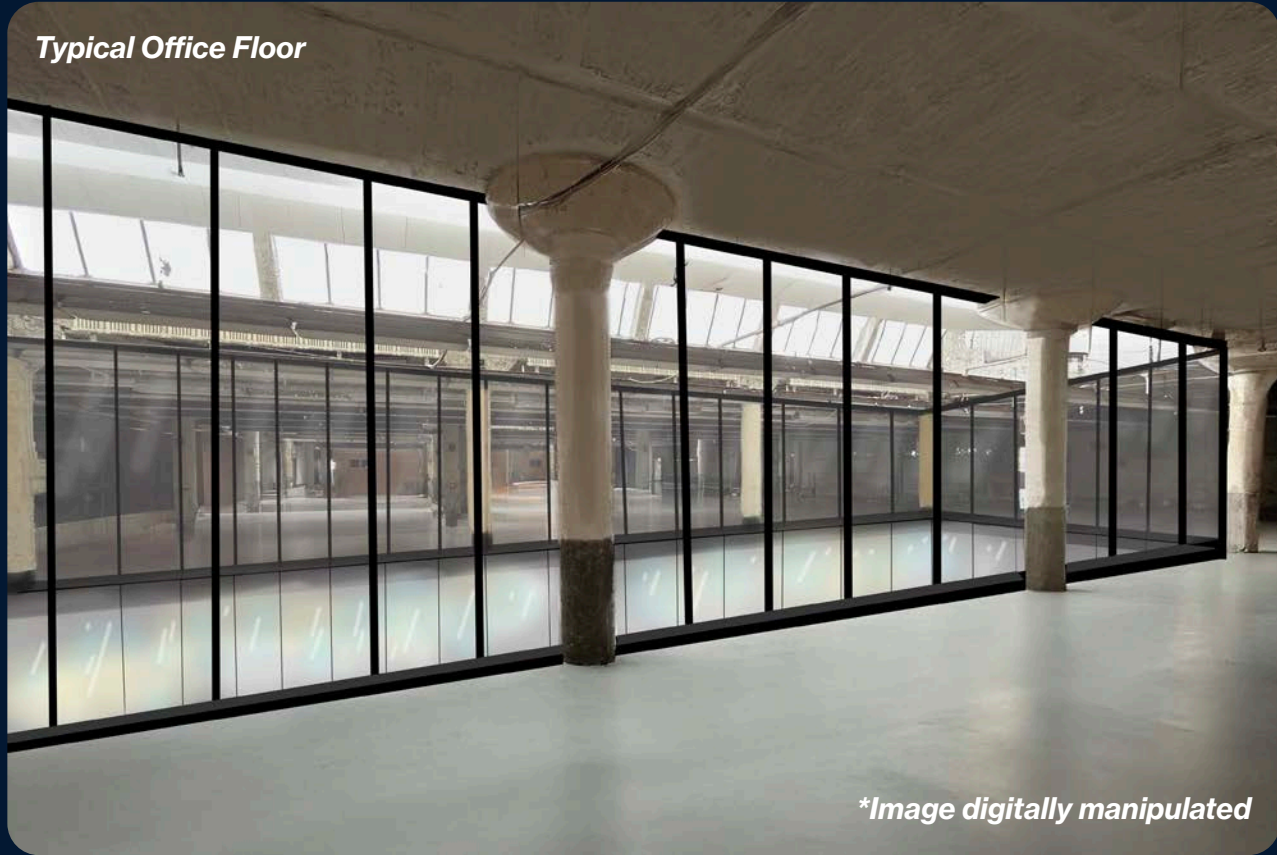
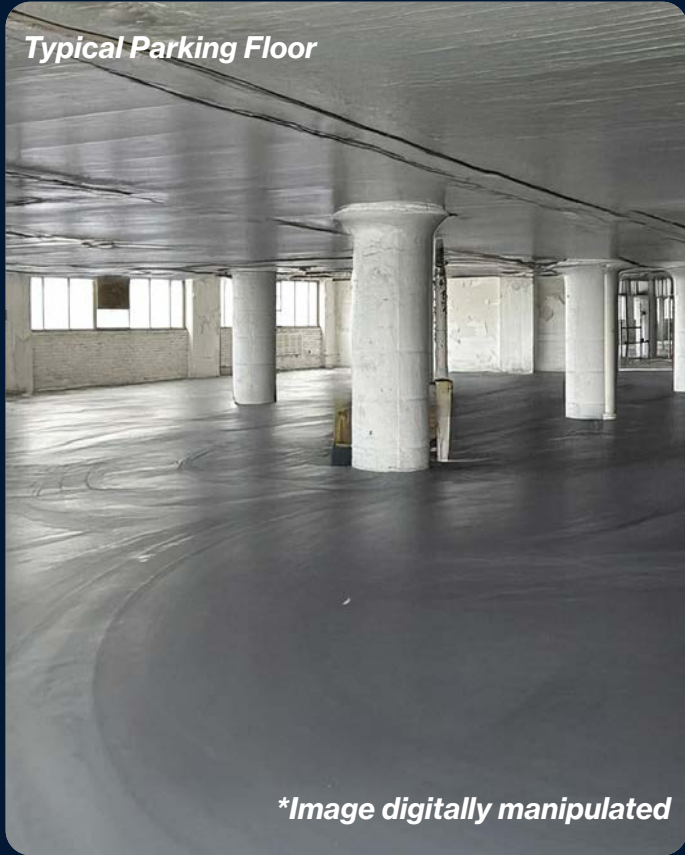
At the heart of the Navy Yard's next chapter, Building 83 is a rare opportunity to shape a new destination—rooted in legacy, built for what's next. This expansive, reimagined industrial structure blends authentic character with modern flexibility, ideal for innovators, entrepreneurs,, retailers, restaurateurs, makers, curators, and experience-driven brands.

With bold industrial bones and generous scale, Building 83 honors its heritage while welcoming a vibrant mix of uses. Ground-floor storefronts will engage the existing loading docks and canopy structures, creating a standout setting for makerspaces, specialty retail, and food & beverage concepts that thrive on visibility and vibe.

The four floors above become parking for the building, and the top three floors become corporate offices, with light-filled historic spaces, 10' ceilings, and efficient layouts.

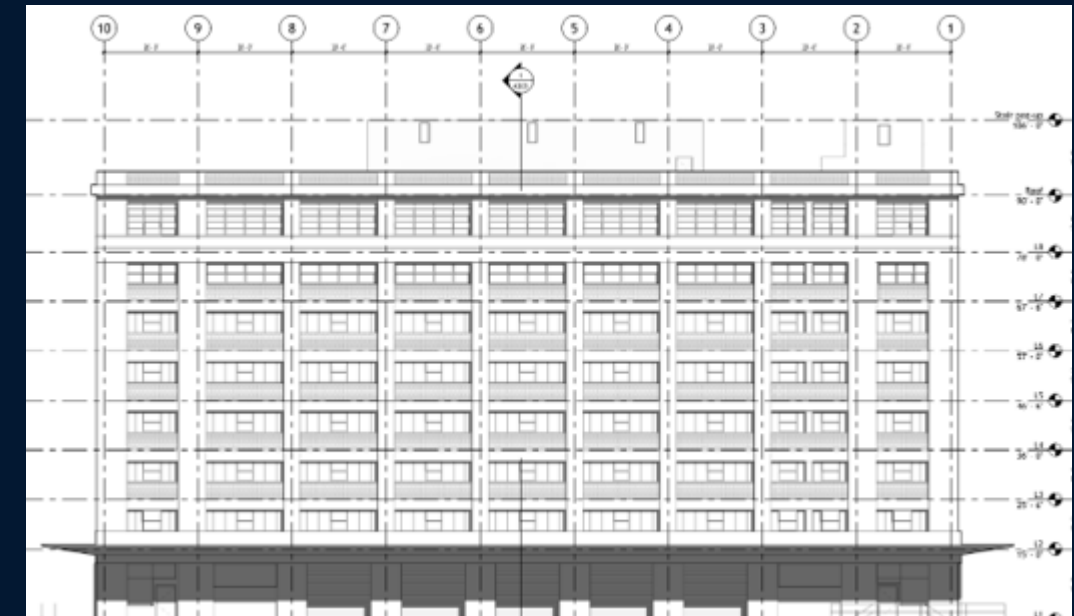
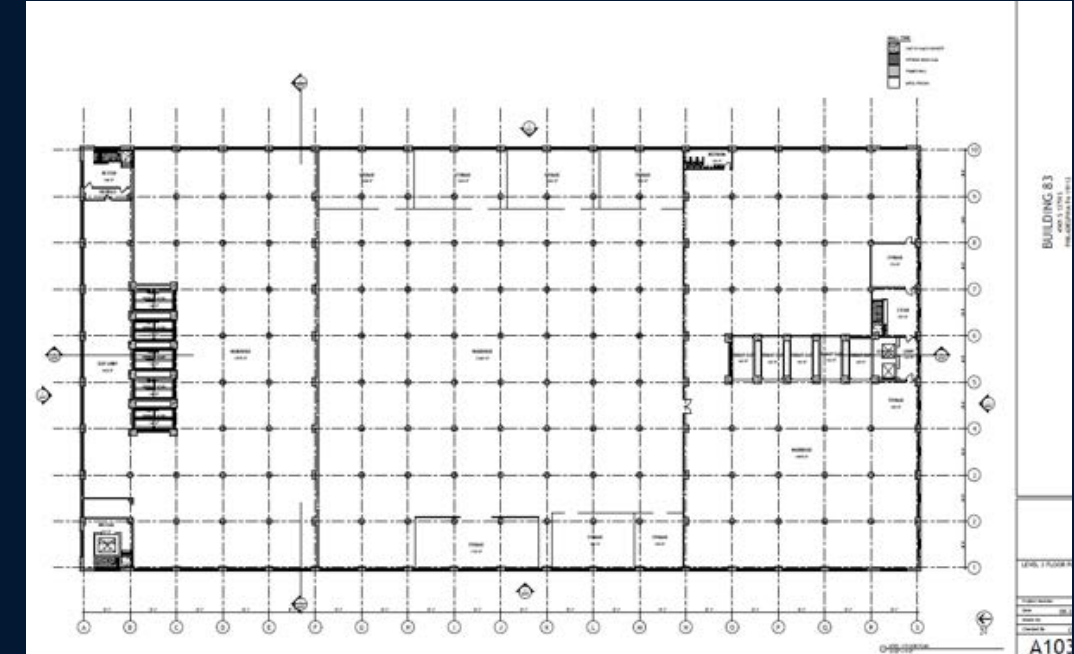
Positioned to ride the wave of ongoing Navy Yard growth, Building 83 is surrounded by a dynamic community of innovators, employees, residents, and visitors. Its design invites a mix of creative, culinary, cultural, and commercial uses—driving energy, foot traffic, and connection.

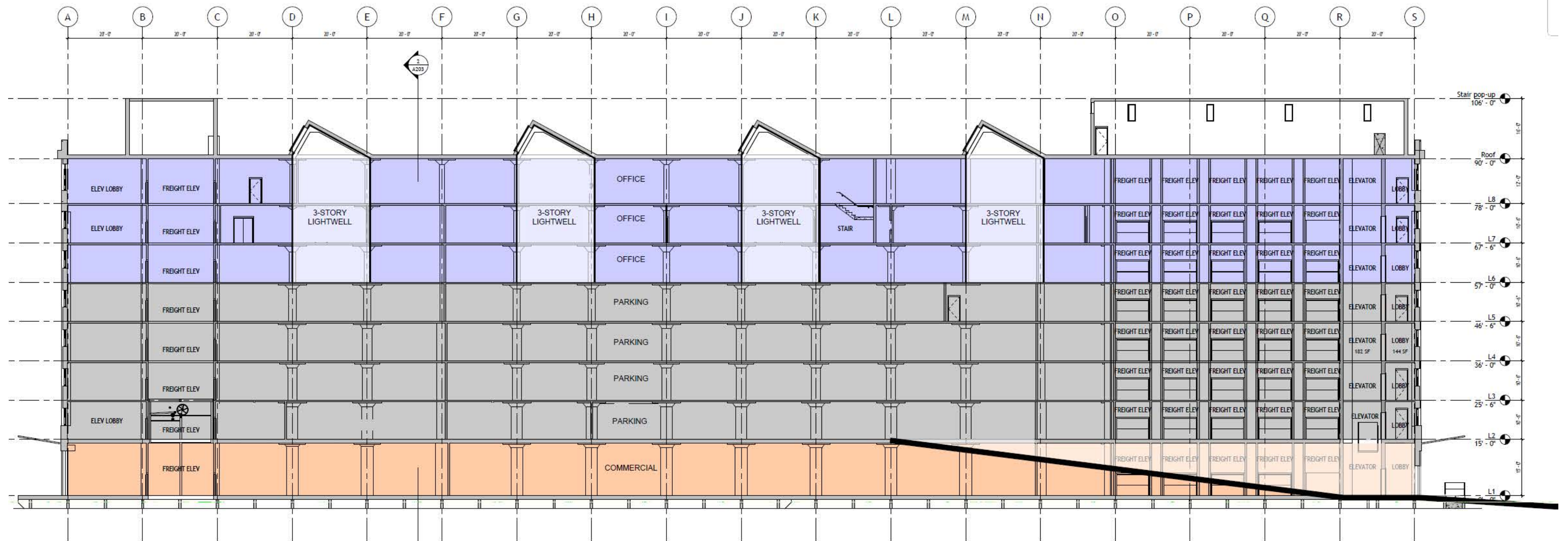
Building Size	527,000 GSF
Adaptable Space	+/- 200,000 USF
Floors	8
Floorplate	40,000-42,000 USF
Floor Heights	10' +
Built	1920



Building Dimensions

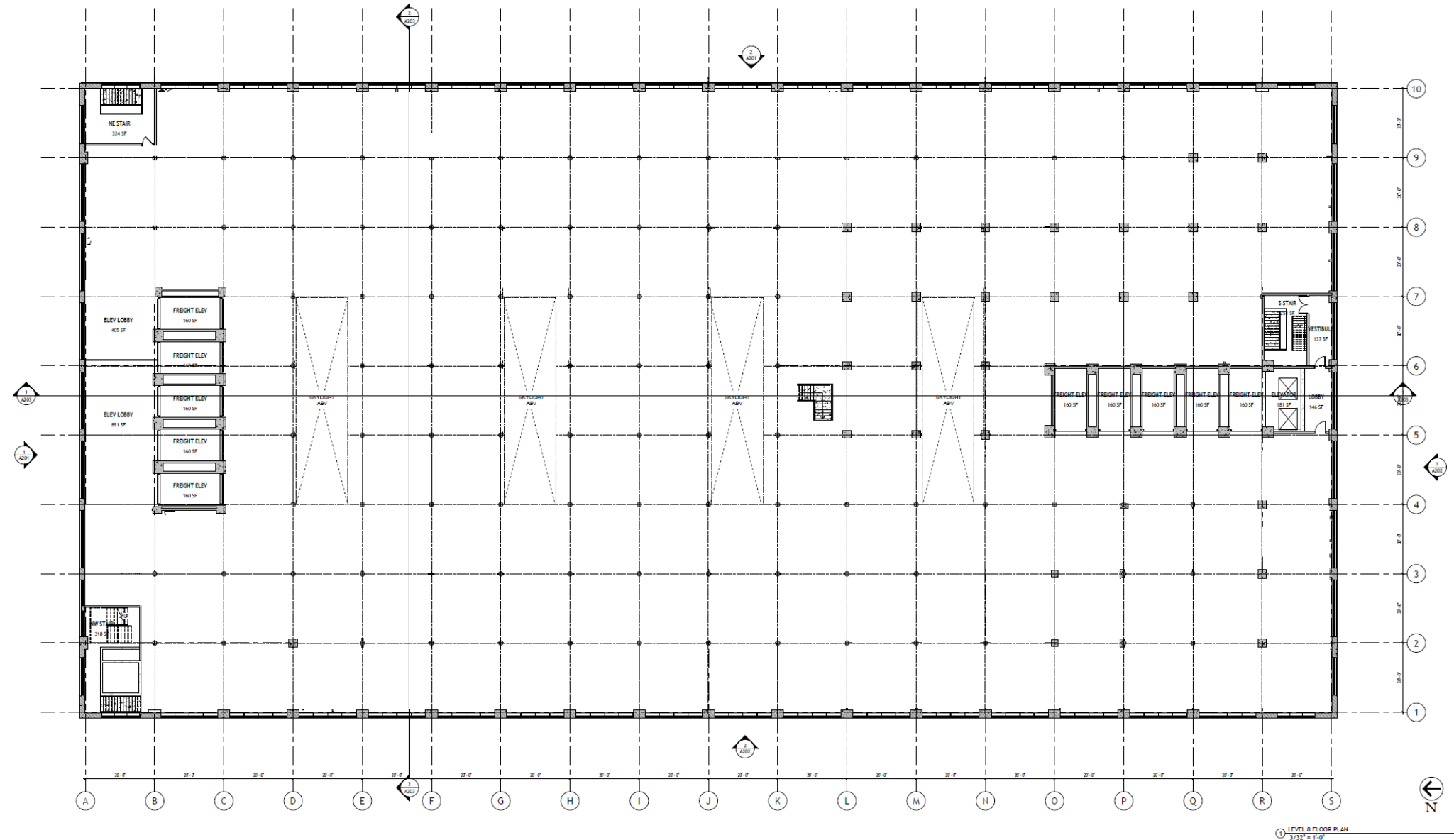
- Deep floorplates: 362' x 182'
- Typical floorplate: 55,000 USF
- Martini (flared) columns
- Column spacing: 20' on center
- Column diameters decrease over building height
- Clear spacing: 16'8" to 18'8"
- Floor-to-floor heights (approximate):
- Ground floor: 15' clear: 14'
- Floor 2-7: 10'6" clear: 10'
- Floor 8: 12' clear: 11'6"
- Floor loads:
- Floor 1 + 2: 400 lbs / sf
- Floor 3 - 7: 200 - 300 lbs / sf
- Floor 8: 150 lbs / sf





Building Layout & Stacking Plan

1 NORTH-SOUTH BUILDING SECTION
3/32" = 1'-0"



Typical Floorplate





Reference / Aesthetics



Reference / Aesthetics

Sustainability

17

LEED Certified Buildings

44 MW

Unregulated Microgrid

1,200

Solar Panels

2,000+

Established Trees

Level-1

Certified Aboretum

Gold

LEED-ND Certification

The 2022 Plan Update puts sustainability at the center of the Navy Yard's growth, emphasizing green buildings, adaptive reuse, clean energy, and resilient infrastructure. With strategies like on-site solar, storm-water innovations, and a walkable, transit-friendly layout, the plan aims to cut emissions, reduce resource use, and prepare the campus for future climate impacts.



The Largest LEED-ND in the Nation

The Navy Yard was awarded LEED-Neighborhood Development Gold certification in 2025, thanks to its walkability, green spaces, many LEED-certified buildings, stormwater management solutions, clean energy, and commitment to building a better neighborhood for businesses and people.

Keystone Opportunity Zone

OVERVIEW:

The Keystone Opportunity Zone program is the most robust incentives program offered by the Commonwealth of Pennsylvania to spur development and business growth. As a Keystone Opportunity Zone (KOZ), Building 83 offers qualified tenants certain state and local tax benefits

QUALIFICATIONS:

To qualify, a business must own or lease property in the KOZ and conduct an active trade or business from that location. A Pennsylvania business that relocates to a KOZ must either:

- Increase their full-time employment by 20% within the first full year of operation
- Make a 10% capital investment in the KOZ property based on their prior year's gross revenues

Eligibility is based upon annual certification. Any entity applying must be compliant with all local and state taxes and building and zoning codes

PENNSYLVANIA STATE TAXES ELIGIBLE TO BE WAIVED:

- Corporate Net Income Tax
- Personal Income Tax
- Bank and Trust Company Shares Tax
- Mutual Thrift Institutions Tax
- Sales & Use Tax (Purchases consumed and used by qualified business in the zone)

PHILADELPHIA TAXES ELIGIBLE TO BE WAIVED:

- Net Profits Tax
- Business Income & Receipts Tax
- Use & Occupancy Tax
- Sales, Use, and Hotel Occupancy Tax
- Real Estate Tax





Founded in 1989 by three partners who were passionate about design and the differences it could make in people's lives, Ensemble is a real estate developer, owner and operator that has grown to encompass 12 markets, two coasts, and a team of more than 1,100 employees.

Ensemble delivers excellence in real estate through strategies in Investment, Development, and Operations, with a platform that spans across sectors of medical office, hospitality, life science, advanced manufacturing, multi-family/mixed-use, and commercial office.

Through a master developer agreement, Ensemble controls more than 100 acres of the 1,200 total within the Navy Yard, and is the largest private owner of real estate.



\$3B
ASSETS UNDER
MANAGEMENT

35+
YEARS IN BUSINESS

12
MARKETS

3
OFFICES

1,100+
EMPLOYEES



LIFE SCIENCE

10 Owned, Operating & Pipeline
860K SF Current



HOSPITALITY

15 Owned, Operating & Pipeline
2,300 Keys



CORPORATE OFFICE

7 Owned & Operating
500K SF Current



MIXED-USE / MULTIFAMILY

12+ Owned, Operating & Pipeline
5,000 Units Current & Pipeline



MEDICAL

43 Developed
2 Million SF Developed

NAVY YARD
PHILADELPHIA

- 4.3M SF Office/R&D/Advanced Manufacturing
- 480 Hotel Keys
- 3,900 Residential Units
- 235K SF Retail
- LEED-ND Gold Certification



FOR MORE INFORMATION:

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