

3151



MARKET

*at Schuylkill Yards®*

A DEVELOPMENT BY: BRANDYWINE REALTY TRUST



# LAUNCHING INNOVATION FORWARD

Philadelphia’s next-generation life science building, 3151 Market is meticulously designed with sustainability at its core, providing state-of-the-art lab space, premier amenities, and a prime location at the epicenter of the region’s flourishing life science ecosystem.

<b>417K SF</b> LIFE SCIENCE / OFFICE SPACE	<b>72 SPACES</b> BELOW GRADE PARKING SPACES
<b>18K SF</b> RETAIL/AMENITY	<b>6K SF</b> OF TERRACES







# BUILT WITH PURPOSE.

Designed with versatility in mind, the building features up to 39,000 SF floor plates and a flexible 33' x 45' structural bay, perfectly suited for a diverse range of life science tenants.



■ Lab ■ Office ■ Eco-Terrace / Porch





# SETTING A NEW STANDARD

With substantially higher base building technology and infrastructure at delivery than industry standard, 3151 Market tenants gain flexibility and save cost, time, and resources – allowing you to focus on what matters most in moving your mission forward.



CONCEPTUAL LAB SPACE



LARGE, FLEXIBLE 39K  
RSF FLOORPLATES



33' WIDE COLUMN  
BAY SPACING



15 FOOT FLOOR-TO-  
CEILING HEIGHTS



EMERGENCY POWER  
GENERATION



60/40 LAB TO OFFICE  
RATIO DAY ONE



EXTRA FLOOR  
LOADING CAPACITY

	3151 MARKET	MARKET STANDARD
LAB CAPACITY	Up to 70% Lab/30% Office	Up to 50% Lab/ 50% Office
HAZARDOUS EXHAUST	Included in Base Building	Not included in Base Building
HVAC	Chilled & condenser water loops	No condenser water loop
WASTE REMOVAL	Dedicated Trash Dock	No Dedicated Trash Dock
TYPICAL BAY SIZE	33' X 45'	31' X 31'
LEED CERTIFICATION	LEED Platinum	LEED Silver/Gold
WELL CERTIFICATION	WELL Silver	None
BUILDING GENERATOR	5 W/SF for Lab; 1 W/SF for Office	1 W/SF for Lab; 1 W/SF for Office
ELEVATOR CAPACITY	8 passenger cars; 2 service cars	6 passenger cars; 1 service
ELEVATOR SPEED	18.6-second interval time	26.45-second interval time
ELEVATOR SIZE	20% larger-than-standard	





# LIFESTYLE MEETS LIFESCIENCE

3151 Market offers a selection of amenities designed to enhance the life science tenant experience. Store your bike safely, grab a coffee or a bite to eat, or collaborate with teams in the indoor/outdoor amenity space – all without leaving the building.





# GROUND FLOOR

Step into the ground floor, where the open lobby greets you with abundant natural light, a vibrant green wall, and a completely touchless experience—conveniently linked to ground floor retail.





# RETAIL

The ground floor incorporates three locations for complementary retail, contributing to the dynamic nature of the building and expanding the range of amenity offerings for tenants and neighbors.





# EVENT SPACE

Experience the versatility of the second-floor event area, tailored for small team meetings, town-hall gatherings, and collaborative activities—an engaging space for users to meet beyond the lab.





## ECO-TERRACE

Linked to the second-floor conference and event area, the eco-terrace provides occupants with an enjoyable opportunity to take in fresh air and views of Woodland Walk and University City.





## ECO-PORCHES

Enhance your well-being with the building's unique 'Eco Porch' feature within each tenant space— an optional, adaptable, zero-energy oasis offering natural ventilation and operable windows.





# TENANT BALCONIES

Enjoy effortless access to outdoor spaces right from your workspace with tenant balconies on alternate floors— an opportunity to breath fresh air without exiting the building.







➤ CONCEPTUAL TENANT SPACE

## WELLNESS DRIVEN DESIGN



### TOUCHLESS ENTRY

Sliding doors at main entry allow seamless & touchless movement through the building



### DAYLIGHT

Floor-to-ceiling windows provide optimum natural daylight & generous mechanical space



### DYNAMIC GLAZING

Reduces thermal transfer, heating & cooling costs, and controls glare. Maximize energy efficiency and tenant well-being



### ECO-PORCHES

Flexible space with access to optimized daylight and exterior balconies



### OPTIMIZED AIR

HVAC systems operate 24/7 to provide superior indoor air quality with up to 100% outside air



### BALCONIES

Tenant open-air balconies on alternate floors provide direct access to outdoors



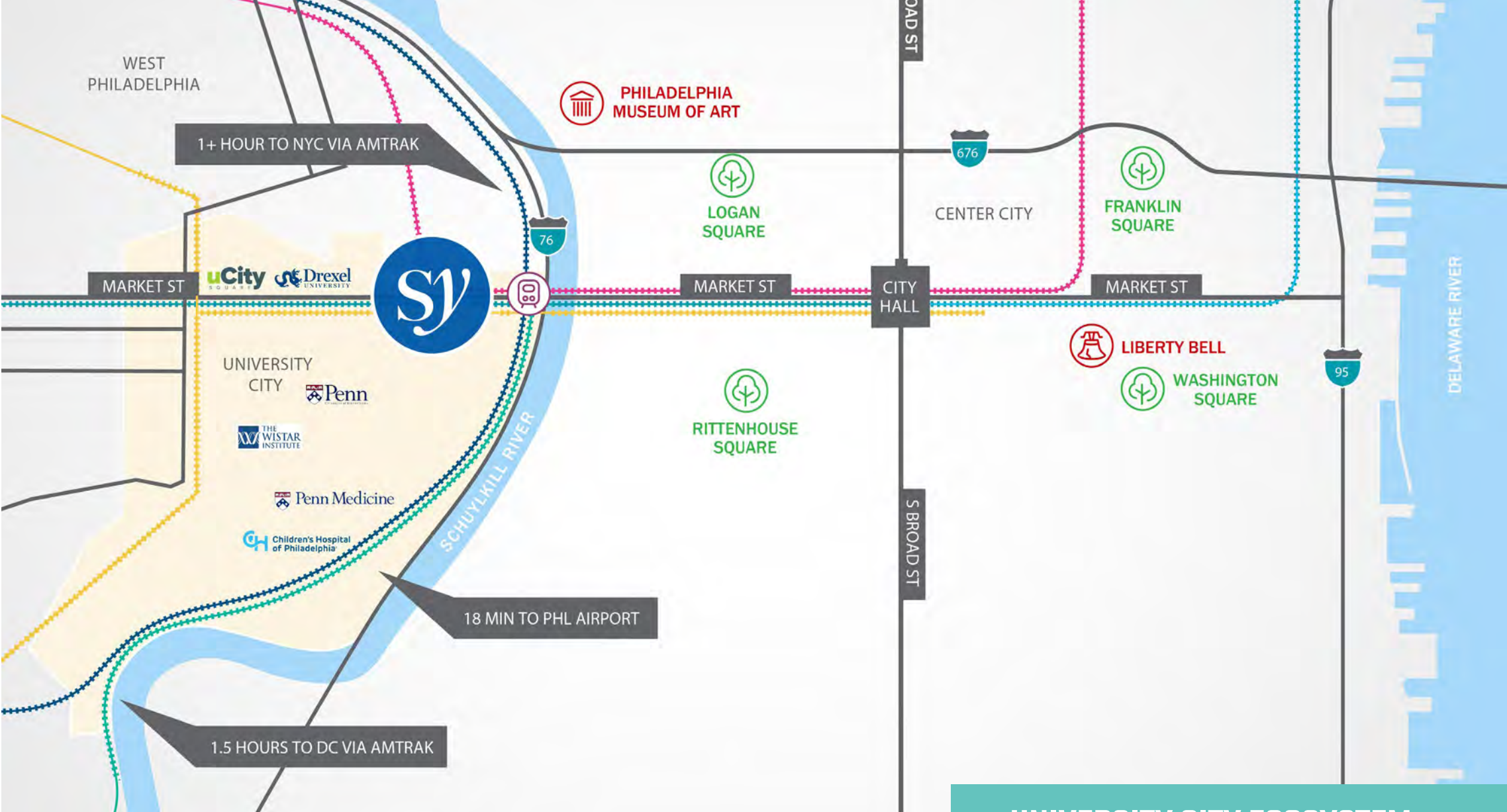
### RESTROOMS

Individual stalls provide maximum privacy, flexibility, and safety



# EMPOWERED BY EDUCATION, IGNITED BY INDUSTRY.

University City's thriving ecosystem, anchored by acclaimed educational and medical institutions, not only attracts talented individuals but also serves as a fertile ground for life science companies. The proximity to top-tier research facilities, access to a skilled workforce, and a supportive network of innovation and funding opportunities make University City an ideal location for the growth and success of life science ventures.



## UNIVERSITY CITY ECOSYSTEM





# LOCATION SPARKS OPPORTUNITY

Ranked as the 4th top life science hub in the nation, **Philadelphia** provides affordability without compromising quality. As the region continues to leverage its competitive edge in life science, the opportunities for business and talent growth are endless.

**1ST**  
FDA APPROVED CELL  
AND GENE THERAPY

**\$47.5B**  
TOTAL NIH FUNDING  
EXPECTED IN 2023

**#1**  
IN NIH GRANTS FOR CELL  
AND GENE THERAPIES

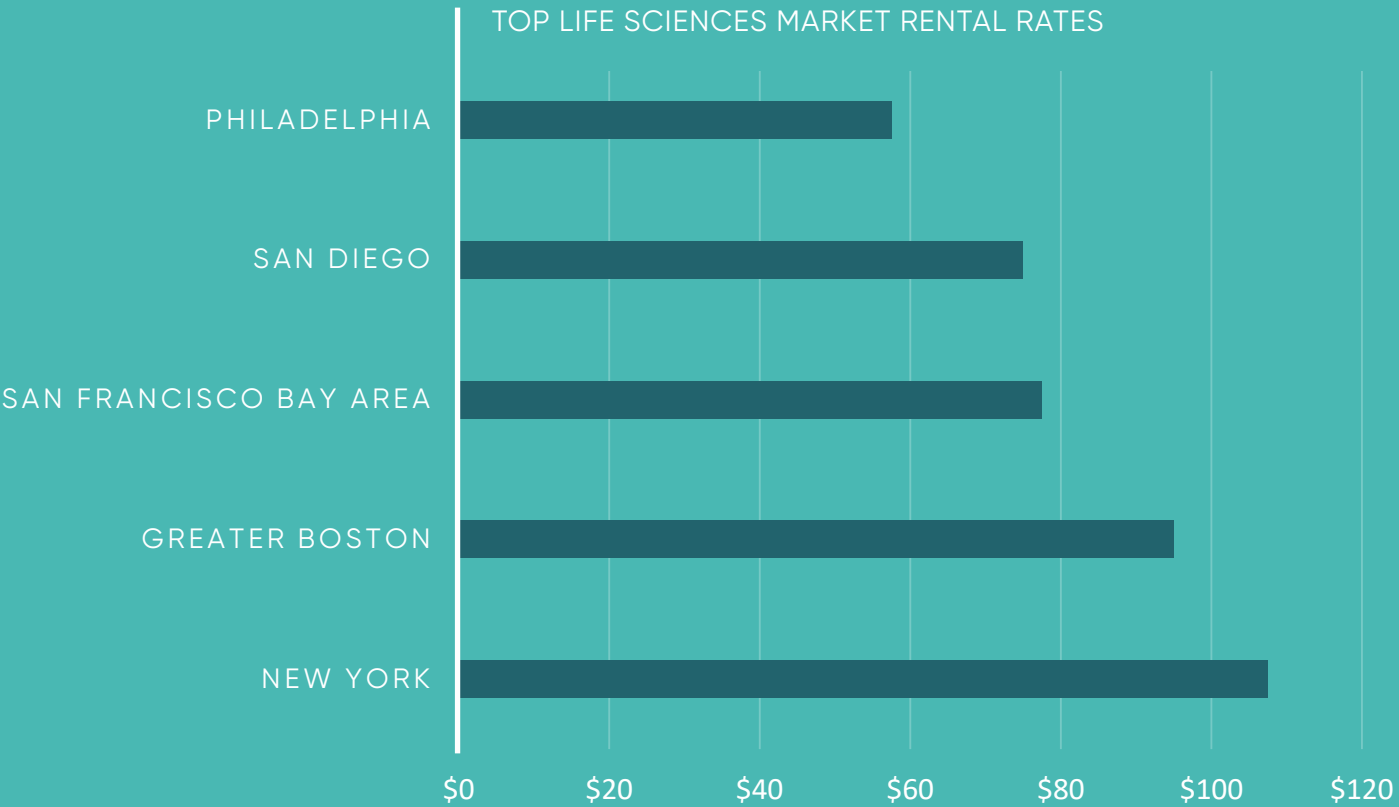
**#2**  
PHILADELPHIA'S LIFE  
SCIENCE CLUSTER RANK  
ON THE EAST COAST

**40,000+**  
TOTAL INDIVIDUALS IN  
PHILADELPHIA WORKING  
IN LIFE SCIENCE

**5x**  
INCREASE IN  
EARLYSTAGE LIFE SCI VC  
FUNDING IN PHILA.



80% of all pharmaceutical  
and biotech companies  
in the U.S. have offices in  
Greater Philadelphia







Ranked #2 Globally  
for Attracting Entrepreneurs and  
Skilled Technology Graduates

# A PLACE FOR FORWARD THINKERS

Philadelphia's **brightest minds** are a block away, with a talent pool of 75,000+ from the University of Pennsylvania & Drexel University. This is a place where individuals, motivated by passion and purpose, come together to lead advancements in science, technology, and business.

**54K**  
ANNUAL GRADUATES  
IN STEM, HEALTH, OR  
BUSINESS

**74%**  
OF UCITY RESIDENTS  
AGES 25+ HAVE A  
BACHELOR'S DEGREE

**731K**  
SCIENCE & ENGINEERING  
RELATED DEGREE  
HOLDERS IN THE REGION

**35%**  
HOLD A GRADUATE  
OR OTHER POST-  
SECONDARY DEGREE

**115%**  
INCREASE IN COLLEGE  
EDUCATED 25-34 YEAR-  
OLDS SINCE 2000

**3,000+**  
INDIVIDUALS IN PHL  
WORKING IN CELL &  
GENE THERAPY





**12**  
CONNECTED  
BUS LINES

**17**  
SUBWAY AND  
RAIL LINES

**3RD**  
BUSIEST AMTRAK  
STATION

**500+**  
DAILY FLIGHT  
DEPARTURES

**4,769**  
PARKING SPACES  
AVAILABLE IN THE  
SCHUYLKILL YARDS  
NEIGHBOHOOD

**85%**  
OF CIRA CENTRE  
TENANTS CHOOSE  
MASS TRANSIT TO  
COMMUTE TO WORK

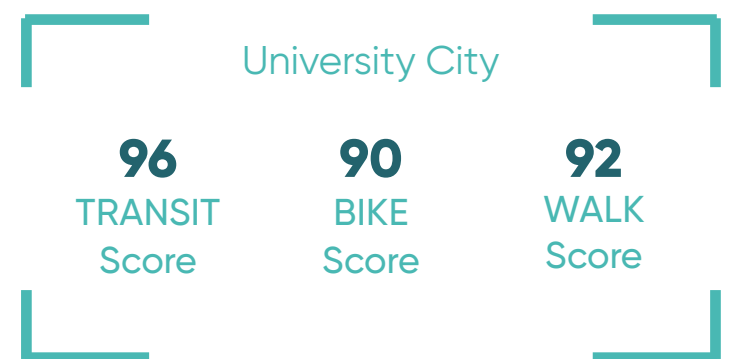
**69%**  
OF UCITY RESIDENTS  
WALK, BIKE OR RIDE  
PUBLIC TRANSIT TO  
COMMUTE TO WORK



FOOT TRAFFIC IN  
UNIVERSITY CITY HAS  
INCREASED 20% OVER  
PRE-PANDEMIC LEVELS

# UNMATCHED CONNECTIVITY

Just across the street from Amtrak's 30th Street Station, Schuylkill Yards is a multi-modal hub, offering unparalleled access via train, mass transit, major highways, bike, and pedestrian routes—making recruitment and doing business along the East Coast that much simpler.







# EXPERIENCES: ALIVE & EXPANDING

3151 Market is steps from some of Philadelphia’s dynamic entertainment and culture offerings. From outdoor dining, to food trucks, local mom and pop shops, renowned restaurateurs, and beyond. There are more than 60 food and beverage options within a 10-minute walk, creating an integrated work-and-life experience for employees.



<b>1,000+</b> HOTEL ROOMS	<b>270+</b> RESTAURANTS & BARS
<b>131</b> SHOPPING RETAILERS	<b>2,500+</b> ANNUAL EVENTS



## SECOND FLOOR LAB SPACE AND CONFERENCE CENTER



## GROUND LEVEL



## GARAGE LEVEL



BRANDYWINE REALTY TRUST | 35



# BUILDING DESCRIPTION

SIZE .....	417,000 RSF
BUILDING HEIGHT .....	225 FEET
STORIES .....	12 plus a mechanical penthouse
PARKING .....	One level of below-grade parking
LARGEST FLOOR PLATE .....	39,000 SF
FINISHED CEILING HEIGHT .....	10 foot floor-to-ceiling heights
ELEVATOR CABS .....	8 passenger, 2 service, 2 parking shuttle
SECURITY .....	24/7 staffed security
CERTIFICATIONS .....	Designed to LEEDv4 Platinum and WELL SILVER
NORMAL POWER SUPPLY .....	Lab – 15 W/SF Office – 6 W/SF

## HVAC SYSTEM

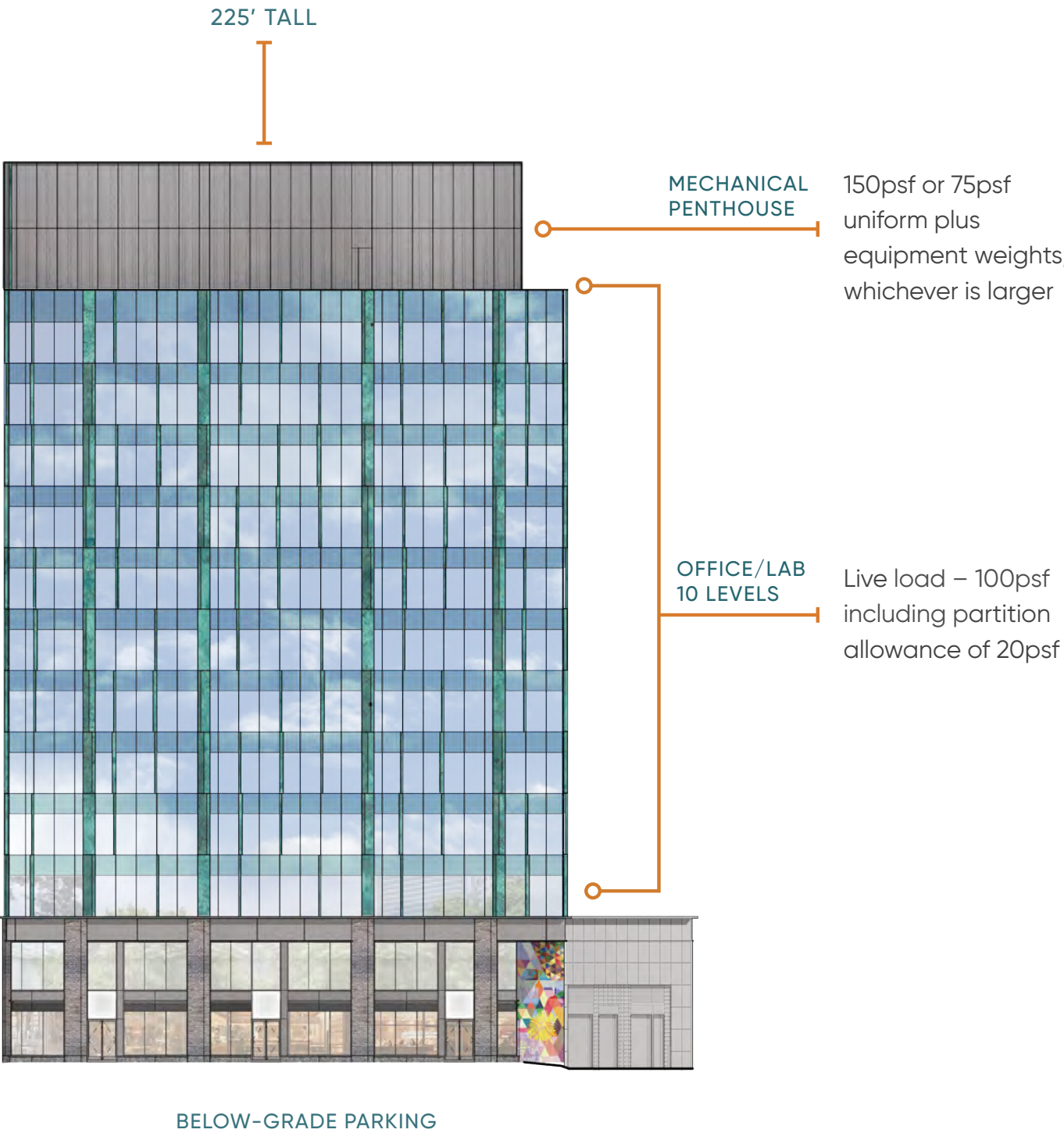
Office/lab tenant floors will be served by a dedicated outdoor air system (DOAS) with terminal heating and cooling equipment. the tenant floors will have two dedicated exhaust risers for specialty exhaust.

Two on-floor, mechanical shafts housing riser connections and catwalk accessible shaft space for future tenant risers.

## ELECTRICAL

Supplied and metered by PECO at 480V. Site infrastructure will include new dual feed 13/2kV primary electric service encased in reinforced concrete duct bank entering the building at the first level below-grade.

Two tenant dedicated shaft locations in upper stack of the building.





# THE TEAM

- Developer: Brandywine Realty Trust
- Architect: Gensler
- General Contractor: Intech
- Civil Engineer: Pennoni
- MEP Engineer: Buro Haphold
- Structural Engineer: LERA



BURO HAPPOLD

INTECH LERA







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## ABOUT BRANDYWINE

Brandywine Realty Trust 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, Washington, D.C., and Austin, TX markets. Organized as a real estate investment trust, we own, develop, lease and manage an urban, town center and transit-oriented portfolio. Brandywine is committed to developing over 3 million square feet of Life Science lab and research space.

[www.brandywinerealty.com](http://www.brandywinerealty.com)

## ABOUT GENSLER

Gensler is a global design and architecture firm covering a broad spectrum of industry sectors. Our designers and strategists work with clients in biotech, pharmaceuticals, and other sectors engaged in science-based R&D to develop design solutions that focus on human experience. We embrace technology advancements and a tested approach to strategic learning from our clients to promote efficiency, collaboration, and innovation.

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