

# NAVY YARD

PHILADELPHIA

**201 Rouse Blvd**  
Philadelphia, PA 19112



ENSEMBLE





Join Philadelphia's Most  
Dynamic Office Market

80,656 SF  
AVAILABLE

201 Rouse Blvd  
Philadelphia, PA 19112

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FOR MORE INFORMATION:

**Nelson Way**

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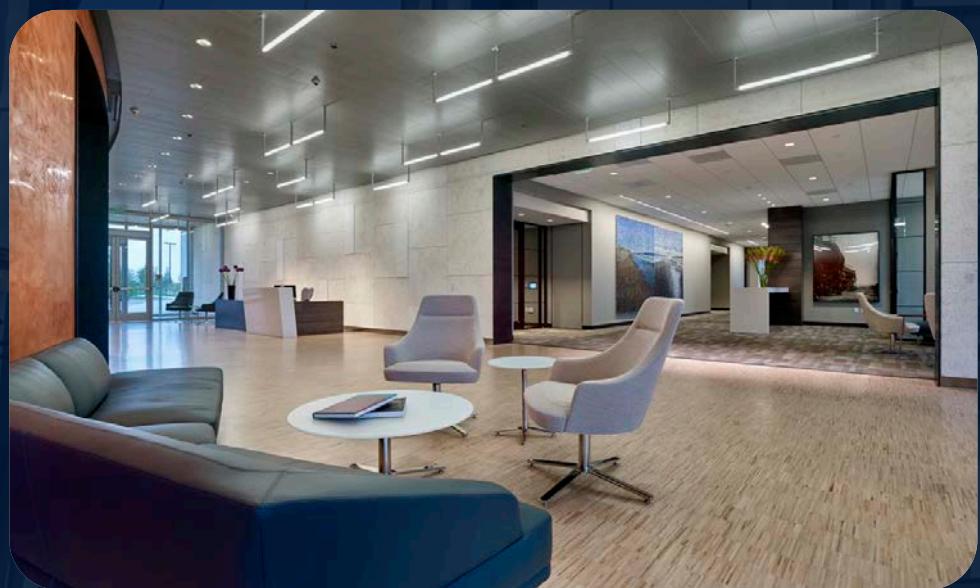
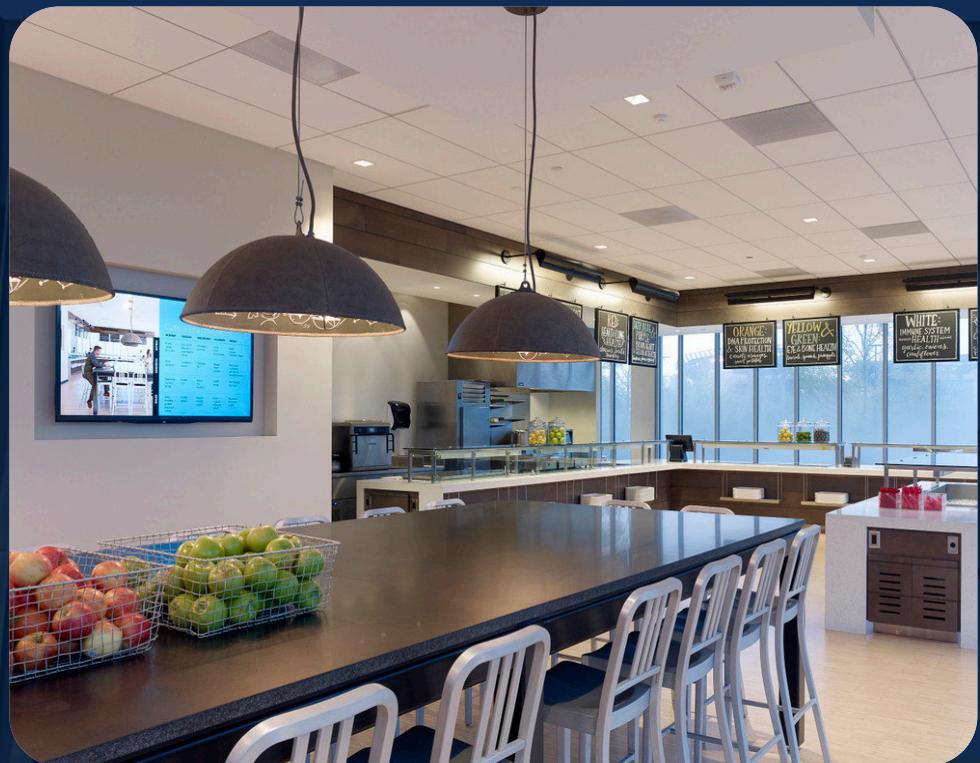


# Property Overview

Built in 2015 and designed by Digsau, 201 Rouse Boulevard is a four-story LEED Gold-certified building offering approximately 80,050 RSF of Class A office space. The Building features a ground floor glass pedestal with three floors of zinc exterior cladding above. Floor to ceiling glass windows maximize natural light. The Building was developed with highly efficient and sophisticated mechanical systems, the use of regional materials for construction, environmentally sensitive landscaping native to the region, and a robust construction recycling program to divert waste from landfills.

Anchoring the intersection of Rouse Boulevard and Intrepid Avenue, 201 Rouse overlooks Central Green Park, a celebrated 5-acre park designed by James Corner Field Operations. The Building's site plan features a pedestrian pathway through a grove of native trees, leading to the main entrance and arrival/drop-off area. Its distinctively angled windows provide sweeping views of Central Green Park, historic buildings, Center City to the north, and the Delaware River to the south. 201 Rouse sits at the heart of the Navy Yard community, designed to foster productivity, innovation, collaboration, and healthy lifestyles.

<b>Building Size</b>	80,656 SF
<b>Floors</b>	4
<b>Year Built</b>	2015
<b>Building Class</b>	A
<b>LEED Certification</b>	Gold
<b>Management</b>	On-site property management
<b>Parking</b>	Free and dedicated on-site parking
<b>Signage</b>	Building signage available

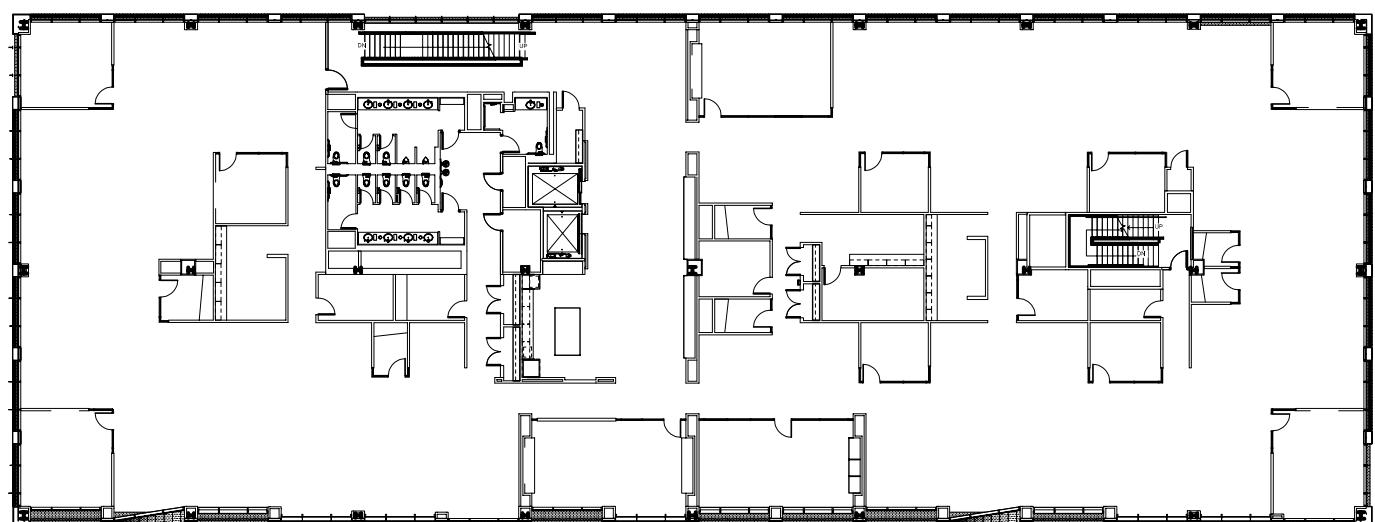
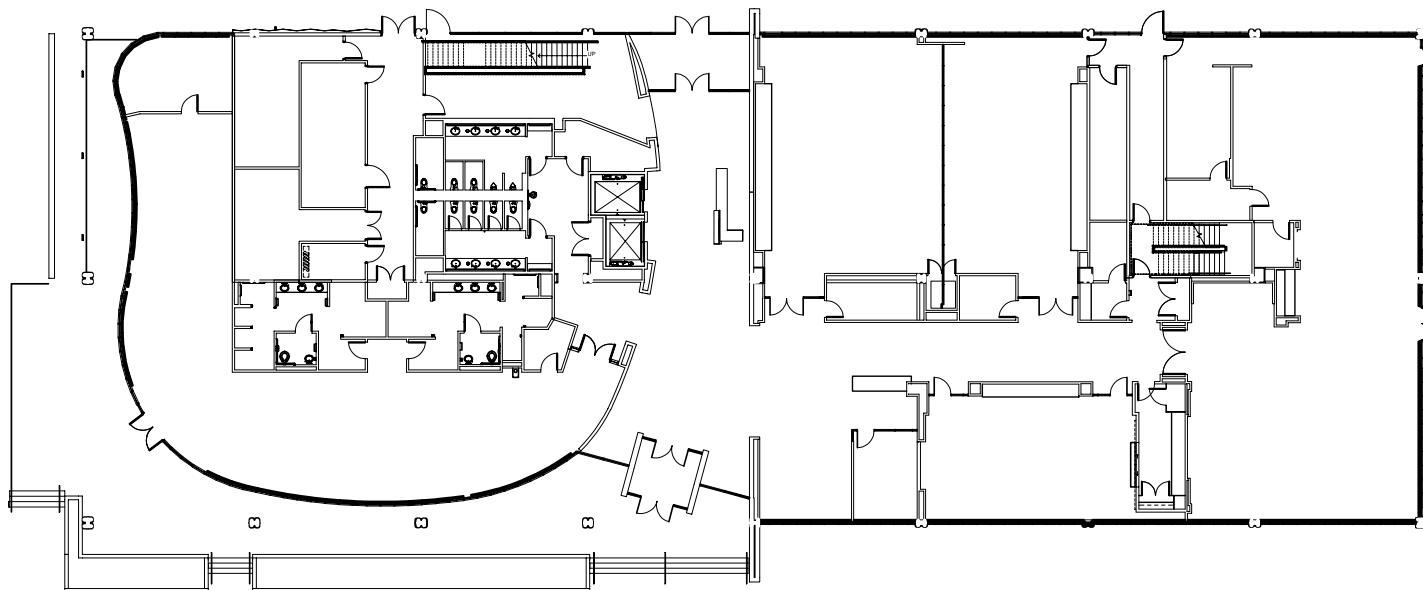


Designed for Connection

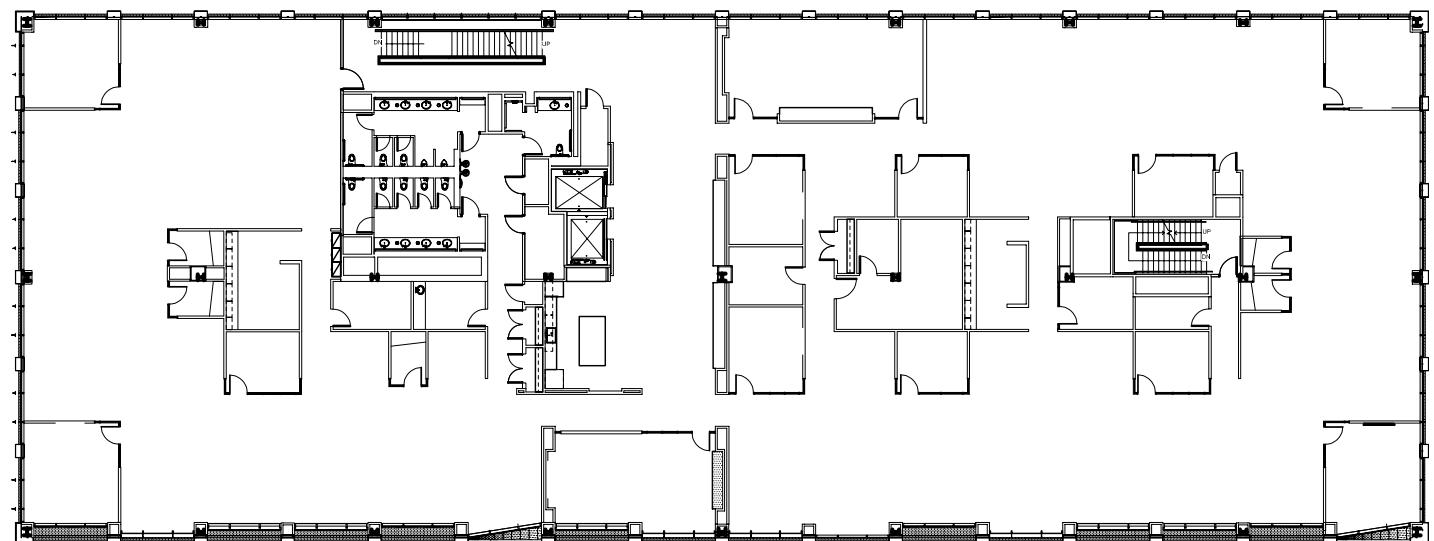
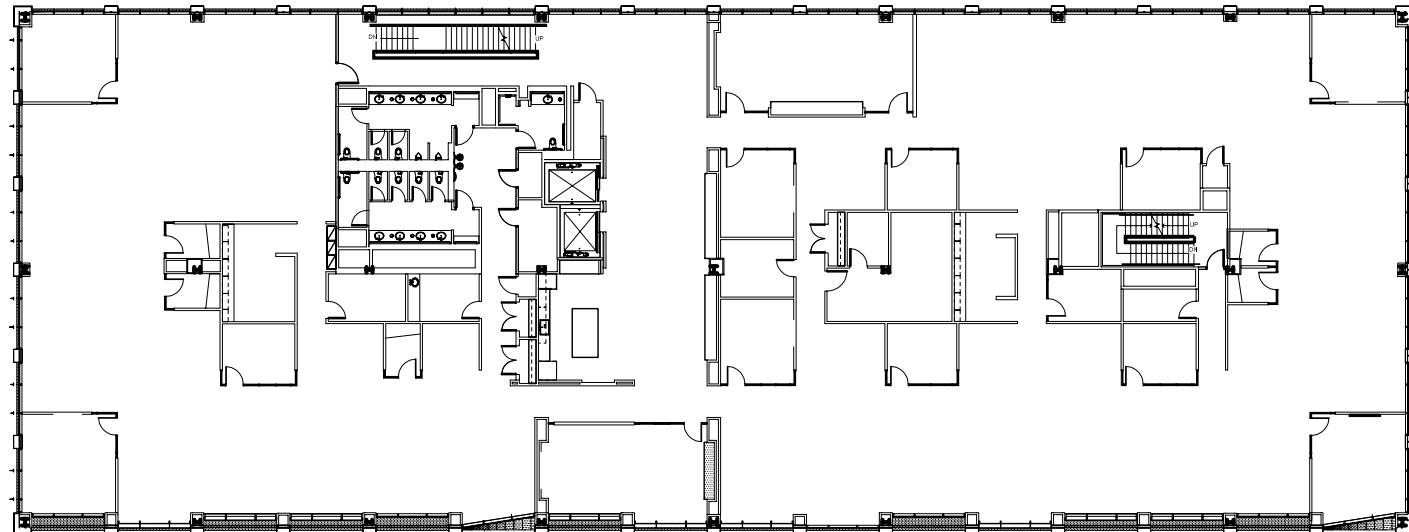
# Modern and Light-Filled Work Spaces



# Floorplans (First & Second Floors)



# Floorplans (Third & Fourth Floors)



# Expansion Opportunities



# 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), 201 Rouse 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:

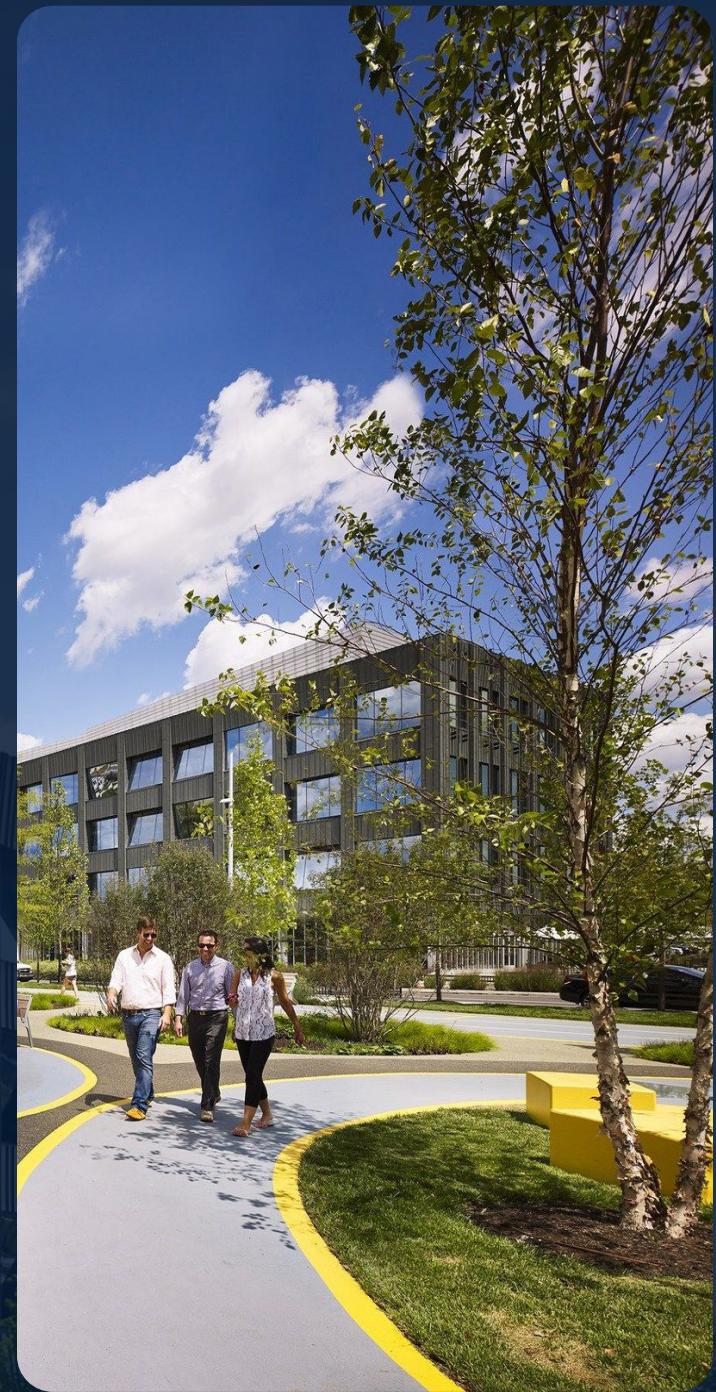
- Net Profits Tax
- Business Income & Receipts Tax
- Use & Occupancy Tax
- Sales, Use, and Hotel Occupancy Tax
- Real Estate Tax



# Taxes Eligible for Abatement Under K0Z

TAX TYPE	TAX RATE & BASE (Before Credit or Abatement)	INDIVIDUAL	C CORP.	S CORP.	PARTNERSHIP
<b>Pennsylvania Corporate Net Income Tax</b>	8.99% of Pennsylvania apportioned income (rate will gradually reduce to 4.99% by January 31, 2031)		X		
<b>Pennsylvania Personal Income Tax</b>	3.07% of Pennsylvania taxable income	X		X	
<b>Pennsylvania Bank &amp; Trust Company Shares Tax</b>	0.95%				
<b>Pennsylvania Mutual Thrift Institutions Tax</b>	11.5% of net taxable income received or accrued				
<b>Pennsylvania Sales and Use Tax</b>	6% of the purchase price of tangible personal property and specified services	X	X	X	X
<b>Philadelphia Net Profits Tax</b>	3.75% of Philadelphia net profits attributable to residents. 3.44% of apportioned Phila. Net profits attributable to non-residents	X			X
<b>Philadelphia Business Income &amp; Receipts Tax</b>	1.415 mills on gross receipts and 5.81% on taxable net income	X	X	X	X
<b>Philadelphia Realty Use &amp; Occupancy Tax</b>	1.21% of assessed value	X	X	X	X
<b>Philadelphia Sales and Use Tax</b>	2% of the purchase price of tangible personal property and specified services	X	X	X	X
<b>Philadelphia Real Estate Tax</b>	1.3998% of assessed value	X	X	X	X

LLC	BUSINESS TRUST	INSURANCE CO.	BANK	MUTUAL THRIFT
X	X			
X				
			X	
				X
X	X	X	X	X
X				
X	X	X	X	X
X	X	X	X	X
X	X	X	X	X
X	X	X	X	X



*Disclaimer: The material contained herein is for informational purposes only and does not constitute tax advice. Please consult with your tax advisor.*



# 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



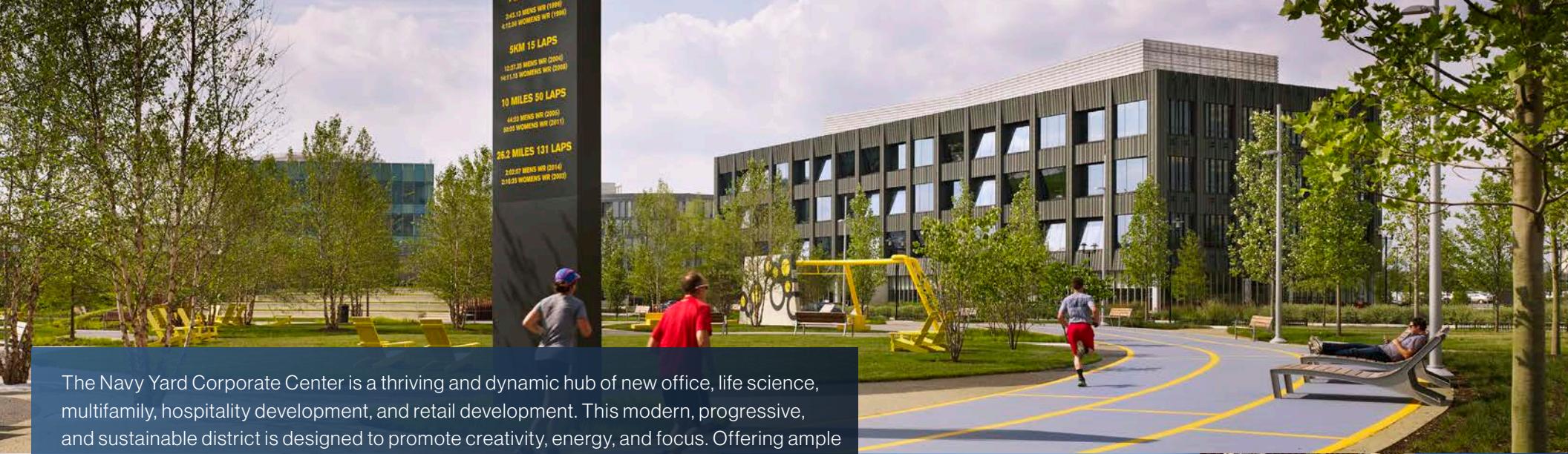
435  
HOTEL ROOMS  
(212 EXISTING ROOMS  
AND 223 ROOMS  
IN DEVELOPMENT)



614  
APARTMENT  
RESIDENCES



50,000  
SQUARE FEET  
OF RETAIL



The Navy Yard Corporate Center is a thriving and dynamic hub of new office, life science, multifamily, hospitality development, and retail development. This modern, progressive, and sustainable district is designed to promote creativity, energy, and focus. Offering ample amenities for employees, the Navy Yard Corporate Center is the optimum workplace.

Jharoka



**GATEHOUSE**  
AT THE NAVY YARD

**COURTYARD**<sup>®</sup>  
BY MARRIOTT



**DiNiC'S**  
ROAST  
PORK & BEEF



**labcorp**

**BISTRO**  
CLASSICS WITH A TWIST

# NAVY YARD

PHILADELPHIA

Regionally, the Navy Yard's position along two major interstates (I-95 and I-76), along with proximity to the airport makes it ideal for travel and commuting:

- New York City - 2 hours
- Wilmington - 30 minutes
- Baltimore - 2 hours
- Washington, DC - 2.5 hours

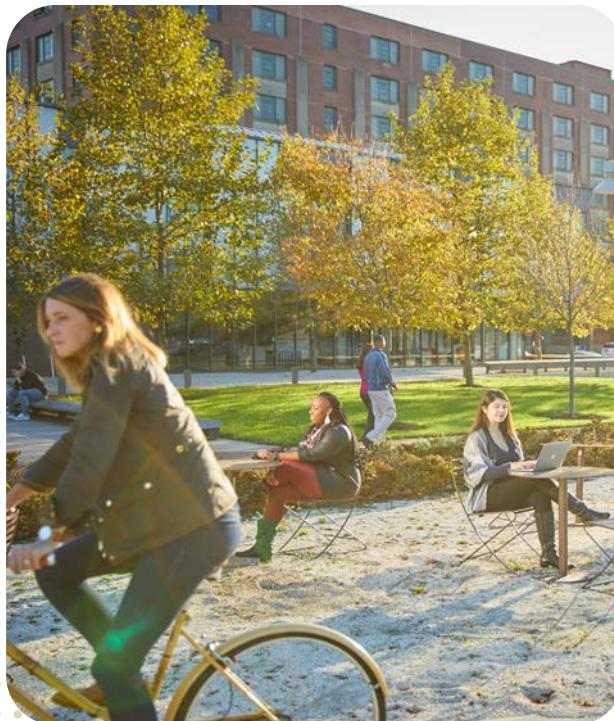
FDR Park, The Stadium District, and the NRG subway station are all within walking distance of 201 Rouse, with ample amenities right within the Navy Yard, including the Courtyard Marriott directly across the street, and the AVE Apartments across Central Green.





# Location Overview

Located in the center of the Philadelphia region along I-95 and I-76, the Navy Yard is minutes from the airport, Center City, and University City providing easy access for employees and business travelers alike. The Navy Yard features a collection of public art installations, rotating outdoor events and wellness programs. The Navy Yard is bike friendly with bike lanes and racks throughout, and two Indego bike share stations for employees and visitors.







Ensemble has been investing in, developing, and managing commercial real estate since 1989. We go beyond the deal to deliver inspiring environments and exceptional experiences for the communities we serve.

40

YEARS OF  
EXPERIENCE

1100

EMPLOYEES

\$2B+

ASSETS UNDER  
MANAGEMENT

3.6M SF

OF DEVELOPMENT  
DELIVERED

12

OPERATING IN  
12 MARKETS

58

DEVELOPMENT  
PROJECTS



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