

A CHANCE TO BE PART OF PHILLY'S NEWEST RETAIL & ENTERTAINMENT HUB

THE QUARTERMASTER @ 21ST & OREGON

South Philadelphia, Philadelphia 19145

MPN
MALLIN PANCHELLI NADEL
REALTY



Powered by Discovery, Driven to Innovation



What is The Quartermaster Science + Technology Park?

Once a critical military logistics center, this South Philadelphia campus is listed on the National Register of Historic Places and is now home to the \$250 million redevelopment hub. It includes six Art Deco style buildings surrounding an iconic central clocktower. Boasting about 1 million SF over 24-acres, the campus features retail space, creative experiential space, bio/lab offices, and a plethora of parking.

NADIA BILYNSKY 267.546.1718 ■ nbilynsky@mpnrealty.com **VERONICA BLUM** 267.238.1728 ■ vblum@mpnrealty.com **KYLE RUFFING** 267.546.1719 ■ kruffing@mpnrealty.com

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The Draw of The Quartermaster Science + Technology Park



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What's Being Offered

- » Retail space, creative experiential space, bio/lab offices, and plenty of parking
- » Seeking restaurants, breweries, retail operators, experiential creative interactive users & fitness users
- » 5,000 to 380,000 +/- SF space available for lease. Spaces divisible



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Potential Brewery Rendering



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Site Plan

CLOCK TOWER/BOILER ROOM: BUILDING #8

High space boiler

- 14,770 +/- SF
- 50' ceiling height

Boiler Room North/South

- 16,760 +/- SF
- 20' ceiling height

Base of Clock Tower

- 8,150 +/- SF per floor (4 stories)

Clock Tower

- 8 levels - above base
- approximately 20,000 +/- SF

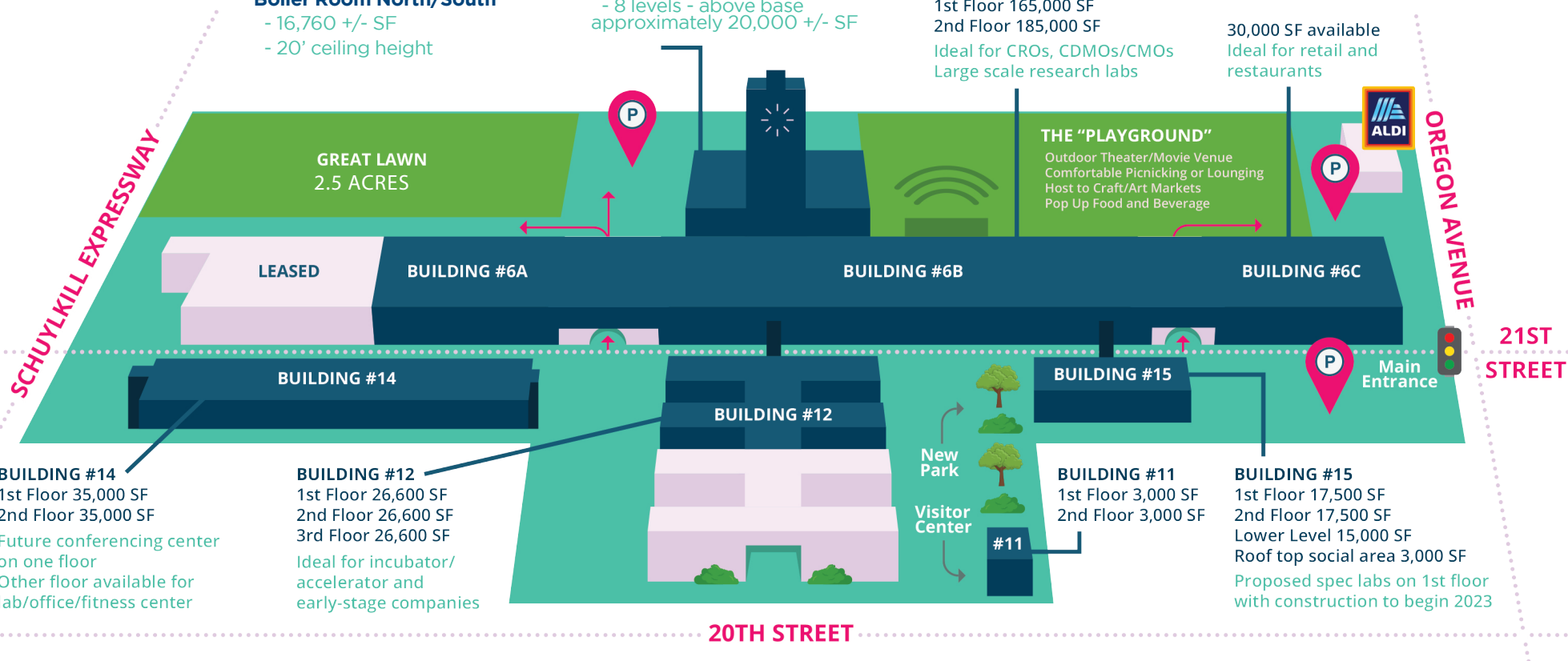
BUILDING #6

- 1st Floor 165,000 SF
- 2nd Floor 185,000 SF
- Ideal for CROs, CDMOs/CMOs
- Large scale research labs

- 30,000 SF available
- Ideal for retail and restaurants

THE "PLAYGROUND"

- Outdoor Theater/Movie Venue
- Comfortable Picnicking or Lounging
- Host to Craft/Art Markets
- Pop Up Food and Beverage



BUILDING #14
1st Floor 35,000 SF
2nd Floor 35,000 SF
Future conferencing center
on one floor
Other floor available for
lab/office/fitness center

BUILDING #12
1st Floor 26,600 SF
2nd Floor 26,600 SF
3rd Floor 26,600 SF
Ideal for incubator/
accelerator and
early-stage companies

New Park
Visitor Center
#11

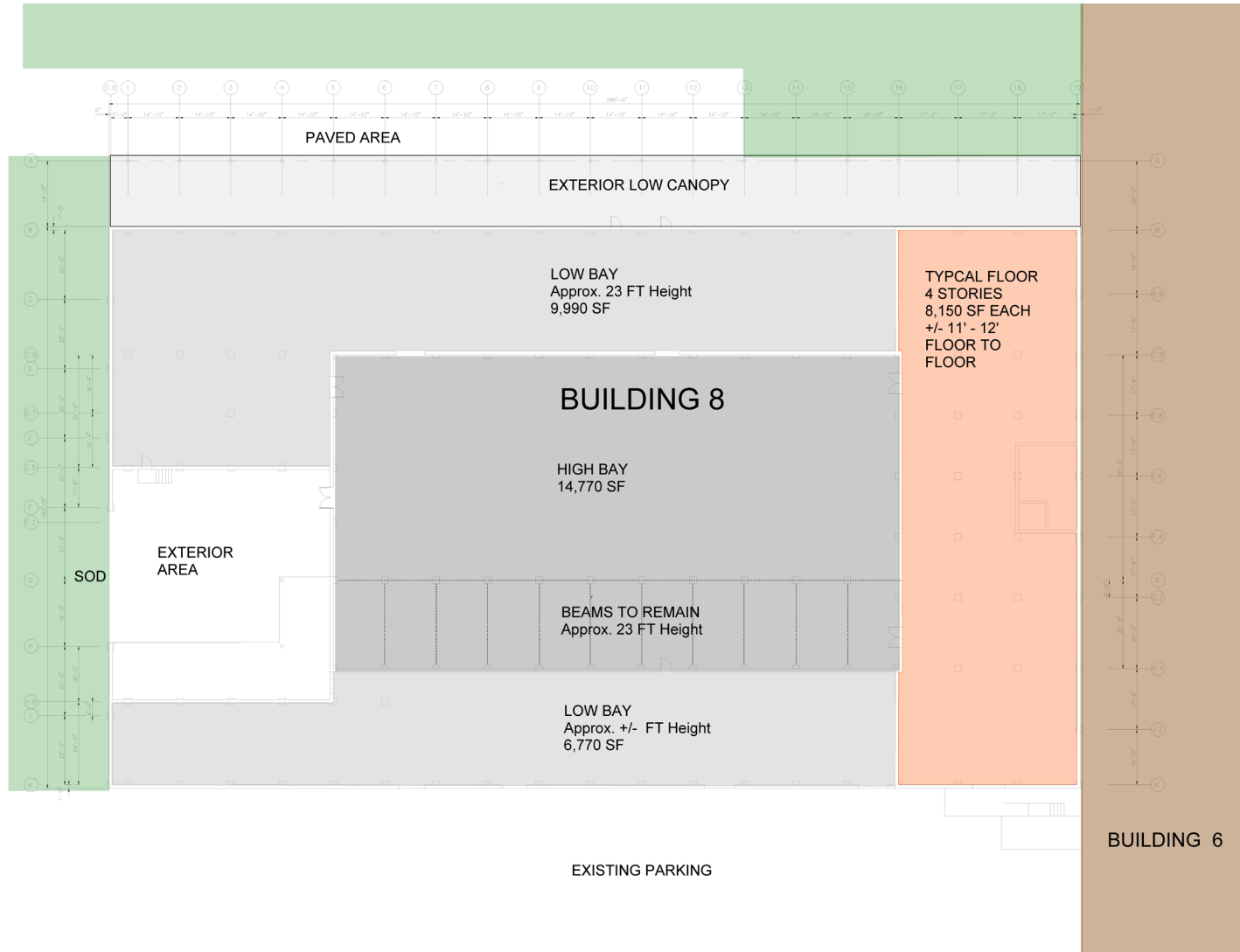
BUILDING #11
1st Floor 3,000 SF
2nd Floor 3,000 SF

BUILDING #15
1st Floor 17,500 SF
2nd Floor 17,500 SF
Lower Level 15,000 SF
Roof top social area 3,000 SF
Proposed spec labs on 1st floor
with construction to begin 2023

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Building 8 Floor Plan [\(click to enlarge\)](#)



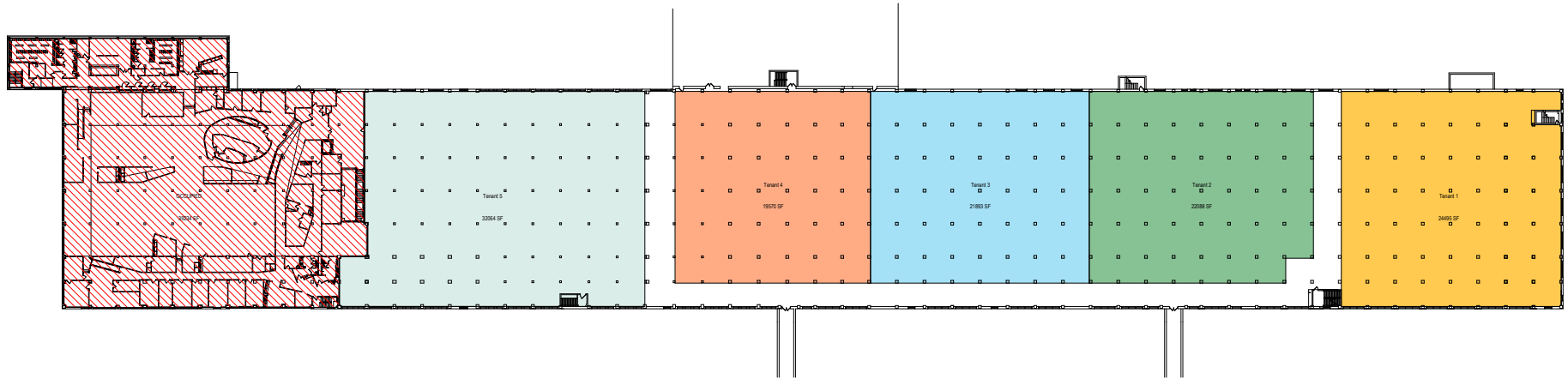
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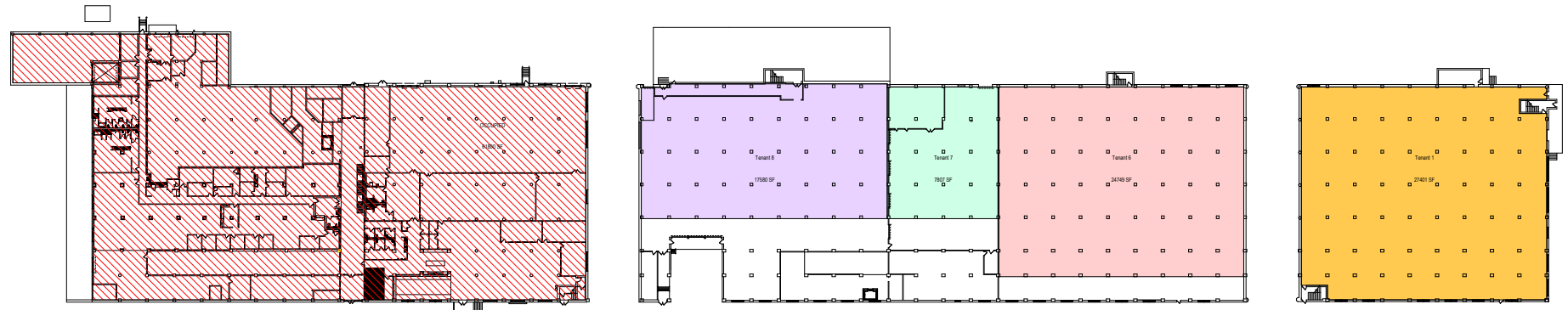
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Building 6 Floor Plans with Potential Brewery Layout [\(click to enlarge\)](#)



2 SECOND FLOOR PLAN
AD103 SCALE: 1/32" = 1'-0"



1 FIRST FLOOR PLAN
AD103 SCALE: 1/32" = 1'-0"

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Quartermaster Science + Technology Park Overview



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



24 acres
including
6 acres of
green space



1 million SF
in 6 buildings



Wet & dry labs
for research
and development



From start-ups
to full-scale
research and
development
and bio-manufacturing



Planned
restaurants,
boutique hotel
and other
amenities



On-site
parking



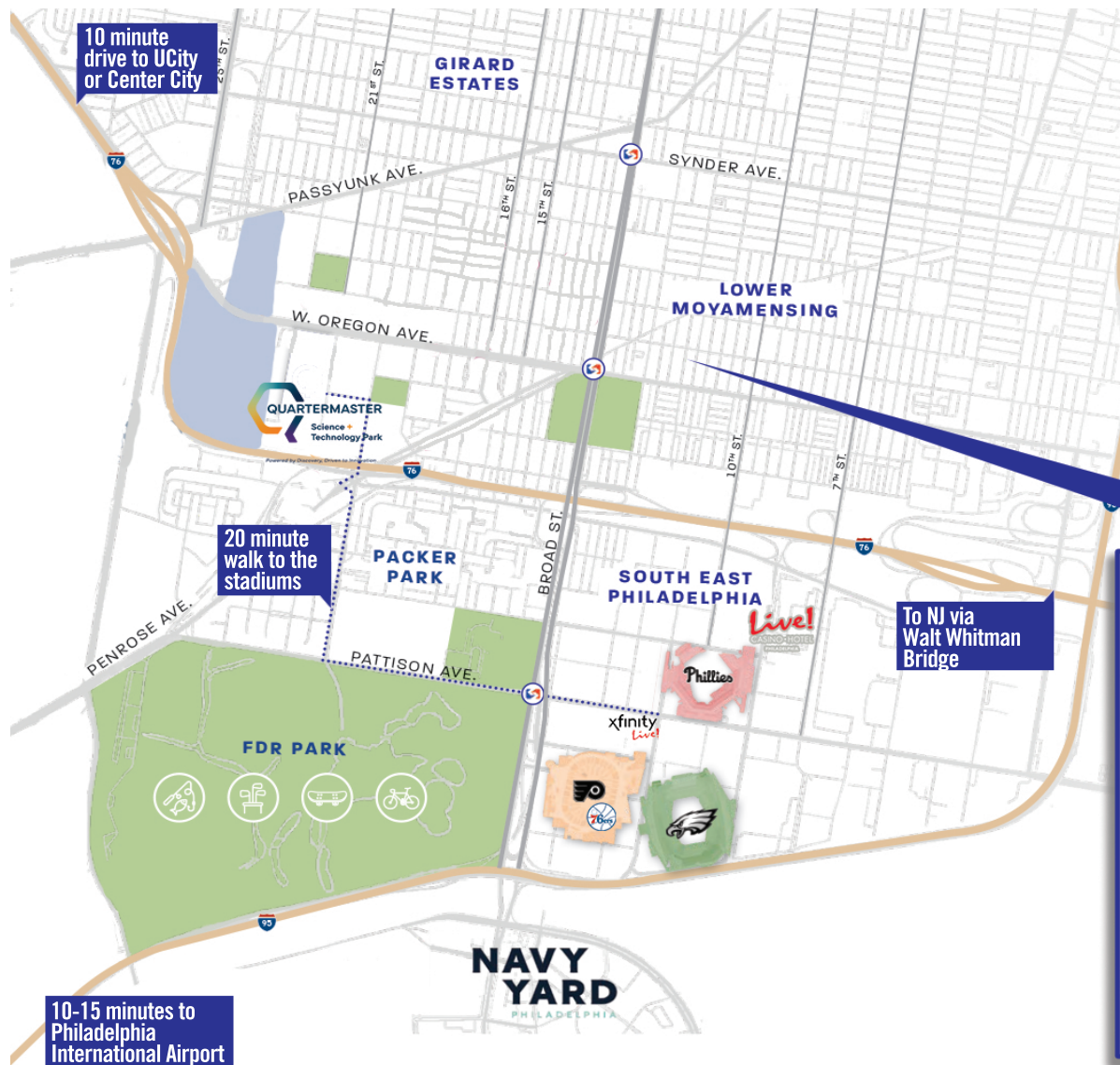
On-site new
Aldi
supermarket

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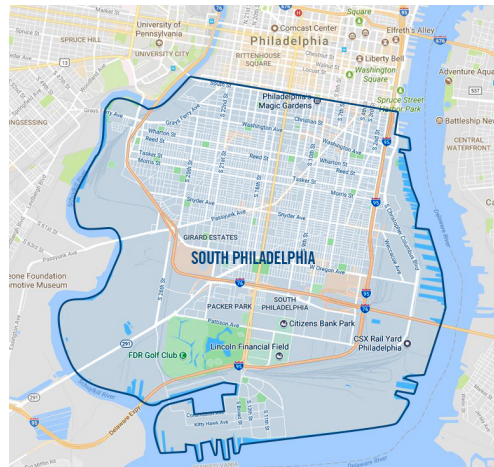
Location

The Quatermaster property is located at 20th & Oregon between Center City, University City and the Navy Yard. It has immediate access to I-76 making the drive into the heart of Center City and New Jersey in just a few minutes. Buses are located right outside the gates that run to all corners of the city. The stadiums are accessible by bus, car or on foot.

The Girard Estate neighborhood has been described as a leafy oasis of Philadelphia with the commercial corridor position providing a plethora of amenities.



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About South Philadelphia

South Philly, bounded by South Street to the north, the Delaware River to the east and south, and the Schuylkill River to the west, began as a satellite town of Philadelphia to accommodate the population growth and urban development toward the end of Industrial Revolution as well as the influx of working class laborers and immigrants looking for jobs.

The area continued to grow, becoming a vital part of Philadelphia's large industrial base and attracting immigrants which became the basis of South Philadelphia's unique and vibrant culture that developed over the next several decades.

Today, recent revitalization of Center City Philadelphia and the subsequent gentrification of adjacent neighborhoods has also led to dramatic rises in prices of housing in the neighborhoods of historic Queen Village, Bella Vista, and some other northern parts of South Philadelphia, leading to an influx of young urban professionals in those more northern neighborhoods.

South Street has long been considered the border between South Philadelphia proper and Center City. Many bars, nightspots, shops, and restaurants are located along this neon-lit hotspot, with occasional live music venues along the way.

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Philadelphia is Life Sciences Cluster

- » Quartermaster is setting the stage for a community of life science focused businesses to become Philadelphia's retail and entertainment hub.
- » Ranked 5th top life sciences cluster in the U.S. (JLL report '22)
- » Leading gene and cell therapy hub
- » > 10 million sf of research space with 2+million in development
- » > \$875 million in annual biomedical VC funding
- » > 52,000 biomedical industry employees
- » \$2+ billion NIH funding
- » University of Pennsylvania ranked 6th by NIH with \$553 million and >1,100 awards
- » 10 medical centers, 14 major health systems,
- » 118 hospitals, 7 children hospitals, 4 NCI designated cancer centers
- » 7 medical schools, 1 of every 6th doctor is trained in Philadelphia



Philadelphia By The Numbers

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



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



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



Home to
Fortune 500
Company HQs



5 professional
sports teams



42 million
domestic
tourists
who spent
\$6.8 billion
annually



Philadelphia
Int'l Airport



Philadelphia
International
Airport
served
19.6 million
passengers
in 2021
500 flights/day



The number
keeps
growing





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Fortune 500 Companies Here in Greater Philadelphia Region



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