



WHERE IDEAS CONVERGE.

Schuylkill Yards

A Development of **BRANDYWINE REALTY TRUST**

INTRODUCTION

Schuylkill Yards is a next-generation innovation community, intentionally designed and holistically created from the ground up by Brandywine Realty Trust, who was designated as master developer by Drexel University, the project's primary landowner. As part of the larger Philadelphia innovation ecosystem expanding on both sides of the Schuylkill River, the location in University City is unmatched because of its connection between the city's economic and education centers, while sitting at the region's major transportation hub. This nexus drives economic activity and growth for the city, and is buoyed by access to talent and capital. As curators of the neighborhood, Drexel and Brandywine are committed to embracing a culture of ideas and to ensuring that this community of startups, established companies, researchers, artists, residents and visitors is inclusive and diverse so that innovation, creativity and opportunity is available to all.



HUMAN CAPITAL

As Schuylkill Yards becomes the center of Philadelphia's innovation economy, University City's remarkable student population will feed the growing demand for a highly educated and skilled workforce.

#1
Top city in US for millennials

40%
Millennial population of University City

64%
Of college graduates stay in the region

1,650
Institutions participating with Drexel Co-op Program

77K
Total University City employment

54K
Life sciences workers in Philadelphia

56%
University City residents have Bachelor's degree or higher

11M
Passengers in 2015

3RD
Busiest Amtrak Station

1+
Hours to NYC

1.5
Hours to DC

18
Minutes to ✈️

95
Transit score

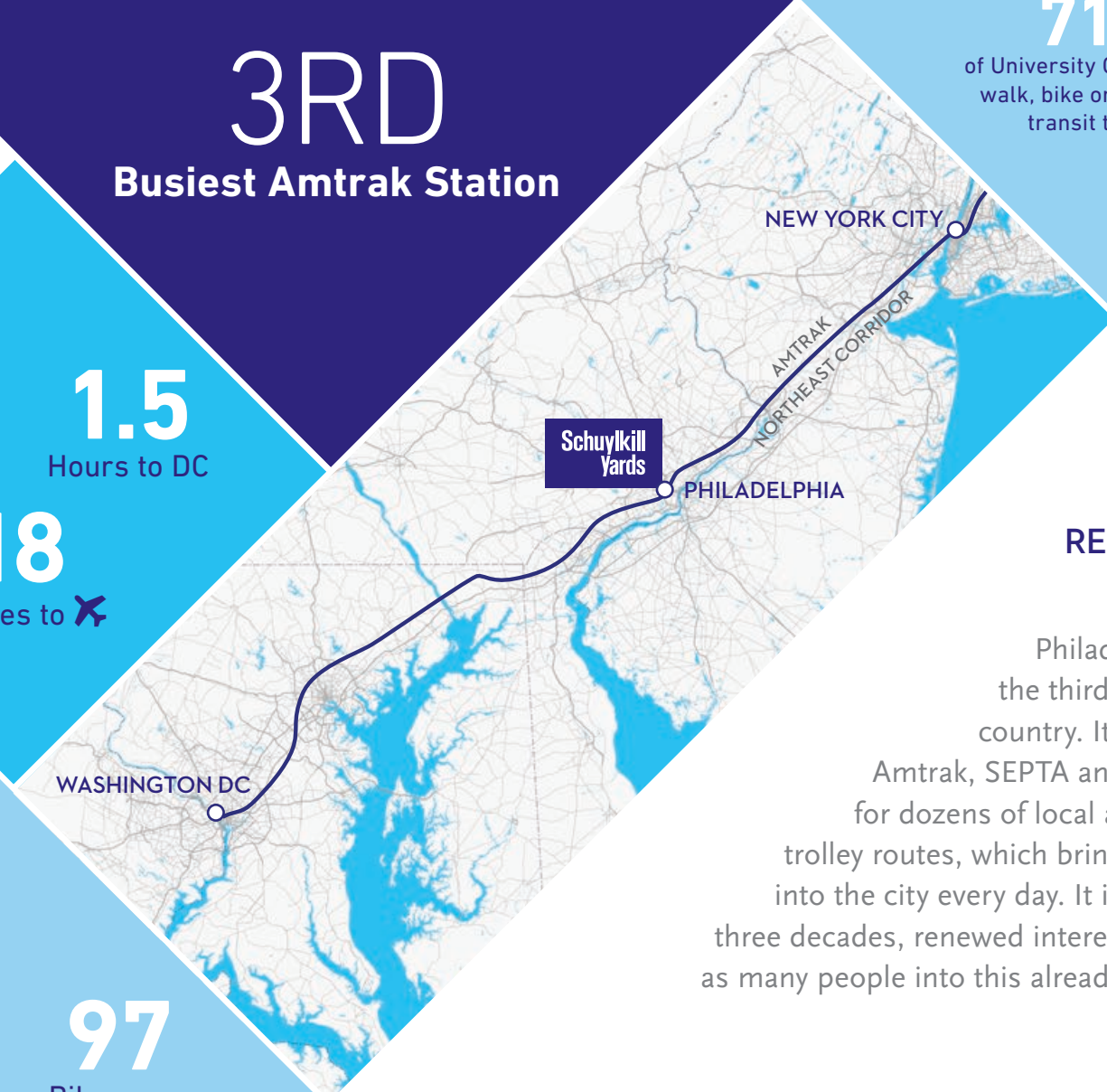
92
Walk score

97
Bike score

20
Minute median resident commute time

#1
Big city for bicycle commuting in America

71%
of University City residents walk, bike or ride public transit to work



REGIONAL CONNECTIVITY

Philadelphia's 30th Street Station is the third-busiest Amtrak station in the country. It houses direct connections to Amtrak, SEPTA and NJ TRANSIT, and is a nexus for dozens of local and regional bus, subway, and trolley routes, which bring tens of thousands of people into the city every day. It is estimated that over the next three decades, renewed interest in rail travel will bring twice as many people into this already bustling transportation hub.

QUALITY OF LIFE

Schuylkill Yards is a thriving community that combines living, working, and fun. It is a place to enjoy a wide array of amenities and amazing skyline views.



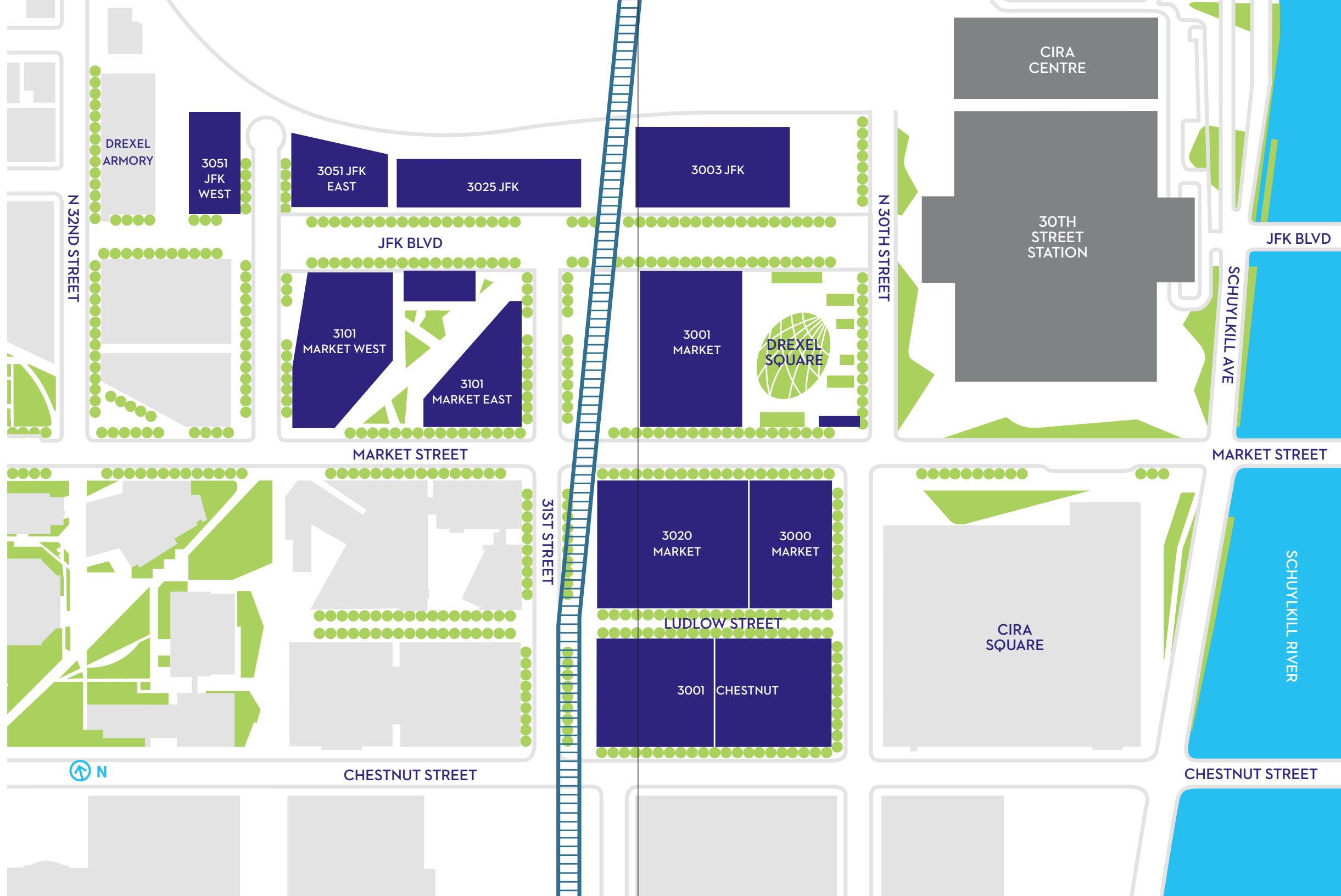
Photo by Chris Richman, courtesy University City District



268 Restaurants & Bars in University City
OVER 1000 Hotel Rooms

88% Retail ground floor occupancy
30TH & MARKET
 Highest hourly pedestrian counts in University City

Rendering, 3003 JFK Boulevard



SCHUYLKILL YARDS
MASTER PLAN

14 Acres
6.9 M SF Total

987 K SF Innovation Space
2.8 M SF Office

1.6 M SF Residential
247 K SF Hotel

1 M SF Lab
132 K SF Retail

6.5 ACRES
of Greenspace & Improved Streetscape



KOZ - KEYSTONE OPPORTUNITY IMPROVEMENT ZONE ABATEMENTS AVAILABLE AT SCHUYLKILL YARDS:

Business in a KOZ receive greatly reduced or tax-free status.

Waived or Reduced Taxes Include:

PA State Tax Abatements:

- PA Corporate Net Income Tax
- PA Personal Income Tax (Partnerships & Sole Proprietors)
- PA Sales & Use Tax
- PA Mutual Thrift Institutions Tax
- PA Insurance Premiums Tax

Philadelphia Tax Abatements:

- Business Income & Receipts Tax
- Philadelphia Net Profits Tax
- Philadelphia Real Estate Tax
- Philadelphia Sales & Use Tax

KIZ - KEYSTONE INNOVATION ZONE ABATEMENTS AVAILABLE AT SCHUYLKILL YARDS:

Tech & Life science business in a KIZ earn up to \$100,000 in saleable tax credits.



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