

NAVY YARD

PHILADELPHIA

1200 Intrepid Ave
Philadelphia, PA 19112





Join Philadelphia's Most Dynamic Office Market

1200 Intrepid Ave
Philadelphia, PA 19112

FOR MORE INFORMATION:

Nelson Way

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Property Overview

Designed by the acclaimed Danish architect, Bjarke Ingels Group, 1200 Intrepid Avenue offers a thoroughly modern, innovative, and sustainable work environment located in the heart of the the Navy Yard. Natural light floods the central core of the building on every floor and design touches throughout provide a distinctive connection to the Navy Yard's rich history.

Building Size	91,971 SF
Floors	4
Year Built	2016
Building Class	A
LEED Certification	Gold
Management	On-site property management
Parking	Free on-site parking
Finished Floor Height	10'



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**
(COMING IN 2025)



50,000
**SQUARE FEET
OF RETAIL**
(EXISTING &
DELIVERING 2025)



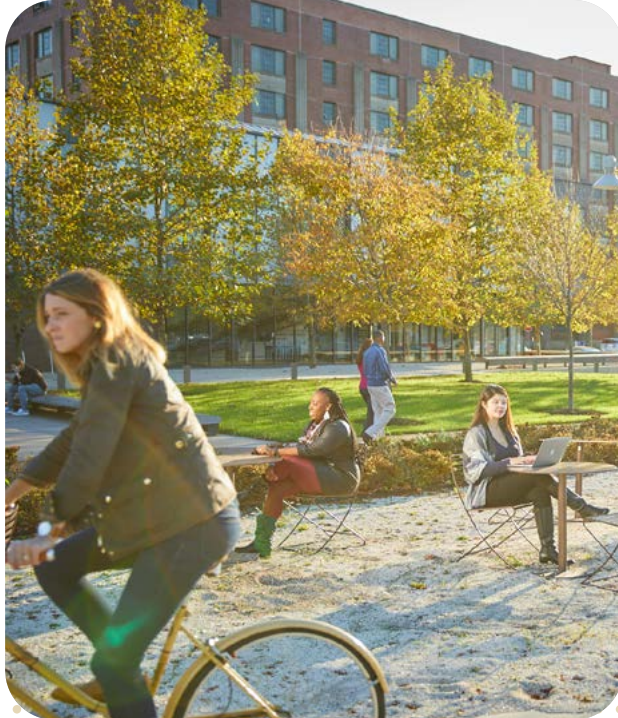
The Navy Yard Corporate Center is a thriving and dynamic hub of new office, life science, multifamily, hospitality development, and retail development. This modern, progressive, and sustainable district is home to approximately 3,500 employees. Designed to promote creativity, energy, and focus, the Navy Yard Corporate Center is the optimum workplace.



Dining options include Gatehouse, DiNic's, Jharoka, Shop 543, Courtyard Bistro, and numerous rotating lunch trucks. Additional dining and retail are planned to open in 2025.

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

\$2B+
ASSETS UNDER
MANAGEMENT

12
OPERATING IN
12 MARKETS

1100
EMPLOYEES

3.6M SF
OF DEVELOPMENT
DELIVERED

58
DEVELOPMENT
PROJECTS

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