



TINICUM
PHL • PA

441,000 RSF
Full-Building HQ

COMING AVAILABLE IN 2024 • SOAR FROM HERE



**CUSHMAN &
WAKEFIELD**

PROPERTY INTRODUCTION

Never-Before-Available Mission Critical Workplace

Coming available in 2024, 8800 Tinicum is reshaping to suit its next generation of tenants under the direction of nationally recognized, award winning asset manager The RMR Group.

8800 Tinicum presents a 24-hour facility that boosts reach and momentum for diverse life science, tech and professional companies alike.



FULL BUILDING AVAILABILITY • FROM 25,000 RSF TO 441,000 RSF



AREA REACH

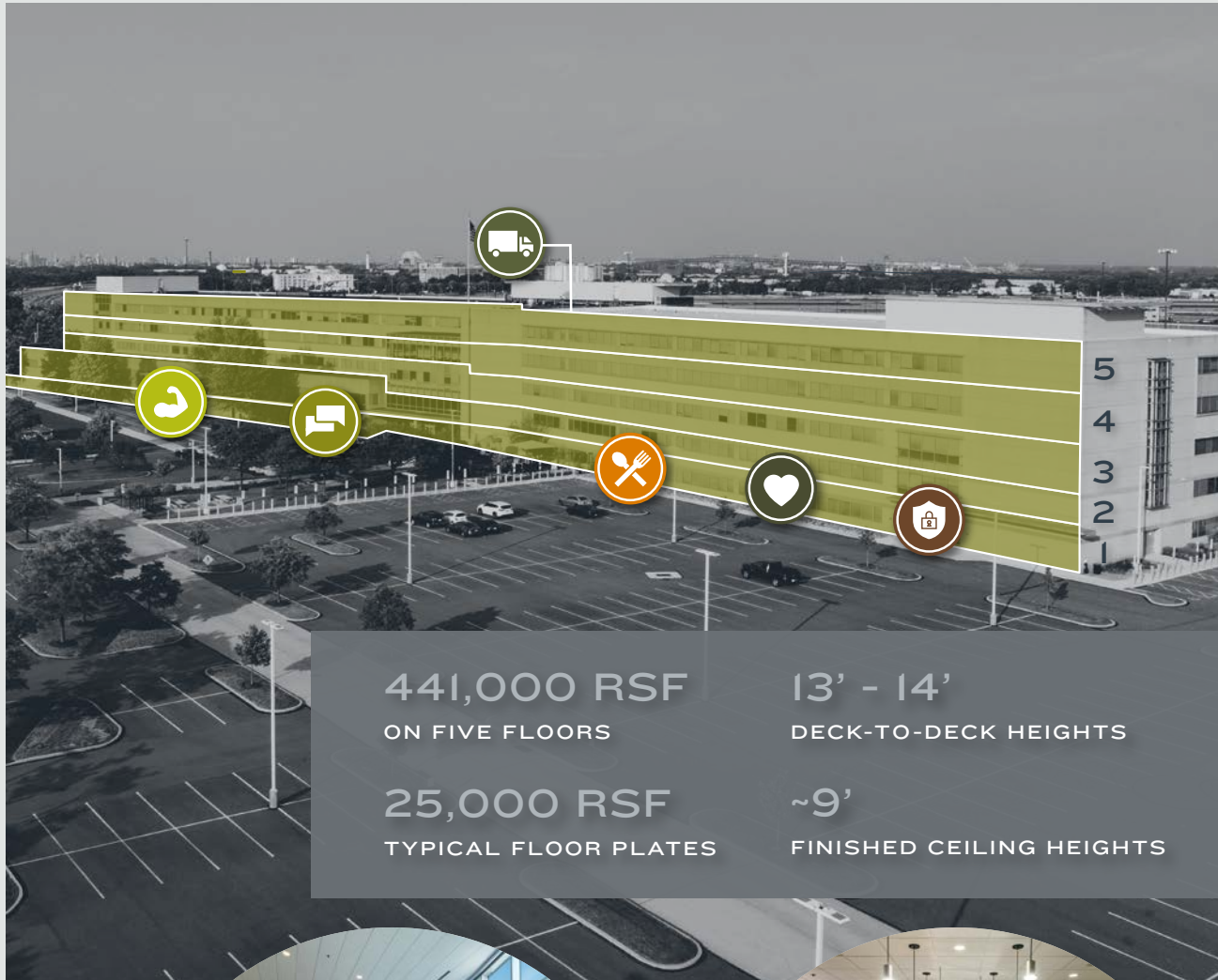
Positioned directly across from the Philadelphia International Airport

8800 Tinicum's excellent air and vehicular access along I-95 provides reach to strong human capital in the tri-state area and beyond.



BUILDING FEATURES

Outfitted to enhance the momentum of corporate teams, 8800 Tinicum provides upgraded systems and amenitized tenant experiences.



ADVANCED SYSTEMS AND ATTRIBUTES

- Redundant power including eight on-site generators
- Dual 13.2KV underground feeds for electric
- 12 New cooling towers with MERV 13 filtration systems upgraded in 2020-2021
- Nine elevators total with seven passenger-dedicated and two freight
- 3.5/1,000 Parking Ratio
- Bike storage on-site
- WiFi-equipped
- Ample window lines
- Flexible floor plates

FIRST FLOOR AMENITIES KEY



Fitness Center



Loading Dock



Conference Center



Childcare



Cafe



Security Office

WHY PHILLY

Discover What Makes Philly a Rapidly Expanding Hub for Employers

With affordable housing, highly-rated universities and quality career opportunities spanning Bio Tech, Life Science and Professional Service industries, discover what makes Philly a top East Coast destination.

PROMINENT PHILLY LOCATION WITH TRI-STATE ACCESS



POOLING EDUCATED TALENT BASE (POPULATION 25+)

BACHELORS DEGREE — 38.7%

POST-GRAD DEGREES — 13.6%

TOP EMPLOYERS



LOCAL EMPLOYEES

Penn- 47K

Jefferson- 32K

CHOP- 22K

Comcast- 16K

Virtua- 15K

Tower- 14K

Vanguard- 11K

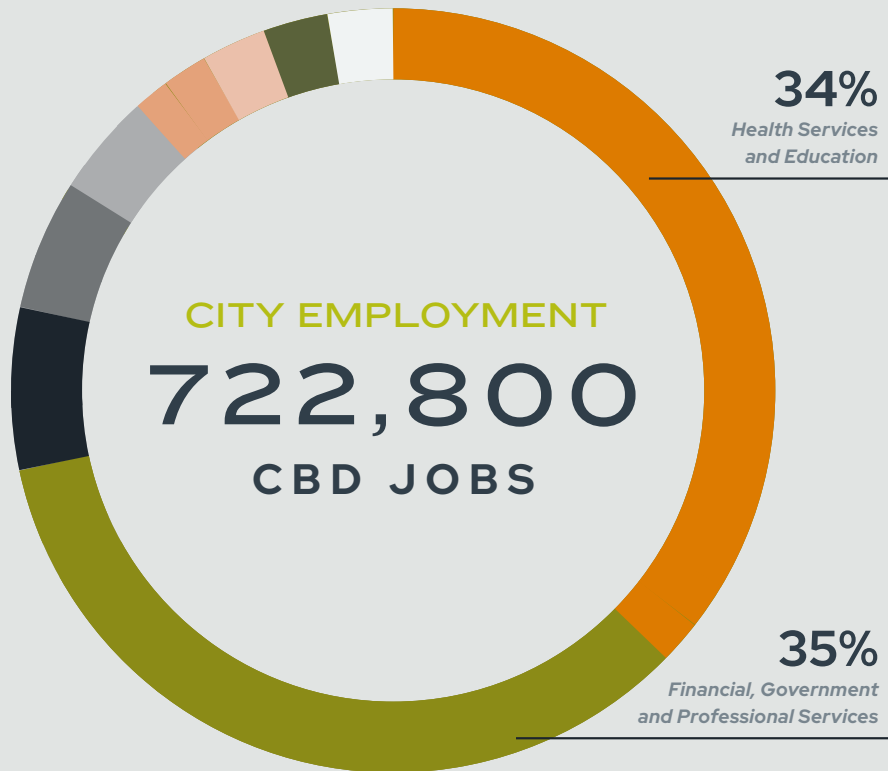
Temple- 11K

Einstein- 9K

**Cushman & Wakefield Sourced Data from US Census Bureau*

WHY PHILLY

A Magnet for Life Sciences, BioTech and Office Users



KEY

8% Lesiure, Hospitality	4% Other Services	2% Mining, Logging, Construction
7% Retail Trade	2% Manufacturing	
6% Wholesale Trade, Transportation, Utilities	2% Information	

Life Sciences/Biotech

LIFE SCIENCES/BIOTECH EMPLOYMENT

\$807.6M in earnings

\$920.8M in total GRP

NATIONAL HOTSPOT FOR BIOTECH EMPLOYMENT

5,484 Jobs (National US major metro average 3,445)

53.9% of BioTech workers are ages 25-44

INCREDIBLY STRONG LABOR DEMAND

375 Open BioTech job postings (per survey)

5x Higher than the national US major metro average (64)

31% Growth in labor demand in last 5 years

Office

DEMOGRAPHICS

42.8% of the Philly population is comprised of millennials

GROSS REGIONAL PRODUCT (GRP)

~42% FIRE, AEC, Government and Professional Services

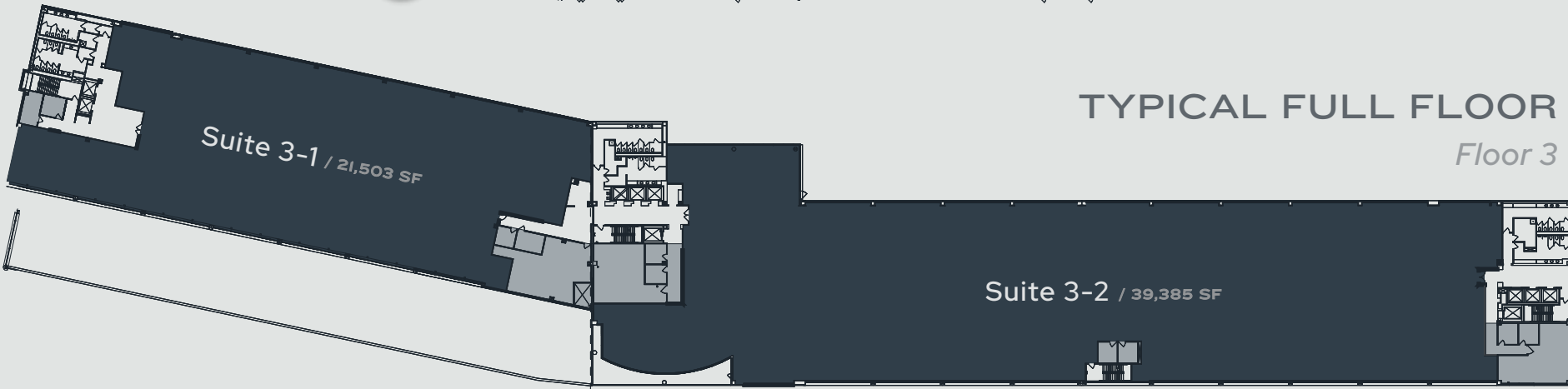
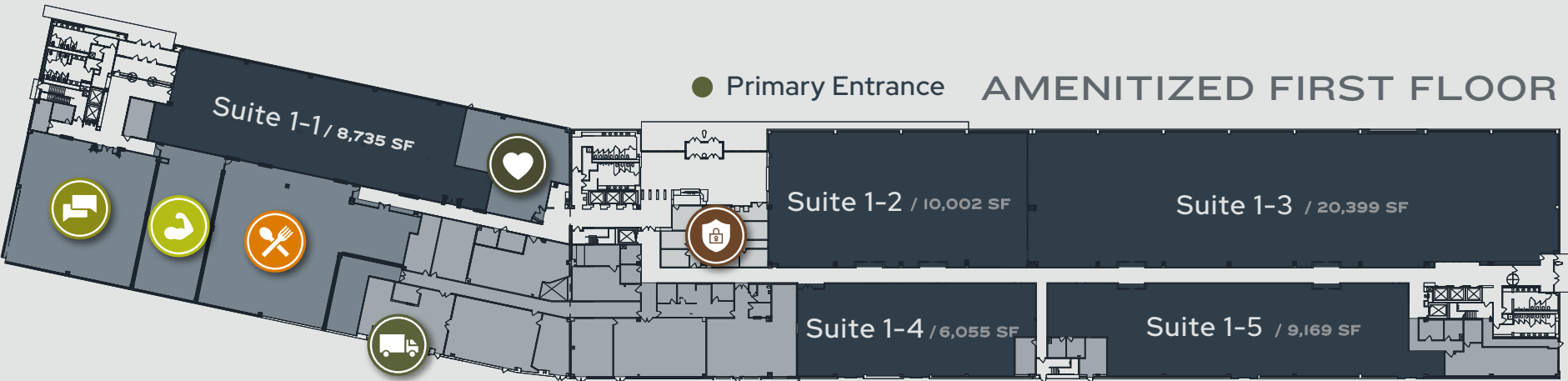
COST OF LIVING

CONSISTENTLY RANKED MOST AFFORDABLE major metro area in greater Northeast

**Cushman & Wakefield Sourced Data from US Census Bureau*

SINGLE TENANT HQ POTENTIAL

For a team in search of a new corporate HQ paired with the ability to customize and scale according to growth plans, 8800 Tinicum presents the opportunity to settle into a place that is not easily recreated.



BUILDING KEY

- Tenant
- Amenities
- Building Service
- Support

FIRST FLOOR
AMENITIES KEY



Fitness Center



Conference Center



Cafe



Drive-up, central loading dock



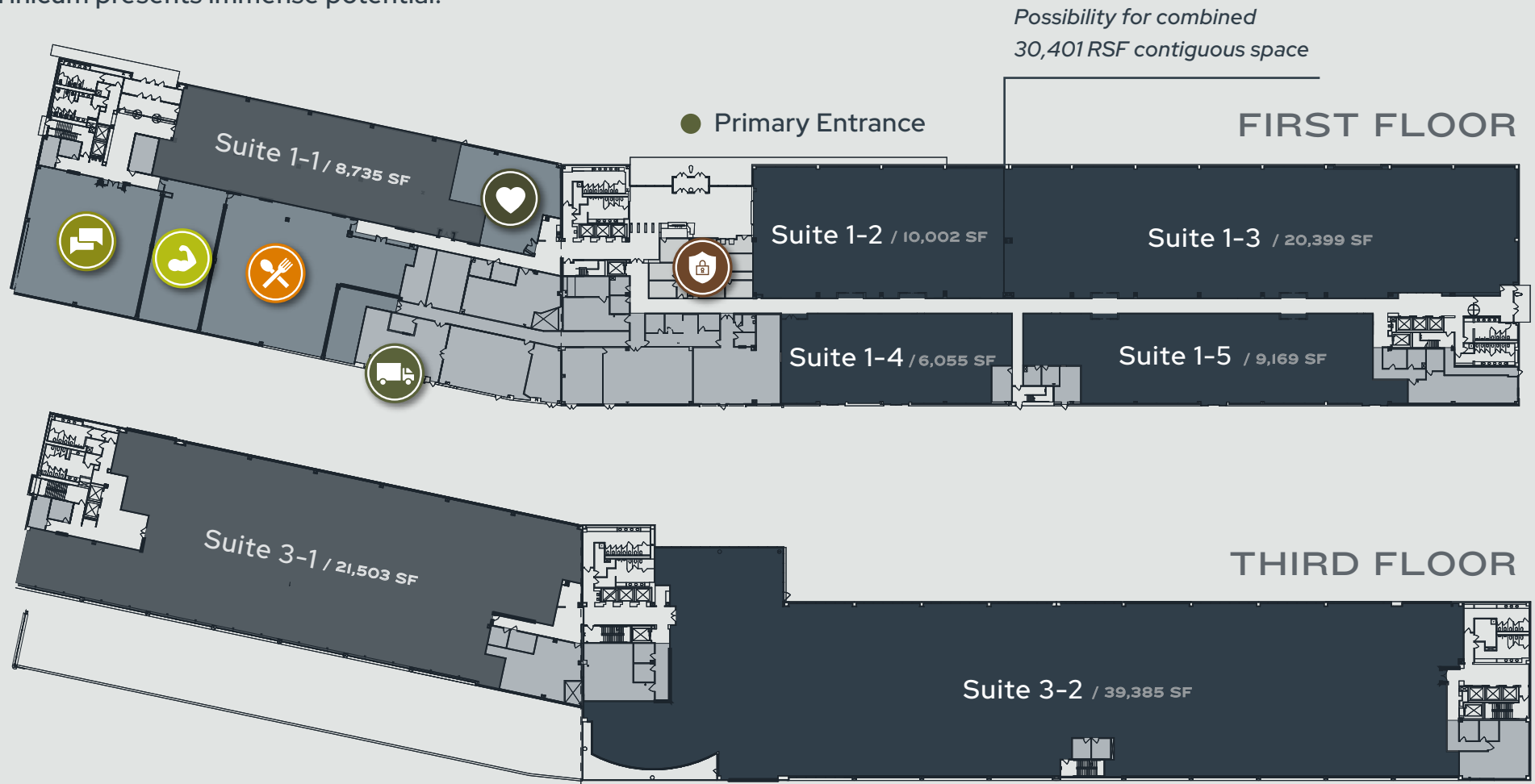
Childcare



Security Office

MULTI-TENANT POTENTIAL

For companies in search of a speed-to-market advantage paired with flexibly sized floor plates in a growing like-minded community, 8800 Tincum presents immense potential.



BUILDING KEY

Life Sciences Tenant Office Tenant Amenities Building Service Support

FIRST FLOOR AMENITIES KEY

- Fitness Center
- Conference Center
- Cafe
- Drive-up, central loading dock
- Childcare
- Security Office

ABOUT THE RMR GROUP

The RMR Group (Nasdaq: RMR) is a leading U.S. alternative asset management company, unique for its focus on commercial real estate (CRE) and related businesses.

600+ Real Estate Professionals

30+ Offices Nationwide

\$37 *Billion* Assets Managed

35+ Years of Institutional Experience





TINICUM
PHL · PA

FOR LEASING DETAILS, CONTACT:

Dan Brogan

dan.brogan@cushwake.com

+1 215 963 4040

Shane Funston

shane.funston@cushwake.com

+1 215 963 4052

Paul Garvey

paul.garvey@cushwake.com

+1 215 963 4013

