

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



# THE QUARtermaster @ 21ST & OREGON

South Philadelphia, Philadelphia 19145



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.

**VERONICA BLUM** 267.238.1728 ■ [vblum@mpnrealty.com](mailto:vblum@mpnrealty.com) **NADIA BILYNSKY** 267.546.1718 ■ [nbilynsky@mpnrealty.com](mailto:nbilynsky@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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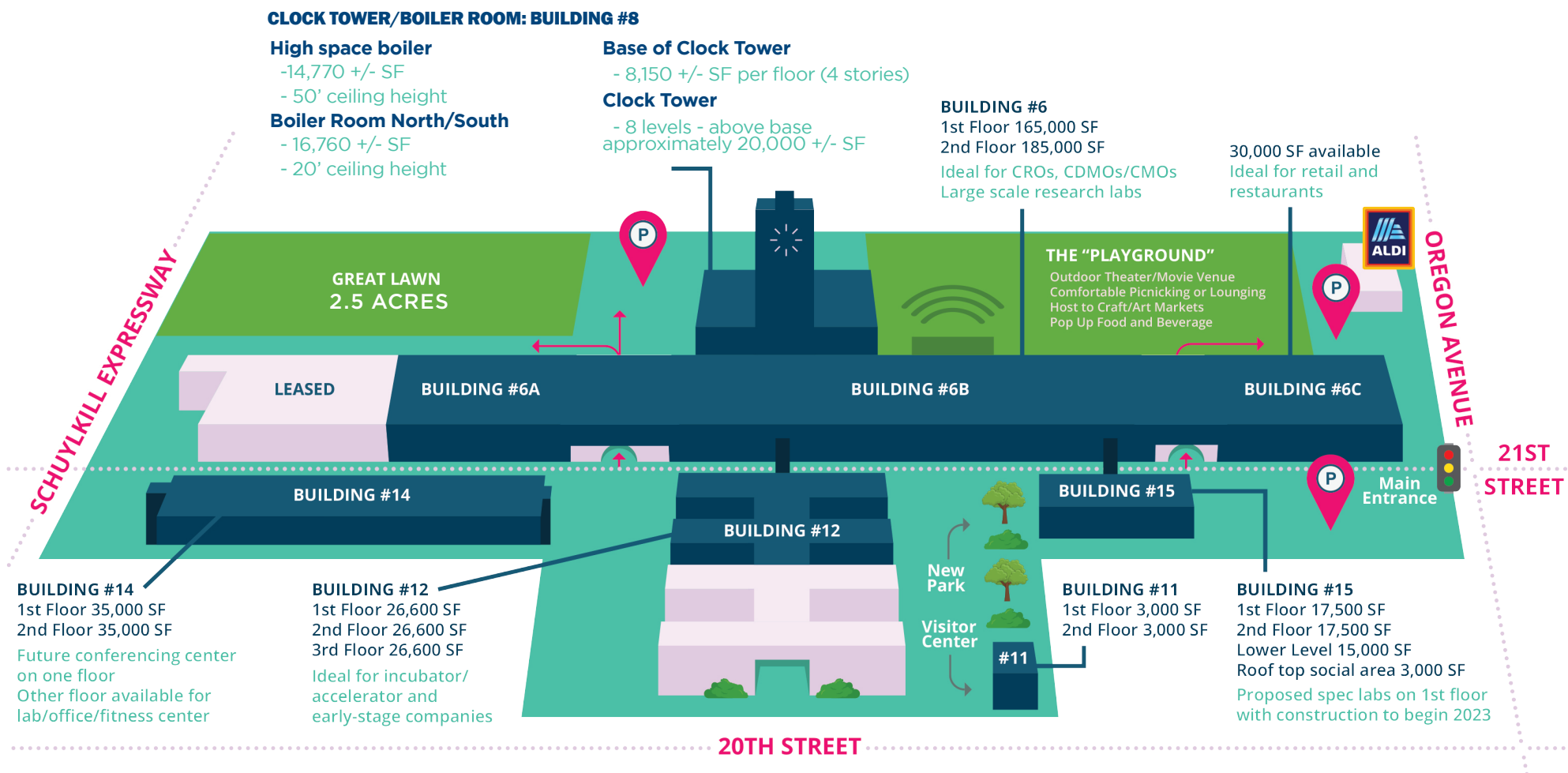
## Potential Brewery Rendering



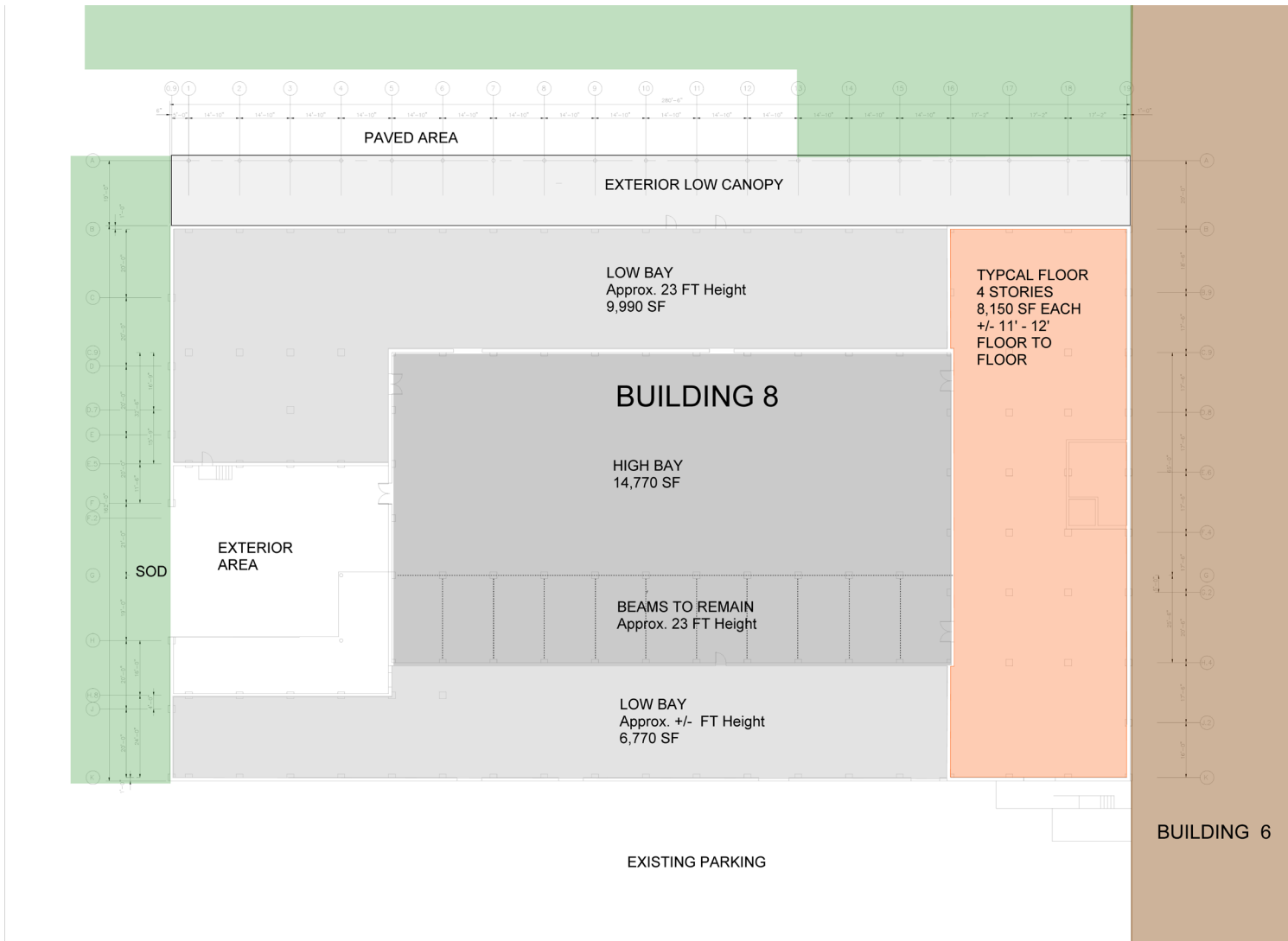
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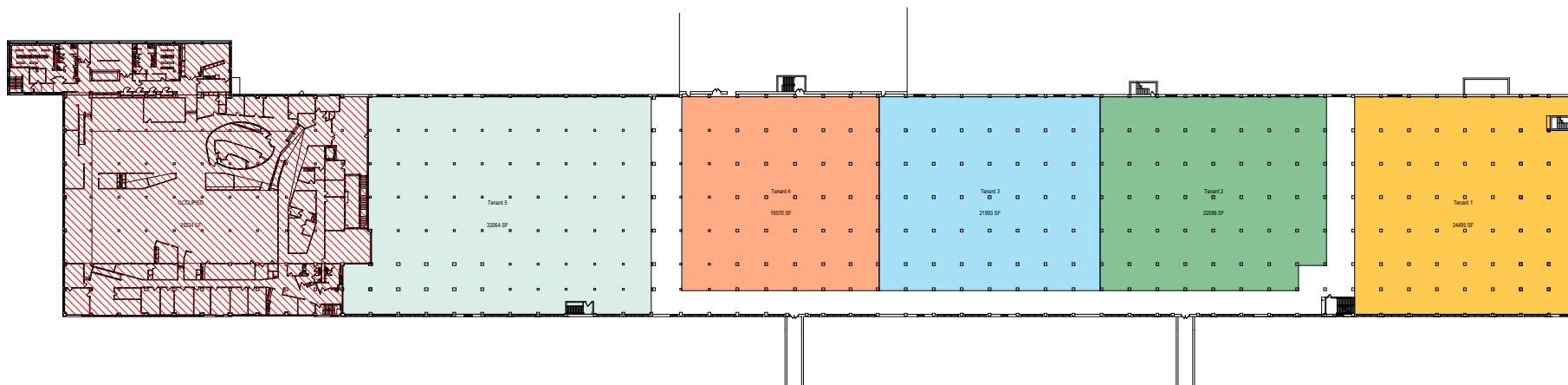
## Site Plan



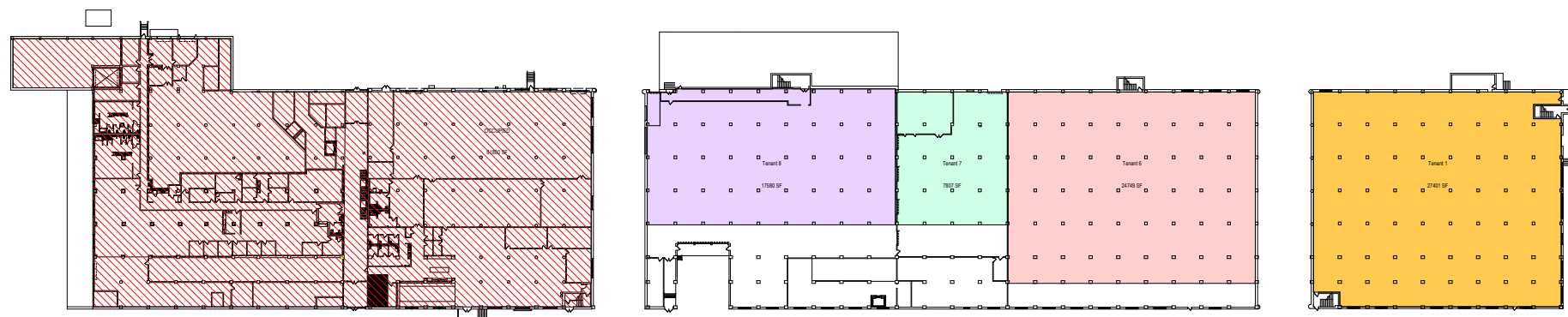
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## Building 6 Floor Plans with Potential Brewery Layout [\(click to enlarge\)](#)



**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 Quartermaster 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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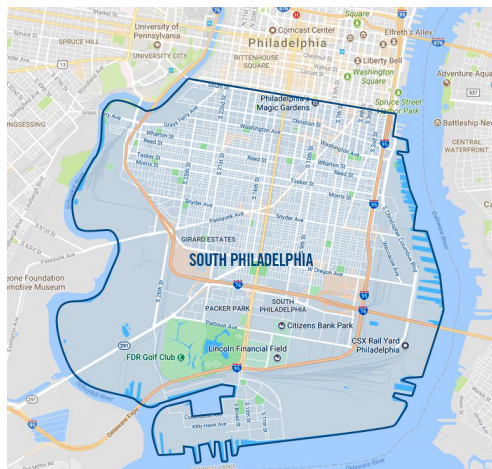
## About South Philadelphia

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



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## 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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