

# 3151 MARKET

*at Schuylkill Yards.*



CBRE

brandywine  
REALTY TRUST



# 3151 MARKET

SECTION ONE  
BUILDING OVERVIEW

SECTION TWO  
LOCATION

SECTION THREE  
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SECTION FOUR  
EDUCATION/WORKFORCE

SECTION FIVE  
OWNERSHIP





# ABOUT 3151 MARKET

3151 is meticulously designed with sustainability at its core, providing state-of-the-art lab space, premier amenities, and a prime location at the epicenter of the region’s flourishing life science and tech ecosystem.

417K SF

AVAILABLE LAB  
AND OFFICE

10K SF

CONFERENCE  
CENTER

72

PRIVATE  
PARKING SPACES

3 MIN

WALK TO 30TH  
STREET STATION

- SIZE

± 417,000 RSF
- STORIES

12 plus a mechanical penthouse
- PARKING

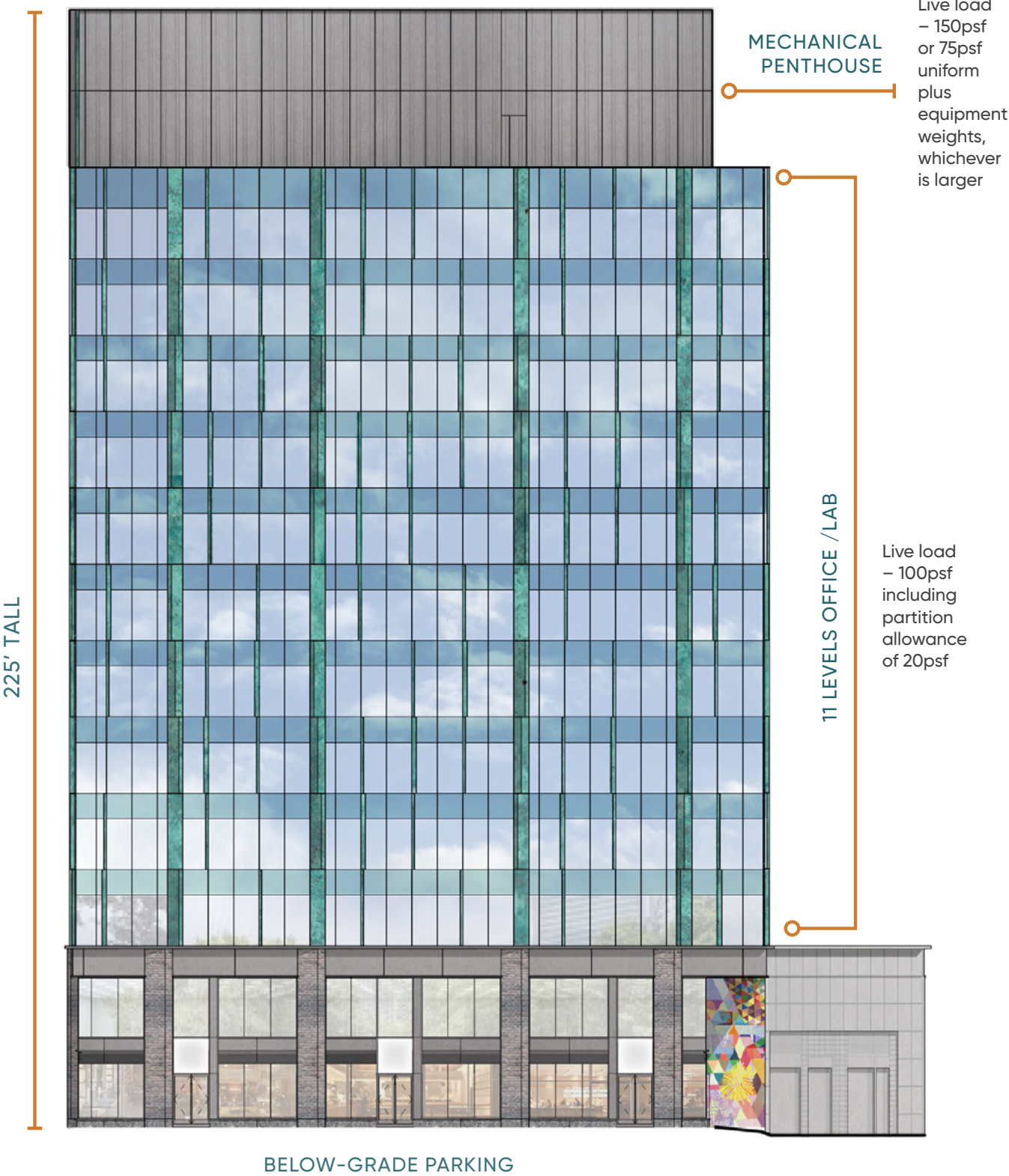
One level of below-grade parking, 72 spaces
- LARGEST FLOOR PLATE

± 39,000 SF
- FLOOR-TO-FLOOR HEIGHTS

18’ 0” (2nd Floor) & 15’-0” (Lab/Office Floors)
- SECURITY

24/7 staffed security
- NORMAL POWER SUPPLY

Lab – 15 W/SF Office – 6 W/SF





# SETTING A NEW STANDARD

With substantially higher base building technology and infrastructure at delivery than industry standard, 3151 Market tenants gain flexibility and save costs, time, and resources – allowing you to focus on what matters most in moving your mission forward.

LAB CAPACITY	Up to 70% lab/30% office
HAZARDOUS EXHAUST	Included in base building
HVAC	Chilled & condenser water loops
WASTE REMOVAL	Dedicated trash dock
TYPICAL BAY SIZE	33' X 45'
LEED CERTIFICATION	LEED Platinum
WELL CERTIFICATION	WELL Silver
BUILDING GENERATOR	5 W/SF for lab; 1 W/SF for office
ELEVATOR CAPACITY	8 passenger cars; 2 service cars
ELEVATOR SIZE	20% larger-than-standard <b>Passenger:</b> 4,000 lbs each <b>Freight:</b> 4,500 lbs each



## HVAC SYSTEM

Office/lab tenant floors will be served by a dedicated outdoor air system (DOAS) with terminal heating and cooling equipment.

Each floor will have two dedicated mechanical shafts housing riser connections and catwalk accessible shaft space for future tenant risers.

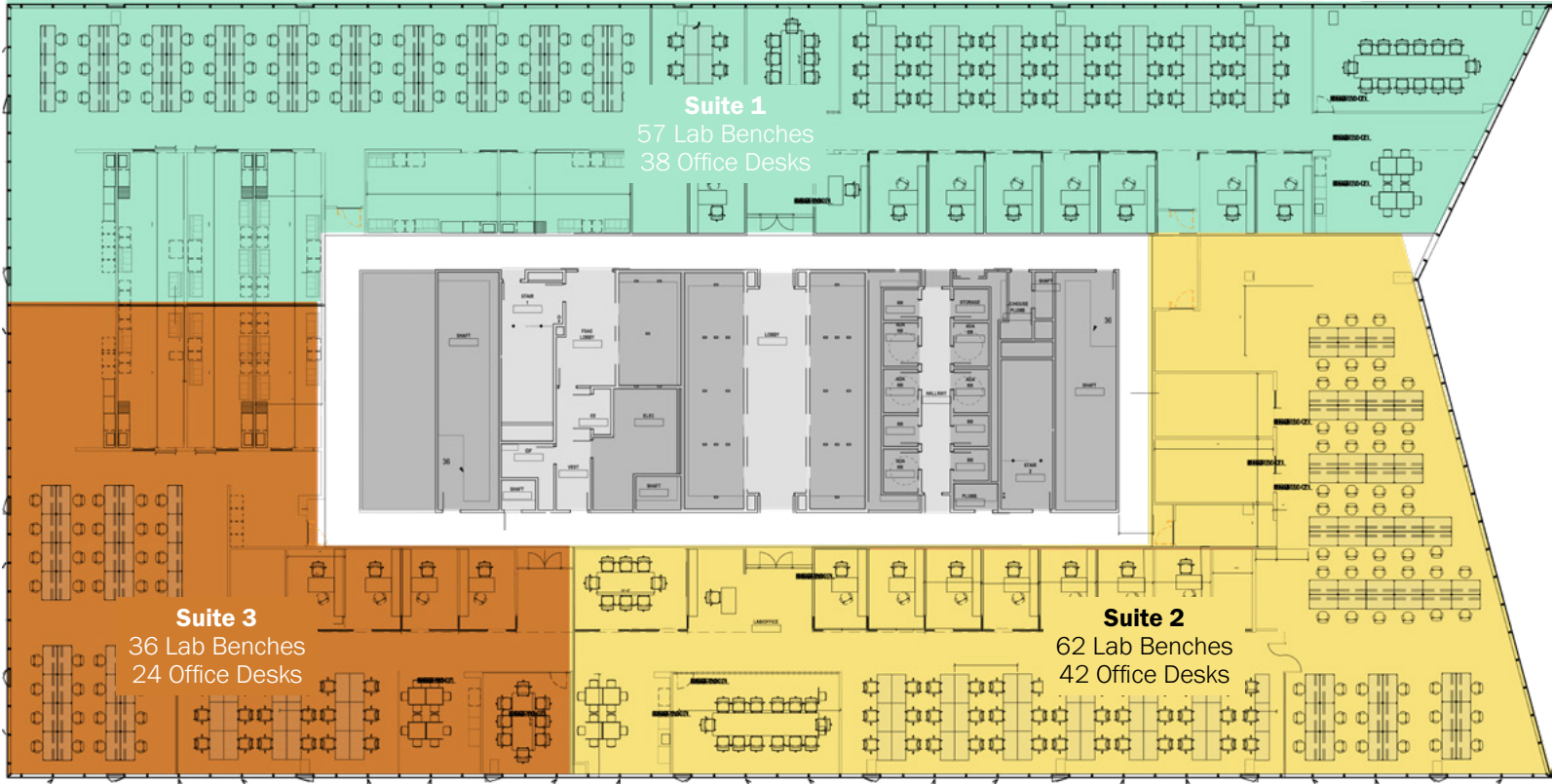
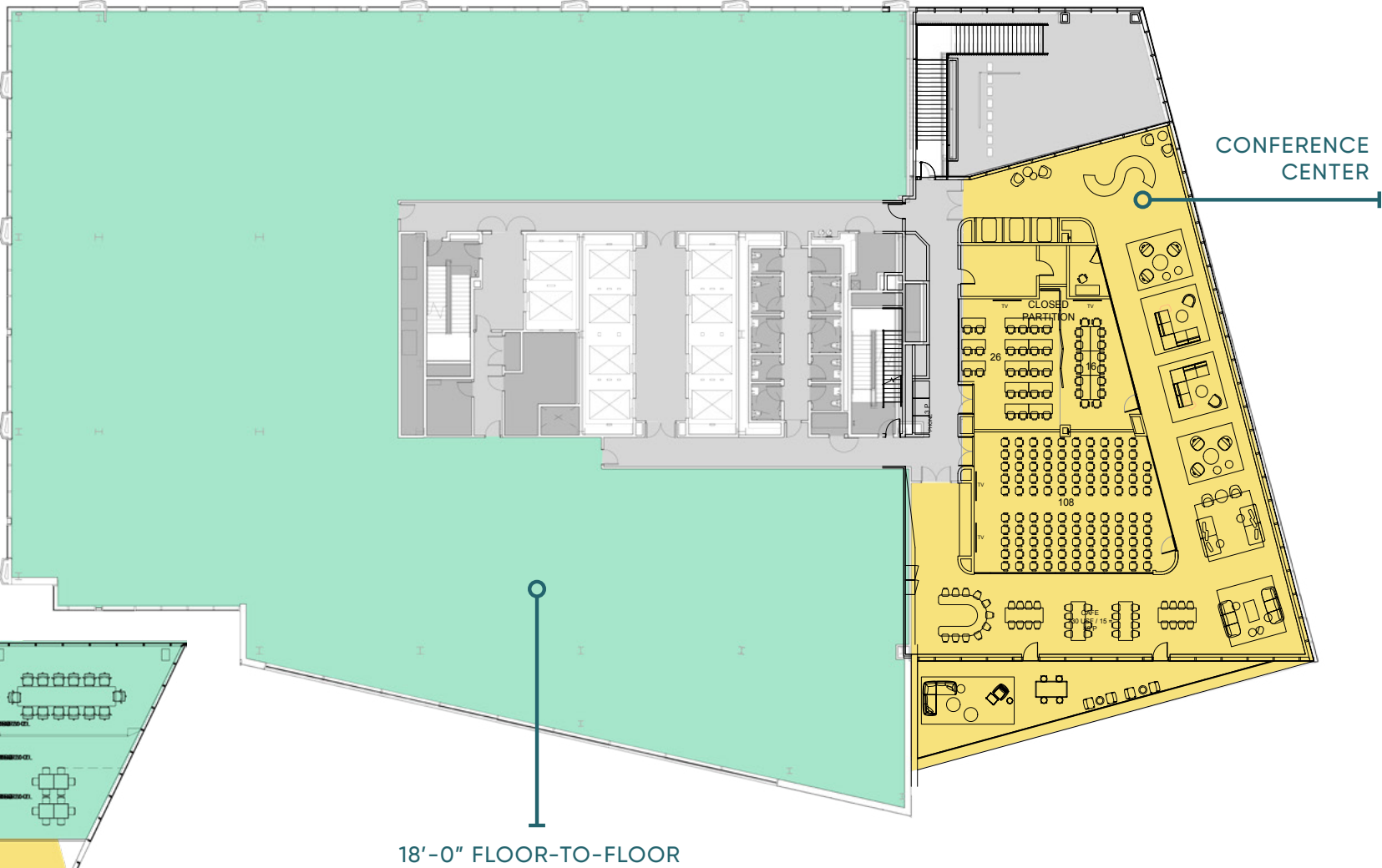
## ELECTRICAL

Supplied and metered by PECO at 480V. Site infrastructure will include new dual feed 13/2kV primary electric service encased in reinforced concrete duct bank entering the building at the first level below-grade.



# VIVARIUM/cGMP/LAB FLOOR PLAN

■ Lab   ■ Conference   ■ Core/Service



■ Suite 1   ■ Suite 2   ■ Suite 3   ■ Core/Service

# TYPICAL LAB FLOOR PLAN





# WELLNESS DRIVEN DESIGN



## DYNAMIC GLAZING WINDOWS

Reduces thermal transfer, heating & cooling costs, and controls glare. Maximizes energy efficiency and tenant well-being eliminating the need for blinds



## DAYLIGHT

Floor-to-ceiling windows provide optimum natural daylight & generous mechanical space



## ECO-PORCHES

Tenant open-air balconies on alternate floors provide direct access to outdoors



## OUTDOOR AREAS

Flexible outdoor space and public parks surrounding building



## TOUCHLESS ENTRY

Sliding doors at main entry allow seamless & touchless movement through the building



## OPTIMIZED AIR

HVAC systems operate 24/7 to provide superior indoor air quality with up to 100% outside air



## RESTROOMS

Individual stalls provide maximum privacy, flexibility, and safety



# UNMATCHED CONNECTIVITY

3151 Market Street at Schuylkill Yards provides unparalleled commuter access via mass transit, car, foot, and bike. Sitting just steps from 30th Street Station, Amtrak's 3rd busiest station, while also being proximate to over 4,700 parking spaces offers a unique combination of options that makes doing business in the city of Philadelphia that much simpler.

4,769

PARKING SPACES  
AVAILABLE IN THE  
SCHUYLKILL YARDS  
NEIGHBORHOOD

+/- 80%

OF CIRA CENTRE  
TENANTS CHOOSE  
MASS TRANSIT TO  
COMMUTE TO WORK

69%

OF UCITY RESIDENTS  
WALK, BIKE, OR RIDE  
PUBLIC TRANSIT TO  
COMMUTE TO WORK

20%

INCREASE IN FOOT  
TRAFFIC WITHIN  
UNIVERSITY CITY  
SINCE 2019



CENTER CITY

30TH ST STATION

3151  
MARKET

I-76

PARKING GARAGE

0.4 MILES TO I-76





LOCATION

# 30TH STREET STATION ADVANTAGE

Within one block of 3151 Market sits 30th Street Station, a major intermodal transportation hub connecting you to several Northeast cities via Amtrak within an hour. In addition to Amtrak, SEPTA Regional Rail, Subway, and buses operate from this location, offering easy access for commuters around the Philadelphia region.

12  
CONNECTED  
BUS LINES

17  
SUBWAY AND  
RAIL LINES

3RD  
BUSIEST AMTRAK  
STATION

60  
MINUTES TO NYC  
VIA AMTRAK

90  
MINUTES TO D.C.  
VIA AMTRAK

PHL  
18 MINUTES TO  
PHL AIRPORT



# CONVENIENCE ALL IN ONE PLACE

3151 Market offers a selection of amenities designed to enhance the tenant experience. Store your bike safely, grab a coffee or a bite to eat, or collaborate with teams in the indoor and outdoor amenity space— all without leaving the building.

## BUILDING AMENITIES



Starbucks



Tenant  
Eco-Porches



Restaurants



Outdoor  
Areas



Bike  
Storage



Conference/  
Event Space





# STEPS FROM DYNAMIC RETAIL OFFERINGS

3151 Market is steps away from Philadelphia's dynamic entertainment and retail offerings. This area includes outdoor dining, food trucks, local mom and pop shops, renowned restaurateurs, and more. There are more than 60 food and beverage options within a 10-minute walk, creating an integrated work-and-life experience for employees.

**1,000+**  
HOTEL ROOMS

**270+**  
RESTAURANTS & BARS

**131**  
SHOPPING RETAILERS

**2,500+**  
ANNUAL EVENTS



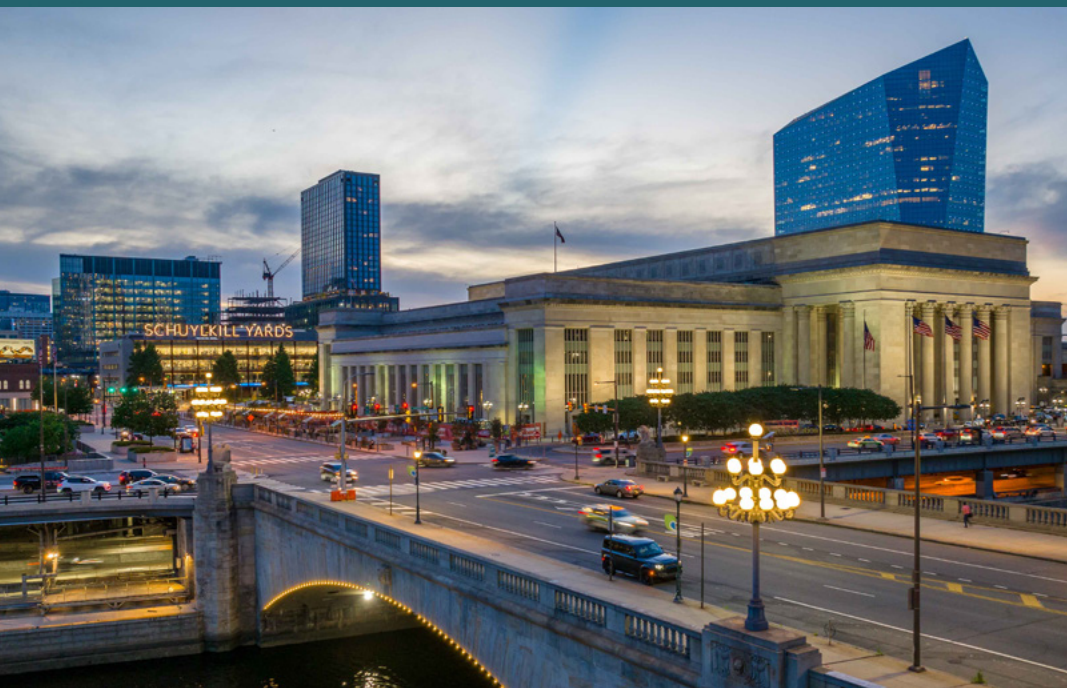


# COMING SOON TO SCHUYLKILL YARDS

**GATHER**  
— FOOD HALL —



**FINE WINE & GOOD SPIRITS**



**30TH STREET STATION RETAIL EXPANSION**  
OPENING 2026



**STARBUCKS – 3151 MARKET STREET**  
OPENING Q3 2025



**GATHER FOOD HALL – BULLETIN BUILDING/3020 MARKET STREET**  
OPENING Q4 2025



**MEXICAN RESTAURANT – 3151 MARKET STREET**  
OPENING Q1 2026



**BAR/RESTAURANT – 3025 JFK BLVD**  
OPENING Q2 2026



**FINE WINE & GOOD SPIRITS – 3151 MARKET STREET**  
NOW OPEN Q1 2025





Ranked #2 Globally  
for Attracting Entrepreneurs and  
Skilled Technology Graduates

# A PLACE FOR FORWARD THINKERS



Philadelphia’s **brightest minds** are a block away, with a talent pool of 75,000+ from the University of Pennsylvania & Drexel University. This is a place where individuals, motivated by passion and purpose, come together to lead advancements in science, technology, and business.

54K

ANNUAL GRADUATES IN  
STEM, HEALTH, OR BUSINESS

731K

SCIENCE & ENGINEERING  
RELATED DEGREE HOLDERS  
IN THE REGION

115%

INCREASE IN COLLEGE  
EDUCATED 25-34 YEAR-  
OLDS SINCE 2000

74%

OF UCITY RESIDENTS  
AGES 25+ HAVE A  
BACHELOR’S DEGREE

35%

HOLD A GRADUATE  
OR OTHER POST-  
SECONDARY DEGREE

3,000+

INDIVIDUALS IN PHL  
WORKING IN CELL &  
GENE THERAPY



# EMPOWERED BY EDUCATION, IGNITED BY INDUSTRY.

Ranked as a top life science hub in the nation, **Philadelphia** provides affordability without compromising quality. As the region continues to leverage its competitive edge in life science, the opportunities for business and talent growth are endless.

1ST

FDA APPROVED CELL  
AND GENE THERAPY

OVER 1B

IN NIH FUNDING IN 2024,  
FOR 7TH STRAIGHT YEAR

3B

IN NIH FUNDING IN  
2024 - THE 7TH HIGHEST  
AMOUNT IN THE U.S.

#1

IN THE NORTHEAST FOR  
RATIO OF LIFE SCIENCES  
SALARY TO COST-OF-LIVING

55,000+

TOTAL INDIVIDUALS IN THE  
PHILADELPHIA REGION  
WORKING IN LIFE SCIENCES

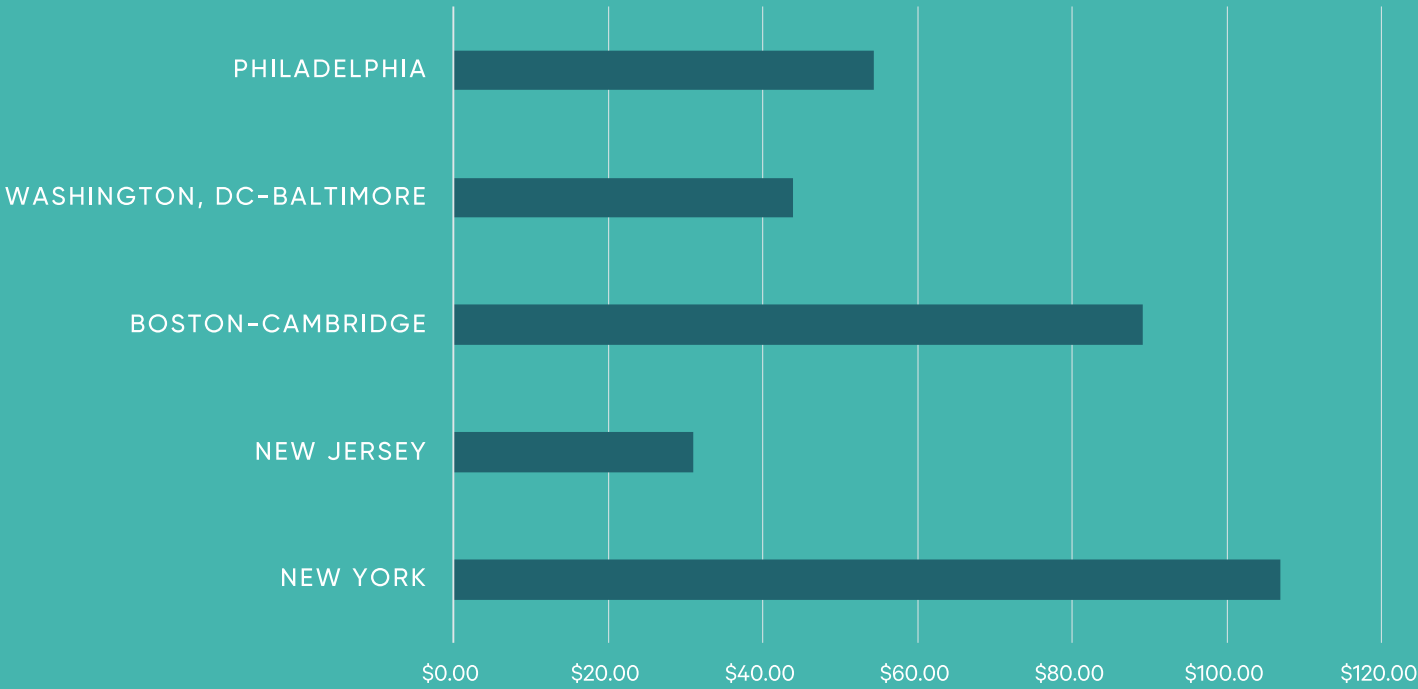
4,000+

LIFE SCIENCES RELATED  
DEGREE COMPLETIONS  
ANNUALLY AT AREA  
UNIVERSITIES



80% of all pharmaceutical  
and biotech companies  
in the U.S. have offices in  
Greater Philadelphia

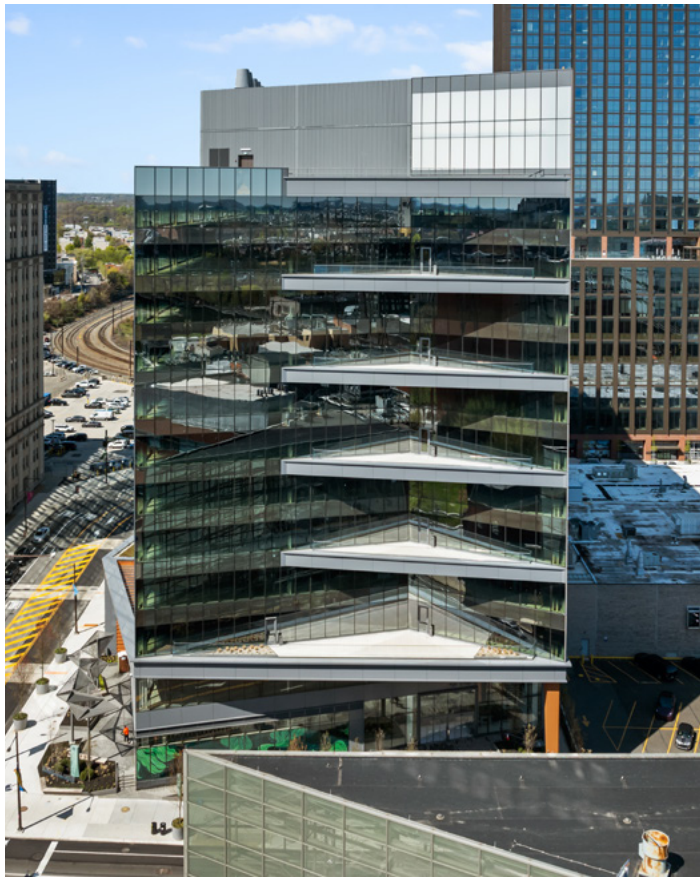
Q4 2024 NORTHEAST LIFE SCIENCE AVG. ASKING RENTS





# WORLD CLASS DEVELOPMENT GROUP

- Developer: Brandywine Realty Trust
- Architect: Gensler
- General Contractor: Intech
- Civil Engineer: Pennoni
- MEP Engineer: Buro Happold
- Structural Engineer: LERA



## ABOUT BRANDYWINE

Brandywine Realty Trust is one of the largest, publicly-traded, full-service, integrated real estate companies in the United States, with a core focus in the Philadelphia, PA, Washington, D.C., and Austin, TX markets. Organized as a real estate investment trust, we own, develop, lease and manage an urban, town center and transit-oriented portfolio. Brandywine is committed to developing over 3 million square feet of Life Science lab and research space.

[www.brandywinerealty.com](http://www.brandywinerealty.com)

## ABOUT GENSLER

Gensler is a global design and architecture firm covering a broad spectrum of industry sectors. Our designers and strategists work with clients in biotech, pharmaceuticals, and other sectors engaged in science-based R&D to develop design solutions that focus on human experience. We embrace technology advancements and a tested approach to strategic learning from our clients to promote efficiency, collaboration, and innovation.

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REALTY TRUST

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