

THE WEST TOWER



THE WEST TOWER

Enjoy elevated work and life experiences within one address. 3025 JFK Blvd. delivers a mix of workspace, life science, retail, luxury residences, and an expansive indoor-outdoor amenity level in Philadelphia's most exciting new neighborhood, Schuylkill Yards.

SEE IT IN ACTION!





GROUND FLOOR

Starting from the ground level, 3025 JFK Blvd offers a variety of spaces perfect for meeting colleagues, hosting an informal meeting, or managing business on-the-go. Plush furnishings, regionally commissioned artwork, timeless finishes, and ample sunlight streaming through floor-to-ceiling windows come together to create an inviting space.



BIKE ROOM
175 SPACES WITH
DEDICATED ENTRANCE



RETAIL
FULL SCALE
RESTAURANT & CAFE



PARKING
125 BELOW GRADE
OFFICE PARKING SPACES



AMENITY LEVEL

The heart of the building is found on the 9th floor in the 29,000 SF Lifestyle Club, where you'll find a seamless blend of indoor and outdoor spaces. This one-of-a-kind amenity area offers a range of experiences designed to provide convenience and flexibility for both office users and residents.



LIFESTYLE CLUB

The amenity level offers a range of exclusive benefits including dedicated spaces for hosting company events, a well-equipped conference area for large meetings to host company events, and an inviting lounge and co-working space for team collaboration.

- State-of-the-Art Fitness Club
- Co-Working Spaces
- Conference & Meeting Rooms
- Game Room
- Club Lounge with Bar
- Fireside Lounge





CONFERENCE & COLLABORATION SPACE



07

FITNESS

Boost your mood while breaking a sweat in our state-of-the-art fitness center. Take a group fitness class, practice yoga in one of two studios, and then wash the day away in one of the spa-quality locker rooms.

FEATURES

- Yoga & Group Fitness Studio
- Group Fitness Classes
- Locker Rooms with Showers
- Cardiovascular Equipment
- Freeweight Equipment
- Strength Circuit Training Equipment
- Functional Training Equipment
- Stretching & Studio Training Equipment



LIFESTYLE TERRACE

Step onto the 14,500 SF outdoor terrace – a lifestyle experience unlike any other in the city. Unwind in a poolside cabana, toast a cocktail while firing up the BBQ, watch a movie on the Great Lawn, and warm up beside the firepit while watching the sunset across the city.

- Outdoor Pool & Sundeck
- Cabanas & Loungers
- BBQs & Private Dining Spaces
- Outdoor Movie Theatre
- Landscaped Lawn
- Lounge Seating & Firepits





TERRACE LAWN



TERRACE DINING



POOL DECK



TERRACE LOUNGE

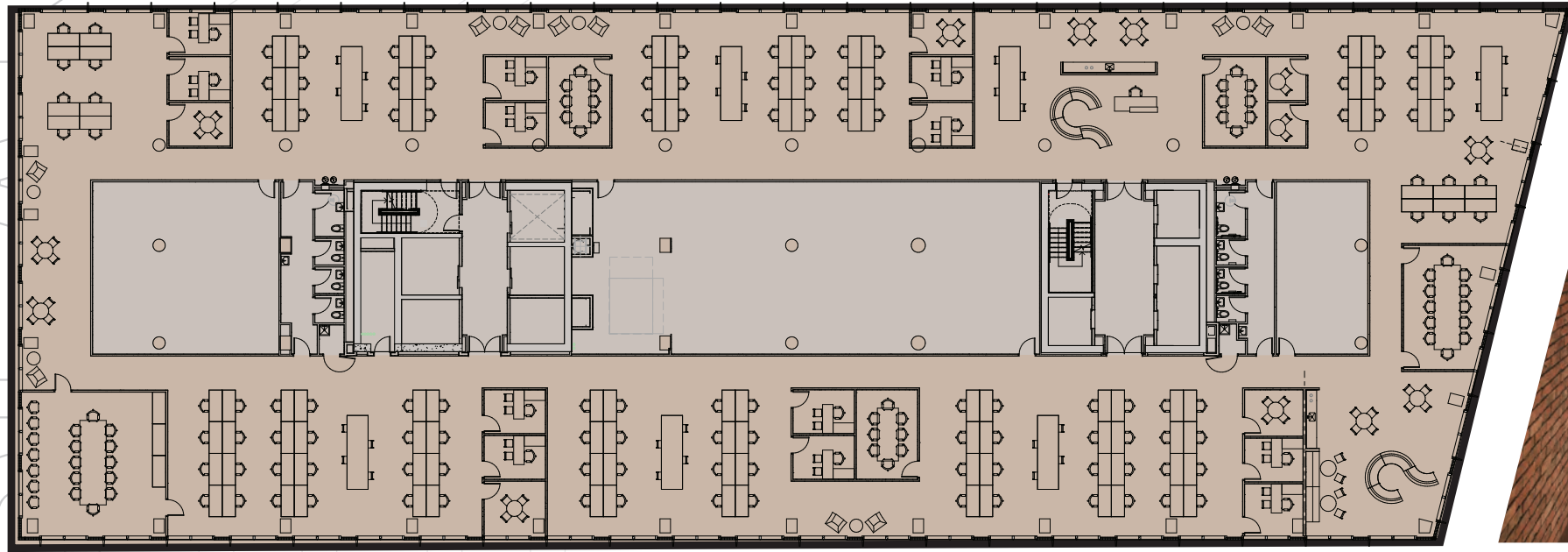
WORKSPACES

Built and ready for occupancy, the building's 200,000 square feet of space and expansive floorplates offer a perfect canvas to customize a workplace to your company's needs.

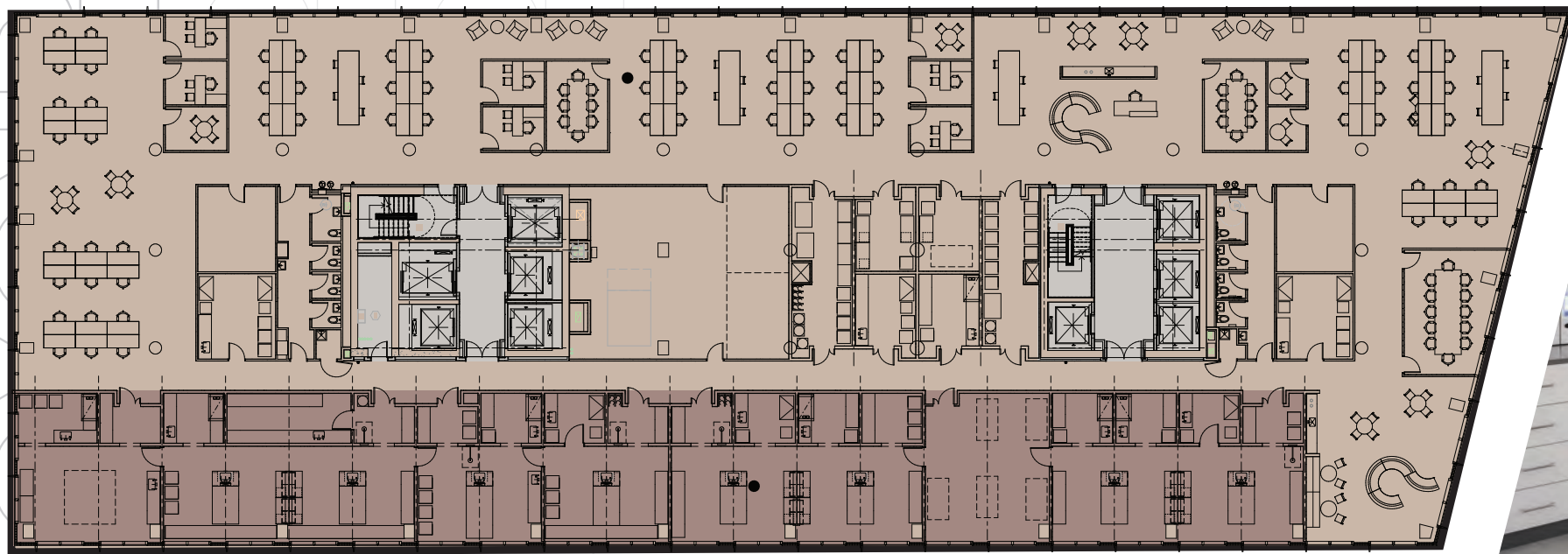
FEATURES

- Large, flexible 29,400 RSF floorplates
- Panoramic floor-to-ceiling windows
- 12' office ceiling heights, 16' slab-to-slab
- Fresh air intake and high performance VAV system
- High-speed, destination dispatch elevators
- Emergency power generation
- Market-leading healthy building standards





CONCEPTUAL FIT-OUT OFFICE



CONCEPTUAL FIT-OUT LAB & OFFICE

■ LIFE SCIENCE ■ OFFICE

Flexibility to combine spaces
for a larger space, as needed.

SUITE 730
7,674 SF

SUITE 720
10,203 SF

SUITE 700
LEASED

SUITE 710
6,358 SF

!
Your dollar goes further with
29,000 SF of amenities that serve
as an extension of your workplace.

MOVE-IN-READY SUITES

FUNCTIONAL FOOTPRINTS & EXPANSIVE AMENITIES

Each pre-built space features high-end finishes and functional footprints, complete with conference rooms, break rooms, reception areas, open workspaces, and abundant natural light through 12-foot-high windows.



AMENITY LEVEL
WITH SPACE FOR
HOSTING



12-PERSON
CONFERENCE
SPACE



LOBBY WITH
TOUCH DOWN
SEATING



SPACIOUS FITNESS
CENTER &
LOCKER ROOM

!
Don't forget to ask about KOIZ Tax Incentives



LET OUR DESIGN & CONSTRUCTION EXPERTS BRING YOUR BRAND TO LIFE IN A SUITE THAT SUITS YOUR NEEDS.

We use our resources to do the work of delivering a high-quality workspace — so you can save time, money, and avoid the headache of managing the details.

FEATURES TO GET YOU FULLY OPERATIONAL:



QUALITY
CONSTRUCTION



FLEXIBLE DESIGN
CUSTOMIZATION



TECH ENABLED
& WIRED

FAST & FLEXIBLE:

- FLEXIBLE LEASE TERMS
- SHORT FORM LEASES
- QUICK MOVE-INS





CONCEPTUAL OFFICE SPACE



CONCEPTUAL LAB SPACE



ENHANCED URBAN ENVIRONMENT

GREENSPACE: The West Tower will be encompassed by 6.5 acres of greenspace with the Schuylkill Yards' master plan. The office lobby on the ground floor offers direct access to High Line Park, a 7,500-square-foot pocket park. This vibrant space allows teams to gather, enjoy the outdoors, and features a raised deck, seatsteps, art installations and striking views.

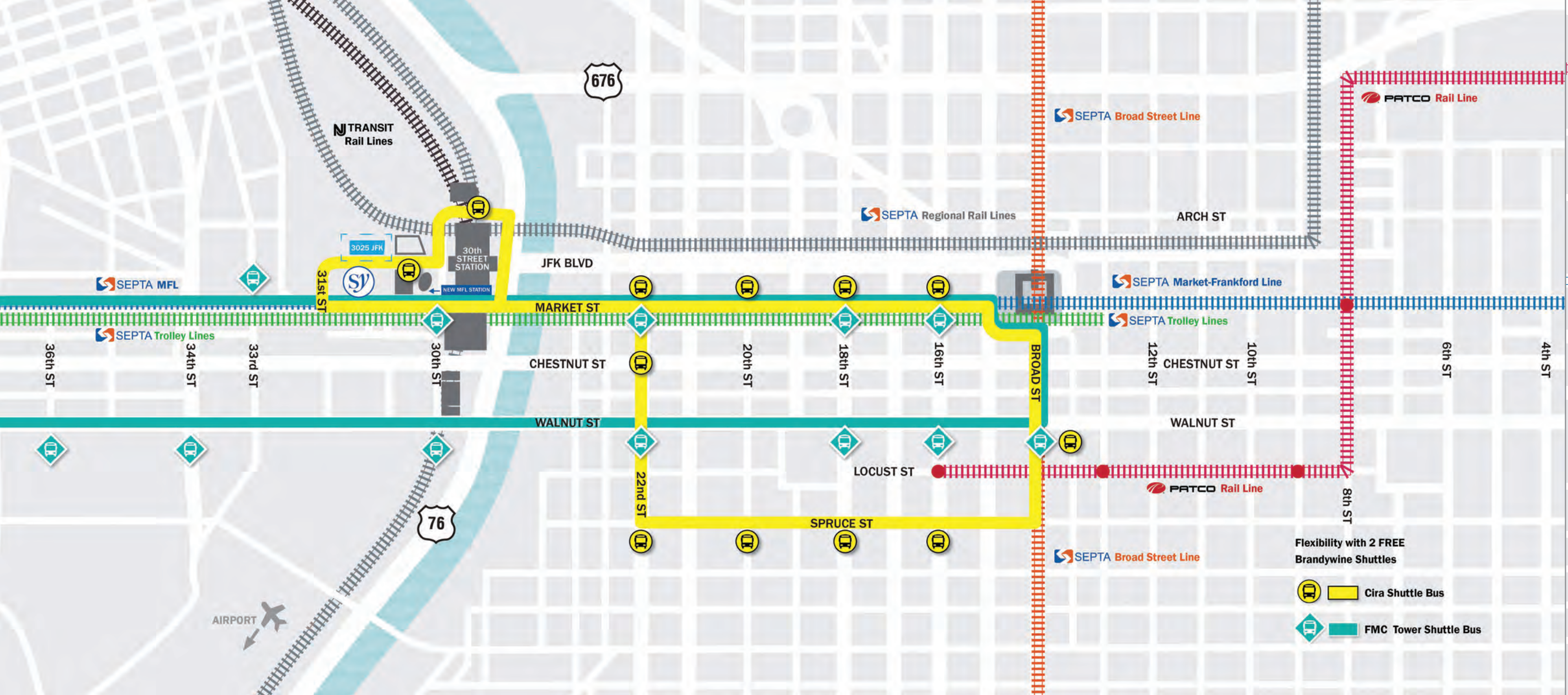
STREETSCAPE: Multi-modal by design, the reimagined JFK Boulevard will create a more efficient, pedestrian-friendly, sustainable, and activated streetscape. It will feature generous sidewalks, lush landscaping, and a two-way, protected bicycle lane — seamlessly connecting the neighborhood to exciting dining, culture, and entertainment options nearby.

RESIDENCES

Avira residences, within 3025 JFK, provides a convenient solution for corporate companies in need of residential space for their executives. With a range of layouts available, each unit captures the essence of Philadelphia's streets and architecture, showcasing elements like wood floors, industrial finishes, and meticulously crafted details.

- Executive Studio
- One Bedroom Residential
- Two Bedroom Residential





Flexibility with 2 FREE Brandywine Shuttles

-  Cira Shuttle Bus
-  FMC Tower Shuttle Bus

LOCATION & ACCESS



100 TRANSIT SCORE



99 WALK SCORE



85 BIKE SCORE



INCENTIVES

QUALIFIED OPPORTUNITY ZONE

As a Qualified Opportunity Zone (QOZ), Schuylkill Yards offers potential businesses the advantage of participating in a federal tax program that allows for the deferral and potential elimination of gains, as well as tax-free appreciation and capital gains if the space is held for a minimum of 10 years.

KEYSTONE OPPORTUNITY ZONES

In addition, Schuylkill Yards includes designated areas known as Keystone Opportunity Zones (KOZ), providing office tenants with state and local tax abatements as part of the program. With unmatched access to transit, amenities and a rich quality of life, Schuylkill Yards is the best Qualified Opportunity Zone designated site in the country.

LEARN MORE:

schuylkillyards.com/incentives





RESIDENCES
LEVEL 10 - 29



OFFICES
LEVEL 2 - 8

DEVELOPER	-----	Brandywine Realty Trust
RESIDENTIAL PARTNER	-----	Gotham
ARCHITECT	-----	PAU, HDR, and CetraRuddy
LANDSCAPE	-----	SWA Balsley & Ground Reconsidered
BUILDING SIZE	-----	570,000 GSF
BUILDING HEIGHT	-----	371'
AMENITY FLOOR	-----	29,400 RSF
STANDARD FLOOR PLATE	-----	29,120 RSF
STORIES ABOVE GRADE	-----	28 stories above grade
STORIES BELOW GRADE	-----	2 stories below grade
PARKING	-----	115 covered parking spaces
FINISHED CEILING HEIGHT	-----	16' Slab-to-Slab
WINDOW HEIGHT	-----	13' floor-to-ceiling
BUILDING STRUCTURE	-----	Structural Concrete - 2-Way Flat Plate
ROOF MATERIAL	-----	TPO (thermoplastic polyolefin)

<p>ELEVATOR CABS High-Speed, Destination Dispatch Traction Elevators with 500 FPM</p> <p>SECURITY Entirely touchless environment. Includes video and electronic security components, fully integrated into the building management systems.</p>	<p>ELECTRICAL Dual 13.2 kv PECO services with auto transition for full building redundancy</p> <p>HVAC SYSTEM High Performance VAV system 1.0 cfm psf. Supplemental condenser water available on every floor for 24 x 7, critical or high intensity cooling areas with back-up generators.</p>
---	--



THE BRANDYWINE DIFFERENCE

Brandywine Realty Trust (NYSE: BDN) 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 (REIT), we own, develop, lease and manage an urban, town center and transit-oriented portfolio.

Our purpose is to shape, connect and inspire the world around us through our expertise, the relationships we foster, the communities in which we live and work, and the history we build together. Our deep commitment to our communities was recognized by NAIOP when we were presented with the Developer of the Year Award—the highest honor in the commercial real estate industry.

www.brdnywinerealty.com



Steve Rush
Vice President, Office & Life Science
215.397.1562
Steve.Rush@bdnreit.com



BDN
LISTED
NYSE

