

THE WEST TOWER





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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.



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



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

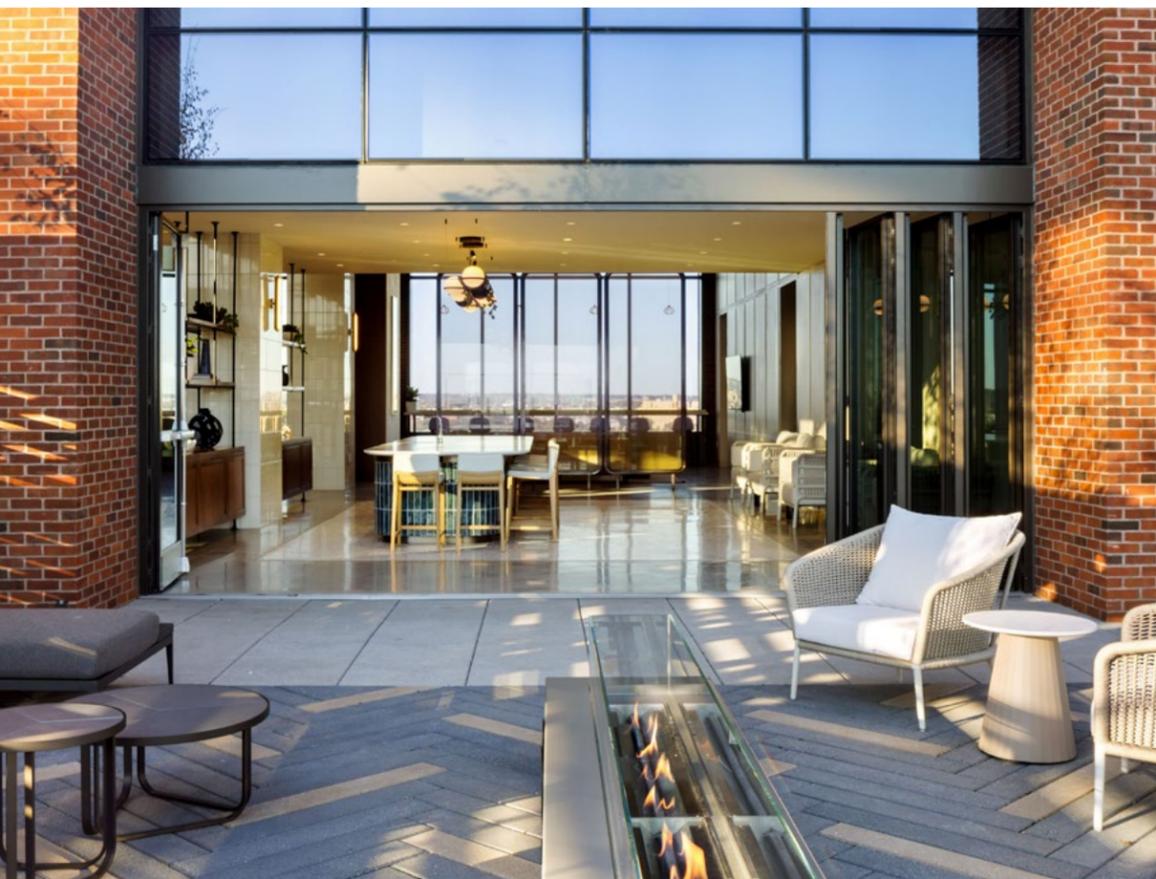




LIFESTYLE TERRACE

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





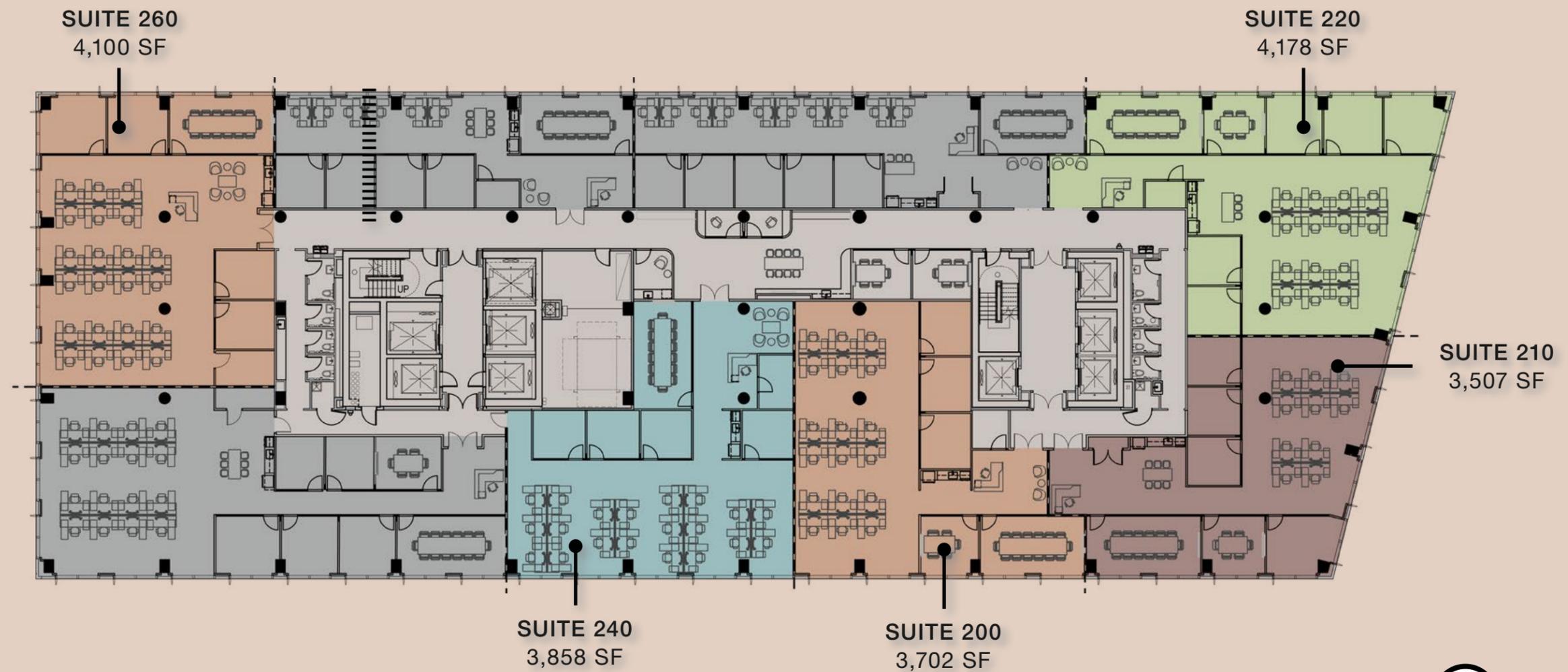
TERRACE LAWN



TERRACE DINING



TERRACE LOUNGE



!
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 suite features high-end finishes and functional layouts, including conference rooms, break areas, reception zones, and open workspaces—enhanced by panoramic 12-foot windows with sweeping views and abundant natural light.



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





VISUALS OF COMPLETED SUITES

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 until December 31st, 2035. 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.





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 Highline 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.

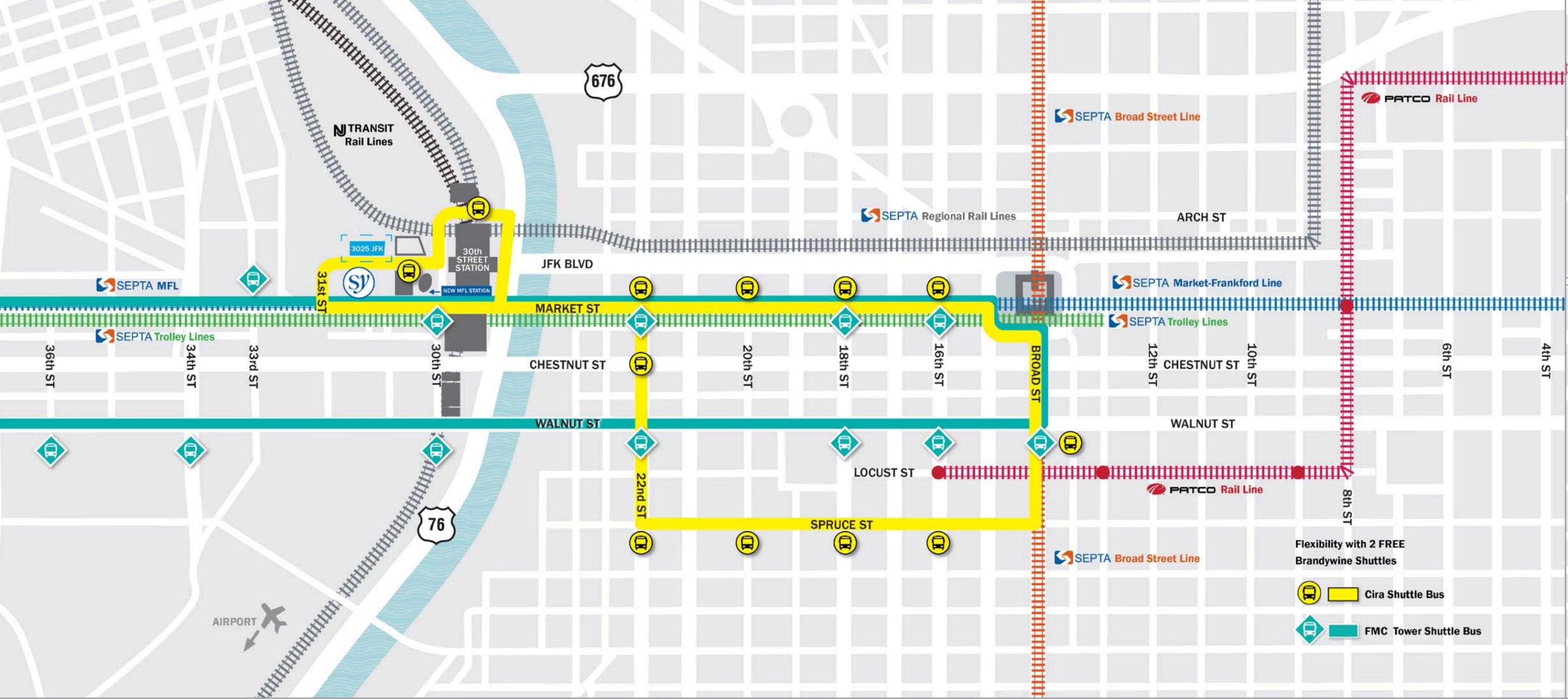
STREETSCAPE: Multi-modal by design, the reimagined JFK Boulevard will create a more efficient, pedestrian-friendly, sustainable, and activated streetscape. It will feature generous sidewalks, lush landscaping, and a two-way, protected bicycle lane — seamlessly connecting the neighborhood to exciting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



89 WALK SCORE



98 BIKE SCORE





RESIDENCES
LEVEL 10 - 29



OFFICES
LEVEL 2 - 8

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

ELEVATOR CABS

High-Speed, Destination Dispatch Traction Elevators with 500 FPM

SECURITY

Entirely touchless environment. Includes video and electronic security components, fully integrated into the building management systems.

ELECTRICAL

Dual 13.2 kv PECO services with auto transition for full building redundancy

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.



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, 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.

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