



2800 South 20th Street, Philadelphia, PA

**Powered by Discovery
Driven to Innovation**



Owned and Managed By



Leased By



PHILADELPHIA'S NEW LIFE SCIENCES HUB

WORK & LIVE IN PHILLY



\$250 million mixed-use/multi-use redevelopment of historic Army site on National Register



24 acres
(6 acres of green space)



From start-ups to full-scale R&D and bio-manufacturing



Planned restaurants, boutique hotel and other amenities



1 million SF in 6 buildings



Wet & dry labs for R&D



On-site parking



On-site new Aldi supermarket

3RD

most affordable trendy city in the U.S.

3,000

biomedical & biological sciences degrees conferred each year

#1

emerging startup ecosystem in the U.S.

\$35-\$60

For Class A and B lab space, Greater Philadelphia's square footage is less than half of the cost of New York, Boston and San Francisco

#1

lowest office rental rates among top 10 U.S. largest metros



5
professional
sports
teams

6th largest U.S. city: 6.25
million in metro area

9th largest U.S.
city economy:
\$479 billion GMA
(2021)

IN THE CITY OF BROTHERLY LOVE

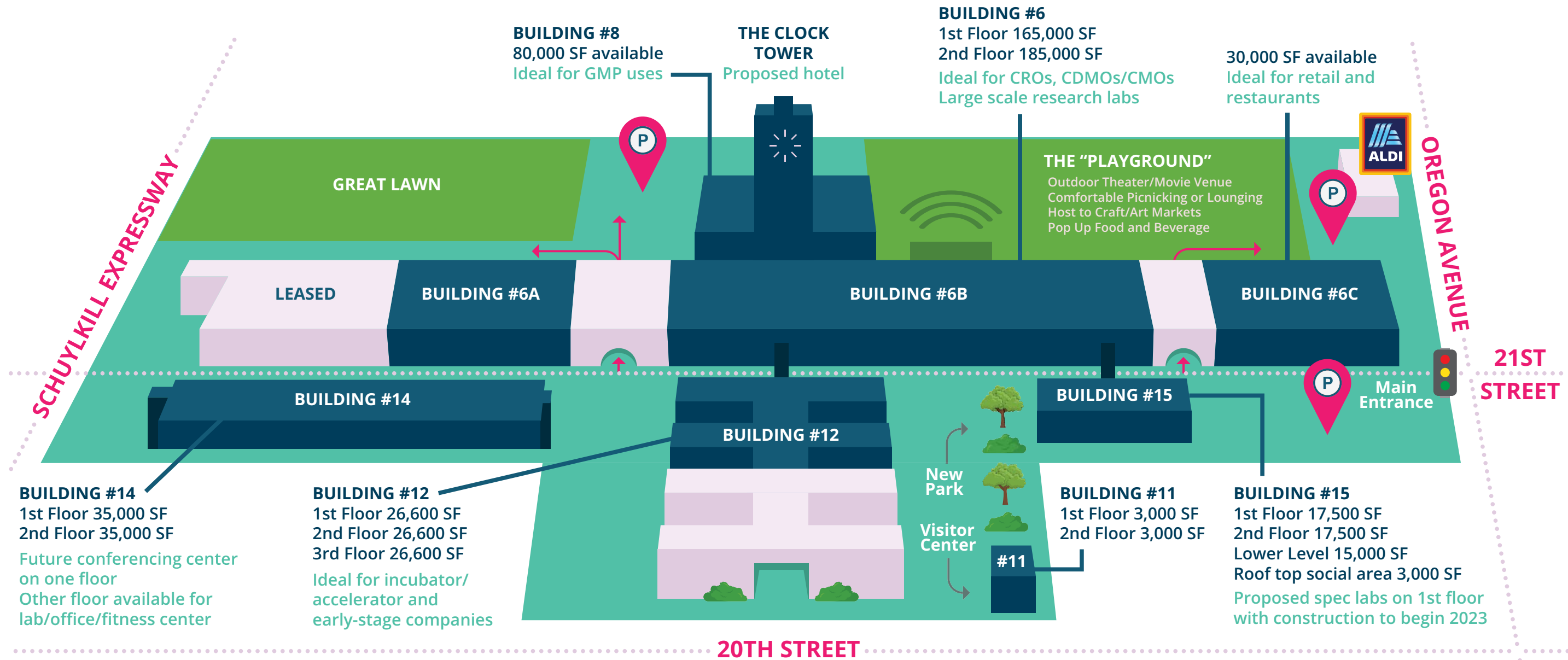


Leading center of
higher education &
academic research:
18 universities &
colleges

42 million
domestic tourists
who spent \$6.8
billion annually

Philadelphia International Airport
served **19.6 million** passengers
(2021) 500 flights per day!

Home to
5 Fortune 500
Company
Headquarters





SCHUYLKILL EXPY



20TH ST.

OREGON AVE

21ST ST

PHILADELPHIA INTERNATIONAL AIRPORT
4 MILES



MAIN ENTRANCE



SKYREM

SkyREM, with corporate offices in New York and Philadelphia, is a vertically integrated real estate investor, owner, and developer. SkyREM has amassed a diversified portfolio of properties throughout the United States. SkyREM employs an opportunistic, value driven, flexible approach to acquire real estate assets and develop sites in strategic markets.

SkyREM's growth has been fueled by its long-standing philosophy of creating value by locating underperforming and/or underutilized assets and unlocking their hidden potential.

SkyREM's objective is to invest, own and develop quality real estate and partner with our customers/business partners to provide value based solutions with sustainable and renewable value-add offerings when feasible. We strategically leverage our extensive real estate expertise to expand and grow wisely, all the while providing outstanding service.

skyrem.com



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THE CITY THAT LOVES YOU BACK



LOCATION OVERVIEW



- **Public transportation** - Immediate access to SEPTA bus routes 7 and G



- **Highway access** - Excellent location off of I-76, and easy access to I-95



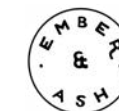
- **Amenities** - Surrounded by restaurants, adjacent to a shopping center, and close to the Phillies, Flyers, 76ers, and Eagles sports stadiums



- **Airport** - Drive time to Philadelphia International Airport only 15 minutes

Fine dining just minutes away

RIVER TWICE



zahav

hardena

Laurel

AMADA

Vetri
CUCINA

little

Philadelphia
International
Airport



QUARTERMASTER

Science +
Technology Park

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**FOR LEASING
OPPORTUNITIES:**

Tim Conrey
215.805.5440
tconrey@scheerpartners.com

KJ Kulik
609.744.7233
kkulik@scheerpartners.com

Lou Tonon
704.609.2239
ltonon@scheerpartners.com

quartermasterphl.com

 **Scheer Partners**
A Reputation for Results

 **SKYREM**