
FMC TOWER AT CIRA CENTRE SOUTH

Philadelphia, PA

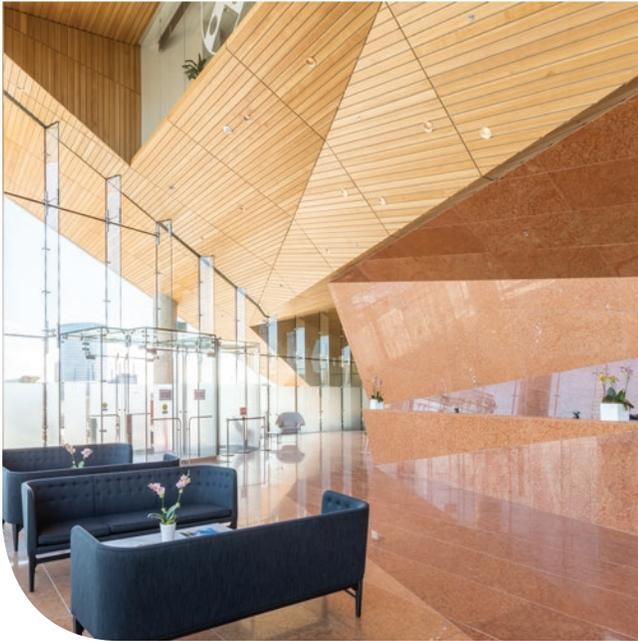


Brandywine Realty Trust advances its vision for the Cira Centre development—and growth within University City and Philadelphia as a whole—with FMC Tower at Cira Centre South.

Spanning two decades of smart, sustained growth, Brandywine has set precedents for creativity in real estate—anticipating the future and delivering first-class solutions. We’ve evolved from initial ownership of four office buildings to now owning, managing, leasing and developing some of the nation’s most remarkable properties, inclusive of over \$2.5 billion in successful development.

As the leading owner of Trophy and Class A office properties in Philadelphia, the Cira Centre South neighborhood is a crowning achievement—a visionary development offering an elevated tenant and resident experience while energizing its surrounding community.





HIGHLIGHTS

- Philadelphia's First Vertical Neighborhood – one progressively-designed, integrated environment in a 49-story, 725' tower— comprised of office, residential / hotel, retail / restaurant, amenity and elevated outdoor space
- World-class design by Pelli Clarke Pelli Architects – combines iconic architecture with the latest in advanced engineering and LEED-based sustainable architecture
- Gateway to University City – Philadelphia's most dynamic business and research district —where master-planned, innovation community developments are underway, namely Schuylkill Yards and the 30th Street Station District Plan
- Superior accessibility – close proximity to 30th Street Station, Interstates 76 and 676, Schuylkill River Trail and the PHL Airport (15 minutes by rail)





AMENITIES

- 268 ultra-luxury residential units and extended-stay corporate suites on floors 29 through 46, showcasing some of the highest views in the city
 - Designed by Piero Lissoni of Piero Lissoni Associati, based in Italy
 - Managed by AKA, a division of Korman Communities, whose other markets include New York, Washington D.C., Los Angeles and London
- Dedicated ground floor lobby and professional concierge service
- Restaurant and bar from Michelin award-winning team, located at lobby level with outdoor seating, catering and room service
- Convenient porte-cochere at building entrance for car service drop off and valet
- Complimentary shuttle service, looping through Market Street to City Hall and down Walnut Street corridor
- Adjacent parking facility with 1,665 vehicle spaces and multiple bike racks
- Cira Green – one-of-a-kind urban park, elevated 95’ above street-level, with exceptional views of the city skyline

LEVEL 28: 25,000 SF AMENITY FLOOR



Business Center

High-tech business conference center with contemporary media equipment package and catering service available



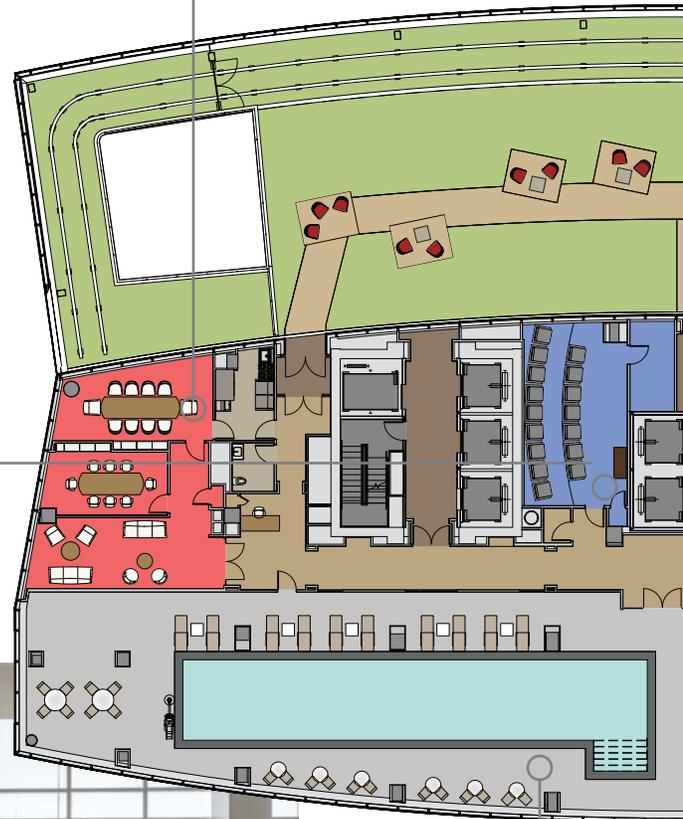
Media Screening Room

Private media screening room with seating for up to 16 people



Aquatic Center

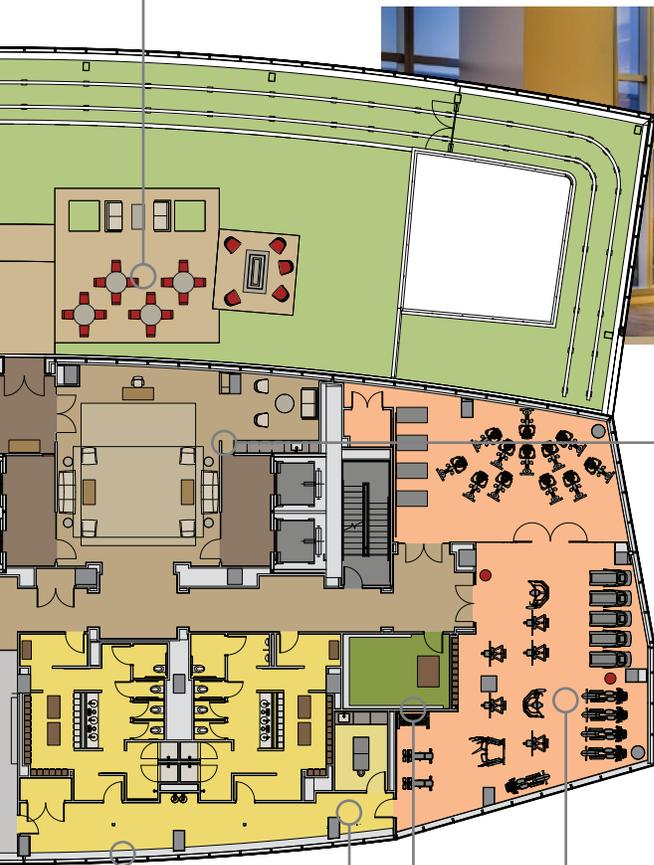
72' swimming pool and lounging deck





Sky Deck

Soaring outdoor sky deck with stunning city views, water features and fire pits



a.lounge

Sky lounge with airy, light-filled space for gathering or individual use



Wellness Center

Fitness center featuring Technogym equipment, studio for yoga and other classes, and offering personal training plus innovative fitness events and programs

Spa

World-class spa with hydrotherapy and aromatherapy treatments

Shower/Locker Facilities

Elegant shower and locker facility with hotel-style laundry and towel service

Golf Simulator

3D golf simulator for indoor practice and enjoyment



WORKSPACE DESIGN

- 10' ceiling heights and floor-to-ceiling windows provide light-filled workspaces with panoramic views, creating a healthy, inspiring and engaging workplace
- 25,000 ± square foot open floor plates – cost savings through efficient floor plate design and high-performance systems
- Culture-changing and brand-solidifying opportunities in the flexible layout and design of each floor



KOIZ BENEFITS

A qualified business may be eligible for credits, exemptions or abatements of the following state and local taxes:

— City of Philadelphia Tax Abatements

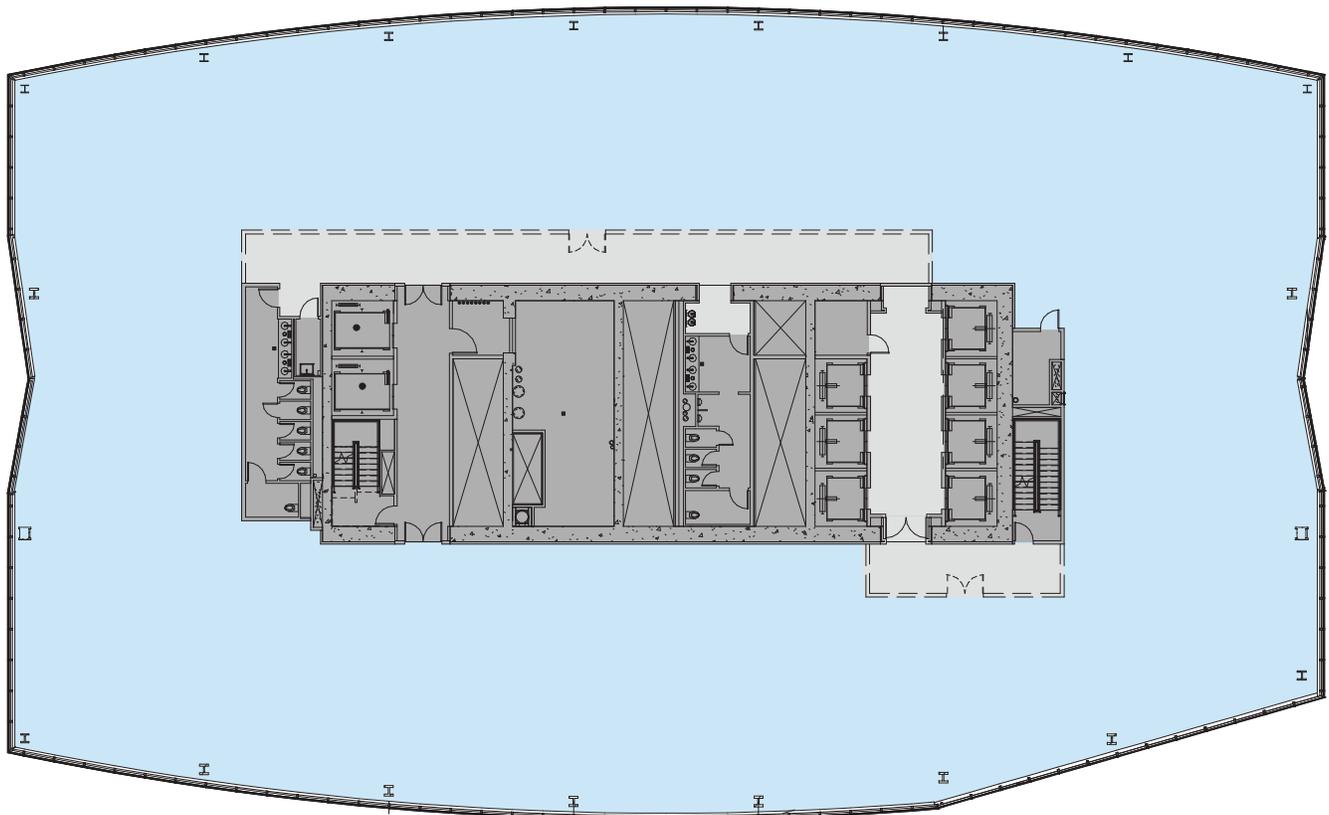
- Philadelphia Business Income and Receipts Tax
- Philadelphia Net Profits Tax
- Philadelphia Sales & Use Tax
- Philadelphia Real Property Tax
- Philadelphia Use & Occupancy Tax

— Pennsylvania State Tax Abatements

- PA Corporate Net Income Tax
- PA Personal Income Tax
- PA Insurance Gross Premiums Tax
- PA Bank and Trust Company Shares Tax
- PA Mutual Thrift Institutions Tax
- PA Sales & Use Tax

KOIZ Expires 12/31/25

TYPICAL FLOOR PLAN



BUILDING SPECIFICATIONS

Gross Building Area:
1,042,000 square feet

Number of Stories:
49-story high-rise

Number of Office Stories:
25 stories

Total Office Area:
625,000 ± square feet

Number of Residential Units:
268 units

Building Use: Multi-use office, residential and retail space

Building Height:
Approximately 725'

Floor-to-Floor Slab Height:
Tenant floors 14'-4" floor-to-floor

Structural Bay Size: The column bay from exterior window wall to building core wall is to be a clear span, free of intermediate columns that will interfere with the tenant's planning requirements. The minimum column bay size shall be 30'-0" x 30'-0".

LEED Compliance: The design of the base building core and shell shall endeavor to achieve LEED Silver Certification as defined by the U.S. Green Building Council.

Loading Dock: Tenant shall have access to loading docks adequate for full-size semi-trailers, trash compactor and main building mechanical/electrical areas. Service elevators provide access to these areas.

Building Lobbies: There are two distinct building lobbies; one is for the exclusive use of the office tenants, and the other is designated for residential units.

Elevators: All elevators are traction type with destination call system.

- **Low-Rise Bank:** 7 elevator cabs, 3500 lb. capacity (Floors 2-15) with a speed of 500 fpm
- **Mid-Rise Bank:** 7 elevator cabs, 3500 lb. capacity (Floors 16-28) with a speed of 700 fpm
- **Service Elevators:** Two-4500 lb. capacity and service elevators service all floors with a speed of 700 fpm

Building Security: Systems will be tied to a central monitoring system on 24-hour basis and will also be monitored by a central security station to be determined. Access to the elevator core shall be accessible only by passing the security console/desk area. A minimum of two

(2) security guards will staff the building 24/7. Base building security system will have the capability to communicate with the Tenant provided security system.

HVAC System: Central variable air volume (VAV) with risers for supply, return and exhaust air. Systems designed to provide 1.2 cfm per sq. ft. supply air to each floor. Landlord to provide medium pressure duct loop. General VAV box zoning is 1 VAV box per 1000 square feet of space. BAS (Building Automatic System) controls HVAC system, power distribution, common area lights, and alarm equipment.

Electric: Power to the building is via high-tension service provided in a dual feed configuration from two separate substations. Electrical rise capacity available to tenant.

8 watts per usable square feet:

- 1 watt per square foot for lighting
- 4 watts per square foot for equipment power
- 3 watts per square foot for HVAC

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.



FMC Tower at Cira Centre South
2929 Walnut Street, Suite 1700
Philadelphia, PA 19104

www.brandywinerealty.com



for more information:

STEVE RUSH
215.397.1562
Steve.Rush@bdnreit.com

