

CIRA CENTRE

Philadelphia, PA



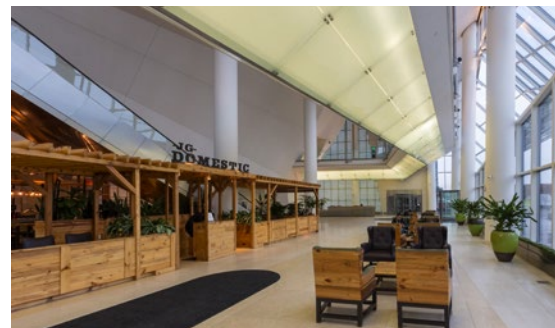
As the first high-rise office tower built in West Philadelphia, Cira Centre is a shining model for this continuously thriving neighborhood. University City, a concentrated area of “Eds and Meds,” provides a robust, local job-candidate pool for growing businesses. Additionally, Cira Centre’s location within a Keystone Opportunity Improvement Zone (KOIZ) enables tenants to qualify for potentially significant tax savings. With immediate access to multiple transportation options—as well as close proximity to the Schuylkill River Trail, Cira Green, Penn Park, and a growing, local restaurant scene—tenants at Cira Centre can enjoy a great work-life balance.





HIGHLIGHTS

- Beautifully-reflective architecture designed by world-renowned Pelli Clark Pelli Architects
- Themed light shows on 1500 exterior LED fixtures exclaim the building's presence along the nighttime skyline
- Soaring 42' high building lobby
- Nearly 38,000 RSF of retail and amenities
- Over 690,000 RSF and 29 floors of office space
 - Highly-efficient space averaging 27,300 RSF floor plates
 - 360° panoramic views
 - 100% outside air purge
- Major Northeast fiber optic system access
- Online tenant resource system
- On-site, first-class property management services provided by the dedicated team at Brandywine Realty Trust
- Energy Star qualified

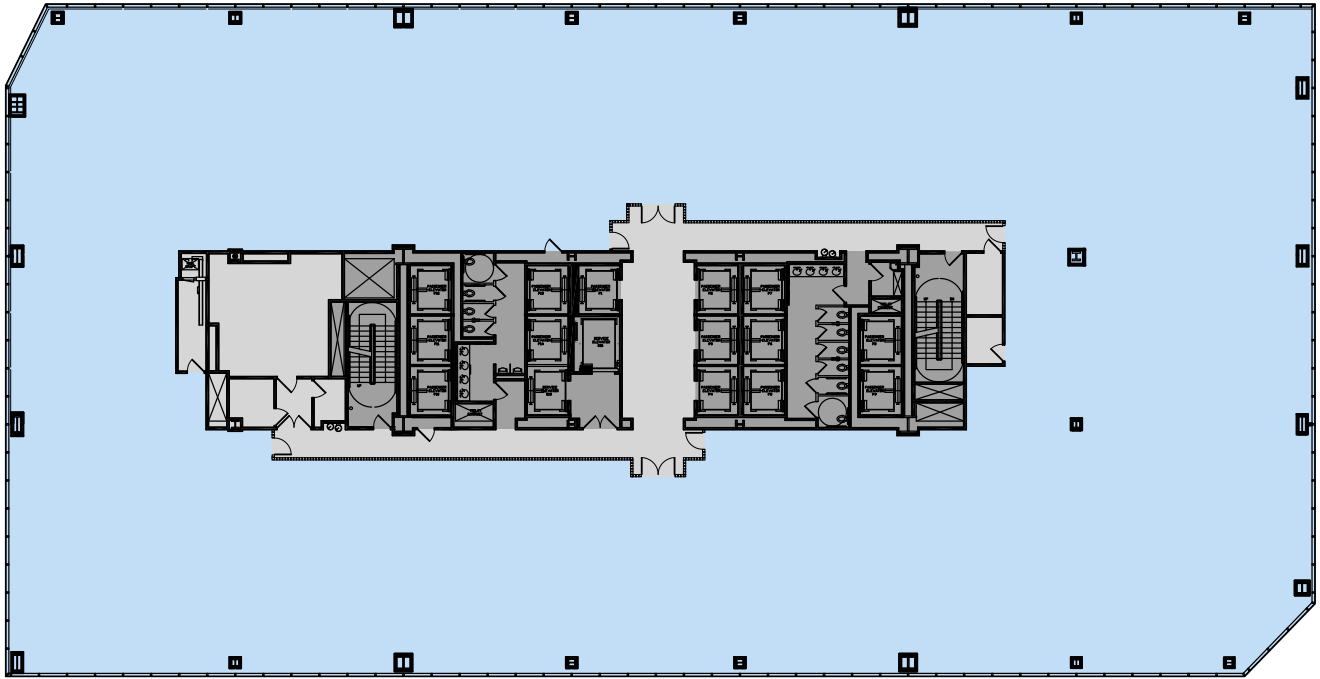


AMENITIES

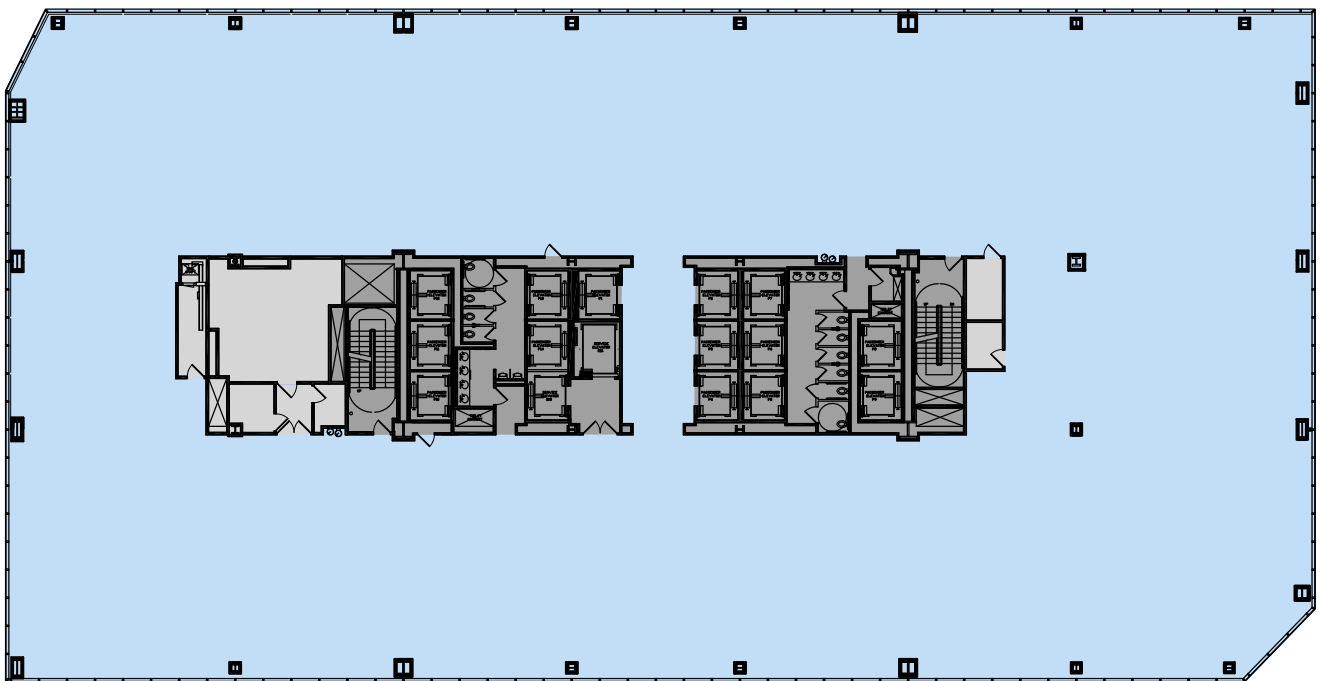
- Transportation Access
 - Directly connected to AMTRAK's 30th Street Station
 - Complimentary downtown shuttle service with real-time app tracking
 - Access to parking garage with 1,500 spaces and bicycle racks
- 24/7 security personnel, single lobby access point
- Cira Shoppe—sundry shop
- JG Domestic Fine Food & Spirits—on-site restaurant and bar with a focus on U.S.-sourced artisanal food and drink by famed chef Jose Garces
- Garces Trading Co. Kiosk—quick-serve coffee, smoothies and snacks
- Cira Fitness Center offers tenant-exclusive, affordable membership at an on-site location
- The Hub: Cira Centre's first-class operated conference facility with food service, video conferencing, computer rentals and transportation, accommodates meeting spaces for up to 250 guests



MULTI-TENANT FLOOR PLAN



SINGLE TENANT FLOOR PLAN



BUILDING SPECIFICATIONS

General Building Information

- **Building Use:** Office
- **Building Class:** Trophy
- **Number of Stories:**
29 story high-rise
- **Height:** 436' approximately
- **Gross Building Area:**
788,107 +/- square feet
- **Rentable Building Area:**
731,852 +/- square feet
- **Year Built:** 2004
- **Developer/Owner:**
Brandywine Realty Trust
- **Architect:** Pelli Clark Pelli Architects
(formerly Cesar
Pelli & Associates)
- **Typical Floor Area:**
27,000 +/- square feet
- **Parking:** Direct connection to Amtrak
parking garage; monthly and daily
spaces available
- **Security:** Manned security
desk in building lobby; 24/7
- **Loading Dock:** Covered loading
dock accommodating full-sized
semi-trailers, one (1) trash compactor
location, main building electrical/
mechanical areas and building
support rooms. Freight elevator
service is supplied to this floor.

Construction & Building Systems

- **Structure:**
Steel frame curtain wall system
- **Floor Load:** 60 PSF live load, 20
PSF dead load
- **Floor-to-Ceiling Height:** 9' (higher
ceilings in some locations are
possible based on system design)

- **Slab-to-Slab Height:** 13'-0" +/-
- **Mullion Spacing:** 5' module
- **HVAC:** Provided through self-
contained water cooled direct
expansion (DX) variable volume
units on each floor. Each floor
can operate independently.
General capacity of the system is
approximately 96 tons per floor, with
additional condenser water capacity
for supplemental HVAC equipment.
System is designed to provide 2.0
CFM per square foot.
- **Electrical:** Power to the building is
via high-tension service provided in
a dual feed configuration from two
separate substations. Electrical riser
capacity available to tenants:
 - 6 watts per usable square foot
 - 2 watts per usable square foot
for lighting
 - 4 watts per usable square foot
for equipment power
- **Elevators:** 14 high-speed traction
elevators providing excellent
response time (low-rise, mid-rise
and high-rise configurations)
 - **Low-Rise Bank (Floors L-9):**
4 elevator cabs; 3,000 lb capacity
with a speed of 500 FPM
 - **Mid-Rise Bank (Floors 9-18):**
5 elevator cabs; 3000 lb capacity
with a speed of 700 FPM
 - **High-Rise Bank (Floors 18-28):**
5 elevator cabs; 3,000 lb capacity
with a speed of 1,000 FPM
 - **Service Elevators:** Two-4,500 lb
capacity and service to all floors
with speed of 700 FPM
- **Bay Size:**
Vary – 30'-0" x 42'-6"

Utilities

- **Electric:**
PECO Energy
- **Gas:**
Philadelphia Gas Works
- **Water:**
Philadelphia Water Revenue
Bureau
- **Sewer:**
Philadelphia Sewage Authority
- **Cable:**
Comcast, Verizon FiOS
- **Phone:**
Cypress Communications,
AT&T, Verizon

Emergency Systems

- **Backup Generator:**
Base building back-up
generator services all building
life safety systems (stair and
exit lighting, elevator, smoke
exhaust, fire pump, fire alarm
system, etc.) in the event of
loss of normal power.
- **Fire Systems:** The fire alarm
system includes a central
command center, pull stations,
voice communication systems,
area and duct detectors,
sprinkler tie in, speakers and
strobes in core areas of the
building. Fire command center
is located in main lobby.

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.



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