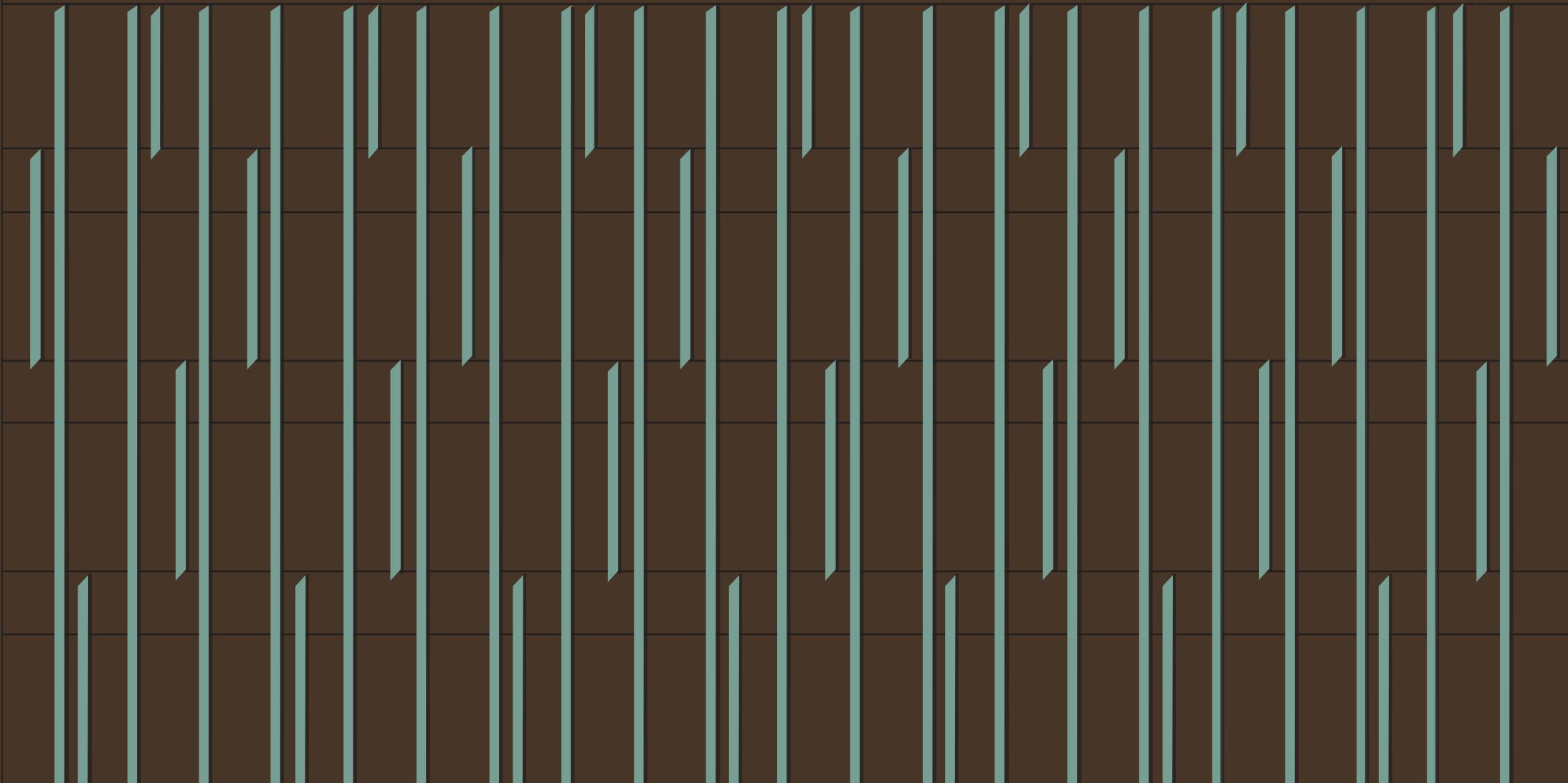


155 RADNOR

155 King of Prussia Road • Radnor, PA

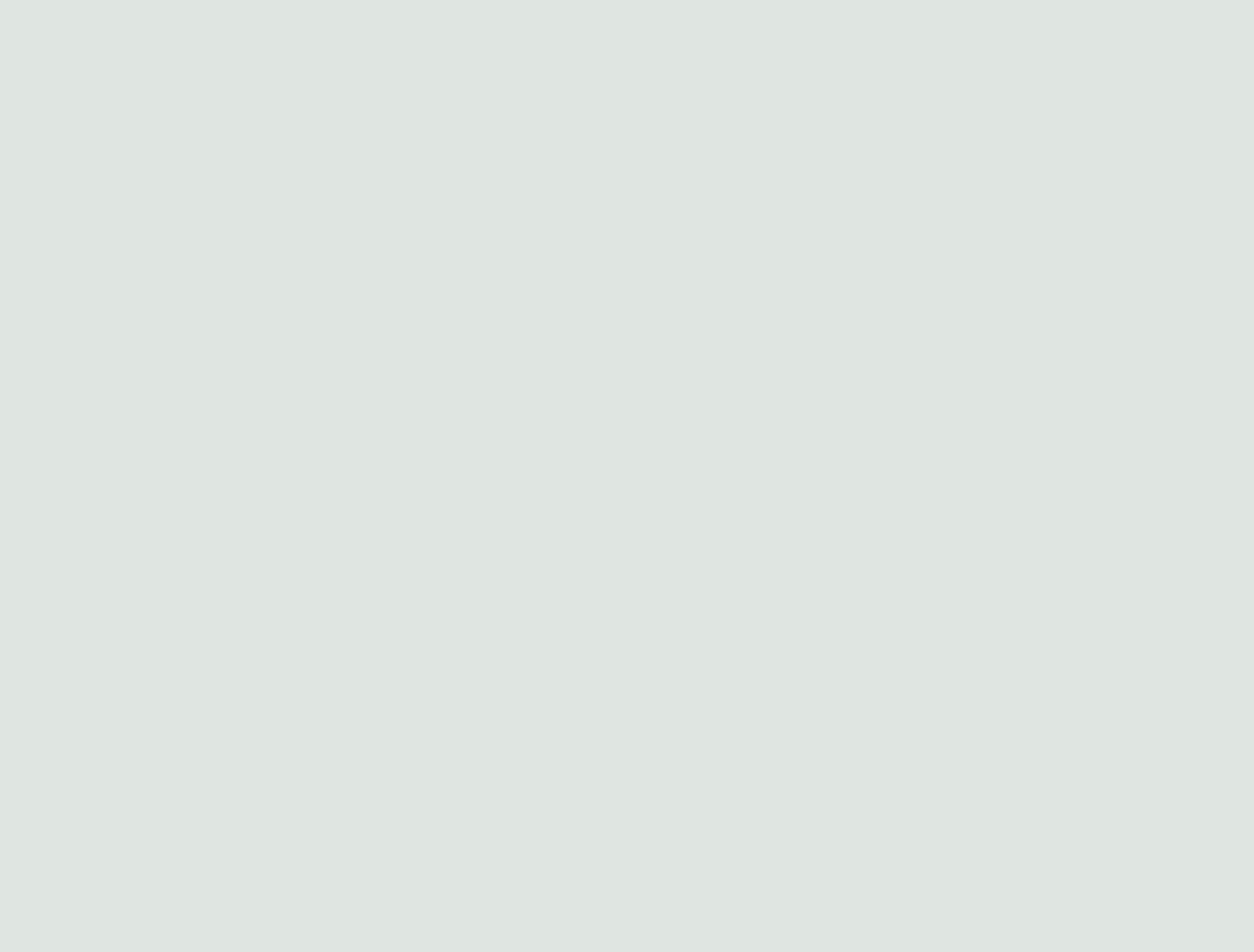
A Development by Brandywine Realty Trust



155
RADNOR

← THE CONNECTION BETWEEN

nature
+
productivity
+
well-being





AS RADNOR'S FIRST NEW WORKSPACE DEVELOPMENT

in almost 30 years, **155 RADNOR** recognizes that the way we define work has changed. Designed around the theory that people possess an evolutionary affinity for nature that is vital to human health and well-being, the architecture of **155 RADNOR** is intrinsically linked to the natural environment.

As one component of a larger, mixed-use, transit-oriented development, the **155 RADNOR** experience is embodied by unique shared amenities, a refined natural palette, and connection to outdoors. Here, **Brandywine Realty Trust** is setting a new standard for workplace wellness in the market by building an experience from the ground-up that prioritizes health, efficiency, and sustainability.



WELLNESS BY DESIGN

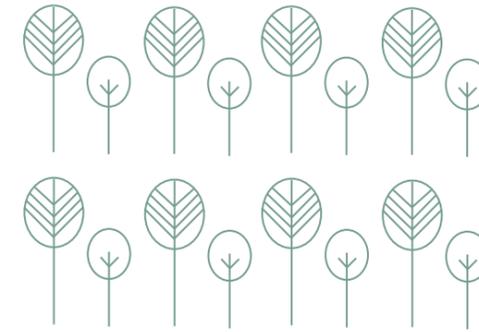
Research shows that American workers spend 90% of their time indoors, and access to more sunlight and natural elements can increase feelings of **WELL-BEING** and productivity. At **155 RADNOR**, there are endless opportunities to **STAY ACTIVE**, and prioritize the kind of big-thinking that happens best outdoors.

By design, **155 RADNOR** seamlessly assimilates the interior with the exterior environment—floor-to-ceiling glass brings light and views inside, while **GARDENS**, walking paths, and seating areas invite occupants outdoors.

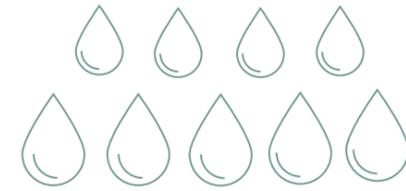
An open staircase in the lobby motivates employees to bypass the elevator. **EXPANSIVE WINDOWS** provide calming views of the **LANDSCAPED GROUNDS**. A network of trails inspires biking, jogging, or walking throughout the day. Flowing meadows of **WILDFLOWERS** bring peace of mind.



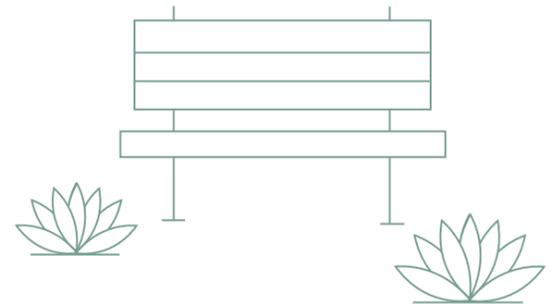
EXTERIOR PATIO



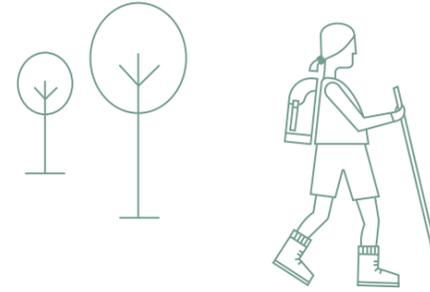
251 TREES ACROSS THE CAMPUS



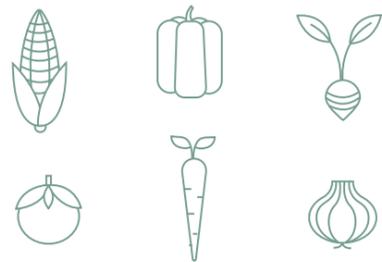
3 RAIN GARDENS COLLECT AND REDISTRIBUTE STORM WATER



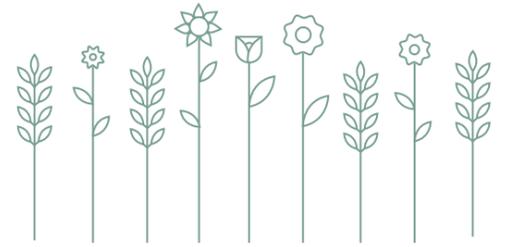
2 COURTYARDS AND 1 PAVILION SERVE AS GATHERING AND RELAXATION SPACES



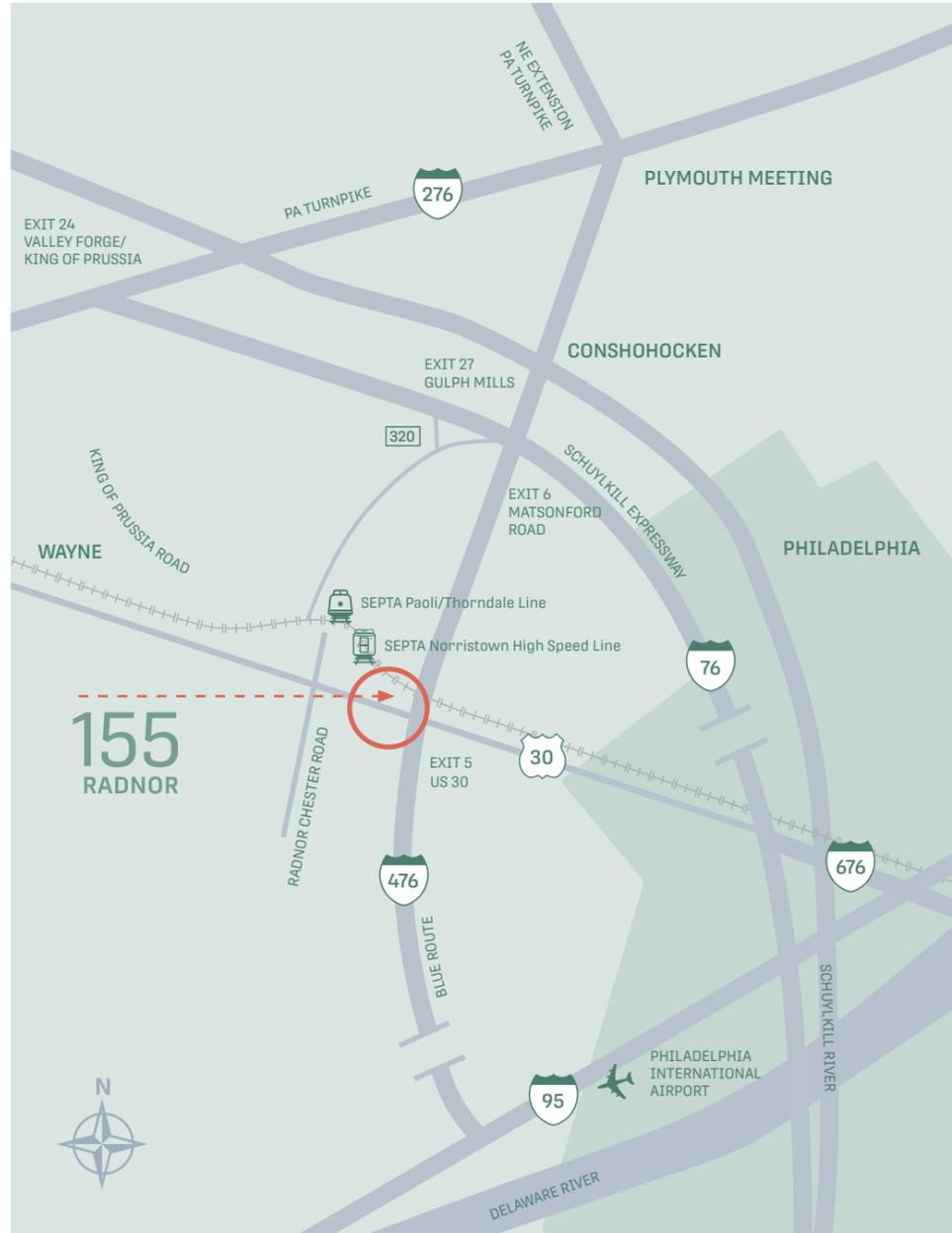
2.4 MILE TRAIL WINDS THROUGH CAMPUS



1 SEASONAL MICRO FARM



2 FOOT TALL WILDFLOWER MEADOWS

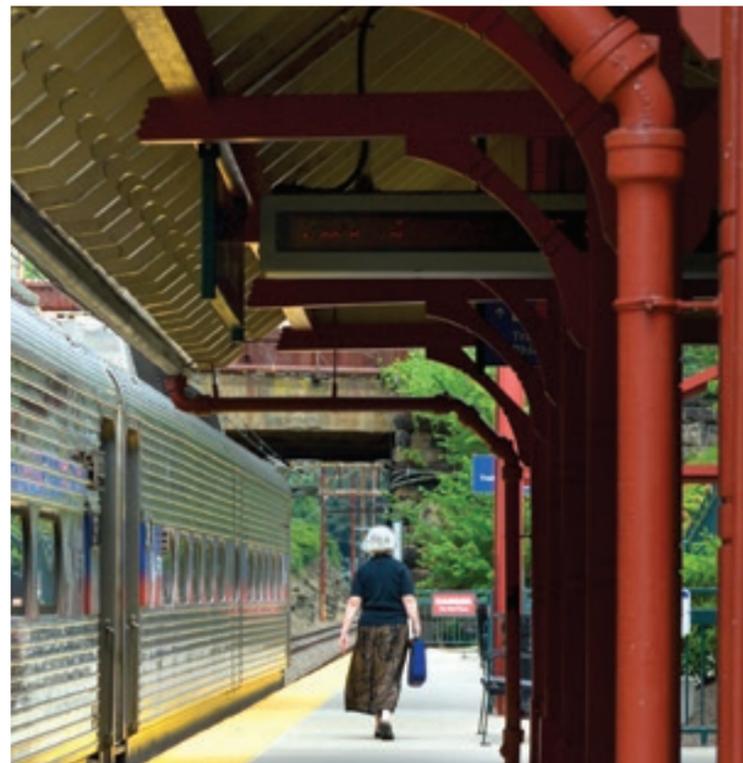


LOCATION + ACCESS

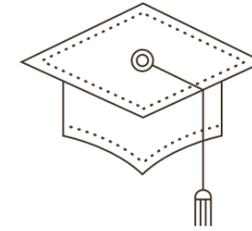
Situated in the highly sought-after Main Line, **155 RADNOR** is a true transit-oriented development, connecting easily into both mass transit and major highways. The campus sits directly adjacent to the Radnor stop on the **NORRISTOWN HIGH SPEED LINE**, and a quarter mile from the Radnor stop on the **PAOLI THORNDALE LINE**. It also connects to major suburban interchanges **I-476**, **ROUTE 30**, and **I-76**, and boasts more than ample covered parking.

Connected by a network of landscaped walking paths, **155 RADNOR** is one element of a thoughtfully designed campus of engaging, immersive lifestyle experiences, including a luxury boutique hotel with quality food and beverage offerings, and Penn Medicine's state-of-the-art medical building.



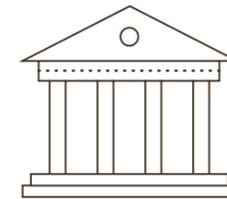


RADNOR HIGHLIGHTS



LABOR POOL

Over 19,450 students attend 18 different private educational institutions in Radnor, including Villanova University, Cabrini College, and more



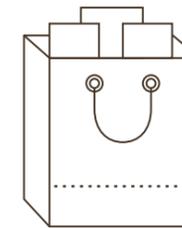
COMMUNITY

Radnor Township School District is recognized among top public education programs nationally, and is one of the most frequently cited reasons new residents move to Radnor



LIVE-WORK-PLAY

One of the top 100 "Best Places to Live and Launch" and "The Best Place to Live in the Suburbs" by Fortune Small Business Magazine

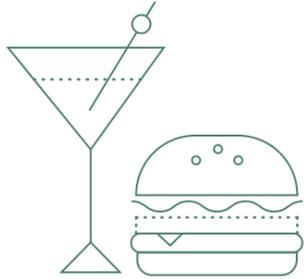


EXPERIENCES

A myriad of "mom and pop" retail shops mix seamlessly with national and international service and retail businesses

THE NEIGHBORHOOD

Radnor boasts highly desirable communities, renowned retail, and the best schools in the region. At **155 RADNOR**, work-life balance is paramount, and exciting dining, retail, and entertainment options are around every corner. A selection from the 100+ neighborhood favorites surrounding **155 RADNOR**...



RESTAURANTS + BARS

- > Harvest Seasonal Grill & Wine Bar
- > Fleming's Prime Steakhouse & Wine Bar
- > Estia Greek Taverna
- > Honeygrow
- > Jimmy John's
- > HipCityVeg
- > 333 Belrose Bar & Grill
- > Starbucks
- > First Watch
- > Main and Vine
- > Smashburger
- > Chipotle Mexican Grill
- > Anthony's Coal Fired Pizza
- > Minella's Diner
- > Pipeline Taco
- > Panera Bread
- > White Dog Café



LIFESTYLE

- > Luxury Boutique Hotel on the 155 Radnor Campus (*Under Construction*)
- > Sage and Grey Nail Salon
- > The Radnor Hotel
- > Wayne Hotel
- > Giant Food Store
- > Philadelphia Sports Club
- > MOM's Organic Market
- > ACME Markets
- > Whole Foods Market
- > Anthony Wayne Cinemas
- > Cole Wellness Spa
- > Merion Golf Club
- > Aronomink Golf Club
- > Bulldog Yoga
- > Plank Studio
- > Club La Maison Health & Fitness Complex
- > Radnor Memorial Library



SHOPPING

- > South Moon Under
- > lululemon athletica
- > Target
- > TJ Maxx
- > HomeGoods
- > Micro Center
- > CVS Pharmacy
- > Skirt Boutique
- > Eaves Boutique
- > Louella Boutique
- > Coco Blu Boutique
- > Anthropologie
- > Gap
- > Rosemont Square
- > Out There Outfitters
- > Eagle Village Shops
- > The Little House Shop
- > Rite Aid
- > Bernie Robbins Jewelers



OUR SHARED AMENITIES

155 RADNOR joins Brandywine's existing collection of vibrant environments in Radnor, PA. Through our network of properties, **155 RADNOR** tenants will have access to fitness centers, conferencing spaces, shuttles, and other shared amenities. They will also enjoy exclusive access to BEX—Brandywine's innovative touchdown co-working spaces. With conference and huddle rooms, private call rooms, a fully-stocked kitchen and state-of-the-art AV equipment, Bex is an invaluable extension of workspace options for employees.

BRANDYWINE OPERATES BEX SPACES IN RADNOR, CENTER CITY PHILADELPHIA, AND TYSONS, VA.





PROPERTY HIGHLIGHTS

- > 4-story, 145,000 SF office building
- > Part of a 26.6 acre, transit-oriented campus that includes a state-of-the-art medical facility and a luxury boutique hotel with restaurant and bar
- > Design prioritizes wellness with 10' ft ceilings, floor-to-ceiling glass, open floor plates, an offset core and optionality for operable windows
- > Uncompromising HVAC systems with premium MERV 14 filtration, operating 24/7 to keep fresh air circulating
- > Superior indoor air quality with up to 100% outside air
- > Entirely touchless environment from automatic doors, to European-style private restrooms with touchless features, automatic lights and more
- > High-end antimicrobial finishes
- > Amenities include a conference center, and dynamic outdoor spaces such as a patio and gaming area, landscaped grounds with over 250 trees, and a micro farm
- > Planned WELL and Fitwel Certification
- > First-class Property Management services provided by the dedicated team at Brandywine Realty Trust
- > Joins Brandywine's nearby Radnor Financial Center and Radnor Corporate Center, allowing for use of shared best-in-class amenities

BUILDING DESCRIPTION

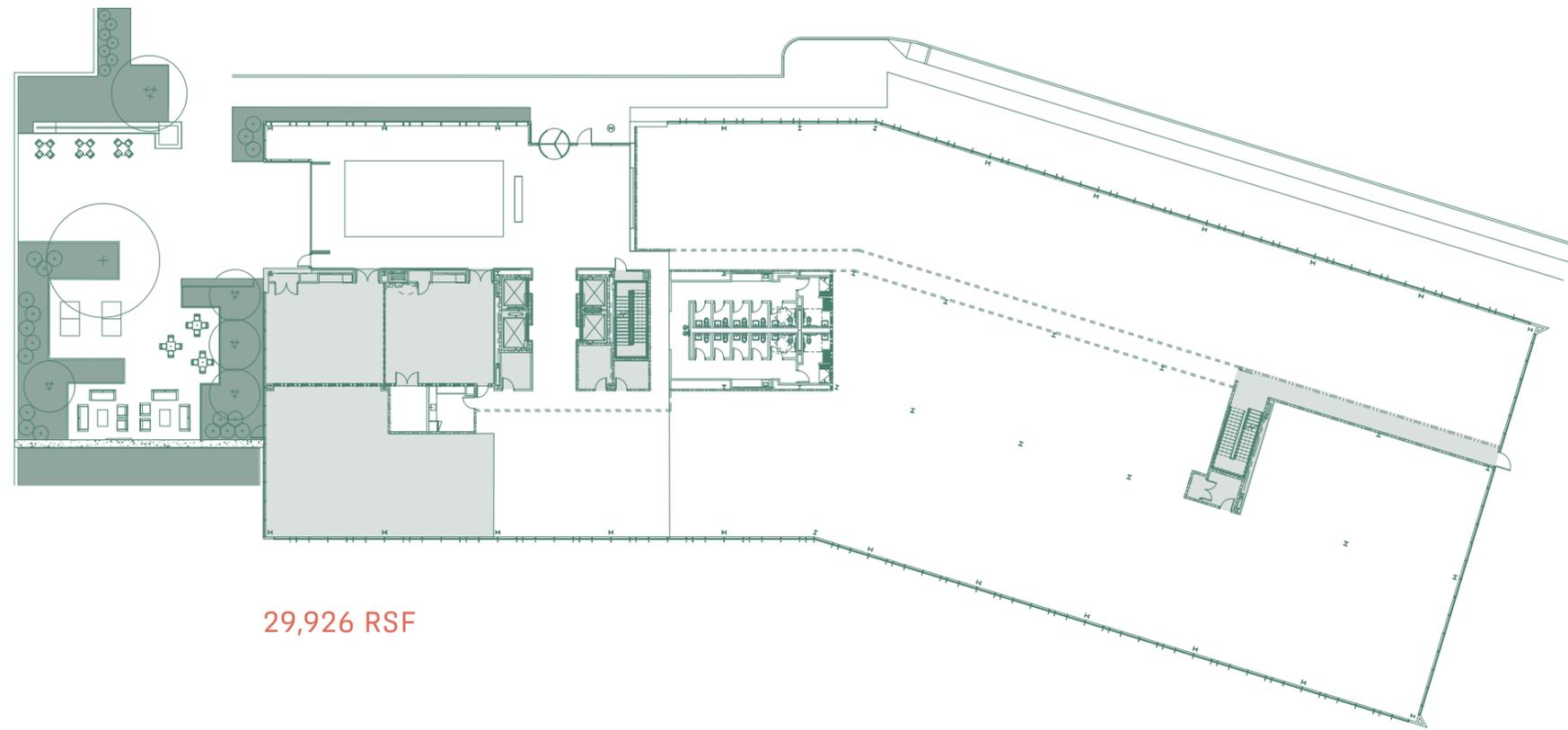
- > Owner: Brandywine Realty Trust
- > Size: 144,216 RSF
- > Stories: 4 (plus partial basement)
- > Largest Floor Plate: 37,619 RSF
- > Elevator Cabs: 3 passenger elevators, 1 service/passenger combo elevator
- > Parking Ratio: 5/1,000 SF, structured/covered
- > Building Structure: Steel with slab on metal deck
- > Exterior Envelope: Curtainwall system on all sides; solar control on two sides
- > HVAC System: VAVs served by energy efficient DX rooftop units
- > Security: Card access system
- > Electrical: Underground service
- > Roof: Fully adhered TPO roof
- > Schedule and project status:
 - 16-month construction schedule
 - Targeted delivery 2021



DEVELOPMENT + DESIGN TEAM

- > Developer / Owner: Brandywine Realty Trust
- > Architect: Ballinger
- > Construction Manager: IMC Construction
- > Civil Engineer: Pennoni
- > Landscape Architect: Jonathan Alderson
- > Leasing: Brandywine Realty Trust
- > Property Management: Brandywine Realty Trust

FIRST FLOOR PLAN

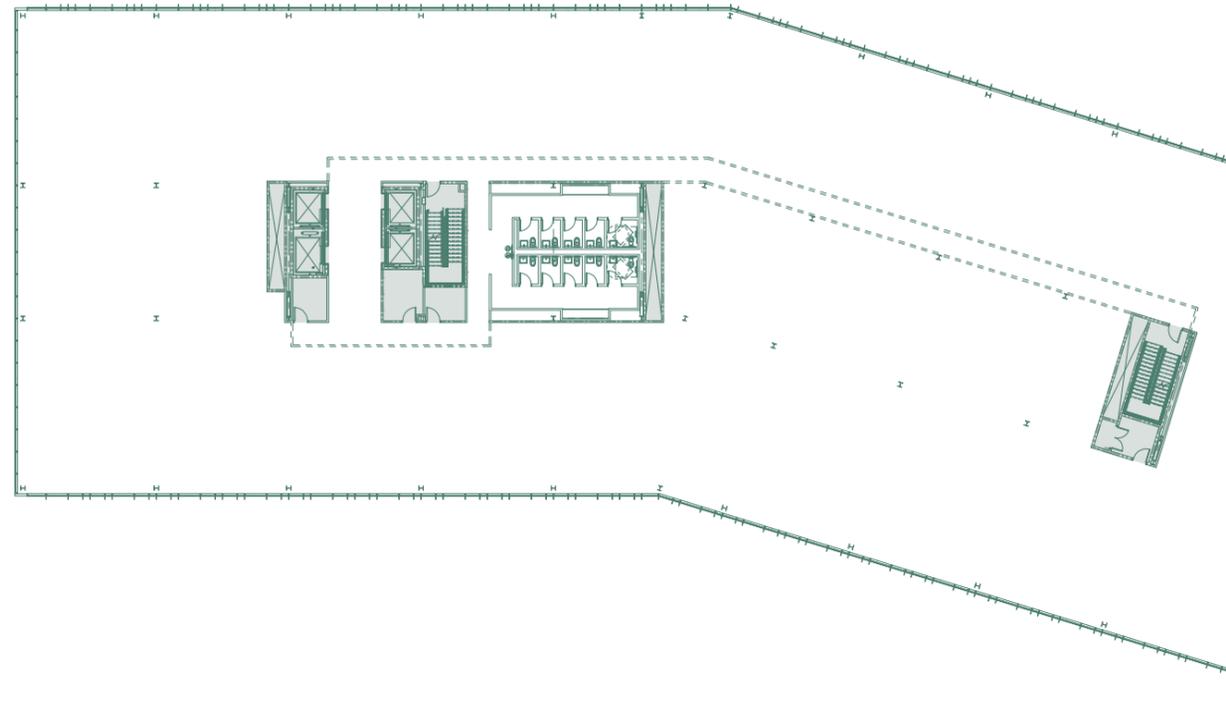


29,926 RSF



LOBBY

TYPICAL FLOOR PLAN



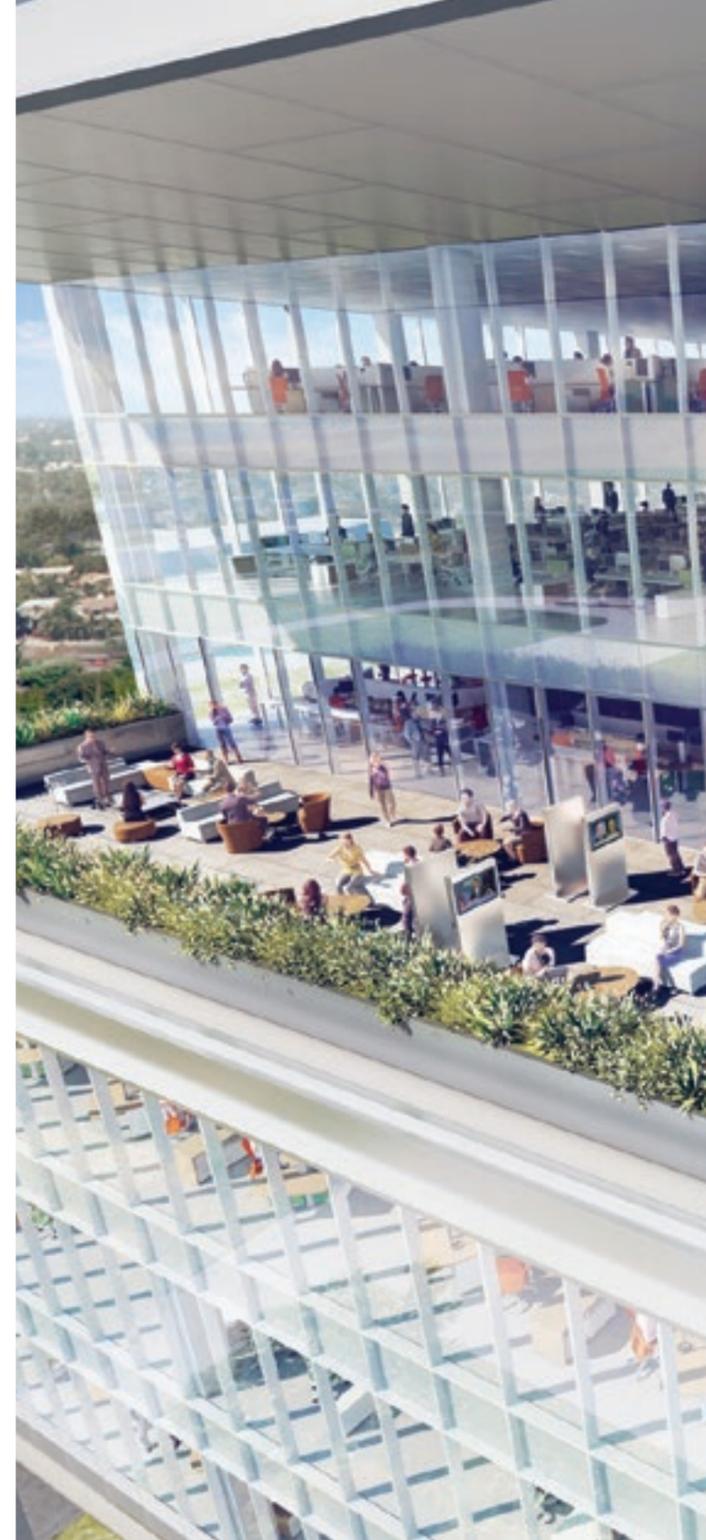
37,619 RSF





Our core principles of **QUALITY, INNOVATION, INTEGRITY & COMMUNITY** guide us in everything we do.

BRANDYWINE REALTY TRUST is the master developer of Penn Medicine's entire 26.6 acre mixed-use campus, including our workspace development at **155 RADNOR**. Our proven history, with **OVER 12 MILLION SF** of successful development to date, is the result of a highly-experienced team, extraordinary development standards, impactful partnerships, and seamless, on-time execution. **155 RADNOR** will join Brandywine's long-established Radnor office portfolio, which includes **1.8 MILLION SF** within Radnor Financial Center and Radnor Corporate Center. Here, we look to create a people-focused, active, and collaborative environment that epitomizes Brandywine's best-in-class quality.



BALLINGER was one of the first firms in the country to merge the disciplines of architecture and engineering into a professional practice. Today, they are a nationally recognized firm with extensive experience in academic, research, healthcare, and corporate planning and design. As the architect for the entire master-planned campus, **BALLINGER** carried design elements cohesively throughout the office space, medical building, and shared spaces, creating a unified environment with a true sense of community.



155RADNOR.COM

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.brandywinerealty.com
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