

metroplex

Life Science/R&D space in Plymouth Meeting, PA

eXpect MORE.



EXEMPLARY ENVIRONMENT

An innovative 23-acre campus, Metroplex seamlessly blends urban sensibility with daily accessibility. Designed with today's tenant in mind, it represents Brandywine Realty Trust's commitment to design excellence by delivering maximum functionality and a refreshing atmosphere – the optimal environment for attracting top tier talent.

A master-planned campus in Plymouth Meeting, PA now debuts its most innovative workplace – Metroplex Two, an 10-story, 268,000-square-foot building whose sustainable design, large, open floorplates, expansive glass and heightened visibility deliver on key desired attributes to enhance innovation and employee and retention.





EXCEPTIONAL WORK. LIFE. STYLE.

Top places for innovation have evolved well beyond the traditional life science or office campus. Today's businesses and their employees expect immersive environments that contribute to health and wellness as much as productivity and creativity.

Metroplex, as a master-planned community, was conceived to deliver on those values. From the initial construction of Metroplex One it was designed as an integrated campus for the future of work; a healthy and active environment that recognizes that a meeting need not convene in a conference room, but can be equally, if not more, productive and creative when conducted around a fire pit, or on a lawn or atop a WiFi-enabled, outdoor Sky Terrace.

Amenity-rich, health-oriented, collaboration-enabled, the Metroplex campus includes:

- The Lawn – a broad, green expanse hosting private convenings and community-wide activities
- Sky Terrace – a communal, outdoor patio with multiple seating areas, televisions and fire pits
- Fitness center – with state-of-the-art equipment and shower facilities
- Bike racks – for easy storage before and after rides on the on-site Montgomery County trail
- Multiple dining options – a café, designated food truck area and outdoor patio
- Conference center
- Secure package delivery room
- Signature sculpture signaling a passenger drop off area
- On-site garage with ample parking
- Dry cleaner



EXPANDING OPPORTUNITIES

metroplex TWO

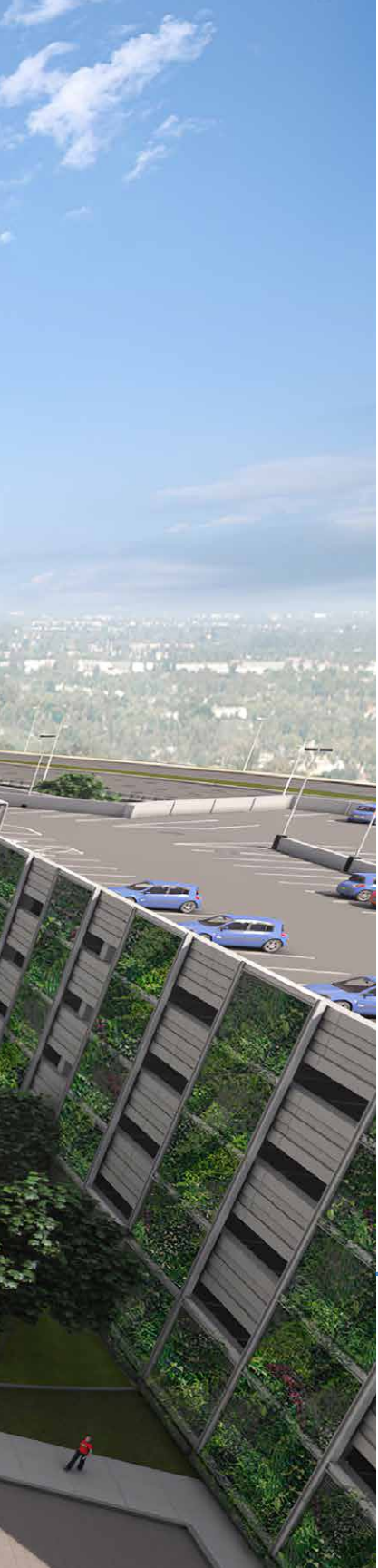
The most desired attributes fueling innovation – wide open loft-style floors, an abundance of light and air, efficient floorplates enhancing both privacy and collaboration – have all been incorporated into Metroplex Two.

Its functional elegance is initially evidenced with a visually arresting design of tiered metal panels sheathed in expansive Low-E glass that both enhances its visual appeal and respects the environment. Targeting LEED Silver certification and an Energy Star rating, its 10-story, 268,000 square feet are bathed in natural light that amplifies employee wellness and encourages productivity. Including uncompromising HVAC systems with premium MERV 14 filtration in operating 24/7 to keep fresh air circulating, Metroplex II includes superior indoor air quality with up to 100% outside air.

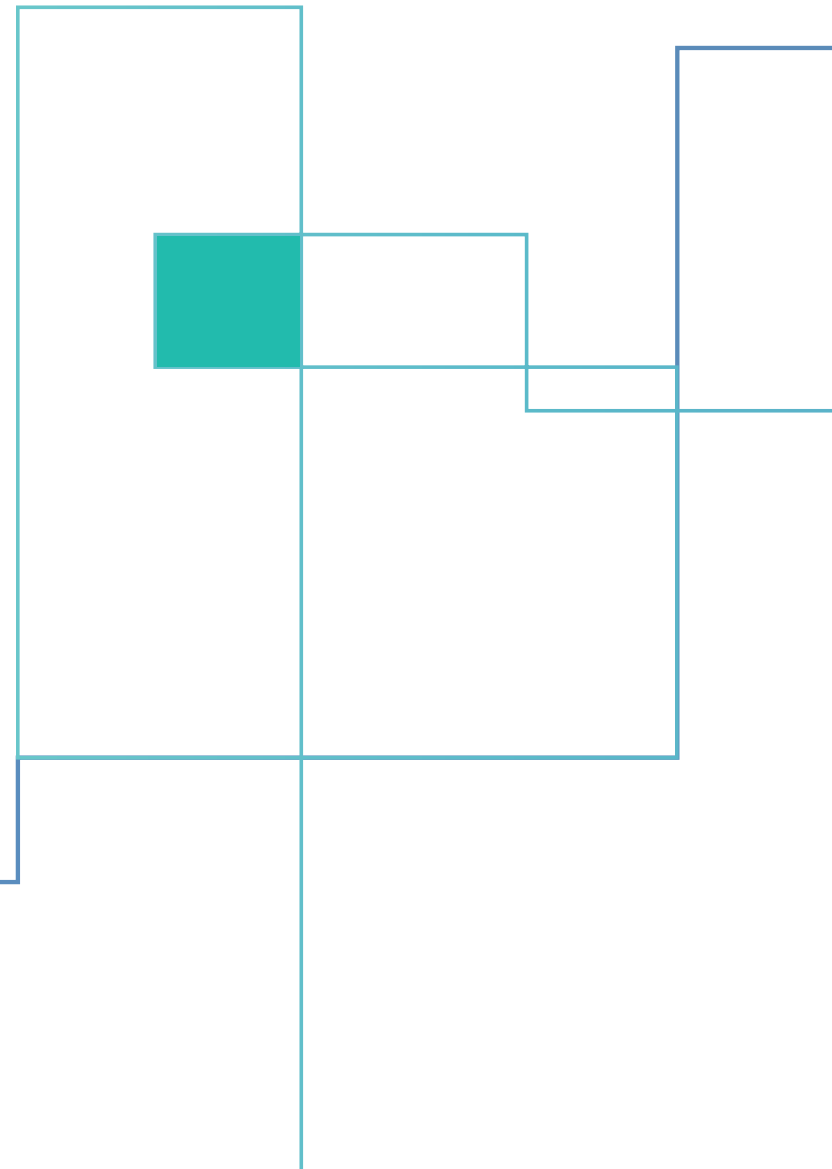
Three terraces, including the communal 9th floor Sky Terrace, energize the workplace. The WiFi-enabled Sky Terrace features a glass railing overlook and landscaped edge that inspires collaboration with varied seating areas, fire pits and televisions.







The Lawn, a verdant central courtyard between the building and the six-level parking garage, serves as the campus connection and is accessed from the passenger drop area punctuated by a signature sculptural element. Beautifully landscaped and traversed by a sinuous stone pathway, The Lawn is designed to promote a variety of community activities from yoga classes to concerts. Its inviting seating areas foster small group meetings and social gatherings alike.



The Lobby reflects Brandywine's commitment to excellence in all endeavors. It has been designed as both a welcoming space with round-the-clock security and as a work/gather/relax zone.

Warm tones harmonize with modern design highlighted by a stone tile floor, wood paneled feature walls, specialty ceiling, multi-screen technology panel and WiFi access.

Attention to detail extends to all facets of the building, including the naturally-lit Eurostyle restrooms that feature wood doors complementing contemporary tiles and fixtures.





metroplex
two





EXTENDING THE WORKPLACE

The benefits of the creative office and life science space of the future extend throughout Metroplex Two.

Open, virtually column-free loft-style floor plates with naturally-lit lift cores are both flexible and innovative. Entries feature signature views. High window-to-floor area ratios bathe interiors with natural light. Ten-foot finished ceilings frame expansive Low-E glass windows. When compared to center core layouts, open loft workplaces achieve 21% better interior visibility, 6% better window access and a 40% better daylight factor.

Full floors range from 20,000 SF to 28,000 SF with the majority totaling 25,756 SF. Floors three and six feature private terraces, each approximately 3,000 SF.

Due to its location, Metroplex Two is both well connected and highly visible. It is a striking presence on the Northeast Extension of the PA Turnpike and the surrounding major road networks, providing an ideal branding opportunity for an anchor tenant.



EXISTING SUCCESS

metroplex ONE

A resounding success, Metroplex One leased quickly to 100% occupancy. The inaugural structure in the 23-acre master-planned community, a striking contemporary granite and glass exterior envelops five stories comprising 120,877 square feet that have been designed for optimal efficiency.

A dramatic two-story lobby accented with granite flooring, plaster walls and a unique mesh screening sets an elegant tone and is complemented by tenant spaces featuring flexible floor layouts, nine-foot finished ceilings and expansive floor-to-ceiling glass in select areas. These distinctive elements have encouraged an array of prominent tenants to select Metroplex One as their corporate home.





EXTRAORDINARY REACH

Centrally located in one of the most sought-after suburbs of Philadelphia in Plymouth Meeting, Montgomery County, PA, Metroplex is strategically positioned at the convergence of I-476, the Pennsylvania Turnpike and the Northeast Extension, with a direct connection to the Schuylkill Expressway (I-76). Known as the Mid-County Interchange, this area is widely recognized as a key transportation hub in Southeastern Pennsylvania.

Select Nearby Amenities



Eat + Drink

- Bluefin Restaurant
- Dawson's Restaurant
- Redstone American Grill
- Arugula Ristorante
- P.F. Chang's
- Bertucci's
- Zoe's Kitchen
- Sarku Japan
- Ye Olde Ale House
- Pizza Azteca
- Dave & Buster's
- Mission BBQ



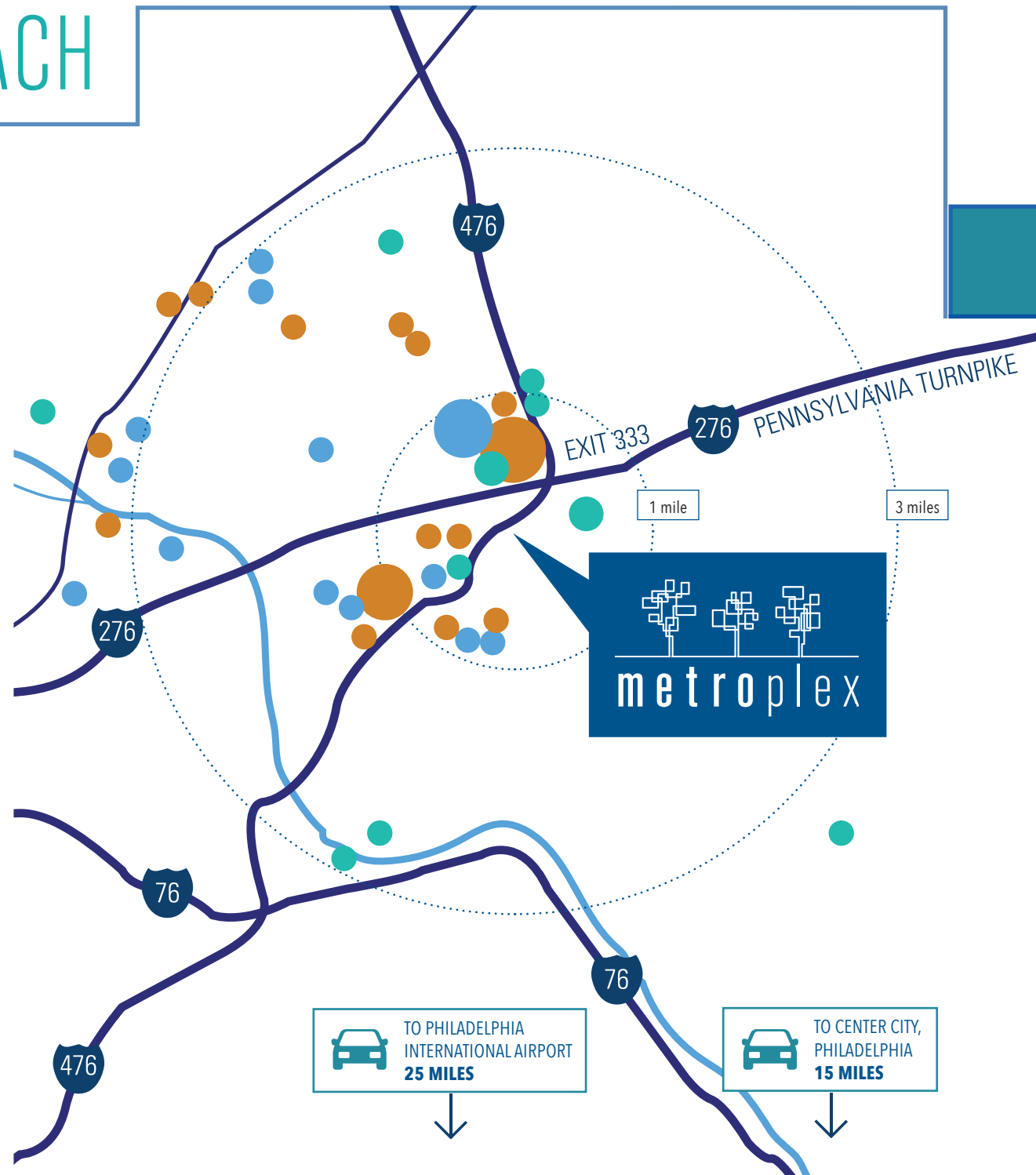
Shop

- Plymouth Meeting Mall
- Metroplex Shopping Center
- Whole Foods
- Target
- Marshall's
- Best Buy
- H&M
- J. Crew
- Lowe's
- Home Depot
- Express



Stay

- Hyatt House
- Courtyard Marriott
- Doubletree Suites by Hilton
- Springhill Suites
- Extended Stay America
- Hampton Inn
- Philadelphia Marriott West
- Chubb Hotel & Conference Center
- Homewood Suites
- Residence Inn



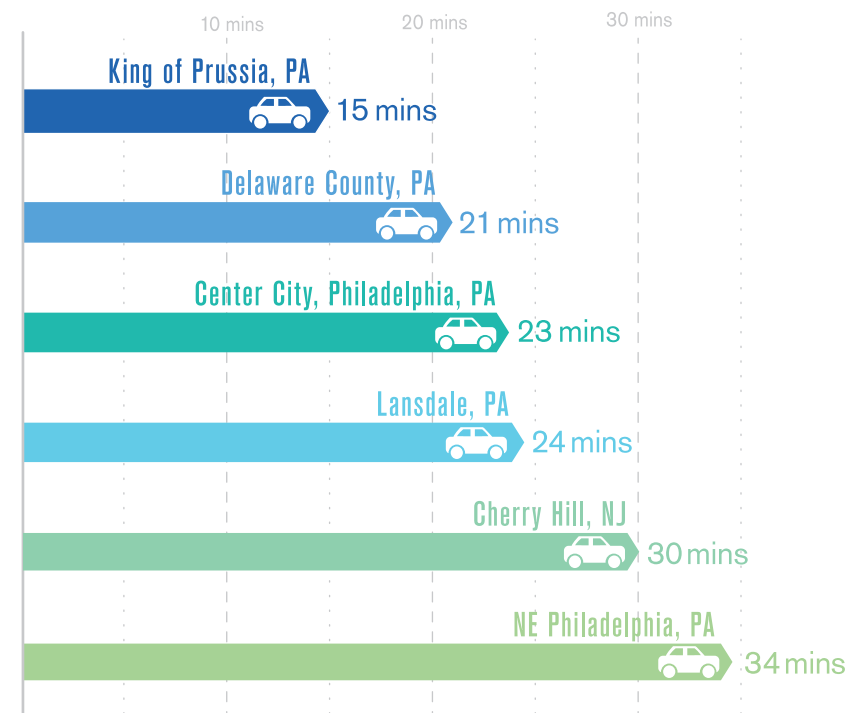
Ideally sited, a double lane parkway entrance provides easy ingress and egress to the Metroplex campus with the advantage of a signalized intersection facilitating access to the on-ramps of I-476, the Pennsylvania Turnpike and Germantown Pike. The campus is also served by public transportation via a bus on Chemical Road.

As the largest suburban employment center in the eight-county Philadelphia metropolitan area, Montgomery County enjoys an extraordinary reputation among leading organizations. Prominent law firms, health care leaders, telecommunications and information companies, financial centers, and high-tech corporations have all located here, capitalizing on the county's inherent cultural and natural amenities, including the on-site Montgomery County walking and biking trail.

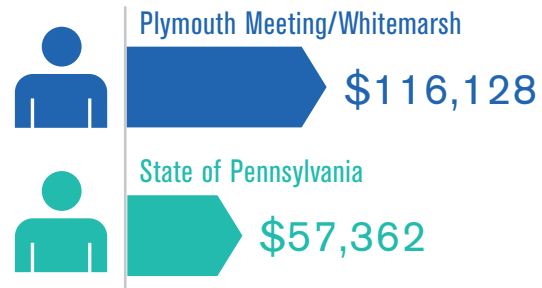
Metroplex has the additional advantage of close proximity to a wide variety of personal and business conveniences including retail stores at the Plymouth Meeting Mall and Metroplex Shopping Center, an extensive selection of restaurants, and multiple hospitality options including Hampton Inn, SpringHill Suites, Extended Stay America, DoubleTree Suites and Courtyard Marriott. Health clubs and daycare centers are equally accessible.



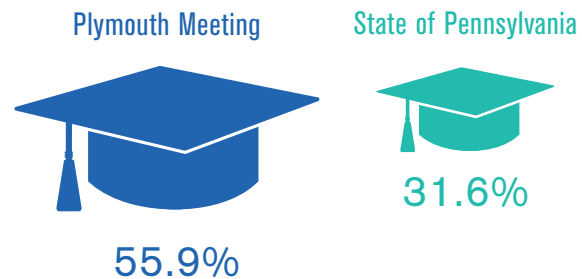
Drive Time



Median Household Income



Educational Attainment: BA or Higher

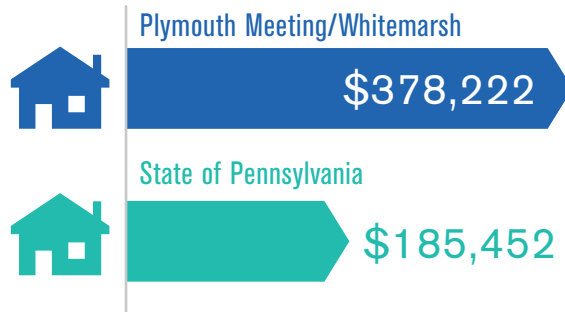


Plymouth Meeting, PA

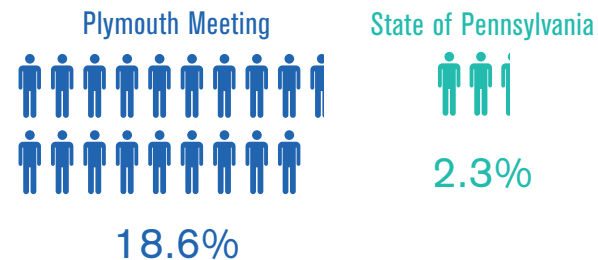
An affluent, highly educated area is attractive to a broad spectrum of employees.

Compared to Pennsylvania as a whole, the population of Plymouth Meeting is growing faster, earning more advanced degrees, making more money, and building more wealth. These demographic trends around Metroplex Two are exactly what corporate occupiers are looking for when they think about attracting and retaining a skilled workforce in a competitive environment.

Median Home Value

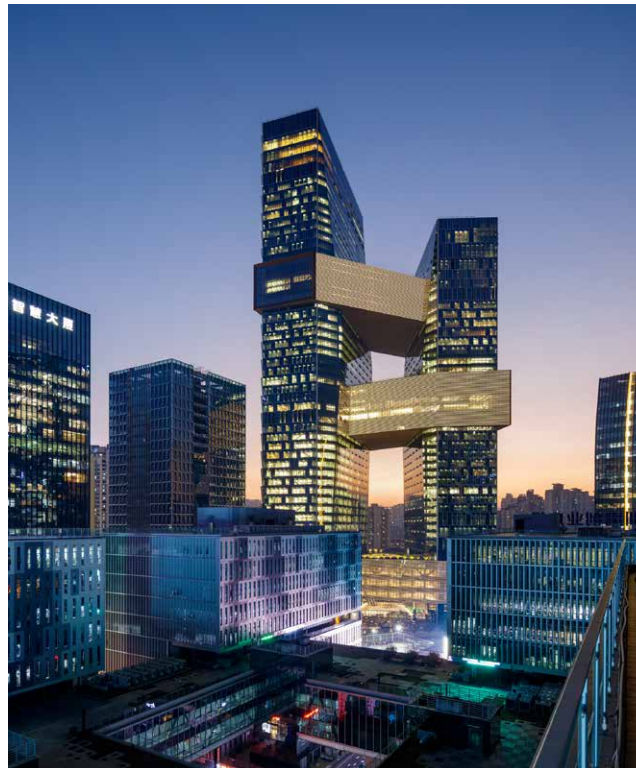


Population Growth Since 2010





Brandywine Realty Trust | Left: Metroplex One, Plymouth Meeting, PA; Center: FMC Tower at Cira Centre South, Philadelphia, PA; Right, Top: Cira Centre, Philadelphia, PA; 500 Gulph Road, King of Prussia, PA; Right, Bottom: Schuylkill Yards, Philadelphia, PA



NBBJ | Left, Top: Amazon Spheres, Seattle, WA; Left, Bottom: Nanjing Eco Hi-Tech Island Offices and Exhibition Center, Nanjing, China; Center: Tencent Seafront Towers, Shenzhen, China; Right, Top: 250 High, Columbus, OH; Right, Bottom: Confidential Workplace, Southern California



EXPERIENCED TEAM

DEVELOPER



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.



ARCHITECT



NBBJ creates innovative places and experiences for organizations worldwide and designs environments, communities and buildings that enhance people's

lives. Founded in 1943 and celebrating its 76th year, NBBJ is an industry leader in designing corporate office, healthcare, commercial, civic, science, education and sports facilities. The firm has won numerous awards and has been named among the most innovative architecture firms by Fast Company three times in the past five years. Clients include Alibaba, Amazon, Beacon Capital Partners, the Bill & Melinda Gates Foundation, Boeing, Cambridge University, Cleveland Clinic, GlaxoSmithKline, Massachusetts General Hospital, Microsoft, Reebok, Salk Institute, Samsung, Stanford University, Starbucks, Tencent and Tishman Speyer.



metroplex

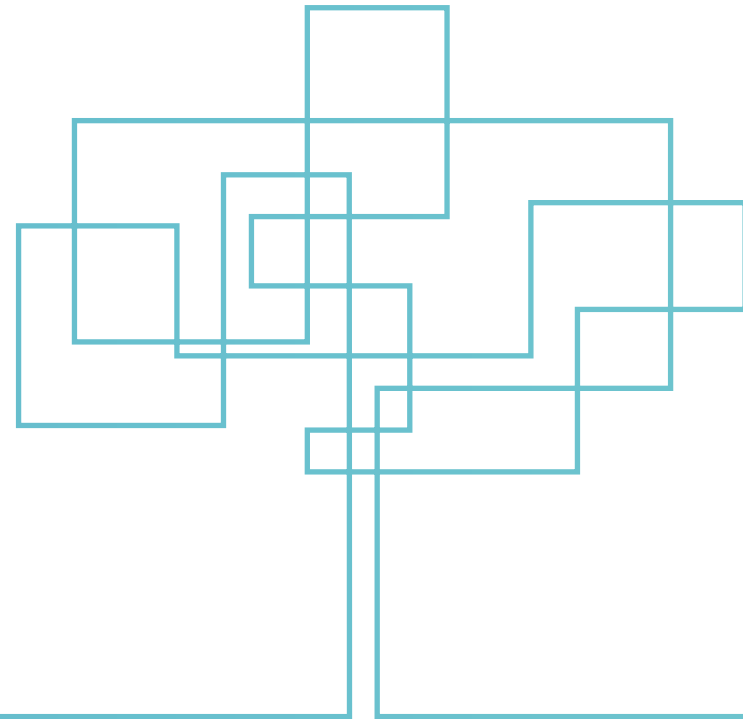
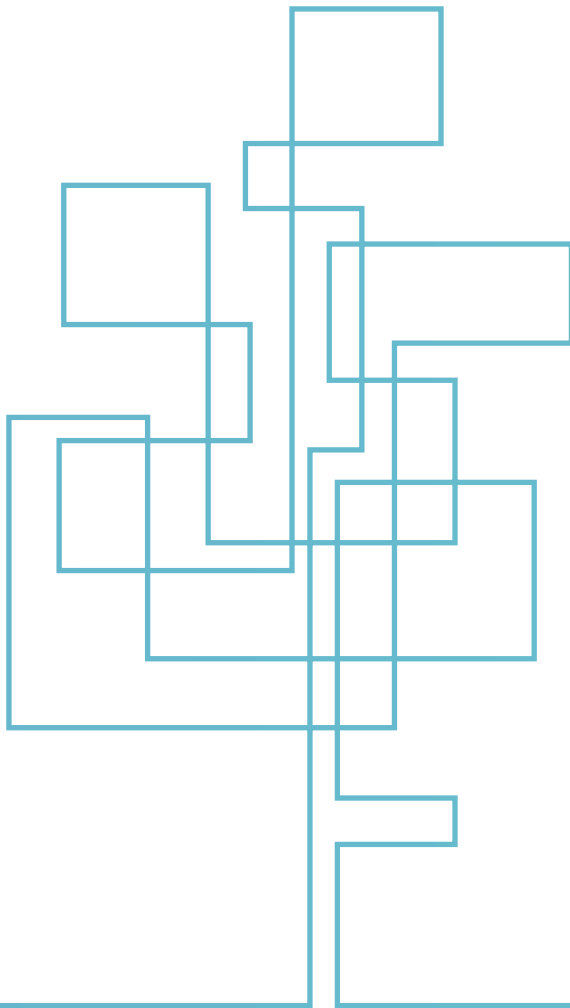
e**X**pect **MORE.**

The Brandywine Difference

At Brandywine, we believe in business practices that achieve sustainable growth and demonstrate a commitment to our communities. We live by a set of principles that define who we are as an organization, and serve as a guiding force in how we approach development.

Everything we do reflects a commitment to **quality** and excellence. This commitment transcends the physical spaces that we build, and is also found within the connections we create with our neighbors, partners, and stakeholders. We invest in the **communities** we serve, not

just because it's good for business, but also because it's good for the health and well-being of the people who live there. Our inclusive design strategies honor the **integrity** of our surroundings and prioritize environmental optimization, economic efficiency, and social experience. We see challenges as an opportunity to **innovate** for social and environmental good. We are constantly pursuing new ways of thinking and designing, striving to create spaces that enable our tenants to collaborate, innovate, and shape the future of their respective fields.



metroplexpa.com

Patrick Gallagher
Managing Director
Direct: 610 249 2274
patrick.gallagher@am.jll.com

Whitney Hunter
Senior Vice President
Direct: 610 249 2261
whitney.hunter@am.jll.com

Doug Newbert
Executive Vice President
Direct: 610 249 2273
doug.newbert@am.jll.com

Jones Lang LaSalle Brokerage, Inc.
1235 Westlakes Drive, Suite 210
Berwyn, PA 19312
610 249 2255 | jll.com/philadelphia

brandywinerealty.com

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