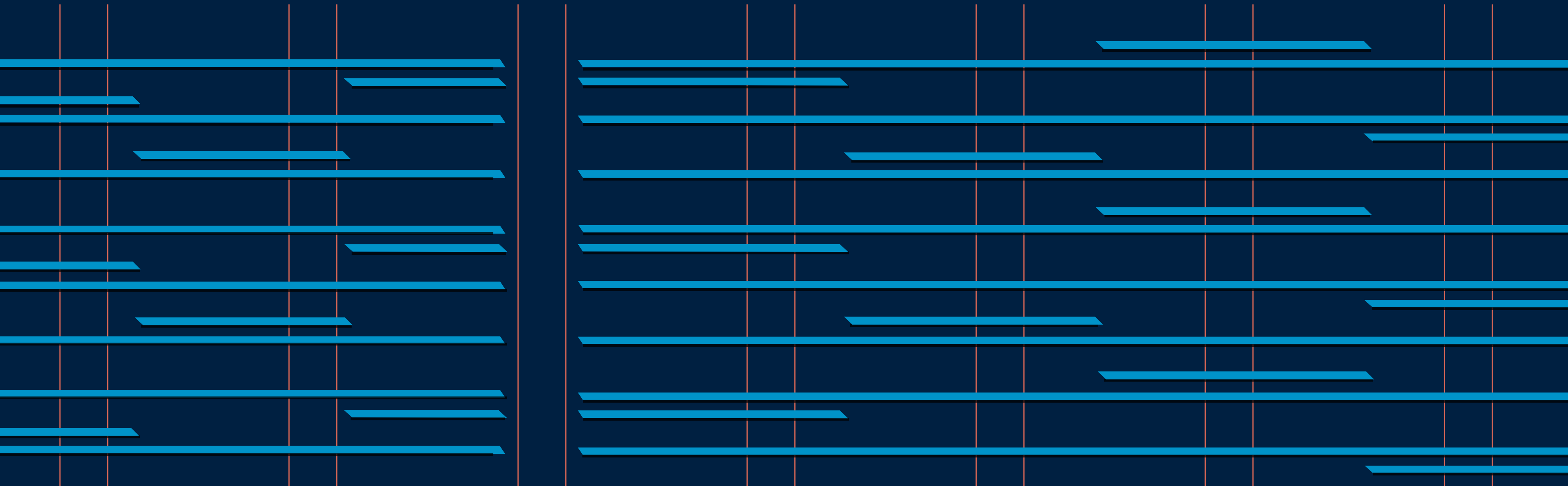


250 King of Prussia Road • Radnor, PA

A Development by Brandywine Realty Trust

250
RADNOR
— AT —
RADNOR LIFE
SCIENCES CENTER



SHOVEL-READY WITH 12 MONTH CONSTRUCTION TIMELINE



INTRODUCING 250 RADNOR

In a rapidly-changing world, Brandywine Realty Trust is expertly transforming **250 KING OF PRUSSIA ROAD IN RADNOR, PA**, into a flexible, state-of-the-art innovation and collaboration space for forward-thinking companies.

250 RADNOR introduces a brand-new, mixed-use complex designed to amplify human health, wellness, and productivity. The building is located within Radnor Life Sciences Center, a new life science campus featuring nearly 1 million square feet of state-of-the-art laboratory, research and office space.

Developed by **BRANDYWINE REALTY TRUST**, the brand behind Schuylkill Yards innovation neighborhood and B.Labs, the network of sites includes four mid-rise Class-A life science buildings situated in a premier location on the Main Line among renowned academic and medical institutions including Penn Medicine and Villanova University. This project will support the region's growing life sciences ecosystem, and is part of Brandywine's expanding portfolio of over 3M SF of planned Life Sciences space in the Philadelphia-area.

BETTER WORK SPACES, BETTER OUTCOMES

Directly across the street from SEPTA'S **PAOLI/THORNDALE REGIONAL RAIL LINE AND NORRISTOWN HIGH SPEED LINE**, 250 Radnor welcomes building occupants with its welcoming, fully-landscaped entry plaza.

Twelve-foot-high exterior windows bring **NATURAL DAYLIGHT** inside and showcase striking views of the manicured grounds. In the lobby, a self-serve **COFFEE BAR & LOUNGE** provides space for independent work or team collaboration.

Large floor plates allow for continuous **OPEN SPACES**, strategically designed to accommodate customizable **LAB & RESEARCH** fit-outs to support the full innovation pipeline.

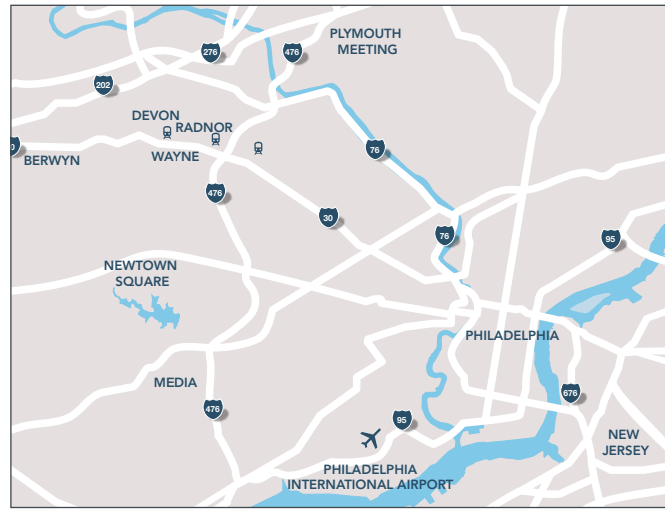
An **EXPANSIVE SKYLIGHT** sends sunshine streaming through the building, while new, state-of-the-art building and HVAC systems prioritize ventilation, air quality, energy usage, and **HUMAN HEALTH**.





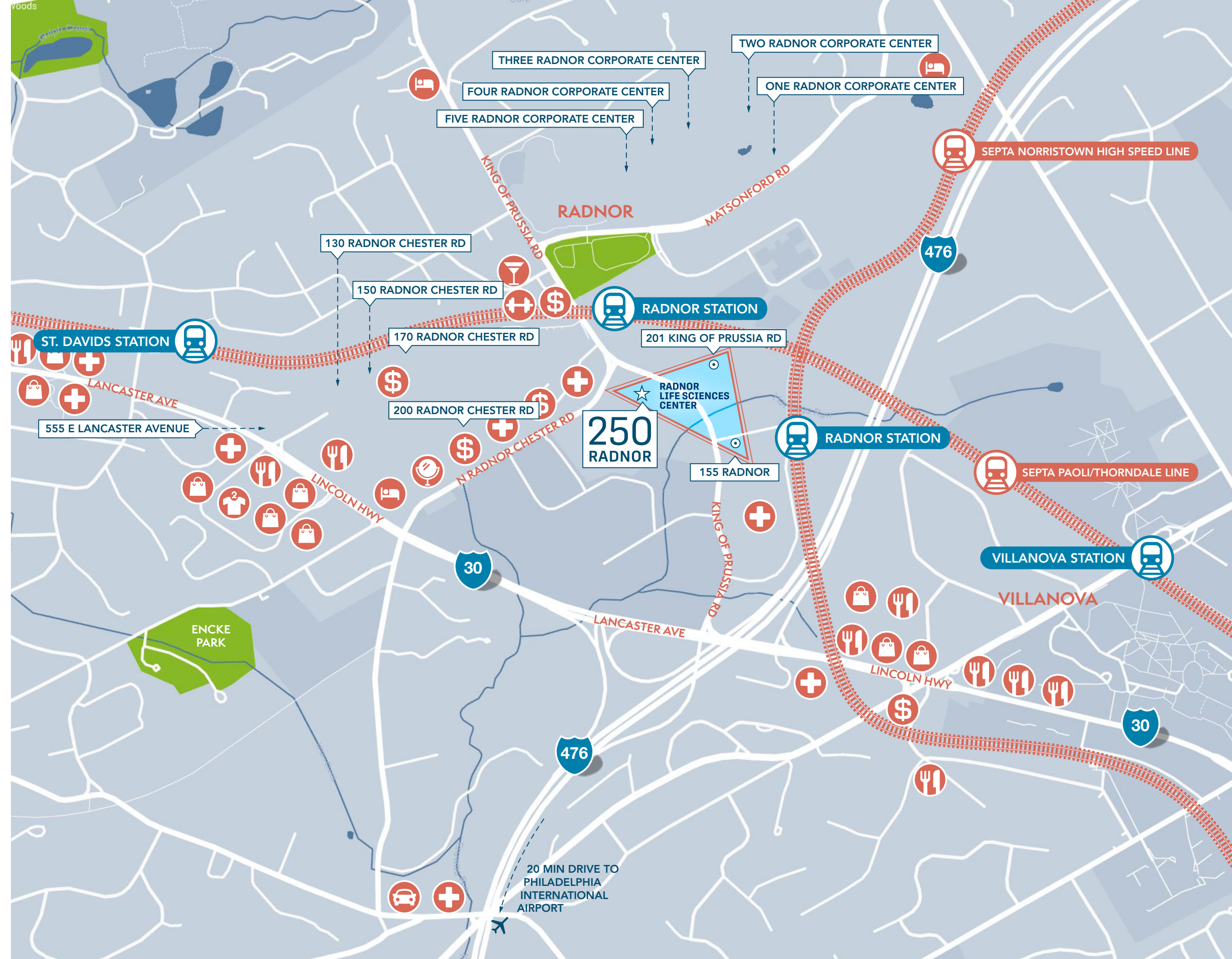
BUILDING HIGHLIGHTS

- **Healthy Building Gold Standard**
 - **Uncompromising HVAC systems** with premium MERV 14 filtration
 - **Superior indoor air quality** with up to 100% outside air
 - **Air-handling units** operate 24/7 to keep fresh air circulating
 - **Touchless entry** including entryway and common area restroom fixtures
 - **High-end antimicrobial finishes**
 - **Flexible floor plates** to provide more options for office layout, social distancing, or directional traffic flow
 - **Floor-to-ceiling** glass windows and dramatic skylight offering a surplus of natural light
 - **10'-12' ceilings throughout**, increasing the volume of open air in workspaces as much as 200k cubic feet per floor
- **Extra floor loading capacity** with contiguous space ranging from 10K RSF up to 168K RSF
- **Emergency generator(s)** capable of full building power backup
- **State-of-the-art** mechanical, electrical, plumbing, and waste treatment systems
- **Transit-oriented** with direct connection to SEPTA's Regional Rail and High-speed Lines and 350 structured parking spaces on-site
- **First-class Property Management** by the dedicated team at Brandywine Realty Trust with online tenant resource system
- **Joins Brandywine's extensive regional portfolio**, allowing for use of shared best-in-class amenities
- **Shovel-ready** with 12 month construction process



SEAMLESS ACCESS

Situated in the highly sought-after Main Line, among the region's most prestigious neighborhoods and schools, 250 Radnor is a true **TRANSIT-ORIENTED DEVELOPMENT** that connects directly to both mass transit and major highways to seamlessly draw top talent from the city or neighboring suburbs. The campus connects to major interchanges **ROUTE 30, I-476, and I-76**, boasts ample covered parking, and sits directly adjacent to the Radnor stop on the **PAOLI/THORNDALE REGIONAL RAIL LINE**, and a 3 minute walk from the Radnor stop on the **NORRISTOWN HIGH SPEED LINE**.





A PREMIER RADNOR LOCATION



COMMUNITY

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



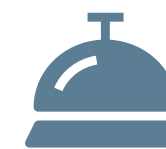
LIVE-WORK-PLAY

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



LABOR POOL

Over 19,450 students attend 18 different private educational institutions in Radnor



HOSPITALITY

Directly adjacent to new luxury boutique hotel being built across the street at Penn Medicine’s master-planned 26.6 acre campus



CULTURE + EXPERIENCES

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

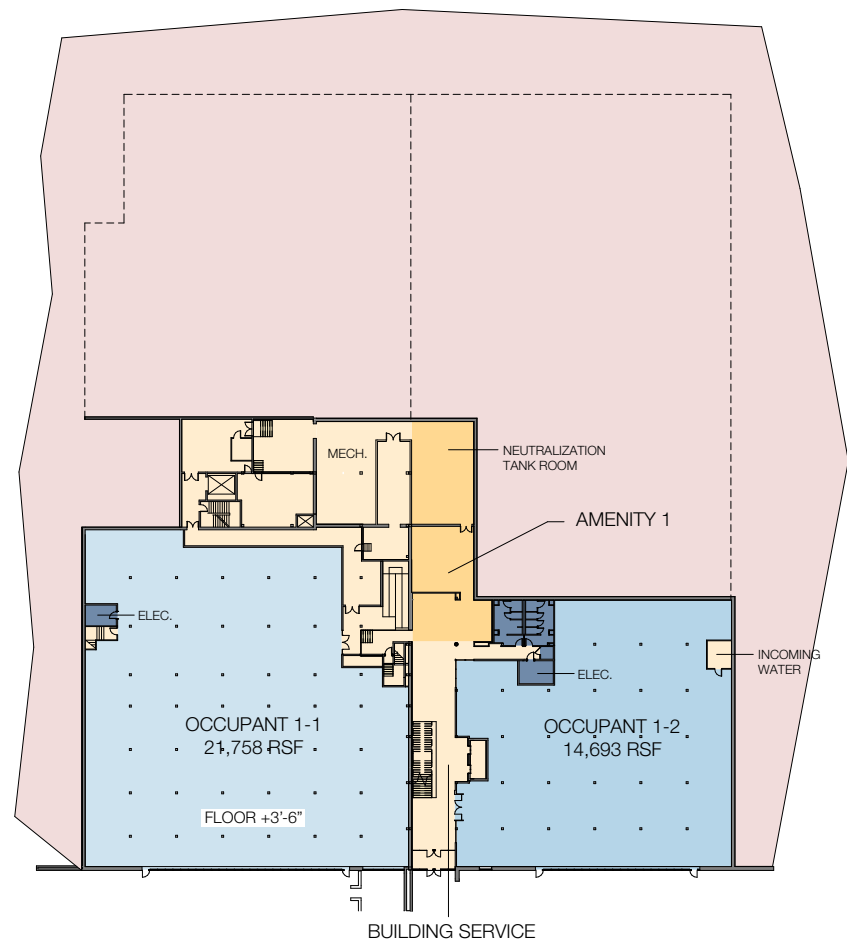


BUILDING DESCRIPTION

- **Size:** 168,000 RSF
- **Acres:** 8.28
- **Stories:** 2-4
- **Space Optionality:** Can accommodate lab, office, medical office, or a mix of the three
- **Available Suites:** Contiguous space ranging from 10K RSF up to 168K RSF to accommodate large and small tenants
- **Elevator Cabs:** Three
- **Parking:** Both structured and surface
- **HVAC System:** New DX DOAS units for lab with up to 100% fresh-air intake, new package RTUs for office and common areas
- **Security:** Card access
- **Electrical Service:** Three primary 2000 kVA/2667kVA 13.2kV transformers feeding 480/277-volt secondary transformers, with service to accommodate up to 30/watts/sf
- **Generator:** Full building backup

250 RADNOR introduces a brand-new, mixed-use life science and medical office complex designed to amplify human health, wellness, and productivity.

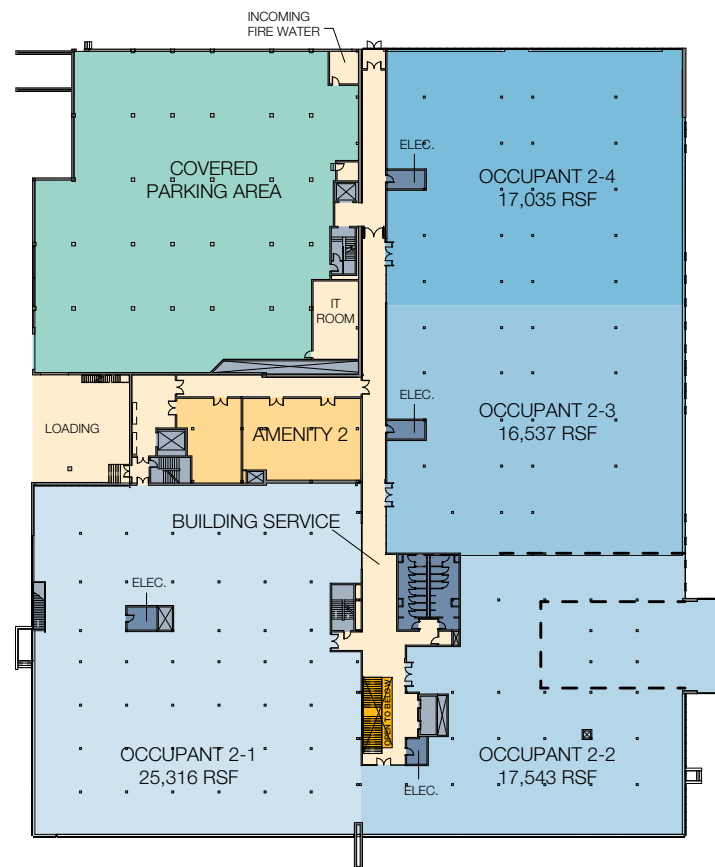




FIRST FLOOR

- AMENITY 1
- BUILDING SERVICE
- FLOOR SERVICE
- OCCUPANT 1-1
- OCCUPANT 1-2

TOTAL OCCUPANT AREA
36,451 RSF

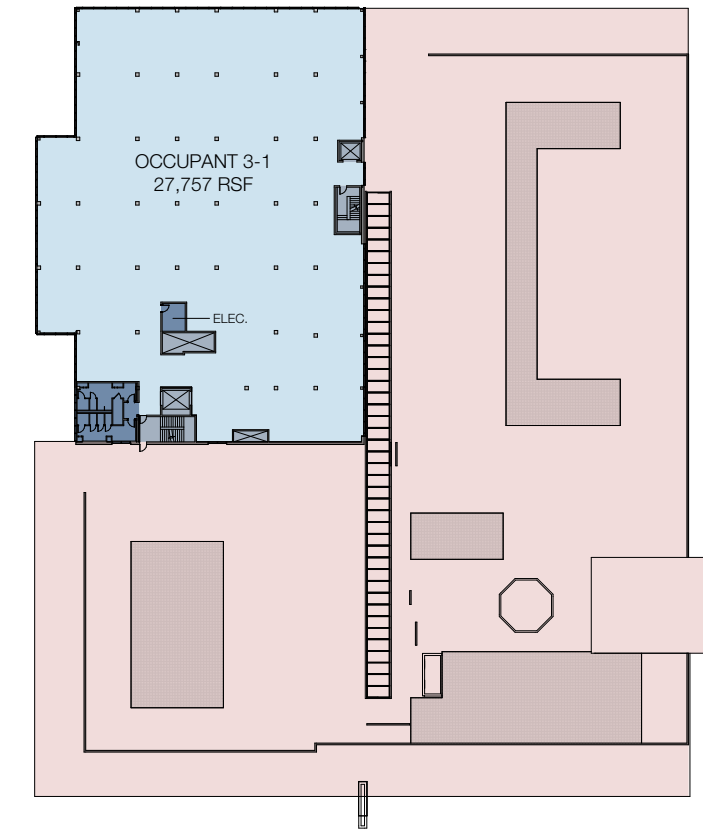


SECOND FLOOR and LOWER LEVEL PARKING

- AMENITY 2
- BUILDING SERVICE
- LARGE OPEN SPACE
- FLOOR SERVICE
- MAJOR VERTICAL PENETRATION
- OCCUPANT 2-1
- OCCUPANT 2-2
- OCCUPANT 2-3
- OCCUPANT 2-4
- PARKING AREA

TOTAL OCCUPANT AREA
76,431 RSF

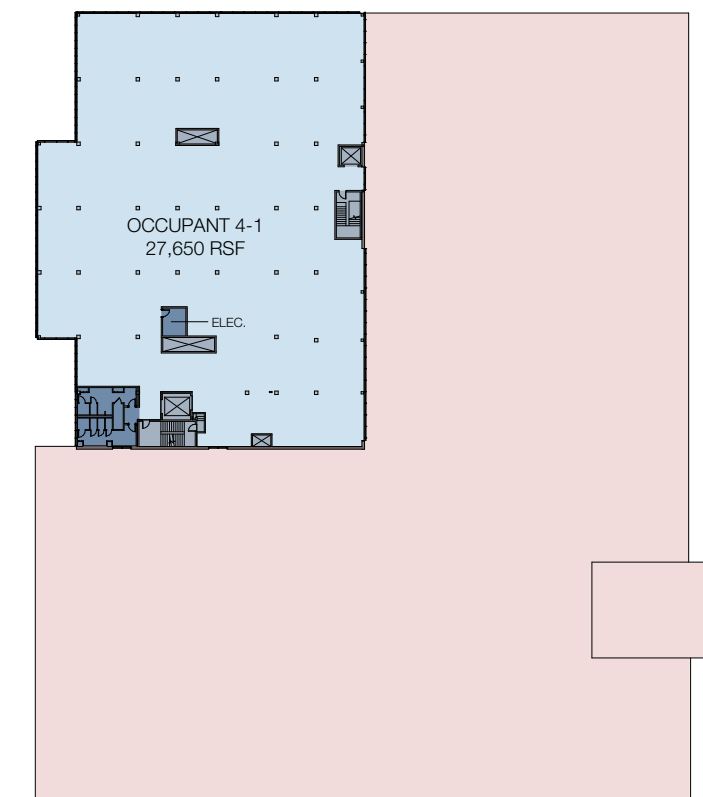
FLOOR PLATES



THIRD FLOOR

- FLOOR SERVICE
- MAJOR VERTICAL PENETRATION
- OCCUPANT 3-1

TOTAL OCCUPANT AREA
27,757 RSF



FOURTH FLOOR

- FLOOR SERVICE
- MAJOR VERTICAL PENETRATION
- OCCUPANT 4-1

TOTAL OCCUPANT AREA
27,650 RSF

JOINING THE BRANDYWINE NETWORK

Situated among two additional Brandywine Life Science buildings on King of Prussia Road, **250 RADNOR** joins Brandywine's existing 1.9 million square feet of vibrant environments in Radnor, PA and our growing cluster of lab and innovation space in the region.

As the region's preeminent real estate developer, owner, and operator, Brandywine brings extensive in-house management and customer service expertise to our tenants. Through our network of properties, 250 Radnor tenants will have access to **FITNESS CENTERS, CONFERENCE 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 seeking flexibility and a mix of collaborative or individual spaces.

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





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.



As an integrated architecture and engineering firm, NORR provides multi-disciplinary services including Architecture, Interior Design, Structural Engineering, Mechanical and Electrical Engineering, Master Planning and Urban Design and Landscape Architecture. Our professional teams work collaboratively with clients and partners to deliver the right design solution and user experience to achieve business goals.

LEASING

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