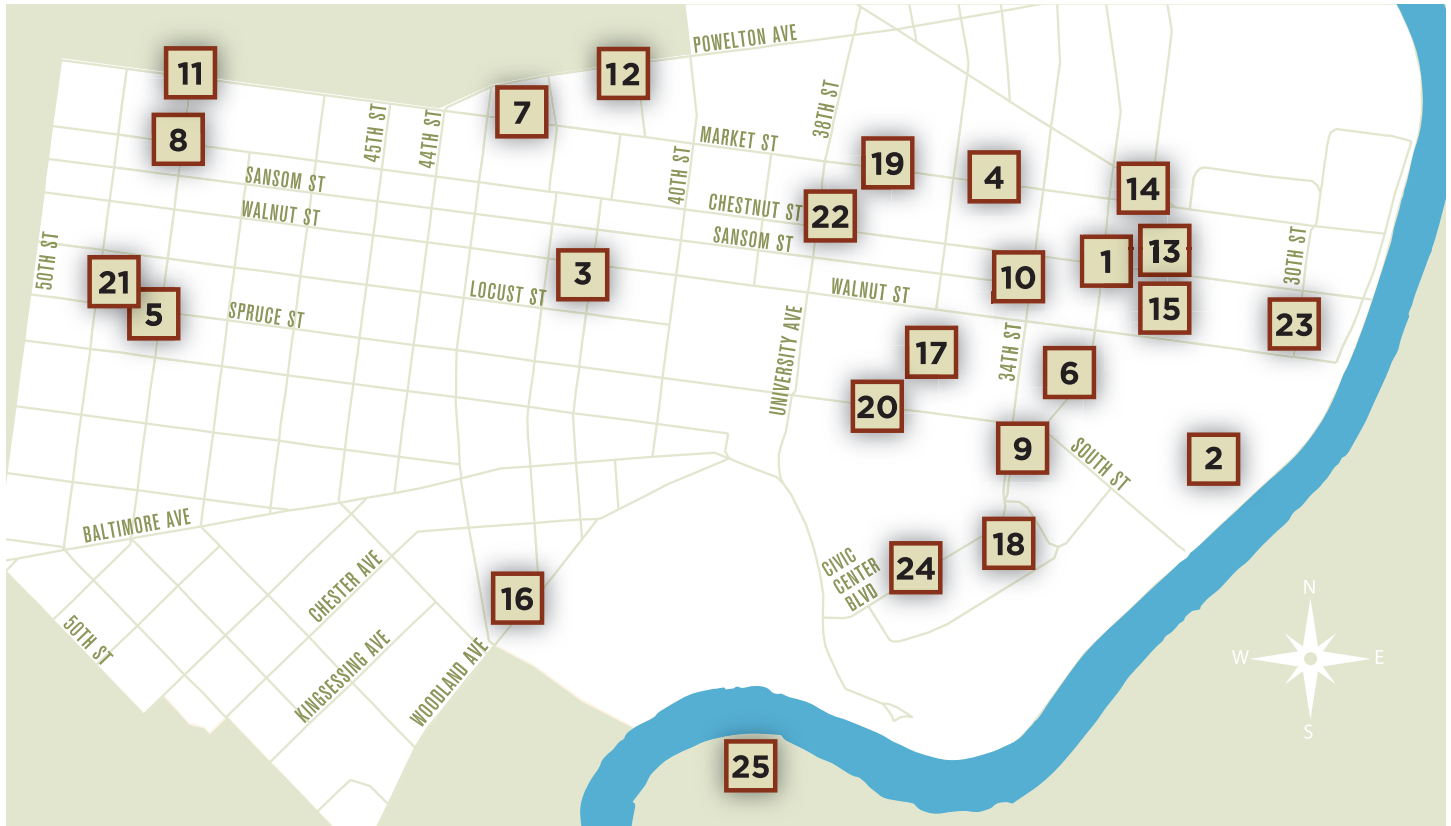


REAL ESTATE DEVELOPMENT

Rapid transformation and sustained growth continue to define University City. Twenty-four new development projects were recently advanced or were completed, representing more than 5 million sq. ft. of new office, research, residential, academic and medical facilities in addition to nearly 30 acres of public green space. What follows is an overview of the projects that continue to remake the University City experience.



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|--|--|---|--|
| 1. Constantine N. Papadakis Integrated Sciences Building | 7. 4240 Market Street | 15. Krishna P. Singh Center for Nanotechnology | 21. Croydon Hall Apartments |
| 2. Penn Park | 8. Central City Toyota | 16. USciences Science and Technology Center Complex (expansion) | 22. 38th & Chestnut Apartments & The Philadelphia Episcopal Cathedral Office Complex |
| 3. Campus Commerce Center | 9. Spruce Street Plaza | 17. The ARCH | 23. Cira Centre South |
| 4. URBN Center | 10. Golkin Hall | 18. Penn Medicine South Pavilion (Extension) | 24. Ambulatory Care Center |
| 5. The Center for Culinary Enterprises | 11. The Nicholas and Athena Karabots Pediatric Care Center | 19. 3737 Market Street | 25. South Bank Redevelopment |
| 6. Shoemaker Green | 12. 2.0 University Place | 20. The Wistar Institute Research Building Expansion and Renovation | |
| | 13. Chestnut Square Development | | |
| | 14. LeBow College of Business | | |

1. CONSTANTINE N. PAPADAKIS INTEGRATED SCIENCES BUILDING

Developer: Drexel University // Completion date: July 2011

This distinctive, \$69.1 million five story building designed by Diamond and Schmitt in association with H2L2 is the flagship for Drexel University's College of Arts and Sciences. Housing state-of-the-art laboratories, an auditorium, seminar classrooms and a café, this dynamic teaching facility is the first academic building in the U.S. to have a five-story biofilter wall and is being evaluated for Gold LEED certification.



Location: 33rd and Chestnut streets
Use: Academic
Size: 133,447 sq. ft.

2. PENN PARK

Developer: University of Pennsylvania // Completion date: Fall 2011

A shining example of Penn's commitment to engagement with the local community, and a hallmark of sustainable design, Penn Park is the centerpiece of the Penn Connects campus development plan. The park transforms neglected land along the Schuylkill River into an urban oasis, dramatically opening and connecting the Penn campus with University City and the region, offering welcoming public walkways, casual picnic spaces, athletic fields, and spectacular views of Center City.



Location: West of the Schuylkill River between Walnut and South streets
Use: Recreational and athletic space
Size: 24 acres

3. CAMPUS COMMERCE CENTER

Developer: Campus Apartments // Completion date: May 2012 (phase 1)

Phase one of the Campus Commerce Center is a 136 room extended-stay Homewood Suites hotel. Phase two will include 150,000 square feet of Class "A" office space partially occupied by Campus Apartments, headquartered in University City and one of the largest privately owned student housing companies in the nation.



Location: 41st and Walnut streets
Use: Hotel/Office
Size: 110,000 sq. ft. (Phase 1)

4. URBN CENTER

Developer: Drexel University // Completion date: September 2012

This architecturally significant complex, designed by Robert Venturi, will become home to Drexel's Antoinette Westphal College of Media Arts & Design. The \$46 million project designed by architectural firm Meyer, Scherer & Rockcastle will include light-filled studios, exhibition areas, and performance spaces that will foster student and faculty collaborations across the College's varied disciplines.



Location: 3501 Market Street and 3401 Filbert Street
Use: Academic
Size: 162,000 sq. ft.

5. THE CENTER FOR CULINARY ENTERPRISES

Developer: The Enterprise Center Community Development Corporation

Completion date: September 2012

The Center for Culinary Enterprises is an innovative multi-use commercial kitchen center designed as an engine for creating food-related jobs and businesses, and to provide resources to emerging food entrepreneurs. It includes four state-of-the-art commercial kitchens for rent to culinary entrepreneurs, a multimedia learning center, support spaces for clients, and three new retail businesses.

Location: 310-18 S. 48th Street
Use: Food business incubator
Size: 13,000 sq. ft.



6. SHOEMAKER GREEN

Developer: University of Pennsylvania

Completion date: September 2012

A new public commons, this welcoming open space of lawns, tree-lined walkways, and sitting areas will be both a destination and a pedestrian route from the core of campus to the historic buildings surrounding the space, and further eastward to Penn Park. Sustainable site management will improve water quality and minimize runoff, reduce the urban heat island effect, restore biomass on site, and increase local biodiversity.

Location: 33rd Street, between Walnut and Spruce streets
Use: Green space
Size: 2.75 acres



7. 4240 MARKET STREET

Developers: Jason Winig, Richard Kassoway, Howard Winig, Eric Kassoway

Completion date: October 2012

4240 Market Street is a single-story, single-tenant office building to be occupied by the Social Security Administration, which will consolidate two existing offices. The project includes an underground stormwater retention system to mitigate runoff.

Location: 4240 Market Street
Use: Office
Size: 14,550 sq. ft.



8. CENTRAL CITY TOYOTA

Developer: Central City Toyota // Completion date: Late 2012

The Paul family has been a part of West Philadelphia since 1908 and Central City Toyota has been on 48th and Chestnut streets since 1969. This new building will house a Toyota Dealership consisting of Service, Parts, Certified Toyotas & Collision center and will receive LEED Silver Certification, setting a new standard in its field for efficiency and design.

Location: 48th & Chestnut streets
Use: Vehicle dealership
Size: 45,000 sq. ft.



9. SPRUCE STREET PLAZA

Developer: University of Pennsylvania

Completion date: December 2012

At a site that currently accommodates surface parking and food cart vendors, this plaza will create a popular new open space at an important gateway intersection to the University of Pennsylvania. Vendors will be relocated to the adjacent fresh air food plaza at 33rd and Spruce Streets, and a new mid-block crossing will provide improved pedestrian safety between the Hospital of the University of Pennsylvania, Penn Museum, and the University City SEPTA Station.

Location: Triangle bounded by 33rd Street, 34th Street, and Spruce Street

Use: Green space

Size: 0.5 acres



10. GOLKIN HALL

Developer: University of Pennsylvania // Completion date: January 2012

From its rooftop garden, state-of-the-art moot court room and 350-seat auditorium, to its interior glass walls and a grand, two-story atrium, the new Penn Law School building physically connects Penn Law's signature, 110 year old, Georgian-style Silverman Hall to the east with its 16-year-old contemporary Tannenbaum Hall to the west, while respecting the historical three-story row homes across Sansom Street.

Location: 3400 Sansom Street

Use: Academic

Size: 38,000 sq. ft.



11. THE NICHOLAS AND ATHENA KARABOTS PEDIATRIC CARE CENTER

Developer: The Children's Hospital of Philadelphia

Completion date: Late 2012

The Nicholas and Athena Karabots Pediatric Care Center will provide pediatric care as well as access for families to Children's Hospital's community programs. Existing Pediatric and Adolescent Care Centers will merge to form this new center that will provide primary and preventive health care services to underserved children in the West Philadelphia area.



Location: 48th and Market Street

Use: Medical

Size: 52,000 sq. ft.

12. 2.0 UNIVERSITY PLACE

Developer: University Place Associates, LLC // Completion date: April 2013

2.0 University Place is a \$31 million LEED Platinum Office Building that will be occupied in part by the US Citizenship and Immigration Services. Among others, sustainable features will include a rooftop garden, storm-water management facilities, and common-areas that will use wind and solar-generated energy.



Location: 30 N. 41st Street

Use: Office

Size: 105,000 sq. ft.

13. CHESTNUT SQUARE DEVELOPMENT

Developer: American Campus Communities

Completion date: September 2013

American Campus Communities is developing this \$97 million student housing community and mixed-use project on Drexel's campus through a ground lease agreement. Designed by Robert A.M. Stern Architects in conjunction with Voith & Mactavish Architects, the project consists of a 19-story residential tower at the corner of Chestnut and 32nd streets and two eight-story buildings that front Chestnut Street, together adding 865 student beds and 25,000 sq. ft. of new retail space on Chestnut Street.



Location: Chestnut Street
between 32nd and 33rd
Use: Mixed use
Size: 361,200 sq. ft.

14. LEBOW COLLEGE OF BUSINESS

Developer: Drexel University // Completion date: September 2013

Designed by Robert A.M. Stern in conjunction with Voith & Mactavish Architects, this \$87.5 million, project will house all the LeBow College of Business programs, replacing the 1960s-era Matheson Hall building. The 12-story business center at the heart of the Drexel University campus will unite the College's various constituencies around a five-story-high atrium ringed by classrooms, student lounges, events spaces, and offices.



Location: 32nd and Market streets
Use: Academic
Size: 177,500 sq. ft.

15. KRISHNA P. SINGH CENTER FOR NANOTECHNOLOGY

Developer: University of Pennsylvania // Completion date: October 2013

This new multi-level facility will bring together researchers from disciplines of engineering, medicine, and the sciences through lab and vibrant public spaces, including the quadrangle, public galleria, forum space and conference rooms. The building is adjacent to a major approach to the University, providing an iconic and welcoming new gateway between campus and city and will facilitate interaction between faculty and students, researchers and industry, the University and the city, and the region.



Location: 3200 Walnut Street
Use: Academic
Size: 80,000 sq. ft.

16. USCIENCES SCIENCE AND TECHNOLOGY CENTER COMPLEX (EXPANSION)

Developer: The University of the Sciences in Philadelphia

Completion date: Fall 2013

The \$20 million expansion of the Science and Technology Center Complex will house USciences' two new health professional programs, the Graduate Physician Assistant Program and the Speech-Language Pathology Program, and provide sufficient space for a simulation laboratory and interdisciplinary teaching environment. The expansion will connect to the Samson College of Health Sciences complex and target Green Globe certification by including features such as a green roof and the integration of materials manufactured with recycled content.



Location: 43rd Street and Woodland Avenue
Use: Academic
Size: 57,905 sq. ft.

17. THE ARCH

Developer: University of Pennsylvania // Completion date: January 2014

The Arts, Research and Culture House will undergo renovations to serve as a center of campus life, providing a robust cultural, intellectual, and social environment open to all of the University community. Plans include a lounge, gallery, conference and group study rooms with state of the art technology, expanded office space, an outdoor terrace and indoor café, an auditorium for lectures, performances, or receptions, and restoration of historic architectural features.



Location: 36th Street and Locust Walk
Use: Multipurpose
Size: 29,500 sq. ft.

18. SOUTH PAVILION EXTENSION

Developer: Penn Medicine // Completion date: Early 2014

The South Pavilion Extension will add five floors of outpatient care totaling an additional 200,000 square feet to the Perelman Center for Advanced Medicine, further co-locating campus outpatient services at the Center to improve the patient experience. The new facility, which will aim for the same LEED Silver certification achieved by the Perelman Center, will have a direct link to the Center's core atrium, and enjoy views of the Center City skyline.



Location: Health Sciences Drive
Use: Medical
Size: 200,000 sq. ft.

19. 3737 MARKET STREET

Developer: University City
Science Center & Wexford

Science + Technology

Completion date: June 2014

An 11-story building, 3737 Market Street will include space for outpatient medical facilities for Penn Presbyterian Medical Center and Good Shepherd Penn Partners, ground floor retail, and office and lab space for start-up and growing companies, expanding the capacity of the Science Center's research park and furthering its efforts to transform its campus into a world class innovation center. Construction commenced in September 2012 on this project which was designed by the internationally renowned architecture firm of Zimmer, Gunsul Frasca Architects in cooperation with UJMN Architects + Designers with the goal of receiving LEED silver certification.

Location: 38th and
Market streets
Use: Medical/Research/
Office
Size: 272,700 sq. ft.



20. THE WISTAR INSTITUTE RESEARCH BUILDING EXPANSION AND RENOVATION

Developer: The Wistar Institute
Completion date: Spring 2014

The Wistar Institute broke ground in September 2011 on a new in-fill laboratory research building. This transformative project will provide the Institute with five floors of new laboratory space, a large auditorium and central atrium, and a new public entrance on Spruce Street. The project also includes construction of a replacement vivarium and installation of more energy efficient mechanical, electrical and plumbing systems throughout much of the complex.

Location: 3601 Spruce Street
Use: Biomedical research and
training
Size: 89,700 sq. ft.



21. CROYDON HALL APARTMENTS

Developer: Orens Development, Inc., Hillel Tsarfati and Kfir Binnfeld

Completion Date: June 2014

Croydon Hall is an 8-story center core building, with two 4-story wings, that has been vacant for over 10 years, but is structurally sound. The property will be completely renovated into 127 one, two and three bedroom apartments with occupancy projected to begin in September 2013.

Location: 241 S. 49th Street
Use: Residential
Size: 100,000 sq. ft.



22. 38TH & CHESTNUT APARTMENTS & THE PHILADELPHIA EPISCOPAL CATHEDRAL OFFICE COMPLEX

Developer: Radnor Property Group, LLC

Completion date: Summer 2014

This mixed-use development consists of a 25-story residential tower with 283 apartments, ground floor retail, a health club and underground parking. Adjacent, the Philadelphia Episcopal Cathedral will add a new 3-story office building, a children's early learning center, and ancillary space.

Location: 38th and Chestnut streets
Use: Mixed use
Size: 338,000 sq. ft.



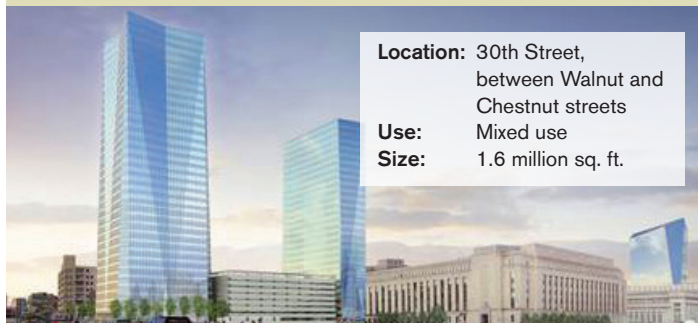
23. CIRA CENTRE SOUTH

Developer: Brandywine Realty Trust

Completion date: Late 2014

Cira Centre South is a proposed mixed-use development consisting of two towers on 30th Street, bookending the recently constructed 1,662-car parking garage. The Walnut Street tower will have approximately 400,000 sq. ft. of office space, 350,000 sq. ft. of residential space, and 15,000 sq. ft. of retail and restaurant space. The Chestnut Street tower will have approximately 300,000 sq. ft. of residential space and 15,000 sq. ft. of retail space. The project is being developed within the Keystone Opportunity Improvement Zone, which affords qualified tenants an abatement of most city and state taxes.

Location: 30th Street, between Walnut and Chestnut streets
Use: Mixed use
Size: 1.6 million sq. ft.



24. AMBULATORY CARE CENTER

Developer: The Children's Hospital of Philadelphia

Completion date: 2015

The Children's Hospital of Philadelphia is expanding its facilities on its South Campus, where the LEED certified ACC will consolidate and expand many of its outpatient services. The public and patient spaces that can benefit the most from daylight and a connection to nature have been placed facing the 2+ acre landscaped plaza which will connect the ground floor with the Colket Translational Research Building.

Location: Civic Center Boulevard
Use: Medical
Size: 1.3 million sq. ft.



UNIVERSITY CITY IS BURSTING AT THE SEAMS

No matter which direction one looks, development plans just outside of University City are revitalizing adjacent neighborhoods and bringing Philadelphia closer together. To the north, the Philadelphia Police are planning the monumental relocation of their headquarters; to the south, Penn's footprint is set to grow by an additional 23 acres; to the east, CHOP's campus will soon occupy both banks of the Schuylkill River; and to the west, a derelict warehouse is being transformed into luxury lofts. If Philadelphia is an economic engine for the region, University City is at its core.



25. SOUTH BANK REDEVELOPMENT

Developer: University of Pennsylvania

Completion date: Ongoing

Location: 34th Street & Grays Ferry Avenue

Use: Mixed

The acquisition of 23 acres of land just south of the University Avenue Bridge—the former DuPont Marshall Labs site—has yielded an important area to accommodate campus growth as well as free up valuable core space. Penn's South Bank will support a dynamic campus environment that drives technology-led economic development, fosters broad-based collaboration with Penn's leading researchers, supports business innovation, and promotes the development, transfer, and commercialization of cutting-edge research.