



Landmark **200,000+ SF**  
sublease opportunity in the  
Navy Yard Philadelphia

**FIVE**  
**CRESCENT**  
**DRIVE**

**Five Crescent Drive,  
Philadelphia, PA**



With just over **200,000 SF Class A** space available for **sublease**, Five Crescent Drive is the **undisputed leader** in providing **flexibility, interactivity, and workplace wellness** in the highly desirable **Navy Yard** district.

Designed by the renowned **Robert A.M. Stern Architects**, Five Crescent Drive inspires and connects with its **four-story central atrium** and amenities including café space, fitness center, and meeting rooms. **Advanced building systems** and **sustainable design** are noted with the unique distinction of being the **first double LEED® Platinum building in Philadelphia**. Within minutes of the City's central business district and sited within the dynamic, fast-growing and highly-desirable Navy Yard community, Five Crescent Drive offers unparalleled opportunity for distinction and innovation.

## BE CONNECTED

- › Floor plates that accommodate open-concept workspaces
- › Flexibility for collaboration, with meeting rooms and multi-purpose room, social lounge areas, and quiet rooms
- › On-site café space
- › Free transit service from SEPTA's Broad Street Line via The Navy Yard Express Shuttle
- › Ample on-site parking with direct access from I-95
- › Five miles from Philadelphia International Airport (PHL)
- › Access to all Navy Yard amenities, such as parks and green space with Wi-Fi access, community recreational activities, restaurants, on-site hotel
- › An innovative campus environment with over 150 companies and organizations in the office, industrial and manufacturing, R&D, and retail sectors

## BE WELL

- › Tenant-only, in-building fitness center with cardio equipment, free weights, and space for stretching and yoga
- › Strategic design optimizes absorption of natural daylight in 90% of workspaces
- › Signature central atrium and spiral stair promote walking between floors and reduce need for elevator usage
- › Building ventilation system provides 30% more fresh air than required by code

## BE SUSTAINABLE

- › Rated as the first double LEED® Platinum building in Philadelphia
- › Energy-efficient, high-performance glass yields substantial energy savings
- › Outfitted with ENERGY STAR-rated lighting and equipment
- › Rooftop garden with 40% vegetation reduces energy costs by providing natural insulation and absorption of storm water, and offers a unique space for conferences and events up to 500 people



# Flexibility & Connectivity

**207,779 TSF**

*available with divisibility options including:*

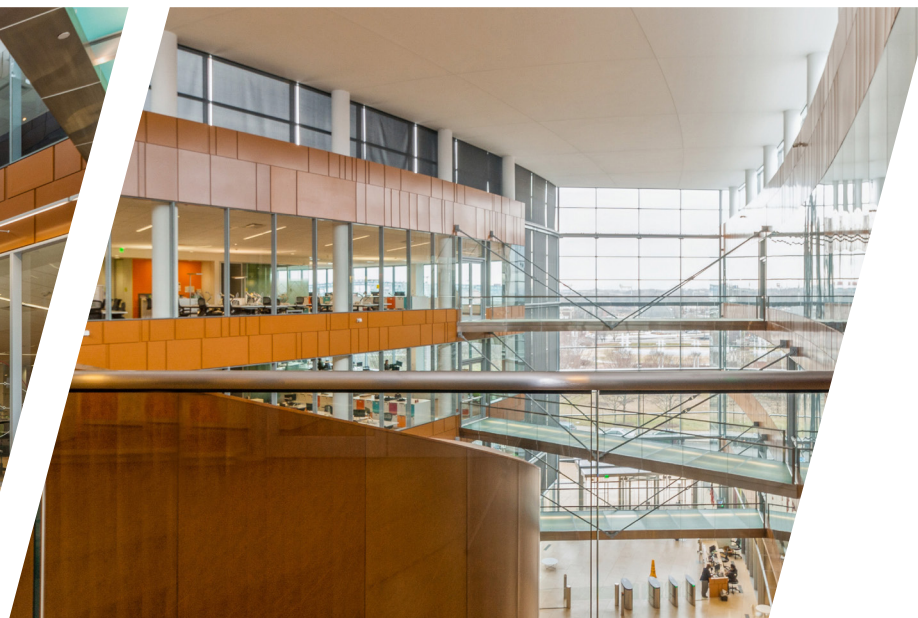
**Four, 25,000 SF suites**

**One, 100,000 SF suite covering four  
contiguous floors**

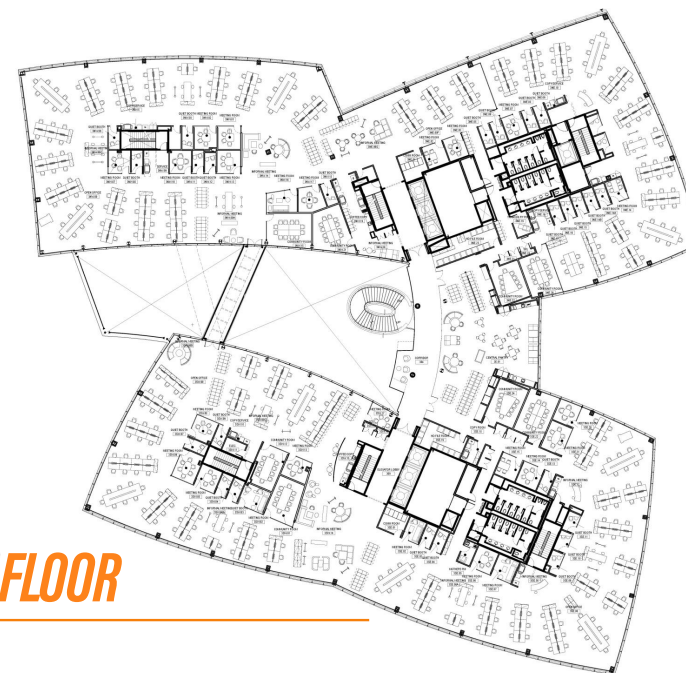
**StackingPlan**



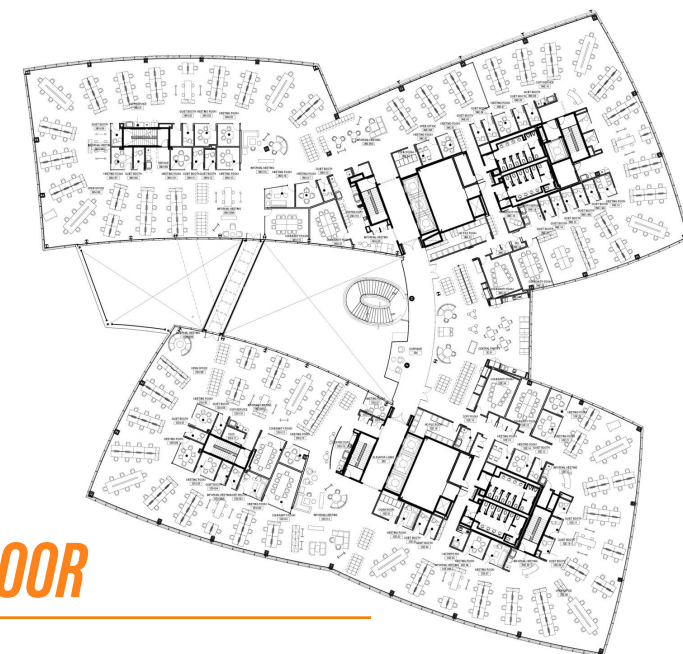
**FloorPlans**



**3<sup>RD</sup> FLOOR**



**4<sup>TH</sup> FLOOR**



# INNOVATION & EVOLUTION

## SELECT NAVY YARD COMMUNITY & AMENITIES



**Chapel Block** Three-building residential community currently in development, offering over 600 luxury and mixed-income apartments along with 100,000 SF of amenities, retail and a restaurant, set to open in 2024

**Courtyard by Marriott at The Navy Yard** Modern, 172 guestroom hotel designed to meet the corporate demands of the Navy Yard's thriving business community

**Gatehouse at the Navy Yard** Laidback eatery featuring a large outdoor patio and beer garden

**Mercer Cafe** Renowned breakfast and lunch fare, including brick oven pizza and a grab-and-go market

**Dinic's Roast Pork & Beef** World-famous roast pork and beef sandwiches

**Shop 543** Gourmet cafeteria featuring eight food stations operated by Urban Outfitters

**Lunch Truck Lineup** A rotating schedule of Philly's best food trucks throughout the Navy Yard

**Central Green** Features a 1/5 mile running track, outdoor amphitheater, hammock grove, bocce courts, table tennis, and a TRX fitness pod

**Admiral Peary Way/Navy Yard Riverfront Greenway** One-mile paved path along the Delaware River

**Navy Yard Community Programming** Features free, twice-a-week yoga classes, weekly running club, lecture series, recreational events, rotating public art installations

**Navy Yard Engagement Committee** A quarterly gathering of company representatives focused on engaging employees through unique programming and corporate social responsibility initiatives


## Navy Yard Philadelphia

Widely considered the most successful redevelopment of a former military facility in the country, and with 5 million square feet of mixed-use development including, housing, biosciences, office, retail and hospitality underway as of 2021, the Navy Yard is undoubtedly Philadelphia's most dynamic live-work-play-stay community.

The Navy Yard's total employment has steadily increased by approximately 1,000 new employees per year and will support an additional 10 million square feet of commercial and residential development at full buildout. With a master plan of a total 13.5 million square of leasable space, including new developments for cGMP and R&D spaces, the future of the Navy Yard accommodates all user types.



 **1,200 ACRES**

 **15,000 EMPLOYEES**

 **170 COMPANIES**

 **20+ ACRES OF PARK SPACE**

 **\$1B INVESTED SINCE 2000**

 **5M SQ FT MASTER PLAN**

 **\$2.6B INVESTMENT UNDERWAY**

“The coolest shipyard in America.”

POLITICO Magazine



# ***FIVE CRESCENT DRIVE***

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