

NAVY YARD

PHILADELPHIA

A COMMERCIAL HUB FOR COMMUNITY & INNOVATION
IMMEDIATE AVAILABILITIES 5K-23K SF

1 CRESCENT DRIVE • 1200 INTREPID AVENUE • 150 ROUSE BOULEVARD



ENSEMBLE®



JOIN PHILADELPHIA'S MOST DYNAMIC OFFICE MARKET

Workplaces in the Navy Yard enjoy a distinct, urban/suburban experience in an ideal regional location, surrounded by inspiring architecture, public green spaces, and clusters of innovators working for some of the nation's top companies. Current availabilities within Ensemble's portfolio offer premier office and lab space to accommodate a wide range of users, ranging from 5,000 SF to 23,000 SF.

OFFICE SPACE AND LAB CONVERSIONS AVAILABLE



1 CRESCENT DRIVE

76K+ SF four story Class A office

19K+ SF typical floor plates

4,960 SF available



1200 INTREPID AVENUE

91K+ SF four story Class A office

22K+ SF typical floor plates

23,306 SF available



150 ROUSE BOULEVARD

56K+ SF four story Class A office

14K+ SF typical floor plates

19,696 SF available

In 2020, Ensemble was selected as Master Development Partner at the Navy Yard to further establish this location as a hub for innovation in the Philadelphia region. Ensemble's collective portfolio at the Navy Yard includes 14 properties with a total of 1.3 million square feet and 45 acres, spanning office space, hotels, mixed-use developments, and life science facilities. Their leadership in development is poised to fuel the Navy Yard's growth as a vibrant destination for living, working, shopping and gathering.

ENSEMBLE NAVY YARD PORTFOLIO

- 1 Crescent Dr.
- 1200 Intrepid Ave.
- 150 Rouse Blvd.
- 201 Rouse Blvd.
- 300 Rouse Blvd.
- 351 Rouse Blvd.
- 400 Rouse Blvd.
- 4701 League Island Blvd.
- 4751 League Island Blvd.
- 4801 League Island Blvd.
- 1001 Intrepid Ave. (Marriott)

LOCAL ACCESS

Located 3.5 miles south of City Hall at the foot of the historic Broad Street axis, the Navy Yard is situated at the center of the region, at the southwestern tip of Philadelphia, minutes away from downtown Philadelphia and adjacent to I-95 and I-76.



4

Minutes from
NRG STATION



7

Minutes from
30TH ST. STATION



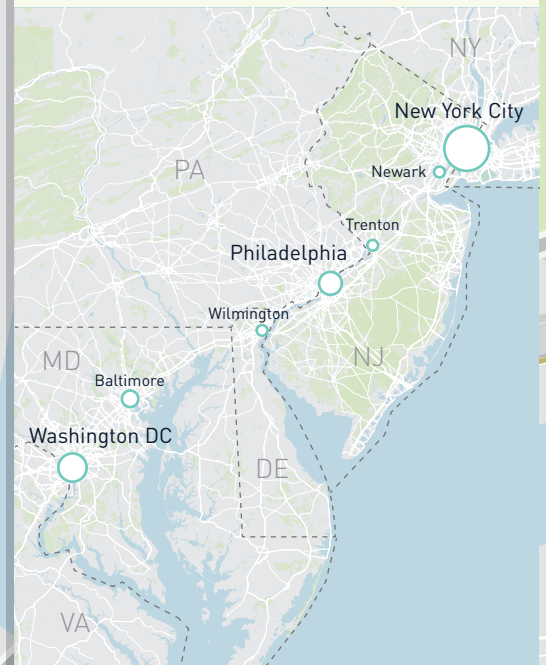
8

Minutes from
**PHILADELPHIA
INT'L AIRPORT**



11

Minutes from
CENTER CITY



REGIONAL CONNECTIVITY

Strategically located at the heart of the Northeast corridor, Philadelphia is the second largest city on the East Coast and a leader in developing and attracting top talent, with a regional workforce of three million.



30

Miles from
WILMINGTON, DE



100

Miles from
NEW YORK CITY



130

Miles from
WASHINGTON, DC

Building on its history as a place of production and innovation for the U.S. Navy, the Navy Yard today is **a growing community where companies and their employees thrive.**



Delaware River

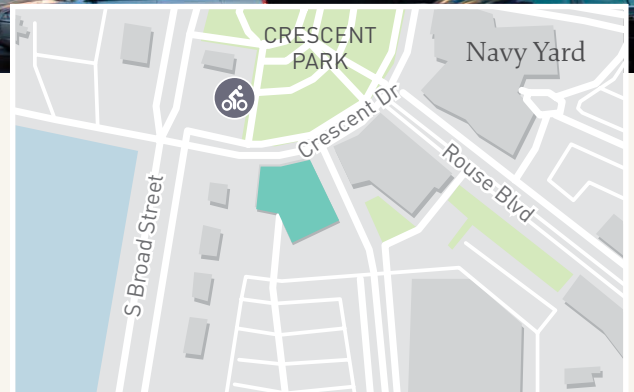


1 Crescent Drive

Size (RBA)	76,361 SF	
Year built	2005	
Class	A	
Floors	4	
Floor Plate Size	4: 19,064 SF	2: 19,064 SF
	3: 19,064 SF	1: 19,064 SF
Vacancy (RSF)	4,960 SF	
Vacancy Rate	6.5%	
Parking	free parking available throughout the Navy Yard	

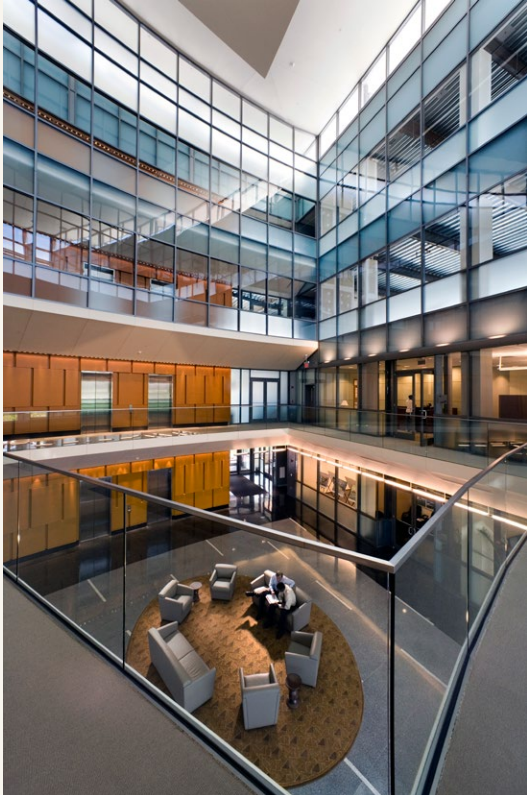
Designed by Robert A.M. Stern Architects, **1 Crescent Drive** set a new precedent for a corporate core in the Navy Yard Philadelphia as its first multi-tenant office building. Four stories and curved glass facade extend views out to Crescent Park at the entrance of the Navy Yard from Center City Philadelphia. A LEED Platinum certified building, 1 Crescent Drive's sustainable design features include natural light in over 90% of the building's floor area, a high thermal performance envelope, energy recovery HVAC systems and extensive use of recycled materials and sustainable construction techniques.

Asking rate: \$30.95/SF NNN



Suite 102 offers an exceptionally light-filled space with outstanding views of the Navy Yard's Crescent Park.





Soaring central atrium



Spacious, modern lobby



Adjacent to public green space with current availability overlooking Crescent Park



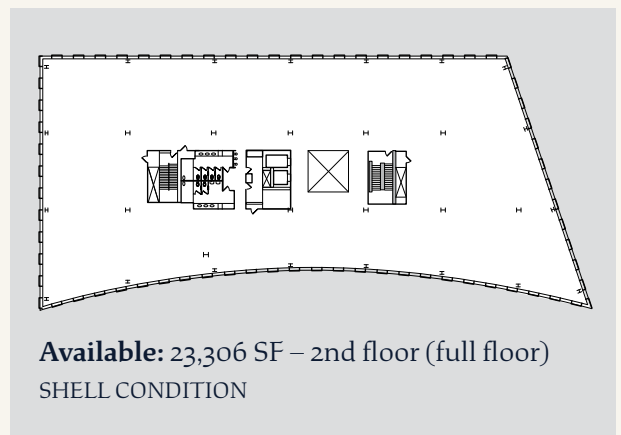
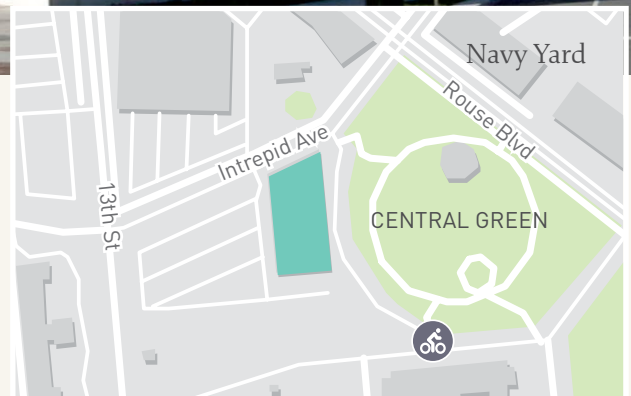
1200 Intrepid Avenue

Size (RBA)	91,971 SF	
Year built	2016	
Class	A	
Floors	4	
Floor Plate Size	4: 13,179 SF	2: 23,144 SF
	3: 29,856 SF	1: 25,680 SF
Vacancy (RSF)	23,306 SF	
Vacancy Rate	25.3%	
Parking	free parking available throughout the Navy Yard	

1200 Intrepid Avenue is the first office building in the United States designed by Bjarke Ingels Group, and the architect's first structure in Philadelphia. The four-story building is positioned to communicate and connect with the Navy Yard's Central Green. Designed with intention to connect to the site and place, its curved east façade bows inward at the ground plane in a gesture reminiscent of the park's circular running track, activity pods and planting vignettes; in contrast, its cornice remains straight and aligns with the original orthogonal street grid. In 2016, this building was awarded LEED Gold certification by the U.S. Green Building Council.

A designated Keystone Opportunity Zone (K0Z) through 2025

Asking rate: \$33.95/SF NNN



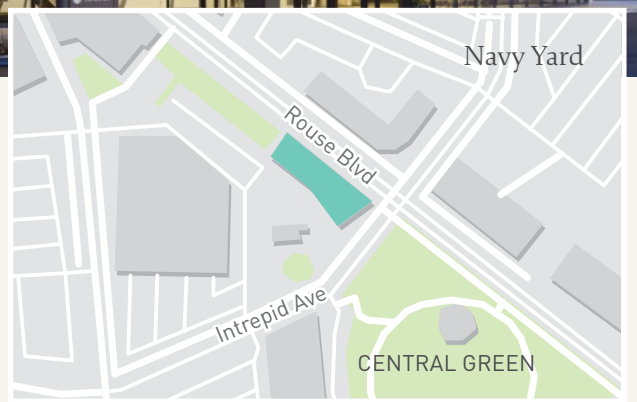


Striking contemporary architecture with distinctive character



Stunning minimalist lobby and central atrium

Shell condition full floor opportunity



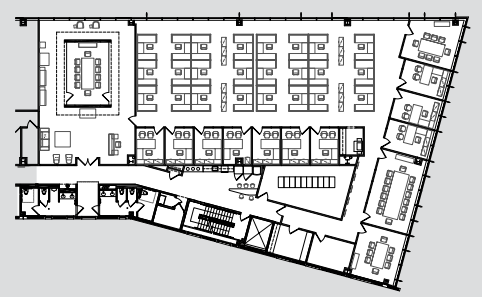
150 Rouse Boulevard

Size (RBA)	56,412 SF	
Year built	2012	
Class	A	
Floors	4	
Floor Plate Size	4: 15,173 SF	2: 15,173 SF
	3: 15,173 SF	1: 10,893 SF
Vacancy (RSF)	19,696 SF	
Vacancy Rate	34.9%	
Parking	free parking available throughout the Navy Yard	

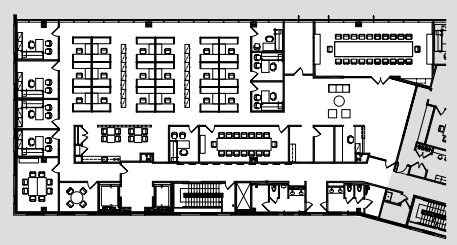
Designed by DIGSAU, **150 Rouse Boulevard** anchors the corner of Rouse Boulevard and Intrepid Avenue and offers panoramic views of the Navy Yard and Philadelphia skyline. A LEED Gold certified building, 150 Rouse Boulevard offers an efficient linear service core, enhancing daylighting and views while minimizing solar gain through its precast concrete and glass façade.

A designated Keystone Opportunity Zone (KOZ) through 2025

Asking rate: \$33.95/SF NNN

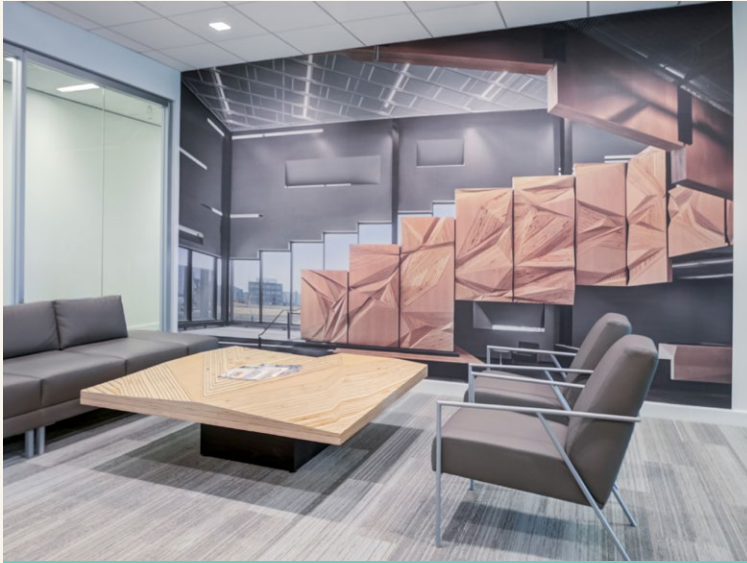


Available: 10,633 SF – 2nd floor



Available: 9,063 SF – 4th floor
FULLY BUILT OUT AND FURNISHED

150 Rouse Boulevard | HIGHLIGHTS



Sleek, modern lobby



Airy light-filled spaces with open window lines



Fully furnished plug-and-play workspace availabilities



Cafe and collaborative space



Well-equipped fitness center



Tenant-only board room and separate conference and training facility

NAVY YARD

PHILADELPHIA

*The coolest shipyard
in America.*

—POLITICIO MAGAZINE

Navy Yard Philadelphia is a historic, innovative, and evolving neighborhood master developed by PIDC. Considered the most successful redevelopment of a former military facility in the country, today the Navy Yard is an evolving community where companies and their employees thrive.

 **1,200** acres

 **14.5k** people

 **170** companies

 **20** acres of parks

 **\$1B** invested since 2000



Major corporate occupiers





Featured Hotels

Courtyard by Marriott at The Navy Yard: Modern, 172 guestroom hotel with 2,000 SF of meeting space, a business center, upgraded fitness facilities and an enhanced food and beverage experience, all designed to meet the pressing corporate demands generated by the Navy Yard's thriving commercial area.



Dining Options

Bar Amis: contemporary Italian bar and restaurant originated by local, James Beard award-winning chef, Marc Vetri

Mercer Café: A family-owned restaurant known for its sandwich and pizza

Shop 543: Operated by Urban Outfitters, this gourmet cafeteria features eight food stations with a rotating spread of soups, salads, sandwiches, grilled items, sushi, pizza, desserts, and a view of the USS John F. Kennedy on the Delaware River

Lunch Truck Lineup: A rotating schedule of Philly's best food trucks at various locations around the Navy Yard



Parks, Plazas and Open Space

Central Green: The office core-adjacent Central Green, designed by James Corner Field Operations, features a 1/5 mile running track, sun lawn/outdoor amphitheater, hammock grove, bocce courts, table tennis and a TRX fitness pod

Admiral Peary Way/Navy Yard Riverfront Greenway: a one-mile paved path along the Delaware River

Marine Parade Grounds: an eight-acre field with mature trees used for a variety of regional destination events like charity festivals and recreation



Community Programming

Free, twice-a-week outdoor **yoga classes**

Weekly **running club**

Professional development and **lecture series**

Recreational events like the **Navy Yard 5k**

A variety of large, **regional and national events**, including the finish line of the Broad Street Run, the largest 10-mile road race in the United States

Rotating **public art installations** by local and international artists

The **Navy Yard Engagement Committee**, a quarterly gathering of company representatives focused on engaging employees through unique programming and corporate social responsibility initiatives, including the adoption of local Philadelphia public school, Bregy Elementary



Ownership + Property Management

ENSEMBLE®

Over the past 40 years, Ensemble Real Estate Investments has successfully invested and developed more than \$2 billion in real estate across the United States, offering state-of-the-art property solutions in the healthcare, hospitality, commercial, urban multi-family and mixed-use sectors. A widely respected leader in its industry, Ensemble has revolutionized the art of development, delivering iconic and strategically engineered buildings—all designed to transform and inspire the communities they serve. Headquartered in Long Beach, CA, Ensemble also has offices in Phoenix, Las Vegas, Reno and Philadelphia.

For further information, visit ensemble.net

Ensemble's Navy Yard portfolio includes over 1.1 million square feet of office, life science facilities and hotels representing \$360 million of investment. Ensemble will continue to grow the company's presence at the Navy Yard, as Ensemble and its partner, Mosaic Development Partners, were recently selected to develop 109 acres at the Navy Yard by the PIDC. Together, Ensemble and Mosaic intend to invest over \$2.5 billion to create a vibrant and robust mixed-use campus that will include office, residential, retail, and further expansion of the Life Sciences

Leasing



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For further information, visit jll.com

For leasing information, contact:

Alex Breitmayer

+1 215 399 1813
alex.breitmayer@am.jll.com

Ashley Parrillo

+1 215 399 1820
ashley.parrillo@am.jll.com

Austin Weitz

+1 609 221 5848
austin.weitz@am.jll.com

Jones Lang LaSalle Brokerage, Inc.

1650 Arch St. Suite 2500
Philadelphia PA 19103
+1 215 988 5500