PHILADELPHIA: A GROWING CITY

Midway between the nation’s financial capital (New York City) and its political capital (Washington D.C.), Philadelphia’s diverse regional economy is anchored by award-winning colleges and research universities, sophisticated life sciences and healthcare institutions, and a deep pool of talent. The city is strongly supported by a corporate culture that highly values civic engagement with the public sector, particularly in the continuing development of our smart, skilled workforce.

Living and working in Philadelphia means enjoying its impressive waterfront, brilliant downtown, many affordable, vibrant neighborhoods, and hundreds of cutting-edge restaurants and retail options. Locals and visitors also enjoy historic landmarks, museums, theaters, and other arts and culture venues, peaceful urban parks, and walkable streets with unique architectural vistas. Philadelphia offers an ideal environment for both the CEO and the entrepreneur. Explore the city, and discover the possibilities and opportunities that await.

WELCOME TO THE NAVY YARD

The Navy Yard is a dynamic, sustainable urban campus that arose from the remarkable transformation of the former Philadelphia Naval Shipyard. One of the nation’s oldest shipyards, with roots back to the 1870s, the Navy Yard was closed in 1996. Since 2003, Liberty Property Trust has worked in partnership with PIDC to develop the Navy Yard, where more than $1 billion has been invested into the campus.

Today, the Navy Yard is a mixed-use community filled with energy, ideas, and rich history, united together on more than seven miles of waterfront. It is home to more than 12,000 employees and 152 companies in the office, industrial/manufacturing, and research and development sectors, occupying 7.5 million square feet of real estate in a variety of historic buildings and new high-performance and LEED® certified construction. This progressive campus is built around collaboration, business growth, and partnership. Join us.
CAMPUS LIFE AT THE NAVY YARD

The Navy Yard offers a beautiful waterfront setting with mature landscaping and newly constructed parks that make the campus into a location defined by its world-class open space, allowing tenants and employees the opportunity to extend their work environment outside the walls of their office buildings.

The outdoor space is designed for spontaneous interactions, as well as thoughtfully programmed activities such as sports leagues, outdoor yoga, annual runs, and a wellness festival. The confluence of the interactive, flexible space and youthful programming redefine the traditional work environment, creating an exceptional place to attract and retain the best and brightest workforce.
In the Navy Yard, and throughout the U.S. and U.K., Liberty Property Trust combines a thorough understanding of our clients’ real estate needs with more than 40 years of development expertise. We support that expertise with the financial strength required to deliver the exact facility you need, where you need it. The Navy Yard is a premiere example of Liberty’s ongoing commitment to engage, develop, and sustain, resulting in the creation of superior work environments where comfort, efficiency, and productivity coexist.
INTRODUCING
1200 Intrepid Avenue

An innovative and sustainable work environment designed by award-winning, international architecture firm, Bjarke Ingels Group.
INSPIRATIONAL DESIGN

The USS John F. Kennedy, a historic aircraft carrier and the last conventionally powered carrier built for the United States Navy, is a permanent fixture in the Philadelphia Navy Yard. “The resultant double curved facade echoes the complex yet rational geometries of maritime architecture.” – Bjarke Ingels
Central Green is a five-acre park designed by award-winning James Corner Field Operations. It features a 20-foot wide “Social Track” with a 1/5 mile loop, oversized chaise lounge chairs, a hammock grove, a sunlawn that hosts special events, a conference table with Wi-Fi, bocce courts, table tennis, and a fitness area. Centrally located in the heart of the Navy Yard, 1200 Intrepid maximizes its relationship to Central Green. The park provides a serene and accessible space for residents and visitors to enjoy.
A four story, glass enclosed vertical light well ascends from the first floor lobby, terminating with a reflective view of the Navy ships docked at the Navy Yard. Natural light floods the central core of the building on every floor and provides a distinctive connection to the Navy Yard’s rich history.

BUILDING FACTS
- Size: 91,971 SF
- Stories: 4
- Finished Floor Height: 10’
- Lobby: White oak floors, walls, and ceiling

- Amenities: Bicycle racks, country-club style restrooms, showers, and Building Management System
- Sustainability: LEED® Gold-CS certified by the U.S. Green Building Council and targeting ENERGY STAR Certification

THE PERISCOPE
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KEYSTONE OPPORTUNITY ZONE

The Navy Yard Keystone Opportunity Zone (KOZ) greatly reduces or eliminates the City and State tax burden for qualifying companies through December 31, 2025.

Company Benefits

Businesses located in KOZs enjoy tax reductions, exemptions, abatements, or credits in corporate taxes, franchise taxes, financial institution taxes, income taxes and real estate taxes through 2025. In addition, most purchases of items subject to Sales and Use Tax will be exempt from state and local Sales and Use Tax for property used, consumed, and utilized in a KOZ.

Commonwealth of Pennsylvania Abatements

- PA Corporate Net Income Tax
- PA Personal Income Tax
- PA Capital Stock/Foreign Franchise Tax
- PA Insurance Gross Premiums Tax
- PA Bank Shares Tax
- PA Mutual Thrift Institutions Tax
- PA Sales & Use Tax

City of Philadelphia Abatements

- Philadelphia Business Privilege Tax
- Philadelphia Nets Profits Tax
- Philadelphia Sales & Use Tax
- Philadelphia Real Property Tax
- Philadelphia Use & Occupancy Tax

For more information visit the State of Pennsylvania’s website: community.newpa.com/programs/keystone-opportunity-zones-kozs

AMENITIES AT THE NAVY YARD

The Navy Yard is emerging as a dining destination, highlighted by Philadelphia’s famous roast pork sandwiches, gourmet food trucks, and a new concept from a James Beard nominated chef. The campus is rounded out by a growing list of curated amenities, including coffee shops, fitness studios, and financial services providers, providing the desired convenience for employees and visitors.
The Navy Yard Loop Shuttle runs between AT&T Station and various points throughout the Navy Yard.

The Navy Yard Express Shuttle runs between Center City (bus stop is located on 10th Street between Market & Filbert Streets) and points throughout the Navy Yard.
Liberty Property Trust and Synterra Partners

Liberty Property Trust and Synterra Partners have teamed up to create a unique joint venture partnership capitalizing on each organization’s key strengths and core components.

Liberty Property Trust is a leader in commercial real estate, serving customers in the U.S. and UK, through the development, acquisition, ownership and management of superior office and industrial properties. Liberty offers in-depth local knowledge, comprehensive development expertise and a focus on customer service unique in the industry, all backed by the financial strength of a multi-billion dollar company.

Synterra Partners is a local real estate development company founded in 1996. The firm has an extensive portfolio of projects throughout Philadelphia and has earned its extraordinary reputation by working successfully with public and private organizations to create innovative strategies for complex development projects.

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