

PHILADELPHIA'S MOST
ADVANCED LAB AND
GMP INFRASTRUCTURE

1201
Normandy

AT THE

NAVY
YARD
PHILADELPHIA



ENSEMBLE[®]
REAL ESTATE INVESTMENTS

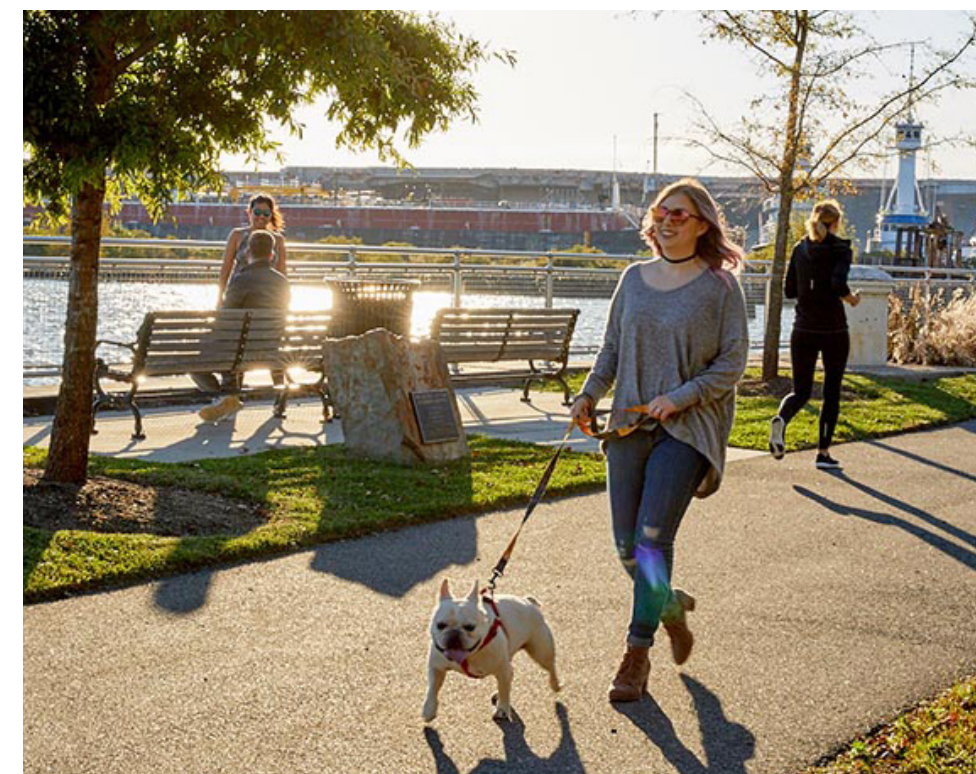
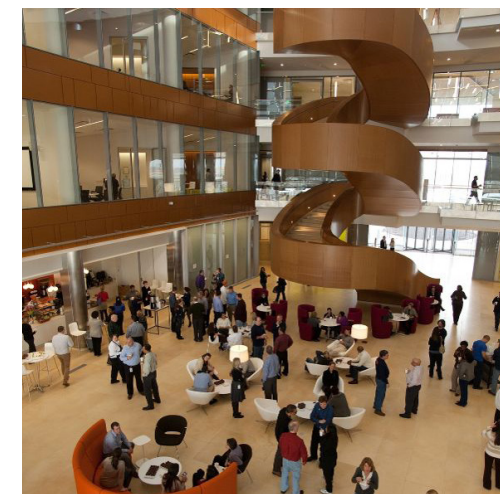
MOSAIC
DEVELOPMENT PARTNERS

CBRE

The Navy Yard today is a growing community where companies and their employees thrive.

8M SF OCCUPIED
15,000 EMPLOYEES
150 COMPANIES

NOTABLE NAVY YARD RESIDENTS



20+
ACRES OF PARK SPACE

6.3 MILES
OF WATERFRONT SPACE

130K
VISITORS PER YEAR

1,200
ACRES

\$1 BILLION
PUBLIC AND PRIVATE INVESTMENT

The Navy Yard currently supports an expanding community of over **15,000 employees and 150 employers** including a growing cluster of life sciences companies, financial services firms, defense contractors, and the Urban Outfitters flagship corporate headquarters. The Navy Yard's allure is driven by its progressive design, close proximity to Center City, accessibility to major freeways and Philadelphia International Airport, and a unique combination of urban walkability and abundant park space in a campus setting.



The Navy Yard waterfront spans 6.3 miles—complete with imposing battleships, an aircraft carrier, and a Riverfront Greenway with gardens to attract butterflies.



Dining options include restaurants, cafés, bars, and coffee shops.



The Navy Yard is a certified arboretum, complementing and enhancing the preservation and protection of trees and plant life.

With over 20 acres of green spaces, workers will find plenty to enjoy as they work outdoors, eat lunch or sip happy hour al fresco, go for a jog, or even relax in a hammock.



HISTORIC CORE

Downtown Residential and Retail Corridor

The Historic Core is envisioned as the Navy Yard's Downtown, and will contain the initial concentration of residential, retail, and creative office development, as well as the adaptive reuse of a historic navy barracks building into a full-service hotel.

MUSTIN NORTH

Life Science Campus

Mustin North will capitalize on the Navy Yard's established reputation as a preeminent life science cluster and will contain a number of large build-to-suit life science R&D and manufacturing facilities.

MUSTIN SOUTH

Premier Mixed-Use, Waterfront Destination

Mustin South will be the final phase of development and the crown jewel of the Navy Yard. While it is currently envisioned as an urban, waterfront district with mixed-use highrise buildings, it will be designed with flexibility to accommodate whatever is determined to be the highest and best use after completion of the Historic Core and Mustin North.



2,800 UNITS
RESIDENTIAL

450
HOTEL KEYS

2.3 MSF
LIFE SCIENCE /
MANUFACTURING /
OFFICE SPACE

350,000 SF
RETAIL &
MAKERSPACE

= \$2.6B TOTAL INVESTMENT

LEED GOLD CERTIFICATION

CORE & SHELL

135,000 SF
ON 4 FLOORS

100-150 PSF
LIVE LOADING

2 LOADING DOCKS

COLUMN-FREE
LONG-SPAN LAYOUT
(22'X50')

**FLOOR-TO-
FLOOR HEIGHTS**
15' FLOORS 1-3
16' FLOOR 4

**ELECTRICAL
INFRASTRUCTURE**
TENANT POWER ALLOWANCE
AT 12 WATTS/SQ. FT.
(1) 400A-3P CIRCUIT BREAKER
DISCONNECT SWITCH BUS
PLUG ON EACH STACKED
ELECTRICAL ROOM TO SERVE
FUTURE TENANT METER BANK

FLOOR VIBRATION
AISC DESIGN GUIDE 11
FOR ELECTRONIC OFFICE.
SPECIFIED AREAS MEET VC-A
CRITERIA FOR 50 STEPS/MIN

HVAC SYSTEMS
CENTRAL PLANT SYSTEM WITH
WATER COOLED CHILLERS,
CENTRAL STATION AIR-
HANDLING UNITS AND GAS
FIRED HOT WATER BOILERS
SERVING TERMINAL VAV UNITS
DOAS SYSTEM VENTILATION
RATE: 1.0 CFM/SQ.FT
EXPANDABLE TO 1.5/
CFM/SQ.FT.

EMERGENCY POWER
BASE BUILDING HVAC SYSTEM
AT 5 WATTS/SQ.FT. FOR
TENANT STAND-BY HVAC
INCLUDING TENANT PLUG
LOAD POWER ALLOWANCE
OF 1 WATT/SQ. FT.

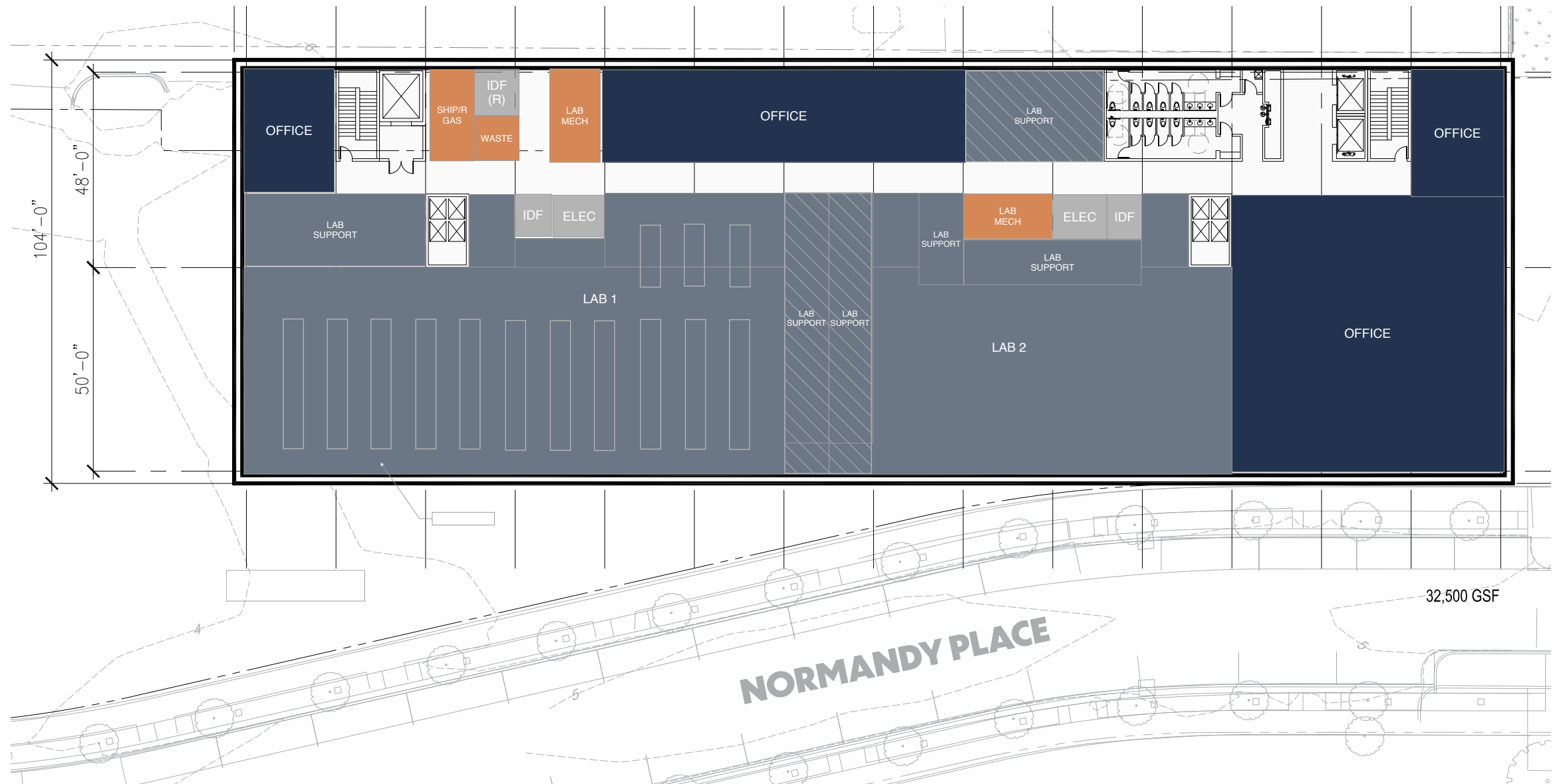
ELEVATORS
3,500 LB CAPACITY FOR
PASSAGE ELEVATORS
5,000 LB CAPACITY FOR
SERVICE ELEVATOR

BUILDING SECURITY
CENTRAL MONITORING
SYSTEM ON 24-HOUR
BASIS AND WILL ALSO BE
MONITORED BY A CENTRAL
SECURITY STATION.

*AS OF 9.22.2021



SAMPLE FLOOR PLAN



LAB & SUPPORT

- +/- 20,000 SF
- Efficiently designed for modern R&D and Production

OFFICE

- +/- 10,000 SF
- Supports ~55 employees per floor

AMENITIES

- Cafe
- Collaborative Workspace
- Outdoor balcony on each floor



The Project Team

Developer	Ensemble/Mosaic
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Architect	Digsau
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Base Building Designer & Lab Consultant	CRB
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General Contractor	LF Driscoll and Pride Construction
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FEBRUARY 2022
GROUNDBREAKING

SEPTEMBER 2022
ACCESS FOR
TENANT FIT-OUT

MARCH 2023
BASE BUILDING / CORE
& SHELL COMPLETION

**MARCH /
APRIL 2023**
TENANT OCCUPANCY

KEYSTONE OPPORTUNITY ZONE (KOZ)

Businesses located in the Navy Yard's Keystone Opportunity Zone can qualify for reductions, exemptions, abatements, or credits for most city and state taxes, including corporate taxes, franchise taxes, financial institution taxes, income taxes, and real estate taxes.

KEYSTONE INNOVATION ZONE (KIZ)

The Navy Yard Keystone Innovation Zone promotes technology innovation and commercialization through the collaboration of world-class academic institutions, federal, state, and local government agencies, and private industry, to support growth of research and business activity focused on the following technology sectors: Power and Energy, Nanotechnology, Advanced Materials & Manufacturing, Communications and IT, Homeland Security, Life Sciences.

REAL ESTATE TAX ABATEMENTS

The City of Philadelphia provides a 10-year abatement of incremental real estate taxes for new industrial and commercial construction, as well as for substantial improvements to existing buildings.

JOB CREATION TAX CREDIT

The City of Philadelphia offers a Job Creation Tax Credit, which may be applied against the Business Income and Receipts Tax (BIRT) for jobs created. The credit for jobs created is 2% of annual wages paid for each new job or \$5,000 per new job created, whichever is higher, subject to the maximum amount specified in the commitment agreement.





ABOUT THE COMPANY

Over the past 40 years, Ensemble Real Estate Investments has successfully invested and developed over \$2 billion in real estate across the United States, offering state-of-the-art property solutions in the healthcare/life sciences, hospitality, commercial, and urban multi-family and mixed-use sectors. A widely respected leader in its industry, Ensemble has revolutionized the art of master planning, delivering iconic and strategically engineered facilities—all designed to transform and inspire the communities they serve.

In 2020, Ensemble opened its Philadelphia's Navy Yard office, which is led by previous Liberty Property Trust executives Brian Cohen and Mark Seltzer. The office seeks to support Ensemble's East Coast growth, particularly at the Navy Yard where Ensemble has already invested \$360 million. The company's current 14 Navy Yard properties boast a collective 1.3 million square feet and 45 acres, and include hotels, mixed-use developments, and life science facilities for leading-edge companies like Iovance Biotherapeutics, Adaptimmune, and WuXi Advanced Therapies.

ENSEMBLE QUICK FACTS

40

YEARS OF OPERATION

5

OFFICES: CA, AZ, NV (2), PHILADELPHIA

800+

EMPLOYEES

\$2B+

ASSETS UNDER MANAGEMENT



ABOUT THE COMPANY

Mosaic is a Philadelphia-based Minority Business Enterprise development firm who focuses on building with community and cultural sensitivity in mind.

Mosaic was established in 2008 with the intention to help revitalize neighborhoods and marginalized communities. Mosaic finds innovative solutions—subtle or radical—that help bring a project to fruition. They seek sustainable developments, job creation, diversity, and community acceptance. They hire professionals and others who have been historically excluded from the real estate industry, while seeking to bring solid returns to its investors and lenders.

MOSAIC QUICK FACTS

1 MSF

COMPLETED OF REDEVELOPMENT
SINCE 2008

\$120M

INVESTED IN PHILADELPHIA
NEIGHBORHOODS

\$40M

INVESTED IN AFFORDABLE HOUSING

HUNDREDS

OF JOBS CREATED IN PHILADELPHIA

ENVIRONMENTAL, SOCIAL & GOVERNANCE (ESG)

OWNERSHIP’S COMMITMENT TO EQUITY, INCLUSION & AFFORDABILITY

Ensemble/Mosaic is committed to maximizing equity ownership and contracting opportunities for Minority, Woman, and Disabled-owned firms at all levels and in all phases of the Navy Yard Project. In addition to the creation of the Ensemble/Mosaic Partnership, the Partnership shall provide the opportunity for LP equity to be provided by a minority led investment company, and LP equity to be provided by a crowd-funding mechanism.

RETAIL TENANTING

Retail space in the project will be leased to minority and/or women owned companies.

CHARITABLE FOUNDATION

Ownership shall establish a 501(c) (3) foundation to advance education and economic empowerment of minorities and women in Philadelphia.

AFFORDABLE HOUSING

Ownership shall provide for affordable housing at the campus.



SUSTAINABILITY AT THE NAVY YARD TODAY

17
LEED CERTIFIED BUILDINGS
AT THE NAVY YARD

33MW
MICROGRID AND
WILL INCREASE TO

45MW
OVER THE NEXT 5 YEARS

OVER 8MW
OF ONSITE GENERATION
FROM BOTH NATURAL
GAS AND COMMUNITY
SOLAR INSTALLATIONS

6MW
BATTERY ENERGY
STORAGE SYSTEMS

PWD
WATER DEPARTMENT
GREEN STREETS NAVY
YARD PILOT PROGRAM

ENSEMBLE/MOSAIC SUSTAINABILITY COMMITMENTS & PURSUITS

COMMITMENT



ALL
BUILDINGS DEVELOPED
WILL BE LEED SILVER
OR HIGHER AT THE
NAVY YARD

PURSUIT



1ST
LEED-NEIGHBORHOOD
DEVELOPMENT IN
PHILADELPHIA

1201
Normandy

AT
THE

NAVY
YARD
PHILADELPHIA

ENSEMBLE[®]
REAL ESTATE INVESTMENTS

MOSAIC
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