



2800 South 20th Street, Philadelphia, PA

**Powered by Discovery
Driven to Innovation**



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Leased By



PHILADELPHIA'S NEW LIFE SCIENCES HUB

WORK & LIVE IN PHILLY



\$250 million mixed-use/multi-use redevelopment of historic Army site on National Register



24 acres (6 acres of green space)



From start-ups to full-scale R&D and bio-manufacturing



Planned restaurants, boutique hotel and other amenities



1 million SF in 6 buildings



Wet & dry labs for R&D



On-site parking



On-site new Aldi supermarket

3RD

most affordable trendy city in the U.S.

3,000

biomedical & biological sciences degrees conferred each year

#1

emerging startup ecosystem in the U.S.

\$35-\$60

For Class A and B lab space, Greater Philadelphia's square footage is less than half of the cost of New York, Boston and San Francisco

#1

lowest office rental rates among top 10 U.S. largest metros



A VIBRANT LIFE SCIENCES CLUSTER

Ranked 5th Top Life Sciences Cluster In The U.S.



- Leading gene and cell therapy hub
- 10 million SF of research space with 2+million in development



- \$875 million in annual biomedical VC funding
- 52,000 biomedical industry employees



- \$2+ billion NIH funding
- Univ. of Pennsylvania ranked 6th by NIH with \$553 million and >1,100 awards



- 10 medical centers, 14 major health systems, 118 hospitals, 7 children hospitals, 4 NCI designated cancer centers



- 7 medical schools, 1 of every 6th doctor is trained in Philadelphia

HEALTH SYSTEMS IN PHILLY



5
professional
sports
teams

6th largest U.S. city: 6.25
million in metro area

9th largest U.S.
city economy:
\$479 billion GMA
(2021)

IN THE CITY OF BROTHERLY LOVE

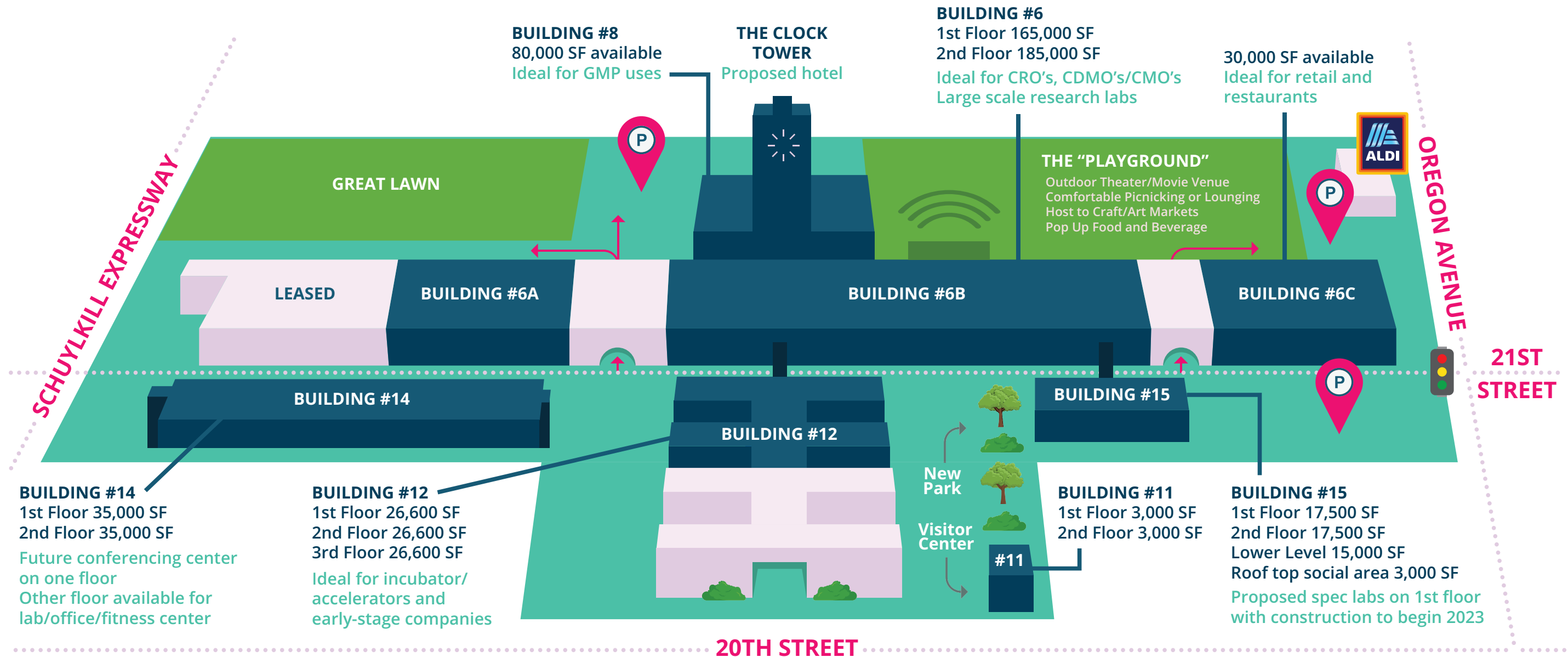


Leading center of
higher education &
academic research:
18 universities &
colleges

42 M domestic
tourists who
spent \$6.8 billion
annually

Philadelphia International Airport
served **19.6 million** passengers
(2021) 500 flights per day!

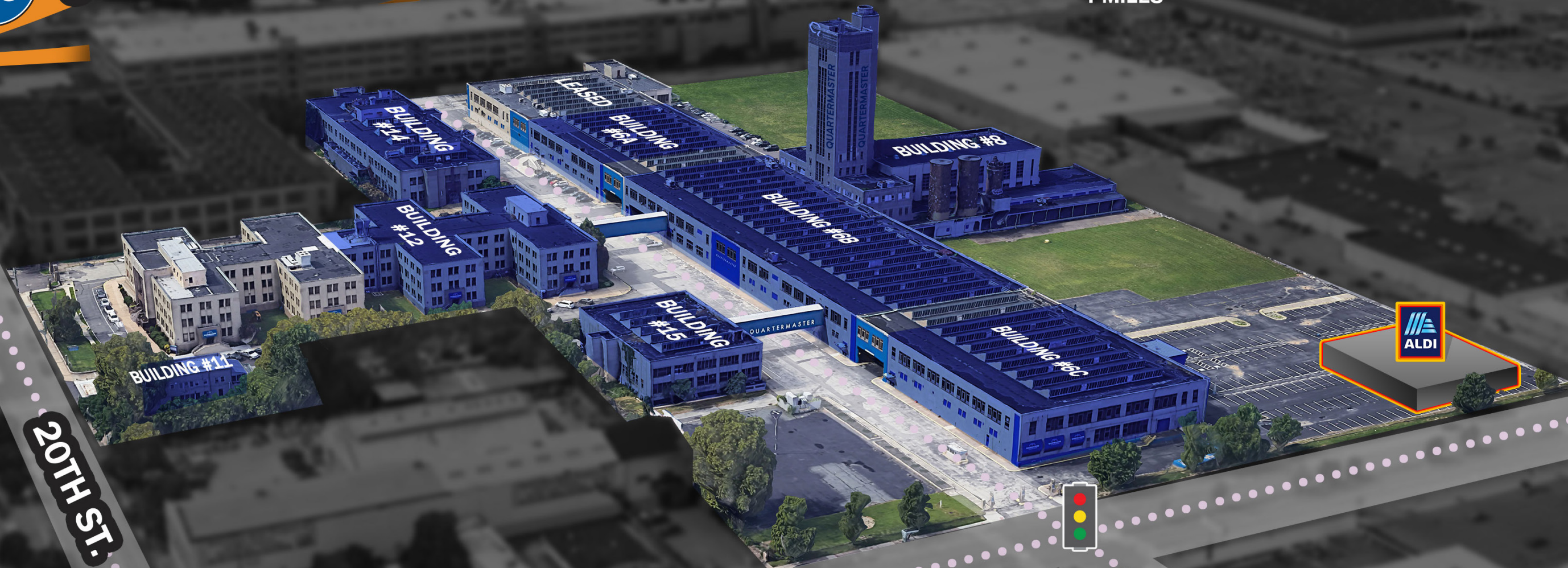
Home to
5 Fortune 500
Company
Headquarters





SCHUYLKILL EXPY

PHILADELPHIA INTERNATIONAL AIRPORT
4 MILES



20TH ST.

OREGON AVE

21ST ST



SkyREM, with corporate offices in New York and Philadelphia, is a vertically integrated real estate investor, owner, and developer. SkyREM has amassed a diversified portfolio of properties throughout the United States. SkyREM employs an opportunistic, value driven, flexible approach to acquire real estate assets and develop sites in strategic markets.

SkyREM's growth has been fueled by its long-standing philosophy of creating value by locating underperforming and/or underutilized assets and unlocking their hidden potential.

SkyREM's objective is to invest, own and develop quality real estate and partner with our customers/business partners to provide value based solutions with sustainable and renewable value-add offerings when feasible. We strategically leverage our extensive real estate expertise to expand and grow wisely, all the while providing outstanding service to our customers/business partners.

skyrem.com



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THE CITY THAT LOVES YOU BACK



LOCATION OVERVIEW



• **Public transportation** - Immediate access to SEPTA bus routes 7 and G



• **Highway access** - Excellent location off of I-76, and easy access to I-95



• **Amenities** - Surrounded by restaurants, adjacent to a shopping center, and close to the Phillies, Flyers, 76er's, and Eagles' sports stadiums



• **Airport** - Drive time to Philadelphia International Airport only 15 minutes

Fine dining just minutes away



Philadelphia International Airport



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**FOR LEASING
OPPORTUNITIES:**

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