

metroplex

Xpect **MORE.**



EXEMPLARY ENVIRONMENT

An innovative 23-acre campus, Metroplex seamlessly blends urban sensibility with daily accessibility. Designed with today's tenant in mind – both business and individual – it represents Brandywine Realty Trust's commitment to design excellence by delivering maximum functionality and a refreshing atmosphere – the optimal environment for attracting top tier talent.

A master-planned campus in Plymouth Meeting, PA now debuts its most innovative workplace – Metroplex Two, a 280,000-square-foot building whose sustainable design, large, open floorplates, expansive glass and heightened visibility deliver on key desired attributes to enhance employee attraction and retention:

HEALTHY ENVIRONMENTS • COLLABORATIVE WORKING • ADVANCED TECHNOLOGY • SOCIAL INTERACTIONS



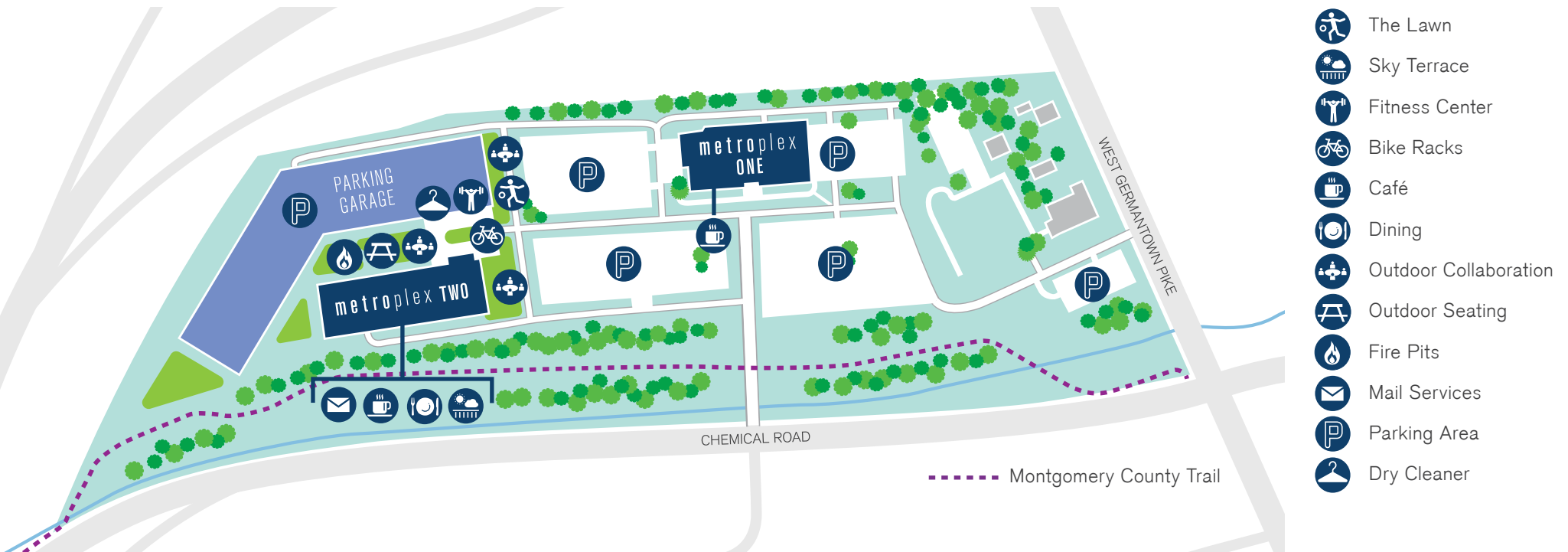
EXCEPTIONAL WORK. LIFE. STYLE.

The workplace of today – and tomorrow – has evolved well beyond the traditional mid-century office campus. Businesses and their employees expect immersive environments that contribute to health and wellness as much as productivity and creativity.

And Metroplex, as a master-planned community, was conceived to deliver on those values. From the initial construction of Metroplex One it was designed as an integrated campus for the future of work; a healthy and active environment that recognizes a meeting need not convene in a conference room, but can be equally, if not more, productive and creative when conducted around a fire pit, or on a lawn or atop a WiFi-enabled, outdoor Sky Terrace.

Amenity-rich, health-oriented, collaboratively-enabled, the Metroplex campus includes:

- The Lawn – a broad, green expanse hosting private convenings and community-wide activities
- Sky Terrace – a communal, outdoor patio with multiple seating areas, televisions and fire pits
- Fitness center – with state-of-the-art equipment and shower facilities
- Bike racks – for use on the on-site Montgomery County trail
- Multiple dining options – a café, designated food truck area and outdoor patio
- Conference center
- Secure package delivery room
- Signature sculpture signaling a passenger drop off area
- On-site garage with ample parking
- Dry cleaner





EXPANDING OPPORTUNITIES

metroplex TWO

The most desired attributes of a creative office – wide open loft-style floors, an abundance of light and air, efficient floorplates enhancing both privacy and collaboration – have all been incorporated into Metroplex Two.

Its functional elegance is initially evidenced with a visually arresting design (*near right*) of tiered metal panels sheathed in floor-to-ceiling Low-E glass that both enhances its visual appeal and respects the environment. Targeting LEED Silver certification and an Energy Star rating, its 280,000 square feet are bathed in natural light that amplifies employee wellness and encourages productivity.

Three terraces, including the communal 8th floor Sky Terrace energize the workplace. The WiFi-enabled Sky Terrace features a glass railing overlook and landscaped edge and inspires collaboration with varied seating areas, fire pits and televisions.

The Lawn (*center*), a verdant central courtyard between the building and the seven-level parking garage, serves as the campus connection and is accessed from the passenger drop area punctuated by a signature sculptural element. Beautifully landscaped and traversed by a sinuous stone pathway, it will host a variety of community activities from yoga classes to concerts. Its inviting seating areas will promote small group meetings and social gatherings alike.

The Lobby (*far right*) reflects Brandywine's commitment to excellence in all endeavors. It has been designed as both a welcoming space with round-the-clock security and as a work/gather/relax zone. Warm tones harmonize with modern design highlighted by a stone tile floor, wood paneled feature walls, specialty ceiling, multi-screen technology panel and WiFi access.

Attention to detail extends to all facets of the building, including the naturally-lit Eurostyle restrooms that feature wood doors complementing contemporary tiles and fixtures.







metroplex two

7-DAY FORECAST

| MON | TUE | WED | THU | FRI | SAT | SUN |
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MEET UP

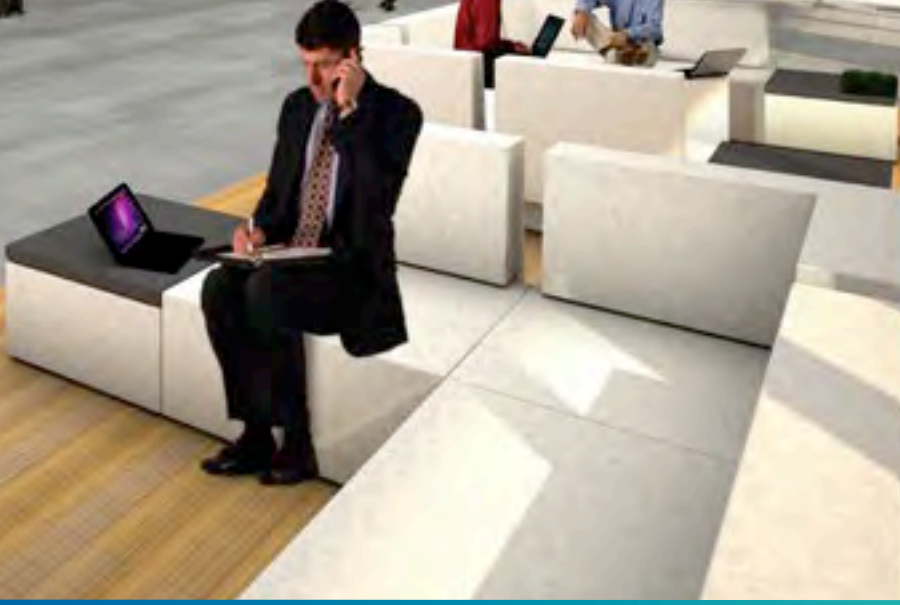
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BUILDING DIRECTORY

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| 04 | 08 | RF |



metroplex



EXTENDING THE WORKPLACE

The benefits of the creative office of the future extend to the tenant floors at Metroplex Two.

Open, virtually column-free loft-style workplaces with naturally-lit lift cores are both flexible and innovative. Entries feature signature views. High window-to-floor area ratios bathe interiors with natural light. Ten-foot finished ceilings frame expansive Low-E glass windows. When compared to center core layouts open loft workplaces achieve 21% better interior visibility, 6% better window access and a 40% better daylight factor.

Full floors range from 20,000 SF to 28,000 SF with the majority totaling 25,756 SF. Floors two and six feature private terraces, each approximately 3,000 SF.

Due to its location, Metroplex Two is both well connected and highly visible. It is a striking presence on the Northeast Extension of the PA Turnpike and the major road network to the north providing an ideal branding opportunity for an anchor tenant and is equally visible from Chemical Road.





EXISTING SUCCESS

metroplex ONE

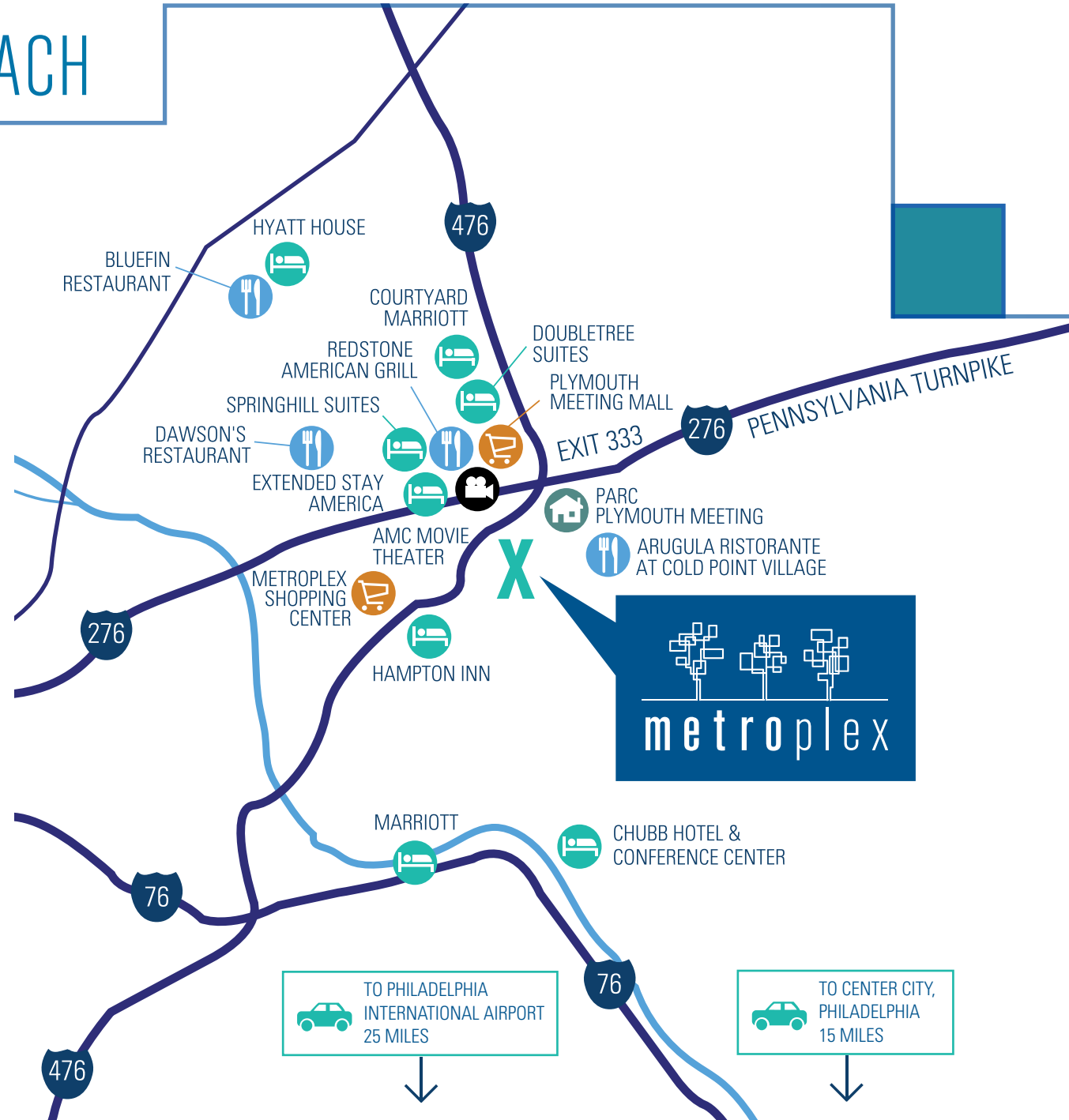
A resounding success, Metroplex One is fully leased. The inaugural structure in the 23-acre master-planned community, a striking contemporary granite and glass exterior envelops five stories comprising 120,877 square feet that have been designed for optimal efficiency.

A dramatic two-story lobby accented with granite flooring, plaster walls and a unique mesh screening sets an elegant tone and is complemented by tenant spaces featuring flexible floor layouts, nine-foot finished ceilings and expansive floor-to-ceiling glass in select areas. These distinctive elements have encouraged an array of tenants including prominent law firms and leading health care companies to select Metroplex One as their corporate home.



EXTRAORDINARY REACH

Centrally located in one of the most sought after suburbs of Philadelphia in Plymouth Meeting, Montgomery County, PA, Metroplex is strategically positioned at the convergence of I-476, the Pennsylvania Turnpike and the Northeast Extension, with a direct connection to the Schuylkill Expressway (I-76). Known as the Mid-County Interchange, this area is widely recognized as a key transportation hub in Southeastern Pennsylvania.



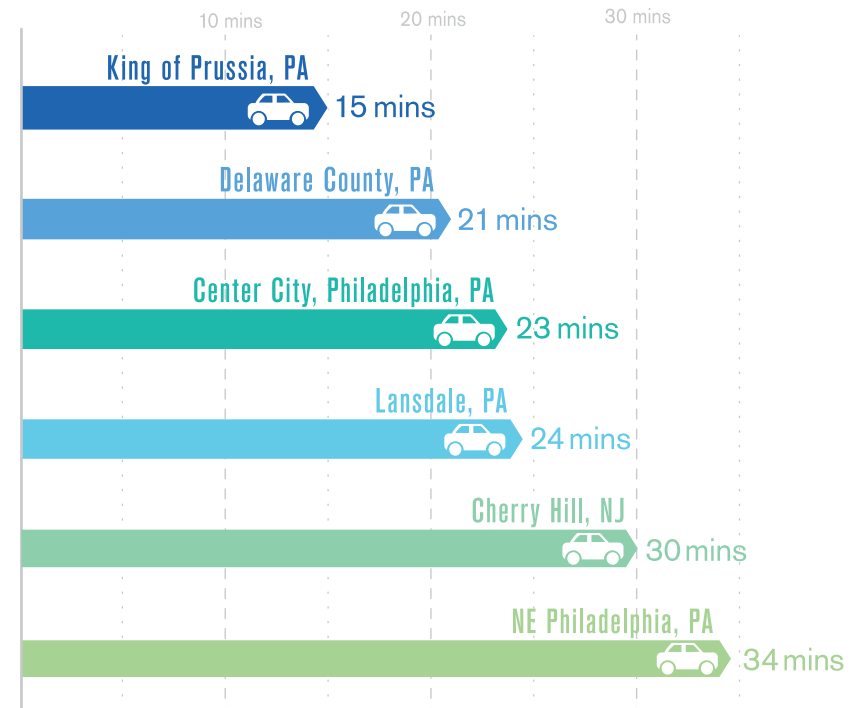
Ideally sited, a double lane parkway entrance provides easy ingress and egress to the Metroplex campus with the advantage of a signalized intersection facilitating access to the on-ramps of I-476, the Pennsylvania Turnpike and Germantown Pike. The campus is also served by public transportation via a bus on Chemical Road.

As the largest suburban employment center in the eight-county Philadelphia metropolitan area, Montgomery County enjoys an extraordinary reputation among leading organizations. Health care leaders, telecommunications and information companies, financial centers, and high-tech corporations have all located here, capitalizing on the county's inherent cultural and natural amenities, including the on-site Montgomery County walking and biking trail.

Metroplex has the additional advantage of close proximity to a wide variety of personal and business conveniences including retail stores at the Plymouth Meeting Mall and Metroplex Shopping Center, an extensive selection of restaurants, and multiple hospitality options including Hampton Inn, SpringHill Suites, Extended Stay America, DoubleTree Suites and Courtyard Marriott. Health clubs and daycare centers are equally accessible.



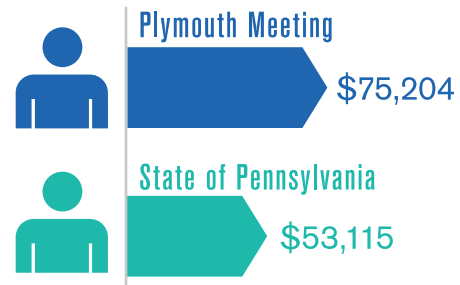
Drive Time



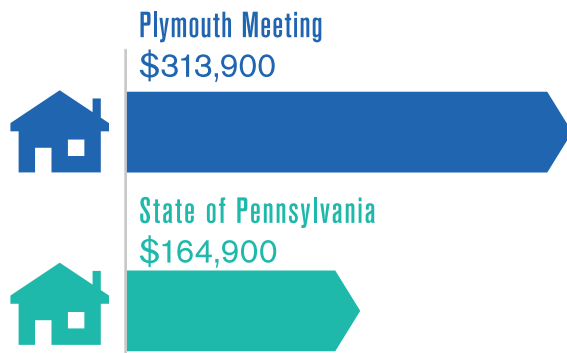
Plymouth Meeting, PA:

An affluent, highly educated area is attractive to a broad spectrum of employees.

Median Family Income

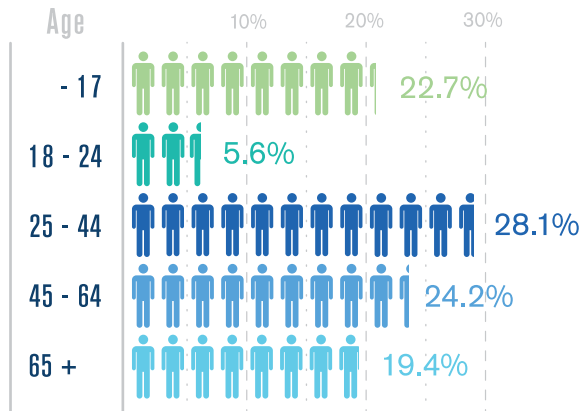


Median Property Value

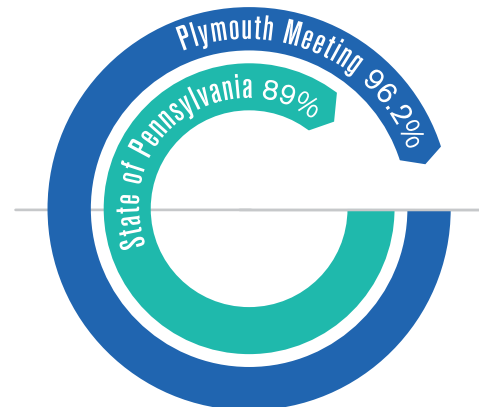


Total Population: 6,177

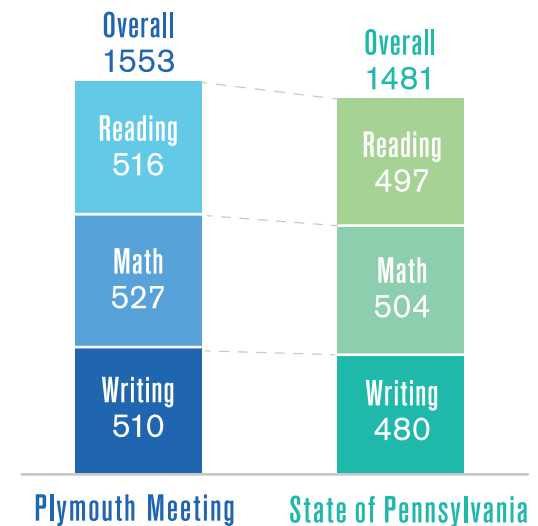
Median Age: 42.4



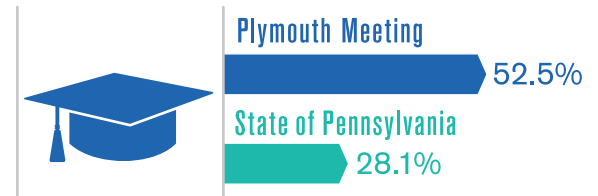
High School Graduation Rate



Median SAT Scores*



College Educated



Demographics sourced from 2010 Census. *Median SAT Scores sourced from education.pa.gov 2013, prepscholar.com 2013



EXPERIENCED TEAM

DEVELOPER

BrandywineRealtyTrust

Spanning two decades of smart, sustained growth, Brandywine has set precedents for creativity in real estate – anticipating the future and delivering first class solutions. Brandywine Realty Trust (NYSE: BDN) is one of the largest, publicly traded, full-service, integrated real estate companies in the United States with a core focus in Philadelphia, PA, Washington, DC and Austin, TX. Organized as a real estate investment trust (REIT), it owns, develops, leases and manages an urban town center and transit-oriented portfolio. Headquartered in Radnor, PA, it is the largest owner of trophy office space in Philadelphia, PA and Austin, TX.



ARCHITECT



Founded in 1943, NBBJ has locations in Beijing, Boston, Columbus, London, Los Angeles, New York, Pune, San Francisco, Seattle and Shanghai. Its global network includes more than 700 researchers, strategists, nurses, architects, anthropologists, planners and interior designers who generate ideas that have a profound and lasting impact. The world's leading organizations, from Google, Amazon, Samsung, Microsoft and Tencent to Cambridge University, Stanford University, the Cleveland Clinic, Massachusetts General Hospital and NYU Medical Center look to its experts to create highly productive, sustainable spaces that free people to live, learn, work and play. For two consecutive years *Fast Company* named it among the top 10 most innovative architecture firms.

The Brandywine Difference

Our purpose is to shape, connect and inspire the world around us through our expertise, the relationships we foster, the communities in which we live and work, and the history we build together.

We live in an era that demands new solutions and fresh ideas, a certain innovative spirit, a willingness to dare and to take risks. We are embracing that challenge at Brandywine – taking the lead, forging new paths.

We are continually creating and managing remarkable spaces where employees genuinely want to be – convenient, aesthetically pleasing, inspired. By developing well-designed, amenity-rich complexes adjacent

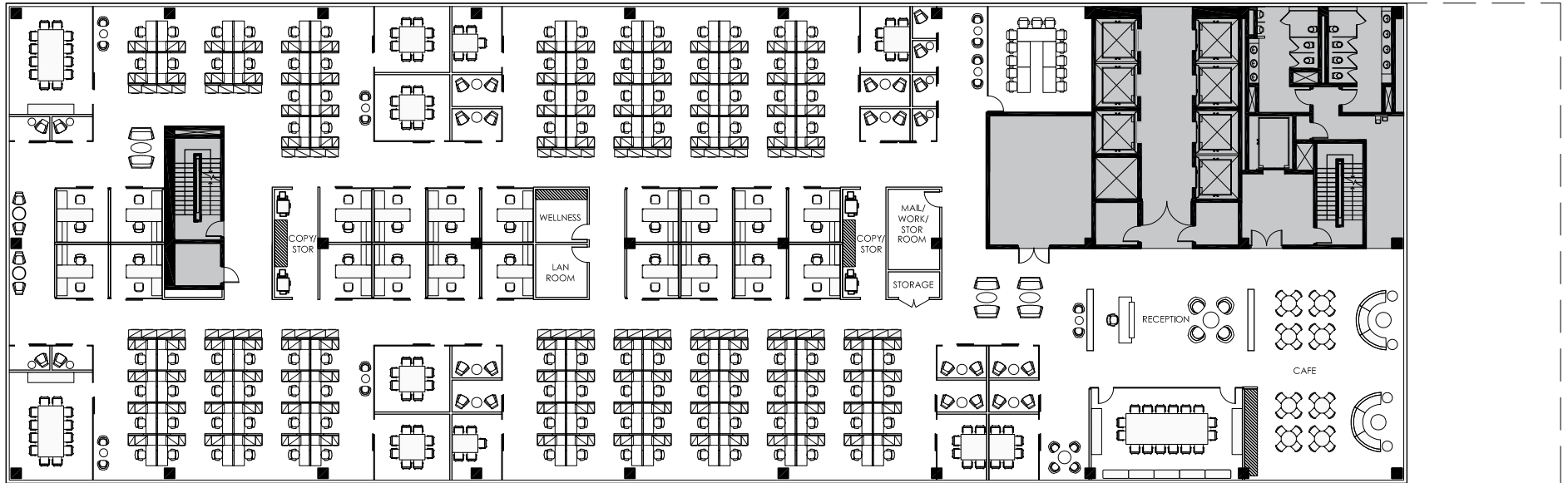
to growing residential areas and transit hubs, we offer a rich portfolio of inspired workplaces to companies seeking to do right by their employees. We care about what our tenants think. They are our customers, and our neighbors.

Our deep commitment to our communities was recognized by NAIOP naming Brandywine the 2014 Developer of the Year – the highest honor in the commercial real estate industry.

Reputations matter. Commitments must be honored. Passion fuels us to excel. Our communities notice.

metroplex TWO

OPEN PLAN A | 26,000 RSF



| | |
|----------------------------|------------|
| Workstations | 112 |
| Private Offices | 20 |
| Total | 132 |
| | |
| Enclosed Conf/Lounge Seats | 146 |
| Open Conf/Lounge Seats | 34 |
| Total | 180 |

Cafe seating not included

KEY FEATURES

- Open Loft Workplace
- Naturally-Lit European Bathrooms
- Naturally-Lit Lift Core

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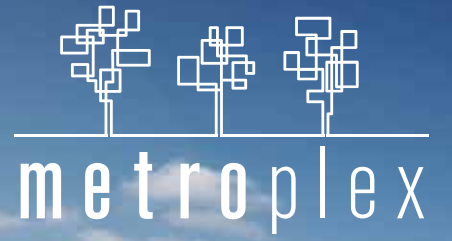
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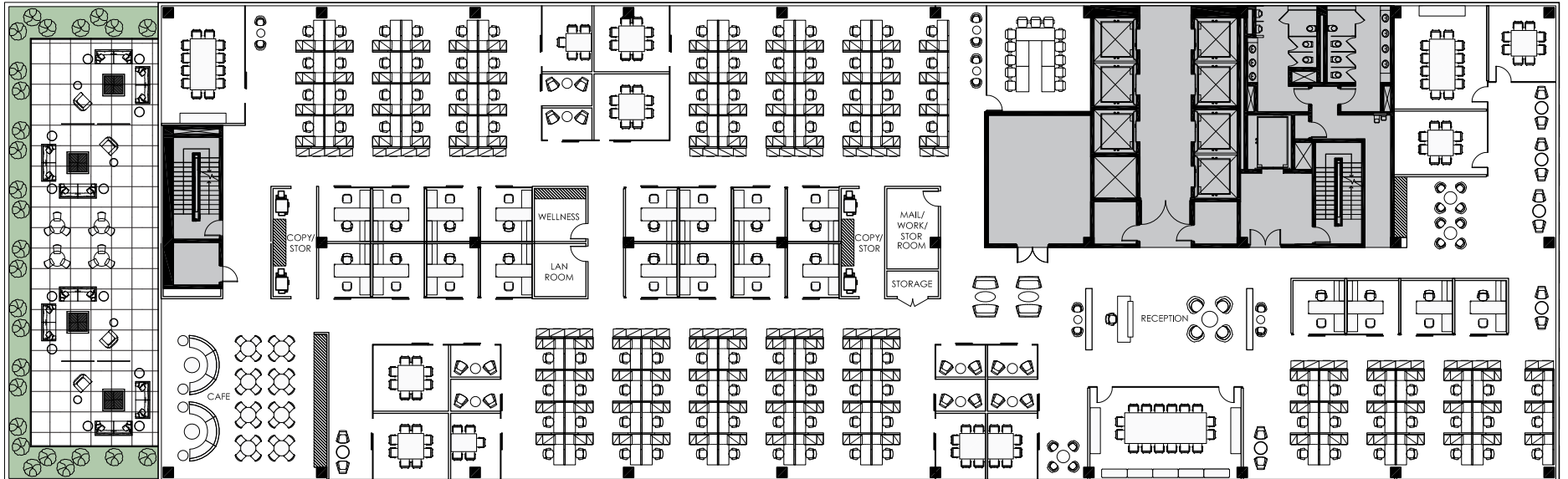


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metroplex TWO

OPEN PLAN B | 26,000 RSF



| | |
|----------------------------|------------|
| Workstations | 113 |
| Private Offices | 20 |
| Total | 133 |
| Enclosed Conf/Lounge Seats | 139 |
| Open Conf/Lounge Seats | 38 |
| Total | 177 |

Cafe seating not included

KEY FEATURES

- Open Loft Workplace
- Naturally-Lit European Bathrooms
- Naturally-Lit Lift Core

Private terrace on floors two and six - each approximately 3,000 SF

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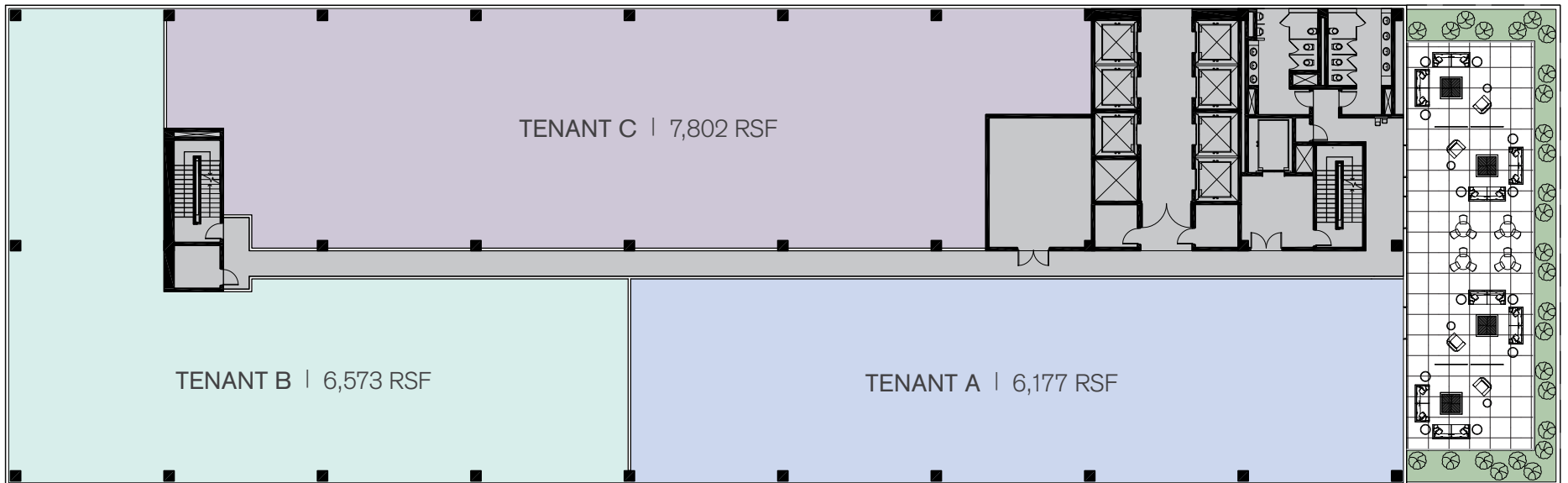


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MULTI-TENANT PLAN



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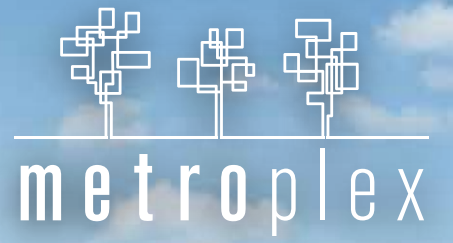
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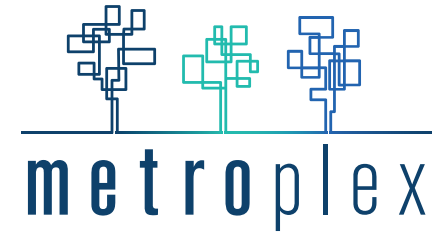
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BUILDING SPECIFICATIONS



CONSTRUCTION DOCUMENTS

The building design shall conform to the IBC Code, ADA, local and municipal codes, and state requirements.

DESIGN CRITERIA

INTERIOR CEILING HEIGHTS

15'-8" in most areas on ground floor; 16'-0" at perimeter. 9'-8" on floors 2-11 in most areas; 10'-0" at perimeter.

BAY SIZE

30' x 45' typical.

SITE

- Approximately nine (9) acres of land.
- Parking based on 4.0/1,000 parking ratio.

CONCRETE

- The foundation design will be determined by load requirements per recommendations of an independent geotechnical engineer. All foundation concrete will be 4,000 PSI minimum.
- The ground floor will be a structural slab. The floor will be machine troweled, finished, and cured with "Super Aqua-Cure VOX" as manufactured by Euclid.
- Above grade slabs will be comprised of 3 1/2" thick light weight concrete on 2" deep galvanized metal deck.

FACADE

The exterior of the building will be constructed of a combination of factory finished panels (metal or architectural precast) and glass. The exterior wall system shall be insulated to meet applicable codes.

STRUCTURAL SYSTEM

STRUCTURE

The structural system will consist of structural steel columns, beams and girders with concrete on metal deck slabs.

Rooftop mechanical equipment will be enclosed within a steel framed screen wall.

LOADING

Each floor will be designated to accommodate a live load of 100 pounds per square foot of floor area.

Areas of limited size may be reinforced to support loads in addition to standard design.

FLOOR PENETRATIONS

The design of the building may be modified to accommodate penetrations of the floor structure and removal of portions of the floor structures to allow for the installation of improvements such as stairways and dumbwaiters in limited areas.

GLASS, GLAZING AND ALUMINUM

Strip windows, curtain walls and storefront system will be constructed with aluminum tube with 1" thick insulated vision and spandrel glazing units on all elevations.

Glass units will be provided with Low-E type single coating. Tempered glass will be provided in areas as required by code.

Building entrance doors will match the wall system.

FINISHES

Building lobby finishes will be class A level finishes and will include a stone tile floor, wood paneled feature walls, vinyl wall coverings, drywall ceiling and specialty ACT ceiling. Tenant suite doors to be 3' x 9' Herculite frameless doors or equal.

Toilet room finishes will be tile floors, drywall and ACT ceilings. Wood doors on individual toilet room stalls (European style) and all toilet room accessories and fixtures are included in the base building. The lavatories will be solid surface with under-mounted bowls.

Building standard manual mecho shades will be supplied and installed at completion of tenant improvements.

ROOFING, SHEET METAL AND INSULATION

A single-ply white TPO roof will be provided. Roof insulation to be mechanically attached to meet a rating of U= 0.03. A fifteen (15) year warranty is included. All mechanical equipment on the roof will be screened.

CONVEYING SYSTEMS

ELEVATORS

Passenger elevators with 3,500 lb capacity complete with operational systems, handicap accessible and architectural cab finishes will be provided. Inside dimensions for cabs will be 6'-8" W x 5'-5" D. Elevator doors will be bi-parting doors in brushed stainless steel. In addition one (1) service elevator with 5,000 lb capacity will be provided.



PLUMBING

DESIGN CRITERIA

Naturally-lit European restrooms.

A complete plumbing system properly sized for sewer and water will be furnished. Both sewer and water will be connected to the municipal system.

The plumbing system will meet the National Standard Plumbing Code and the IBC requirements.

EQUIPMENT

- Wet column provisions consisting of a valved cold-water outlet and capped sanitary and vent connections shall be provided at two (2) riser locations.
- Internal downspouts shall be provided for all roof areas discharged to the storm sewer system. Secondary drainage will be provided as required by code.

FIRE SPRINKLER SYSTEM

The entire building will be protected with an automatic fire suppression system. All work shall be in compliance with NFPA 13, IBC and local requirements.

All controls for the fire protection system will be connected to a central panel and alarm station.

HEATING, VENTILATION AND AIR CONDITIONING

SYSTEM DESIGN CRITERIA

VAV ducted air with plenum return, supplied by floor-by-floor chilled water units. Chilled water plant sized to handle one ton for every 325 to 350 square feet. Ventilation air will be delivered from an energy recovery unit mounted on the rooftop. VAV terminal units, air devices, and associated ductwork will be provided in elevator lobbies, restrooms, and back of house spaces. Dedicated exhaust systems will be provided for restroom and janitor closet exhaust.

ELECTRICAL SYSTEM

- Primary electric service feeds will be provided underground to the building by the utility company, with pad-mounted equipment located on site.
- The electrical system is designed to a specific capacity allocated for tenant usage. Tenant's electrical lighting and power load shall not exceed a demand of .7 watt per RSF for lighting and a demand of 3 watts per RSF for power.
- Automatically controlled exterior lighting will include exterior pole lighting for safety and security.
- Emergency lighting and exit lights will be per the National Electric Code. Emergency lights will have battery/backup.
- Provide a fire alarm system to include horns and strobes at locations and quantities as required by code.

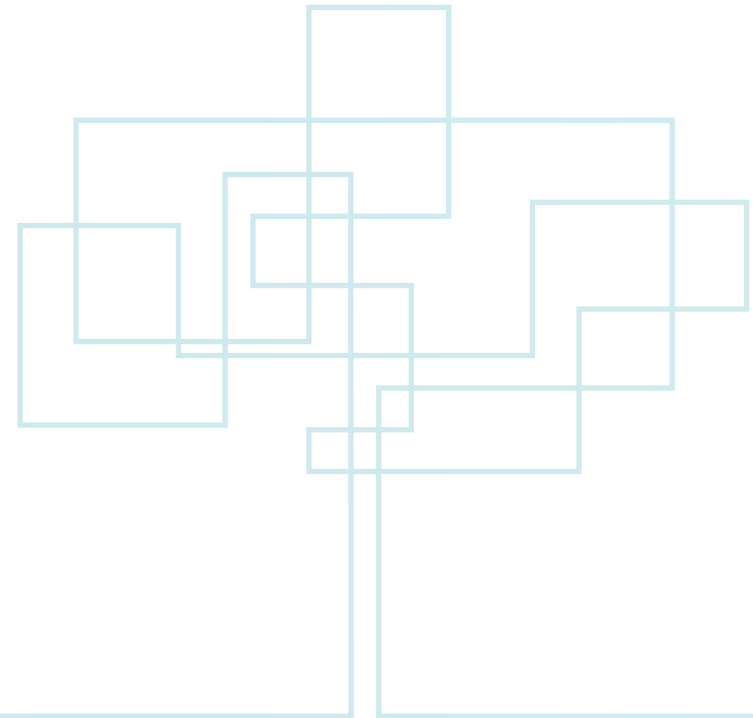
TELEPHONE & DATA

TeleData closets are located at each floor for tenant distribution requirements. 4" sleeves will be provided on each floor in each room per floor.

FIRE ALARM SYSTEM

Connection point will be installed on the floor for the fire alarm system. The complete core fire detection system shall be installed, operating and tested in accordance with NFPA requirements.

- One (1) remote annunciator and one (1) lobby panel to be provided.
- Pull stations to be provided at every exit, and at intermediate locations so as not to exceed 300' travel distance between stations. Return air duct detectors and heat/smoke detectors will be provided in each electrical/data communication room and mechanical spaces. Flow switch connections and supervisory valve connections to be monitored.



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