

# NAVY YARD

PHILADELPHIA

1200 Intrepid Ave  
Philadelphia, PA

Second Floor  
23,144 SF





## Full Floor Opportunity: Modern, Future-Ready Office Space

**23,144 SF**  
AVAILABLE

1200 Intrepid Ave  
Philadelphia, PA 19112

### FOR MORE INFORMATION:

**Nelson Way**

Vice President, Leasing & Development  
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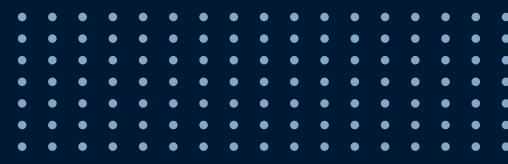


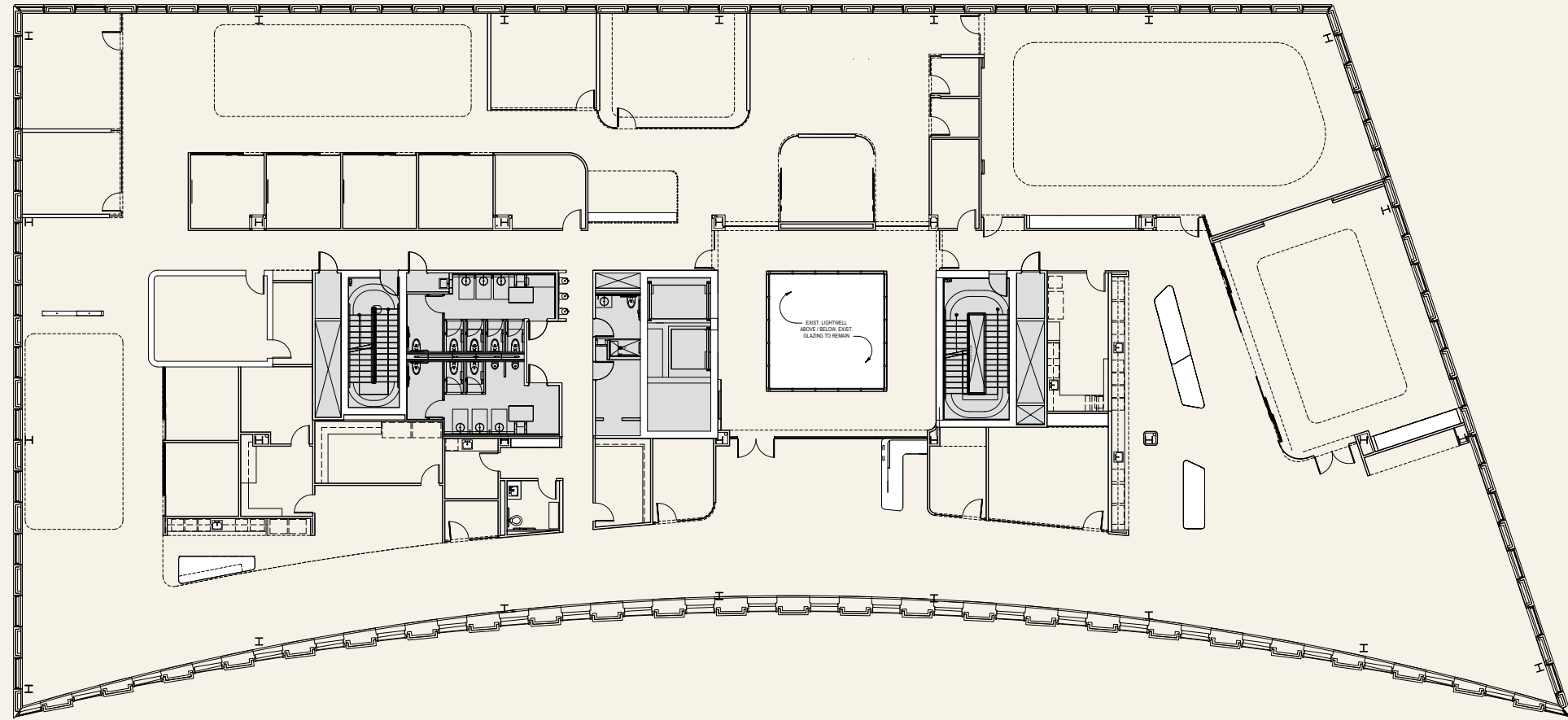
## Property Overview

Designed by the acclaimed Danish architect, Bjarke Ingels Group, 1200 Intrepid Avenue offers a thoroughly modern, innovative, and sustainable work environment located in the heart of the the Navy Yard. Natural light floods the central core of the building on every floor and design touches throughout provide a distinctive connection to the Navy Yard's rich history.

|                           |                              |
|---------------------------|------------------------------|
| <b>Building Size</b>      | 91,971 SF                    |
| <b>Floors</b>             | 4                            |
| <b>Year Built</b>         | 2016                         |
| <b>Building Class</b>     | A                            |
| <b>LEED Certification</b> | Gold                         |
| <b>Management</b>         | On-site                      |
| <b>Parking</b>            | Ample structured and surface |
| <b>Floor to Floor</b>     | 15'                          |

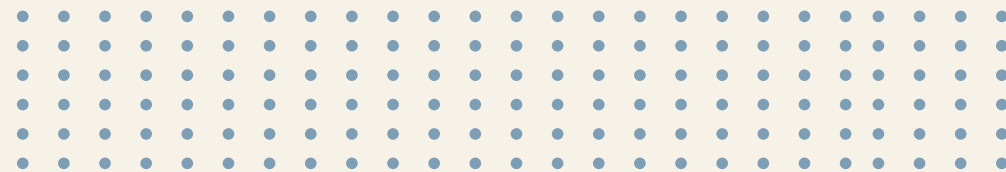
Collaborative, Modern Space—  
From Open Work Zones to Tech-Enabled Meeting Rooms for up to 40





# The Space

» The entire 23,144 SF second floor is available. Designed for today's more flexible and collaborative ways of working, the high-finish space offers open work areas flooded with natural light, flexible conference and training rooms, private focus rooms, a digital/video studio, a catering kitchen, multiple food and beverage stations, and more. It is a modern environment built to foster connection, culture, and performance. This forward-thinking design reflects the spirit of the Navy Yard itself — a dynamic community where companies bring teams together to connect, create, and deliver.





# Philadelphia's Newest Neighborhood

The Navy Yard is Philadelphia's premier mixed-use development with more than 150 companies and 17,000 employees. In addition to new jobs and businesses, the first phase of Ensemble/Mosaic's mixed-use development is set to establish a vibrant 24/7 community. The first phase of development includes 614 apartments, currently under construction, and a 223-room hotel is in development, complementing the Navy Yard's existing 212 room Courtyard Marriott. This will bring 1,000+ residents and 500+ daily hotel guests when completed.



The Navy Yard Corporate Center is a thriving and dynamic hub of new office, life science, multifamily, hospitality development, and retail development. This modern, progressive, and sustainable district is home to approximately 3,500 employees. Designed to promote creativity, energy, and focus, the Navy Yard Corporate Center is the optimum workplace.



**150**  
COMPANIES



**17,000**  
EMPLOYEES



**40**  
ACRES OF  
GREEN SPACE



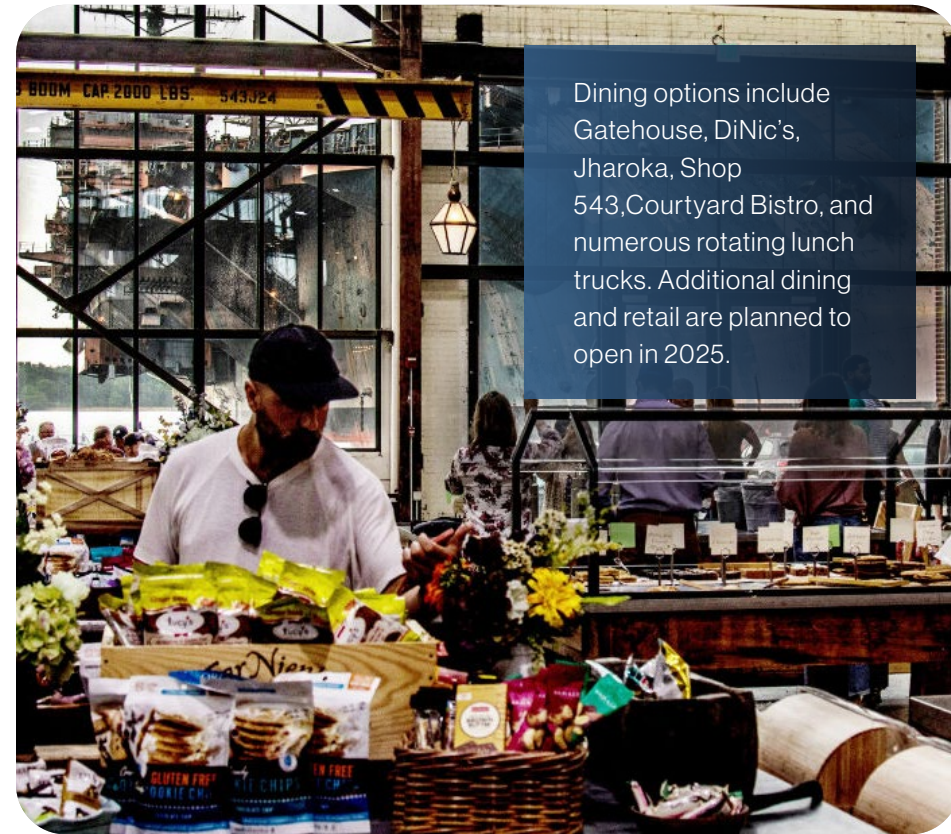
**435**  
**HOTEL ROOMS**  
(212 EXISTING ROOMS  
AND 223 ROOMS  
IN DEVELOPMENT)



**614**  
**APARTMENT  
RESIDENCES**  
(COMING IN 2025)



**50,000**  
**SQUARE FEET  
OF RETAIL**  
(EXISTING &  
DELIVERING 2025)



Dining options include Gatehouse, DiNic's, Jharoka, Shop 543, Courtyard Bistro, and numerous rotating lunch trucks. Additional dining and retail are planned to open in 2025.

# Location Overview

Located in the center of the Philadelphia region along I-95 and I-76, the Navy Yard is minutes from the airport, Center City, and University City providing easy access for employees and business travelers alike. The Navy Yard features a collection of public art installations, rotating outdoor events and wellness programs. The Navy Yard is bike friendly with bike lanes and racks throughout, and two Indego bike share stations for employees and visitors.





Ensemble has been investing in, developing, and managing commercial real estate since 1989. We go beyond the deal to deliver inspiring environments and exceptional experiences for the communities we serve.

**40**  
YEARS OF  
EXPERIENCE

**\$2B+**  
ASSETS UNDER  
MANAGEMENT

**12**  
OPERATING IN  
12 MARKETS

**1100**  
EMPLOYEES

**3.6M SF**  
OF DEVELOPMENT  
DELIVERED

**58**  
DEVELOPMENT  
PROJECTS

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