



KNIGHTS CROSSING

A Development of **BrandywineRealtyTrust**

JOIN CAMDEN'S RENAISSANCE

Building on the momentum of growth in the City, Campbell Soup Company's storied success, innovative public policy and the pending headquarters relocation of Subaru of North America, is a visionary, mixed-use campus—**KNIGHTS CROSSING**.

BrandywineRealtyTrust—a past recipient of the prestigious NAIOP Developer of the Year award—leads the development of **KNIGHTS CROSSING**. Our proven history, with over \$2.47 billion in successful development to date, is the result of a team committed to extraordinary development standards, continual collaboration and seamless on-time execution. Now, at Knights Crossing, we look to create a progressive and thoughtful urban environment that epitomizes the best-in-class quality Brandywine is known to deliver.

KNIGHTS CROSSING VISION



CAMDEN, NEW JERSEY: A CITY ON THE RISE

Camden, New Jersey is in the midst of **extraordinary change**—with government, residents and businesses all contributing to better the city environment. Over \$2 billion in recent public and private investments, plus substantial reforms and initiatives in policing, education, employment opportunities, and more, signify undeniable potential for Camden’s advancement and success.





IN GOOD COMPANY

A wide range of companies, from long-standing institutions to growing firms, call Camden home. Incentives provided by several different programs including Grow New Jersey Assistance Program and Garden State Growth Zones have propelled the local economy, with over \$1.65 billion being awarded to date. Looking to join Camden's resurgence, the world-renowned car manufacturer, Subaru, chose to build its new North American headquarters at Knights Crossing—combining four separate facilities and bringing together 600 regional employees.

over **\$1.65 BILLION**
awarded to date

Subaru Headquarters: \$117M

American Water: \$164M WebiMax: \$6M

Kipp Cooper Norcross Academy: \$60M

ACTEGA North America: \$40M DioGenix: \$7.5M

Lockheed Martin: \$107M Volunteers of America: \$6.3M

Chef'd: \$19M Joint Health Sciences Center: \$50M

DuBell Lumber: \$18M 76ers Practice Facility: \$82M

Mastery Renaissance School: \$40M IPAK: \$17.1M

Holtec International: \$260M PCM: \$3.9M

Cooper University Health Care: \$40M

Contemporary Graphics: \$34M EMR Facility: \$253M

Cooper Village Apartments: \$17M

Salvation Army Camden Kroc Center: \$90M

Rutgers Nursing School: \$62.5M ResinTech: \$138M

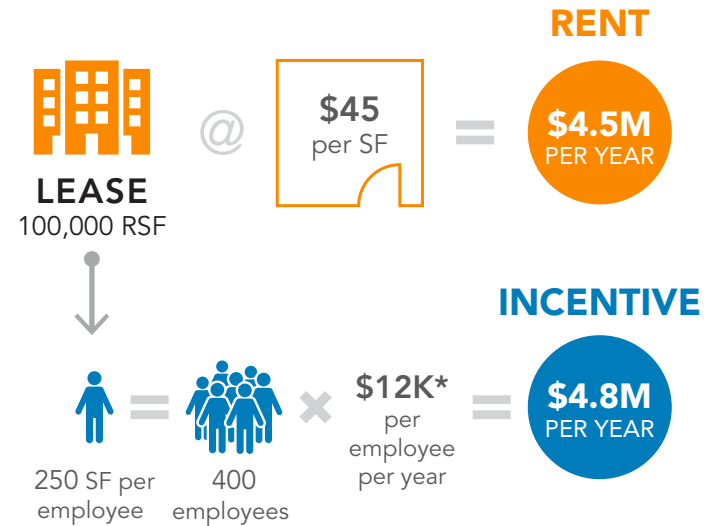
2013 ECONOMIC OPPORTUNITY ACT

The Economic Opportunity Act of 2013 provides tax incentives for companies relocating to Camden. The amount of the incentives are based on the greater of the credit per new job or a credit against the capital investment made by an owner. The result is that occupants may be able to obtain tax credits:

- 1) greater than their lease cost or
- 2) equal to or greater than the cost of a newly constructed building over ten years

LEASE

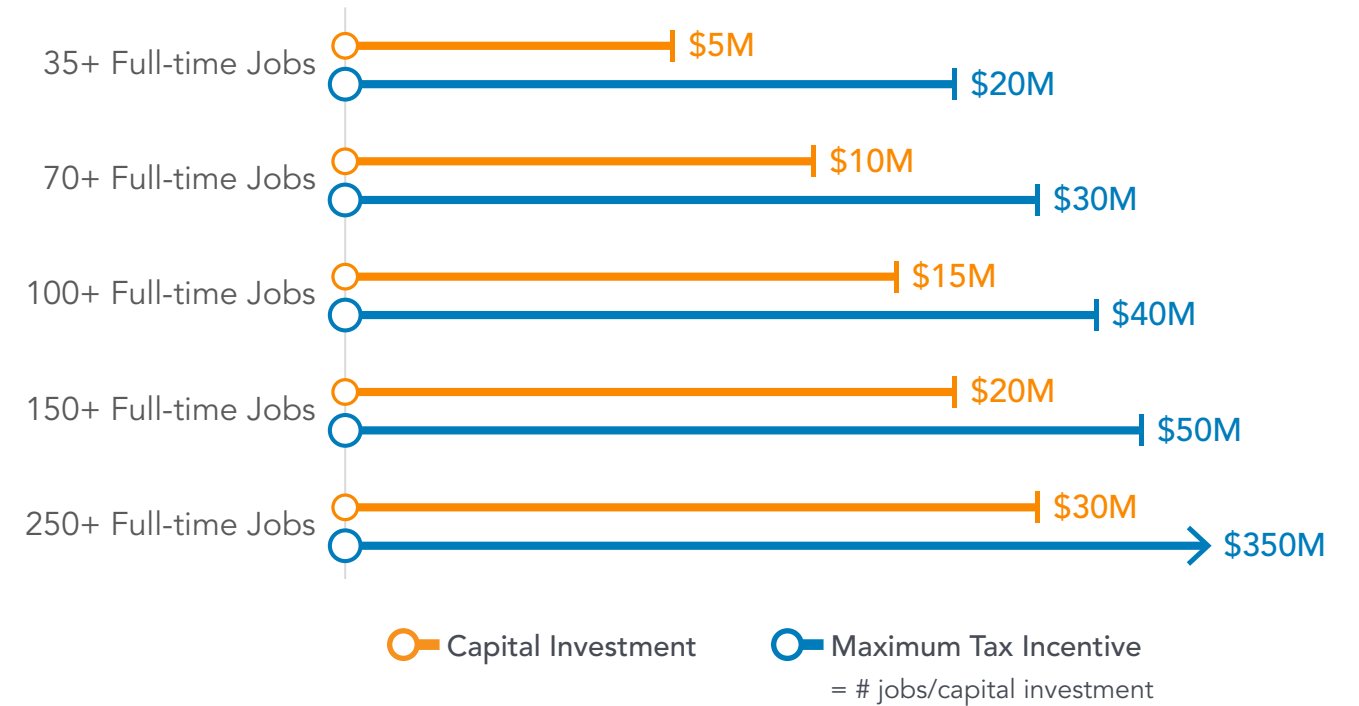
EXAMPLE:



The total amount of the tax incentive is paid annually over 10 years and may fluctuate.

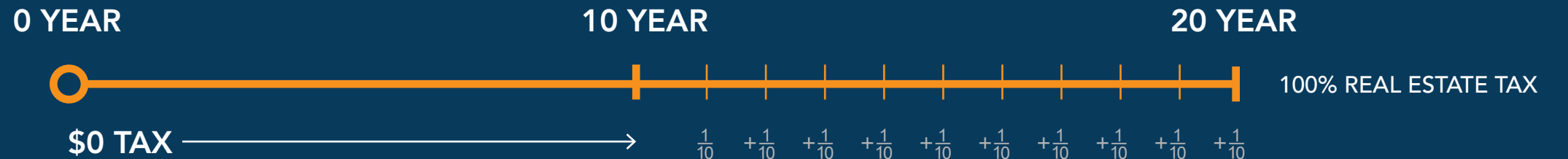
* A NJEDA representative is available to consult with prospects on determining the value of their incentive award.

OWN



REAL ESTATE IMPROVEMENT TAX ABATEMENT*

* A NJEDA representative is available to consult with prospects on determining the tax abatement program.



SUPERIOR ACCESSIBILITY

The location of Knights Crossing provides its users with exceptional transportation options—rail, bus, bike or car—and ease of access, to and from Philadelphia and other metropolitan areas in New Jersey. All developments sites are **less than 2,000 feet from major highways** and plans are in progress for an **on-site PATCO Station**, which will directly link to the Glassboro-Camden light rail line and a transit center with PATCO, River Line, River Link and NJ Transit connections. Both bike lanes and trails are included in the site design, seamlessly connecting to larger circuits and recreational trails throughout the area.






THOUGHTFUL URBAN PLANNING

As southern New Jersey's first transit-served urban office community, Knights Crossing is designed as a dense, integrated environment—ultimately consisting of over 1.5 million SF. Here, modern office towers will rise above walkable streets lined with open-air restaurants, mobile food trucks and specialty retail. Approximately 5 acres of public parks and recreational paths are woven into and throughout the site—providing direct access to the expansive Cooper River Park.

DEVELOPMENT SITES

A	350,000 SF	
B	150,000 SF	
C	130,000 – 160,000 SF	One Knights Circle (See Pages 26-31)
D	120,000 SF	Additional hotel space planned
E	250,000 SF	
F	400,000 – 800,000 SF	
G	120,000 SF	
TOTAL	1,520,000 – 1,950,000 SF	

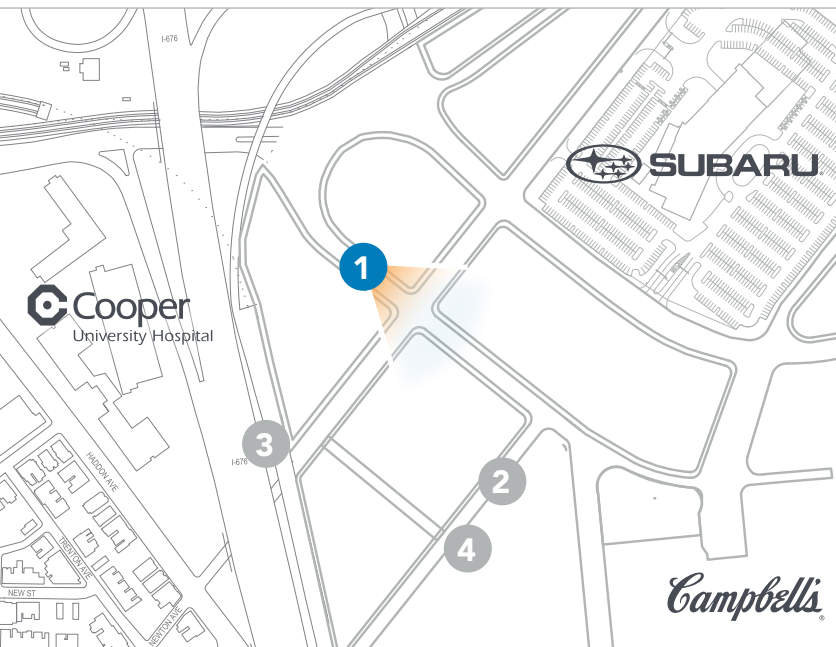
COMMUNITY AMENITIES

- 1 10th Street Corridor
 - 2 Knights Park
 - 3 PATCO Plaza
 - 4 PATCO Transit Hub
-  Proposed transit stations



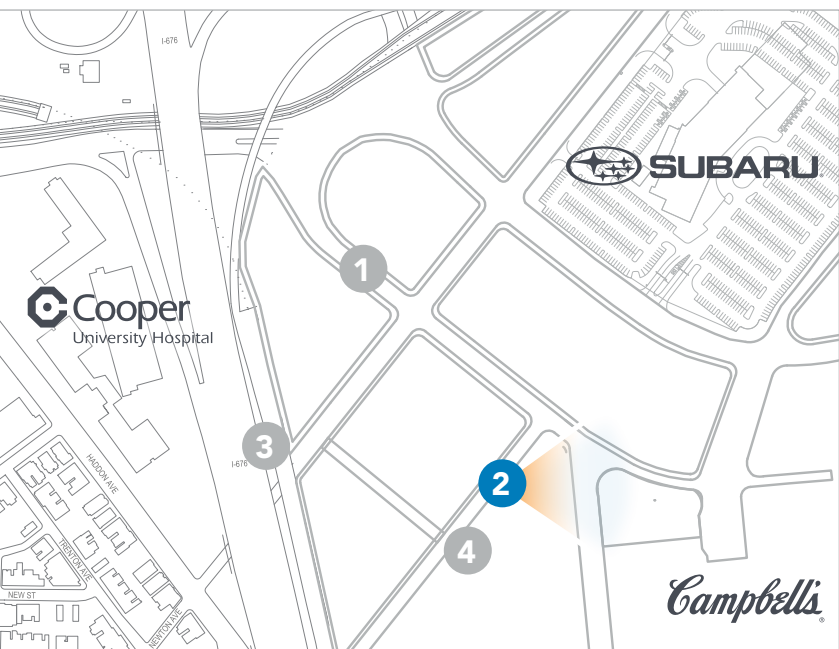
10th STREET CORRIDOR

1



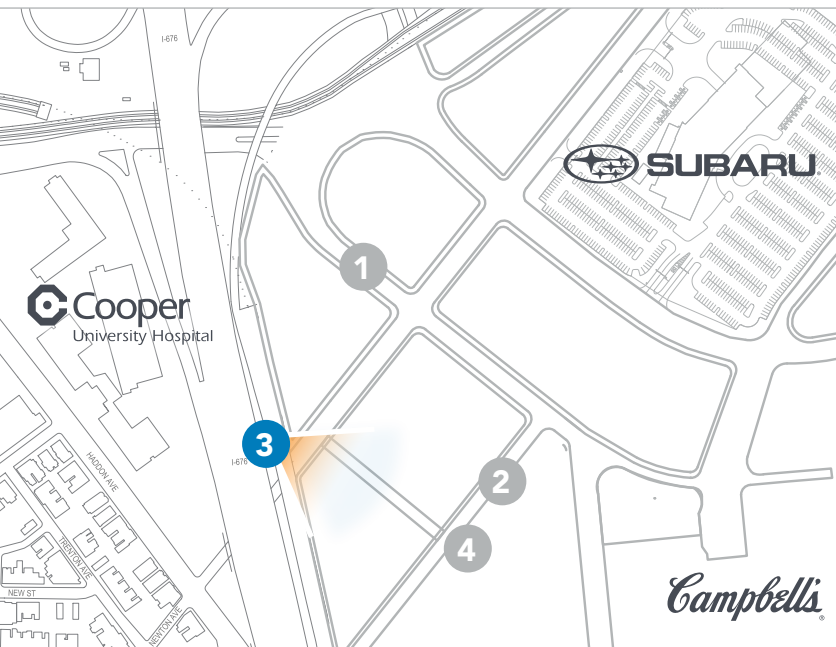
KNIGHTS PARK

2



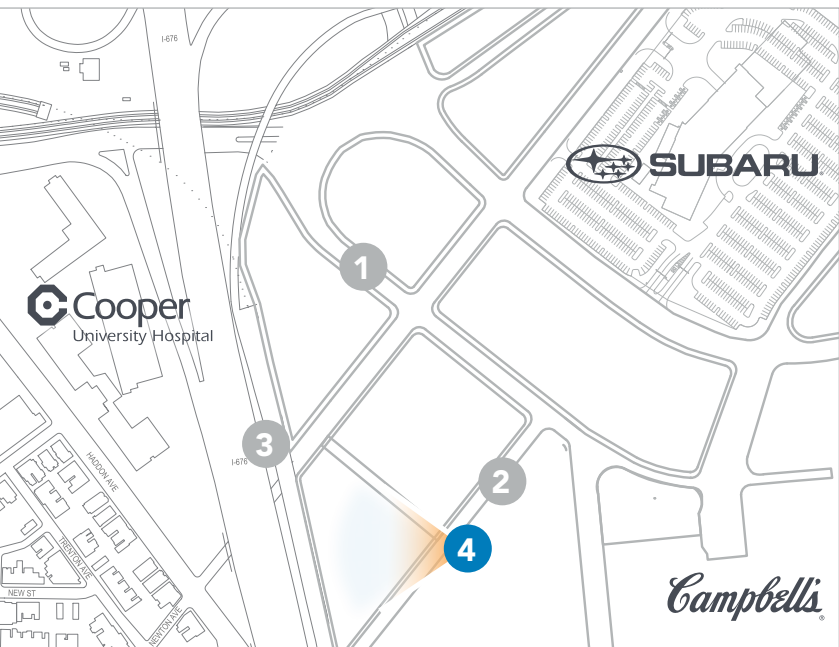
PATCO PLAZA

3



PATCO TRANSIT HUB

4





BUILD-TO-SUIT DEVELOPMENT

At Brandywine, we believe that **physical space defines a brand**, and **brand defines culture**.

The end users of our developments contribute to overall layout and design, and have the unique opportunity to own their real estate once completed.

Our experience and expertise in development assures that the resulting product at Knights Crossing will be **best-in-class**—integrating eco-friendly building materials and practices, while embracing high-performance infrastructure and technology.

BUILD-TO-SUIT

SUBARU HEADQUARTERS

250K SF Class A, 5-story office building

- // Unique design with 50K SF floor plates for increased space utilization and efficiency
- // Corporate amenity space: conferencing/training center, health and fitness facility, outdoor veranda and full dining services conveniently located at main reception
- // Upper floors feature multiple beverage centers, focus rooms, conference rooms and large, open collaboration areas
- // Parking for 1,200 ± cars
- // Prominent location with high-visibility from Admiral Wilson Boulevard and I-676
- // Designed to achieve LEED certification



SUBARU HEADQUARTERS

October 2016





BUILD-TO-SUIT

ONE KNIGHTS CIRCLE

130-160K SF Class A
office building

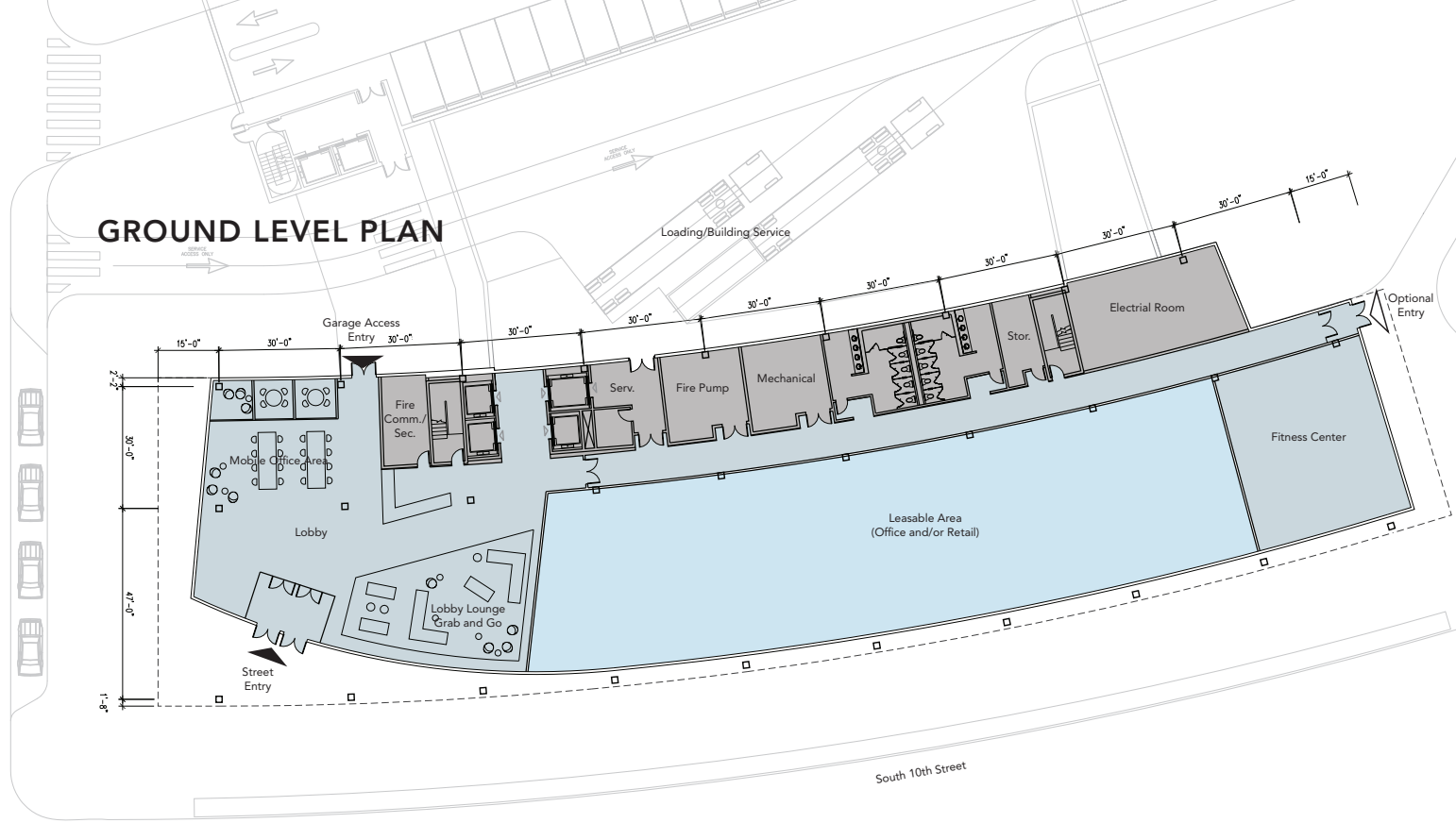
- // Designed to accommodate two users
- // 20-23K SF floor plates, 10' ceilings and views of the Cooper River and world-class designed Knights Park
- // Private terraces on levels 3, 4 and 6
- // Fitness center
- // Common Mobile Desk office and conference space
- // Grab-and-Go café
- // Single loaded building with dedicated parking structure
- // Immediate access to Knights Park, PATCO Plaza and Cooper River Park



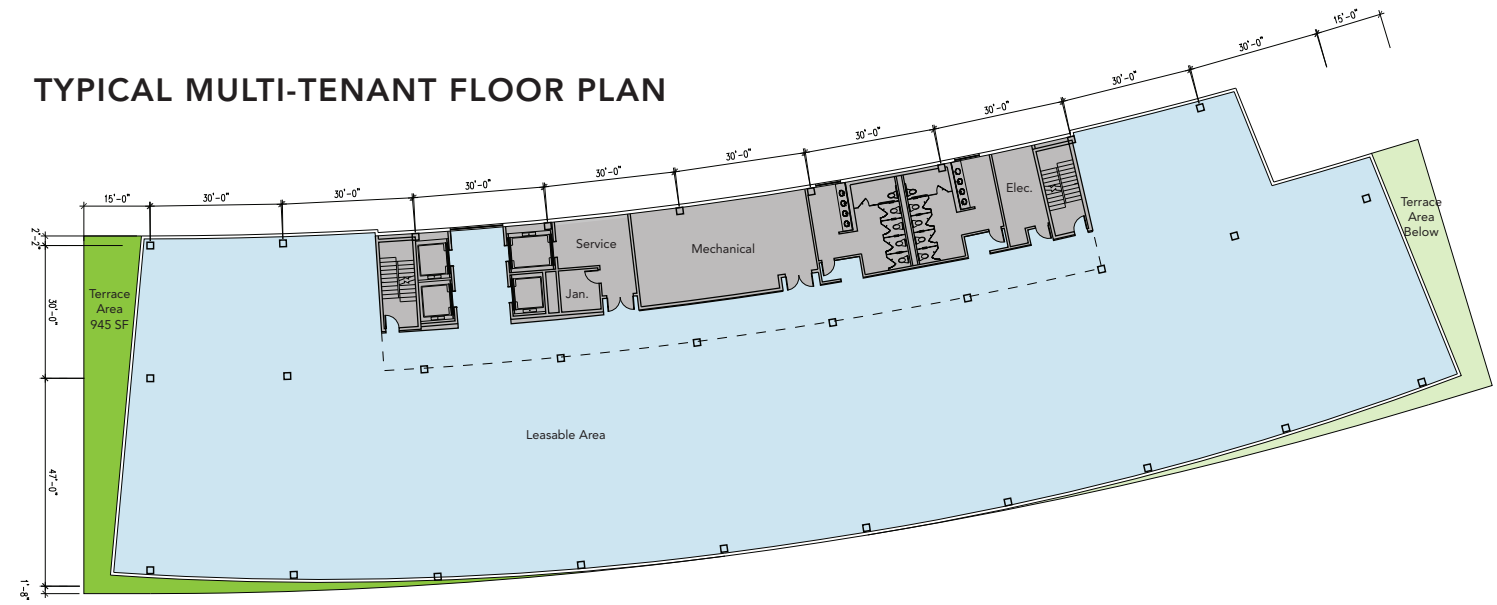
SUBARU

One Knights Circle

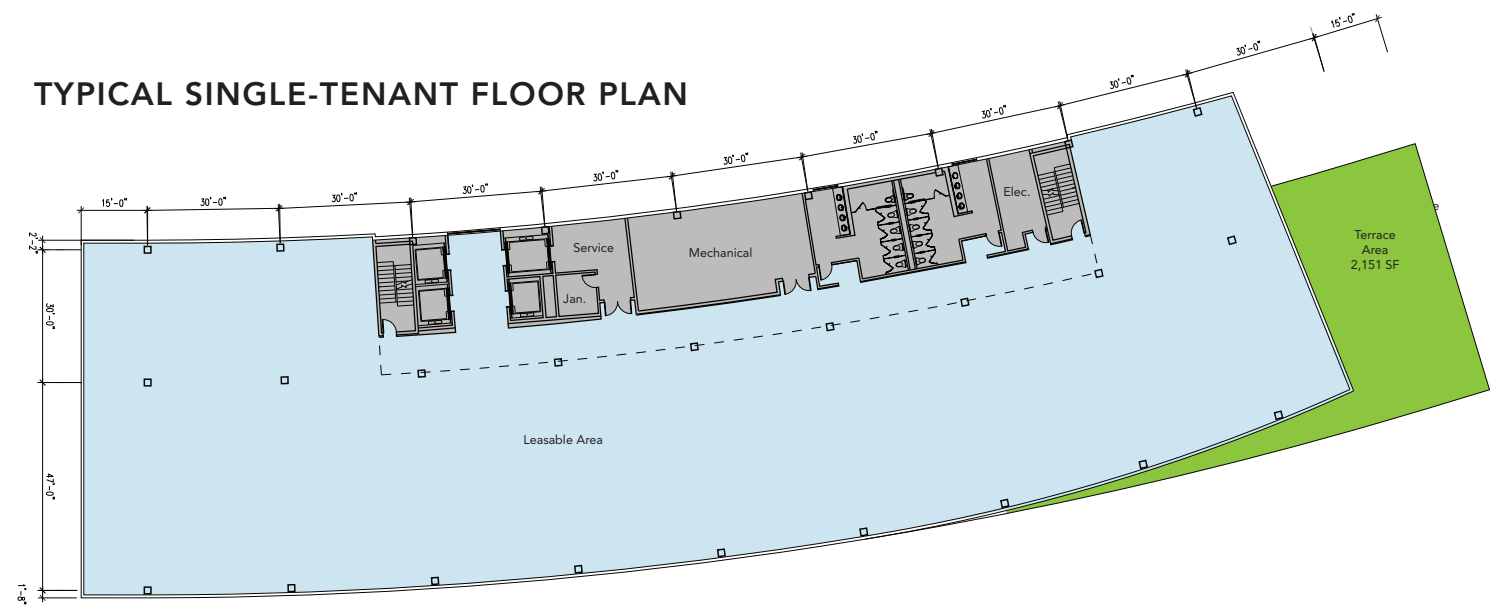
Knights Park



TYPICAL MULTI-TENANT FLOOR PLAN



TYPICAL SINGLE-TENANT FLOOR PLAN



PROMINENCE & VISIBILITY

With sites uniquely positioned and adjacent to highly-traveled roadways such as I-676 and Admiral Wilson Boulevard, users who are looking to make their presence known will have a prime opportunity at Knights Crossing. With direct sightlines and limited visual clutter surrounding the project, buildings on-site can become the **distinctive showpiece** for a company's brand.



ABOUT BRANDYWINE

BrandywineRealtyTrust (NYSE: BDN) is one of the largest, publicly traded, full-service, integrated real estate companies in the United States with a core focus in the Philadelphia, Washington, D.C., and Austin markets. Organized as a real estate investment trust (REIT), we own, develop, lease and manage an urban, town center and transit-oriented portfolio.

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.

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.

www.bandywinerealty.com





KNIGHTS CROSSING

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