Post Office Redevelopment

Cira Centre South
Post Office Redevelopment
Cira Centre South
Philadelphia, Pennsylvania
The heart of the Northeast Corridor
Post Office Redevelopment | Cira Centre South

PHILADELPHIA, PA
BUSINESS DISTRICT

September 2007
Post Office Redevelopment | Cira Centre South

View looking East

View looking West

View looking North

View looking South
The Post Office redevelopment and the development of Cira Centre South will join Cira Centre, Brandywine’s award-winning office tower, to expand the University City commercial district currently defined by the “grid” of Arch, Market, Chestnut and Walnut Streets and Schuylkill Avenue and 30th Street.

The extension of Center City westward into and through University City dovetails with Penn’s vision and plans for its East Campus.

University City will continue to be a major gateway for the region with its existing rail and automobile transportation systems enhanced by streetscape and access improvements.

These projects support the efforts of the Schuylkill River Development Corporation, a public/private partnership dedicated to the enhancement of the Schuylkill riverfront and its surrounding communities.
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Cira Centre and 30th Street Station - Site Plan of Existing and Proposed Improvements
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View of Cira Centre, 30th Street Station, Post Office and Cira Centre South (l to r); Center City Philadelphia in the background
Transaction Highlights - Post Office Redevelopment

» In July 2007, Brandywine purchased the existing Post Office building from the University of Pennsylvania for $28MM

» The Post Office is located at 30th and Market Streets directly across from the train station and one block from Brandywine’s existing, award-winning Cira Centre office development

» The Internal Revenue Service, acting through the Government Services Administration, has executed a 20-year, 862,000 square foot lease and will occupy the entire building to house its Philadelphia headquarters and 5,000 employees

» The entire facility will be renovated to accommodate the IRS while maintaining the structure’s historic designation, façade and lobby

» The redevelopment will commence in late 2007 and will be completed by mid-2010 at a gross maximum cost of $265 million including land and before realization of any historic rehabilitation tax credits

» The estimated return to Brandywine on the Post Office redevelopment will be approximately 8% based on a total maximum cost of $320 million ($265 million + 50% of the $110 million projected garage costs)
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Elevation of the new IRS headquarters facility
Brandywine has entered into a 90-year ground lease with Penn for the current U.S. Postal Service Annex Facility which occupies the eastern side of 30th Street bounded by Chestnut and Walnut Streets, directly across from the Post Office building and one block from 30th Street Station.

The postal service will vacate the building and Brandywine will demolish it and construct a 733,000 square feet, 2,400 space parking facility (50% allocated to IRS) at a cost of $110 million upon completion in mid-2010.

Cira Centre South can also accommodate two commercial towers as follows:

- **Walnut Street Tower**
  - 400-500,000 square feet of office space
  - 225-room hotel facility with conference and ballroom space
  - 125,000 square foot, 50-unit residential condominium

- **Chestnut Street Tower**
  - 300,000 square feet of for-rent residential
  - 20,000 square feet of street and lobby retail
  - The cost and timing of these additional components will be subject to market conditions and financial structure

The Annex site is located within a KOIZ and provides for 100% abatement of all state/local taxes until 12/31/2018.
Ground-level view of Cira Centre South’s Walnut Street Tower in the foreground with the parking facility, the Chestnut Street Tower, the Post Office building and Cira Centre in the background, all as seen from the corner of 30th and Walnut Streets in an artist’s rendering.
Ground-level view (artist’s rendering) of Cira Centre South, the Post Office, 30th Street Station and Cira Centre (left to right) from Schuylkill Avenue.
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Development Team

» **Overall Master Plan:**
  Architect – Pelli Clarke Pelli Architects

» **Main Post Office:**
  Executive Architect – Bohlin Cywinski & Jackson

» **Annex Development:**
  Executive Architect – Cope Linder

» **Master Planning:**
  Landscape – Sasaki Associates, Inc

» **Vehicle Maintenance Facility:**
  Architect – KlingStubbins

» **Traffic Engineer:**
  Gannett Fleming, Inc.

» **Civil Engineer:**
  Pennoni Associates, Inc.

» **Structural Engineer:**
  Thornton-Tomasetti Group, Inc.

» **Construction Manager:**
  Keating Building Corporation
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