



Wexford Science + Technology Transforms University City

We recently had a chance to sit down with the Wexford Science + Technology team, CoreNet Philadelphia's Diamond Sponsor, to learn about their work and interest in CoreNet Philadelphia.

Wexford Science + Technology is a transformative developer focused on growing an innovation community in one of the tightest real estate sub-markets in the country – University City. Wexford and their development partner, the University City Science Center, are in the midst of significant expansion and rebranding efforts to create a mixed-use neighborhood within University City called uCity Square.



Currently comprised of 2.5 million square feet of laboratory, office, residential and retail space, uCity Square encompasses the Science Center's legacy campus from 34th to 39th Streets on both sides of Market Street. Recently, Wexford and the Science Center decided to expand the district north of Market between 36th and 38th Streets after acquiring 10 acres of adjacent land. Upon completion, uCity Square will be a 6.5 million-square-foot project in the center of vibrant University City that is designed to promote innovation and collaboration between the private sector and top-tier research institutions.

Wexford and the Science Center are currently working on two new development projects at uCity Square: 3675 Market, a 340,000-square-foot laboratory / office building, and 3700 Lancaster, a 330-unit apartment building. Both projects are expected to be completed by the end of 2017. Wexford and the Science Center are also constructing a new street grid on the recently acquired land which will include an extension of 37th Street from Lancaster Avenue to Market Street. By extending 37th Street, uCity Square will connect the residential communities to the north with the commercial and institutional corridors to the south.

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Volunteer Spotlight

Judy Ginieczki
Principal
Jacobs



How many years have you been involved in CoreNet?:

10 years

Current Role in the Philadelphia Chapter:
Sponsorship Co-Chair and (unofficial) event photographer

What excites you most about having the CoreNet Global Summit in Philly this year?

Philadelphia has a history rich with culture and symbolism. It is home to the Liberty Bell and the Declaration of Independence, both tributes to the city's revolution. Philadelphia has always been at the forefront of politics, history, arts

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Don't Miss These Events!

June 9: **Annual Summer Social**
3601 Market, Philadelphia, PA

June 18: **Cradles to Crayons Event**
Cradles to Crayons, Conshohocken, PA

June: **Happy Hour Table Talk Series**
Location TBA

July 25: **Annual CoreNet/NAIOP Golf Outing**
Llanerch Country Club, Havertown, PA

Oct. 16-19: **CoreNet Global Summit**
Pennsylvania Convention Center,
Philadelphia, PA

Visit the [events](#) section of the chapter website for more information and to register.

CoreNet Global Knowledge Center and Research

The CoreNet Global Knowledge Center is the single source for corporate real estate research. An important benefit to our members, the library contains original research, member organization publications, market reports and industry specific research reports and white papers. Search for what you need, browse the knowledge topics and simply ask the Librarian if you need assistance.

Get started with the Knowledge Center:

[Log in](#) with your CoreNet Global account
[Ask the Librarian a question](#)



Executive Committee

Greater Philadelphia Chapter

President:

Chuck Bagocius, MCR • TD Bank

Treasurer:

Matt Knowles • CBRE

Secretary:

Brian Edmonds • Concordis Real Estate Advisors

Past President/Advisor:

Ken Zirk • CBRE

Past President/Advisor:

Jerry O'Brien • Comcast

CoreNet Global

133 Peachtree Street, N.E., Suite 3000
Atlanta, GA 30303

Letter from the President

Dear Chapter Members,

I'm pleased to tell you that our 2016 focus is twofold: Value and Engagement. The CoreNet Global Philadelphia Chapter has adopted these two themes in order to improve the value we bring to you, while simultaneously increasing member engagement in our events and expanding upon chapter leadership.

Value:

We are consistently seeking your feedback in order to improve the value we bring to our members. We do this by sending out post-event surveys, annual chapter surveys and by asking you in-person at our events. Your feedback regarding educational, networking, community reinvestment and non-for-profit themed events helps us to deliver better content. When we deliver better content, you receive more value from the chapter. This "one hand washes the other" approach is the cornerstone of the CoreNet organization and the Philadelphia Chapter wants to be a leader in delivering to you as much value as possible.

We organize a variety of events in exciting locations throughout the year and your feedback has helped us to shape this year's events. Just a few of the events on the agenda for the remainder of this year are:

Networking Opportunities:

- Annual Summer Social to be held June 9th at 3601 Market
- Annual Golf Outing on July 25th at Llanerch Country Club

Educational Opportunities:

- Young Leader Mentor Series (four sessions - ongoing)
- University City Innovation Neighborhood Tour on September 15th

Non-for-Profit/Community Reinvestment Opportunities:

- Cradles to Crayons at their Conshohocken location on June 18th
- Outward Bound Rappel Event in October

Happy Hour Table Talk Series (starting in June)

End-User Dinners (ongoing – next one in October)

We look forward to your continued feedback to help us bring you even greater value in the coming years.

Engagement:

It's no coincidence that our most engaged members regularly tell us that they receive the greatest value from our chapter. When you regularly attend our networking and educational events you make new connections, deepen existing relationships and learn new and exciting industry specific content. When attending our community reinvestment and non-for-profit events you take away a sense of pride and self-satisfaction from knowing that your efforts have helped others in the community who are in need.

In addition to attending events, if you'd like to take your membership to the next level, there are many opportunities to help drive chapter activities. We have nine committee groups doing great things for our chapter and we're seeking more involvement from you. [Click here](#) to read a summary of each committee to find one that speaks to your interests and [contact us](#) to get started.

As Chapter President, I am thrilled to have the opportunity to lead and serve the chapter while working with all of the dedicated and talented individuals on the board in this year of continuous improvement, valuable events and exciting initiatives.

On behalf of the board, we hope you will take your engagement in the Philadelphia Chapter of CoreNet to a whole new level while finding even more value in all that we do.

Sincerely,



Chuck Bagocius, MCR
Director of Strategic Occupancy Planning, TD Bank
President, CoreNet Global Greater Philadelphia Chapter



Summer Table Talk Series

The Education Committee is looking to present a summer happy hour table talk series during the months of June, July and August. There will be one event per month which will take place after work from 5:30-7:30pm. The purpose of the series is to create an informal, monthly event that combines networking and education in an intimate setting. The series kicks off in June – check the [website](#) for more information coming soon!



You are cordially invited to the CoreNet Philadelphia Annual Summer Social taking place on Thursday, June 9th from 5:30pm - 8:30pm at 3601 Market in Philadelphia. Join us for hors d'oeuvres, drinks and networking as we kick off the summer season.

Dress to Impress!

Come in your favorite summer attire - cash prizes for best dressed.

Date: June 9, 2016

Time: 5:30pm – 8:30pm

Location: 3601 Market,
3601 Market Street,
Philadelphia, PA 19104

Fees: \$75/Members and
\$95/Non-Members

Special Thank You to Our Party Host:

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Register Now!

Annual CoreNet/NAIOP Golf Outing



Registration is now open for the Annual CoreNet/NAIOP Golf Outing! Join us on Monday, July 25th at the Llanerch Country Club in Havertown, PA. The outing is a great opportunity to connect with co-workers, clients and prospective clients outside of the office.

SCHEDULE:

- 10:30am: Registration/Putting Green/Driving Range
- 11:00am: Lunch
- 12:30pm: Shot Gun Start
- 3:00pm: Golf Clinic
- 5:30pm: Dinner/Cocktails/Prizes/Raffle

FEES:

- Foursome - \$1200
- Single Golfer - \$350
- Golf Clinic/Banquet - \$150
- Banquet Only - \$35/Members and \$55/Non-Members

[Click here](#) for more information and to register!

Sponsorship Opportunities Are Available!

There are numerous sponsorship opportunities available including: Event Sponsor, Lunch, Skills Contests, Golf Carts, Hole Sponsors and many more! Early bird discount available – sign up by June 10th and receive discounted sponsorship pricing! [Click here](#) to view the brochure or [contact us](#) to sign up!

EVENT RECAPS

April 12:

Internet of Things & How It Affects Real Estate



John "Smarty" Smart, from IBM Analytics presented at CoreNet's latest educational event on April 12th at the Philadelphia Chamber of Commerce's newly renovated conference center. Smarty astounded the audience with the profound impact that the Internet of Things will have on the built environment around us and the disruption it has already created in our industry. We learned of a world where everything will become interconnected and technology will interact with our

environment and analyze the way in which we interact with our surroundings. It will become a world in which technological interfaces will be woven so deeply into our daily lives that the technology can begin to anticipate our needs. All of this, we learned, can be harnessed and utilized in our industry for a multitude of goals including increased operational performance, increased customer engagement and experience, creation of new products and business models, and advanced sustainability to name a few. The presentation was full of interesting and innovative ideas and we look forward to seeing Smarty again when he's back in Philly to present one of the breakout sessions for CoreNet's Global Summit in October.



May 5:

New Member Webinar

On May 5th close to 75 participants tuned in to the chapter's first-ever webinar, "Why CoreNet?... Give Us 20 Minutes to Find Out!" During this virtual Lunch 'n Learn event attendees took 20 minutes out of their busy schedules to explore what the chapter has to offer. The Chapter President, Chuck Bagocius, along with several committee volunteers spoke about chapter involvement and how to stay connected with industry partners, colleagues and friends. The presentation was broadcast live via Skype from Microsoft's Technology Center in Malvern, PA.

Wexford Science + Technology Transforms University City *continued from page 1*

By committing to a Diamond Sponsorship for CoreNet Philadelphia, Wexford expects to attract large, innovative companies to uCity Square in order to expand its diverse ecosystem of entrepreneurs, researchers and professionals. Wexford is confident that companies will find uCity Square an attractive environment to recruit top talent, collaborate with

University City institutions and improve employee engagement and productivity.

Do you want to experience the heart of uCity Square?

Come to the CoreNet Summer Social, graciously hosted by Wexford, at the 3601 Market Pool Deck on Thursday, June 9. See you there!

Community Reinvestment Committee Gives Back

On April 22nd, a team of 11 volunteers packed approximately 6,000 pounds of canned goods and other non-perishable items for needy families in the Philadelphia area. As always, it was a very rewarding experience and a great forum to connect with fellow chapter members.



From Left to Right:

*Gary Marx, BlueCap Economic Advisors, LLC • Joe McLoughlin, Commonwealth Land Title Insurance Co. • Alan Levy, Mace/GSK • Danielle Green, Mace/GSK
Joanna Davies, Mace/GSK • Chris Murray, Mace/GSK • Daniel Boreham, Mace/GSK • Andrew Maguire, McCausland Keen + Buckman • George Nutty, Knoll • Jon Vine, Mace/GSK*

Cradles toCrayons

The next community volunteer event will take place on Saturday, June 18th from 1:00pm - 3:00pm. CoreNet Philadelphia will be volunteering at Cradles to Crayons in Conshohocken, PA. [Cradles to Crayons](#) is a wonderful organization which provides school supplies, clothing and toys to disadvantaged children in the Greater Philadelphia area.

CoreNet members and their children (ages 6+) are welcome to participate. Any interested members should contact [Andrew Maguire](#), Chair, Community Reinvestment Committee.

Volunteer Spotlight *continued from page 1*

and sciences, medicine, technology and education. I look forward to welcoming over 2500 corporate real estate professionals to Philadelphia in style. This is our chance to showcase our great city.

What is one attraction all Philly tourists should see?

The Barnes Foundation

What is your favorite restaurant in Philly?
Vetri Ristorante

Who is your favorite Philadelphian?
Amy Gutmann, President, University of Pennsylvania

What are your hobbies outside of work?
Gardening and Yoga

What is your proudest achievement?
Having been born in the Philadelphia area, and living and working here my entire life, I am extremely proud of our city and how Philadelphia has played a huge part in the history of America. What I am even more proud of, is the fact that I come from a long line of Armed Forces Veterans. Both of my sons have served our great nation; my son Bill is now a saké sommelier in New York City,

but was formerly a United States Marine. My other son Josh is presently a first class petty officer in the Navy attached to Patrol Squadron Four-Six, a maritime patrol and reconnaissance force. He has been deployed since August 2015 to the Navy's fifth fleet area of responsibility in direct support of Operation Inherent Resolve and has just returned home.

I feel that by being their mom, I have helped contribute to the freedom and liberty of our amazing country.



The Greater Philadelphia Chapter is thrilled to welcome the 2016 CoreNet Global North American Summit to the Pennsylvania Convention Center October 16-19!

Philadelphia is home to the Liberty Bell, the Declaration of Independence, and Philly cheesesteaks. But there's more than that going on in the City of Brotherly Love... especially this October when we welcome over 2000 corporate real estate professionals to our city in style.

SO, WHAT IS THE SUMMIT?

The North American Summit is an exciting opportunity to gather more than 2000 corporate real estate professionals for highly-ranked peer to peer education, networking and the opportunity to view products and services which make your job easier. Find solutions to your biggest problems and build relationships that will last a lifetime! [Click here](#) for more information and to register.

Welcome New Members

Denny Brown • Formcraft

Pete Cramer • Wexford Science & Technology, LLC.

Matthew Dansbury • J+J Flooring Group

Matthew Davis • CFI

Michael Fitzpatrick • Teknion Corp

Morris Franco • Actio Corporate Asset Advisors

Steve Grass • Johnson & Johnson

Kevin Jeffries • Pristine Environments

Sonya Verny • Serraview



NEWS

Spring 2016

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