



1818 BENEFICIAL BANK PLACE





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PROPERTY OVERVIEW

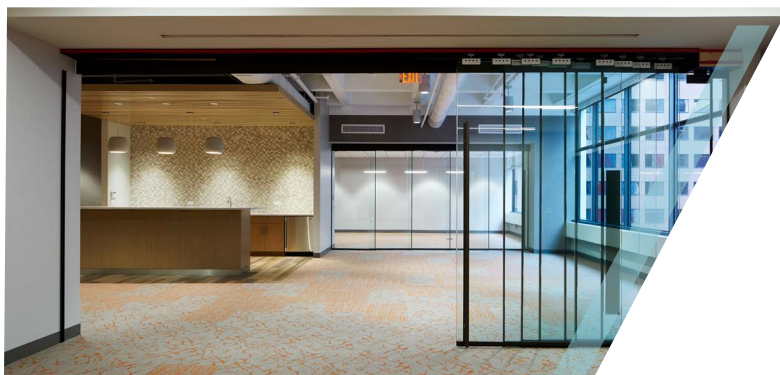
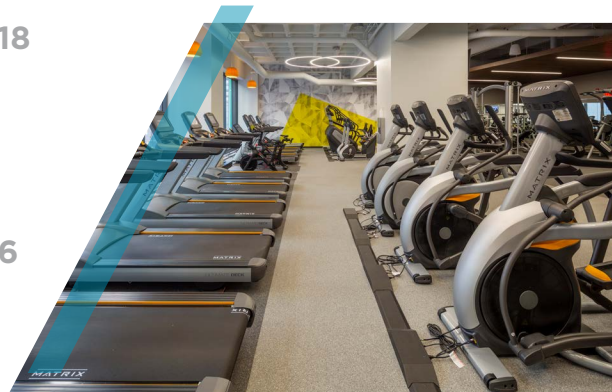
- **CLASS A BUILDING** in a premier location in the heart of Center City
- **ONSITE PARKING GARAGE** that offers 408 spaces
- **CONVENIENT FOR SEPTA BUS SERVICE** and one block from access to the Suburban Station Concourse
- **SUPERIOR ONSITE MANAGEMENT** and hands-on, well-capitalized ownership group
- **EFFICIENT LAYOUT** on a large floorplate (29,609 RSF)
- **EXCELLENT VIEWS** of Center City Philadelphia



AMENITIES & RECENT CAPITAL IMPROVEMENTS

CAPITAL IMPROVEMENTS

- Tenant-only Conference Center - **COMPLETED IN 2018**
- Tenant-only Fitness Center - **COMPLETED IN 2018**
- Elevator Mechanical Upgrade - **COMPLETED IN 2017**
- Building Lobby Renovation - **COMPLETED IN 2017**
- New Cooling Towers & Chillers - **COMPLETED IN 2016**
- Building Façade - **COMPLETED IN 2016**
- Elevator Cab Retrofit - **COMPLETED IN 2016**
- New Bike Room - **COMPLETED IN 2016**



RETAIL AMENITIES

- Marathon Grill
- Saxby's Coffee
- Bank of America
- Republic First Bank
- Dental Practice
- Barber Shop



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