





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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