

# 600 Park Avenue

King of Prussia, Pennsylvania

Premier Data Center Available



## 39,000 Square Feet Available for Sale or Lease

600 Park Avenue, a 39,000 square foot, two-story, office building with an existing data center, is a unique opportunity for a tenant to incorporate the data center facility on the first floor of the building with premier office space on the second floor.

Conveniently located, 600 Park Avenue offers immediate access to the Pennsylvania Turnpike (I-276), the Schuylkill Expressway (I-76), Routes 202 and 422. The location benefits from an excellent road network system which provides accessibility throughout the Greater Philadelphia Region.

The vicinity provides a wide range of amenities for both the corporate traveler and a business' employee base. 600 Park Avenue is in close proximity to a number of hotels, restaurants and retail shopping complexes, including the King of Prussia Mall, one of the largest shopping malls in the country.

### FOR MORE INFORMATION:

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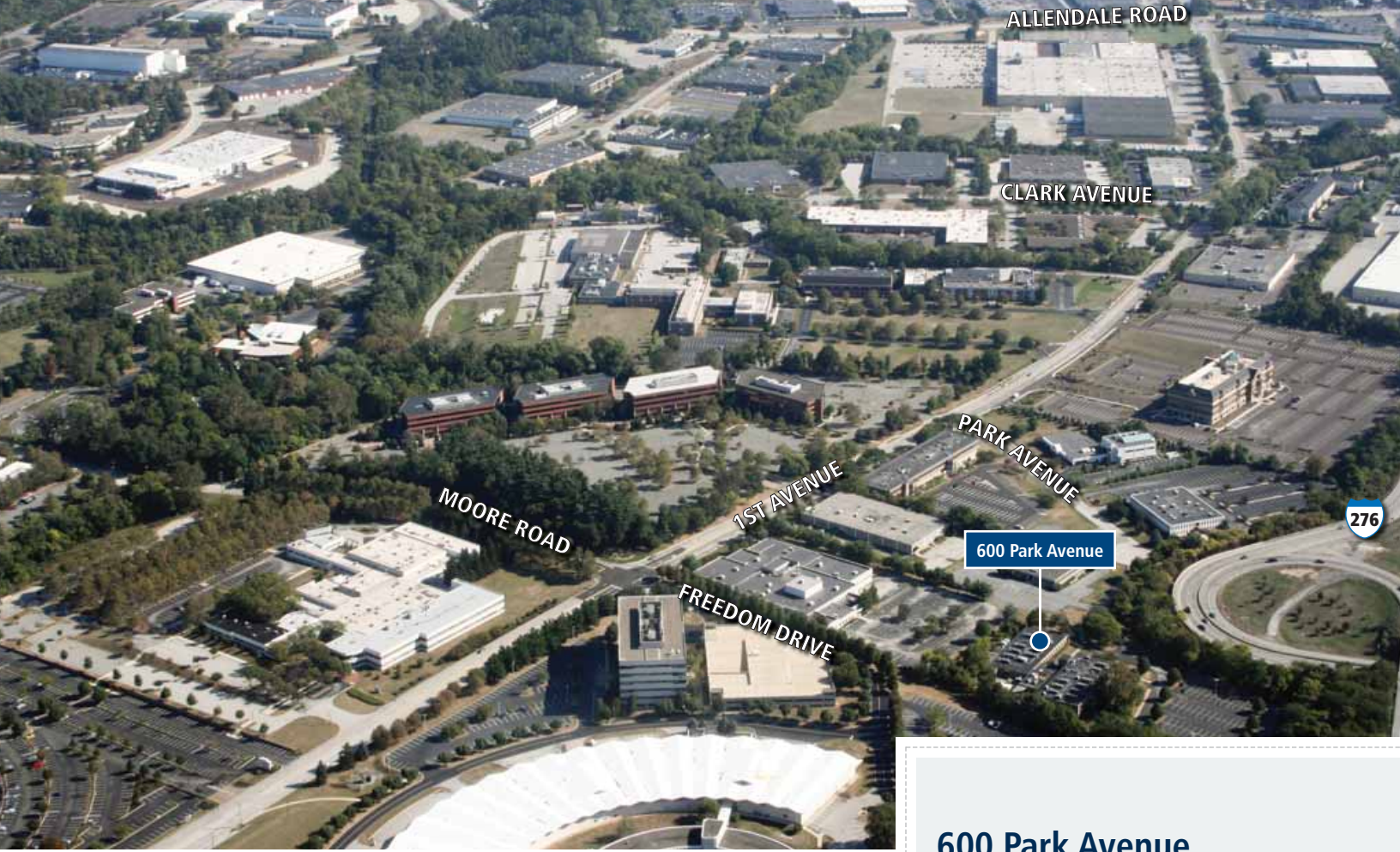
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**BrandywineRealtyTrust**

555 East Lancaster Avenue, Suite 100  
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[www.brandywinerealty.com](http://www.brandywinerealty.com)





## 600 Park Avenue

King of Prussia, PA

### Building Highlights

- 39,000 RSF with 9,800 SF North Wing Data Center and 10,800 SF South Wing Data Center
- Existing generators and power on-site
- Building Signage Available
- Award winning Property Management
- Visibility from the PA Turnpike
- Accessible via SEPTA bus routes 99 and 125
- Featuring eTenants, an exclusive, one-of-a-kind amenity for Brandywine Tenants

Continuing in the tradition of exceptional building management, Brandywine Realty Trust offers its Tenants at 600 Park Avenue the highest level of service that only Brandywine can provide as the largest owner of premier real estate in the Philadelphia suburbs.

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## North Wing Data Center

9,800 sq. ft of raised floor  
(2 foot sub-floor cavity space)

**HVAC Capacity:** 220 Nominal Tons

- 6 – 30 ton units
- 2 – 20 ton units

**UPS Power:**

- Load Sharing dual 500 kVA
- Powerware 9315 units

**Power Distribution:** 6 – 125 kVA PDUs

## South Wing Data Center

10,800 sq. ft of raised floor  
(2 foot sub-floor cavity space)

**HVAC Capacity:** 300 Nominal Tons

- 10 – 30 ton units

**UPS Power:**

- 1 - 500 kVA Powerware 9315 unit
- 1 – 500 kVA Exide 3400 unit

**Power Distribution:** 9 – 125 kVA PDUs

## General Site Information

**Location:** 600 Park Avenue, King of Prussia, PA. 19406

**Description:** Two-story building

**Owner/Management:** Brandywine Realty Trust

## General Building Information

**Total Building SF:** 39,000 RSF

- North Wing has 9,800 SF of raised floor
- South Wing has 10,800 SF of raised floor
- South Wing 2nd Floor has 18,400 SF of office environment

## On-Site Services and Amenities

**Parking:** 177 total parking spaces (including two handicapped spaces)

**Amenities:**

- Within 1/2 mile of Exit 326 of the PA Turnpike and Route 202
- Close proximity to Hampton Inn, Best Western, Crown Plaza, Holiday Inn, Homestead Studio Suites, Radisson Valley Forge, and Scanticon Valley Forge
- King of Prussia Mall consists of 280 stores

## Data Center

**Floor Load:** Minimum of 85 lbs PSF

Data Center Floors have 24" clearance below floor

**Utilities:**

- Gas/Electric: natural gas, PECO Single 13.2 HT Service
- Water/Sewer: (public)—domestic 2.5" water supply /Upper Merion Township
- Telecommunications: Verizon, Fiber Dual Feed Sonet Ring

**HVAC:**

- North Wing, 8 Lieberts totaling 220 tons + 4 Base Building RTU's, 1/w gas for heat, sizes 14, & 3-17 ton
- South Wing, 10 Lieberts totaling 300 tons + 8 Base Building RTU's with gas for heat, sizes 3 to 7 ton

**Electrical:** 2,500 amp service 277/480 volt 3 phase

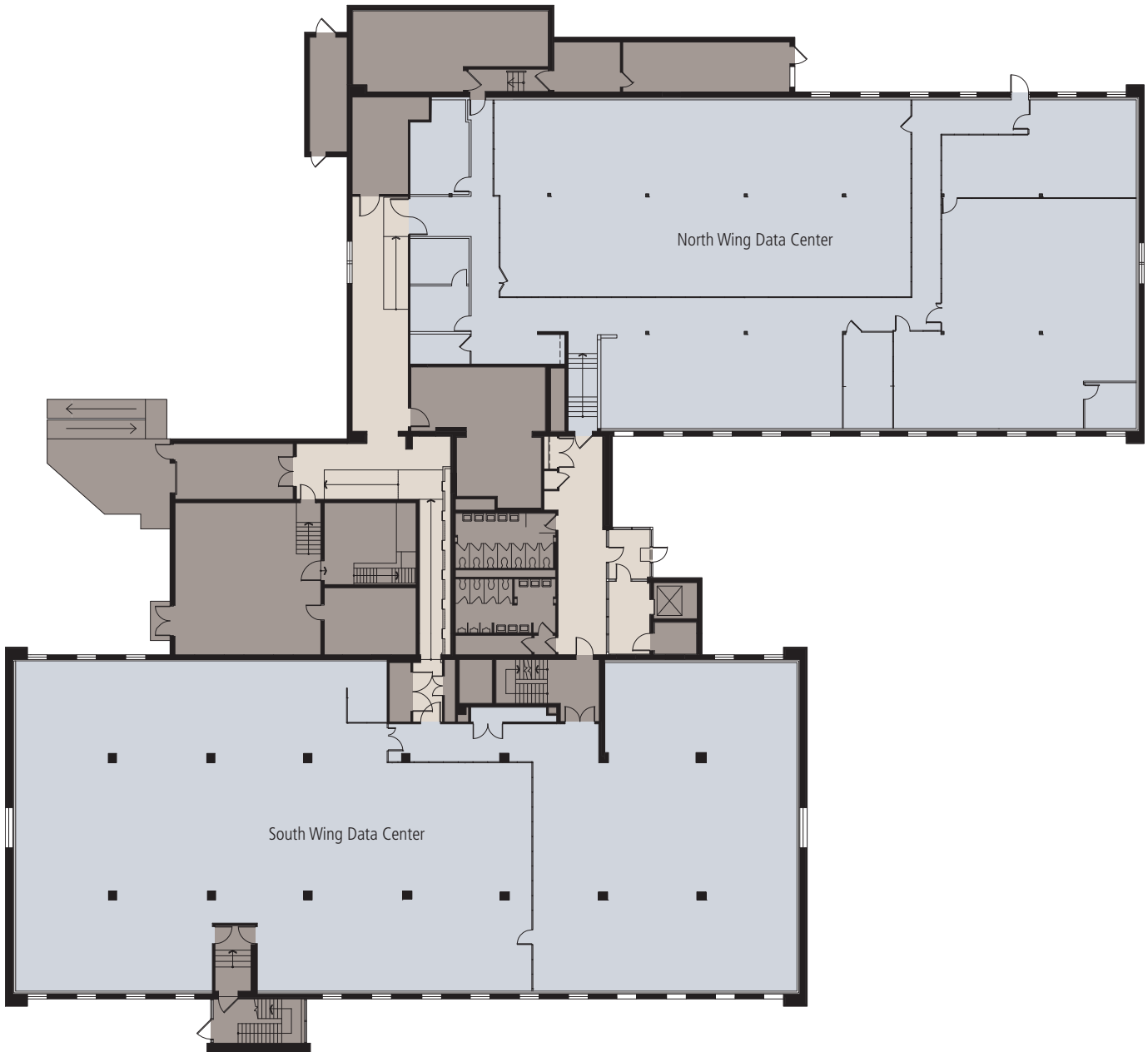
- Generator 1 – 1,250 kw w 4,000 gal above ground oil tank
- Generator 2 – 1,500 kw w 2,600 gal belly tank
- UPS Systems – 2 – 500 kVA units & 1 – 450 kVA unit

**Fire System:** Fire Alarm Panel mfg by Fike- Cheetah Panel building sprinkler system with flow switch remote monitoring.

Both Data Centers have Halon Fire Suppression Systems

**Building Operating Hours:** 24 x 7

First Floor Plan



Second Floor Plan

