

# THREE LOGAN SQUARE

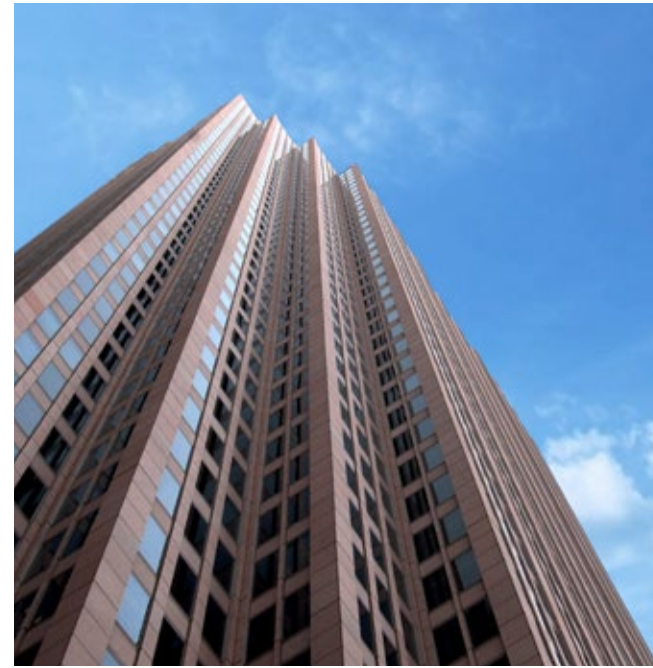
Philadelphia, PA





## THREE LOGAN SQUARE

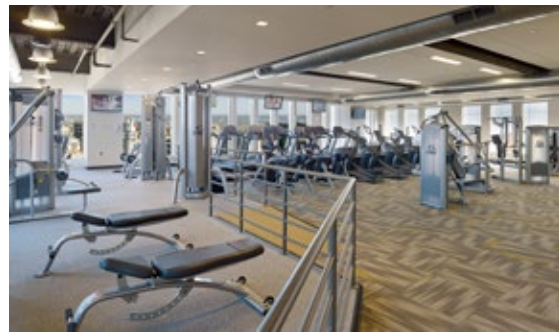
Three Logan Square is a 51-story building with a magnificent presence on the Philadelphia skyline. Designed by Kling-Lindquist Partnership, this iconic tower now offers amenities such as a state-of-the-art conference center, tenant-exclusive fitness center, and secured interior access to a 350-space parking garage. Its highly efficient floor plates appeal to those seeking naturally lit, open-plan layouts with panoramic city views.



## HIGHLIGHTS

- 51-story tiered skyscraper, distinctly-hued in red granite, designed by The Kling-Lindquist Partnership
  - Fitwel Certified and Energy Star Rated
- On-site Logan Square restaurants: City Tap House, Matt & Marie's Modern Italian Sandwiches, Kayu Superfoods, Saxby's Coffee, and Zushi
- Steps away from additional dining options such as Chops Restaurant & Bar, The Market and Shops at Comcast Center retail concourse, The Urban Farmer Restaurant and Assembly Rooftop Lounge
- Easy commutes
  - Secured access from building lobby to an indoor 350-space parking garage
  - Immediate entrance to Ben Franklin Parkway, leading to I-676, I-76, I-95 and River Drives for cyclists and vehicles
  - One block from SEPTA's Suburban Station for mass transit
- Situated at intersection of Philadelphia's major business and prestigious cultural districts
  - Close walk to cultural attractions along Benjamin Franklin Parkway: Philadelphia Museum of Art, Barnes Foundation, Rodin Museum, Franklin Institute, Academy of Natural Sciences and more
  - Access to open, green spaces such as: Logan Circle and the Swann Memorial Fountain, Sister Cities Park, and Three Logan Plaza
  - Adjacent to the Comcast Technology Center/Four Seasons Hotel offering a multitude of advantages to the neighborhood—including restaurants by renowned Chefs Greg Vernick and Jean-Georges Vongerichten, improved public spaces and below-ground transportation access—only one block away





## AMENITIES

In tune with the surrounding area's charming public spaces, Three Logan Square offers its own outdoor oasis with water feature and lush landscaping.

- State-of-the-art corporate meeting/conference and banquet/event space
  - Vue on 50 (50th floor) on-site
  - Logan Square Conference Center (26th floor) at One Logan Square
- 350-space parking garage with secured interior access from lobby
- Logan Square Fitness Center
  - On-site: 49th floor
  - Exclusive access to premium-quality equipment
  - Group exercise classes
  - Personal training options
  - Incredible views
- Kayu Superfoods—health-conscious soups, salads and sandwiches made-to-order
- Saxby's Coffee—coffee shop also offering baked goods and sandwiches
- Vernick Fish—1st floor of the Four Seasons Hotel
- Jean-Georges Philadelphia—60th floor of Four Seasons
- Wawa Convenience Store—located next door to Three Logan Square
- Outdoor plaza with animated fountain and seating
- Top-tier, on-site building management and leasing staff
- Distinguished building lobby
  - Security desk (manned 24/7)
  - Visitor sign-in desk
  - Mail facilities
  - Convenience shop

## BUILDING SPECIFICATIONS

### General Building Information

- **Location:** 1717 Arch Street in Center City Philadelphia
- **Description:** 51-story Trophy class office tower
- **Year Built:** 1990
- **Architect:** The Kling-Lindquist Partnership
- **Builder:** Turner Construction Co.
- **MEP:** Cosentini Associates
- **Structural Engineer:** CBM Engineers, Inc.
- **Height:** 725 feet, 51 stories
- **Total Square Feet:** 1,029,413 RSF
- **Main Lobby:** cafés, convenience shop, mail room

### Floor Area:

- **Low-Rise (2-10):** 20,618 RSF
- **Low Mid-Rise (11-25):** 20,905 RSF
- **High Mid-Rise (26-35):** 21,666 RSF
- **High-Rise (36-51):** 22,156 RSF
- **Parking:** three levels, 350 total parking spaces
- **Security:** digitally recorded CCTV surveillance system, 24-hour security personnel on duty; a card key access system is used at all times for ingress/egress and after-hours elevator access

- **Loading Dock:** five underground loading docks

- **Owner:** Brandywine Realty Trust

### Leasing:

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### Property Management:

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- Laura Masapollo | 215.656.4464  
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### Construction & Building Systems

- **Structure:** steel frame
- **Floor Load:** 60 PSF live load, 20 PSF partition
- **Floor-to-Ceiling Height:** 8' 6"
- **Slab-to-Slab Height:** 12' 6"
- **Exterior:** flamed imperial Swedish granite with vision glass
- **Window Height:** 8'
- **Mullion Spacing:** 5' module
- **Roof:** IRMA roof system employing a W.R. Grace membrane product called RERMA Roof
- **HVAC:** packaged DX system using variable air volume distributor boxes, supplemented with hydronic heat loop
- **Supplementary HVAC:** valved outlet with ability for ten (10) extra tons per floor
- **Electrical:** 5½ watts per square floor
- **Elevator:** four elevator banks with 25 passenger cabs; micro-processor based dispatching and motor control for fastest arrival time

### Utilities

- **Electric:** PECO Energy
- **Gas:** N/A
- **Water & Sewer:** Philadelphia Water Revenue Department
- **Cable:** Comcast Business Class, Verizon FIOS
- **Phone:** Verizon, Comcast, Level 3, Cogent, XOCommunications, Metro Network Communications and Global Cloud Exchange

### Emergency Systems

- **Backup Generator:** 1300 KW
- **Fire Systems:** automatic sprinkler system; computerized smoke control system, automatically increases air pressure in stair towers, keeping smoke from infiltrating stairwells

### Heating, Ventilating and Air Conditioning

Maximum tenant comfort is assured with the building's advanced climate control system. Computer controlled by building personnel, this efficient system combines complete flexibility with economy.

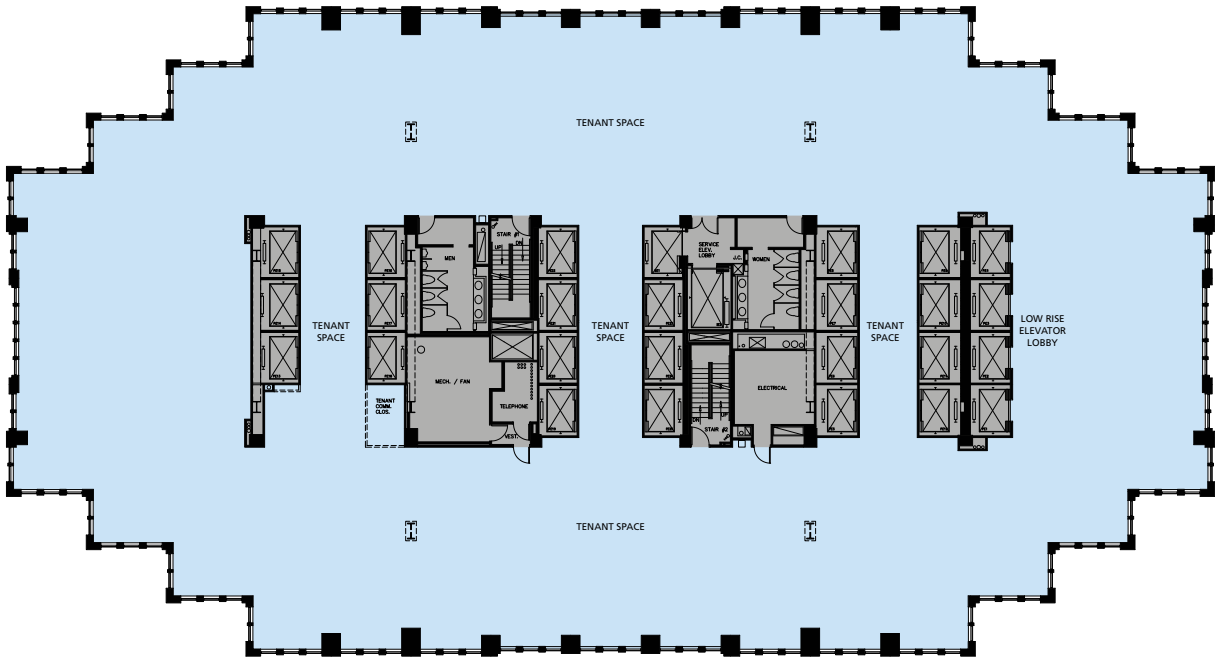
Rooftop cooling towers provide chilling water for packaged DX units located on every floor. Variable air boxes distribute conditioned air to tenant spaces, providing the ability to create a maximum number of control zones on each floor. Since compressors are located on separate floors, the system allows every floor to function independently. This makes it possible for individual floors to run after-hours whenever required.

The system allows each tenant to easily accommodate both office layout and hours of operation. If necessary, additional cooling tower and pumping capacity is available through outlets for supplementary air-conditioning in computer rooms, trading rooms or other special uses.

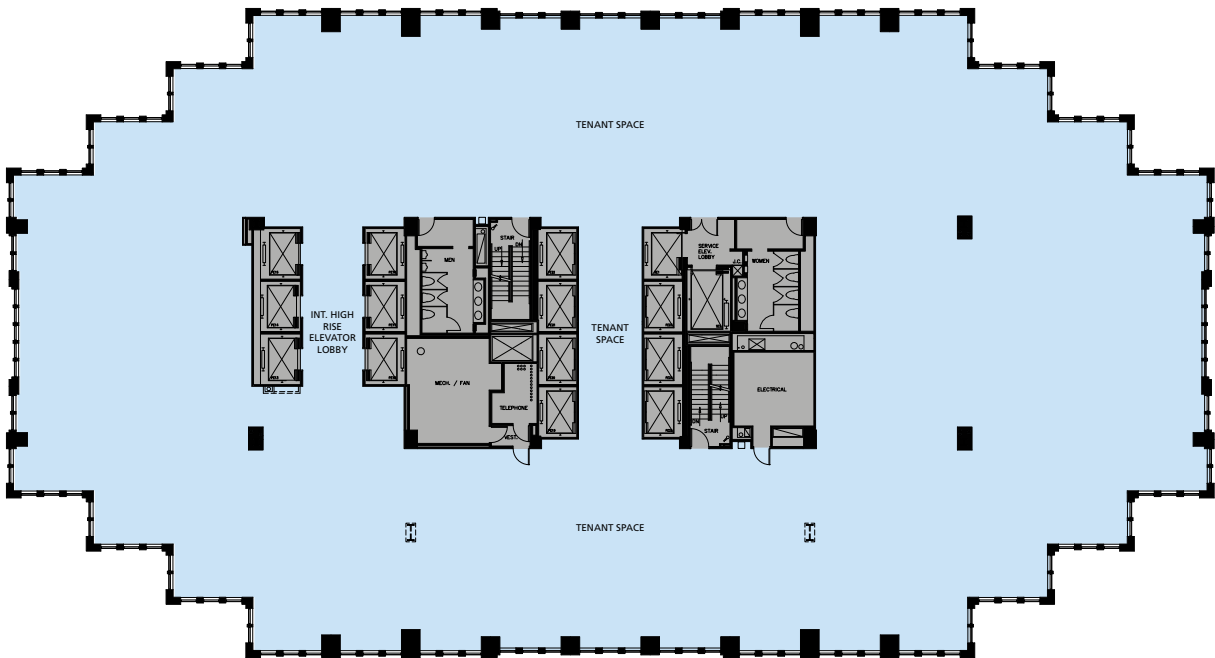
The hydronic perimeter heat system located at baseboard level provides supplemental heat for outside offices. This unique feature provides continuous and even heat for all perimeter offices, assuring comfort in the winter months. One of this system's many benefits is the ability to simultaneously heat and cool on the same floor. This is especially desirable during the change of seasons when outside conditions may cause sections of a floor to require more (or less) heat than others.

# TYPICAL FLOOR PLATES

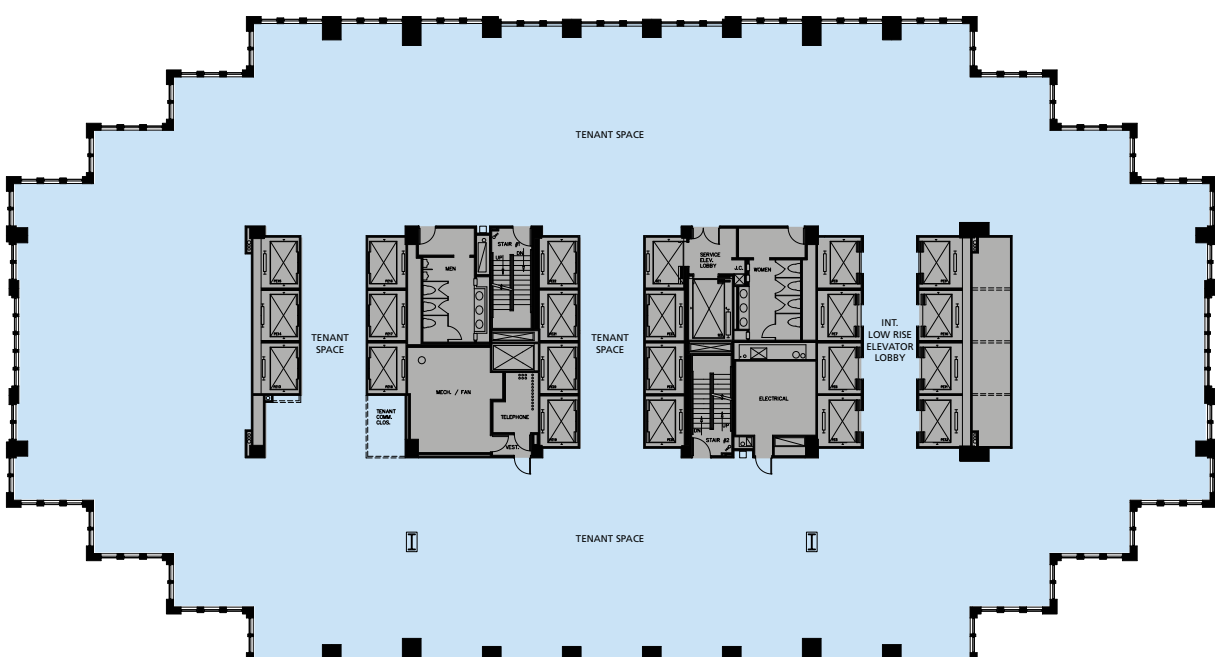
Typical Low-Rise Floor (2-10)



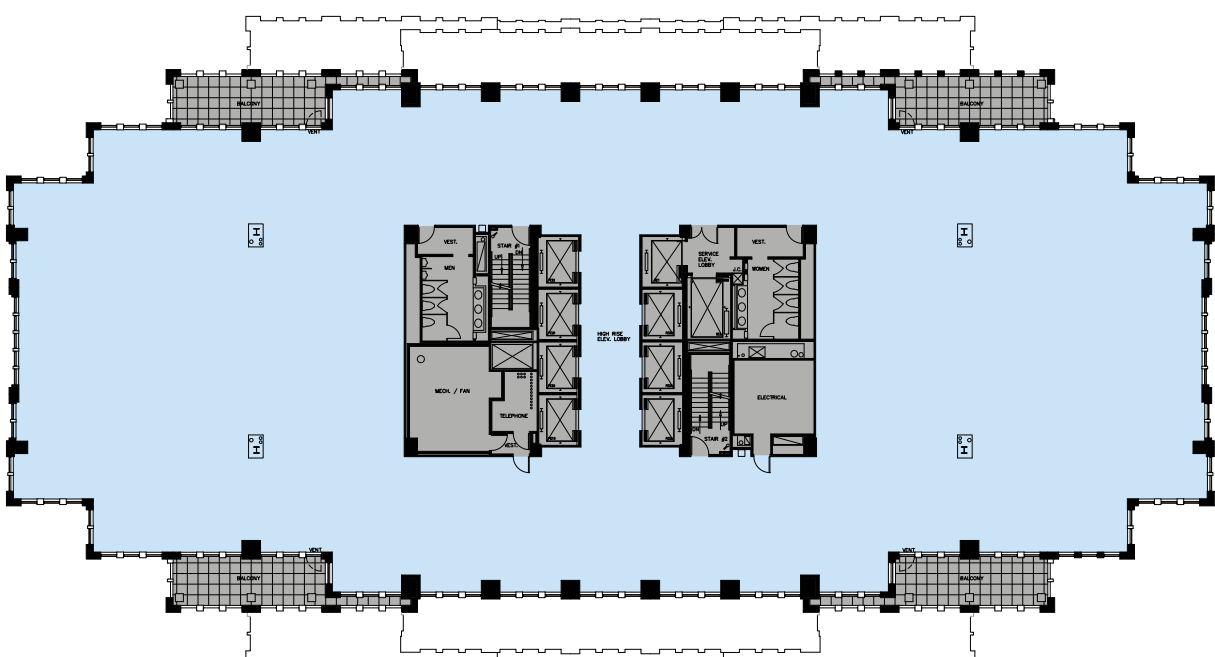
Typical High Mid-Rise Floor (26-35)



Typical Low Mid-Rise Floor (11-25)



Typical High-Rise Floor (36-51)



# THE BRANDYWINE DIFFERENCE

Brandywine Realty Trust (NYSE: BDN) is one of the largest, publicly-traded, full-service, integrated real estate companies in the United States, with a core focus in the Philadelphia, PA, Washington, D.C., and Austin, TX markets. Organized as a real estate investment trust (REIT), we own, develop, lease and manage an urban, town center and transit-oriented portfolio.

Our purpose is to shape, connect and inspire the world around us through our expertise, the relationships we foster, the communities in which we live and work, and the history we build together. Our deep commitment to our communities was recognized by NAIOP when we were presented with the Developer of the Year Award—the highest honor in the commercial real estate industry.



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