



**bex**   
**PARK**  
BY BRANDYWINE REALTY TRUST



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QUALITY | INNOVATION | INTEGRITY | COMMUNITY



## BEX PARK: AN ELEVATED EXPERIENCE

From one of the largest, full-service, integrated real estate companies in the U.S., comes a new parking management solution that addresses the future of parking through advanced technology and best in-class practices in safety, convenience, and customer experience.

**Bex Park is Brandywine Realty Trust's full-service Parking Management division, currently operating in parking garages across Philadelphia, PA, Austin TX, and Metro D.C.**

Built on our 25+ year track record of award-winning excellence in operations, asset management and customer service, our team of professionals is standing by, ready to provide 24-7, unrivaled customer service in your parking facilities.

**Brandywine manages 4,200 parking spaces across the country**

# BEX PARK FACILITIES

## **Cira Centre South Garage**

129 S 30th St, Philadelphia, PA

## **Commerce Square Garage**

2001-05 Market Street, Philadelphia, PA

## **Three Logan Square Garage**

1717 Arch Street, Philadelphia PA

## **618 Market Street Garage**

618 Market St, Philadelphia, PA

## **1919 Market Street Garage**

1919 Market St, Philadelphia, PA

## **2116 Market Street Parking Lot**

2116 Market St, Philadelphia, PA

## **3001-3003 JFK Blvd. Parking Lot**

3001-3003 JFK Blvd, Philadelphia, PA

## **3020 Market Street Parking Garage/Lot**

3020 Market St, Philadelphia, PA

## **1900 Market Street Parking Garage**

1900 Market St, Philadelphia, PA

## **1676 International Drive Parking Garage**

1676 International Drive, Tysons, VA

## **8260 Greensboro Road Parking Garage/Lot**

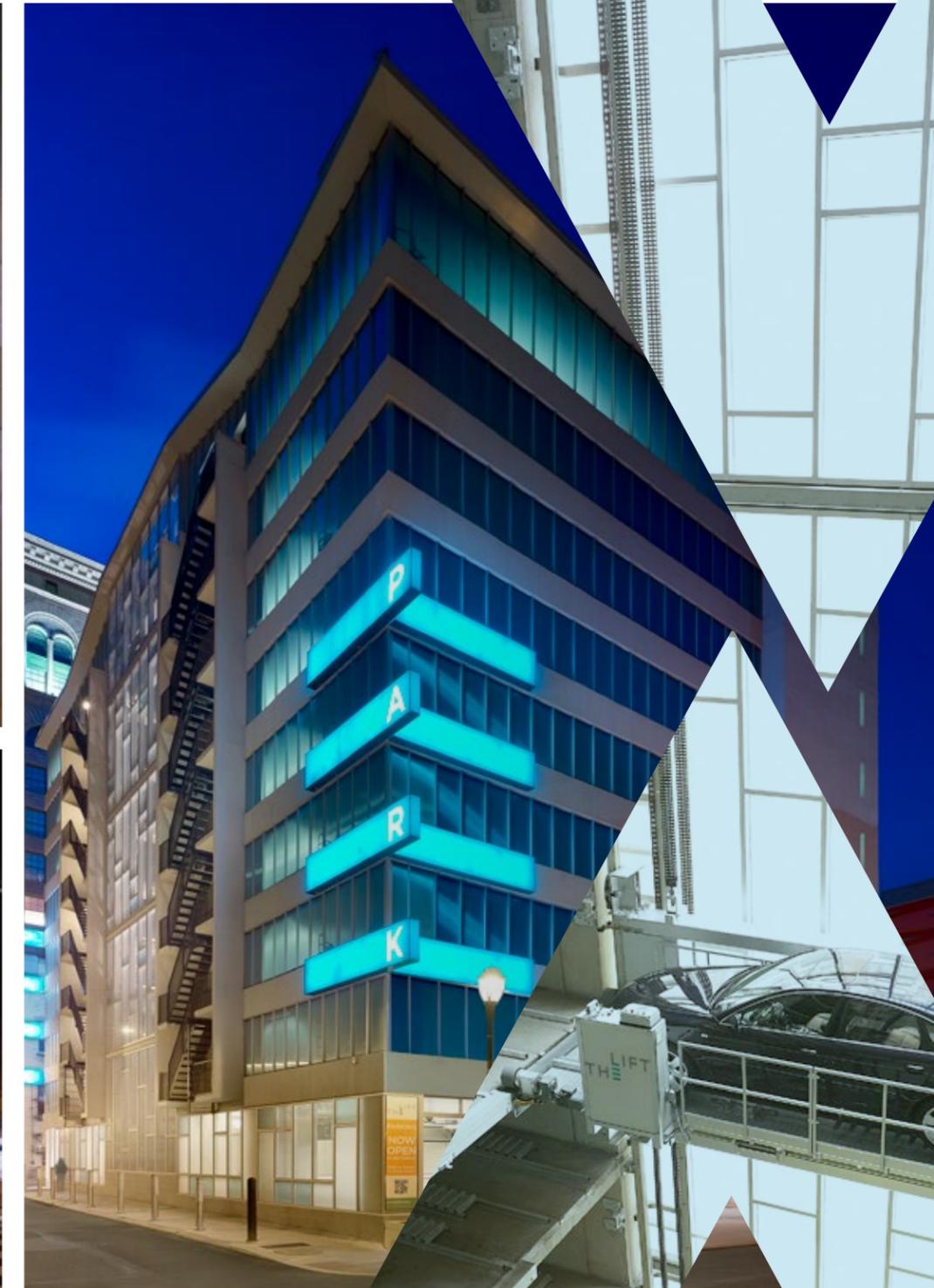
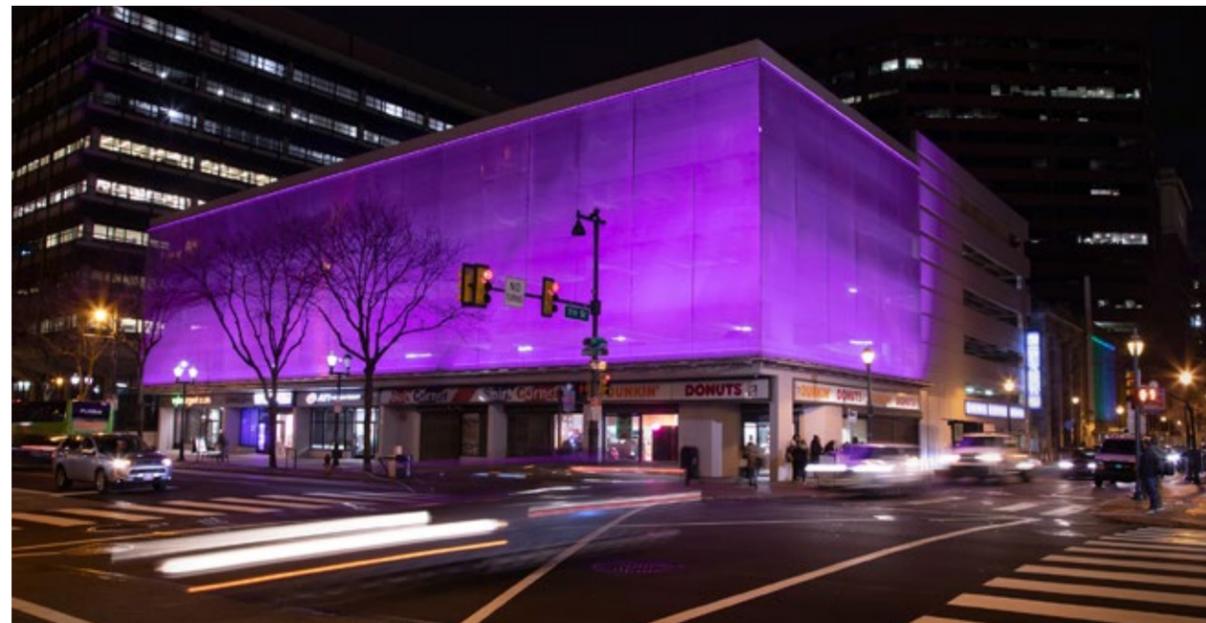
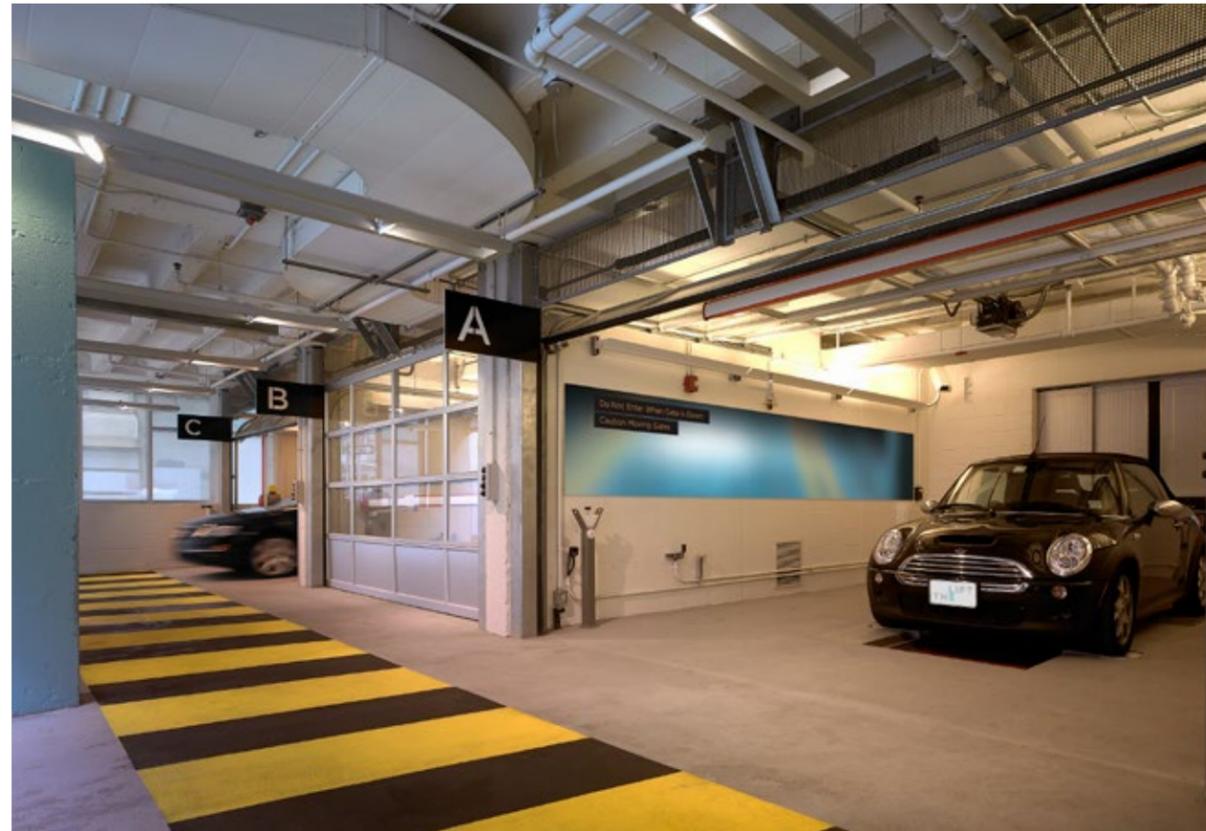
8260 Greensboro Road, Tysons, VA

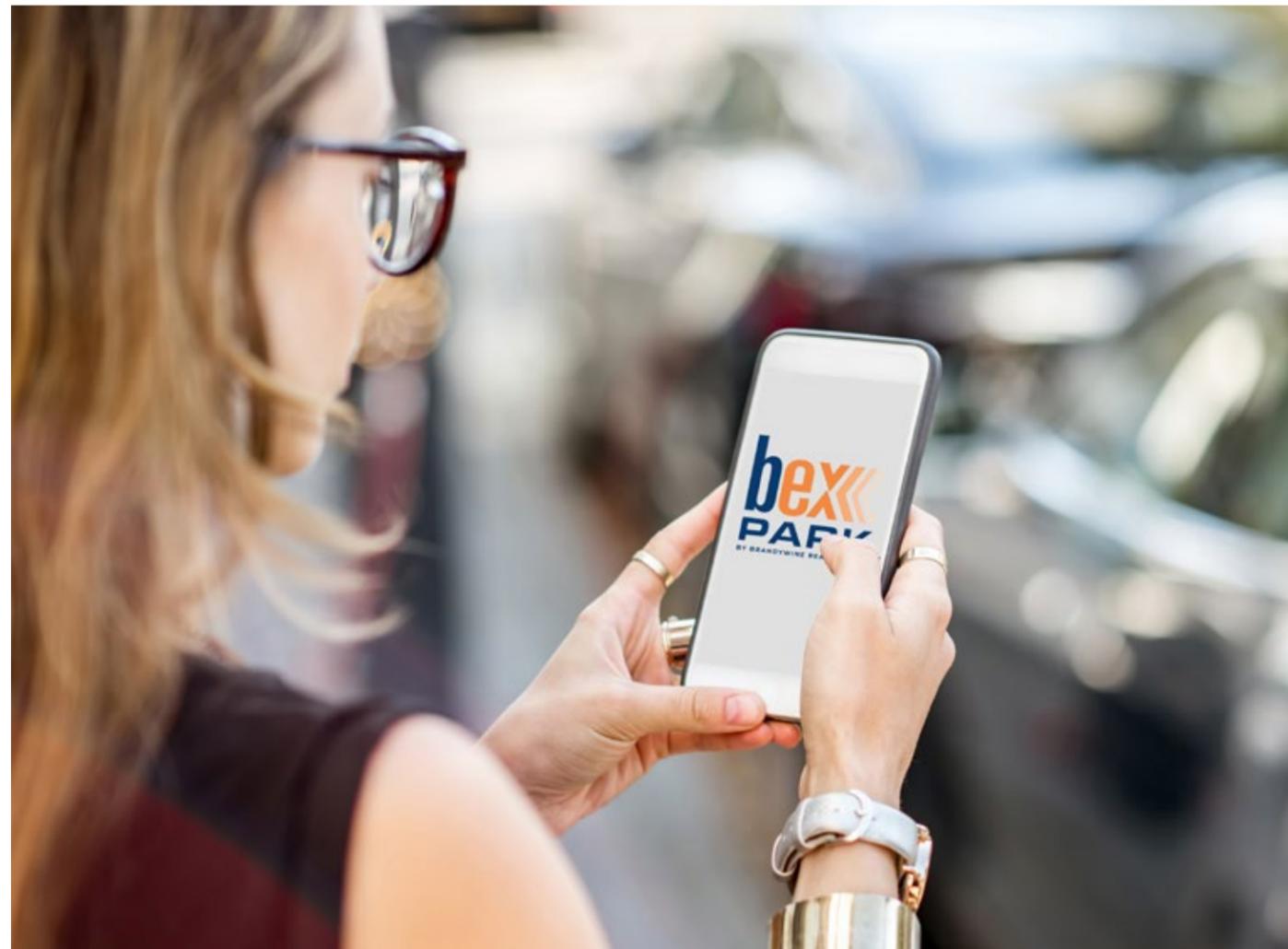
## **405 Colorado Parking Garage**

405 Colorado St, Austin, TX - Opening Q1 2021

## **The Lift at Juniper Street**

101 S Juniper St, Phila., PA - Re-Opening Q2 2021





## WE CARE ABOUT YOUR CUSTOMERS

Often, a parking garage is a customer's first impression of your business. You want their experience to be smooth, safe, and convenient. As a new standard for premier customer experience dramatically accelerates each year, Bex Park's first-class service platform provides customers an elevated experience, with an upgraded technology platform and skilled attendants ready to assist. Our team provides a consistently safe, clean, and welcoming environment, in line with the level of quality our partners have come to expect.

- 24-7 customer service and operations
- Highly-trained professionals
- Self-service + seamless access
- Touchless services
- State-of-the-art technology

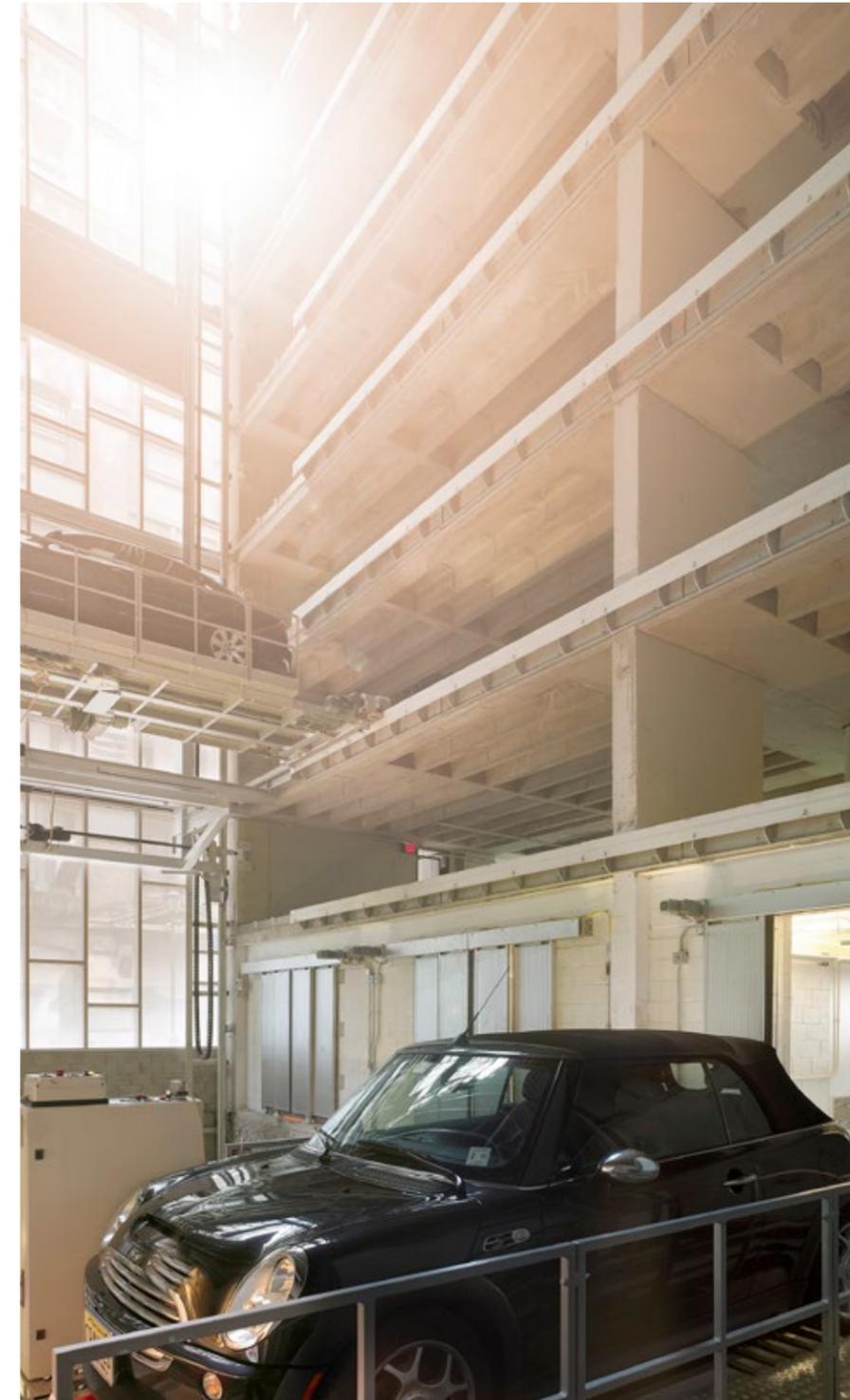
**3rd largest private owner of parking spaces in the City of Philadelphia**

## WE KNOW PARKING

Since the company's inception in 1994, Brandywine has operated parking facilities across the country, spanning from CA, to DE, MD, PA, TX and VA. Our team has extensive experience in designing and building parking facilities ranging from less than hundred spaces with extremely tight floor plates, to several thousand spaces across multiple bays. Designs have included self-park, valet, and even a cutting-edge robotic garage at The Lift in Philadelphia.

**We achieve incredible cost savings for our clients through advanced automation, without sacrificing any of the personal touches that make for memorable customer experiences.**

We control expenses by closely managing labor and operating costs, running your garages with the same business standards that have made our company successful for more than 25 years.





## WE VALUE OUR PEOPLE

Historically, parking has been a low-wage industry, with significant barriers to benefits like affordable healthcare. We've set out to change that.

As full-fledged members of our team, our parking attendants are compensated above the industry average, and receive Brandywine's comprehensive benefits package—a significantly more cost-effective offering compared to most plans provided in the parking industry.

By ensuring our employees are well positioned with competitive pay and benefits, we empower them to live out our core values of quality, integrity, innovation, and community across every aspect of our operations and services. The result is more engaged employees, which ultimately, lowers turnover rates and personnel operating costs.

Serving as our frontline brand ambassadors, our Bex Park team members deliver on our promise of unmatched customer satisfaction to build relationships, secure repeat customers, and generate increased revenues.



## WE KNOW HOW TO GROW YOUR BUSINESS

Brandywine's dedicated Bex Park personnel have decades of experience managing and operating parking facilities with tremendous success in continuously increasing NOI. In addition to building a loyal customer base by ensuring a seamless customer experience in your garage, Brandywine will maximize your revenue generation by amplifying marketing to your current customers and proactively seeking out new revenue streams. Our integrated marketing platform will:

1. Provide a dedicated parking website
2. Provide an integrated online booking system/ mobile app
3. Provide a sales tracking system for managing monthly enquiries
4. Provide a CRM for communicating with and managing database of customers
5. Provide graphic design services for marketing materials
6. Provide search engine optimization for Google and Facebook ads



[www.brandywinerealty.com](http://www.brandywinerealty.com)



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 comprising of 173 properties and 24.4 million square feet as of September 30, 2020.

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.

Bex Park was conceived to ensure our tenants, customers and stakeholders experience the Brandywine standard of excellence from the moment they enter our properties, which often starts in our garages. We are pleased to now offer this same level of service in the garages of our clients and partners.

**MIKE HARRIS** DIRECTOR OF PARKING

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