



bex PARK

BY BRANDYWINE REALTY TRUST



QUALITY | INNOVATION | INTEGRITY | COMMUNITY





BEXPARK: 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.

BexPark 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**

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.

BEXPARK FACILITIES

Cira Centre South Garage

129 S 30th St, Philadelphia, PA

Commerce Square Garage

2001-05 Market St, Philadelphia, PA

Three Logan Square Garage

1717 Arch St, Philadelphia PA

618 Market Street Garage

618 Market St, Philadelphia, PA

2116 Market Street Parking Lot

2116 Market St, Philadelphia, PA

1676 International Drive Parking Garage

1676 International Drive, Tysons, VA

8260 Greensboro Road Parking Garage/Lot

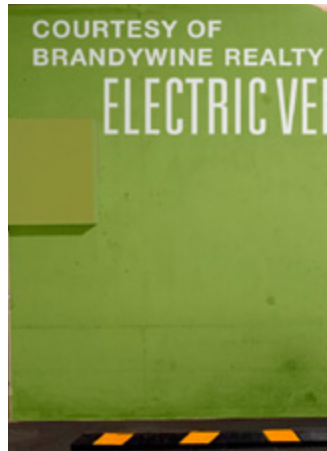
8260 Greensboro Rd, Tysons, VA

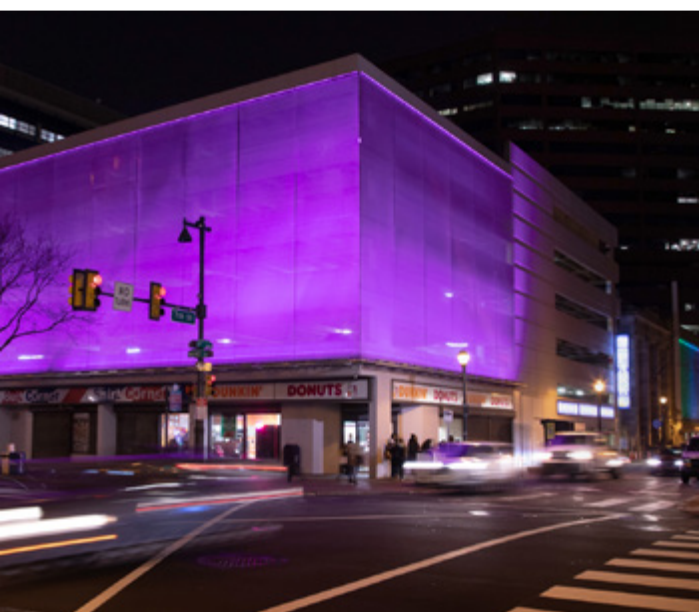
405 Colorado Parking Garage

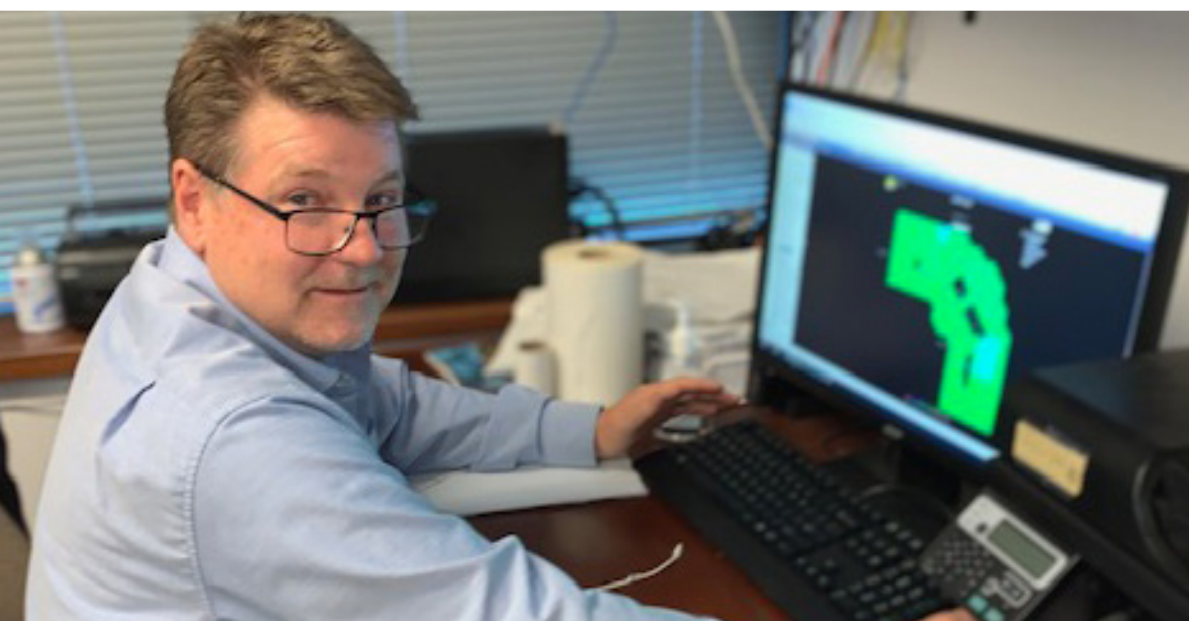
405 Colorado St, Austin, TX

The Lift at Juniper Street

101 S Juniper St, Phila., PA









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 BexPark team members deliver on our promise of unmatched customer satisfaction to build relationships, secure repeat customers, and generate increased revenues.

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, BexPark'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 HOW TO GROW YOUR BUSINESS

Brandywine's dedicated BexPark 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.bandywinerealty.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 163 properties and 23.0 million square feet as of March 31, 2023.

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.

BexPark 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.

BARRY D. LOHR VP, PARKING

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