

ONE LOGAN SQUARE

Philadelphia, PA



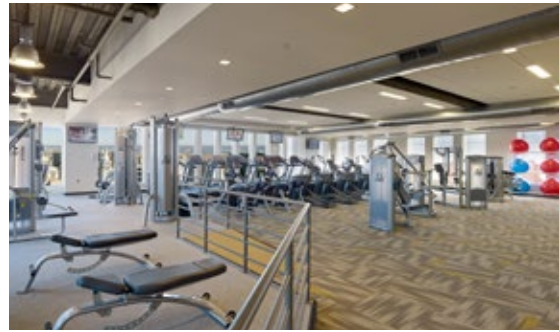
ONE LOGAN SQUARE

Designed by Kohn Pederson Fox, this 30-story office building has a prime location at the base of Benjamin Franklin Parkway, setting up unobstructed views of Logan Square and the Art Museum. The surrounding history, culture, mix of restaurants, hotels and vibrant street life all add to the magic that is One Logan Square.



HIGHLIGHTS

- Polished and flamed granite office tower designed by international architecture firm Kohn Pederson Fox
 - Fitwel Certified and Energy Star Rated
- Adjacent to the The Logan Hotel, featuring The Urban Farmer Restaurant and Assembly Rooftop Lounge
 - Shared urban garden with idyllic water features
- On-site Logan Square restaurants: City Tap House, Matt & Marie's Modern Italian Sandwiches, Kayu Superfoods, Saxby's Coffee, and Zushi
- Easy commutes
 - Directly adjacent to 650-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
- Steps away from additional dining options such as Chops Restaurant & Bar, and The Market and Shops at Comcast Center retail concourse
- 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

Centrally located within a neighborhood of cultural attractions and revitalizing public spaces including the Swann Memorial Fountain, One Logan Square delights tenants and visitors alike.

- State-of-the-art corporate meeting/conference and banquet/event space
 - Vue on 50 (50th floor) at Three Logan Square
 - Logan Square Conference Center (26th floor) at One Logan Square

- Logan Square Fitness Center
 - 49th floor of Three Logan Square
 - Exclusive access to premium-quality equipment
 - Group exercise classes
 - Personal training options
 - Incredible views
- Urban Farmer Restaurant
 - 1st floor of The Logan Hotel
 - Local and organically-sourced menu
- Vernick Fish—1st floor of the Four Seasons Hotel
- Jean-Georges Philadelphia—60th floor of Four Seasons

- Adjacent Logan Square parking facilities with over 1,000 spaces available within a one block radius
- Top-tier, on-site building management and leasing staff
- Outdoor plaza with animated fountain & seating
- Distinguished building lobby
 - Security desk (manned 24/7)
 - Visitor sign-in desk
 - Mail facilities
 - Convenience shop

BUILDING SPECIFICATIONS

General Building Information

- **Location:** 130 N. 18th Street in Center City Philadelphia
- **Description:** 30-story Trophy class office tower
- **Year Built:** 1983
- **Architect:** Kohn Pederson Fox
- **Builder:** Turner Construction
- **MEP:** Flack & Kurtz
- **Structural Engineer:** The Office of Irwin G. Cantor
- **Height:** 30 floors
- **Total Square Feet:** 595,041 RSF
- **Main Lobby:** 24/7 security with card access, convenience shop, ATM
- **Floor Area:**
 - **Low-Rise (3-17):** 20,107 RSF
 - **Hi-Rise (18-30):** 20,762 RSF
- **Parking:** adjacent garage with 6 levels, 650 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:** covered loading dock with full-size trailer and freight elevator accessibility
- **Owner:** Brandywine Realty Trust
- **Leasing:**
 - Matthew P. Croce | 215.656.4463 Matthew.Croce@bdnreit.com
 - Austin Dunlap | 610.832.7432 Austin.Dunlap@bdnreit.com
- **Property Management:**
 - Don Haas | 215.587.0201 Don.Haas@bdnreit.com
 - Laura Masapollo | 215.656.4464 Laura.Masapollo@bdnreit.com

Construction & Building Systems

- **Structure:** reinforced concrete, waffle-slab building
- **Floor Load:** 60 lbs. live load and 20 lbs. partition load
- **Floor-to-Ceiling Height:** 8' 6" to underside of suspended ceiling
- **Slab-to-Slab Height:** 10' 3"
- **Column Spacing:** 30' from east to west, from north to south; 27' 8", 24' 11", and 26' 6"
- **Exterior:** polished and flamed granite with solar gray tinted glass
- **Windows:** thermopane, solar tinted glass, size 6 feet 7 inches north and east elevations, 4 feet 7 inches south and west elevations
- **Mullion Spacing:** 5' on center typical, mullions next to perimeter columns approximately 3', changes from hi-rise to low-rise
- **Roof:** rubber membrane under insulation topped with felt and stone ballast
- **Window Height:** 27' 8"; 24' 11"; 26' 6"
- **HVAC:** central cooling chilled water system provided by three 850 ton York Millennium variable speed drive centrifugal chillers; heating provided by three 300 HP gas fired Kawanee hot water boilers; four pipe perimeter system supplies HVAC to the perimeter fan coil units on the 16th, 17th and 25th through 30th floors; two pipe system provides HVAC; Variable Air Volume system controls the interior zones; three 60 HP Vortex AHU, located on the 2nd floor mechanical room, supplies air to 2nd through 19th floor; two 60 HP Vortex AHU, located in the Penthouse, supplies air to the 20th through 30th floor; fully integrated Building Automation System is provided by Siemens Apogee Insight System

- **Electrical:** PECO lines #2243 and #1076 supply primary voltage at 13,200 volts to a dual service system with automatic bus-tie; secondary voltage system at 480/277 volts and 208/120 volts; electricity is distributed from a 277 volt panel (for lighting) and 120 volt panel (for appliances)
- **Elevators:** 1-7 Otis Elevonic Gearless (3,500 lb capacity each) ADA compliant elevators service the low-rise 3rd to 17th floors; 8-13 MCE IBX (3,500 lb capacity each) ADA compliant service the hi-rise 18th to 30th floors; one 5,000 lb capacity freight elevator services all floors; one 2,500 lb capacity hydraulic elevator services the basement to the second floor

Utilities

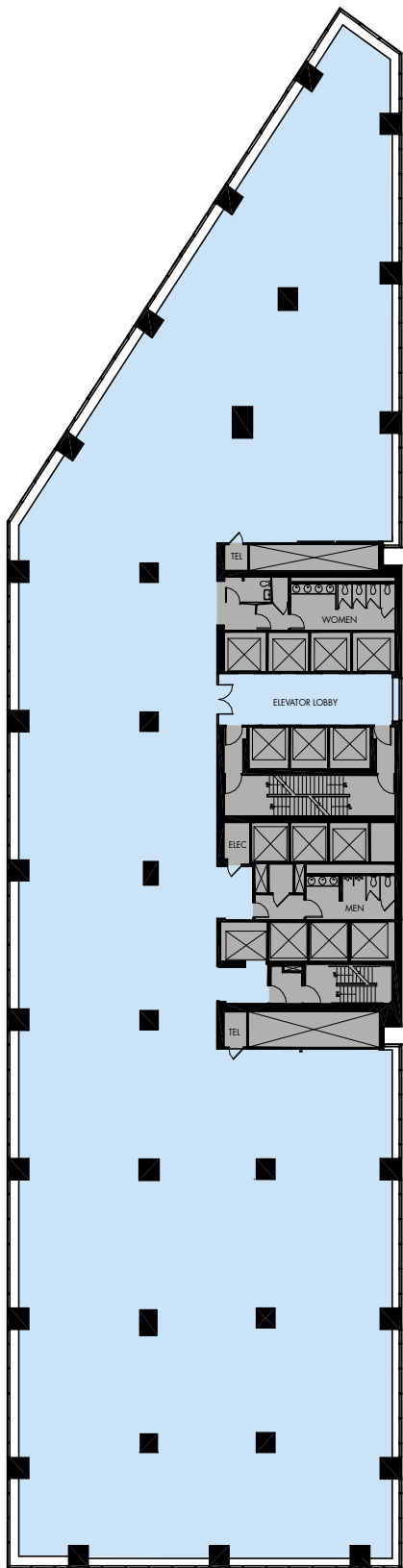
- **Electric:** PECO Energy
- **Gas:** Philadelphia Gas Works
- **Water & Sewer:** Philadelphia Water Revenue Department
- **Cable:** Comcast, Verizon FIOS
- **Phone:** Cypress Communications, AT&T, Verizon, Cogent, Level 3, Business Only Broadband, XO Communications and GTT

Emergency Systems

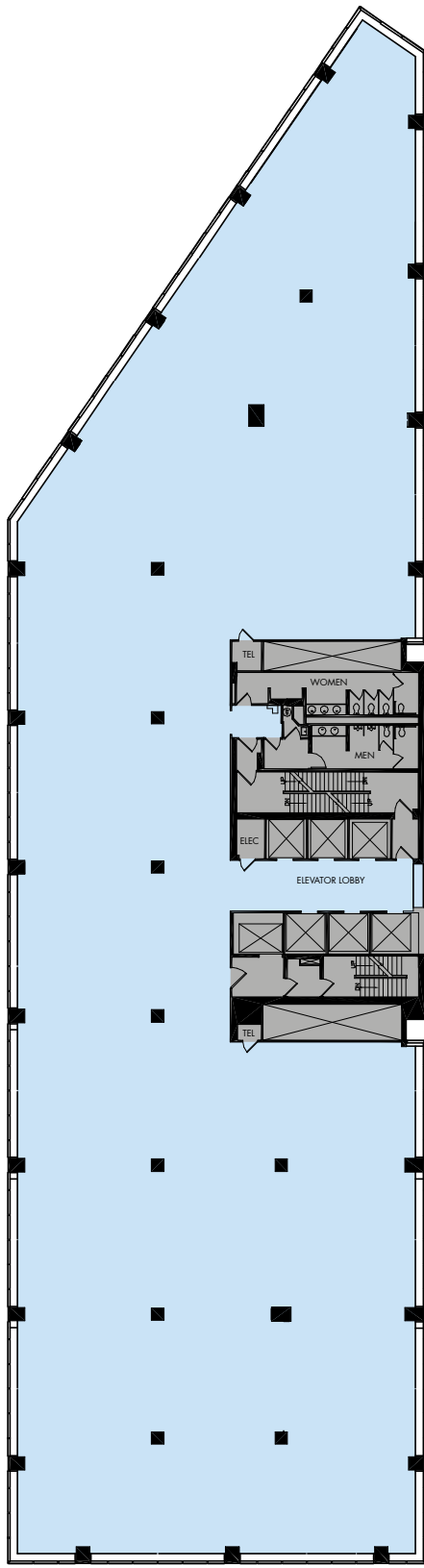
- **Backup Generator:** 750 KW/937 KVA diesel fired emergency generator provides emergency power
- **Fire System:** sprinklers 100% throughout building; full integrated smoke evacuation, fire annunciation and elevator recall system; 24-hour Central Station monitoring; horns/strobes in all common areas and mechanical rooms; controlled by Simplex 4100 Plus fire alarm system
- **Lighting:** emergency lighting in stairs, corridors, exits and office areas connected to the emergency generator

TYPICAL FLOOR PLATES

Typical Low-Rise (2-17)



Typical High-Rise (18-30)



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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