2104 MARKET STREET

Philadelphia, PA

brandywine
REALTY TRUST

HIGHLIGHTS

Built in the early 1910's, 2104 Market Street has long existed on the city's major business corridor. Now, as its historic structure is being restored for office use, it makes sense that Brandywine Realty Trust has chosen to use historically rich, reclaimed materials for the renovation.

Brandywine has sourced the reclaimed building materials from all over the area—tropical hardwoods from boardwalks that lined New York City's shores, corrugated metal that once served as roofing on an antique barn in Chester County, flooring made from the beams that once supported some of Pennsylvania's finest farms.

The complexity of tones and textures in the sourced materials promise a finished product rich in character and charm, and perfect for tenants seeking dynamic, creative work spaces.

- Owned, leased and managed by Brandywine Realty Trust
- Open floor plans with high ceilings
- Full height windows for plenty of natural light
- Constructed with locally-sourced, reclaimed materials
- Open-air balcony space on 3rd floor
- Regionally-based Vietnamese restaurant, Pho Street
- On-site, first-class property management services provided by the dedicated team at Brandywine Realty Trust
- Online tenant resource system

BUILDING SPECIFICATIONS

- **Size:** 2nd Floor Office 3,992 RSF; 3rd Floor Office 3,916 RSF + 195 SF exterior balcony = 4,111 RSF
- **Stories:** 3 Floors
- **Ceiling Height:** 2nd Floor 12'-9' 3rd Floor Varies between 9' & 13'
- **Building Structure:** Wood floor and roof construction with exterior masonry bearing walls
- **HVAC System:** VAV system watercooled package units w/ waterside economizer cooling coil
- **Elevator Cabs:** One 2,100lb passenger elevator
- **Security:** Perimeter proximity reader at main entrance
- **Electrical:** Lighting 1.2 watts/SF + Power 5.0 watts/SF

DEVELOPMENT & DESIGN TEAM

- **Developer / Owner:** Brandywine Realty Trust
- **Architect:** Olaya Studio
- **Architectural Salvage:** Provenance
- **Structural Engineer:** Bala Consulting Engineers
- **MEP Engineer:** Concord Engineering
- **General Contractor:** INTECH
- **Leasing:** Brandywine Realty Trust
- **Property Management:** Brandywine Realty Trust

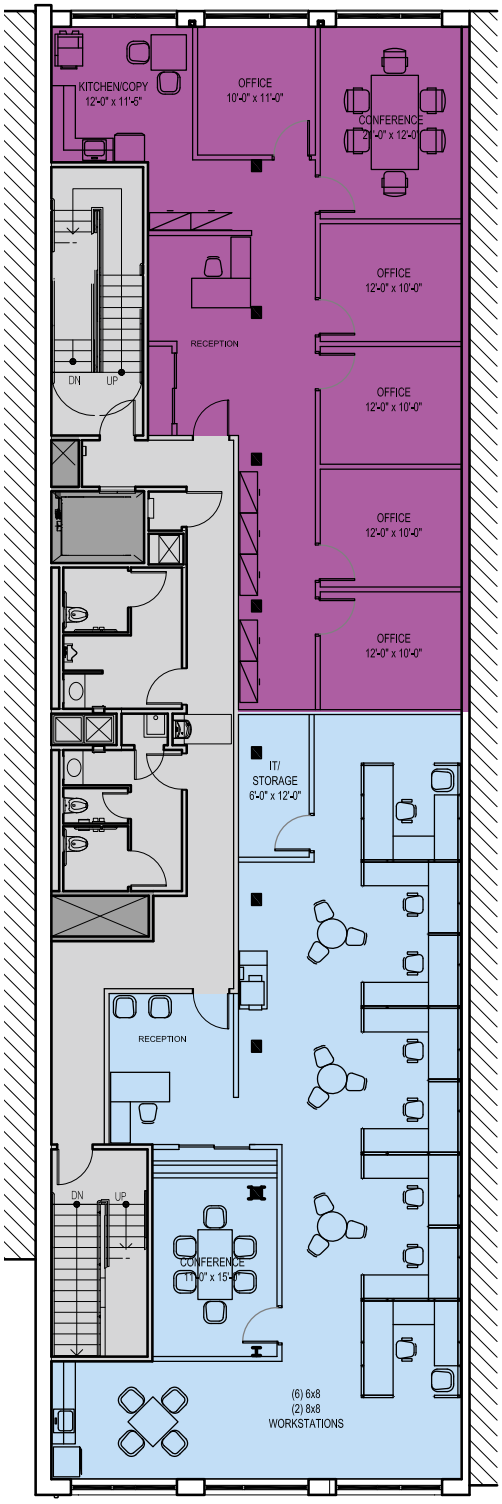
MARKET STRE
Love Park
Logan Square
676
Art Museum District

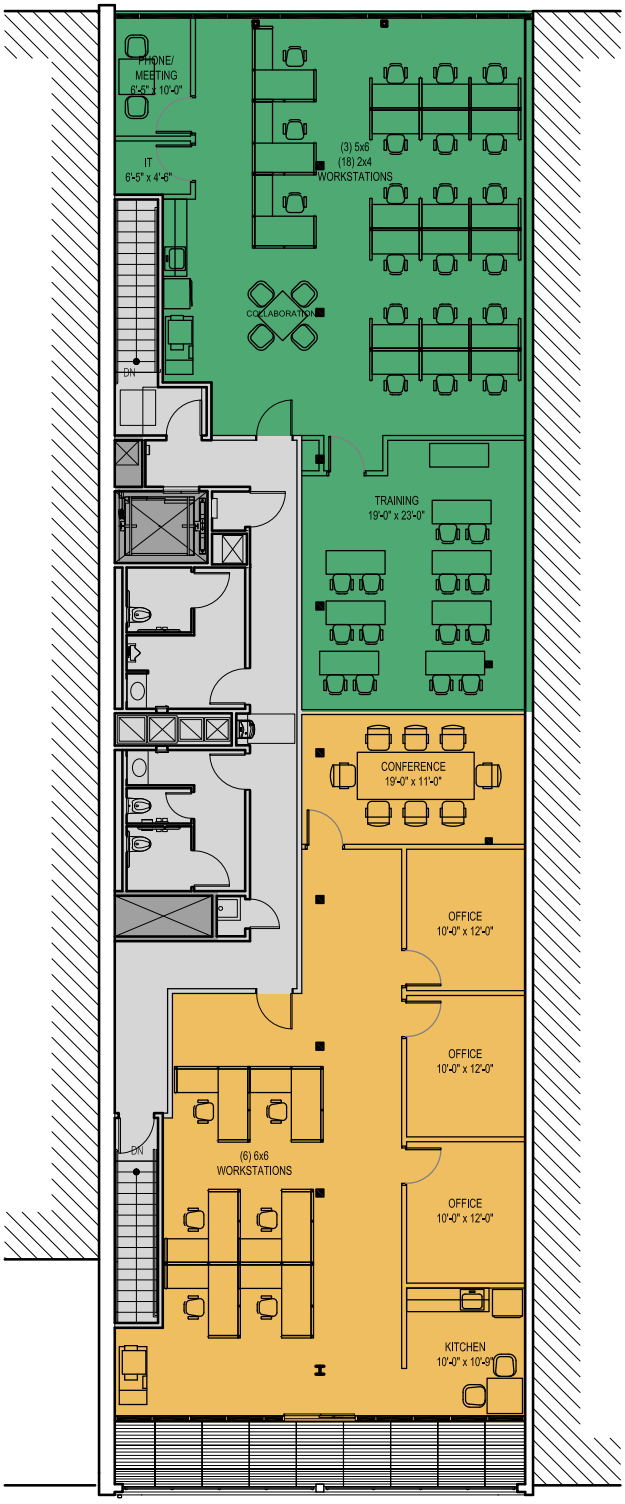
LOCATION & COMMUNITY

- Central location along West Market Street in Center City, Philadelphia
- Steps from AMTRAK's 30th Street Station, SEPTA's Suburban Station, bus and trolley stops
- Quick access to I-676, which links directly to I-95 and I-76
- Surrounded by the city's most vibrant neighborhoods, including Rittenhouse Square, University City and Logan Square / Art Museum District

MULTI-TENANT FLOORS

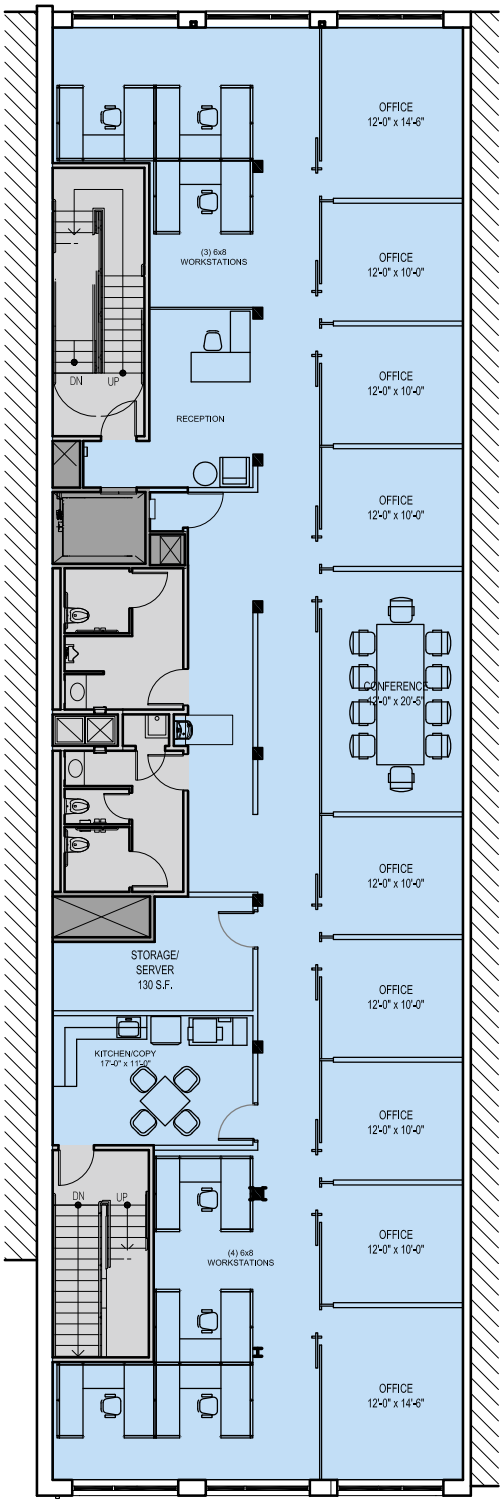
Two tenants occupy the 2nd floor and two additional tenants occupy the 3rd floor

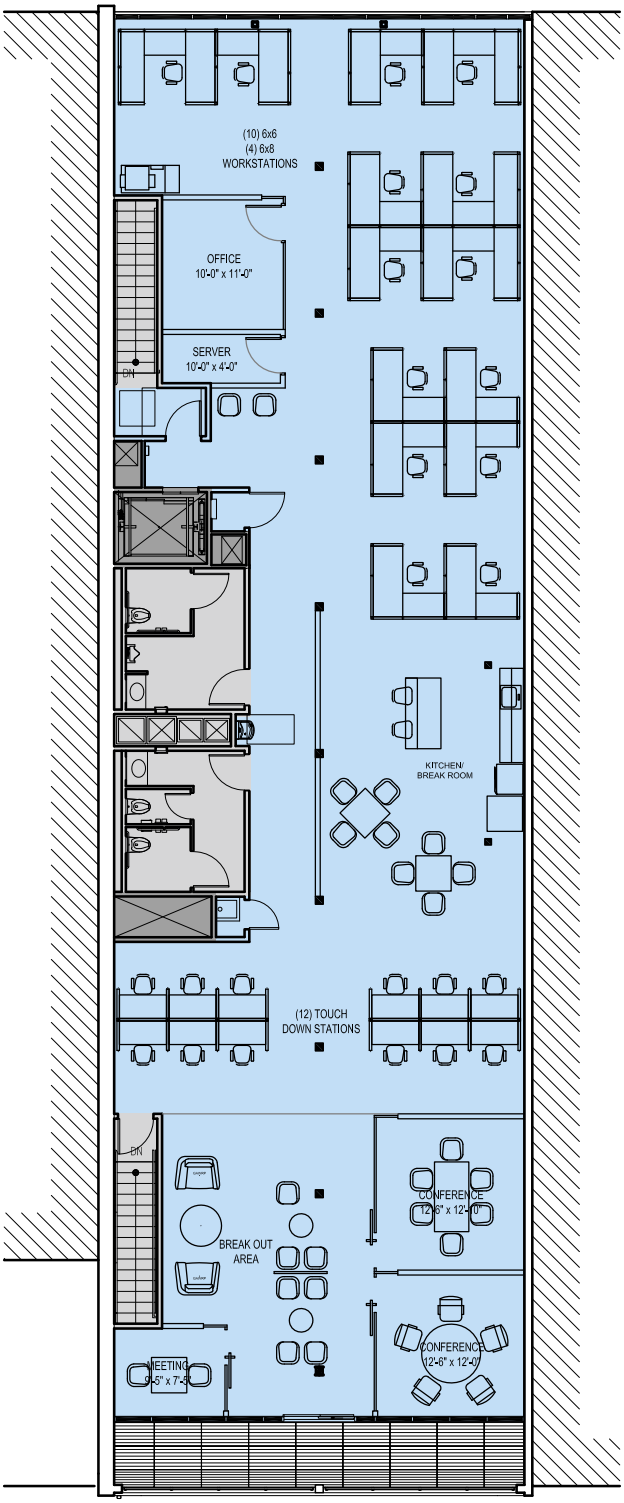




FULL FLOOR TENANTS

One tenant occupies the 2nd floor and a separate tenant occupies the 3rd floor





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.

brandywine REALTY TRUST

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