
TWO LOGAN SQUARE

Philadelphia, PA



Situated in the thriving Logan Square neighborhood, this Kohn Pederson Fox-designed building stands 35 stories tall and features an exterior of stately polished and flamed granite and reflective glass. The vaulted interior lobby finished in Fior DiPesco Orientale marble, bronze, and white marble contributes old-world elegance into this modern office building.





HIGHLIGHTS

- Polished and flamed granite office tower designed by international architecture firm Kohn Pederson Fox
 - Energy Star certified
- 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 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
- 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
 - Comcast Technology Center to deliver multitude of new advantages to 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

With on-site conveniences including multiple restaurant options and an indoor garage connection, tenants in Two Logan Square can quickly move through their workday.

- State-of-the-art corporate meeting/conference and banquet/event space
 - Sky Philadelphia (50th and 51st floors) 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
- City Tap House – elevated American gastropub
- Matt & Marie's Modern Italian Sandwiches
- Zushi – made-to-order sushi rolls and bento boxes
- 650-space parking garage with secured interior access from 3rd floor
- 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:**
100 N. 18th Street in
Center City Philadelphia
- **Description:**
35-story Trophy class office tower
- **Year Built:** 1988
- **Architect:**
Kohn Pederson Fox Associates
- **Builder:** George Hyman
Construction
- **MEP:** Cosentini Associates
- **Structural Engineer:**
Office of Irwin G. Cantor
- **Height:** 35 floors
- **Total Square Feet:** 708,844 SF
- **Parking:** 6 levels, 650 total
parking spaces
- **Floor Area:**
 - **Low-Rise (2-12):**
21,000 - 29,000 RSF
 - **Mid-Rise (14-23):**
21,300 RSF
 - **High-Rise (24-34):**
17,600 - 21,500 RSF
- **Main Lobby:** security and visitor
sign-in desk, mail facilities and
convenience shop, entrance
to restaurants
- **Security:** digitally recorded
CCTV surveillance system, 24
hour security personnel on duty;
security card key access system
used at all times for ingress/
egress and after-hours elevator
access to floors
- **Loading Dock:** covered loading
dock with full-size trailer and
freight elevator accessibility;
height 13'6"

- **Owner:**
Brandywine Realty Trust
- **Leasing:**
 - Matthew P. Croce | 215.656.4463
Matthew.Croce@bdnreit.com
 - Dylan M. Langley | 215.656.4467
Dylan.Langley@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:** steel frame with metal
deck and concrete floors
- **Floor Load:** 60 lb. live load and
20 lb. partition load
- **Floor-to-Ceiling Height:** 8' 6"
- **Slab-to-Slab Height:** 12' 6"
- **Column Spacing:** 20'
- **Exterior:** thermal and polished
salmon pink granite with solar
gray and silver reflective glass
- **Windows:** double pane,
solar tinted glass
- **Window Height:** 6'
- **Mullion Spacing:**
perfect 5' module
- **Roof:** rubber membrane under
insulation topped with felt and
stone ballast
- **HVAC:** self-contained 60 ton
HVAC (Blazer) packaged units on
each floor; Variable Air Volume
Distribution System designed to
satisfy tenant needs; Siemens
Apogee building automation
system operates and monitors
building HVAC systems

- **Electrical:** dual service system at
13,200 volt designed to provide
normal electrical power and
emergency lighting; electricity is
distributed from a 277-volt panel
(lighting) and a 120-volt panel (power)
- **Elevators:** fourteen (14) Fujitec
3,500 lb. capacity each ADA
compliant passenger elevators; one
(1) 5,000 lb. capacity freight elevator
with service to all floors (Basement
– 35); one (1) hydraulic shuttle with
service between Floors 1-2 with exit/
entrance to parking garage

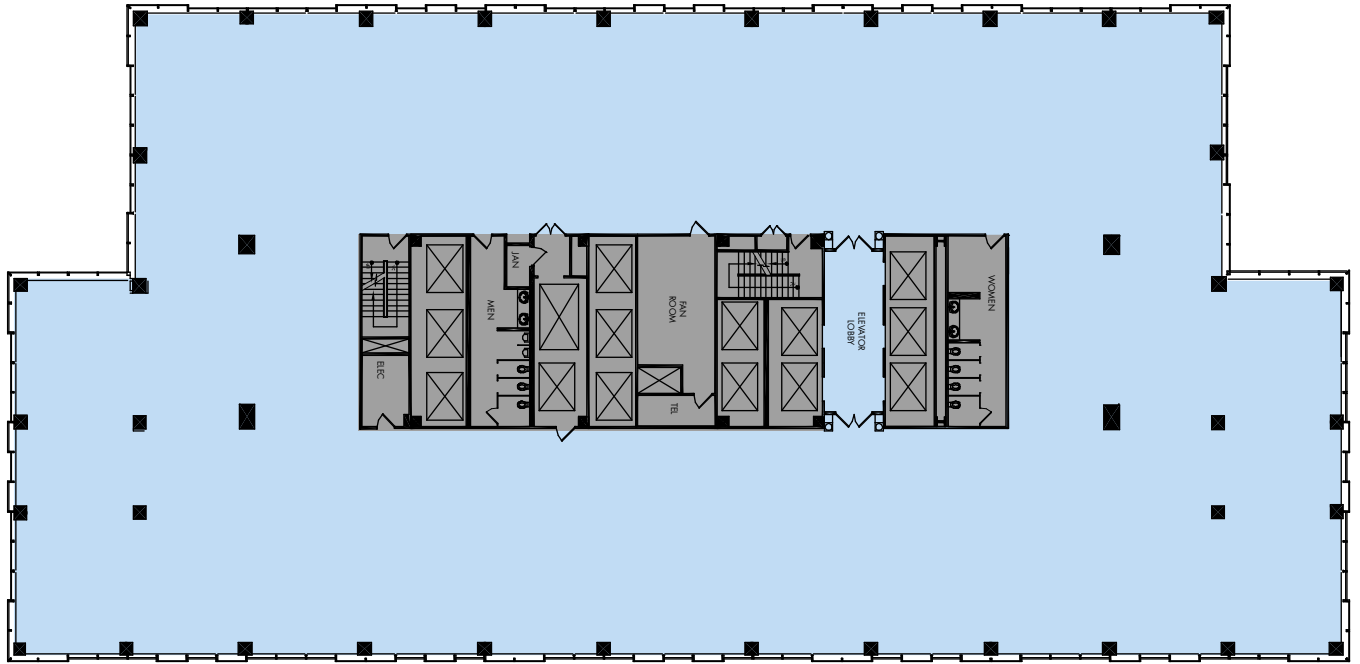
Utilities

- **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,
XO Communications and
Windstream Services Inc.

Emergency Systems

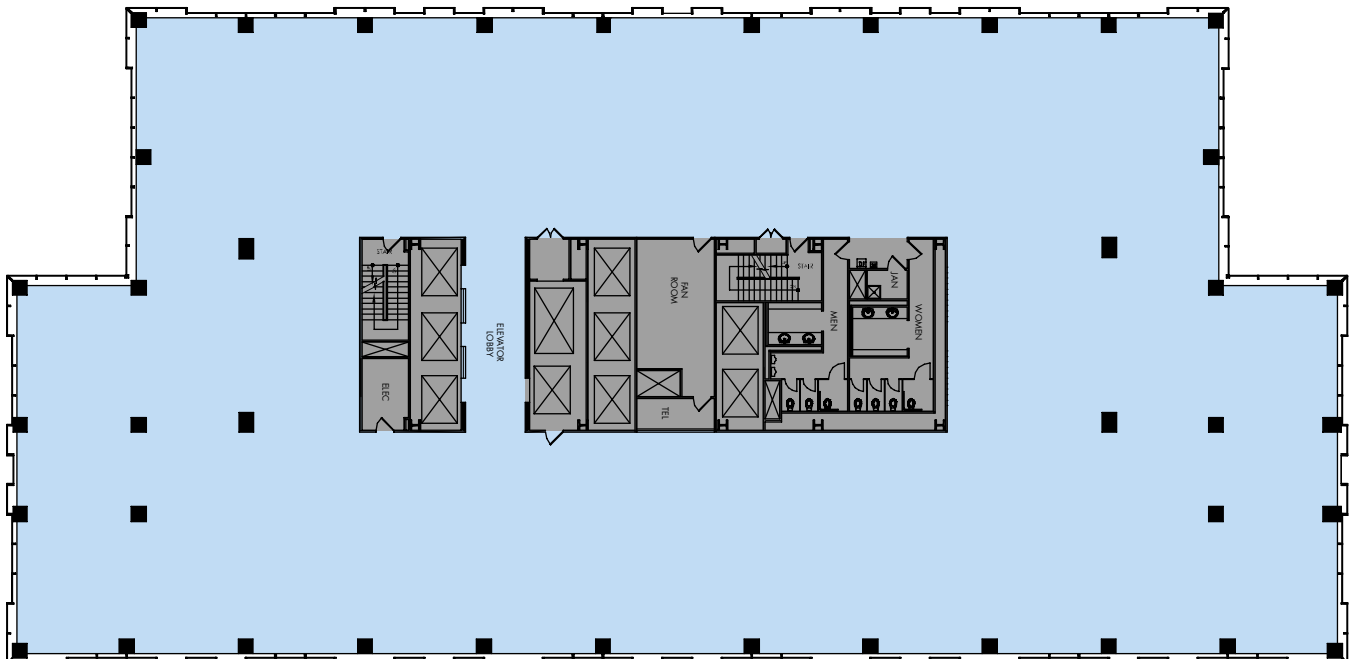
- **Backup Generator:** 1100 KW
CAT diesel generator provides
emergency power
- **Fire Systems:** each floor fully
sprinklered; fully integrated smoke
evacuation, fire annunciation and
elevator recall systems monitored
24 hours through a Simplex 4100
system; horns/strobes located
throughout common areas, tenant
spaces and mechanical rooms
- **Lighting:** emergency lighting
in stairs, corridors, exits and
office areas connected to
emergency generator

TYPICAL FLOOR PLATES



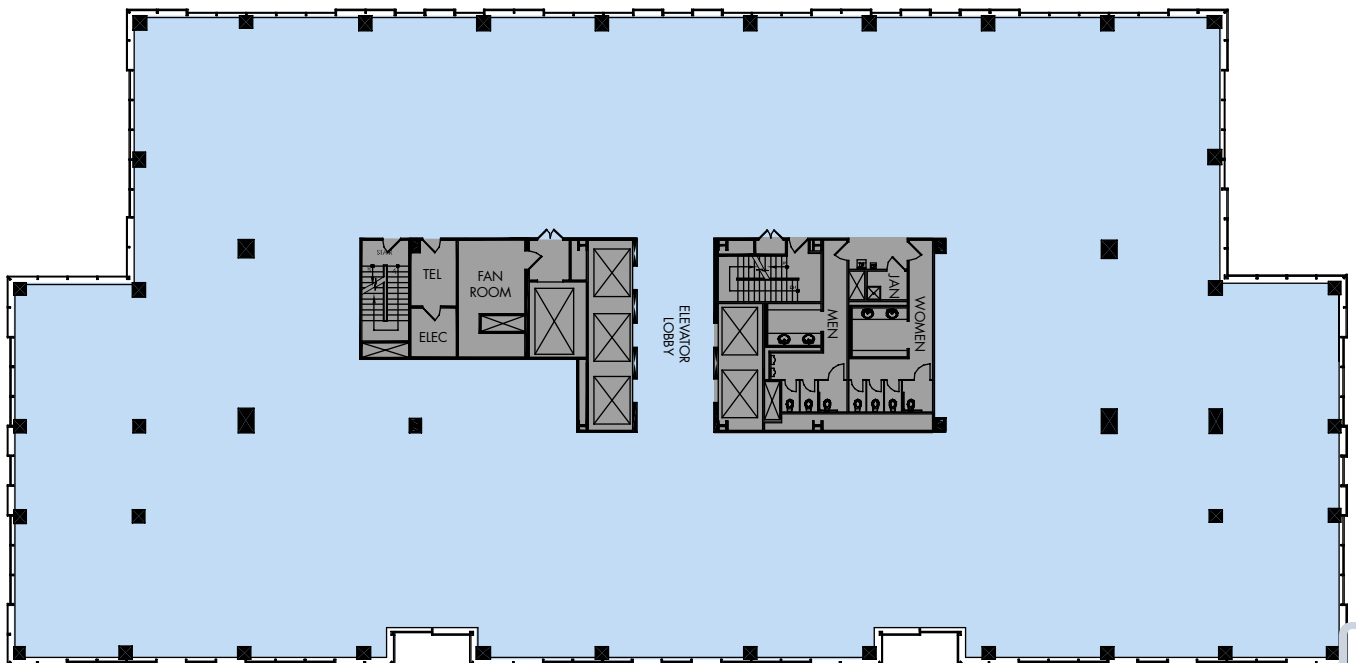
Typical Low-Rise (2-12)

Typical Mid-Rise (14-23)





Typical High-Rise (24-34)



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