

1900 MARKET STREET

Philadelphia, PA



Located at the corner of 19th & Market Streets, 1900 Market Street is in Philadelphia's prime corporate and institutional corridor in the Central Business District. Originally built in 1981, 1900 Market Street was recently renovated for the second time in the last 35 years. Brandywine Realty Trust has invested \$25 million into renovating the lobby, courtyard, and building common areas, providing our tenants with the high-quality occupancy they deserve. From a koi pond to porcelain ceramic tile to interior executive parking, 1900 Market Street possesses the exceptional elements that make it a Class A building.





HIGHLIGHTS

- Owned, leased and managed by Brandywine Realty Trust
- 8-story, 456,922 SF office building
- Renovated in 2015
- Unique 56,000 SF floor plate with interior and exterior glass-line, optimal for both built & open plans
- Soaring eight story glass atrium, filling lobby and tenant space with an abundance of natural light
- Column-free floor plates, providing maximum efficiency
- LEED Certified, Energy Star rated, and Wired Certified Platinum
- Executive parking garage with 18 spaces
- Easy vehicular commutes with nearby access to the Schuylkill Expressway (I-76) and Vine Street Expressway (I-676)
- Quick access to mass transit at SEPTA's Suburban Station
- Immediate proximity to Indego bike share station at 1901 Market Street
- Online tenant resource system
- On-site, first-class property management services provided by the dedicated team at Brandywine Realty Trust



AMENITIES

- 24/7 security
- Executive parking garage with 18 spaces and direct access into building lobby
- 33,432 SF of high-end retail space including Starbucks, Crisp Kitchen, Wawa, TD Bank and Everybody Fights
- Scenic collaboration spaces available throughout the atrium
- WeWork – on-site flexible work spaces
- Everybody Fights – full-service, 12K SF fitness facility open to the public; equipped with showers, lockers, steam rooms, a pro-shop and juice lounge

NEIGHBORHOOD INFORMATION

- Centrally located along West Market Street in the heart of the Central Business District
- Regional rail from AMTRAK's 30th Street Station or SEPTA's Suburban Station
- Direct access to Trolley Line at 19th & Market Streets
- 2 blocks from Rittenhouse Square, the city's famed high-end restaurant and shopping district
- 3 blocks from Logan Square, the city's renowned cultural district and home to some of the most prestigious museums in the country
- Outdoor recreation on the Schuylkill River Trail—and its recent addition, the Boardwalk—named the Best Urban Trail by USA Today

RENOVATIONS

1900 Market Street's lobby now displays new multi-level terrace areas with lounge and café seating areas, porcelain ceramic tile throughout, and new security desks and turnstiles at both entrances. The lower courtyard had its floor area expanded, and the following was added: a 1,250 SF koi pond with a free flowing waterfall from the lobby above, natural stonewall and slate features, new lighting features, two gas fireplaces and individual and collaborative seating areas. The common area restrooms were also renovated with European stall compartments, porcelain ceramic tile, and lighting, counter and fixtures upgrades.

19th & Market + 20th & Market Entrance Lobbies

- New large format porcelain ceramic tile flooring in light/warm-toned coloration
- New ceiling and lighting
- New reception desk
- New glass/metal security turnstiles

Upper Atrium Walls

- The six existing “greenhouses” projecting from the atrium walls have been reconstructed using metal and full-height glazing
- Additional full-height windows with contrasting metal trims on the south atrium wall

Restrooms

- New European-style compartments and wood louvered doors
- New wall coverings
- New vanity and sinks with stone countertops
- A decorative tile wall behind the vanity
- Individual mirrors and decorative sconces are positioned above each sink

Street Level Atrium

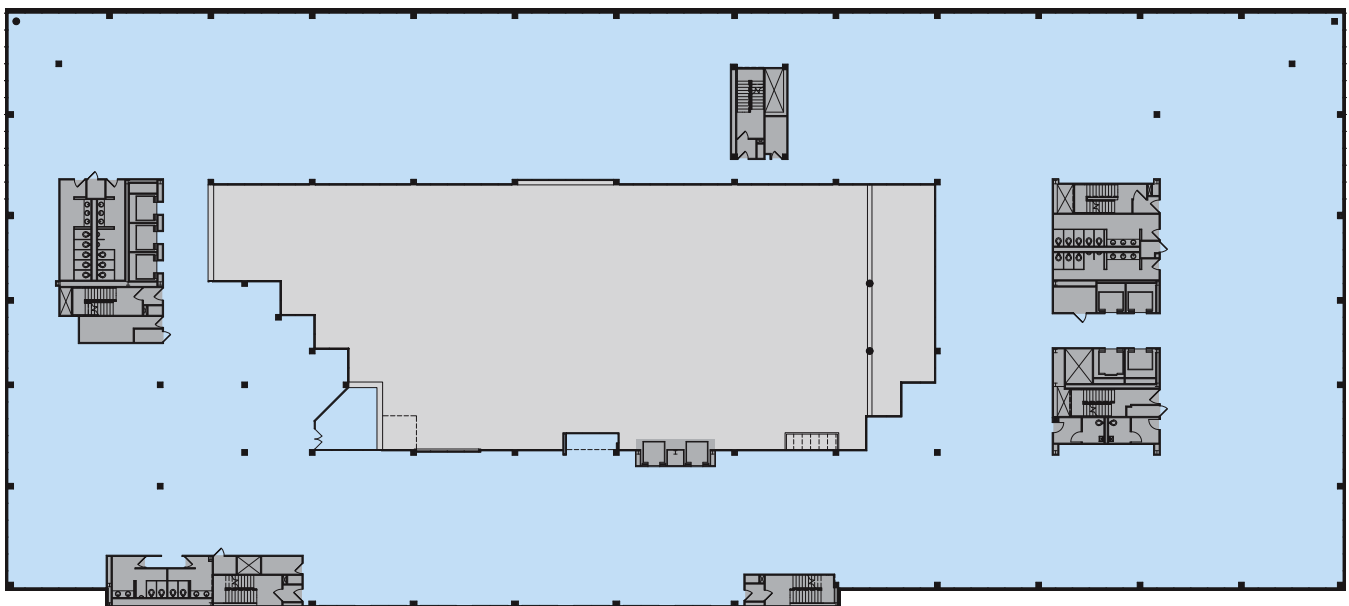
- All flooring throughout the atrium has been replaced with new large format porcelain ceramic tile in light/warm-toned coloration
- New trees/plants
- New planters are clad in combinations of stone and plaster
- Two new partial floor levels have been constructed with the atrium, set approximately four feet below the street level (one at east end and one at west end)—this will expand seating within the atrium
- New stairs and ramps to access the new intermediate floor levels
- Two gas fireplaces
- A 45-ft sculptural tower
- New guardrails along new and existing floor edges
- New lighting for decorative effect and to sustain interior plantings
- A mixture of lounge seating and café tables and chairs on the two intermediate floor levels and surrounding the atrium floor opening
- New decorative metal screen elements

BUILDING SPECIFICATIONS

GROSS SQUARE FEET:	456,922 Rentable Square Feet
ZONING:	C-5 – Commercial
YEAR BUILT:	1981
TYPICAL FLOOR PLATE:	57,000 SF
YEAR RENOVATED:	1994 and 2014
FLOORS:	Eight story office building with basement for mechanical equipment and storage
GENERAL CONSTRUCTION:	Structural Steel Frame with concrete panels and glass curtain walls
WINDOWS:	Double-pane Insulated glass window units
FIRE PROTECTION SYSTEM:	100% wet sprinkler system with diesel fire pump, portable fire extinguishers, illuminated exit signs, alarm and horn strobes, and smoke detectors. There is a dry pipe sprinkler system in the loading dock
FIRE ALARM PANEL:	SDT Addressable Fire Alarm Panel, installed in 2006, monitored by a central station alarm company
ELEVATORS:	9 Houghton Geared Elevators serving floors 1-8, Modernization of the elevators completed in February 2013
ROOF:	Carlisle Syntec EPDM Rubber Roof installed in 1996 by Aetna Roofing Corporation
BUILDING ACCESS:	Card Access System
GUARD SERVICES:	24 Hour Security Guard Service
BUILDING HOURS:	24 Hours, 7 days a week
SLAB-TO-SLAB HEIGHTS:	Varies from 11' to 13'
FINISHED CEILING HEIGHTS:	Typical ceiling height 8'6" in Tenant Spaces
BUILDING POWER:	2-13,200 volt, 3 phase, 4 wire service with step down transformers on site providing 480/277V service. Electricity is further stepped down to 240/120 volt 3 phase, 4 wire service for Tenant spaces
BUILDING POWER:	The building has two diesel-powered electrical generators on the roof. A 230 kW Generator that provides back-up power to the emergency lighting, exit lighting, fire alarms and 1 elevator in each of the three elevator banks. A second – 1600kW Generator provides redundant power to the 2nd floor server room, offices, lower level server room, and trading floor UPS for the NASDAQ

HVAC HOURS:	8:00 am to 6:00 pm
HVAC SYSTEMS:	Central HVAC with water source heat pump system that is connected to 6 fresh air roof top units. There are also 6-20 ton fresh air intake units for the bottom portion of the atrium. Natural Gas Columbia Boiler installed in 2011
COOLING:	1,500 ton, 2-cell Baltimore Air Coil Company cooling tower that is connected to the closed loop system for the water source heat pumps. Installed in 2003 and is located on the roof with water treatment tank located in the adjacent penthouse
BUILDING AUTOMATION SYSTEM:	BAS System connected to the HVAC Systems, gas fired boiler, exterior and interior atrium lighting, cooling tower and lower level water source heat pumps
TELECOM PROVIDERS:	AT&T, Comcast, Verizon, Level 3 Communications, MCI Metro Access
BANK/ATM:	TD Bank located on ground level retail
ELECTRICITY:	One main meter for the entire building; tenants are sub-metered
LOADING DOCK:	Loading Dock on the South Side of the building. There is no on-site parking.
CERTIFICATIONS/AWARDS:	LEED Certified, Energy Star rated, and Wired Certified Platinum

TYPICAL FLOOR PLATES



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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