



1600

MARKET STREET

The Philadelphia Inquirer

MONDAY, JANUARY 7, 2019 \$10/PHILLY INQUIRER / CITY & SUBURBS C 32

NEWS: AARP.COM/PHILLY/CLIQUE PHILLY100M

EAGLES 16, BEARS 15

Alive and Kicking

PULLBACK IN SYRIA

Bolton puts conditions on troop withdrawal

AREP

American Real Estate Partners



MAKE A **BOLD** STATEMENT

By seamlessly pairing **Pop Art** that celebrates Philadelphia's character with 2021 workplace wellness standards, 1600 Market offers an office environment unlike anything else in Center City, Philadelphia. This landmark building's history and prominent location combined with the signature pop art is integrated into the light-filled redesigned lobby and throughout all of the amenity spaces—creating modern, **exciting and functional workspaces**.

Wellness is a portfolio-wide priority, which is why AREP is proud to achieve UL's Verified Healthy Building Mark and IWBI's WELL Health-Safety rating for 1600 Market Street. Alongside these commitments to support tenant's health, firm-wide protocols are in place that **focus on wellness, safety and comfort**.



AN AMENITY SPACE THAT WORKS FOR **YOU**



Common Area
WiFi Lounge



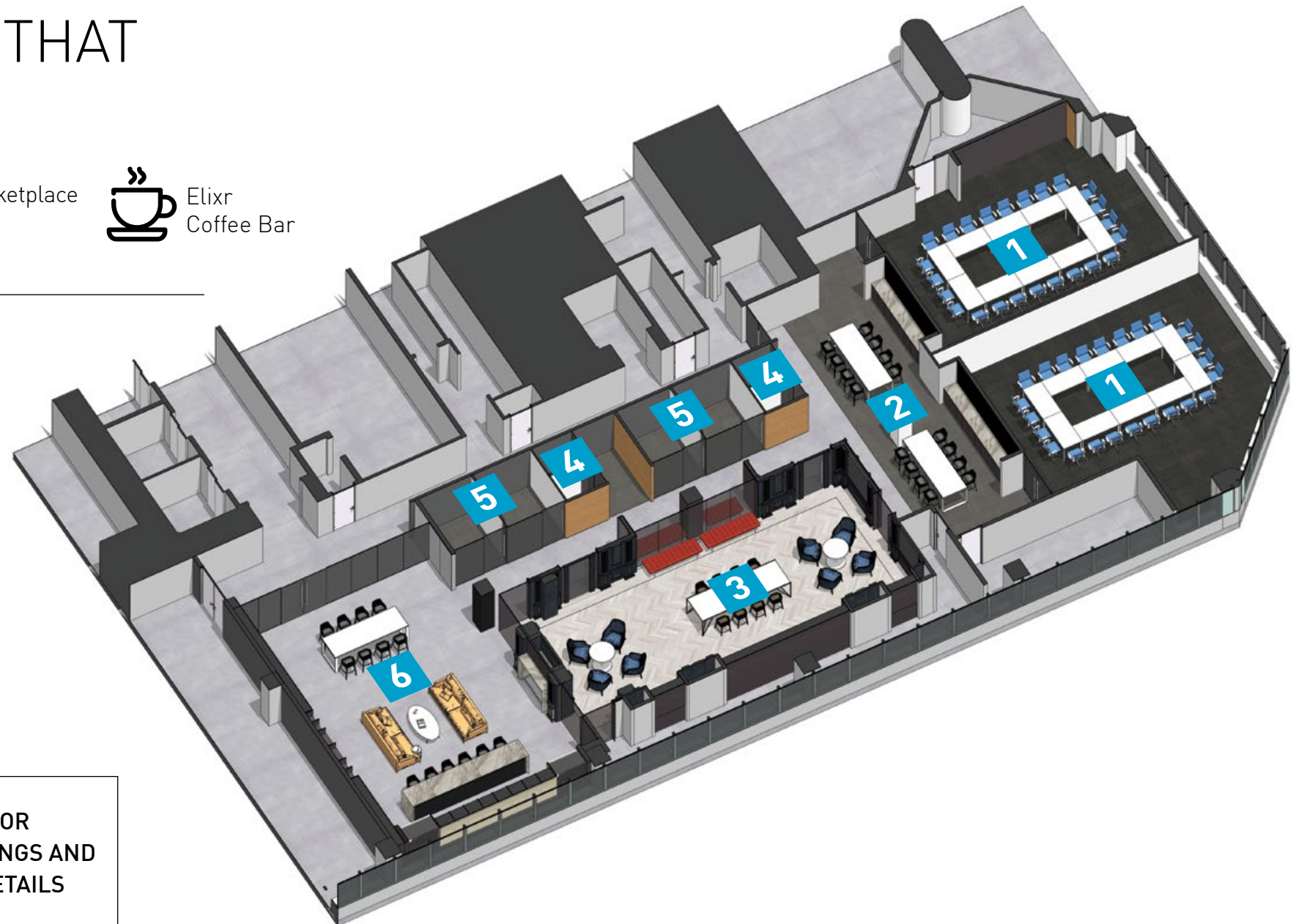
High-End Food Marketplace
with Outdoor Patio



Elixir
Coffee Bar

FLOOR 2

- 1 Conference Rooms
- 2 Open Collaboration
- 3 Meeting Space
- 4 Private Phone Booths
- 5 Huddle Rooms
- 6 Lounge



TENANT EXPERIENCE MOBILE APP FOR
BUILDING NOTICES, AMENITY BOOKINGS AND
ON-SITE RESTAURANT ORDERING DETAILS

STYLE

Partnering with Collective Architecture, AREP has created a space that runs counter to the typical downtown office tower. A unique and unexpected workday experience that is both creative and functional.





COLLABORATIVE SOCIAL SPACE



HISTORY REIMAGINED

FLEXIBLE WORK AREAS



ELIXR COFFEE ROASTERS

This multi-award winning and local favorite delivers an exceptional coffee and tea experience for tenants and their guests.





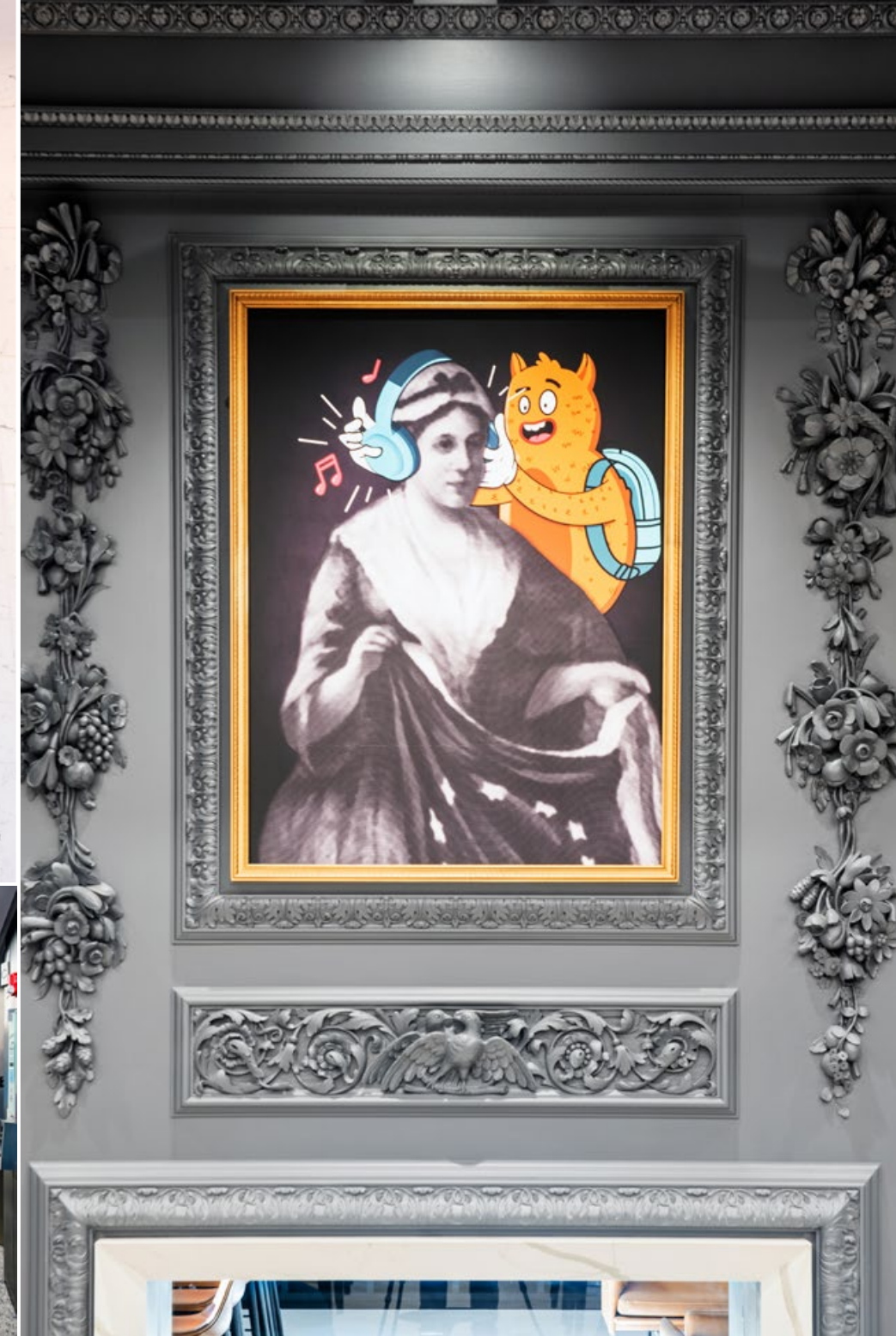
HIGH-END FOOD MARKETPLACE

*coming soon

BLENDING HISTORY AND ART

AREP has created a workplace that offers exciting contrasts from the moment you enter — Pop Art blended with history, generating a unique language that is fresh and provocative. **Highlighting Philadelphia's historic and current luminaries**, bespoke Pop Art is infused throughout 1600 Market Street.

The specially commissioned bright yellow 'Willy' the fox holding a red balloon sits above the reception desk in the lobby to greet visitors and is a **nod to the building's site where the old Fox Theater once stood**. The 'Portrait Invaders' and 'Philadelphia Notables' pieces featured on the ground floor and continued within the amenity center, artfully blend old and new Philly—Benjamin Franklin unknowingly in a graffiti-like selfie; Will Smith painted with intense colors sits atop a collage of old Philadelphia Enquirer newspaper covers.



WELLNESS IS IN AREP'S DNA

Better days begin in better spaces which is why our dedication to wellness remains our top priority. Our holistic approach encompasses health, security and connectivity to assure the safety and comfort for our customers as they return to the workplace with confidence and clarity.

AREP's hard work and recent investments have helped us achieve two of the most significant endorsements within our business – IWBI WELL and UL Industries. Not only is our entire portfolio WELL Health-Safety Rated, AREP is also the first commercial real estate company in the U.S. to achieve UL Industries Verified Healthy Buildings Mark for Indoor Air for its entire portfolio. This commitment provides our customers and their guests spaces that promote their physical and mental well-being while encouraging and enhancing productivity.



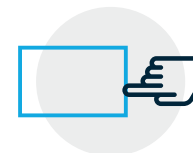
HIGHEST STANDARDS OF INDOOR AIR QUALITY

Our IAQ protocols include using MERV 13 filters, electrostatic cleaning, UV light and negative ion technology air purifiers in elevator cabs, and maximizing outside air exchanges by increasing fresh air intake settings from 20% to 40% when weather permits. Our HVAC coil cleaning and sanitizing procedure now includes the use of a 70% alcohol disinfecting solution.



INCREASED FREQUENCY OF CLEANING & DISINFECTING OF COMMON AREAS

particularly frequently touched surfaces like building entry door handles, restroom fixtures, water fountains, elevator call buttons, railings, and suite entry doors. Additionally, touch-less hand sanitizer stations have been placed throughout all common areas portfolio-wide.



ONGOING CLEANING & DISINFECTING

WITHIN TENANT SUITES including break room countertops and cabinet handles, microwave control pads and handles, refrigerator control pads and handles, copier control pads, conference room tables, and non-porous conference room seating.



PROTECTING OUR TEAMS & OUR TENANTS by following the CDC and local jurisdiction guidelines on personal protective equipment (PPE) use. Our property teams continue to keep tenants updated on their specific building policies.



LARGE BLOCK OPPORTUNITY

Partial and full floor opportunities with up to 105,000 SF of contiguous space.

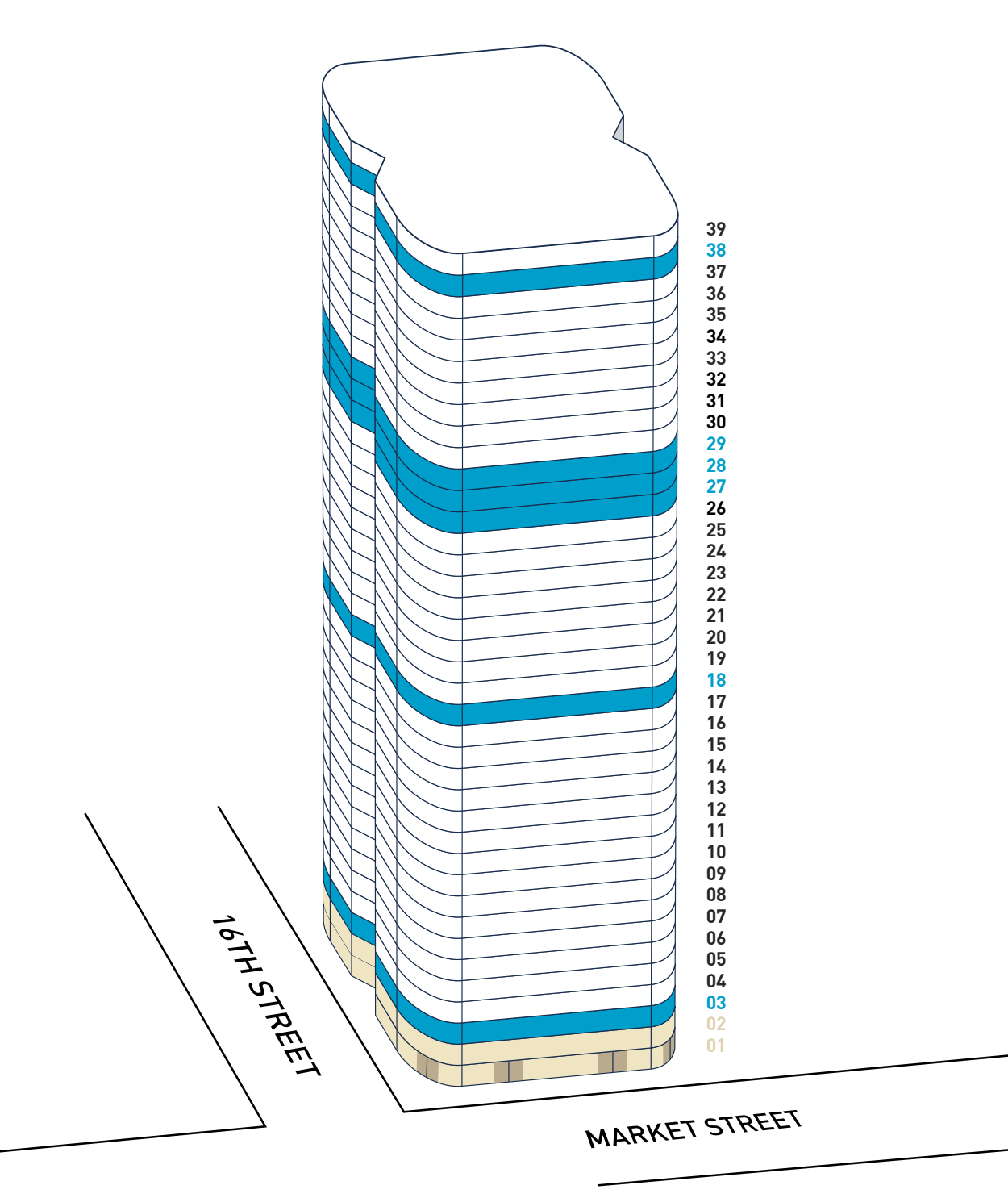
■ OCCUPIED

■ VACANT

- 38 16,351 SF
- 29 23,021 SF
- 28 23,021 SF
- 27 23,021 SF
- 18 10,405 SF
- 03 12,111 SF

■ AMENITIES

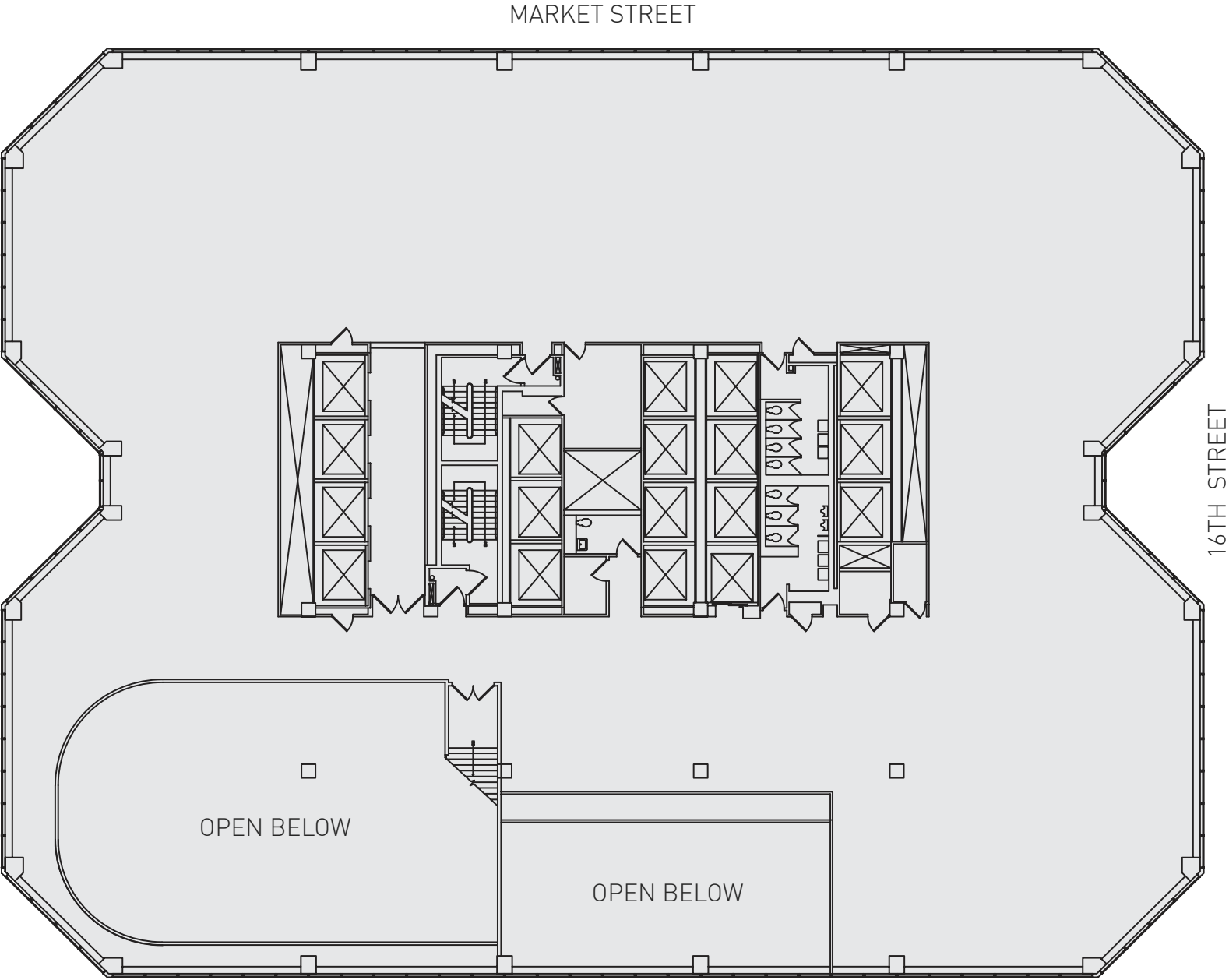
- 02 Tenants Only Conference/
Amenity Center
- 01 Lobby | Restaurant | Patio





UNIQUE FULL-FLOOR

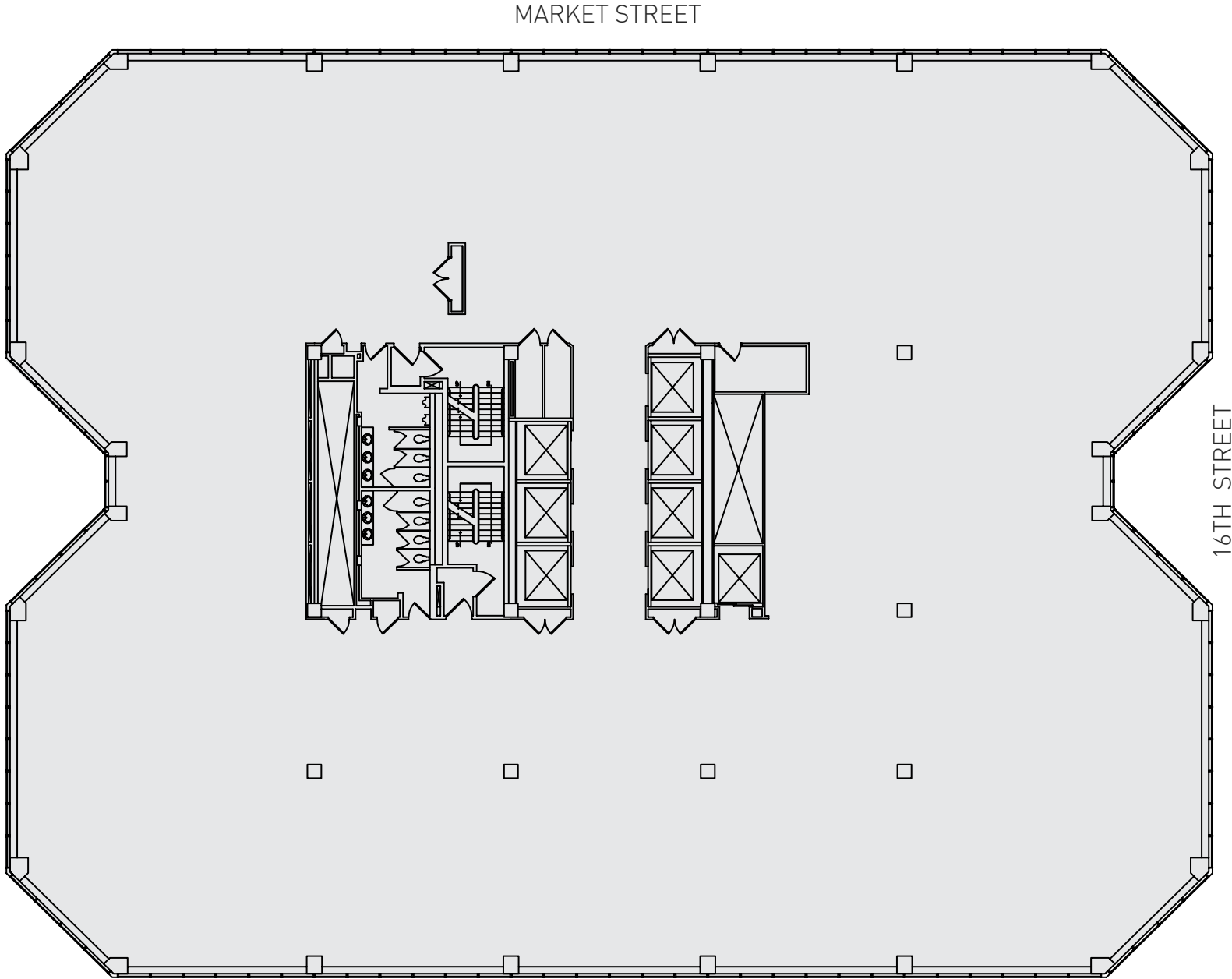
FLOOR 03 | 17,819 SF





TYPICAL FULL-FLOOR

FLOOR 29 | 23,021 SF



THE HEART OF CENTER CITY





TRANSIT



02 Blocks from Philadelphia's
Suburban Station, the Cities
Central Commuter Hub



01 Block from City Hall, Broad
Street Line and Frankford
Elevated Line



100 Walking score



NEARBY

EAT

- 1

Parc
- 2

HipCity Veg
- 3

The Dandelion
- 4

The Continental Mid-town
- 5

JG Skyhigh & Vernick Fish
- 6

Ladder 15
- 7

Oyster House
- 8

Del Frisco's Double Eagle Steakhouse

9

Sweetgreen

10

Real Food Eatery

11

Ocean Prime

12

Federal Donuts

13

Di Bruno Bros

14

Just Salad

15

Cava

SHOP

- 1

The Shops at Liberty Place
- 2

Apple
- 3

UNIQLO
- 4

Sephora
- 5

Nordstrom Rack

6

Staples

7

Target

8

Barnes and Noble

9

The Concourse at Comcast Center

10

Brooks Brothers

STAY

- 1

The Westin Philadelphia
- 2

Club Quarters, Philadelphia
- 3

The Windsor Suites
- 4

Le Méridian
- 5

Kimpton Hotel Palomar

6

The Ritz-Carlton Philadelphia

7

Sonesta Philadelphia

8

Sofitel Philadelphia at Rittenhouse Square

9

Four Seasons

POINTS OF INTEREST

- 1

City Hall Station – BSL
- 2

Comcast Experience
- 3

Dilworth Park
- 4

Love Park

5

Philadelphia City Hall

6

Suburban Station

7

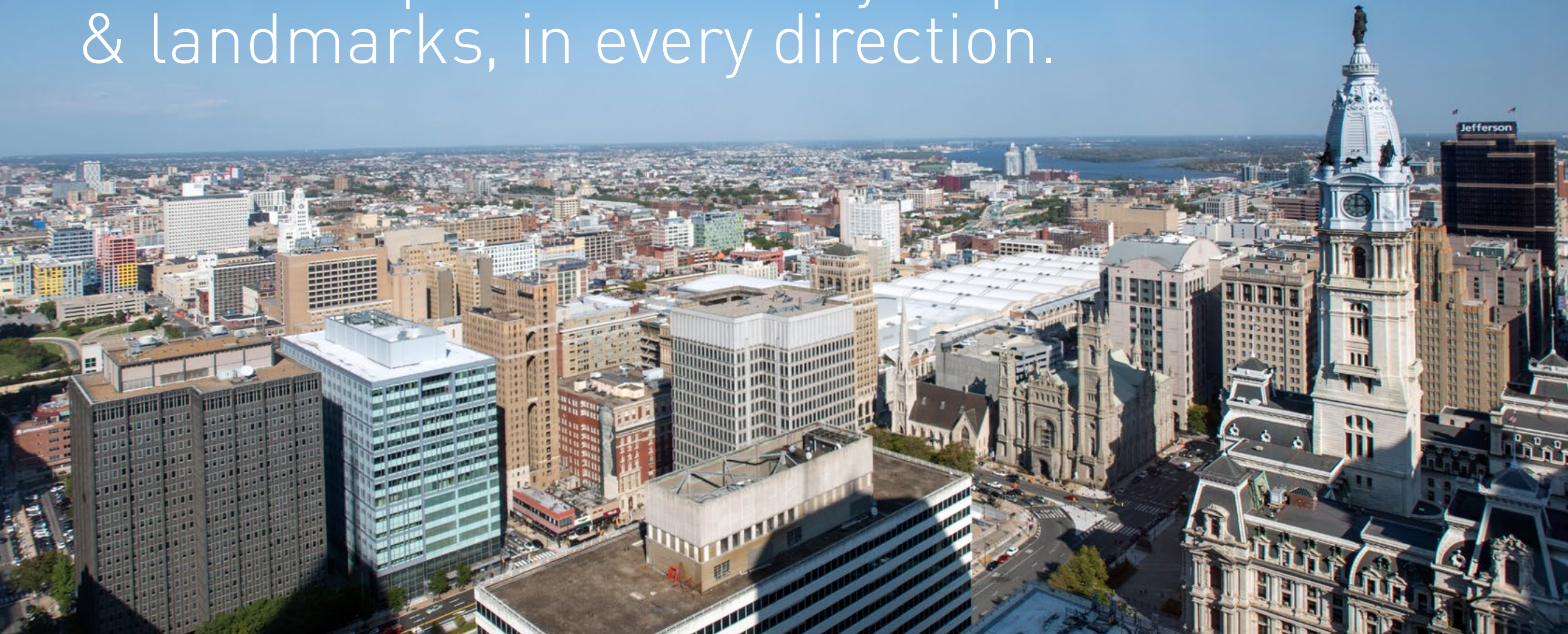
Temple University Center City

8

Rittenhouse Square

SWEEPING VIEWS

of Philadelphia's iconic cityscapes
& landmarks, in every direction.





Seven Tower Bridge Conshohocken, PA



161 Washington St. Conshohocken, PA

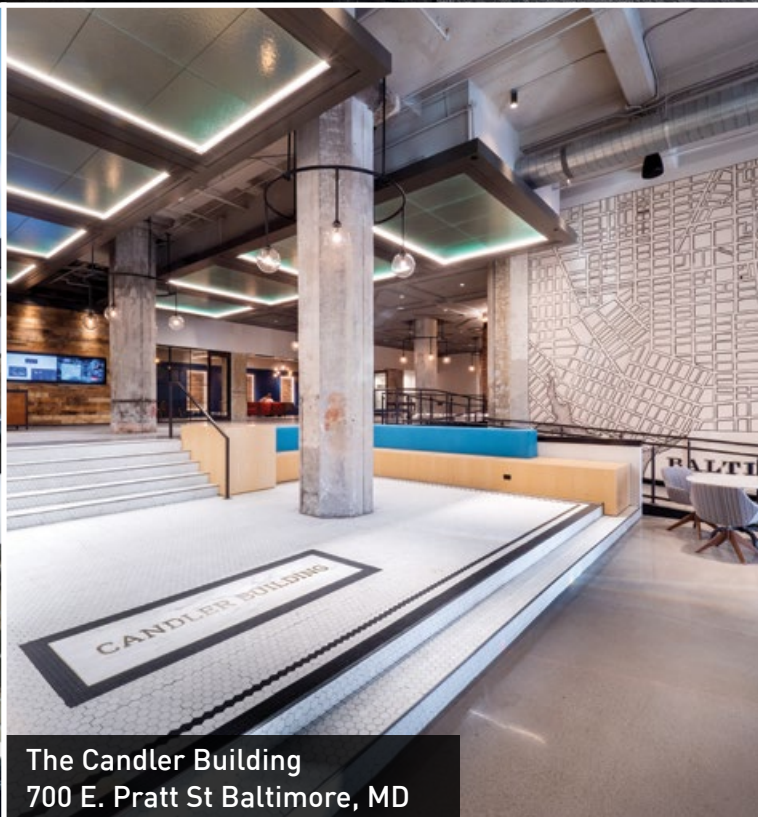
BEYOND THE EXPECTED

WE ARE CURATORS OF PLACE

AREP has redeveloped other impressive properties with inspired environments and experiences to create the places where people prosper. **Our success begins with yours.**



Rosslyn City Center Rosslyn, VA



The Candler Building
700 E. Pratt St Baltimore, MD

LEASING



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