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# TWO LOGAN SQUARE

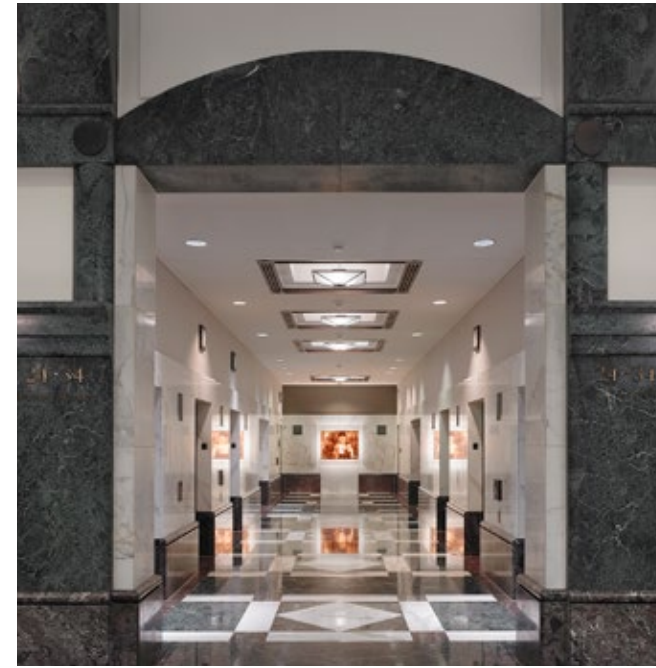
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Philadelphia, PA



## TWO LOGAN SQUARE

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
  - Fitwel Certified and Energy Star Rated
- 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
  - 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

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
  - 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
- City Tap House – elevated American gastropub
- Matt & Marie's Modern Italian Sandwiches
- Vernick Fish—1st floor of the Four Seasons Hotel

- Jean-Georges Philadelphia —60th floor of Four Seasons
- 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](mailto:Matthew.Croce@bdnreit.com)
- Austin Dunlap  
610.832.7432  
[Austin.Dunlap@bdnreit.com](mailto:Austin.Dunlap@bdnreit.com)

### Property Management:

- Don Haas | 215.587.0201  
[Don.Haas@bdnreit.com](mailto:Don.Haas@bdnreit.com)
- Laura Masapollo | 215.656.4464  
[Laura.Masapollo@bdnreit.com](mailto: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

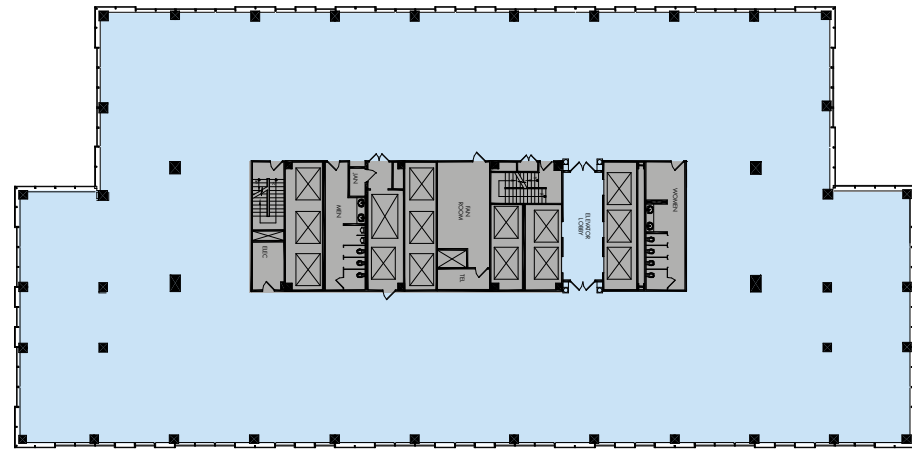
- **Electric:** PECO Energy
- **Gas:** Philadelphia Gas Works
- **Water & Sewer:** Philadelphia Water Revenue Department
- **Cable:** Comcast, Verizon FiOS
- **Phone:** Cypress Communications, AT&T, Verizon, Cogent, Level 3, XO Communications and Windstream Services Inc.

### Emergency Systems

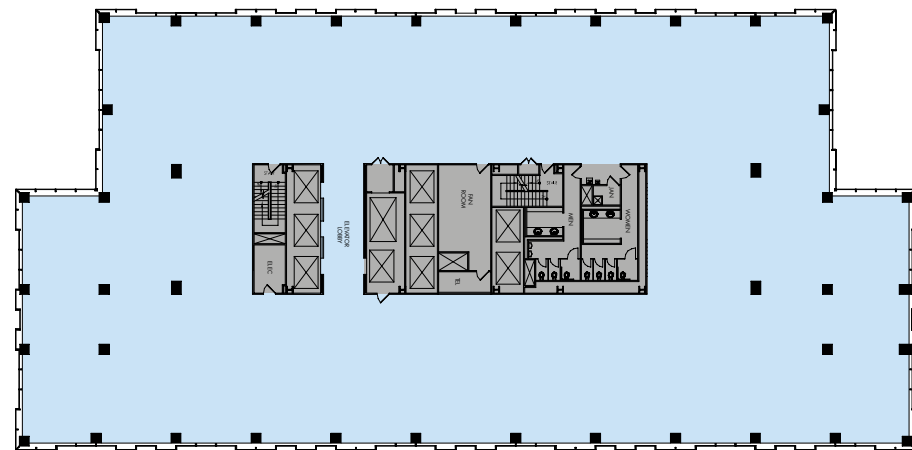
- **Backup Generator:** 1100 KW CAT diesel generator provides emergency power
- **Fire Systems:** each floor fully sprinklered; fully integrated smoke evacuation, fire annunciation and elevator recall systems monitored 24 hours through a Simplex 4100 system; horns/strobes located throughout common areas,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

# TYPICAL FLOOR PLATES

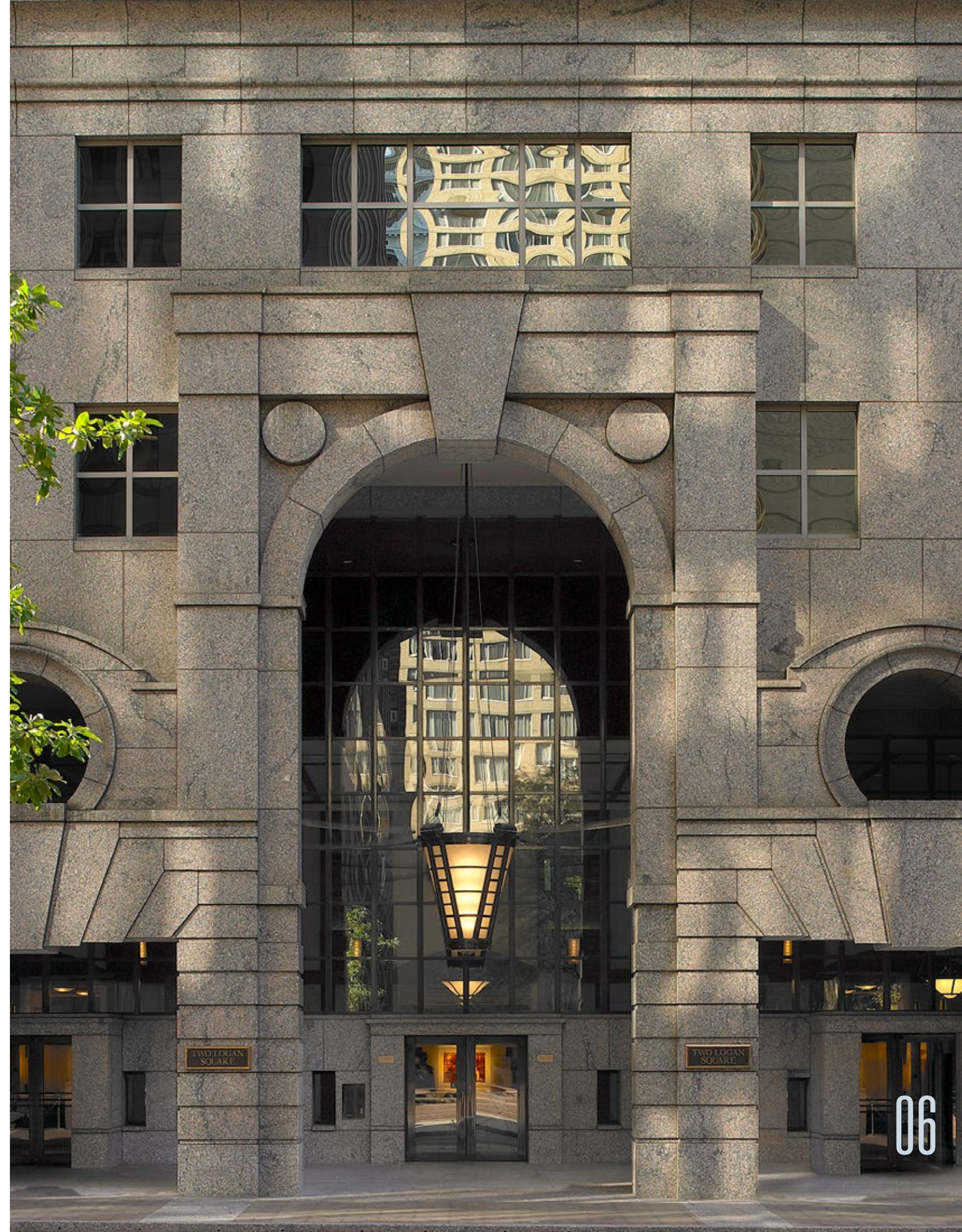
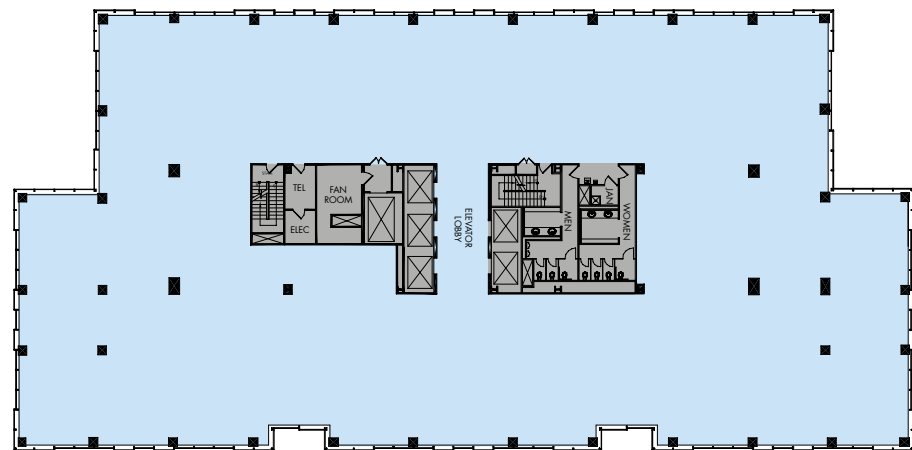
Typical Low-Rise (2-12)



Typical Mid-Rise (14-23)



Typical High-Rise (24-34)



# 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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