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# 1900 MARKET STREET

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Philadelphia, PA



Located at 19th and Market Streets, 1900 Market Street is a Class A office property in the heart of Philadelphia's Central Business District. Positioned within the city's premier corporate and institutional corridor, the building offers a highly accessible location surrounded by transit, dining, hospitality, and everyday conveniences.



## HIGHLIGHTS

- Owned, leased and managed by Brandywine Realty Trust
- 8-story, 456,922 SF office building
- 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, and Energy Star rated
- 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 19th & Market



## AMENITIES

- 24/7 security
- On-site property management team
- Executive parking garage with 18 spaces and direct access into building lobby
- 33,432 SF of high-end retail space including TD Bank
- WeWork – on-site flexible work spaces
- Full-service, on-site fitness facility; equipped with showers, lockers, steam rooms, a pro-shop and juice lounge

## ATRIUM

A striking multi-level atrium serves as a central gathering space at 1900 Market Street, offering an inviting, light-filled environment for tenants and visitors. Thoughtfully designed to support collaboration and informal meetings, the space provides a welcoming setting for both work and connection.

- Multi-level open atrium with abundant natural light
- Flexible lounge seating and collaboration areas
- Koi ponds, free-flowing waterfall, and fireplaces

## NEIGHBORHOOD

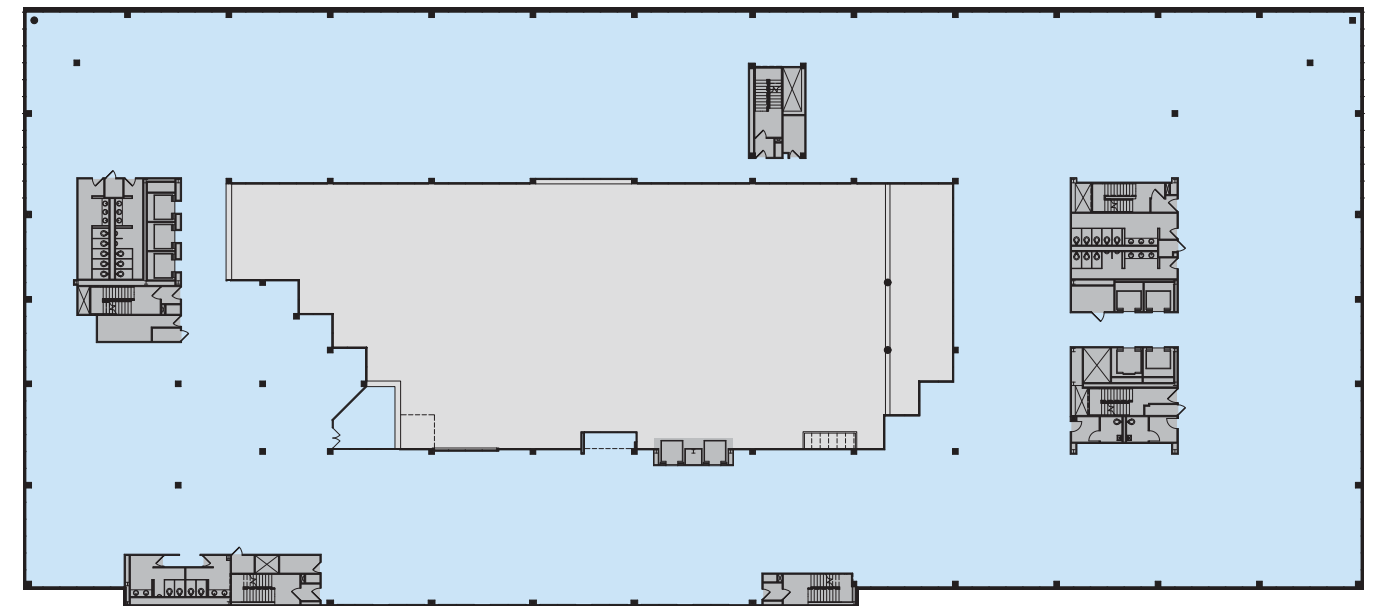
- Centrally located along West Market Street in the heart of the Central Business District
- Regional rail from Amtrak's 30th Street Station or SEPTA's Suburban Station
- Direct access to Trolley Line at 19th & Market Streets
- 2 blocks from Rittenhouse Square, the city's famed high-end restaurant and 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

# BUILDING SPECIFICATIONS

<b>GROSS SQUARE FEET:</b>	456,922 Rentable Square Feet
<b>ZONING:</b>	C-5 – Commercial
<b>TYPICAL FLOOR PLATE:</b>	57,000 SF
<b>FLOORS:</b>	Eight story office building with basement for mechanical equipment and storage
<b>GENERAL CONSTRUCTION:</b>	Structural Steel Frame with concrete panels and glass curtain walls
<b>WINDOWS:</b>	Double-pane Insulated glass window units
<b>FIRE PROTECTION SYSTEM:</b>	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
<b>FIRE ALARM PANEL:</b>	SDT Addressable Fire Alarm Panel, installed in 2006, monitored by a central station alarm company
<b>ELEVATORS:</b>	9 Houghton Geared Elevators serving floors 1-8, Modernization of the elevators completed in February 2013
<b>ROOF:</b>	Carlisle Syntec EPDM Rubber Roof installed in 1996 by Aetna Roofing Corporation
<b>BUILDING ACCESS:</b>	Card Access System
<b>GUARD SERVICES:</b>	24 Hour Security Guard Service
<b>BUILDING HOURS:</b>	24 Hours, 7 days a week
<b>SLAB-TO-SLAB HEIGHTS:</b>	Varies from 11' to 13'
<b>FINISHED CEILING HEIGHTS:</b>	Typical ceiling height 8'6" in Tenant Spaces
<b>BUILDING POWER:</b>	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
<b>BUILDING POWER:</b>	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

<b>HVAC HOURS:</b>	8:00 am to 6:00 pm
<b>HVAC SYSTEMS:</b>	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
<b>COOLING:</b>	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
<b>BUILDING AUTOMATION SYSTEM:</b>	BAS System connected to the HVAC Systems, gas fired boiler, exterior and interior atrium lighting, cooling tower and lower level water source heat pumps
<b>TELECOM PROVIDERS:</b>	AT&T, Comcast, Verizon, Level 3 Communications, MCI Metro Access
<b>BANK/ATM:</b>	TD Bank located on ground level retail
<b>ELECTRICITY:</b>	One main meter for the entire building; tenants are sub-metered
<b>LOADING DOCK:</b>	Loading Dock on the South Side of the building. There is no on-site parking.
<b>CERTIFICATIONS/AWARDS:</b>	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 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.



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