

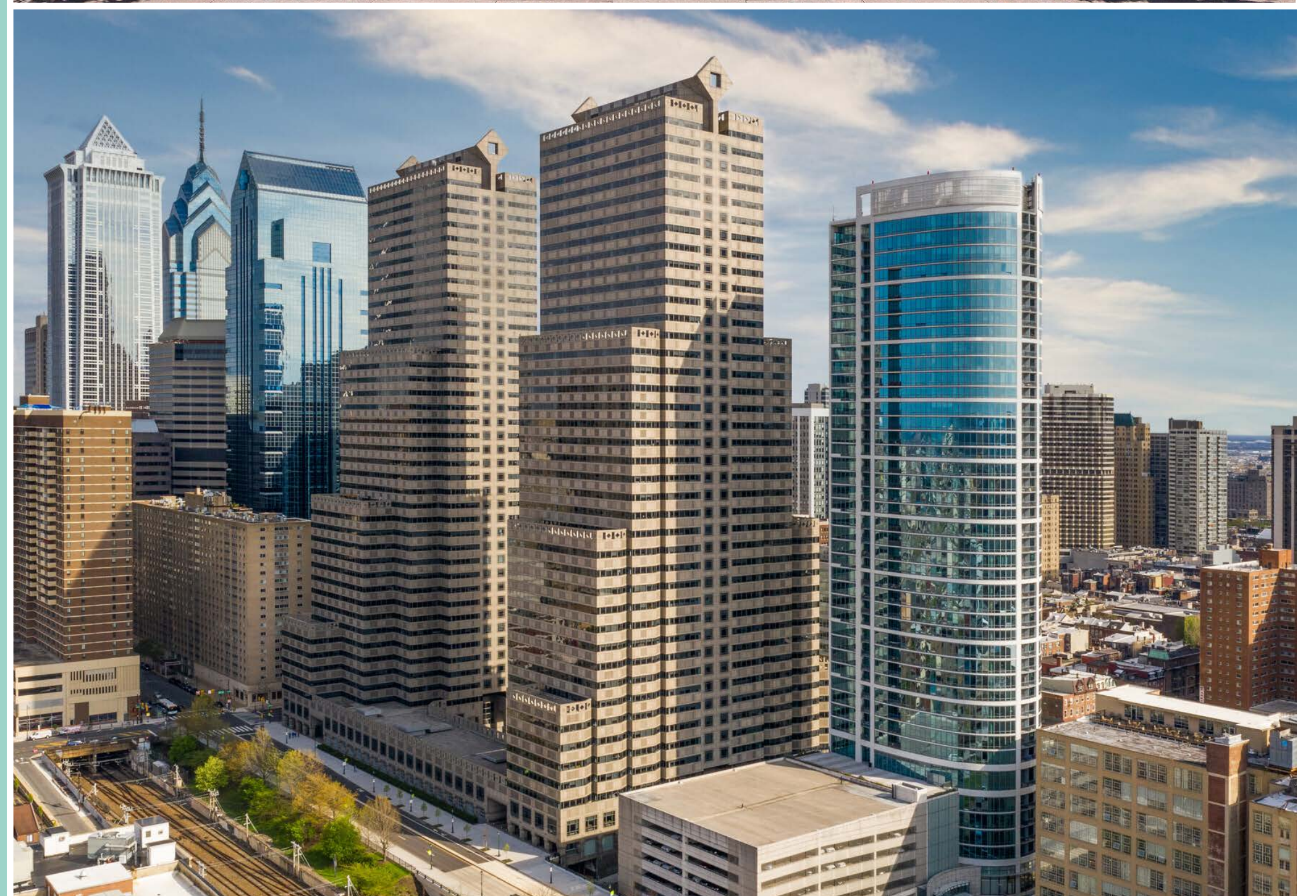
COMMERCE SQUARE

Philadelphia, PA



bring life to work at *Commerce Square*

We get you have high expectations for your neighborhood.
Here, you don't need to lower them to land your ideal workplace. By day it's a hub for commerce, and by night a host to countless shopping and entertainment hotspots, health & wellness brands, restaurants, coffee shops and bars.





One Commerce Square

Two, 41 Story, Trophy Class Office Tower

TOTAL SQUARE FEET

1,896,142 SF

SHARED INDOOR AMENITY SPACE

8,641 SF

SHARED OUTDOOR AMENITY SPACE

1 Acre Courtyard

TYPICAL FLOOR PLATE

14,600 SF - 33,500 SF

Spanning a full city block, these twin 41-story architectural icons epitomize innovation and timeless style. Here, over 2.1 million sq.ft. of premiere office space welcomes leaders and visionaries in Philadelphia's Central Business District.

2001-2005 MARKET ST. | PHILADELPHIA, PA





Two Commerce Square

Two, 41 Story, Trophy Class Office Tower

TOTAL SQUARE FEET

1,896,142 SF

SHARED INDOOR AMENITY SPACE

8,641 SF

SHARED OUTDOOR AMENITY SPACE

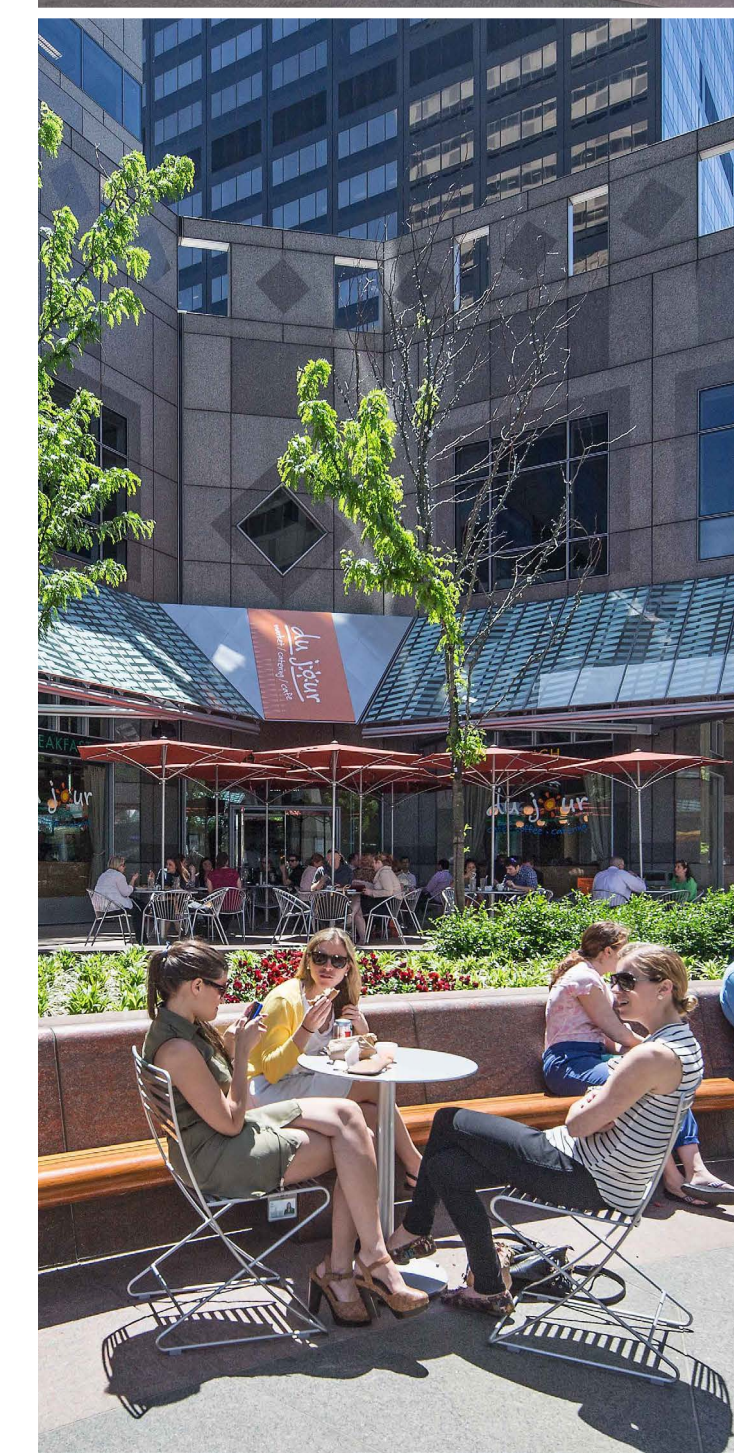
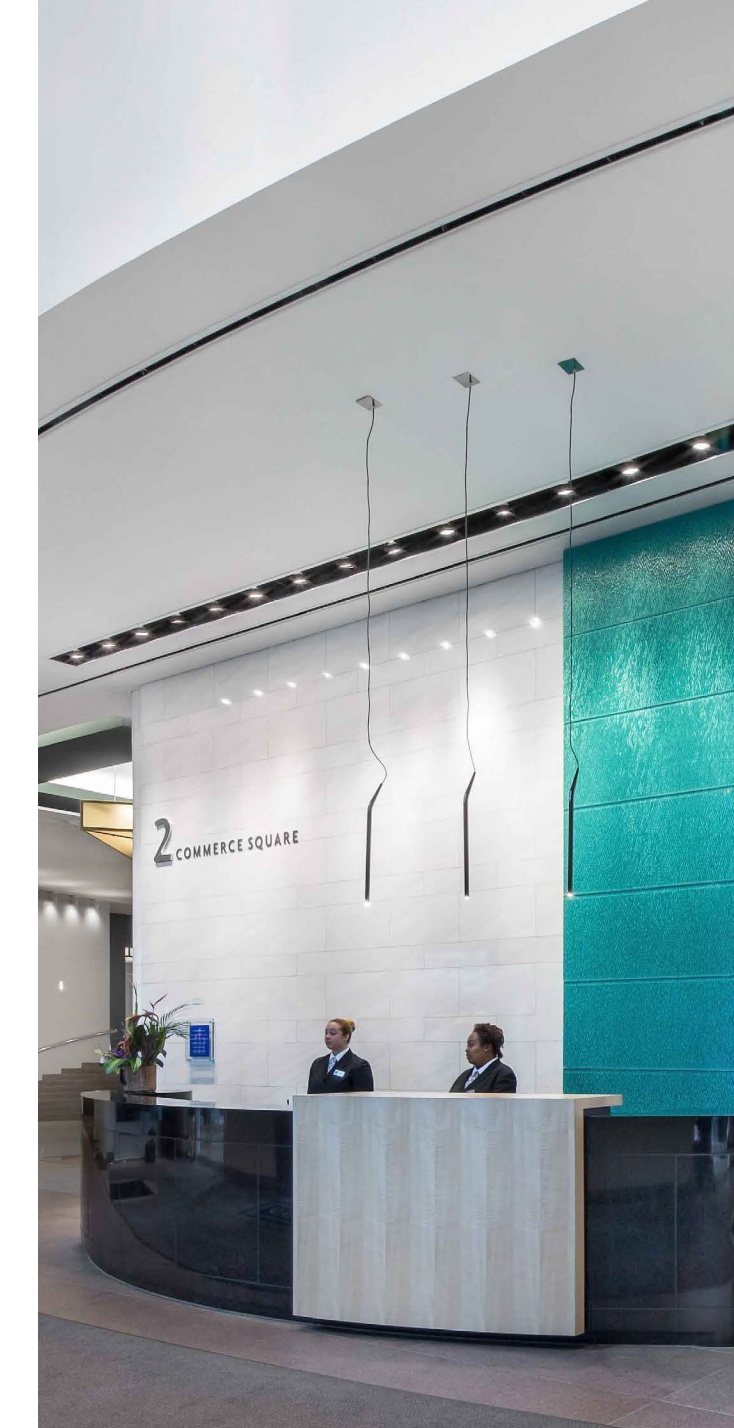
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TENANT AMENITIES

Elevate your 9-to-5

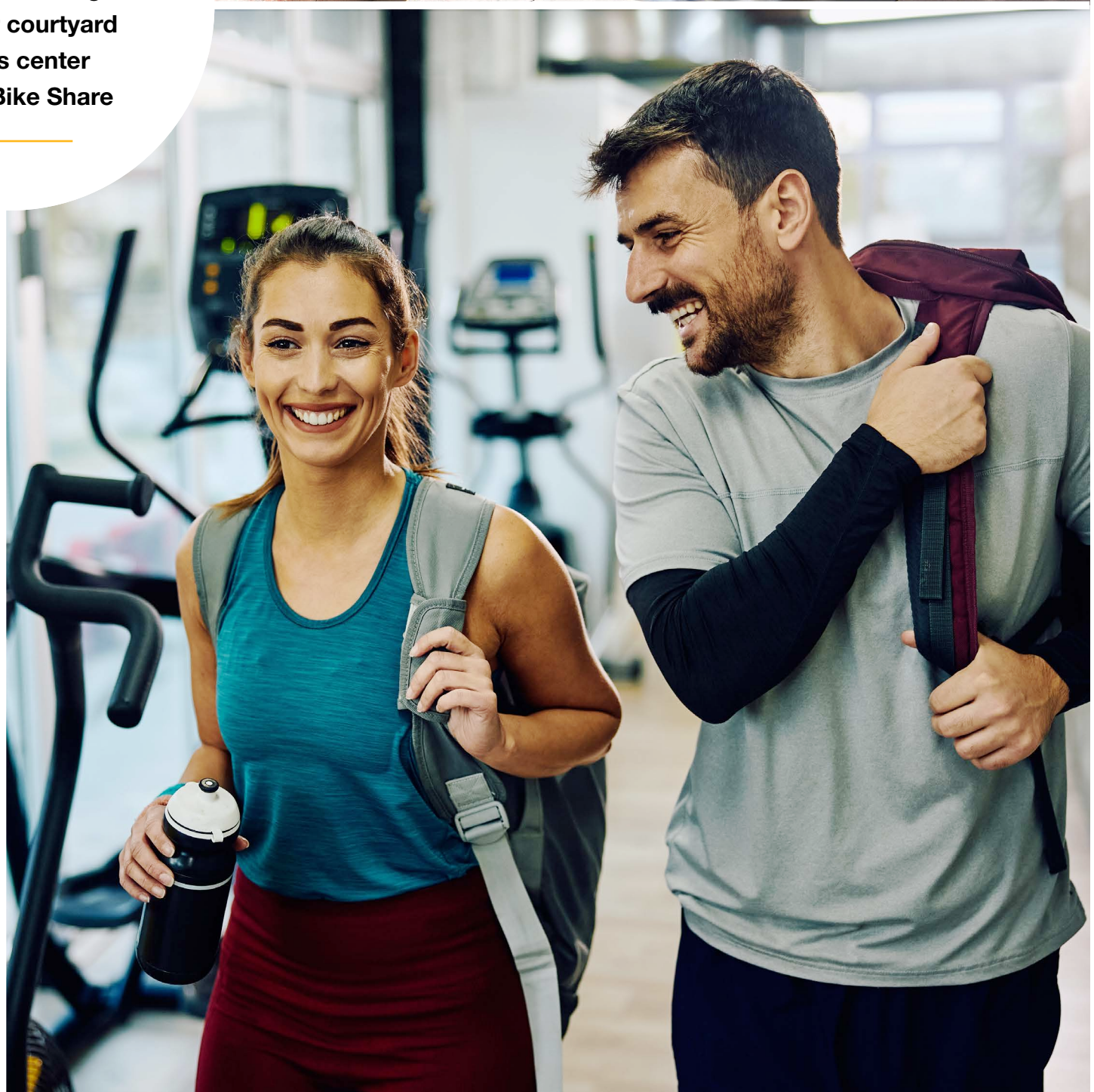
Commerce Square is a circuit connecting tenants with unparalleled views, best-in-class amenities, ample outdoor space, and dedicated wellness spaces. Whether you're looking to host lively company gatherings or find a quiet spot to focus, unbeatable amenity options are just steps from your desk.

- + BEX co-working space with a mix of private and open work areas
- + Conference facility operated by Convene, with priority-booking for tenants
- + Fitness Facility with Locker rooms, LifeFitness equipment and Peloton Bikes
- + Open-air courtyard featuring fountain, seating, and media wall
- + 525 garage parking spaces with covered spaces
- + Indego Bike Share station adjacent to the entrance on Market Street
- + Onsite restaurants and retail: Pagano's Market & Bar, DuJour Cafe, Wells Fargo, and Panache Hair Design



Clockwise from top left:

BEX co-working
Open-air courtyard
Fitness center
Indego Bike Share



TENANT AMENITIES

All-access *Amenities*

BEX, short for Brandywine Experience, offers elevated touchdown spaces including conference rooms, huddle rooms, and open collaboration areas. In addition to the location at Commerce Square, tenants have access to BEX locations throughout our portfolio including spaces in Tysons, VA and Radnor, PA

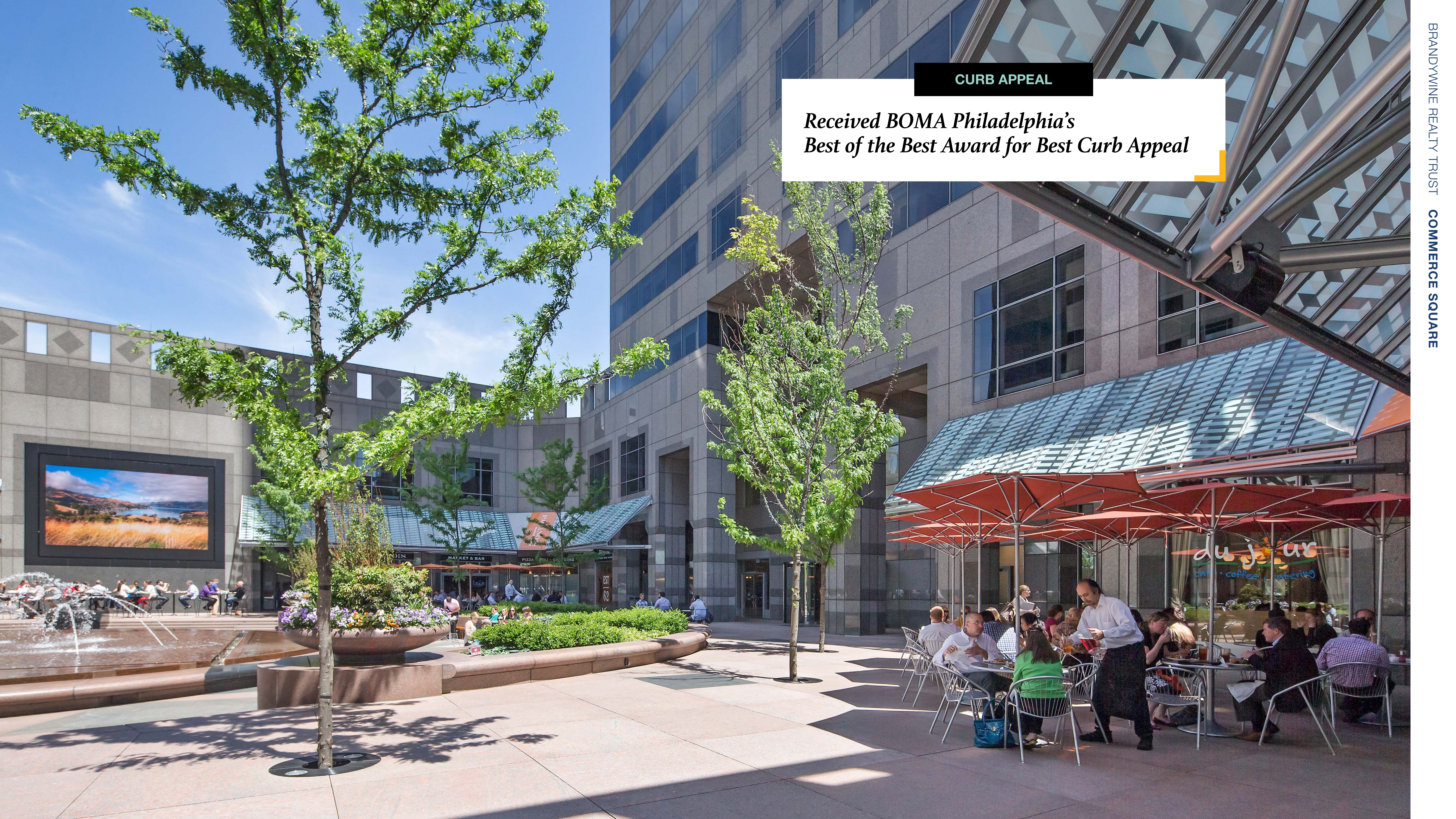


TENANT AMENITIES

Open-Air Courtyard

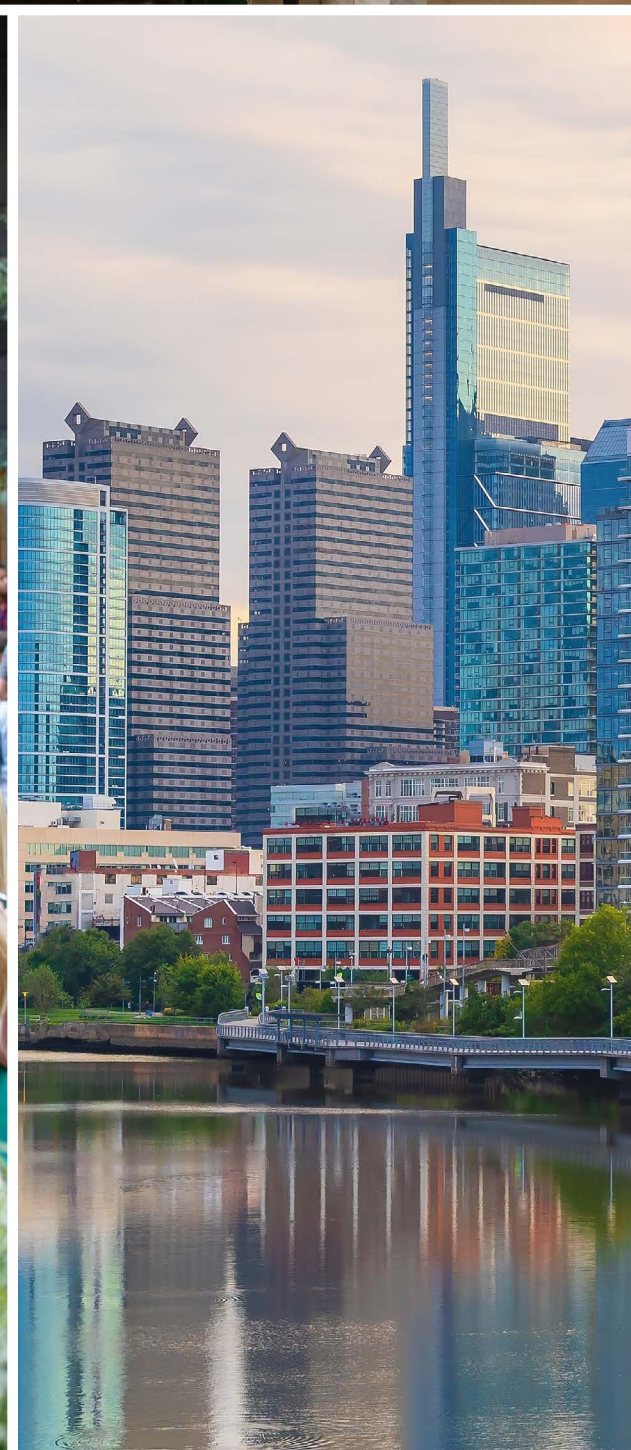
The **open-air courtyard** between One and Two Commerce Square offers employees a peaceful outdoor escape with lush greenery. It features a large media wall for entertainment and announcements and hosts year-round events like music showcases, tenant appreciation events, and charity fundraisers, and more.





CURB APPEAL

*Received BOMA Philadelphia's
Best of the Best Award for Best Curb Appeal*



Center City is *Shifting West*

At the intersection of culture and commerce, in Center City West, tenants enjoy access to the best dining, shopping, and hospitality in Philadelphia. Whether it's dinner at Jean-Georges or cocktails at Ranstead Room, it's everything you need, just steps from everything you want.

10

TOURIST ATTRACTIONS
& MUSEUMS

60+

RESTAURANTS IN THE
NEIGHBORHOOD

62

ACRES OF PUBLIC
GREENSPACE

NEIGHBORHOOD AMENITIES

grab a bite

- 1 block*
- Pagano's Market & Bar
 - Naf Naf Grill
 - Kook Burger & Grill
 - Nook Bakery & Coffee Bar
 - Jean-Georges Philadelphia
 - Vernick Fish
 - Skyhigh
 - Harper's Garden
- 5 blocks*
- The Ranstead Room

live your life

- 1 block*
- Solidcore
 - Four Seasons Hotel
 - F45 Training Center City
- 5 blocks*
- Barry's

Treat Yourself

- 1 block*
- Boyd's Philadelphia
 - BLO/OUT Blow Dry Bar
 - Shops at Liberty Place
 - Anthropologie
 - Tiffany & Co.
 - Warby Parker
- 5 blocks*
- Madewell



TRANSIT + ACCESS

Getting here is easy

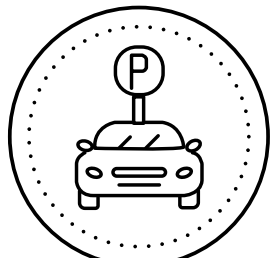
With easy access to public transportation, major highways, and ample covered parking, Commerce Square ensures seamless connectivity for commuters and visitors. Commerce Square is just half a mile from both 30th Street Station, which serves Amtrak and Regional Rail, and SEPTA's Suburban Station.



2min.
to I-676 and
Direct Access to I-76



2min.
Walk to nearby
transit stops



525
Covered parking
spaces at
Commerce Square



18min.
to Philadelphia
International Airport



A day at Commerce Square



MORNING COMMUTE

7:02 AM

*Walk to work from
30th Street Station in
under 7 minutes*



COFFEE MEETING

8:45 AM

*Kick-start your day
with a latte from
Du Jour Cafe*



BRAINSTORM SESSION

10:30 AM

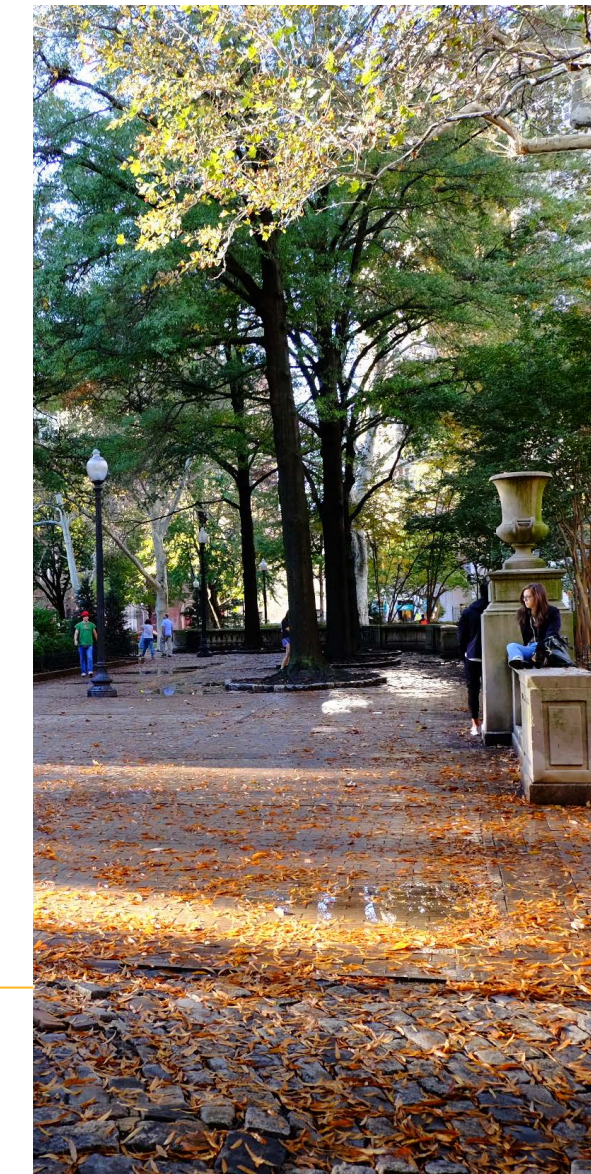
*Gather for
brainstorming in the
BEX huddle room*



POWER LUNCH

12:00 PM

*Grab a delicious
lunch to-go from
Naf Naf Grill.*



WALK & TALK

2:40 PM

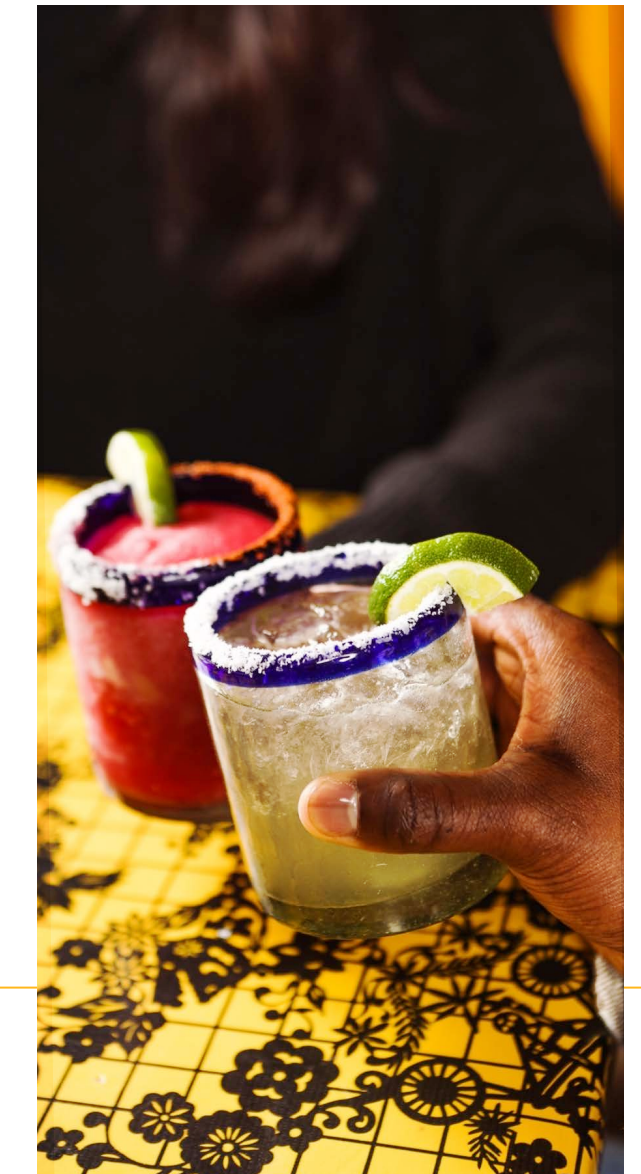
*Take a break and stretch
your legs around
Rittenhouse Square.*



TEAM MEETING

4:00 PM

*Host your team for a
meeting in Convene
event space*



TREAT YOURSELF

6:19 PM

*Unwind and meet
friends for dinner
and drinks at El Rey*



Healthy Building *Healthy You*

Commerce Square is designed with your wellness in mind, featuring the best in healthy building strategies including upgraded building and HVAC systems with MERV-13 filtration, optimized outdoor air intake, and systems running 24/7 to keep fresh air circulating. Commerce Square is LEED Silver, Fitwel, and Energy Star certified.

Commerce Square uses an average of 35% less energy than typical buildings and releases 35% less carbon dioxide into the atmosphere.

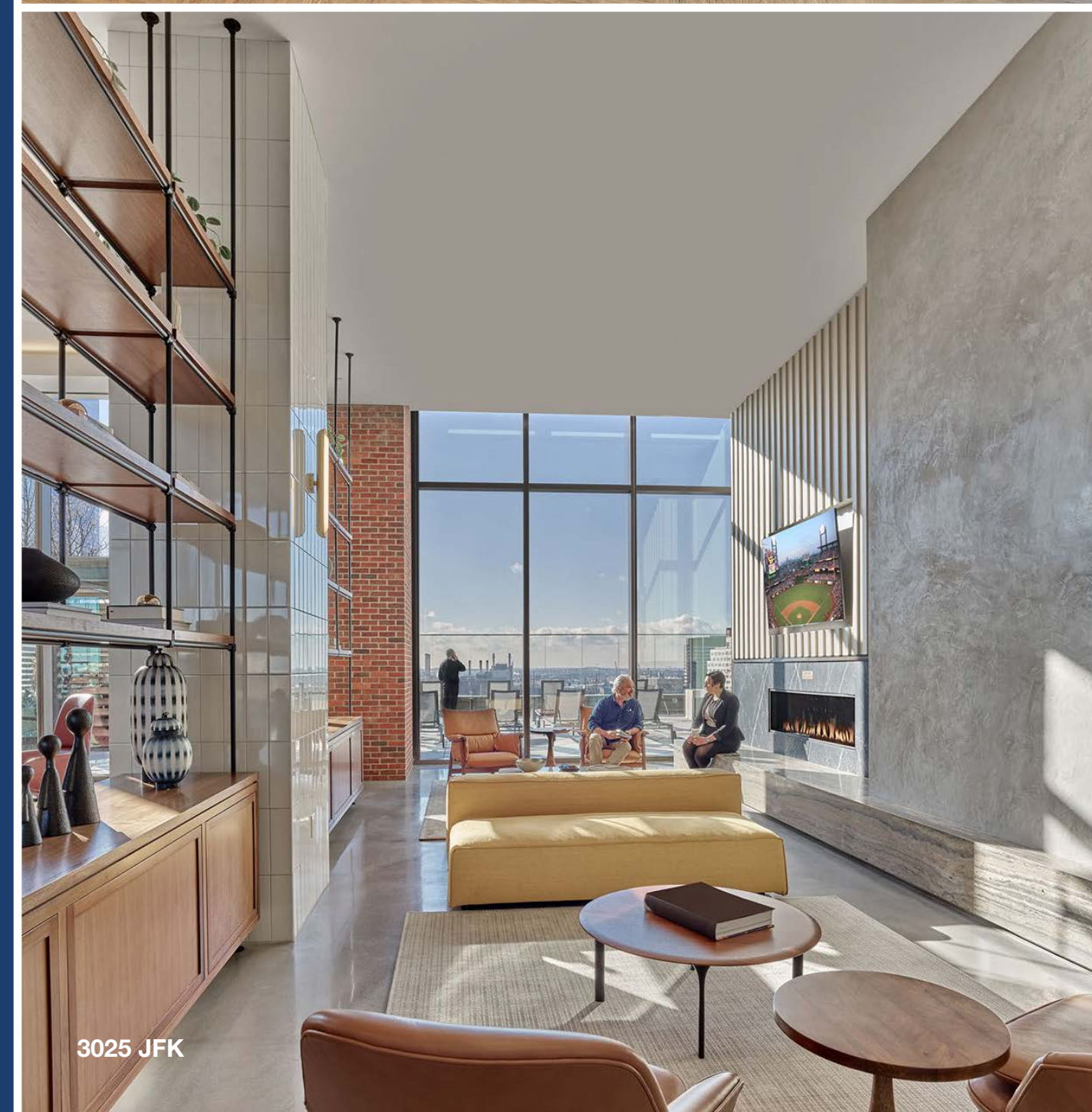
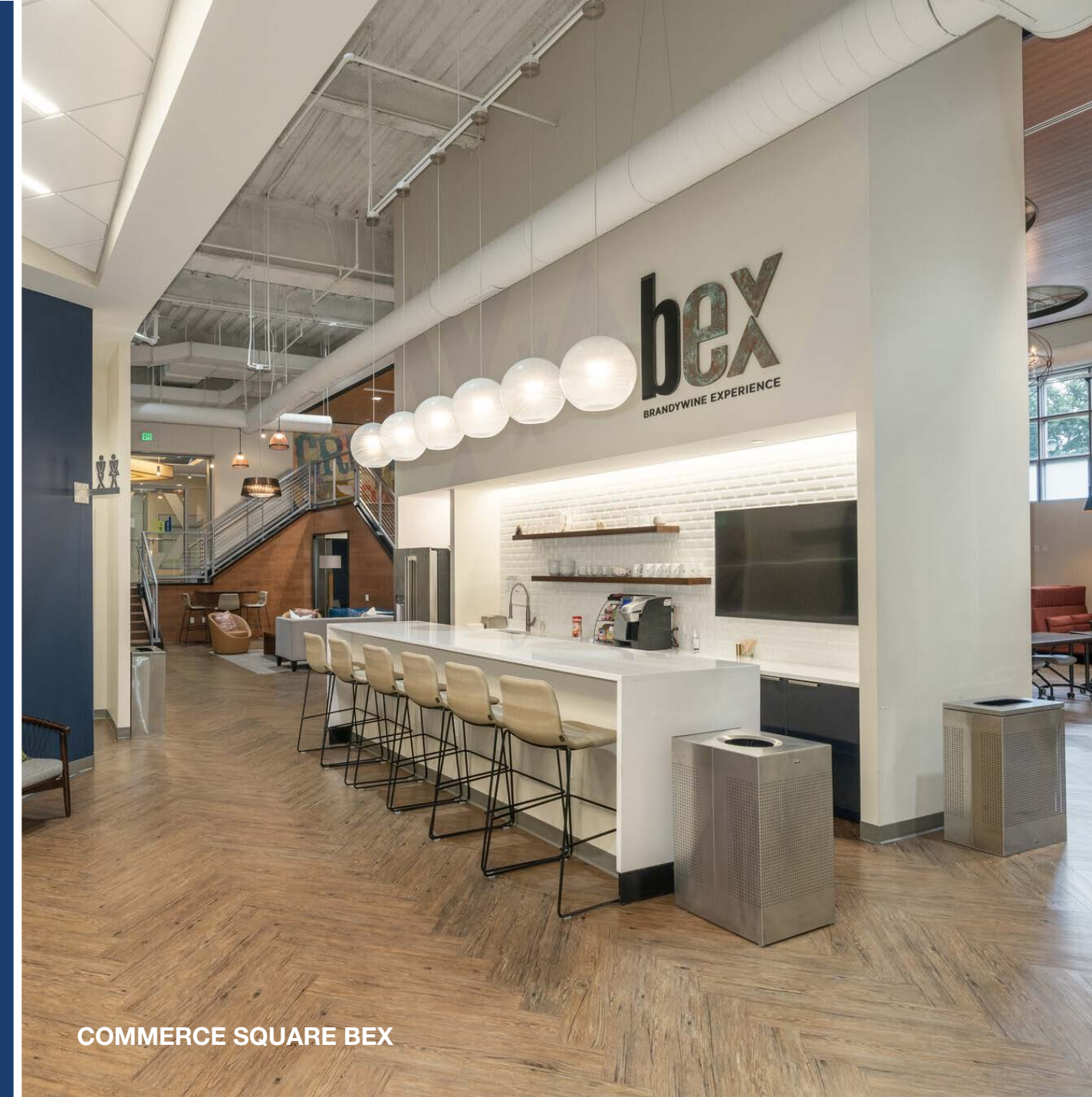


A BRANDYWINE WORKSPACE

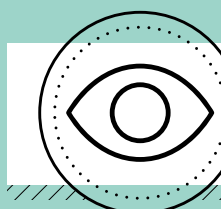
Where you work matters

At Brandywine, we understand that the right workspace can significantly enhance creativity, productivity, and overall well-being. That's why our buildings offer:

- + **Functional footprints**
- + **Surplus of natural light**
- + **Uncompromising building systems**
- + **Superior indoor air quality**



Choosing Brandywine means investing in a relationship with a stable, reliable landlord and a strong workplace partner. With the ability to fund Tenant Improvements (TI) and the support of our in-house design & construction experts, we're prepared and eager to manage the process of bringing your vision to life.



AVAILABILITIES



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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