



FREEDOM BUSINESS CENTER

King of Prussia, PA



Freedom Business Center *Work Without Limits*

Here, your workday is powered by state-of-the-art facilities and seamless connectivity, while your evenings are filled with the vibrant offerings of King of Prussia, from world-class shopping to dining and entertainment.

KING OF PRUSSIA, PA

Home to 5,027 companies and a workforce of 62,883, King of Prussia is the largest commercial center in the Philadelphia suburbs and the third largest employment hub in the region, making it a prime destination for businesses seeking growth and opportunity.





Four Building, Class A Office Park

TOTAL SQUARE FEET

368,244 SF

AVERAGE FLOORPLATE SIZE

20,000-23,500

SHARED AMENITY SPACE

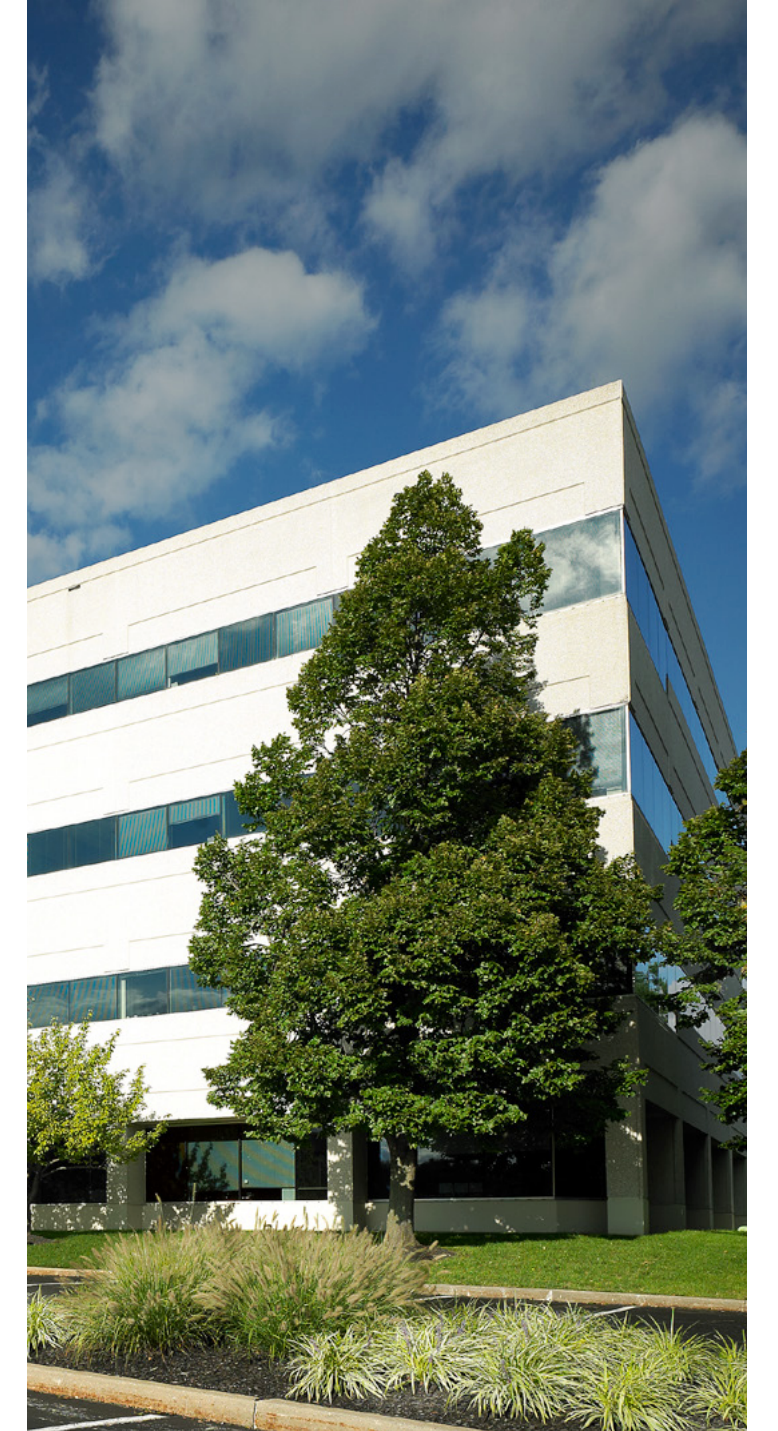
10,909 SF

BOMA TOBY AWARD

“Best Mid-rise
Office Building”

Nestled in a lush office park, this award-winning campus featuring open, light-filled lobbies and modern amenities to make your workday smoother, more enjoyable, and more productive. Recent upgrades enhance the workplace experience, making it a premier destination for innovation and success.

FREEDOM BUSINESS PARK | KING OF PRUSSIA, PA



TENANT AMENITIES

Clock-In to a World of Amenities

New and improved on-site amenities designed to enhance your workday and overall experience:

- + State-of-the-art fitness center with cardiovascular and weight training equipment, plus fully equipped locker rooms with showers and lockers
- + Flexible conference center that seats up to 60, with full AV and teleconferencing, perfect for bringing your team together
- + Full-service café with catering, outdoor seating areas primed for meetings, lunches, and social activities, all set within a picturesque park setting
- + Access to Bex: elevated touchdown spaces strategically located in Radnor, PA, and Commerce Square in downtown Philadelphia
- + Enhanced workplace experience with spectacular window lines and fiber optic connectivity
- + Ample covered and surface parking with a 4:1,000 ratio and electric charging stations
- + Monument signage opportunities



Clockwise from top left:
Fitness Center
Conference Room
On-Site Café
Outdoor Trail





explore, dine, unwind
right here

Located in one of the most sought-after micro-markets, Freedom Business Park offers a uniquely amenity-rich location. Replace the typical board meeting for swings at Top Golf with the team, or breeze through your to-do list with nearby shopping and conveniences, including the premier King of Prussia Mall and Town Center.



2.6k

HOTEL ROOMS

35

PARKS & OPEN SPACES

5.8M

SQ.FT. OF RETAIL

NEIGHBORHOOD AMENITIES

grab a bite

- Bonefish Grill
- Buffalo Wild Wings
- California Pizza Kitchen
- Chick-fil-A
- Chipotle Mexican Grill
- Chicken Guy
- District Taco
- Dunkin' Donuts
- Five Guys
- Fogo de Chao
- Honeygrow
- Morton's Steakhouse
- Nicoletta Pizzeria
- Perry's Pizza & Pasta
- Pizzeria Vetri
- Founding Farmers
- Shake Shack
- Starbucks



PLACES TO GO, THINGS TO DO

King of Prussia, the largest office market in suburban Philadelphia with 8.2 million sq.ft. of office space, offers exceptional access to talent, abundant amenities, and a pro-business environment.



stay the night

- Best Western
- Marriott
- Crowne Plaza
- Extended Stay America
- Fairfield Inn
- Hilton
- Hampton Inn

treat yourself

- Anthropologie
- Apple
- Banana Republic
- Bloomingdale's
- Dick's Sporting Goods
- Express
- Free People
- Gap
- Home Depot
- Walmart Supermarket
- Wegmans

TRANSIT + ACCESS

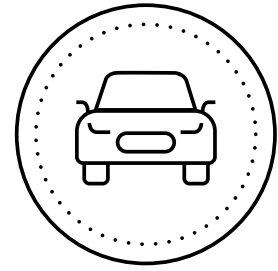
Getting here is easy

With direct access to major highways—Pennsylvania Turnpike (I-276), Schuylkill Expressway (I-76), Routes 422 and 202—business owners enjoy greater access to a larger talent pool. Employees benefit from faster, more manageable commutes from various locations.



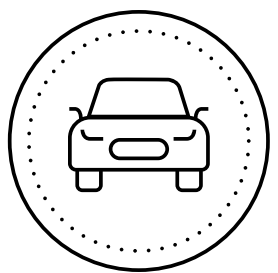
3min.

to King of Prussia
Town Center



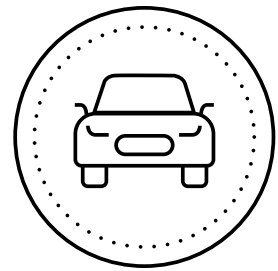
5min.

to King of Prussia Mall



25min.

to Downtown PHL



26mi.

to Philadelphia Airport



A day at Freedom Business Center



MORNING COMMUTE

8:00 AM

Arrive at Freedom Business Park with easy access and ample parking.



COFFEE MEETING

9:00 AM

Start your day with a coffee from the onsite café.



BRAINSTORM SESSION

11:00 AM

Collaborate in our tech-equipped conference rooms.



POWER LUNCH

12:00 PM

Enjoy a meal at KOP Town Center, just minutes away.



MID-DAY WORKOUT

2:00 PM

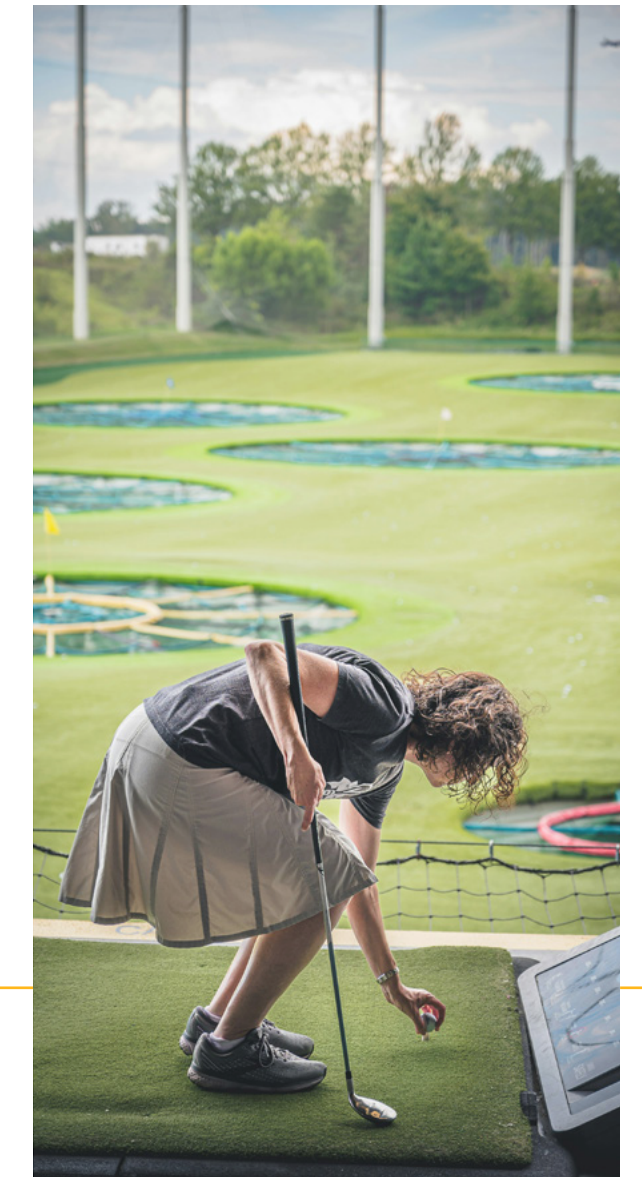
Hit the onsite fitness center for a quick workout.



SQUEEZE IN AN ERRAND

5:30 PM

Run a quick errand at the nearby shops and services.



TREAT YOURSELF

7:00 PM

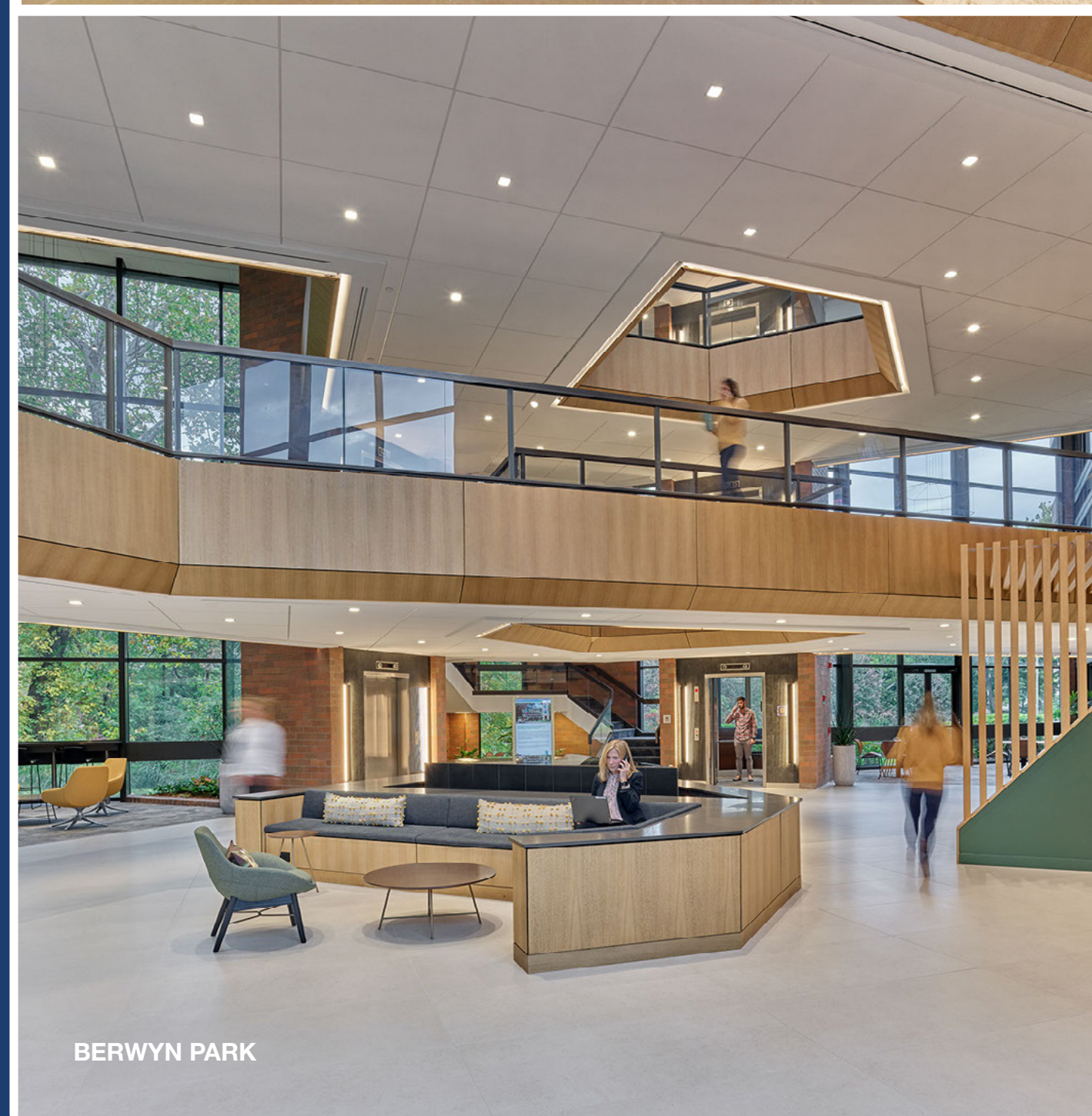
Unwind at Top Golf or explore KOP's nightlife.

A BRANDYWINE WORKSPACE

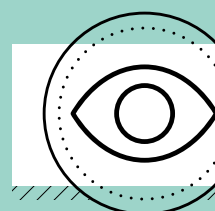
Where you work matters

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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