



LOGAN SQUARE

Philadelphia, PA



bring life to work at *Logan Square*

Within Philadelphia's cultural heartbeat, Logan Square's trio of Trophy Class office towers rise proudly, embodying the blend of professional ambition and creative energy that defines this iconic neighborhood. ***Our corner of the city offers a charm and character you won't find on Market Street, providing a refreshing mix of urban space and manicured outdoor space.***

TOP NEIGHBORHOOD

*Ranked in the top three neighborhoods for young professionals and celebrated as one of Philadelphia's finest and most picturesque areas, now is the time to anchor your business time to anchor your business **where talent naturally gravitates.***

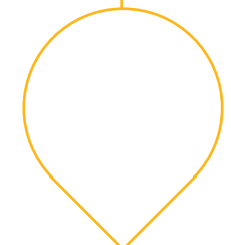




One Logan Square

30 Story, Tophy Class Office Tower

TOTAL SQUARE FEET	AVG. HISTORICAL OCCUPANCY
595,041 SF	96%
SHARED AMENITY SPACE	TYPICAL FLOOR PLATE
50,000 SF	20,000 SF



*At Logan Square, highly efficient floorplates and panoramic city views are just the beginning. Here, historical charm meets modern sophistication in this **30 story class-A building**, featuring polished flamed granite architecture that commands a prominent presence in the Philadelphia skyline.*

130 NORTH 18 STREET | PHILADELPHIA, PA





Two Logan Square

35 Story, Trophy Class Office Tower

TOTAL SQUARE FEET

708,800 SF

AVG. HISTORICAL OCCUPANCY

94%

SHARED AMENITY SPACE

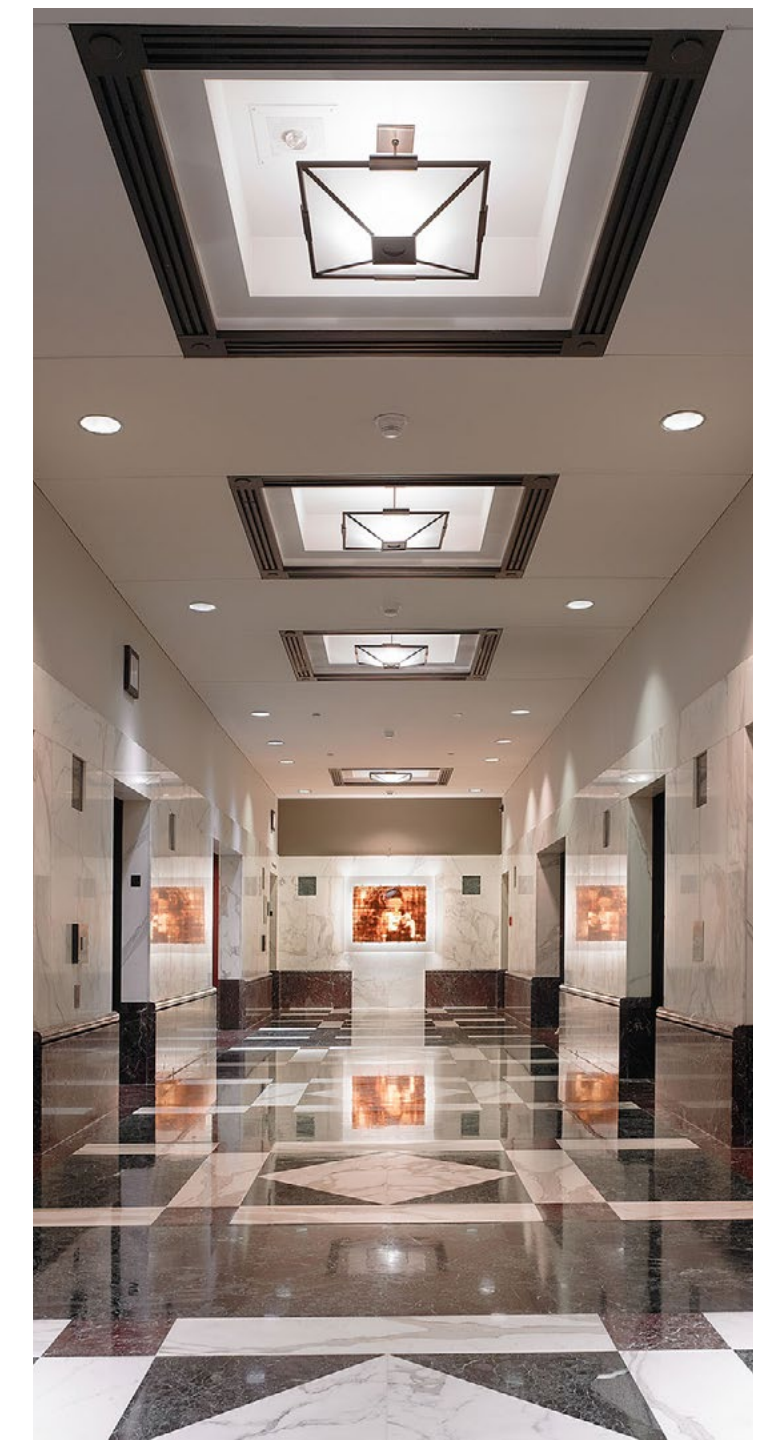
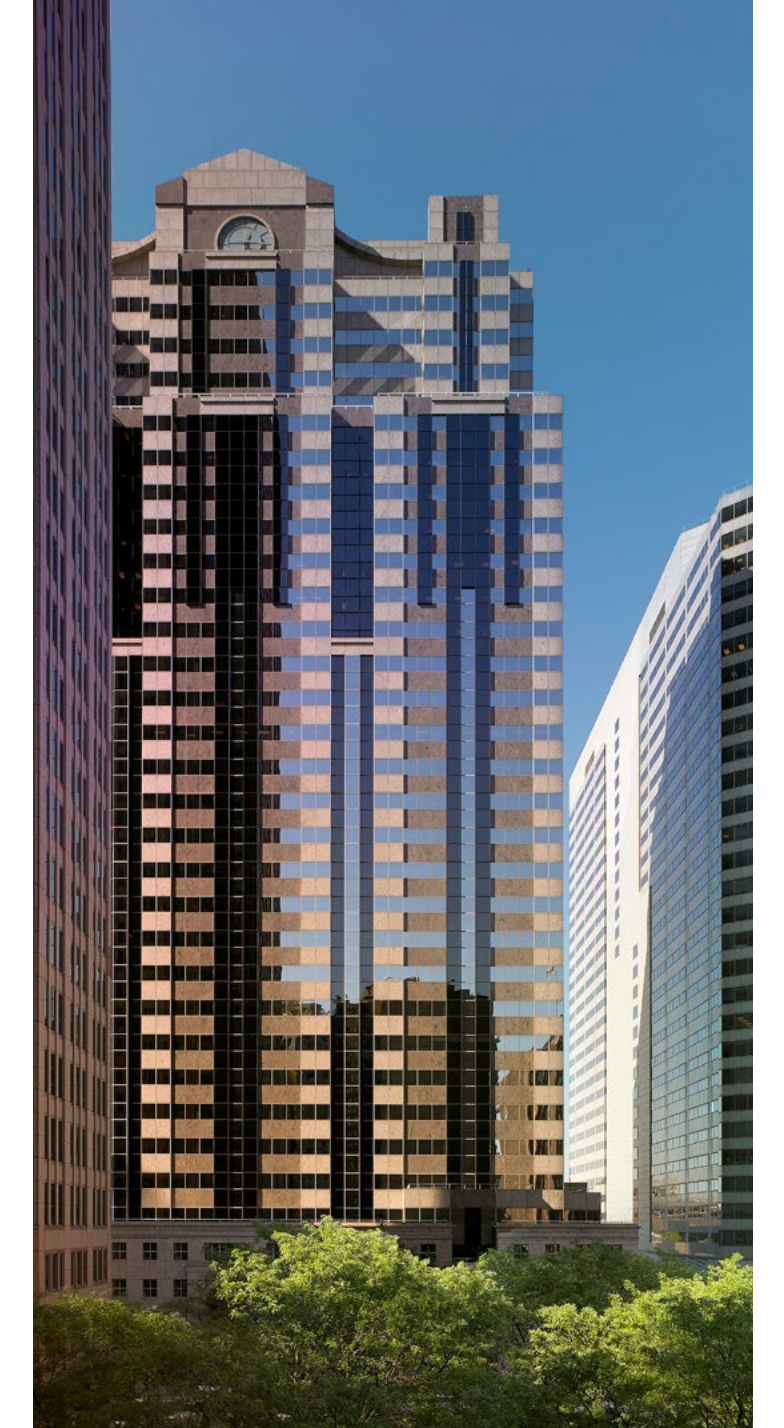
50,000 SF

TYPICAL FLOOR PLATE

21,000 SF

*At Logan Square, highly efficient floorplates and panoramic city views are just the beginning. Here, historical charm meets modern sophistication in this **35 story class-A building**, featuring polished flamed granite architecture that commands a prominent presence in the Philadelphia skyline.*

100 NORTH 18 STREET | PHILADELPHIA, PA





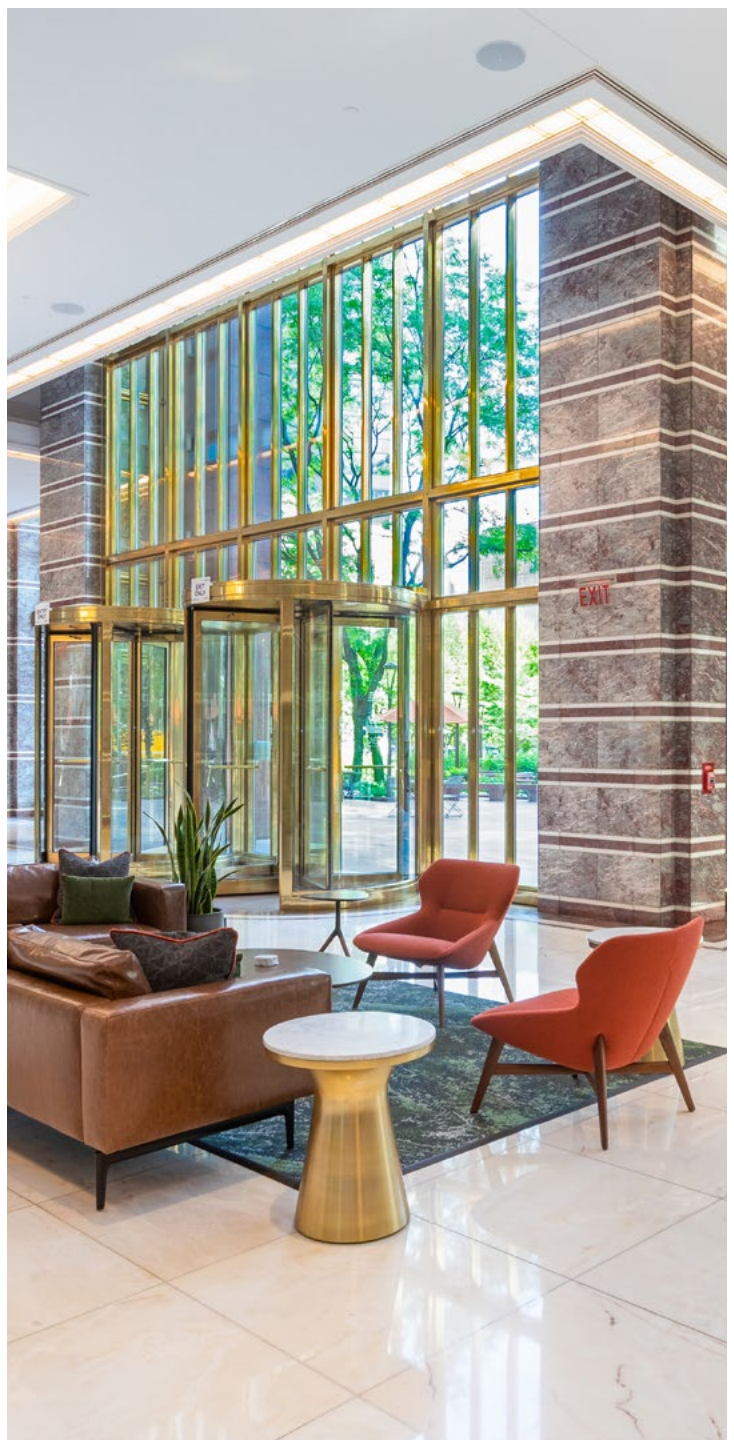
Three Logan Square

51 Story, Trophy Class Office Tower

TOTAL SQUARE FEET	AVG. HISTORICAL OCCUPANCY
942,866 SF	95%
SHARED AMENITY SPACE	TYPICAL FLOOR PLATE
50,000 SF	22,000 SF

*At Logan Square, highly efficient floorplates and panoramic city views are just the beginning. Here, historical charm meets modern sophistication in this **51 story class-A building**, featuring red granite architecture that commands a prominent presence in the Philadelphia skyline.*

1717 ARCH STREET | PHILADELPHIA, PA

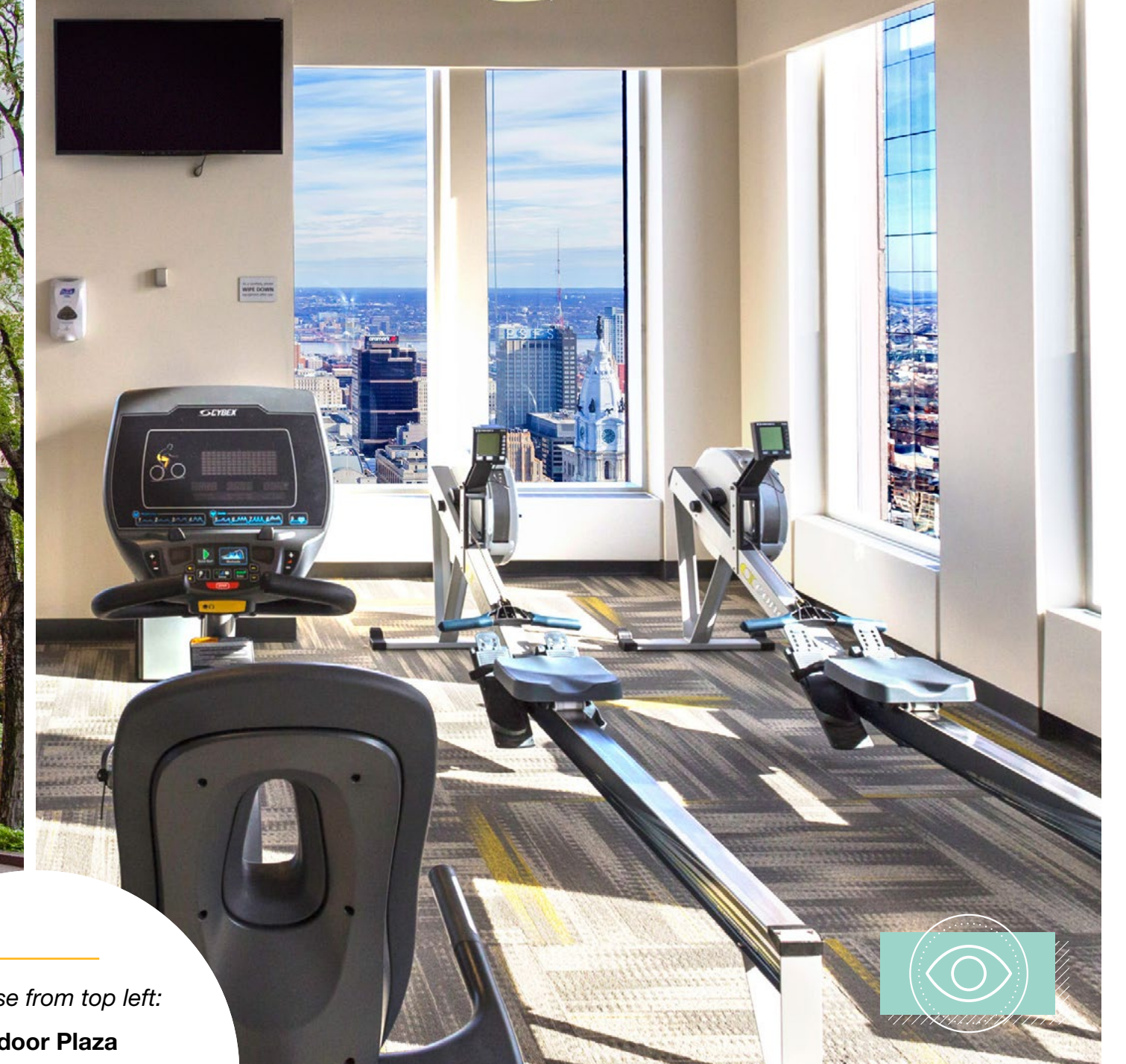


TENANT AMENITIES

Clock-In to a World of Amenities

At Logan Square, your 9-to-5 goes beyond office space. Enjoy best-in-class amenities amidst Philly's cultural and business hub, making each workday exceptional. Host a meeting in the conference center, exercise in the fitness center, or unwind with live music outdoors over coffee, all with the cityscape as your motivating backdrop.

- + Outdoor plaza with fountain, greenery, and seating, featuring live music in spring and summer.
- + Cafe & Lounge featuring cozy seating, TVs, billiards, coffee, and fresh bites.
- + On-site dining options offering diverse food and catering choices.
- + Distinguished building lobbies with touchdown spaces and high-end finishes.
- + Fitness center on 49th floor with premium-equipment, exercise classes, & personal training options.
- + Security desk manned 24/7, with a visitor sign-in desk and mail facilities.
- + Covered parking: 1,000 spaces with direct access and parking staff.
- + Bike parking with 50 racks, swipe card access, and bike maintenance station.



Clockwise from top left:

Outdoor Plaza
Fitness Center
On-site Dining
Cycle Center

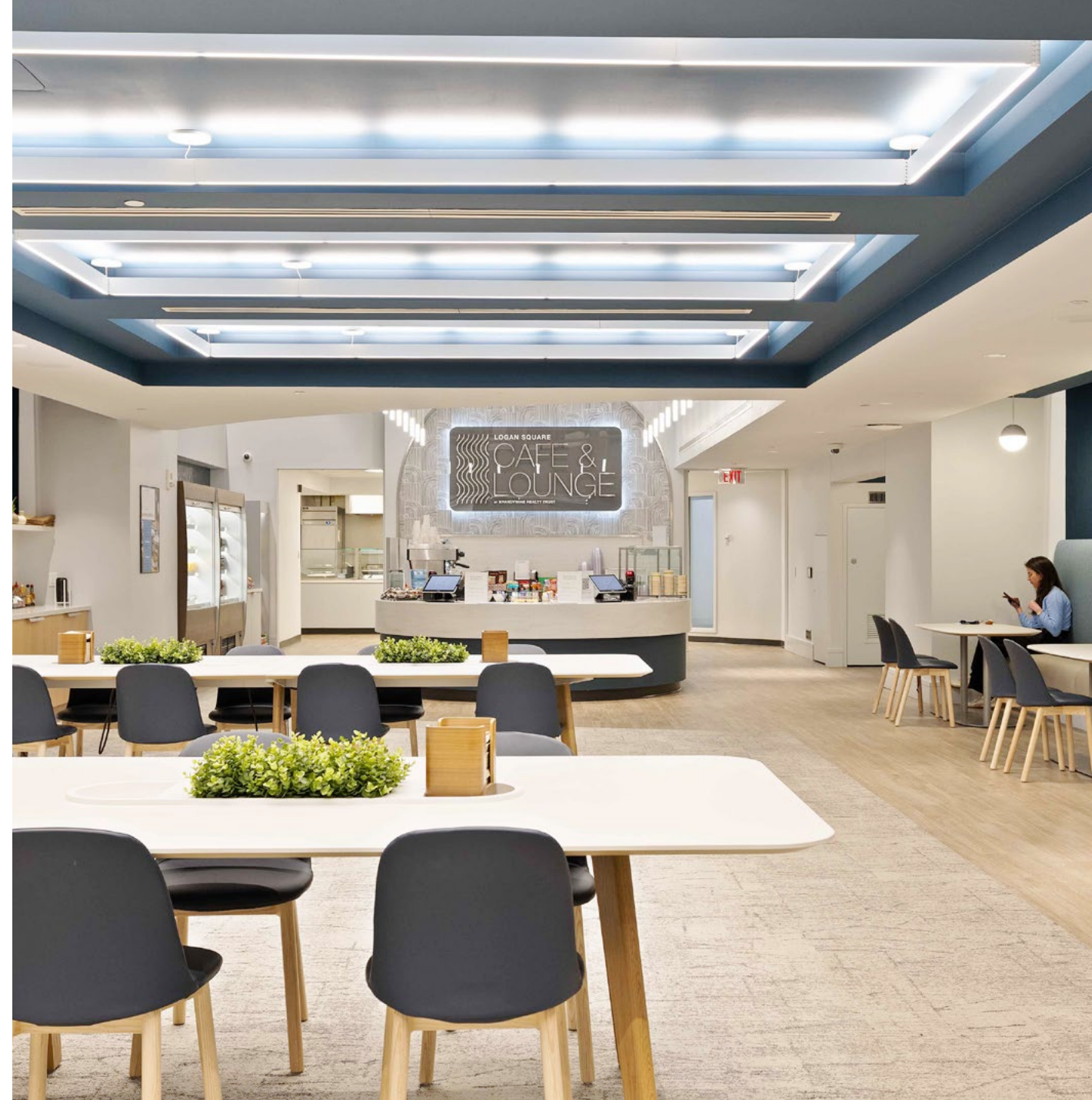


TENANT AMENITIES

Relax, Refuel, and Recharge

The Logan Square Café & Lounge is a 6,000 SF destination for connection and community. It's the perfect place to plug in, meet up, or switch up your routine. Whether you're catching up over coffee, enjoying a made-to-order lunch, or unwinding with a game of billiards, this space offers the ideal setting within Logan Square's vibrant campus.

- + Tenant-exclusive amenity with 24/7 access
- + Made-to-order and grab-and-go breakfast and lunch options
- + On-site barista serving fresh coffee and espresso drinks
- + WiFi lounge with soft seating and a billiards room on the mezzanine
- + A mix of seating, TVs, and charging stations for work or relaxation
- + Mobile ordering, delivery, and pickup points throughout the complex



VIRTUAL TOUR

TENANT AMENITIES

meet in *style*

Sky-High Conferencing on the 26th floor boasts stunning views and modern design. It accommodates 88 standing or 44 seated guests, with high-top tables for breakout sessions. Equipped with a speaker's podium, huddle room, video conference gear, three high-definition projectors, built-in audio conferencing, and a catering pantry.



VUE on 50, situated atop the 50th floor of Three Logan Square, showcases panoramic views of Center City Philadelphia. With newly renovated 10,000 sq.ft., 20-foot ceilings, and flexible arrangements, it's ideal for hosting team events or impressing clients, day or night.





Feast on variety at our on-site *dining spots*:

- + **City Tap House:** Craft beer-focused elevated American pub
- + **Matt & Marie's:** Modern Italian sandwich experience
- + **Bluestone Lane:** Transform your day with the perfect cup
- + **Gouldsburgers:** Burgers, cheesesteaks, and catering services
- + **Starbucks:** Coffeehouse with crafted beverages and pastries
- + **Logan Square Cafe & Lounge:** Made-to-order and grab & go



TENANT AMENITIES

tee off at *Logan Square*

Five Iron Golf brings the ultimate golf and entertainment experience to Three Logan Square. Tenants can enjoy exclusive discounts, join leagues, and gather their team for the perfect post-work playground—just an elevator ride away.





explore, dine, unwind *right here*

Situated at the intersection of Philadelphia's major business and cultural districts, Logan Square is Philadelphia at its best. Tenants are just a short walk from premier dining, world-class museums, and gorgeous greenspaces.

10

TOURIST ATTRACTIONS
& MUSEUMS

60+

RESTAURANTS IN
THE NEIGHBORHOOD

62

ACRES OF PUBLIC
GREENSPACE

NEIGHBORHOOD AMENITIES

grab a bite

- 1 block
 - Jean-Georges
 - Skyhigh
 - Vernick Fish
 - The Concourse at Comcast Center
 - Urban Farmer
 - Assembly Rooftop Lounge
 - Federal Donuts
 - Victory Brewing Company
- 3 blocks
 - The Mulberry

live your life

- 1 block
 - The Logan Hotel
 - Four Seasons Hotel
 - City Fitness
- 3 blocks
 - Drybar

explore the great outdoors

- 1 block
 - Logan Circle
 - Swann Memorial Fountain
 - Sister Cities Park
 - Three Logan Plaza
 - Cret Park
 - JFK Plaza (Love Park)
- 5 blocks
 - Rittenhouse Square



TRANSIT + ACCESS

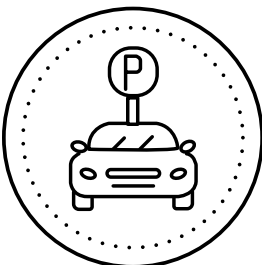
Getting here is easy

Located immediately off the Benjamin Franklin Parkway and steps from Suburban Station, Logan Square ensures seamless connectivity for commuters and visitors, no matter how they choose to get here.



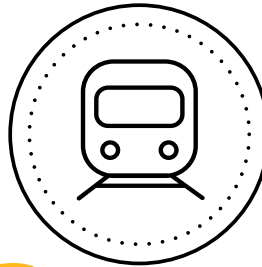
2min.

to I-676 and
Direct Access to I-76



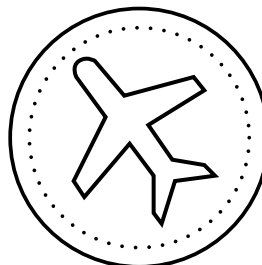
1,000

Parking spaces in the
neighborhood



2min.

Walk to nearby
transit stops



18min.

to Philadelphia
International Airport



Recognized as the city's fastest-growing neighborhood by Center City District. It's no surprise that Logan Square has become the top choice for businesses, attracting anchor institutions and startups alike.



*Learn More About
Businesses Choosing Philly*

A day at Logan Square



MORNING COMMUTE

7:00 AM

*Walk to work from
Suburban Station in
under 3-minutes*



COFFEE MEETING

8:45 AM

*Kick-start your day
with a latte from
Bluestone Lane*



BRAINSTORM SESSION

10:30 AM

*Gather for
brainstorming in Three
Logan Square's lobby*



POWER LUNCH

12:00 PM

*Secure a to-go lunch
from Logan Square
Cafe & Lounge*



MID-DAY WORKOUT

2:45 PM

*Squeeze in a quick
workout at the on-site
fitness center*



TEAM MEETING

4:00 PM

*Host your team for
a meeting in the
conference center*



TREAT YOURSELF

6:20 PM

*Unwind with friends
and catch the game at
City Tap House*

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



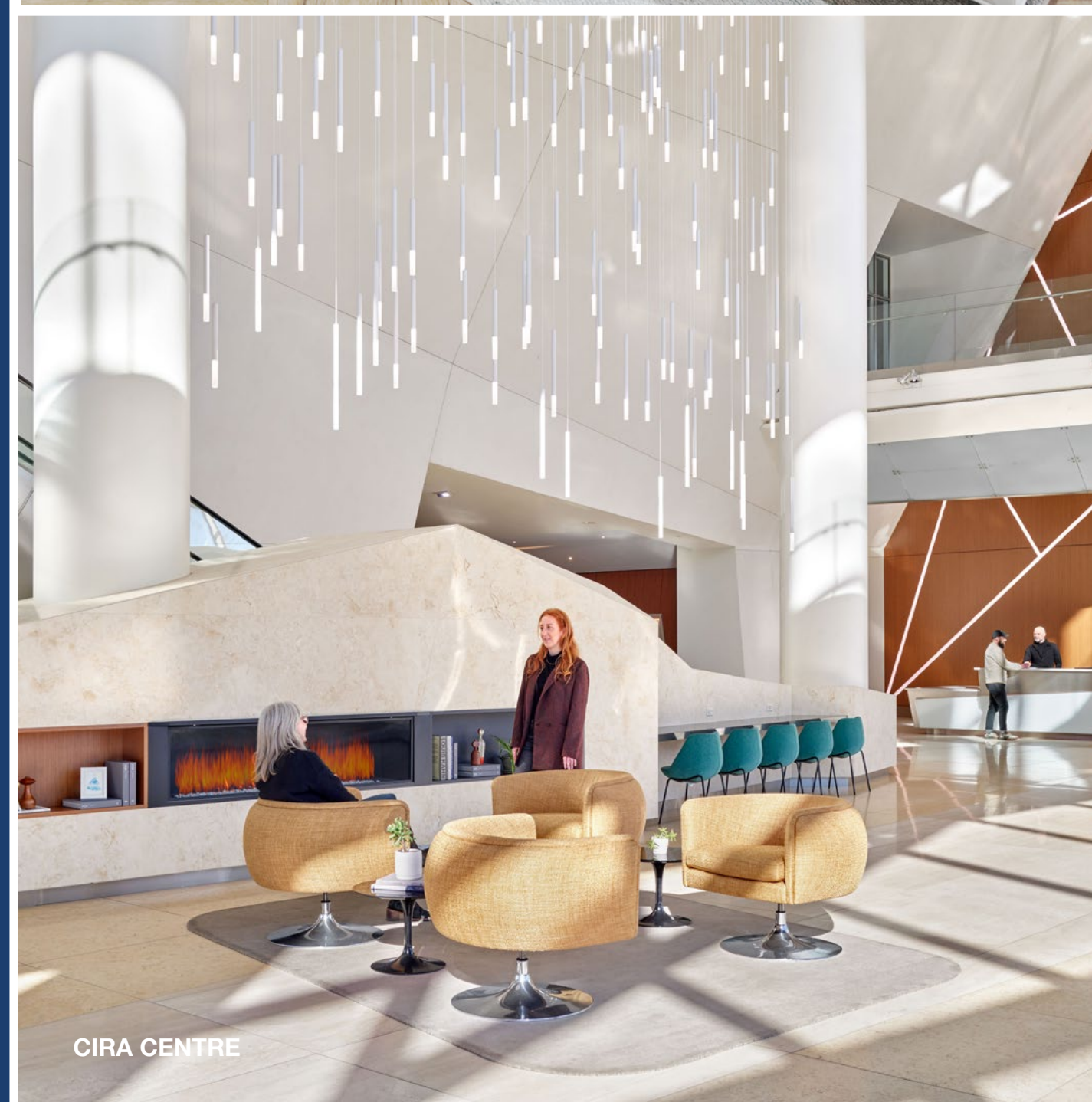
BUILDING INFO



ONE COMMERCE SQUARE



3025 JFK



CIRA CENTRE

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, 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.



for leasing:

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