



# 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

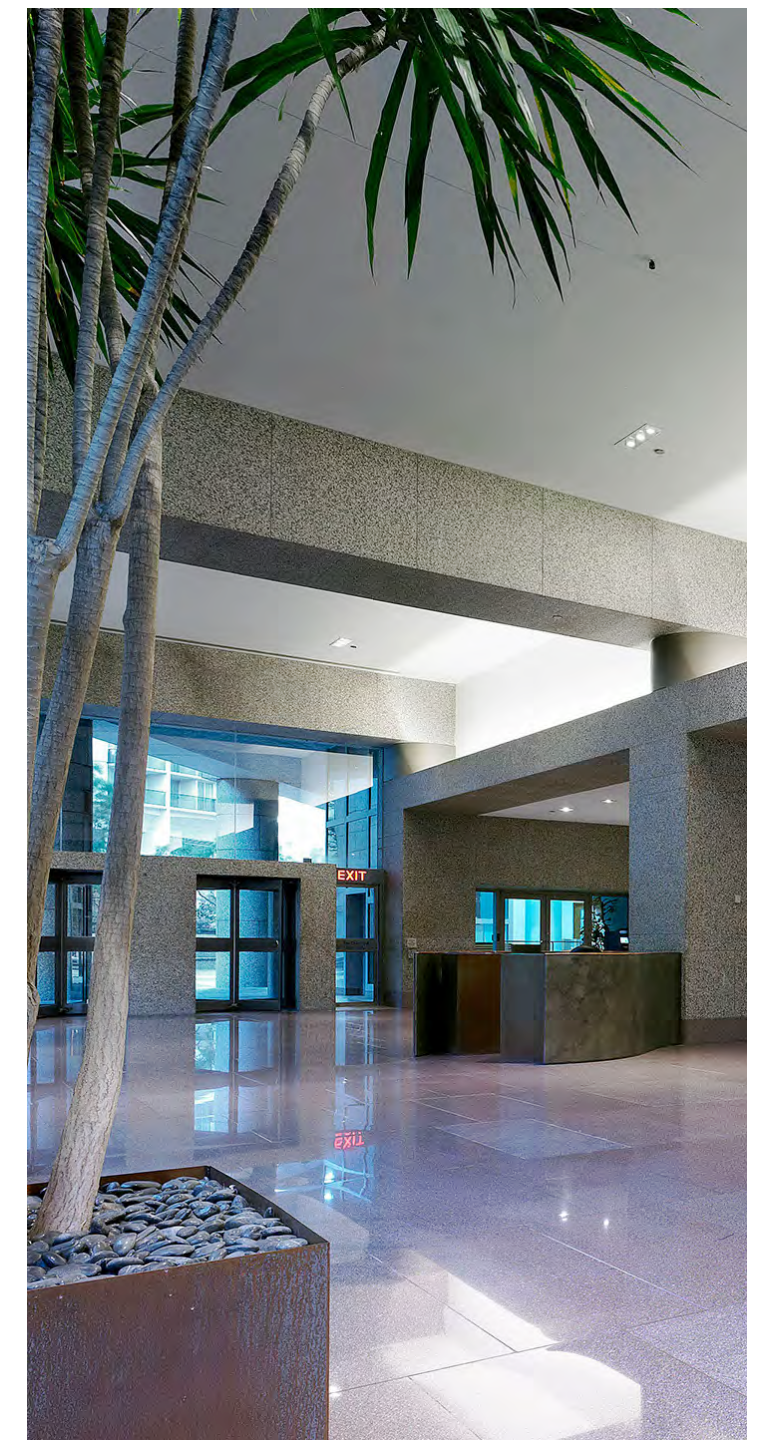
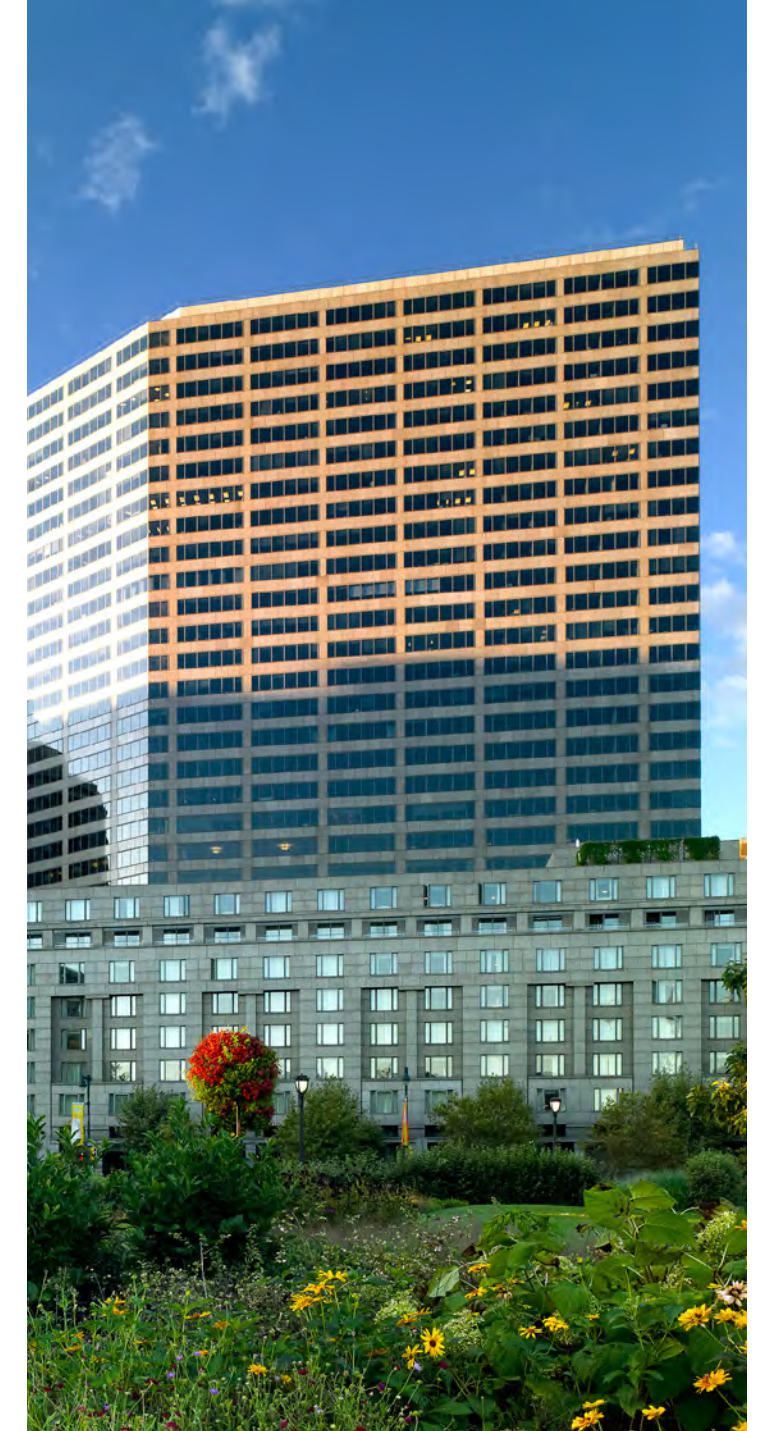


## 30 Story, Tophy Class Office Tower

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

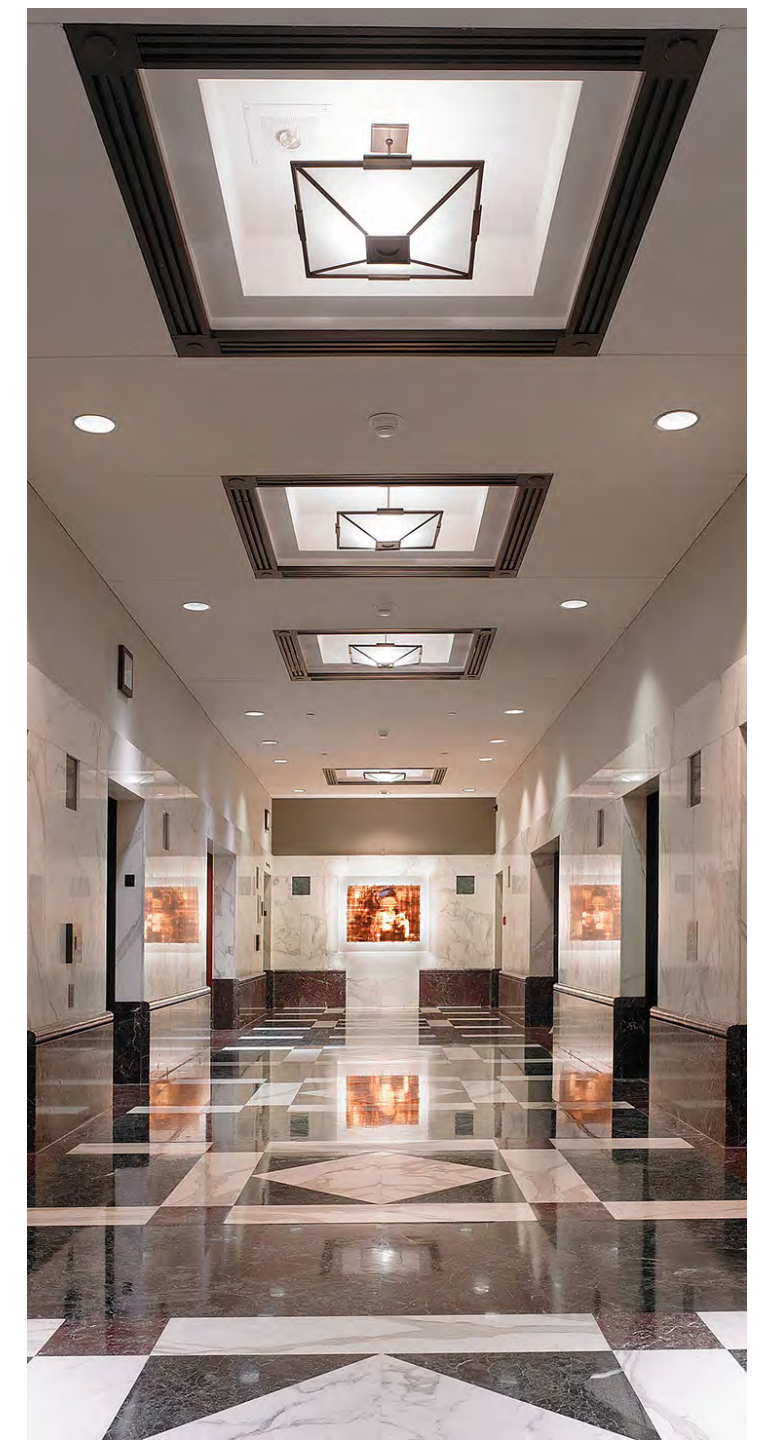


## 35 Story, Trophy Class Office Tower

TOTAL SQUARE FEET	708,800 SF	AVG. HISTORICAL OCCUPANCY	94%
SHARED AMENITY SPACE	50,000 SF	TYPICAL FLOOR PLATE	21,000 SF

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**100 NORTH 18 STREET | PHILADELPHIA, PA**



## Three Logan Square

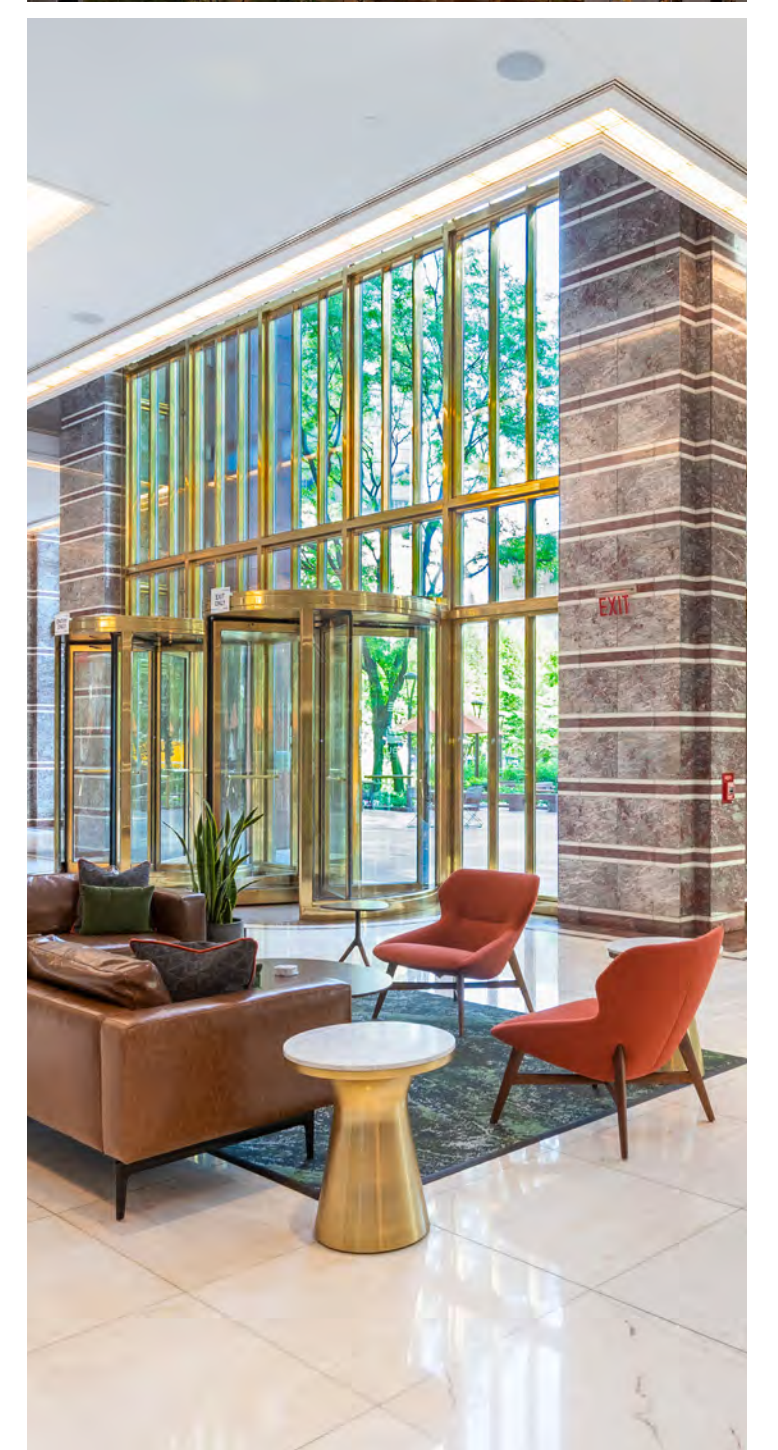
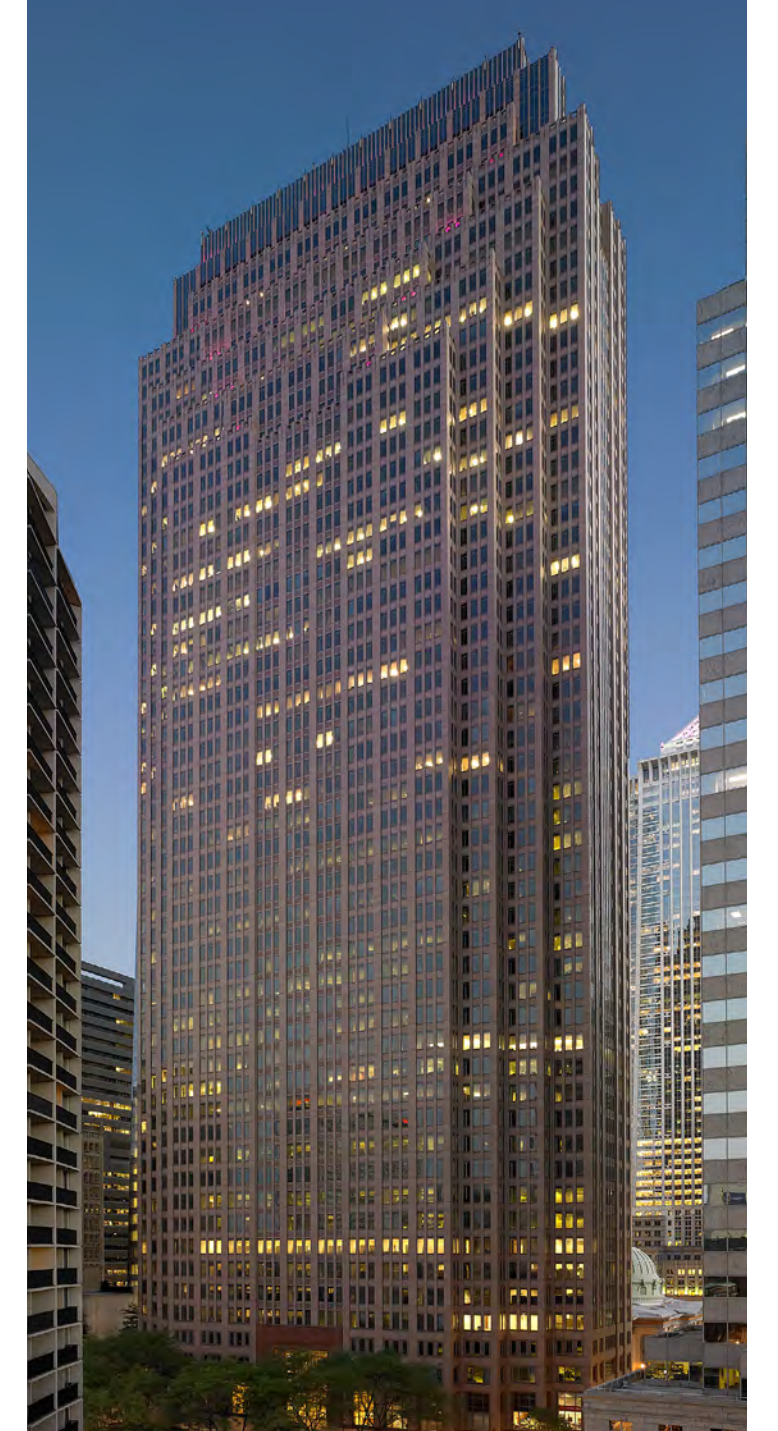


## 51 Story, Trophy Class Office Tower

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**

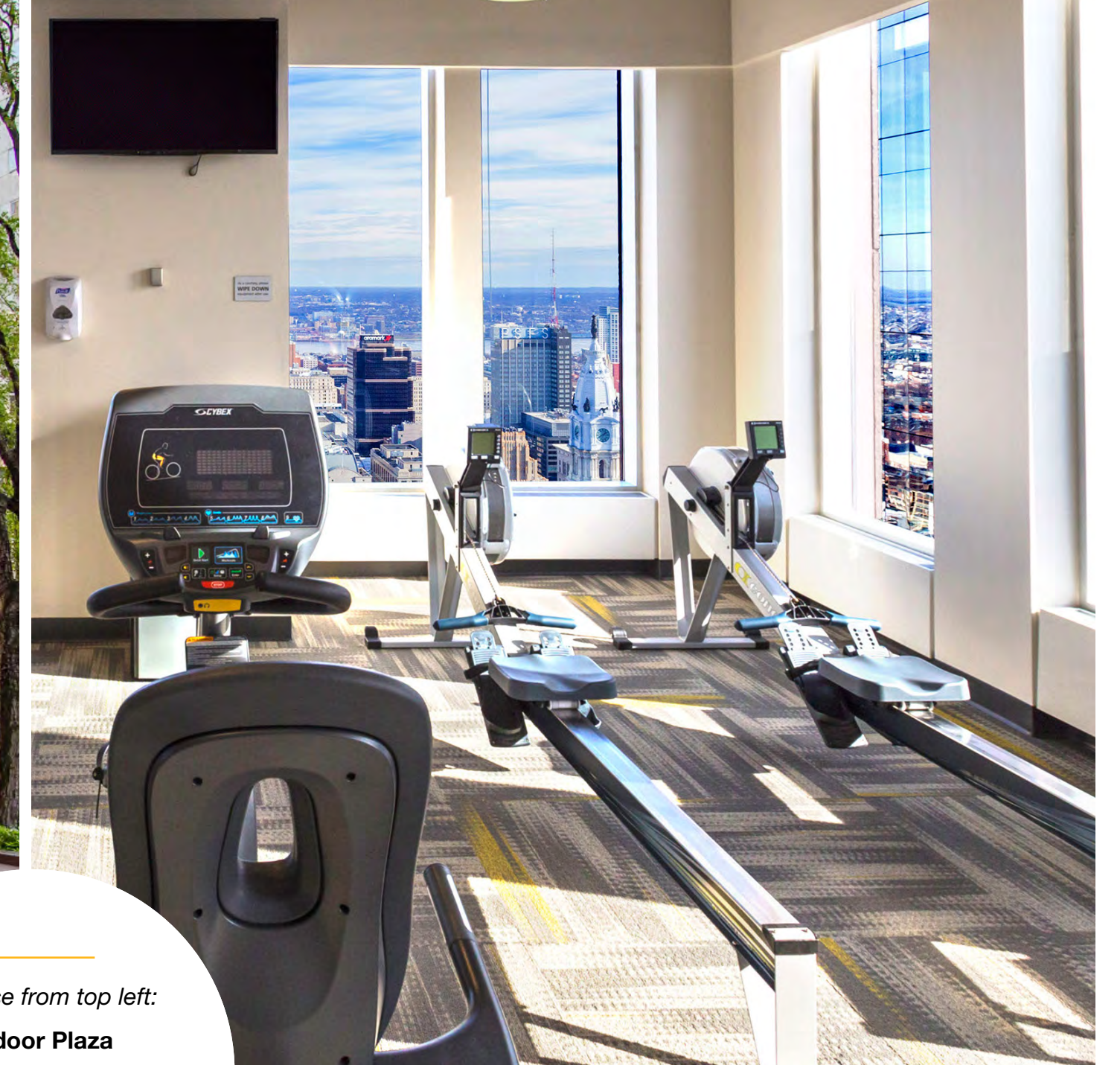


## TENANT AMENITIES

# 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 an animated fountain, greenery, seating, and umbrellas.
- + Live music on the plaza every Thursday throughout spring and summer.
- + 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

# 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:** Coming Summer 2024 to Two Logan
- + **Logan Square Café & Lounge:** Coming soon to One Logan!







# 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
- The Mulberry

3 blocks

*live your life*

1 block

- The Logan Hotel
- Four Seasons Hotel
- City Fitness
- Drybar

3 blocks

*explore the great outdoors*

1 block

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

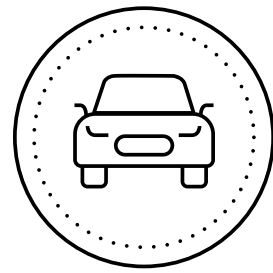
5 blocks



TRANSIT + ACCESS

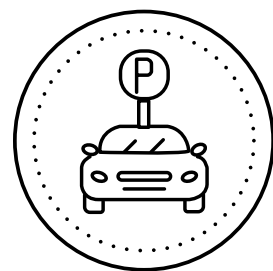
# Getting here is easy

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.



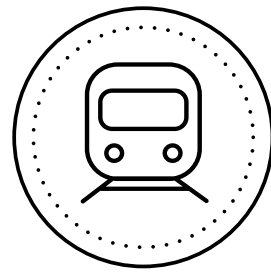
**2min.**

to I-676 and  
Direct Access to I-76



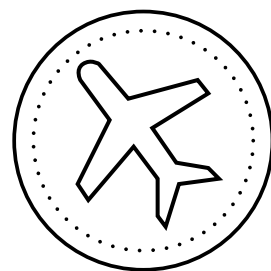
**1,000**

Parking spaces in the  
neighborhood



**2min.**

Walk to nearby  
transit stops

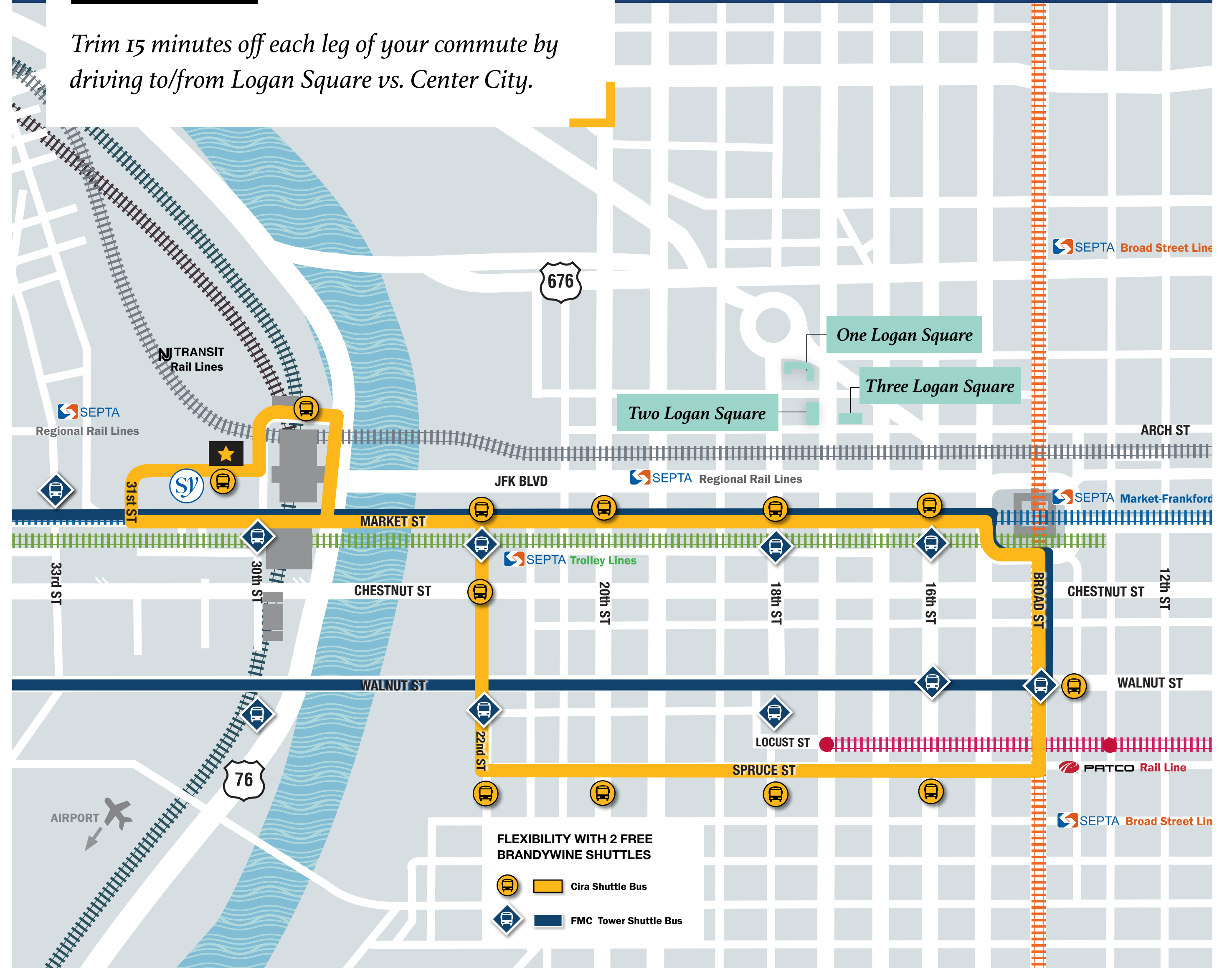


**18min.**

to Philadelphia  
International Airport

COMMUTE TIME

Trim 15 minutes off each leg of your commute by driving to/from Logan Square vs. Center City.



BIKE SCORE®

86

VERY BIKABLE



TRANSIT SCORE®

100

VERY COMMUTABLE



WALK SCORE®

95

VERY WALKABLE

*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**

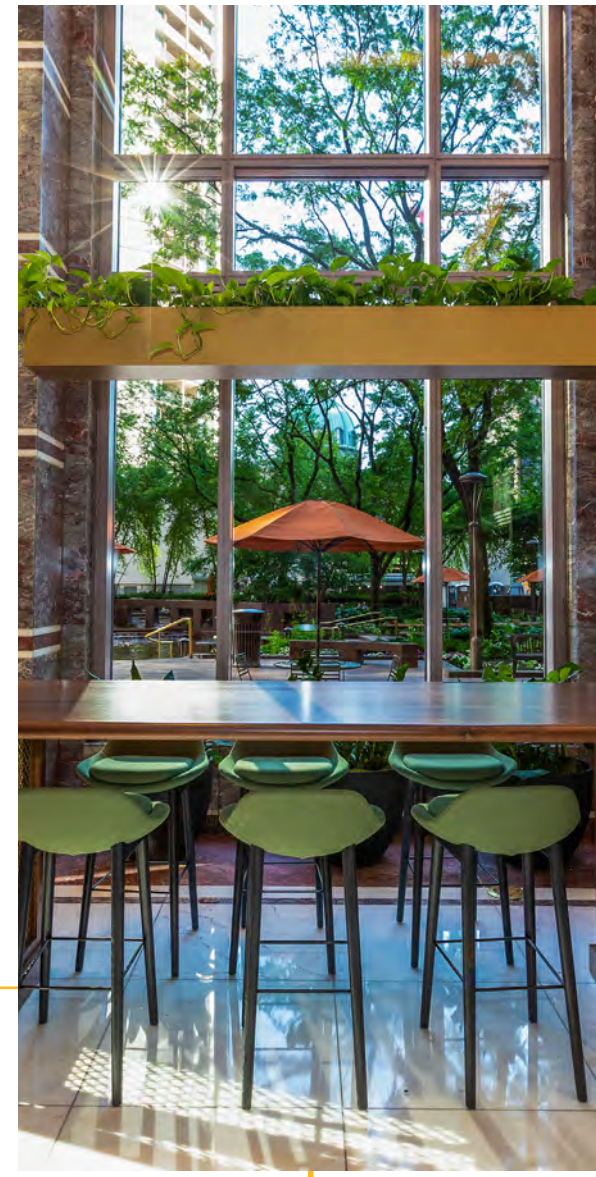
*Walk to work from Suburban Station in under 3-minutes*



**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 delicious to-go lunch from Matt & Marie's*



**MID-DAY WORKOUT**

**2:45 PM**

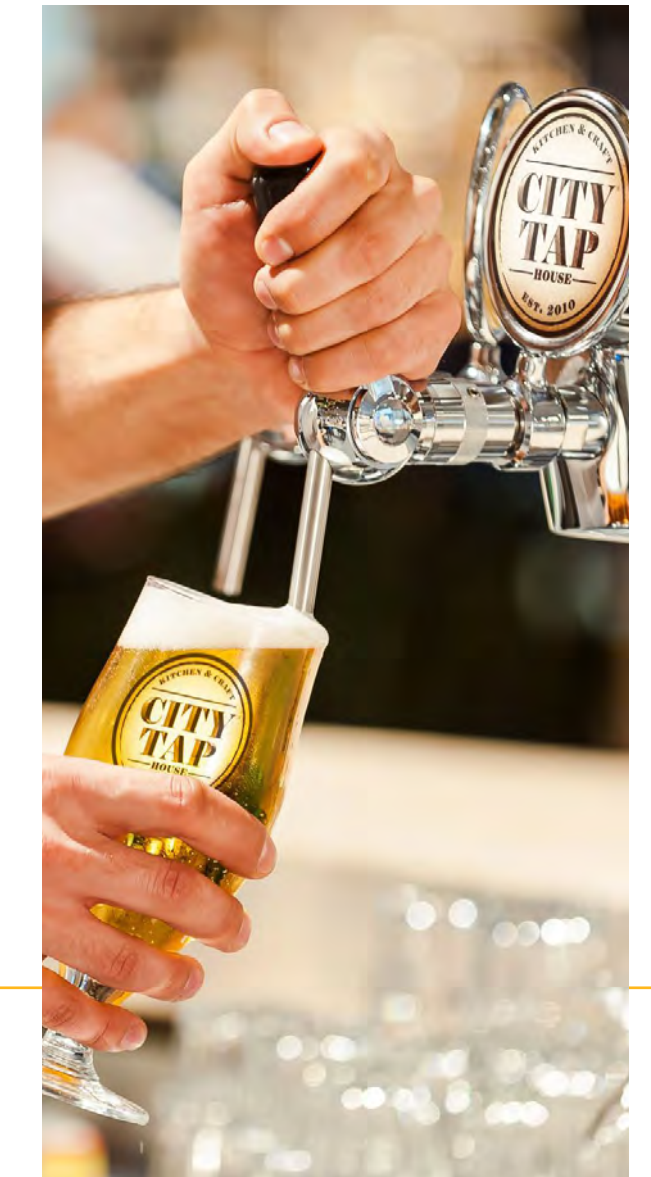
*Squeeze in a quick workout at the on-site fitness center*



**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



*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.*

**i** BUILDING INFO

**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.



## *for leasing:*

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