

QUALITY | INNOVATION | INTEGRITY | COMMUNITY



# 650 PARK

KING OF PRUSSIA, PA

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A DEVELOPMENT OF **BRANDYWINE REALTY TRUST**



650 PARK



Introducing King of Prussia's newest workplace opportunity, featuring an unmatched combination of visibility, efficient design, and contemporary architecture rarely seen in the market. Talent thrives in this environment, where fresh air is never out of reach and endless options for dining, wellness, and entertainment are just around the corner. This exceptional workplace will be a stand-out in the amenity-rich, readily accessible King of Prussia market.

THIS IS...

**650 PARK**

500 North Gulph Road



933 First Avenue



**BRANDYWINE REALTY TRUST** is the master developer of 650 Park. Our proven history, with over 12 million SF of successful development to date, is the result of a highly-experienced team, extraordinary development standards, impactful partnerships, and seamless, on-time execution. In the Pennsylvania suburbs, our buildings are home to many of the region's largest and fastest-growing companies, such as IBX, TE Connectivity, Accenture and more. We recently completed the \$29.7 million reimagination of 500 North Gulph Road for CSL Behring, and delivered a 110,500 SF build-to-suit office at 933 First Avenue for GeoBlue, adding to our existing 1 million SF portfolio in King of Prussia. Now, at 650 Park, we look to create a progressive, thoughtful, and collaborative environment that epitomizes Brandywine's best-in-class quality.

OUR CORE PRINCIPLES OF

# QUALITY, INNOVATION, INTEGRITY & COMMUNITY

GUIDE US IN EVERYTHING WE DO



# LOCATION + VISIBILITY

As the region's largest suburban employment center, King of Prussia has become a renowned live-work-play destination. Located just off the King of Prussia Interchange of the Pennsylvania Turnpike, 650 Park is adjacent to major suburban routes 422, 202 and I-76, and 7+ million SF of high-quality retail and restaurants, including the nearby King of Prussia Town Center and King of Prussia Mall.



650  
PARK

YOUR COMPANY









## PROPERTY HIGHLIGHTS

- Premier building signage opportunity with visibility from the highly-traveled PA Turnpike
- Nearby access to 422, 202 and I-76
- 4-story, 100,000 SF office building on 3.7 acres
- Facade incorporates expanses of glass and colored metals to maximize natural light
- Open floor plates
- 10' foot finished ceiling heights
- Amenity space on the lobby-level
- Access to fitness and conference facilities at Freedom Business Center
- Multiple outdoor spaces including an activated 4th floor common terrace, 3rd and 2nd floor balconies, and an outdoor pavilion with flexible seating
- Covered parking: 4/1,000
- Schedule and project status:
  - ▶ Original structure demolition slated for July
  - ▶ 16 month construction schedule
- Planned WELL and Fitwel Certification
- State-of-the-art HVAC and electrical systems provide lower operating costs
- First-class Property Management services provided by the dedicated team at Brandywine Realty Trust
- Online tenant resource system



## OUTDOOR AMENITIES

In addition to being in close proximity to Valley Forge National Historical Park, 650 Park will connect directly into King of Prussia's First Avenue Linear Park. The Linear Park will transform private lawn areas into a cohesive, active public amenity. With sidewalks, lush landscaping, improved lighting, workstations, recreational games, and benches, the first-of-its-kind linear park will be a unique amenity for all tenants of 650 Park.



# KING OF PRUSSIA HIGHLIGHTS



## LABOR POOL

Access to talent from Montgomery, Delaware, Chester, and Bucks County, and the New Jersey market



## LIVE-WORK-PLAY

Close to 7.6 million SF of retail in 2019

3K multi-family units delivered 2016-2018



## PRIME POSITIONING

4 New HQs opened in 2018 totaling 265,500 SF



## EXPERIENCES

From breweries to historical landmarks, boutique fitness studios, and casino resort amenities

# AREA AMENITIES

## BRANDYWINE PROPERTIES

- 1) Maschellmac Office Park
- 2) 933 First Avenue
- 3) 500 North
- 4) Freedom Business Center
  - ▶ New fitness center
  - ▶ New conference room
  - ▶ Independence Café

## OVERLOOK AT KING OF PRUSSIA

### Restaurants & Bars:

- Bahama Breeze
- Champs
- Capital Grille

### Entertainment:

- I-Fly
- United Artists Theatres

### Shopping:

- Best Buy
- Saks Off 5th

## LODGING

- Sheraton Valley Forge Hotel
- Radison Hotel Valley Forge
- Crowne Plaza King of Prussia
- Hyatt House King of Prussia
- Courtyard Marriott Valley Forge

## KING OF PRUSSIA TOWN CENTER

### Fitness, Health & Beauty:

- LA Fitness
- CHOP
- Main Line Health
- Ideal Image

### Residential:

- The Smith at Valley Forge
- Indigo 301
- Canvas Valley Forge
- AVE King of Prussia
- Hanover King of Prussia

### Restaurants & Bars:

- Davio's
- Founding Farmers
- Fogo de Chao
- Honeygrow
- Paladar
- Mission BBQ
- City Works Tap Room
- District Taco
- Naf Naf Grill
- B. Good
- ChoolaaH
- Starbucks

### Shopping:

- Wegmans
- Nordstrom Rack
- REI
- Road Runner Sports

## KING OF PRUSSIA MALL

### Fitness, Health & Beauty:

- Crossfit Valley Forge
- Elle

### Restaurants & Bars:

- Sullivan's
- Seasons 52
- Morton's
- Maggiano's
- Bonefish Grill
- Café Nordstrom
- California Pizza Kitchen
- Cantina Laredo
- Corner Bakery Café
- Fox & Hound
- Grand Lux Café
- Legal Sea Foods
- Mistral
- Shake Shack
- Cheesecake Factory
- True Food Kitchen
- Yard House

### Shopping:

- Bloomingdale's
- Lord & Taylor
- Macy's
- Neiman Marcus
- Nordstrom
- Primark
- 2.9M square feet over 400 stores



Maschellmac Office Park 1

 Radison



 Crowne Plaza

 KOP Mall


 Hyatt House

 Overlook at KOP

**650 PARK**  


**2** 933 First Avenue

**KOP Town Center** 

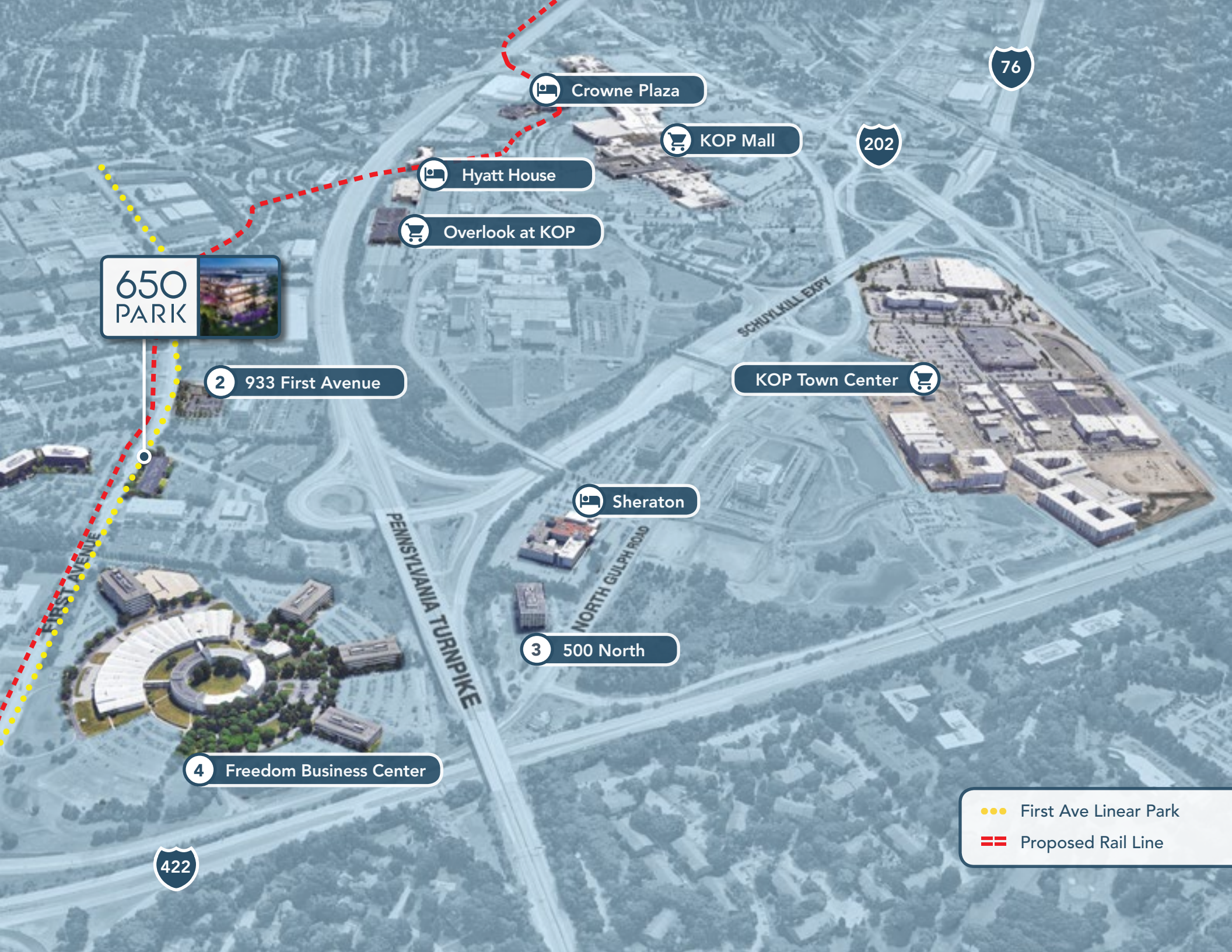
 Sheraton

**3** 500 North

**4** Freedom Business Center

 First Ave Linear Park

 Proposed Rail Line





## BUILDING DESCRIPTION

- Owner . . . . . Brandywine Realty Trust
- Size . . . . . 100,000 RSF
- Stories . . . . . 4
- Largest Floor Plate . . . 25,208 SF (including terraces)
- Elevator Cabs . . . . . 2 Passenger elevators, 1 service/swing elevator
- Parking Ratio . . . . . 4/1,000 SF, structured/covered
- Building Structure . . . Steel structure with composite deck
- HVAC System . . . . . VAV served by energy-efficient roof top units
- Security. . . . . Controlled access
- Electrical . . . . . Underground service, fire alarm system
- Roof . . . . . Fully adhered TPO roof system
- Terraces . . . . . 2nd floor: 244 SF, 3rd floor: 448 SF, 4th floor: 1,639 SF



## DEVELOPMENT / DESIGN TEAM

Developer / Owner:  
**Brandywine Realty Trust**

Architect:  
**Coscia Moos Architects**

General Contractor:  
**Penntex Construction**

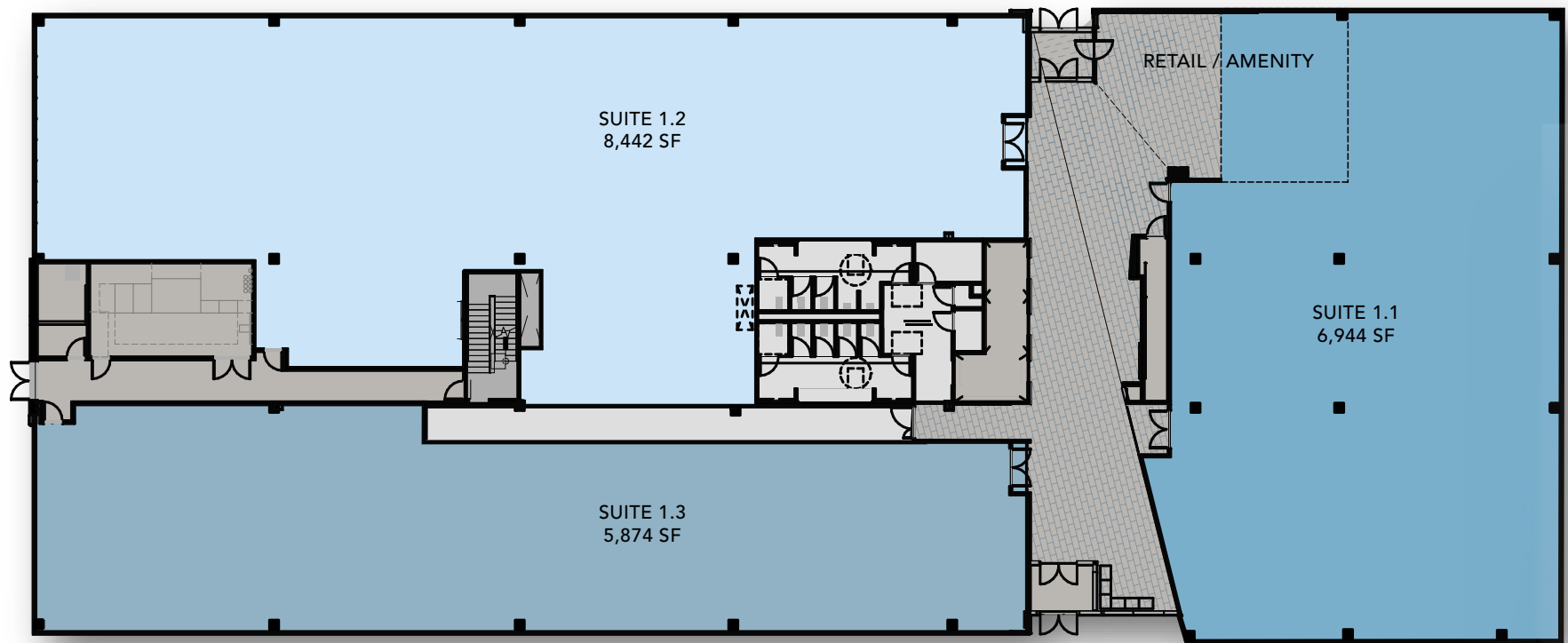
Civil Engineer:  
**Bohler Engineering**

Leasing:  
**Brandywine Realty Trust**

Property Management:  
**Brandywine Realty Trust**

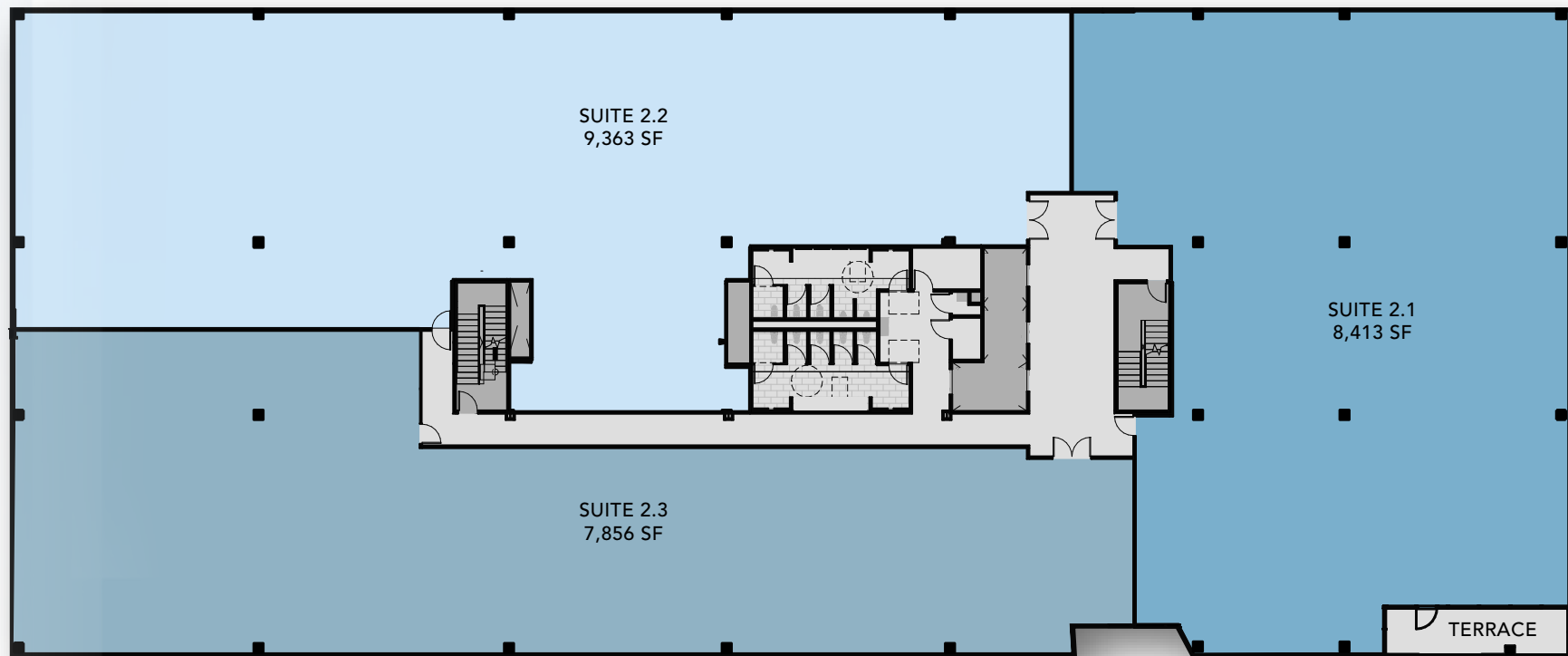
# TYPICAL MULTI-TENANT FITOUT

## First Floor Plan (21,804 RSF)



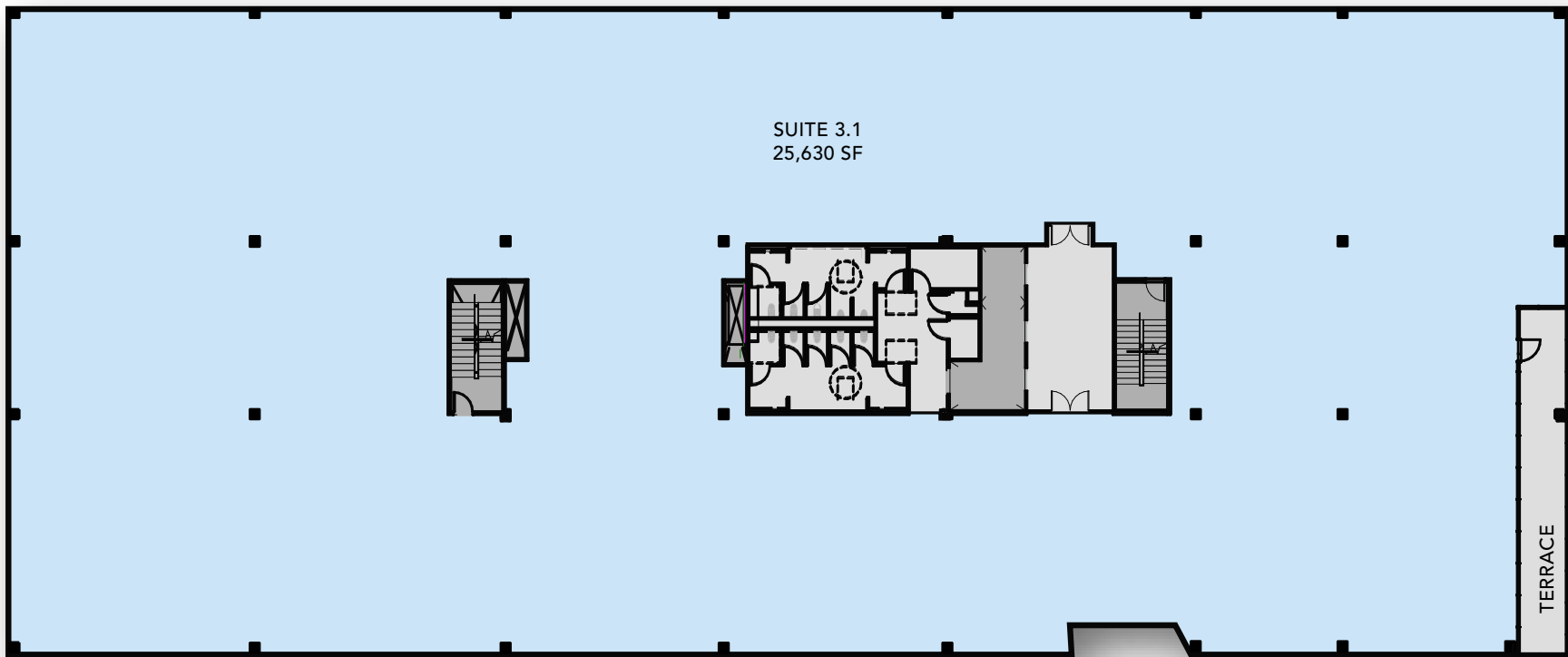


## Second Floor Plan (25,632 RSF)

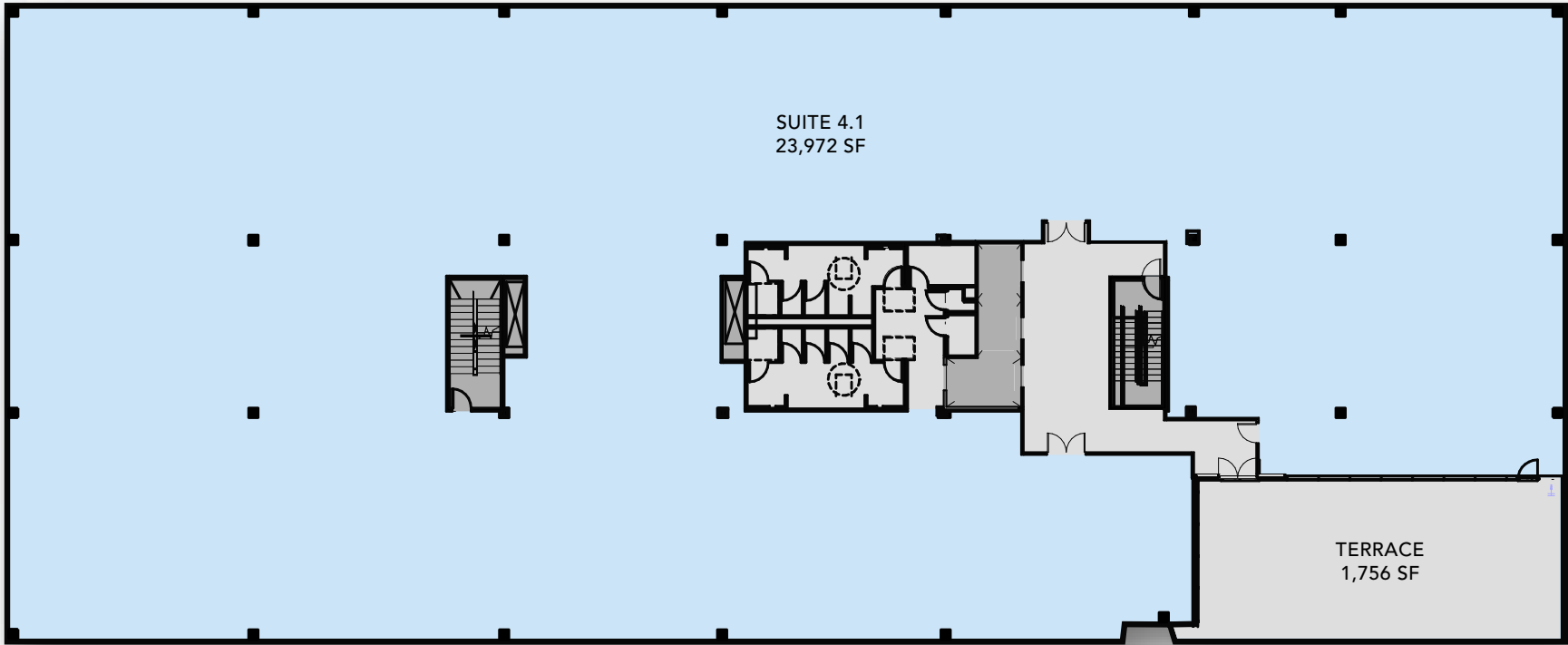


# SINGLE TENANT FITOUT

## Third Floor Plan (25,630 RSF)



Fourth Floor Plan (23,972 RSF)





555 East Lancaster Avenue,  
Suite 110, Radnor, PA 19087

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## 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.

[www.brandywinerealty.com](http://www.brandywinerealty.com)

