



1600

MARKET STREET

The Philadelphia Inquirer

MONDAY JANUARY 7, 2019 \$10 PHILADELPHIA CITY & SUBURBS

EAGLES 16, BEARS 15

Alive and Kicking



PULLBACK IN SYRIA

Bolton puts conditions on troop withdrawal



American Real Estate Partners



MAKE A **BOLD** STATEMENT

By seamlessly pairing **Pop Art** that celebrates Philadelphia's character with 2021 workplace wellness standards, 1600 Market offers an office environment unlike anything else in Center City, Philadelphia. This landmark building's history and prominent location combined with the signature pop art is integrated into the light-filled redesigned lobby and throughout all of the amenity spaces—creating modern, **exciting and functional workspaces**.

Wellness is a portfolio-wide priority, which is why AREP is proud to achieve UL's Verified Healthy Building Mark and IWBI's WELL Health-Safety rating for 1600 Market Street. Alongside these commitments to support tenant's health, firm-wide protocols are in place that **focus on wellness, safety and comfort.**



AN AMENITY SPACE THAT WORKS FOR YOU



Common Area
WiFi Lounge



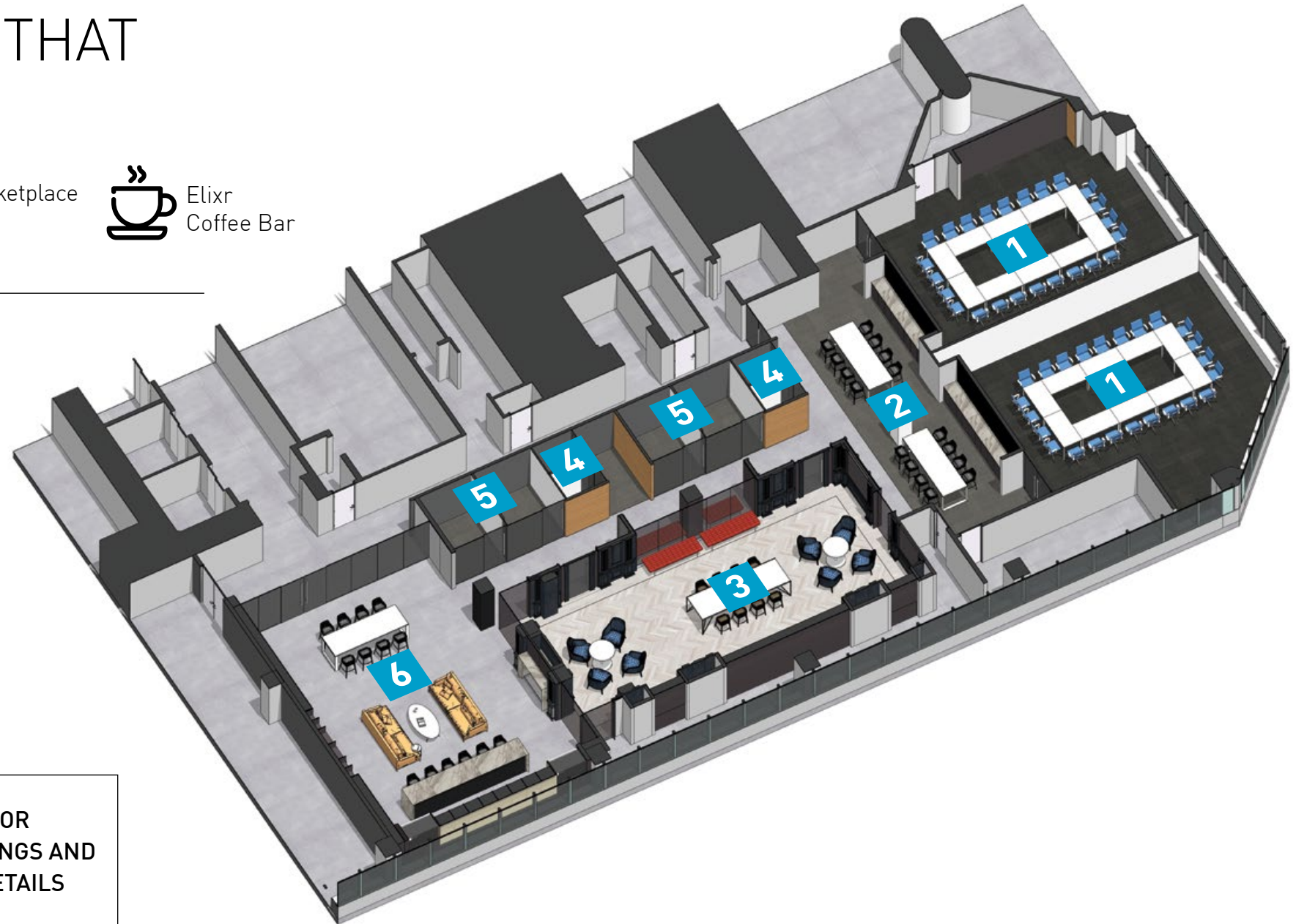
High-End Food Marketplace
with Outdoor Patio



Elixir
Coffee Bar

FLOOR 2

- 1 Conference Rooms
- 2 Open Collaboration
- 3 Meeting Space
- 4 Private Phone Booths
- 5 Huddle Rooms
- 6 Lounge



TENANT EXPERIENCE MOBILE APP FOR
BUILDING NOTICES, AMENITY BOOKINGS AND
ON-SITE RESTAURANT ORDERING DETAILS

STYLE

Partnering with Collective Architecture, AREP has created a space that runs counter to the typical downtown office tower. A unique and unexpected workday experience that is both creative and functional.





COLLABORATIVE SOCIAL SPACE



HISTORY REIMAGINED

FLEXIBLE WORK AREAS





5,000 SF FITNESS CENTER

All new state-of-the-art equipment with spa-inspired locker rooms.

ELIXR COFFEE ROASTERS

This multi-award winning and local favorite delivers an exceptional coffee and tea experience for tenants and their guests.





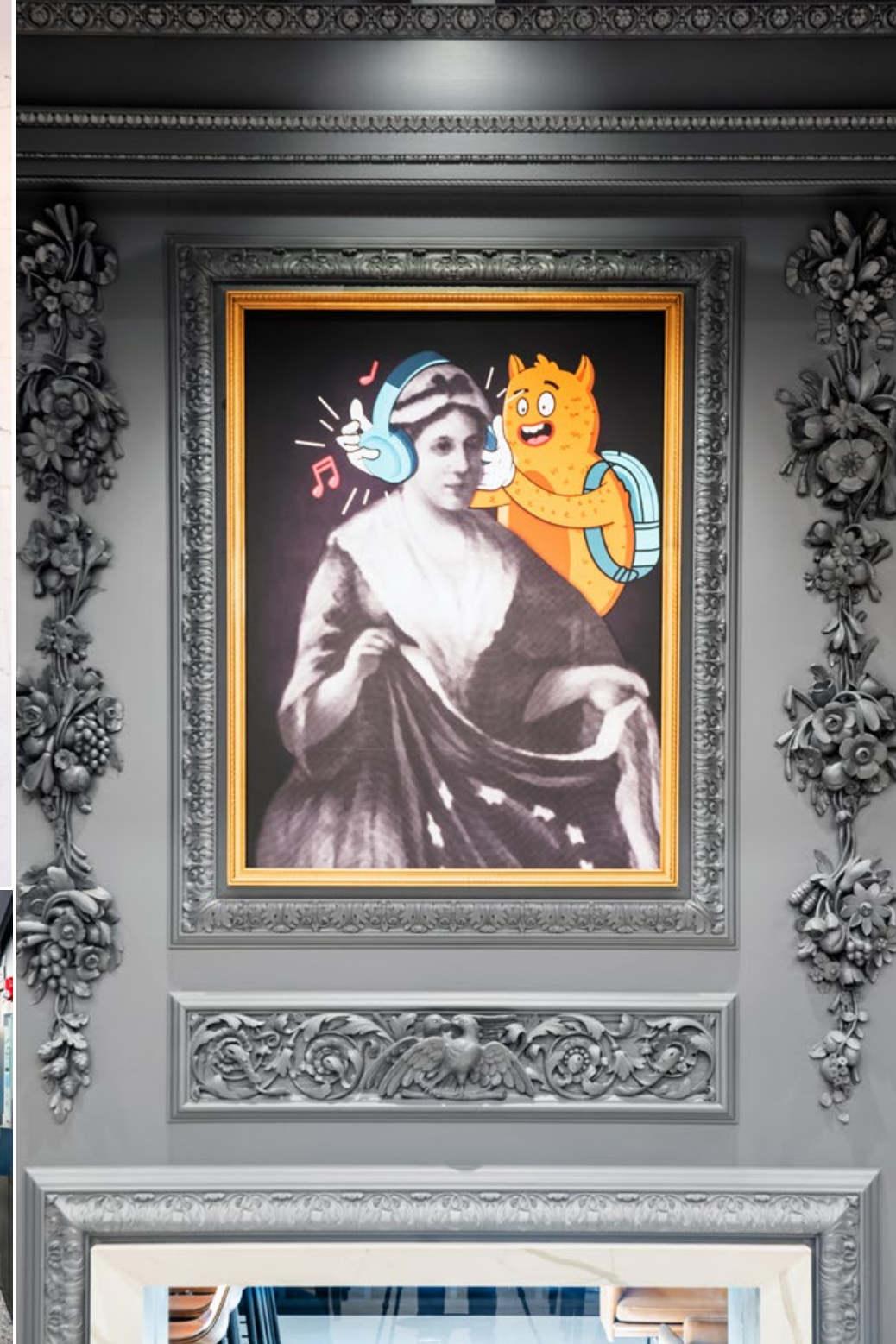
HIGH-END FOOD MARKETPLACE

*coming soon

BLENDING HISTORY AND ART

AREP has created a workplace that offers exciting contrasts from the moment you enter — Pop Art blended with history, generating a unique language that is fresh and provocative. **Highlighting Philadelphia's historic and current luminaries**, bespoke Pop Art is infused throughout 1600 Market Street.

The specially commissioned bright yellow 'Willy' the fox holding a red balloon sits above the reception desk in the lobby to greet visitors and is a **nod to the building's site where the old Fox Theater once stood**. The 'Portrait Invaders' and 'Philadelphia Notables' pieces featured on the ground floor and continued within the amenity center, artfully blend old and new Philly—Benjamin Franklin unknowingly in a graffiti-like selfie; Will Smith painted with intense colors sits atop a collage of old Philadelphia Enquirer newspaper covers.



WELLNESS IS IN AREP'S DNA

Better days begin in better spaces which is why our dedication to wellness remains our top priority. Our holistic approach encompasses health, security and connectivity to assure the safety and comfort for our customers as they return to the workplace with confidence and clarity.

AREP's hard work and recent investments have helped us achieve two of the most significant endorsements within our business – IWBI WELL and UL Industries. Not only is our entire portfolio WELL Health-Safety Rated, AREP is also the first commercial real estate company in the U.S. to achieve UL Industries Verified Healthy Buildings Mark for Indoor Air and Water for its entire portfolio. This commitment provides our customers and their guests spaces that promote their physical and mental well-being while encouraging and enhancing productivity.



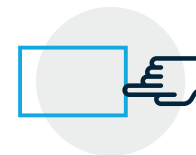
HIGHEST STANDARDS OF INDOOR AIR QUALITY

Our IAQ protocols include using MERV 13 filters, electrostatic cleaning, UV light and negative ion technology air purifiers in elevator cabs, and maximizing outside air exchanges by increasing fresh air intake settings from 20% to 40% when weather permits. Our HVAC coil cleaning and sanitizing procedure now includes the use of a 70% alcohol disinfecting solution.



INCREASED FREQUENCY OF CLEANING & DISINFECTING OF COMMON AREAS

particularly frequently touched surfaces like building entry door handles, restroom fixtures, water fountains, elevator call buttons, railings, and suite entry doors. Additionally, touch-less hand sanitizer stations have been placed throughout all common areas portfolio-wide.



ONGOING CLEANING & DISINFECTING

WITHIN TENANT SUITES including break room countertops and cabinet handles, microwave control pads and handles, refrigerator control pads and handles, copier control pads, conference room tables, and non-porous conference room seating.



PROTECTING OUR TEAMS & OUR TENANTS by following the CDC and local jurisdiction guidelines on personal protective equipment (PPE) use. Our property teams continue to keep tenants updated on their specific building policies.

AVAILABILITIES

Flexible workspaces available ranging from small suites to full floors with large block opportunities.

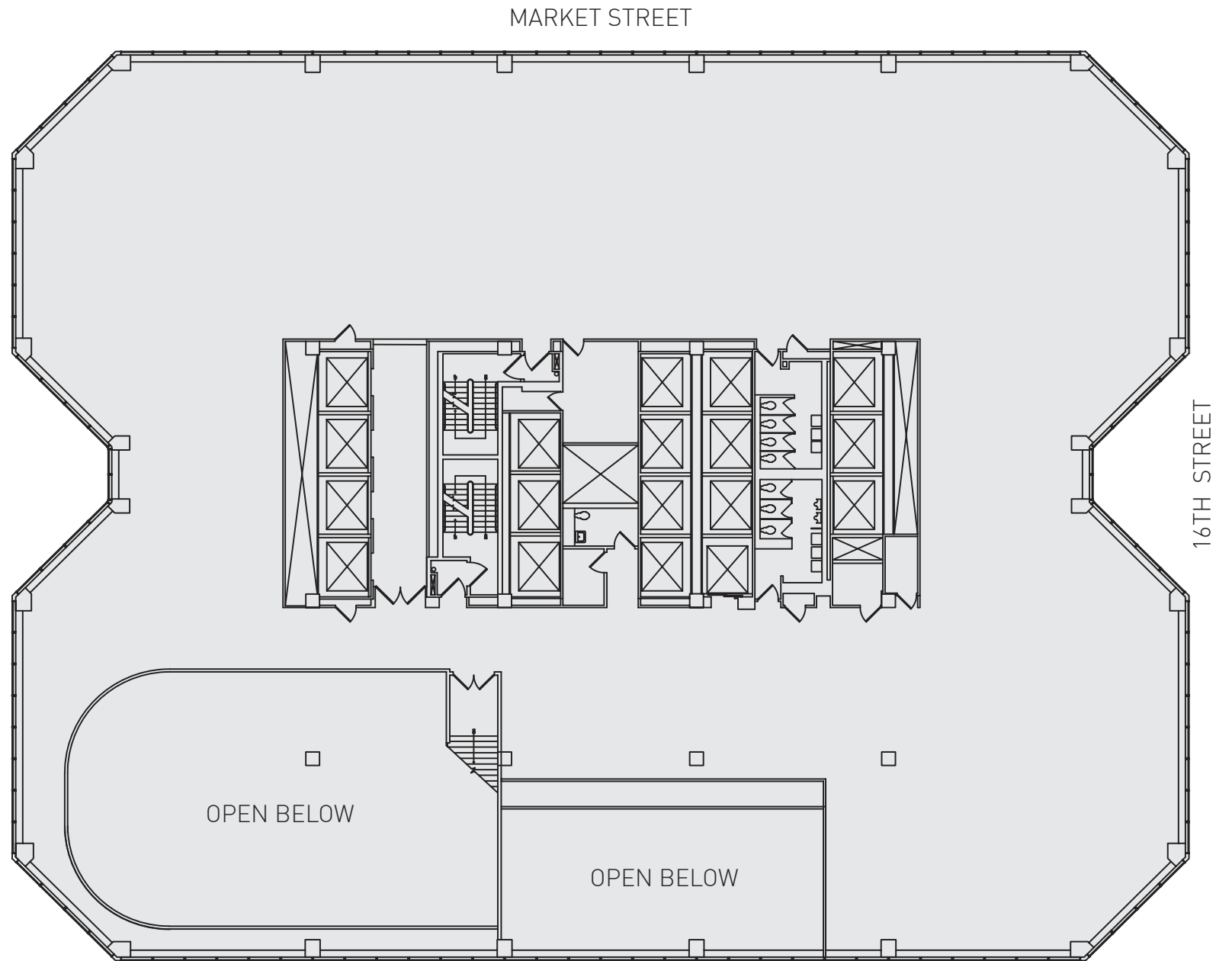
	SUITE	SPACE AVAILABLE	VIEW MORE DETAILS
38	3800	16,351 SF	
38	3810	TBD SF	
34	3425	5,492 SF	
29	2900	23,021 SF	
28	2800	23,021 SF	
27	2700	23,021 SF	
26	2601	5,530 SF	
25	2520	3,939 SF	
18	1800	10,405 SF	
18	1810	1,981 SF	
17	1710	1,612 SF	
17	1720	2,482 SF	
17	1776	942 SF	
15	1500	9,471 SF	
15	1510	4,141 SF	
14	1415	1,907 SF	
14	1420	908 SF	
13	1305	TBD SF	
13	1308	3,639 SF	
05	0505	3,333 SF	
05	0510	4,118 SF	
03	0300	17,819 SF	
02	Tenants Only Conference / Amenity Center		
01	Lobby Restaurant Patio		

FLOOR



UNIQUE FULL-FLOOR

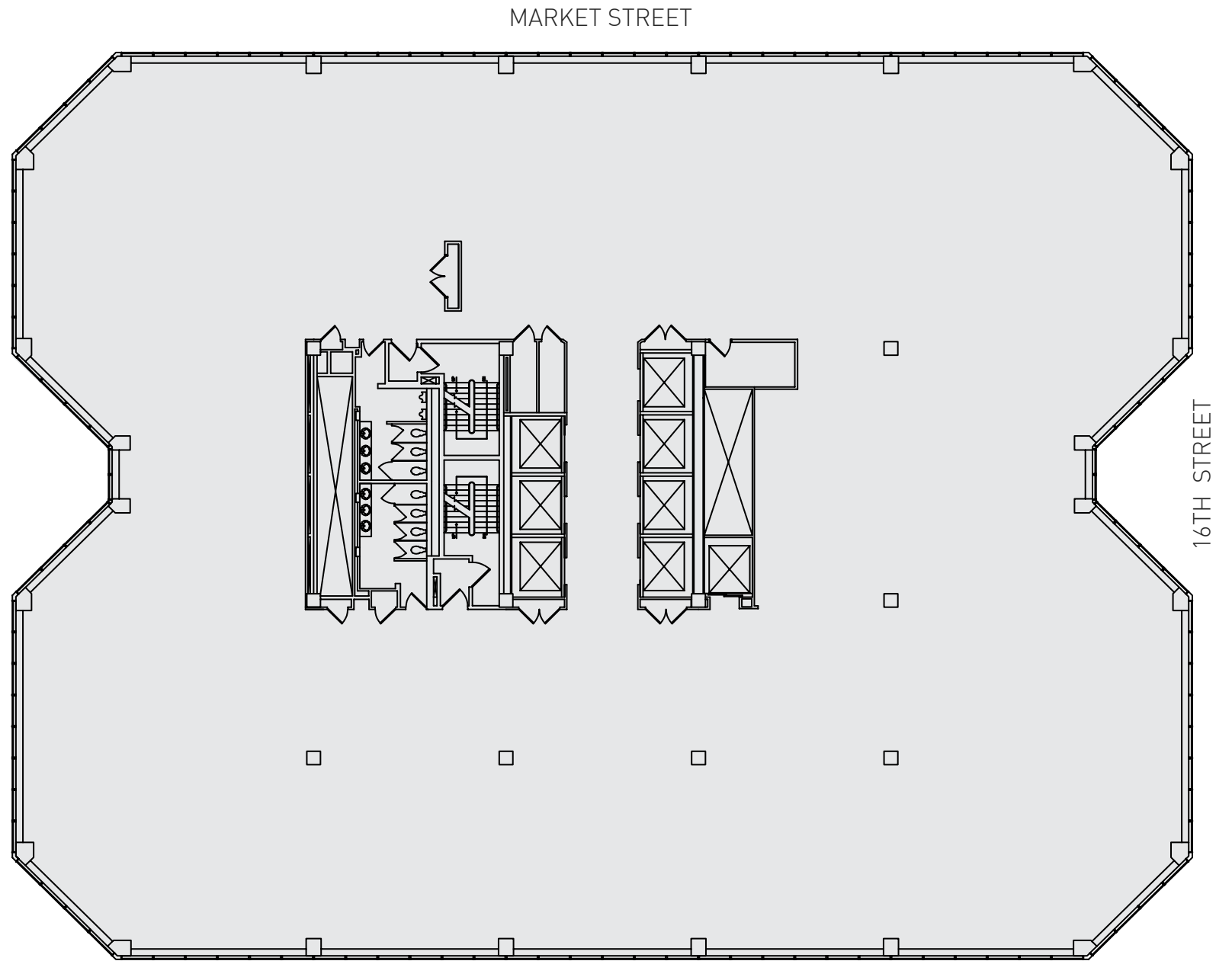
FLOOR 03 | 17,819 SF





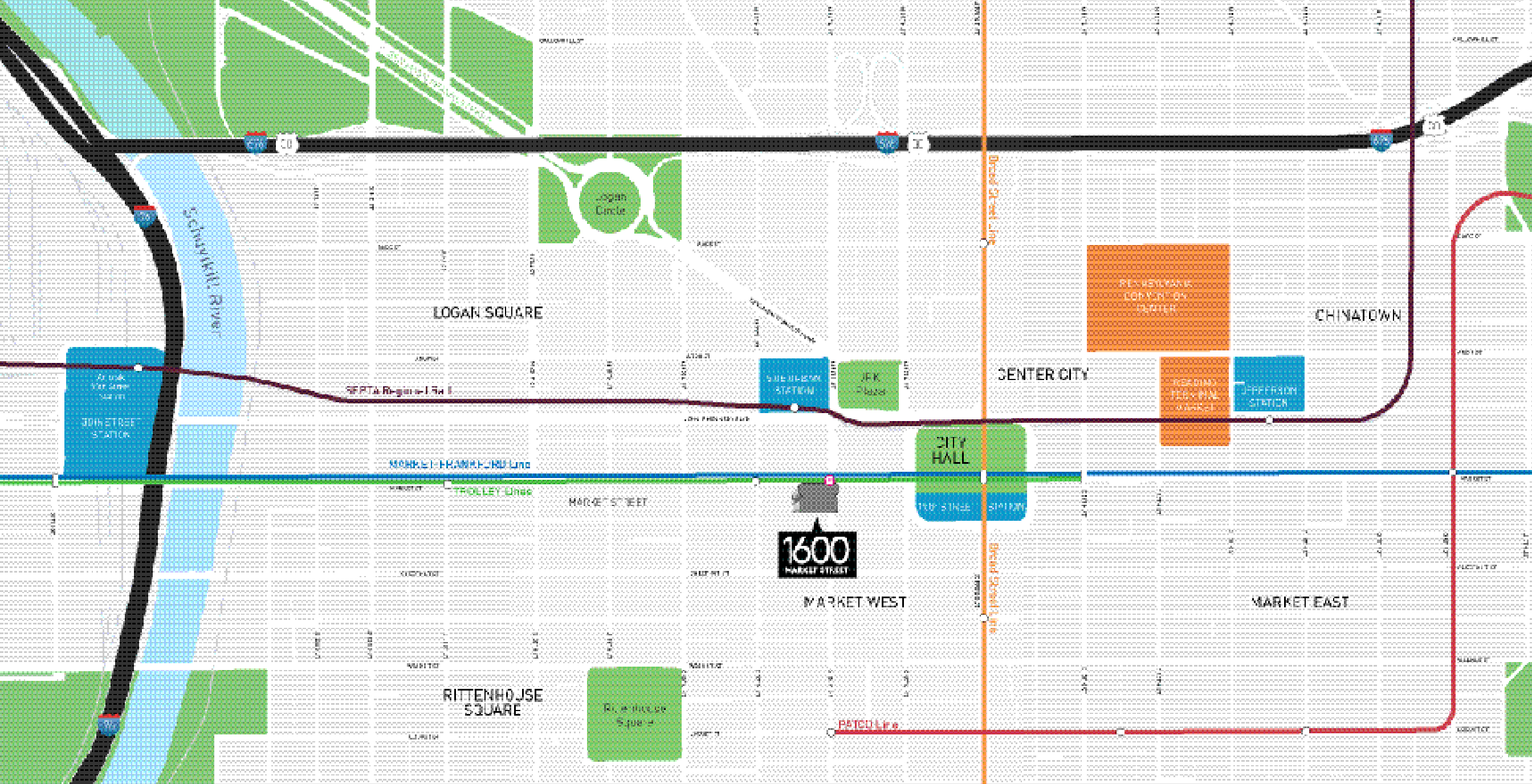
TYPICAL FULL-FLOOR

FLOOR 29 | 23,021 SF



THE HEART OF CENTER CITY





TRANSIT



02

Blocks from Philadelphia's Suburban Station, the Cities Central Commuter Hub



01

Block from City Hall, Broad Street Line and Frankford Elevated Line



100

Walking score

NEARBY

EAT

- 1 Parc
- 2 HipCity Veg
- 3 The Dandelion
- 4 The Continental Mid-town
- 5 JG Skyhigh & Vernick Fish
- 6 Ladder 15
- 7 Oyster House
- 8 Del Frisco's Double Eagle Steakhouse
- 9 Sweetgreen
- 10 Real Food Eatery
- 11 Ocean Prime
- 12 Federal Donuts
- 13 Di Bruno Bros
- 14 Just Salad
- 15 Cava

SHOP

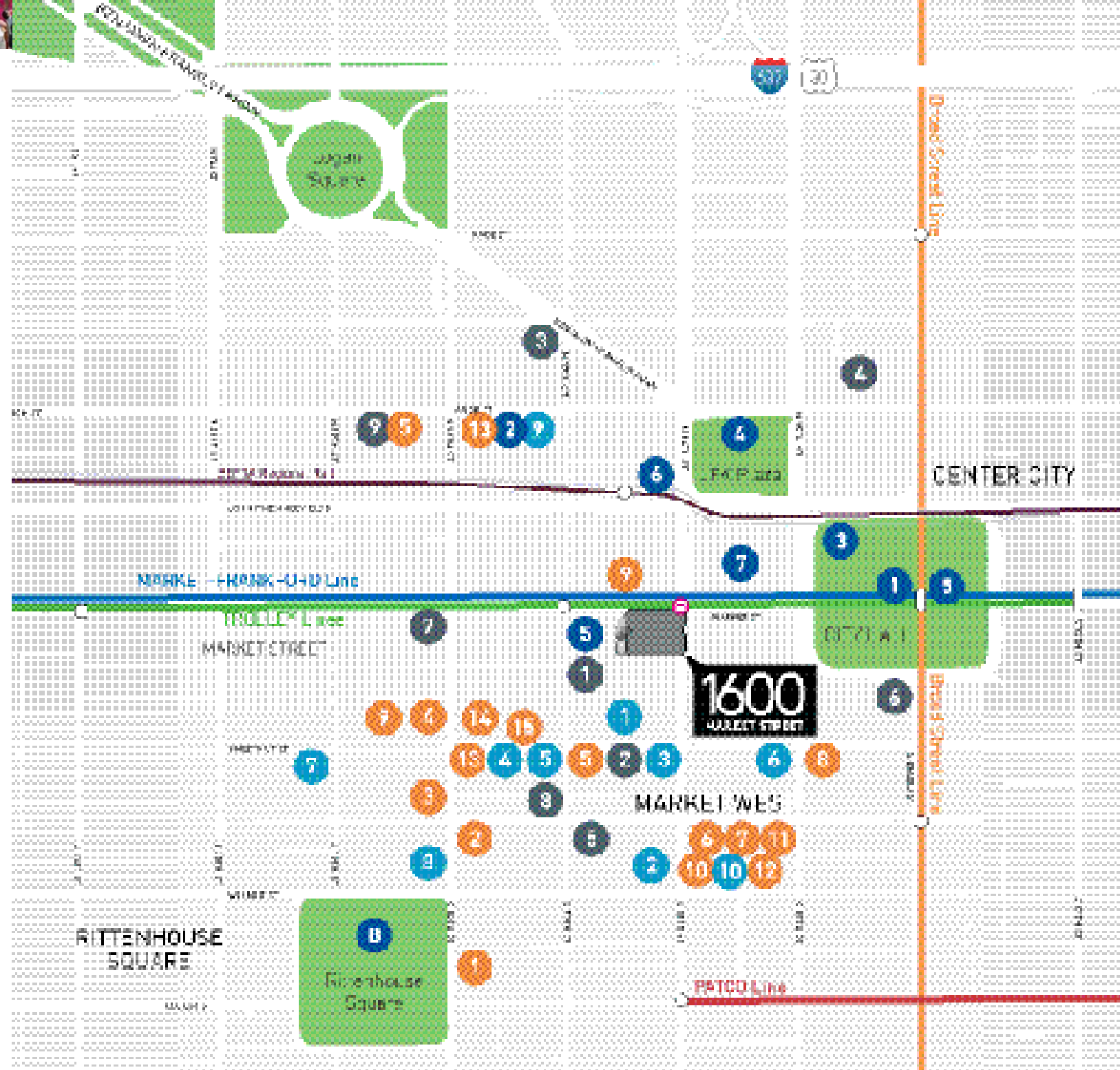
- 1 The Shops at Liberty Place
- 2 Apple
- 3 UNIQLO
- 4 Sephora
- 5 Nordstrom Rack
- 6 Staples
- 7 Target
- 8 Barnes and Noble
- 9 The Concourse at Comcast Center
- 10 Brooks Brothers

STAY

- 1 The Westin Philadelphia
- 2 Club Quarters, Philadelphia
- 3 The Windsor Suites
- 4 Le Méridien
- 5 Kimpton Hotel Palomar
- 6 The Ritz-Carlton Philadelphia
- 7 Sonesta Philadelphia
- 8 Sofitel Philadelphia at Rittenhouse Square
- 9 Four Seasons

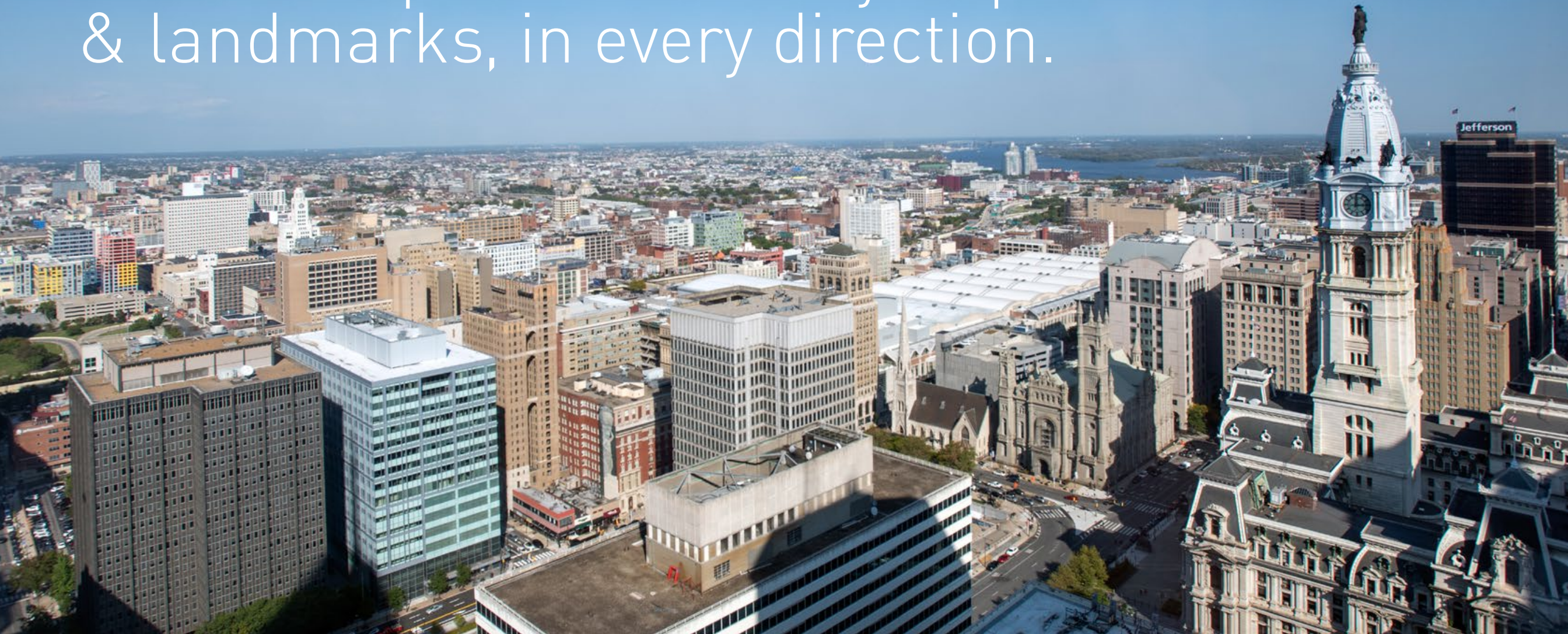
POINTS OF INTEREST

- 1 City Hall Station – BSL
- 2 Comcast Experience
- 3 Dilworth Park
- 4 Love Park
- 5 Philadelphia City Hall
- 6 Suburban Station
- 7 Temple University Center City
- 8 Rittenhouse Square



SWEEPING VIEWS

of Philadelphia's iconic cityscapes
& landmarks, in every direction.





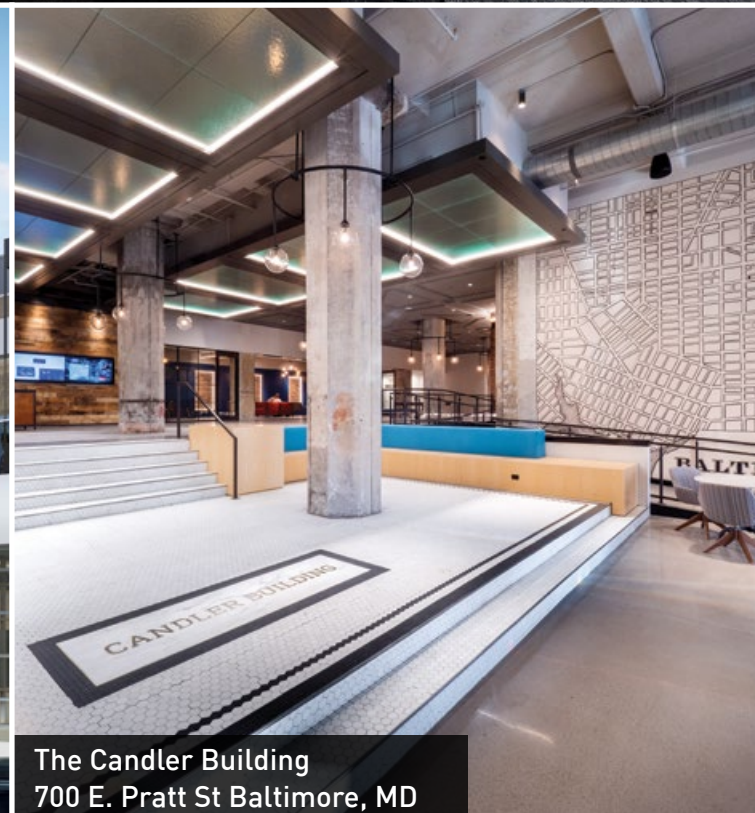
BEYOND THE EXPECTED

WE ARE CURATORS OF PLACE

AREP has redeveloped other impressive properties with inspired environments and experiences to create the places where people prosper. **Our success begins with yours.**

Seven Tower Bridge Conshohocken, PA

161 Washington St. Conshohocken, PA



Rosslyn City Center Rosslyn, VA

The Candler Building
700 E. Pratt St Baltimore, MD

LEASING



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