

SEVEN TOWER BRIDGE

DESIGNED TO INSPIRE





SEVEN TOWER BRIDGE

is a highly visible and accessible 260,000 SF office tower perfectly positioned along the Schuylkill River at the center of the Philadelphia region. The building provides the best location, modern amenities and world-class quality for the region's most successful companies. Designed to attract and inspire the region's best professional talent, Seven Tower Bridge is the ultimate location for corporate wellness, productivity and performance. **Come explore.**





LOCATION

Located in the heart of Conshohocken, Philadelphia's premier suburban office market, Seven Tower Bridge offers direct SEPTA regional rail and interstate access to the region's professional talent clusters in Center City and the Main Line suburbs.



EXPERIENCE

Extensive building amenities, direct riverfront connections, sweeping high-rise views, and vibrant neighborhood dining destinations create a healthy and inspiring environment for today's workforce.



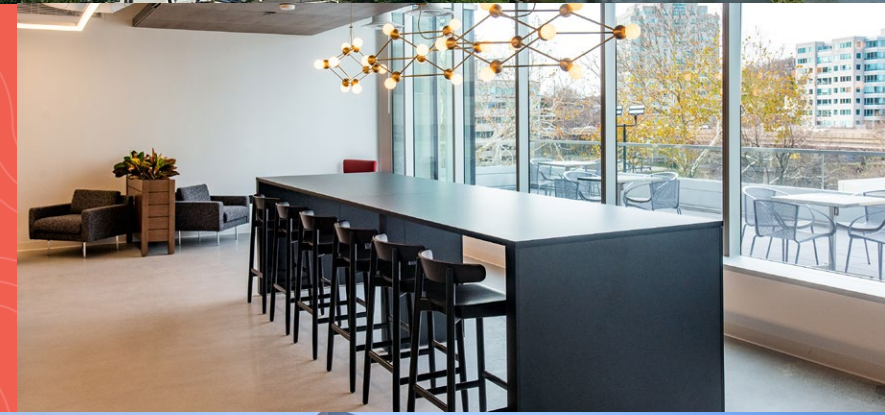
QUALITY

This new, 14-story glass office tower delivers an urban-quality office environment featuring state-of-the-art building systems, materials, design and management that maximize business performance and corporate image.

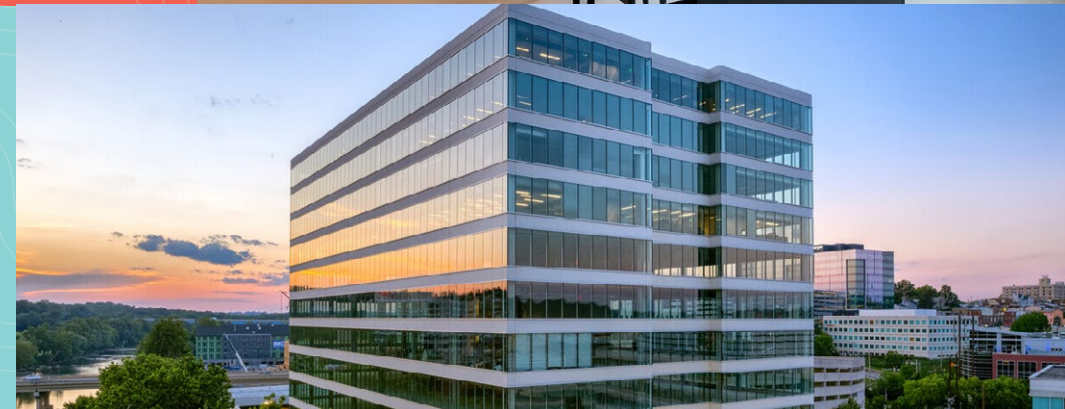
LOCATION 6



AMENITIES 14



BUILDING 21



TEAM 32





THE PERFECT
LOCATION
FOR HIGH PERFORMANCE

SEVEN
TOWER
BRIDGE

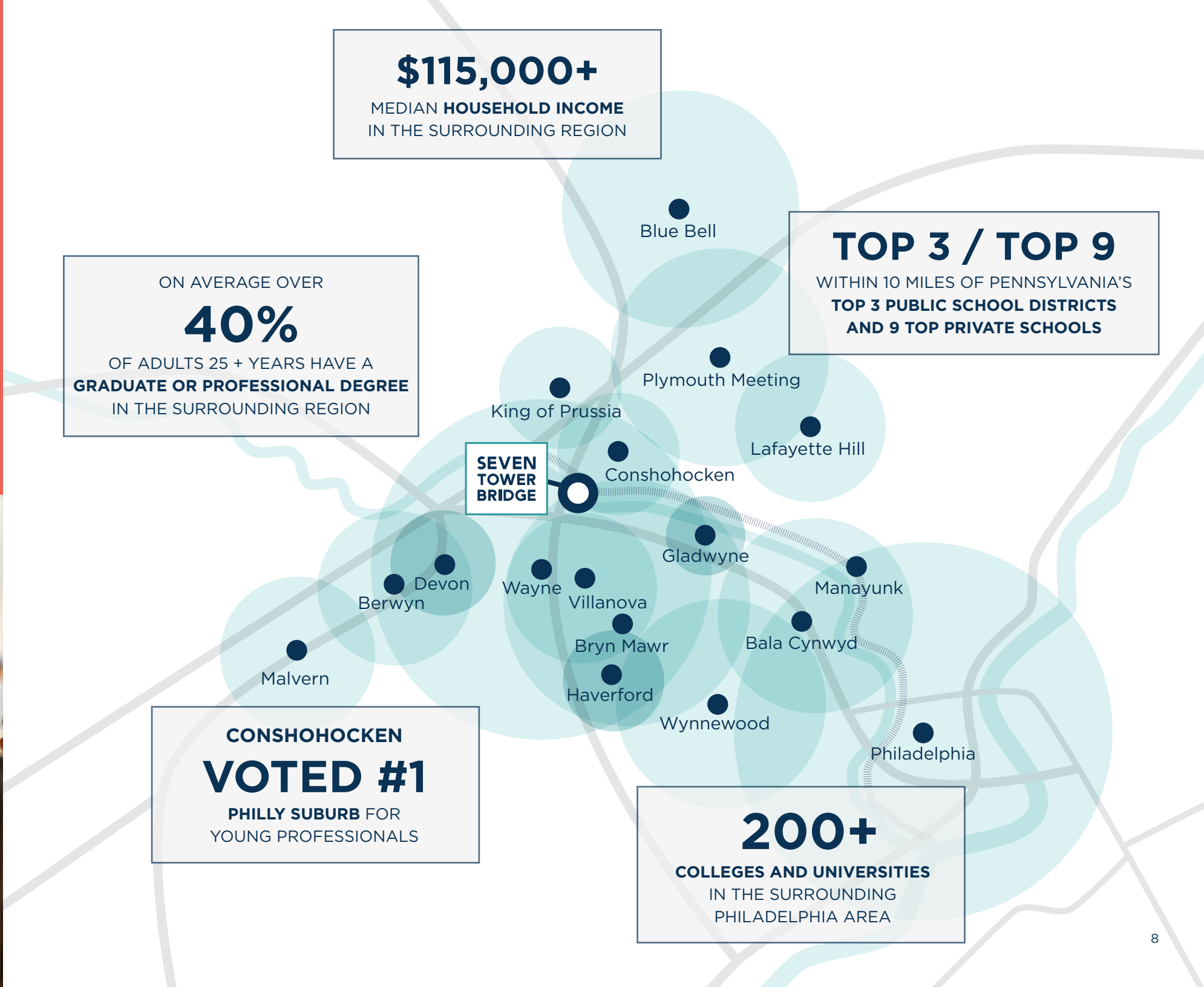
UNRIVALED ACCESS

Attract employees from throughout the region with the ultimate centrally-located headquarters. The region's main interstates I-76 and I-476 intersect at Conshohocken, and the SEPTA train station is across the street, providing a short commute for most of the region's talent pool. This unrivaled access to the region limits time spent in transit, increases productivity, and improves employee satisfaction and retention.



TALENT CLUSTER

Conshohocken is at the hub of the region's elite professional talent, with direct access to Pennsylvania's top universities, highly-educated neighborhoods and best suburban schools.





Voted #1

Best Neighborhood
to Live and Work

A+

Overall
Rating by
Niche.com



3,000+

New Apartments
Since 2000



\$600M

Investment
in Interstate
and Bridge
Infrastructure

CONSHOHOCKEN BY-THE-NUMBERS



Direct
Access to

4

Interstates

SEPTA



Train to Center City
Steps from 7TB

Extensive
Network
of Trails
Extending

30 Miles



50+

Restaurants
& Bars

**CONSHOHOCKEN IS
RATED THE BEST
SUBURBAN PHILADELPHIA
NEIGHBORHOOD FOR
YOUNG PROFESSIONALS**



**FAYETTE STREET HAS
BECOME MONTGOMERY
COUNTY'S HOTTEST
DINING DESTINATION**

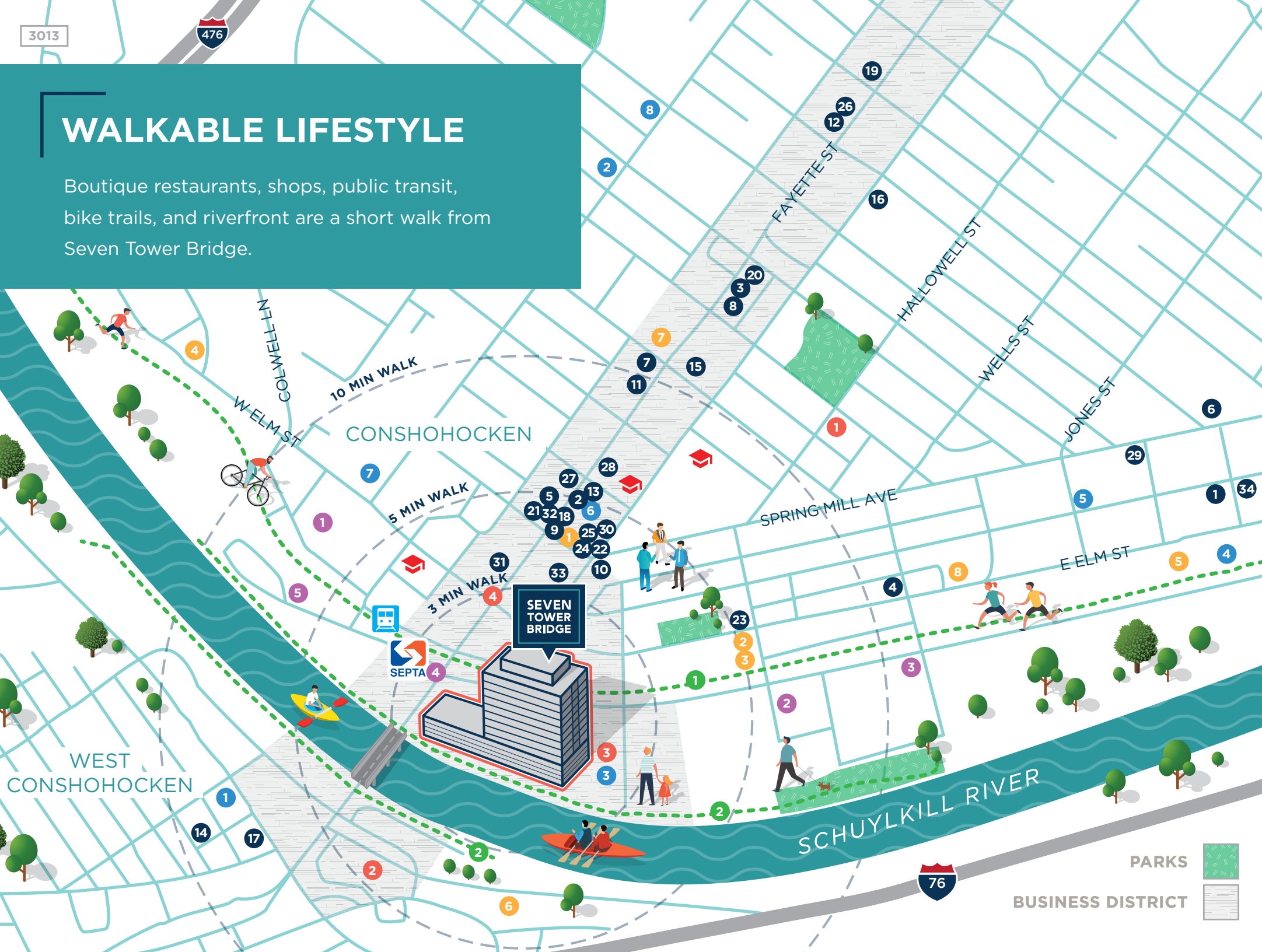


**BRAND NEW \$16M
SEPTA STATION IS A
SHORT, FLAT WALK
FROM SEVEN TOWER
BRIDGE—MOST DIRECT
IN THE MARKET**



WALKABLE LIFESTYLE

Boutique restaurants, shops, public transit, bike trails, and riverfront are a short walk from Seven Tower Bridge.



RESTAURANTS

1. Bar Lucca
2. Blackfish BYOB
3. Brunch
4. Bar Sera
5. Chiangmai
6. Coyote Crossing
7. Deli on 4th
8. Dragon & Phoenix Express
9. Eat Greek
10. El Limon
11. Our Daily Bagel
12. 'feine
13. Great American Pub
14. The Gypsy Saloon
15. Izenberg's Deli
16. Jasper's Backyard
17. Jasper's WestSide
18. Mochi Ring Donuts
19. Lenny's Italian Deli
20. MasterPeace Grill
21. Nudy's Café
22. Daniel's Restaurant and Bar
23. Pepperoncini Restaurant & Bar
24. Snap Custom Pizza
25. Southern Cross Kitchen
26. The StoneRose Restaurant
27. Fayette Street Oyster House & Grill
28. Tony & Joe's
29. Trattoria Totaro
30. Viggiano's Italian Restaurant
31. 1874 Social and Hook & Ladder Skybar
32. Morning Talk Cafe
33. The Couch Tomato Cafe
34. Merenda Box

BARS

1. TBD
2. Carol's Place
3. Conshohocken Beer Garden
4. Conshohocken Brewing Co.
5. Conshy Corner Tavern
6. Flanigans Boathouse
7. Guppy's Good Times
8. Pizza Time Saloon

HOTELS

1. George Washington Wood B&B
2. Marriott Philadelphia West
3. Residence Inn
4. Hotel West & Main, Tapestry by Hilton

FITNESS

1. Daily Grind Fitness
2. Pit Games
3. Prime Intensity Training
4. Pro Q Fitness
5. Tone Zone Fitness Studio
6. West Conshy Athletic Club
7. YMCA - Greater Philadelphia
8. Yoga Home

TRAILS

1. Schuylkill River Trail
2. Walking Trails

APARTMENTS

1. Grande at Riverview
2. Londonbury at Millennium
3. Riverwalk Apartment Homes
4. The Birch
5. Matson Mill

PARKS



BUSINESS DISTRICT



HIGHLY VISIBLE FROM I-76, I-476 AND THE FAYETTE STREET BRIDGE



126,000 cars per day

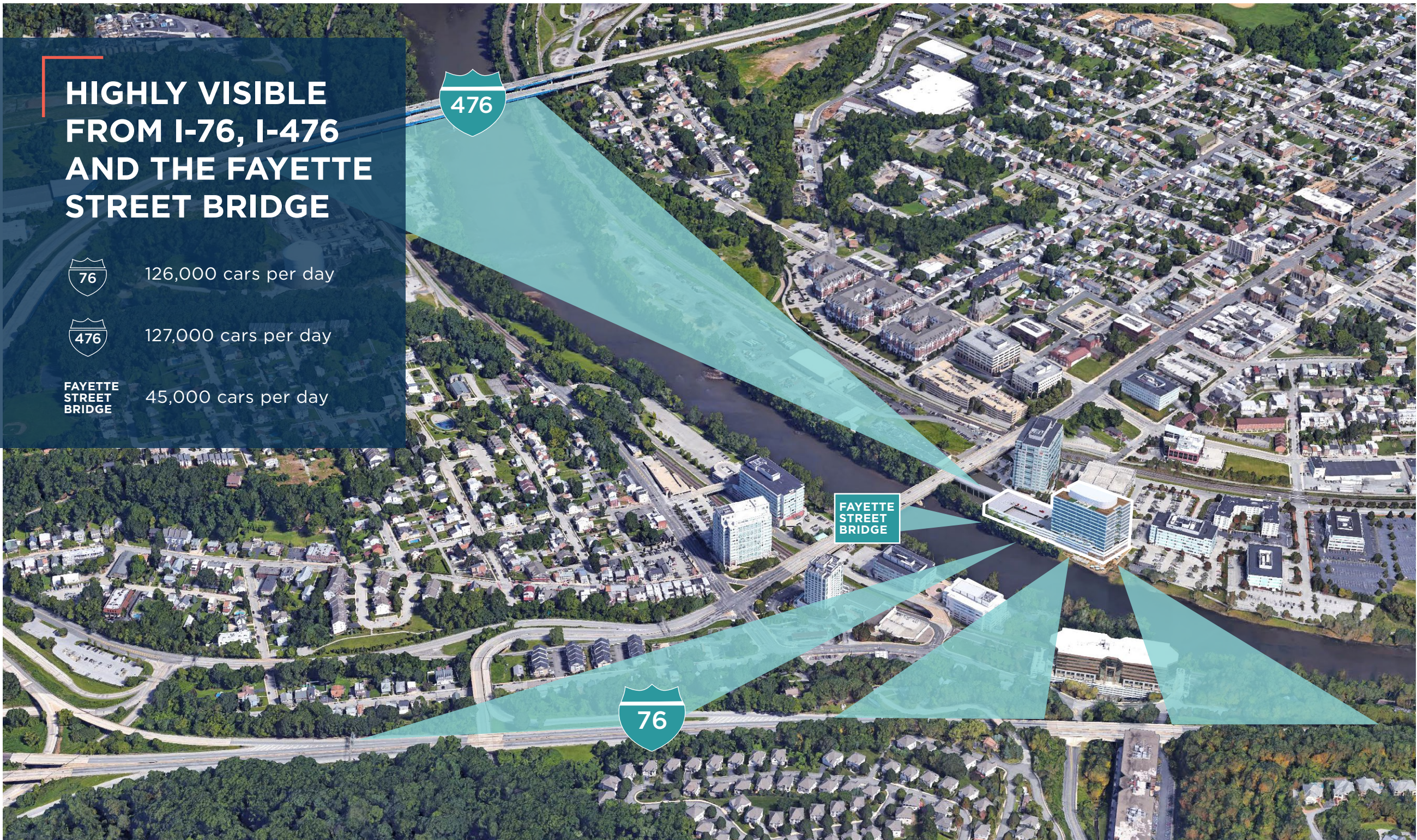


127,000 cars per day

FAYETTE
STREET
BRIDGE

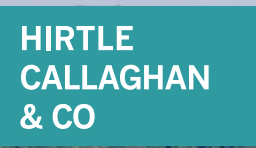
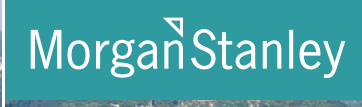
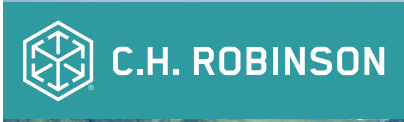
45,000 cars per day

FAYETTE
STREET
BRIDGE



BE IN GOOD COMPANY

Blue chip companies locate and stay in the Tower Bridge business community for the unmatched location, quality, productivity and property management.



AMENITIES

CREATE AN ENVIRONMENT OF
WELLNESS AND PRODUCTIVITY



SEVEN
TOWER
BRIDGE



> LOCATION

> AMENITIES

> BUILDING

> TEAM



Wellness in the workplace drives productivity, an overall sense of well-being and employee satisfaction. Seven Tower Bridge's direct connection to its natural surroundings—water, nature, abundant daylight and views—sets this building apart. One inspired employee can produce as much as 2.25 satisfied employees*.

With nature and inspiration as the backdrop, the amenities at Seven Tower Bridge provide places where tenants can collaborate, connect and recharge. Over 20,000 SF of fitness, conference, café and outdoor spaces create a productive business environment.

*Harvard Business Review



**20,000 SF
OF MODERN
AMENITIES**

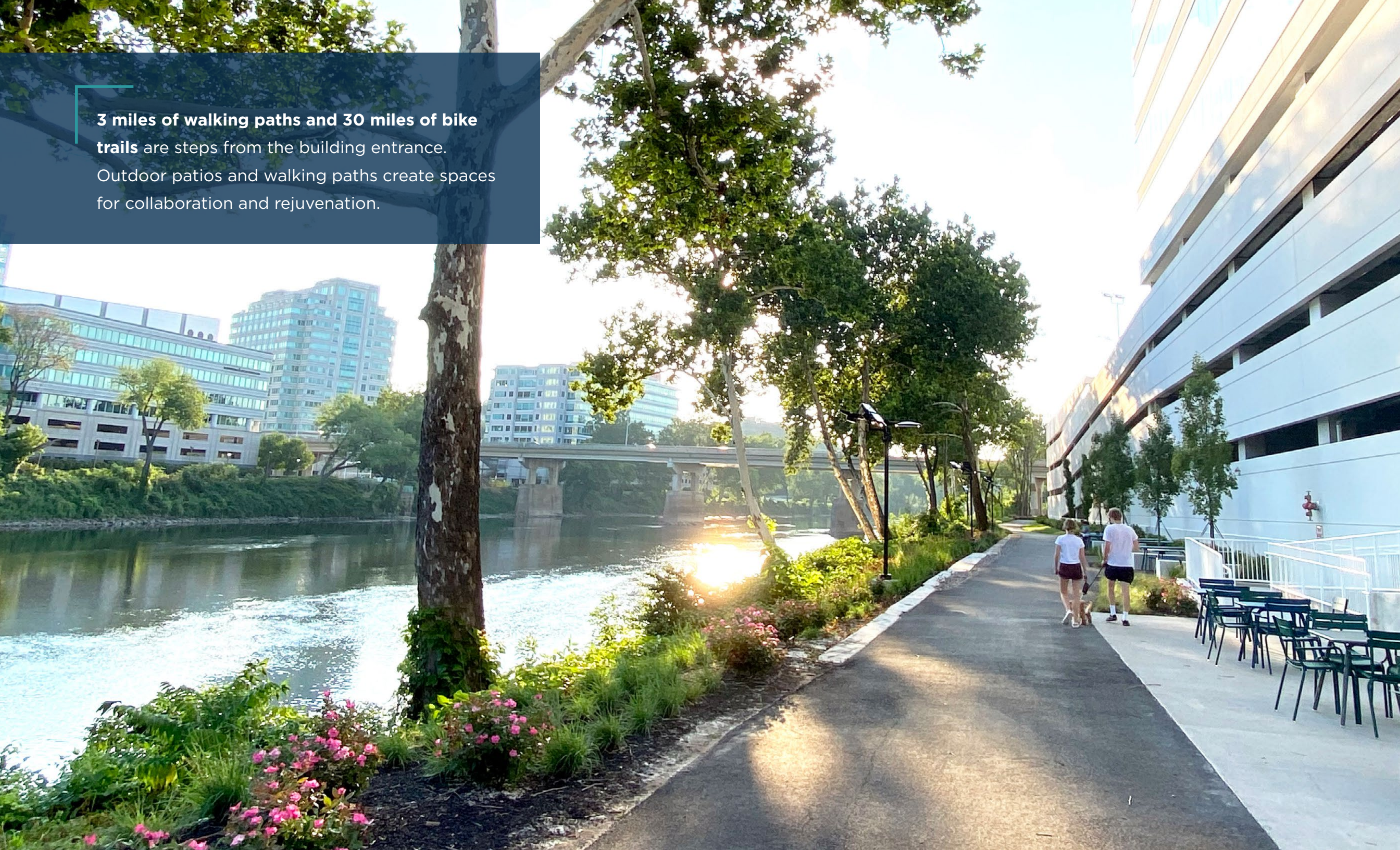


**INDOOR & OUTDOOR
COLLABORATION
AREAS AND CASUAL
WORKSPACES**



**EVENT AND
CONFERENCE
SPACES WITH
RIVER VIEWS**

3 miles of walking paths and 30 miles of bike trails are steps from the building entrance. Outdoor patios and walking paths create spaces for collaboration and rejuvenation.





CONFERENCE & SOCIAL AREAS



PANTRY & SOCIAL AREAS



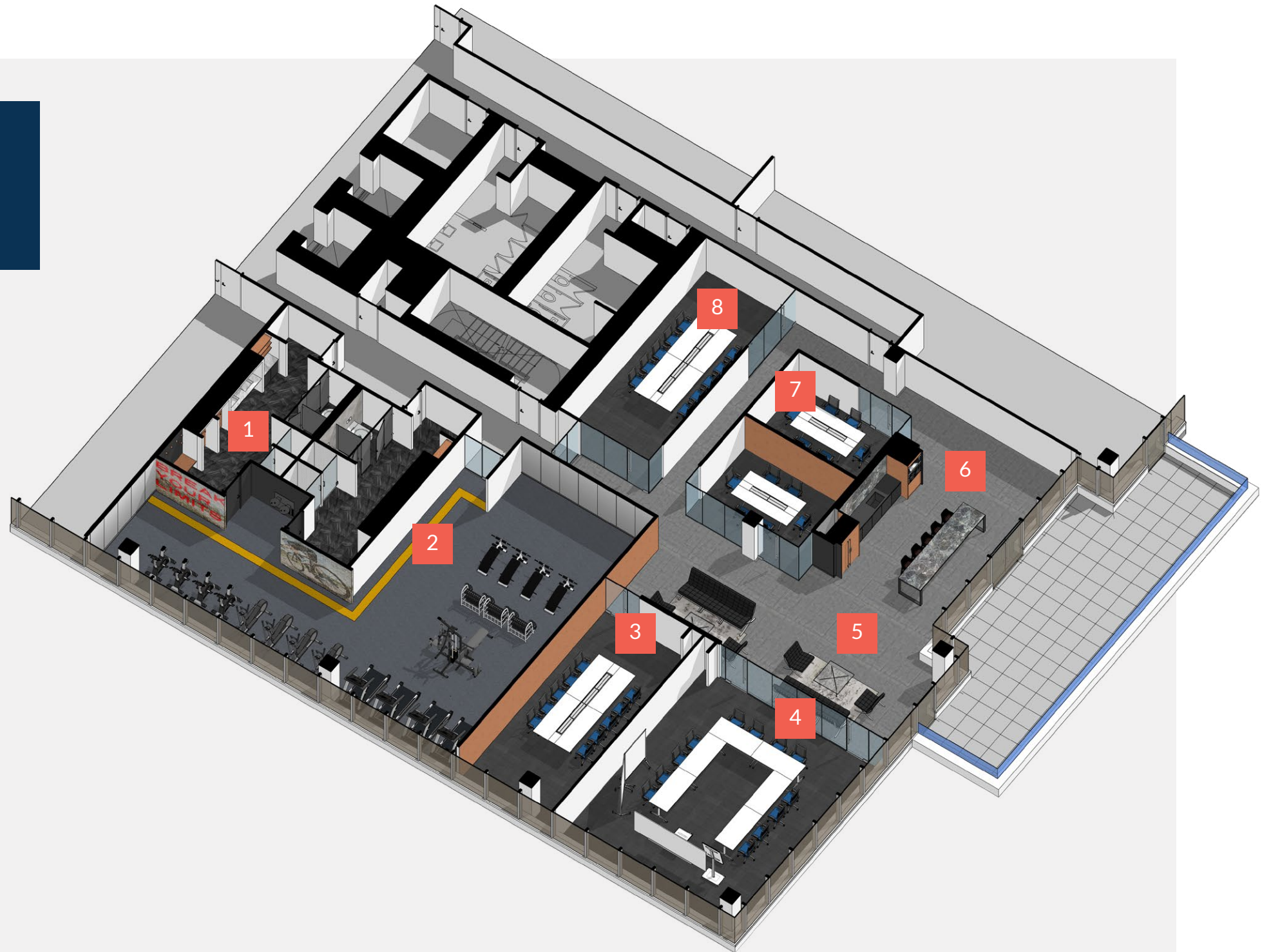
FITNESS CENTER



LOCKER ROOM

FIFTH FLOOR AMENITIES PLAN

- 1 LOCKER ROOMS
- 2 FITNESS CENTER
- 3 CONFERENCE ROOM
- 4 BOARD ROOM
- 5 LOUNGE AREA
- 6 PANTRY AREA
- 7 CONFERENCE ROOM
- 8 CONFERENCE ROOM





FIFTH FLOOR AMENITY SPACE

BUILDING

A NEW BENCHMARK FOR THE
MODERN WORKPLACE

SEVEN
TOWER
BRIDGE



> LOCATION

> AMENITIES

> BUILDING

> TEAM

SEVEN TOWER BRIDGE IS CERTIFIED FOR SUSTAINABILITY AND WELLNESS.

The building is designed and certified to minimize environmental impact and maximize human performance. Best practices in design, systems, operation, and management deliver a workplace that meets or exceeds the ESG and employee health priorities of leading companies. The following certifications confirm the building's ongoing best-in-class performance.



LEED: THE SYMBOL OF SUSTAINABILITY IN COMMERCIAL REAL ESTATE

LEED (Leadership in Energy and Environmental Design) is the most widely used green building rating system in the world, providing a framework for healthy, highly efficient, and cost-saving green buildings. Developed by the U.S. Green Building Council (USGBC), LEED certification is a globally recognized symbol of sustainability achievement and leadership.

FITWEL: THE WORLD'S LEADING CERTIFICATION SYSTEM COMMITTED TO BUILDING HEALTH FOR ALL®

Supported by 5,600+ academic research studies, Fitwel provides a rigorous certification program for workplaces that strengthen the health and well-being of occupants.

WELL HEALTH-SAFETY RATING: BEST PRACTICES FOR WORKPLACE

SAFETY The WELL Health-Safety seal communicates to everyone entering a space that evidence-based measures and best practices for safety have been adopted and third-party verified.

UL VERIFIED HEALTHY BUILDING MARK: INDOOR ENVIRONMENTAL

HEALTH This certification requires best practices to maximize indoor air quality (IAQ) through ventilation, filtration and hygiene, and deliver clean, healthy water for consumption.

WIREScore GOLD confirms that Seven Tower Bridge provides tenants with

access to fiber connectivity as well as choice of internet service providers to meet the demands of today's hybrid work models. The infrastructure measures in place will ensure that the connectivity is protected and secure.

URBAN LOBBY IN THE SUBURBS



UNOBSTRUCTED RIVER VIEWS

Constructed over four levels of parking, Seven Tower Bridge offers panoramic views of the river valley from every office floor.





LET THE LIGHT SHINE IN

With clear, full-height windows throughout the building, Seven Tower Bridge tenants can soak up the **benefits of natural light in the workplace.**

AMONG THOSE WHO REPORTED SEEING SUNLIGHT AT WORK:

41% MORE RELAXED

28% MORE PRODUCTIVE

47% MORE ENERGIZED

68% FEEL THEIR MOOD IMPROVED

*Source: Saint-Gobain and SageGlass commissioned Amplitude Research, Inc. to survey 400 employees nationwide between March 22 and April 1, 2016.

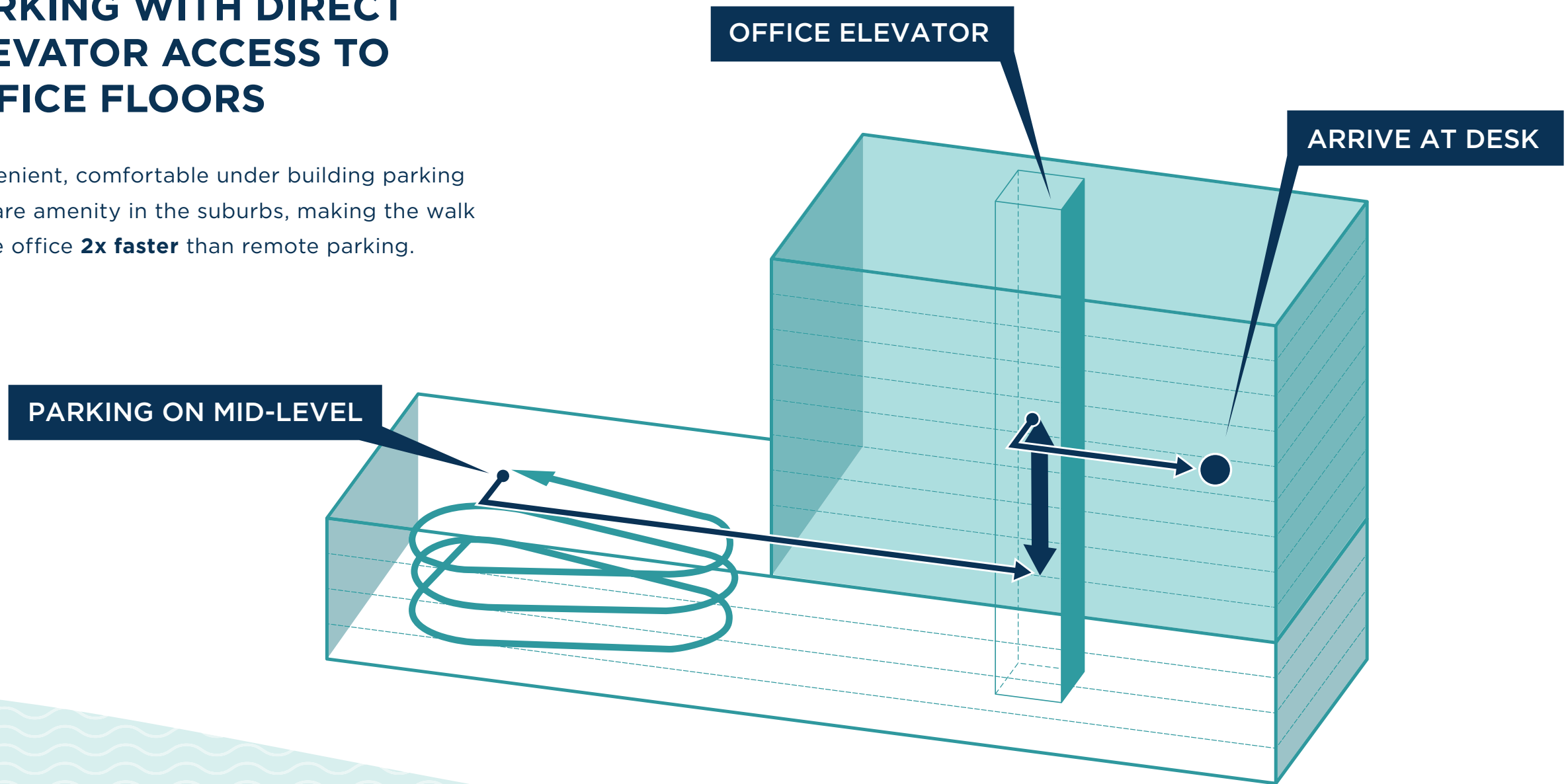


GRAND
BOULEVARD
ENTRANCE



UNDER BUILDING PARKING WITH DIRECT ELEVATOR ACCESS TO OFFICE FLOORS

Convenient, comfortable under building parking is a rare amenity in the suburbs, making the walk to the office **2x faster** than remote parking.



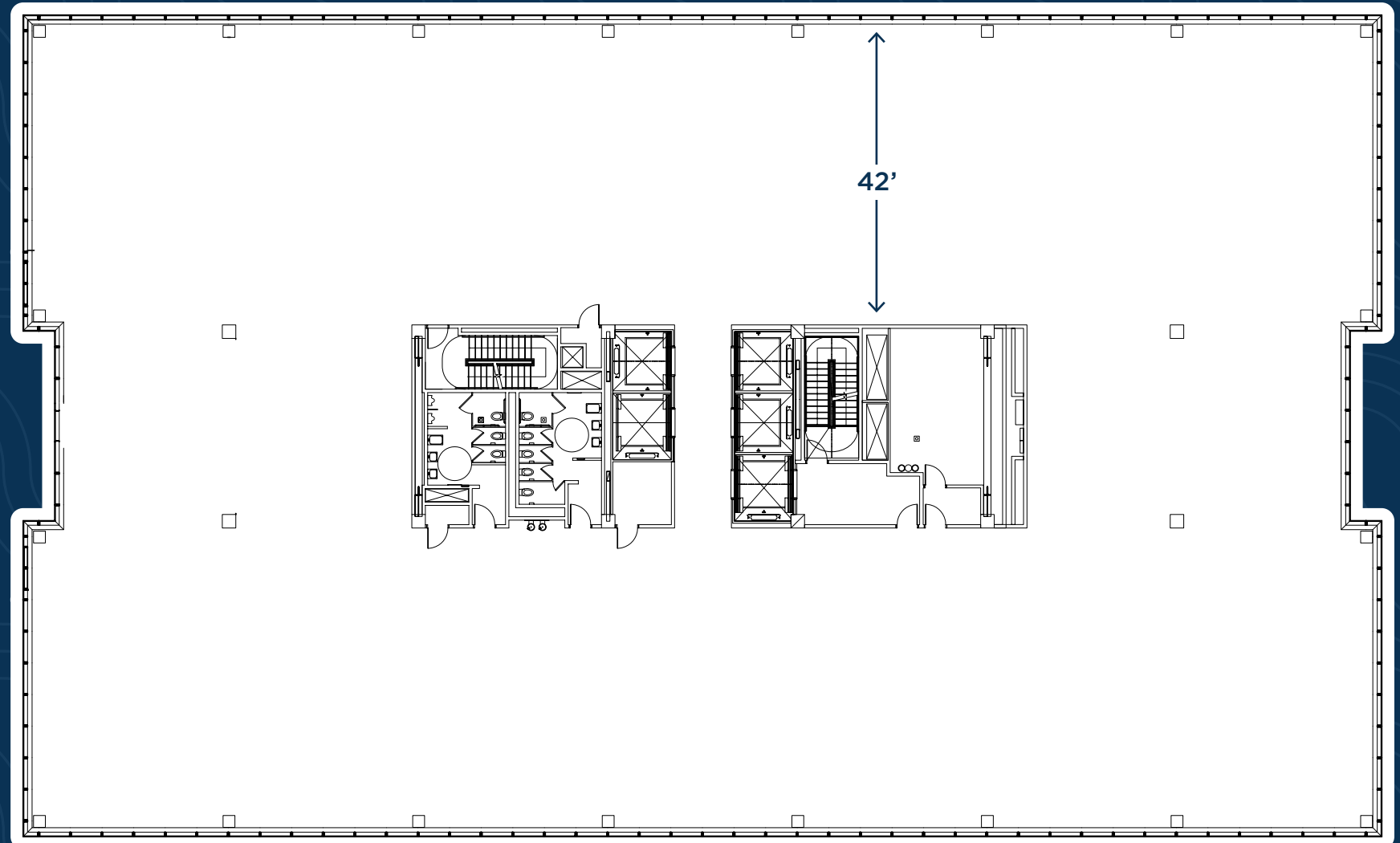
TYPICAL FLOOR PLAN

26,670 SF

9' FINISHED CEILING HEIGHT

4' 8" WINDOW MODULE

28' BAY



SCHUYLKILL RIVER

BUILDING SPECS

OWNER	A joint venture of affiliates of American Real Estate Partners (AREP), and Partners Group	BUILDING STRUCTURE	Structural steel frame with concrete on metal deck
DESIGN	Architect – Skidmore, Owings & Merrill (SOM), Chicago Building MEP Engineer – Jaros, Baum & Bolles, New York Civil Engineer – Pennoni Associates, Philadelphia	EXTERIOR ENVELOPE	Clear Solarban 60 insulated glass system with white architectural precast concrete
SIZE	260,000 RSF	HVAC SYSTEM	Advanced electric VAV air distribution and MERV-13 filtration system
STORIES	10 office floors over 4 levels of under building/structured parking	VENTILATION	20 CFM fresh air per person
FLOOR PLATE	26,670 RSF, 4’8” window module, 28’ typical bay, 42’ core to glass	THERMAL COMFORT	One zone per 577 USF; one ton of conditioned air per 345 USF multi-tenant
CEILING HEIGHT	9’ finished ceiling; 10” blind pocket to slab	CONNECTIVITY	High-capacity voice and data infrastructure to building
ELEVATORS	5 high-speed passenger elevators with direct service to office floors 1 service/freight-enabled cab	SECURITY	Card access system
PARKING RATIO	3.2/1,000 SF		



American Real Estate Partners

American Real Estate Partners is a fully integrated, privately held, real estate investment company focusing on commercial real estate assets and real estate financial instruments in the major markets along the Eastern Seaboard of the United States.

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Partners Group

REALIZING POTENTIAL IN PRIVATE MARKETS

Partners Group serves over 900 institutional investors who seek superior investment performance through private markets for their more than 200 million beneficiaries. They have USD 94 billion in assets under management and more than 1,400 professionals across 20 offices worldwide.

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SOM

Skidmore, Owings & Merrill (SOM) is a collective of architects, designers, engineers and planners working together to build a better future. SOM is responsible for some of the world's most technically and environmentally advanced buildings and significant public spaces.

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> LOCATION

> AMENITIES

> BUILDING

> TEAM

SEVEN TOWER BRIDGE

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