



161

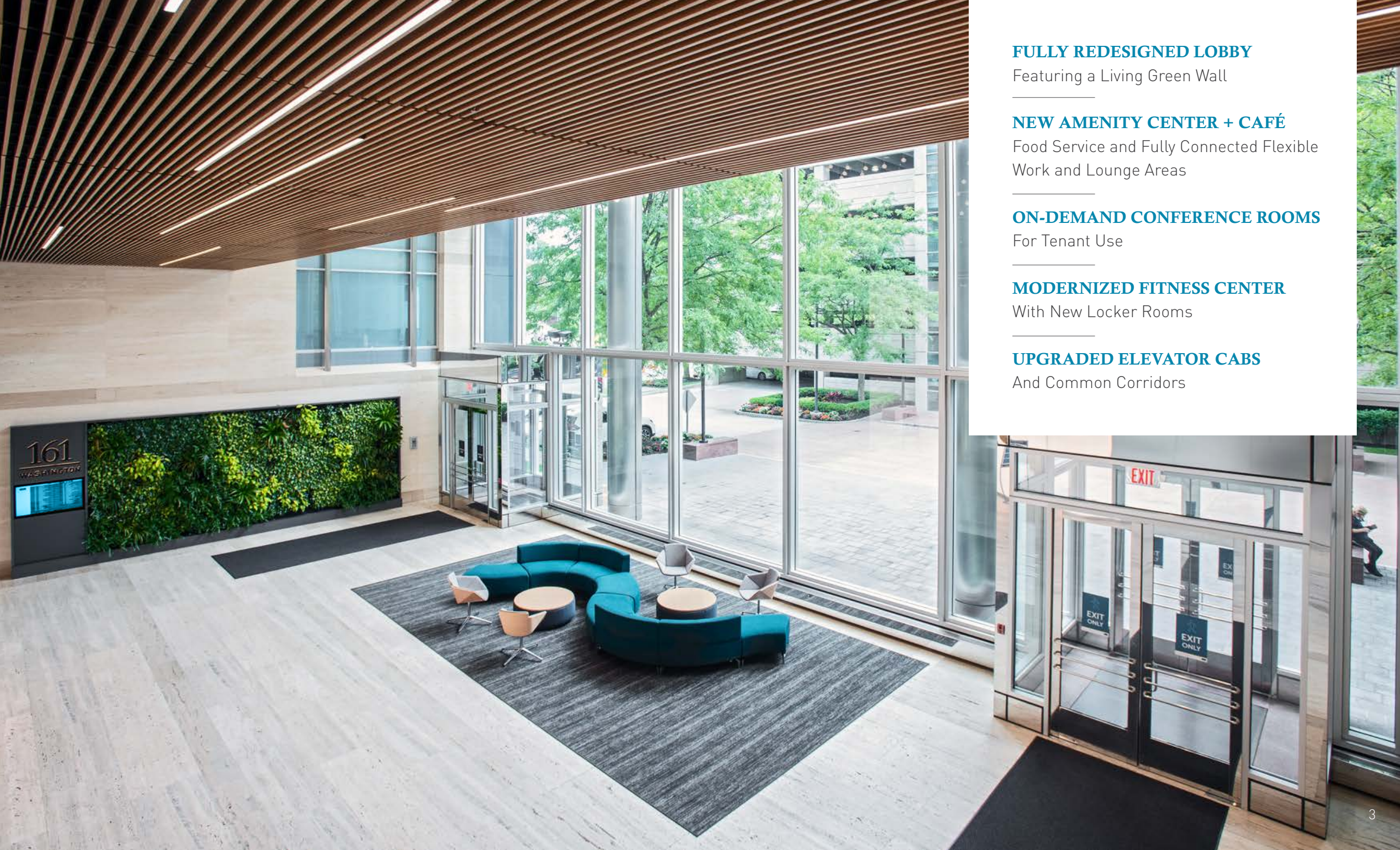
WASHINGTON

NEW NAME. NEW VISION.

161 Washington Street is a 16-story, Class-A boutique office building located in the sought-out Conshohocken, PA submarket. Sitting along the beautiful Schuylkill River with direct access to major thoroughfares and the SEPTA Regional Rail, this property has recently been transformed into the most amenitized building in the area.

161





FULLY REDESIGNED LOBBY

Featuring a Living Green Wall

NEW AMENITY CENTER + CAFÉ

Food Service and Fully Connected Flexible Work and Lounge Areas

ON-DEMAND CONFERENCE ROOMS

For Tenant Use

MODERNIZED FITNESS CENTER

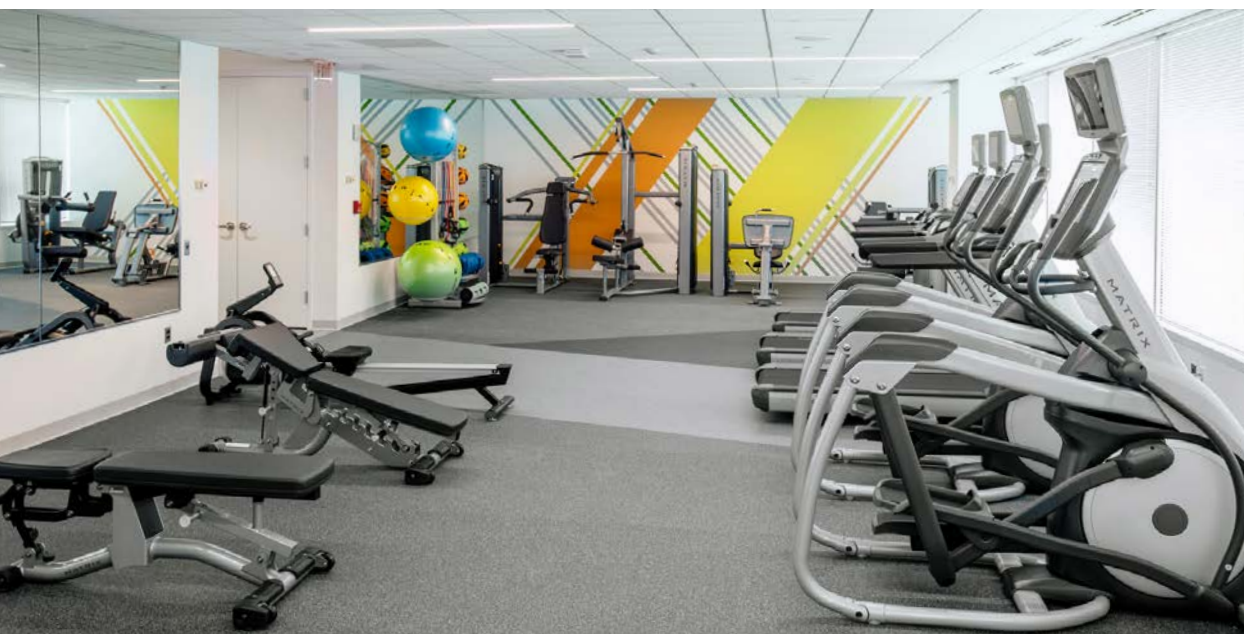
With New Locker Rooms

UPGRADED ELEVATOR CABS

And Common Corridors



FLEXIBLE CONFERENCE ROOMS

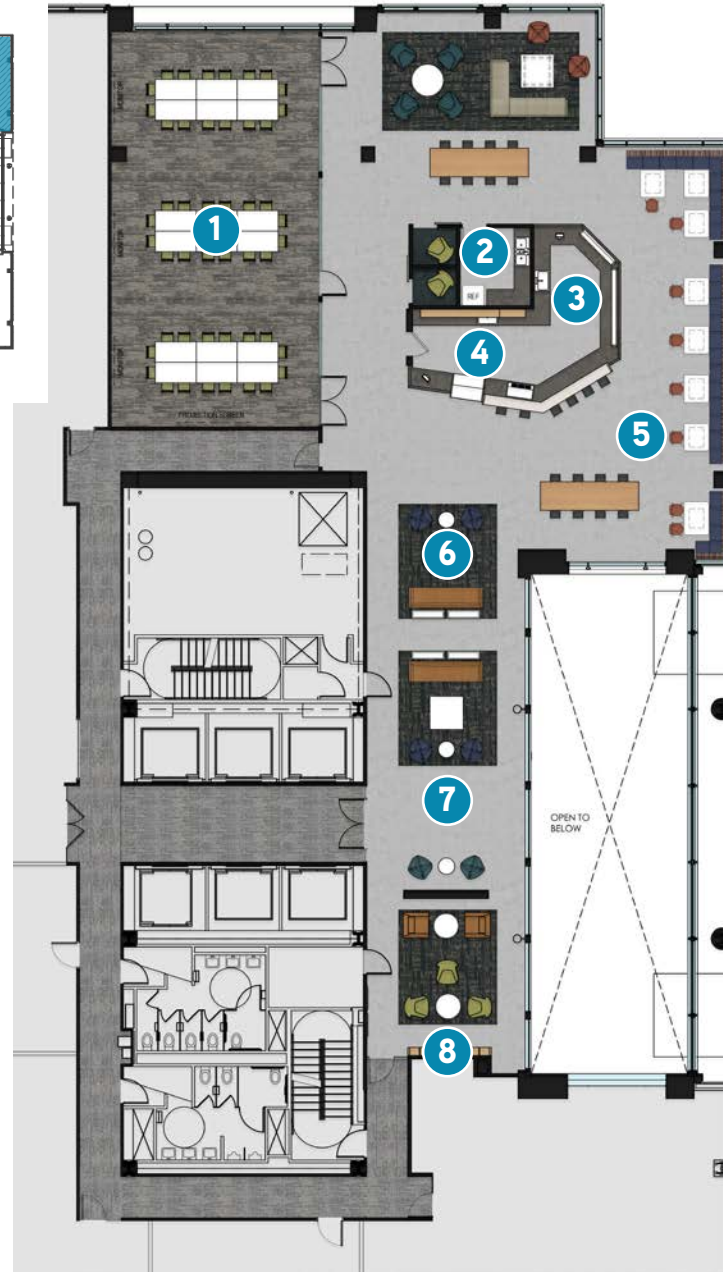
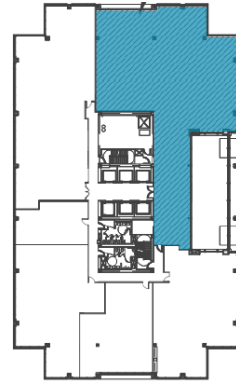


NEW MODERNIZED FITNESS CENTER

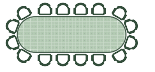


ABUNDANT COLLABORATION SPACES

AMENITY SPACE



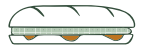
1 Conference Rooms



2 Phone Booths



3 Food Service



4 Coffee Bar



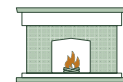
5 Banquet Seating



6 Lounge Area



7 Fireplace



8 Quiet Place



LIVE | WORK | PLAY

With more than 50 restaurants, miles of riverside trails, convenient public transportation, excellent employment opportunities and luxury residential communities, Conshohocken is a haven for those seeking a vibrant and walkable “live-work-play” experience.

50+ RESTAURANTS
within walking distance along
Fayette Street



130 MILES
of riverside biking trails stretching
from Philly to Pottsville



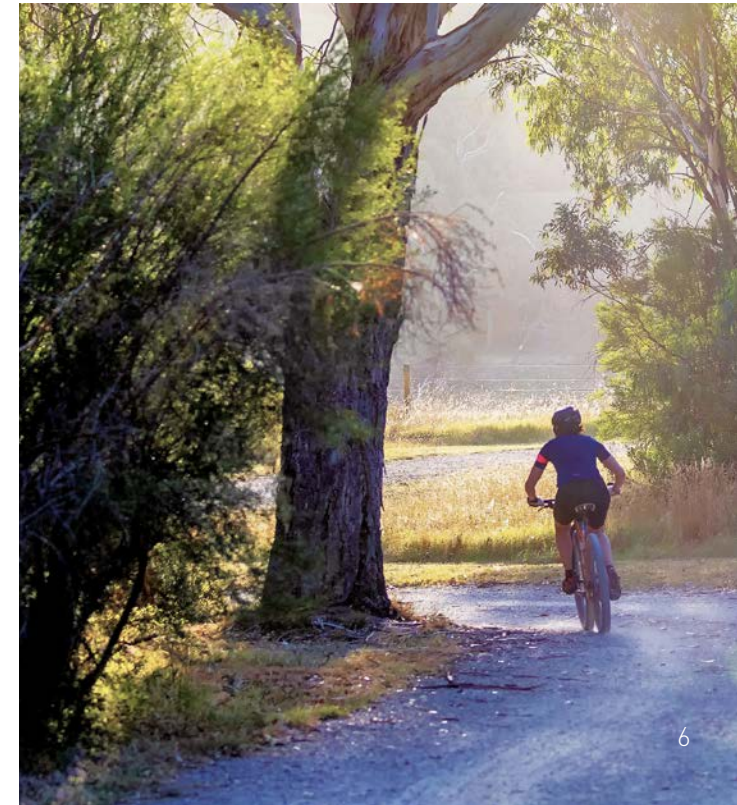
30 MINUTES
to downtown Philadelphia via
SEPTA's Regional Rail



15 MINUTE
minute drive to Philadelphia with
easy access to I-76 & 476



1200+ PRIVATE PARKING
spaces located at building



NEARBY

RESTAURANTS

- 1 Guppy's Good Times
- 2 Snap Custom Pizza
- 3 Southern Cross Kitchen
- 4 Viggiano's Italian Restaurant
- 5 The Lucky Gastropub
- 6 Jimmy John's
- 7 El Limon
- 8 Flanigan's Boathouse
- 9 Tradestone Cafe & Confections
- 10 Great American Pub
- 11 Tierra Caliente
- 12 Fayette Street Grille
- 13 MasterPeace Grill
- 14 Pepperoncini Restaurant & Bar
- 15 Cerdo
- 16 Trattoria Totario
- 17 Coyote Crossing
- 18 Bar Lucca
- 19 Conshohocken Brewing Comp
- 20 Nudy's Café

CORPORATE NEIGHBORS

- 21 Brandywine Realty Trust
- 22 Mercy Health System
- 23 Marriott Philadelphia
- 24 Gartner
- 25 Jacobs
- 26 Keystone Property Group
- 27 AmerisourceBergen
- 28 Morgan Stanley





LIGHT-FILLED REDESIGNED LOBBY
WELCOMES TENANTS AND GUESTS

BUILDING STACK

LEASED

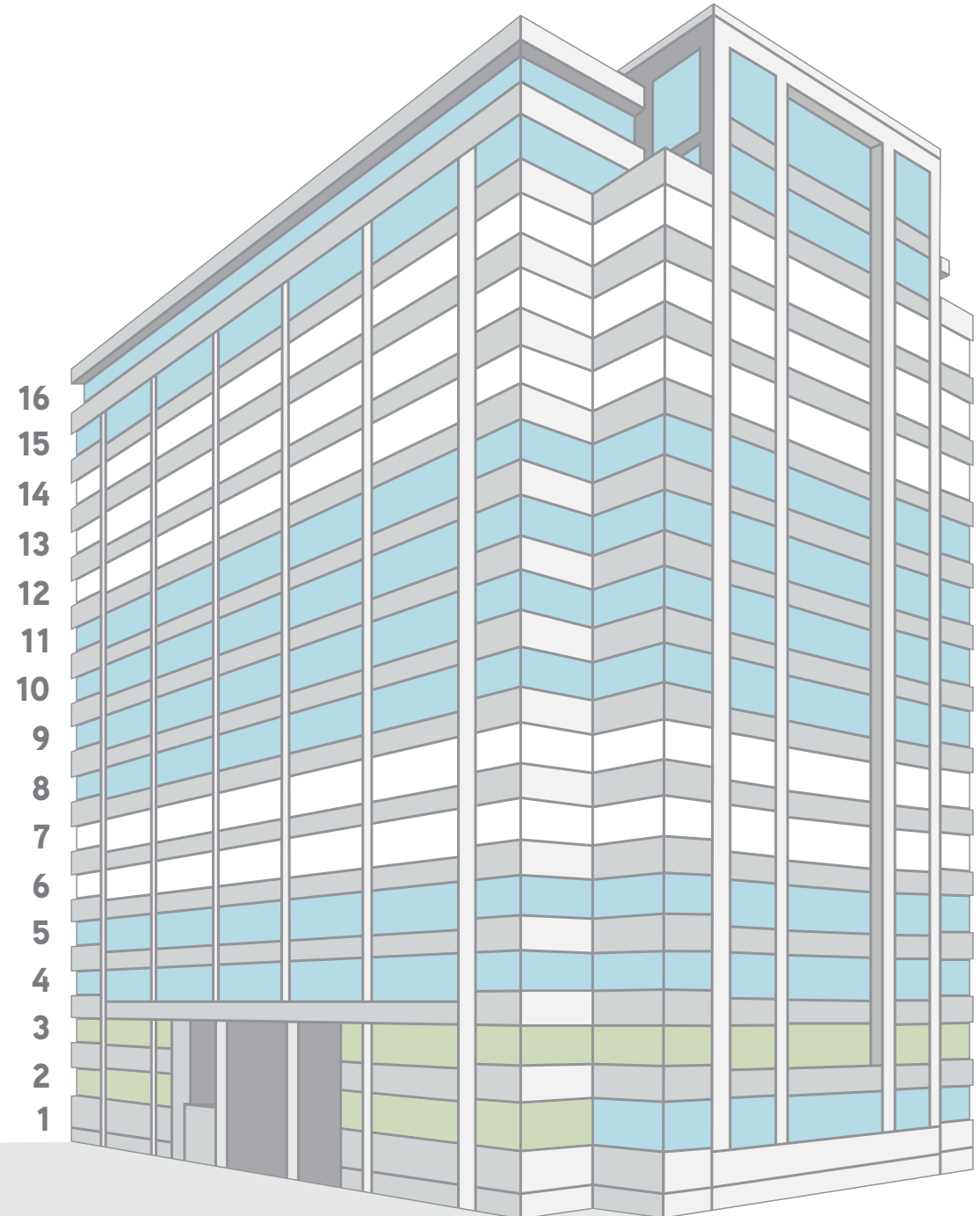
AVAILABLE

16	9,869	SF	Suite	1650	
15	948	SF	Suite	1575	
11	7,963	SF	Suite	1125	
10	1,281	SF	Suite	1061	Contiguous Total: 3,328 SF
10	2,047	SF	Suite	1050A	
9	2,145	SF	Suite	925	Contiguous Total: 13,636 SF
9	1,563	SF	Suite	920	
9	5,350	SF	Suite	940	
9	3,013	SF	Suite	952	
9	3,700	SF	Suite	991	
8	2,331	SF	Suite	810	
5	2,221	SF	Suite	500	
5	6,874	SF	Suite	530	
4	1,070	SF	Suite	401	
2	3,506	SF	Suite	200	Contiguous Total: 7,382 SF
2	3,876	SF	Suite	240	

- Some suites can be combined for larger availabilities.

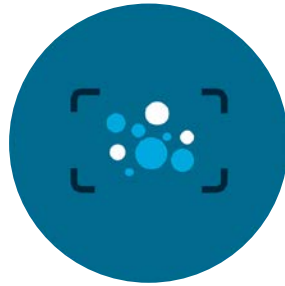
AMENITIES

3	6,798	SF	Tenant Amenity Space
2	2,677	SF	Fitness Center



WE'RE ALL IN THIS TOGETHER

AREP is committed to creating a better workplace and keeping our buildings safe. The following building cleaning checklist has been put into place and will be maintained by our engineering and service provider teams at 161 Washington Street.



Building Deep Cleaning & Disinfecting Using Electrostatic Method

Specialized Disinfecting Method which applies Disinfectant to Surfaces but is Safe for Use on all Non-porous Surfaces



Air Quality & HVAC Component Cleaning & Preparation

Replaced all Filters with the Highest-grade MERV Filter Suitable for the 161's HVAC Equipment (MERV13/MERV14)



UL Industries Site Evaluation, Testing & Report

Engaged Environmental Engineers and Industrial Hygienists to Perform a Complete Building Assessment

BEYOND THE EXPECTED

AREP is committed to commerce. We deliver inspired environments and experiences to create the places where people prosper. The revitalization of 161 Washington Street is the direct response to the top priorities of tenants in this premier Philadelphia sub market. And, **our** success begins with **yours**.



American Real Estate Partners



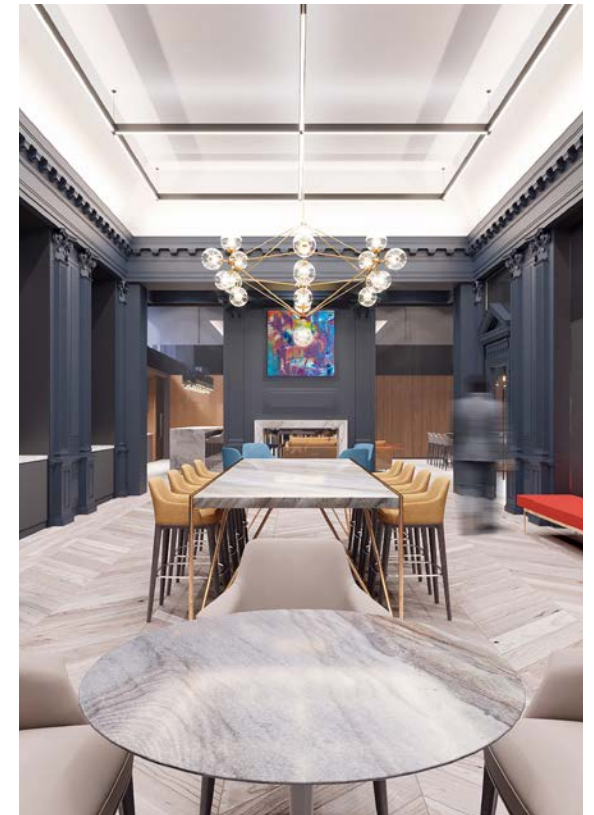
Rosslyn City Center | Rosslyn, VA



The Candler Building | Baltimore, MD



Seven Tower Bridge | Conshohocken, PA



1600 Market Street | Philadelphia, PA



161

WASHINGTON

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