

An aerial photograph of Philadelphia, Pennsylvania, taken at dusk. The image shows a dense urban landscape with various skyscrapers and buildings. On the left, the iconic Independence Hall is visible, illuminated against the twilight sky. To the right, several modern high-rise buildings with glass facades are prominent, their windows glowing with interior lights. The Comcast logo is overlaid in the top left corner. The text 'MAJOR CLASS A+ SUBLEASE SPACE' is centered in the upper half of the image, with a horizontal line below it. Below the line, the text 'THREE LOGAN SQUARE PHILADELPHIA, PA' is centered. At the bottom of the image, there are three logos: Comcast on the left, the website 'Find Out More: bins.properties/3-Logan' in the center, and the Binswanger logo on the right.

# MAJOR CLASS A+ SUBLEASE SPACE

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THREE LOGAN SQUARE  
PHILADELPHIA, PA



## PREEMINENT SPACE IN CENTER CITY'S MOST ATTRACTIVE LOCATION

- 51-story tiered Class A+ office building that is Fitwel Certified and Energy Star Rated
- On-campus restaurants: City Tap House, Matt & Marie's, Bluestone Lane Coffee, Urban Farmer
- Over 25 additional restaurants within 2 blocks
- Major hotels within blocks (Westin, Four Seasons, Holiday Inn, Sheraton, Hilton, and more)
- On-site Fitness Center (49th floor) – Open gym, group exercise classes, personal training options, locker rooms, and views of the city
- State-of-the-art corporate meeting/conference and banquet/ event space on the 50th floor (Vue)
- Ground floor convenience store
- Top-tier, on-site building management and leasing staff

- Fully Renovated in 2021 to Comcast Standards
- Large Contiguous Blocks
- Move-in Ready (Furniture/Wiring/ Infrastructure)





### Easy access in and out of the city

- Secured access to an underground 350-space parking garage
- Direct access to Ben Franklin Parkway, I-676, I-76, I-95 and River Drives
- Across the street from SEPTA's Subway and Regional Rail

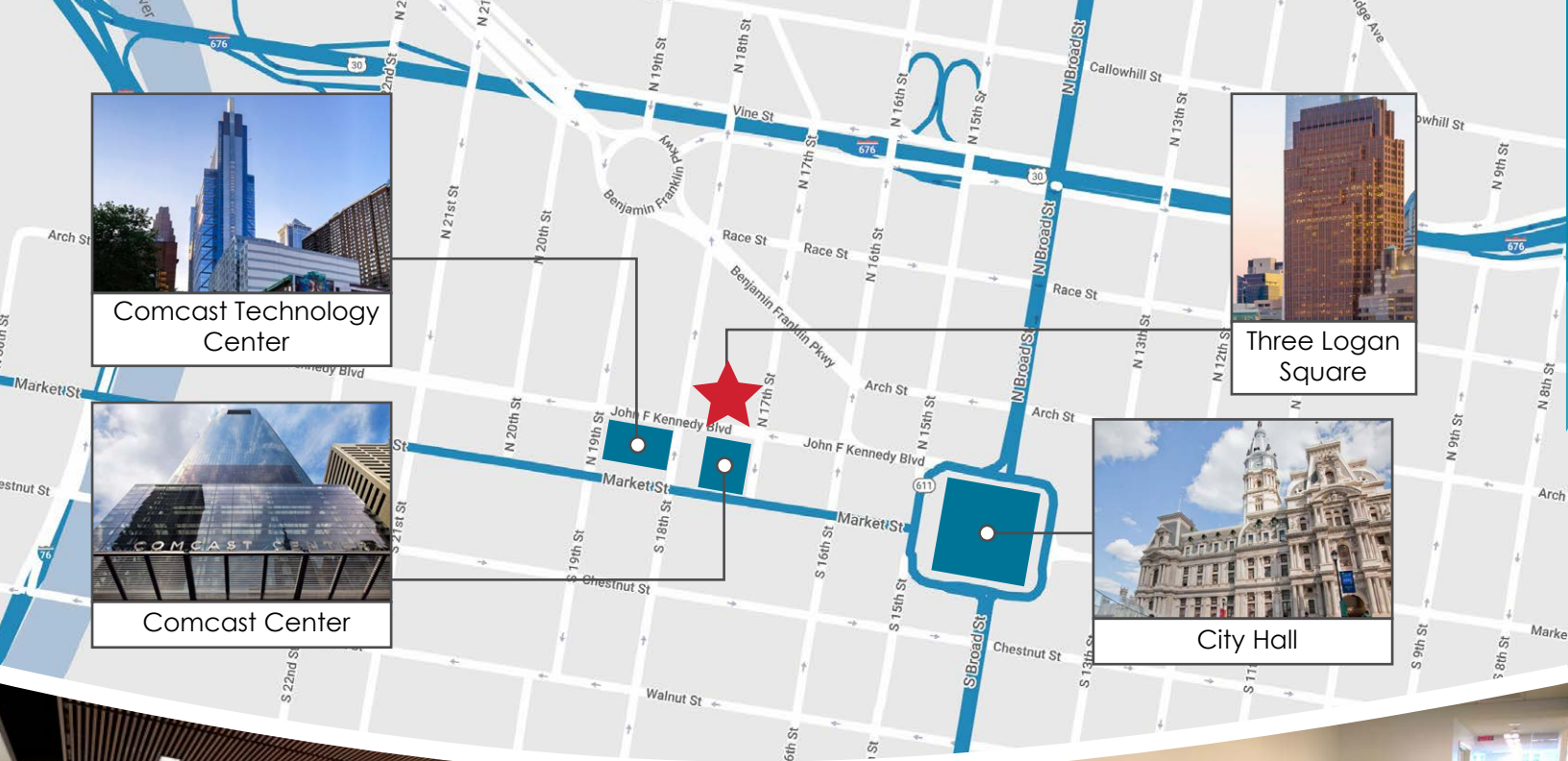
### Ideal location in the epicenter of the city's business and cultural districts

- Adjacent to the Comcast Center and Comcast Technology Center / Four Seasons Hotel offering additional amenities to tenants in the Logan Campus including The Concourse at Comcast Center and the Universal Sphere
- Close proximity to green space including Three Logan's outdoor plaza featuring an animated fountain and ample seating as well as Sister Cities Park and Logan Circle
- Steps away from many cultural attractions: The Franklin Institute, Rodin Museum, Academy of Natural Sciences, Philadelphia Museum of Art, and more

### One of the most secure areas in the Central Business District

- Security desk manned 24/7
- Additional security measures provided by Brandywine, Comcast, and the Center City District

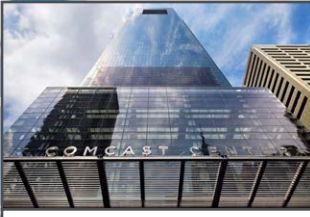




Comcast Technology Center



Three Logan Square



Comcast Center



City Hall



## CONTACT:

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**Josh Haber**  
Managing Partner  
jhaber@binswanger.com  
215.448.6099



**Jason Kramer**  
Managing Partner  
jkramer@binswanger.com  
215.448.6051



**Bob Corr**  
Senior Vice President  
rcorr@binswanger.com  
215.448.6254



**Matt Lipson**  
Vice President  
mlipson@binswanger.com  
215.803.5100