

1000
CONTINENTAL



Location *is* Everything

 1000 Continental Drive, King of Prussia, PA





Location *is* Everything

1000 Continental enjoys superior access, located at the intersection of the Pennsylvania Turnpike, I-76, and Routes 202 and 422.

This Class A office property offers upscale business environments and an enviable suite of amenities to satisfy the most discerning of companies. A prestigious business address along the Pennsylvania Turnpike, 1000 Continentals is the chosen place of business for some of the country's most prominent companies and leaders.

Purchased in 2013, KBS has positioned the property to be one of the top leased multi-tenant office buildings in the market. Offering tenants with class leading amenities in a LEED certified environment.

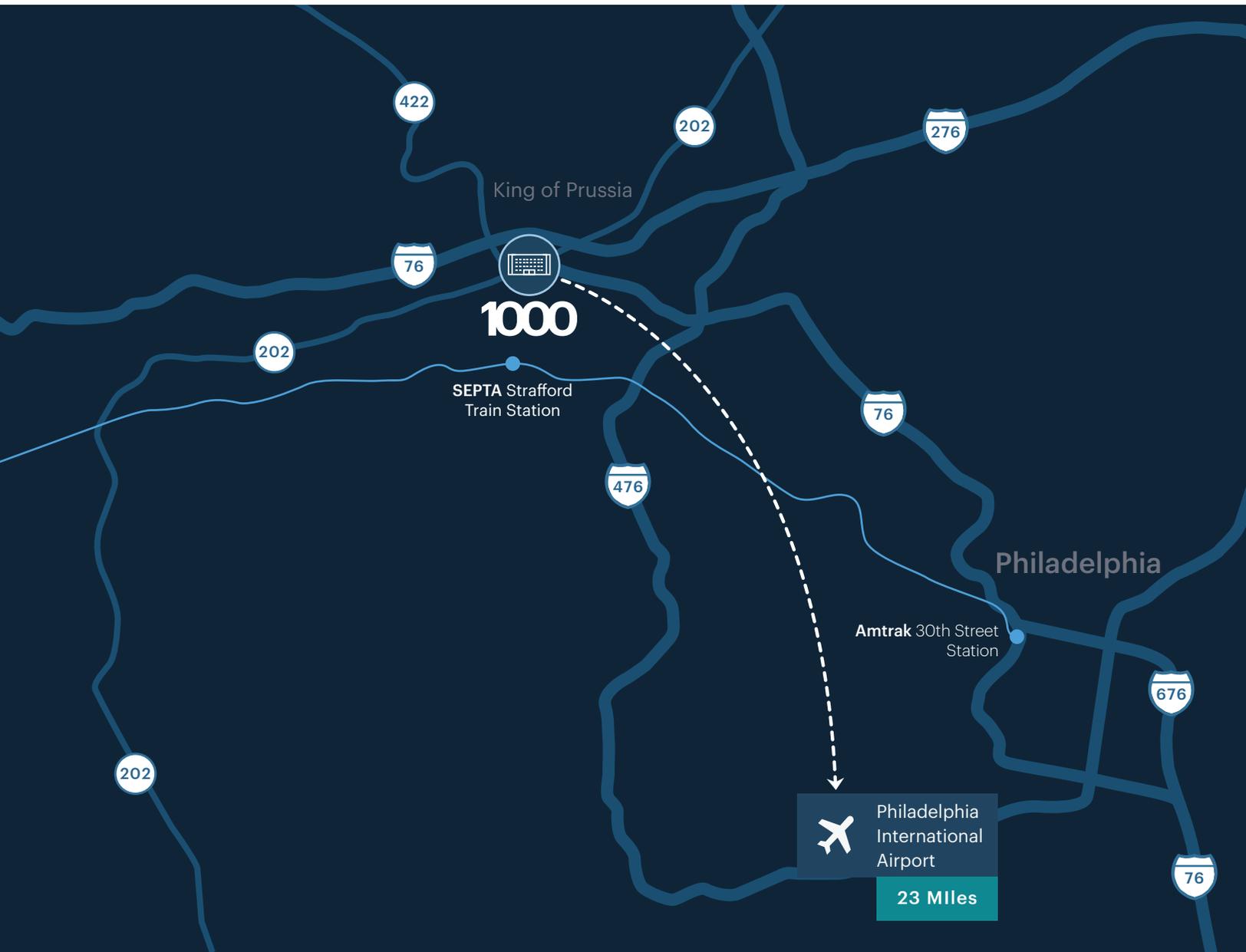
The on-site amenities include a professionally operated gym, concierge service, conference center and gourmet café.

ADDRESS	1000 Continental Drive, King of Prussia, PA
OWNER	KBS
YEAR BUILT	2007
BUILDING SIZE	205,424
FLOOR PLATES	27,759 to 38,525 SF
PARKING	3.3/1,000 overall parking ratio
PARKING TYPE	683 Total (173 Covered Spaces and 14 Accessible Spaces)



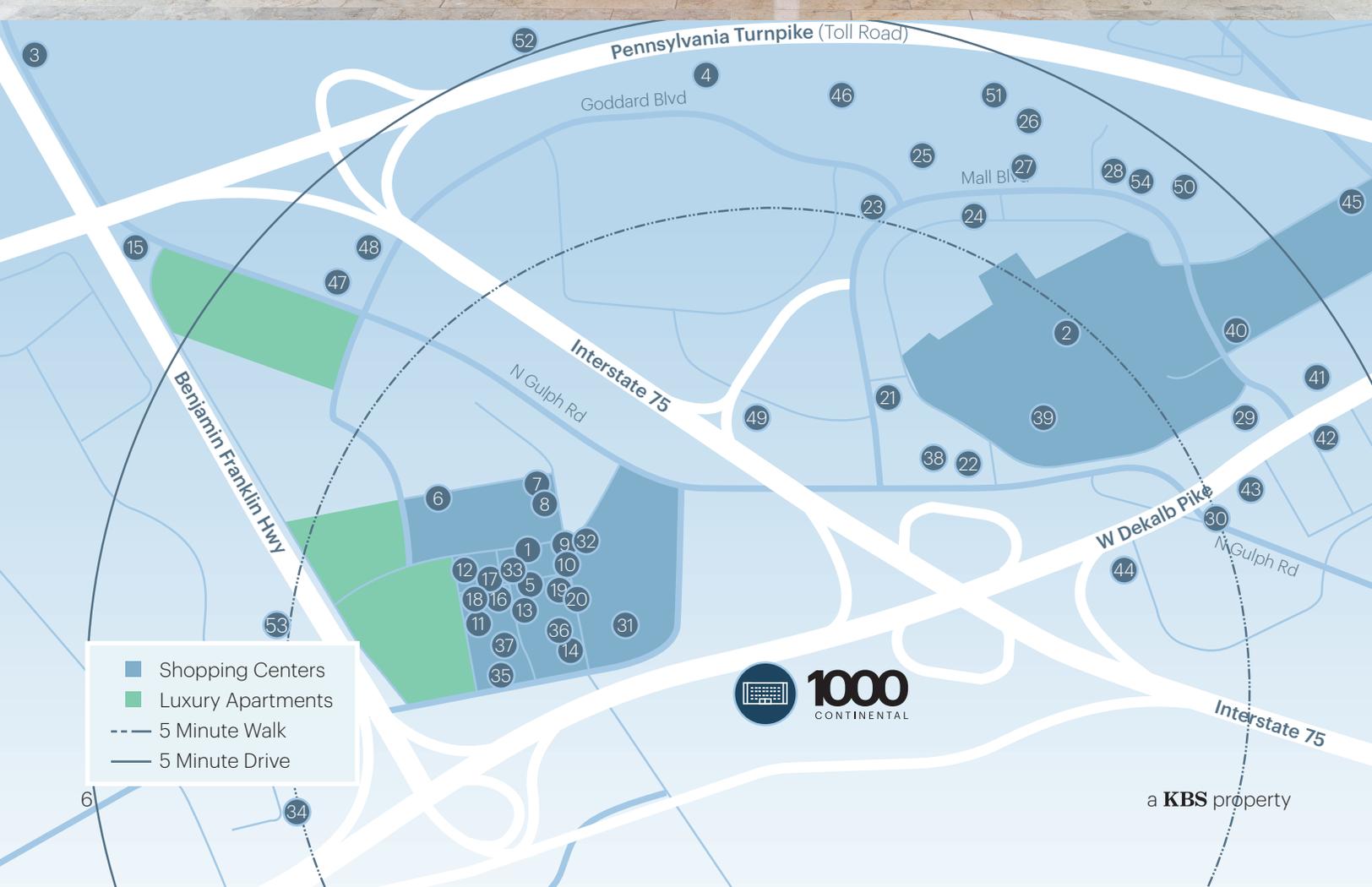


Be Connected



ACCESS IS EVERYTHING

1000 Continentals is extremely well-located with immediate four-way access to the area's highway network. In addition, the property is one quarter mile from the King of Prussia Mall (the second largest mall in the U.S.) and an eighth of a mile from the King of Prussia Town Center.



Work to *play* in Minutes

● ATTRACTIONS

01. King of Prussia Town Center
02. King of Prussia Mall
03. Valley Forge Casino
04. I Fly Indoor Skydiving

● RESTAURANTS

05. Davio's N Italian Steakhouse
06. Vitality Bowls King of Prussia
07. Mission BBQ
08. The Habit Burger Grill
09. Honeygrow
10. District Taco
11. Founding Farmers
12. City Works
13. Paladar Latin Kitchen & Rum Bar
14. Starbucks
15. Creed's Seafood & Steaks
16. Duck Donuts
17. Kilwins Chocolate Fudge & Ice Cream
18. Kooma – King of Prussia
19. Fogo de Chao Brazilian Steakhouse
20. Choolaah
21. Maggiano's Little Italy
22. Seasons 52
23. Shake Shack
24. True Food Kitchen
25. Bahama Breeze
26. The Melting Pot
27. The Capital Grille
29. J. Alexander's Restaurant
29. Sullivan's Steakhouse
30. Chili's Grill & Bar

● SERVICES/RETAIL

31. Wegmans
32. Williams Sonoma
33. LA Fitness
34. Lifetime Fitness
35. Nordstrom Rack
36. Xfinity Story by Comcast
37. REI
38. Crate & Barrel
39. Nordstrom
40. Macy's
41. Container Store
42. Bank of America
43. Verizon
44. Enterprise Rent a Car
45. DSW
46. Saks Off 5th

● HOTELS

47. Sheraton Valley Forge
48. Element Valley Forge
49. Holiday Inn Express & Suites
50. Crowne Plaza Philadelphia/King of Prussia
51. Hyatt House Philadelphia/King of Prussia
52. Extended Stay America Philadelphia – King of Prussia
53. Courtyard by Marriott
54. Fairfield Inn by Marriott

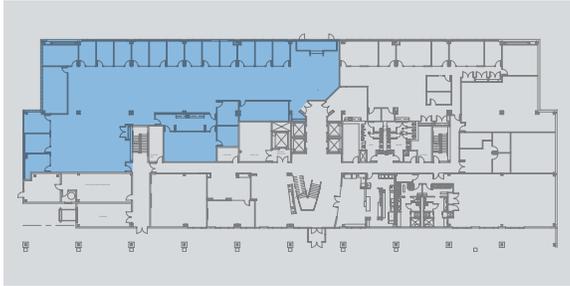


Amenities *for* You

From the time you start your day to the breaks in between. 1000 Continental has the class leading on-site amenities to make your work day better.

- ✓ **FITNESS CENTER**
- ✓ **GOURMET CAFÉ**
- ✓ **CONCIERGE SERVICE**
- ✓ **ON-SITE SECURITY DESK**
- ✓ **CORPORATE CONFERENCE CENTER**
- ✓ **UBER FOR BUSINESS — SEPTA RAIL SHUTTLE**
- ✓ **COVERED PARKING**
- ✓ **ADJACENT TO CHESTER COUNTY TRAIL**
- ✓ **LEED CERTIFIED — SILVER**
- ✓ **HIGHLY EFFICIENT 45 FT COLUMN SPACING**
- ✓ **WIRED SCORE CERTIFIED — GOLD**
- ✓ **WIFI ENABLED TENANT LOUNGE**
- ✓ **ELECTRIC CAR CHARGING STATIONS**

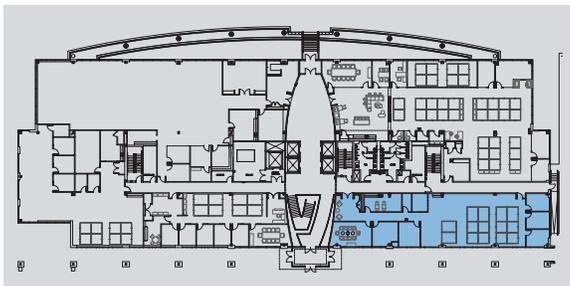
Available Suites



FLOOR **1ST**

SUITE **100**

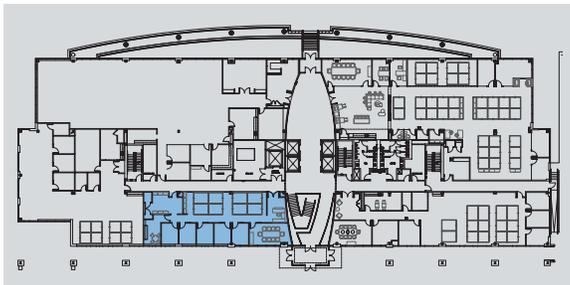
SQ FT **12,199 RSF**



FLOOR **2ND**

SUITE **240**

SQ FT **4,183 RSF**

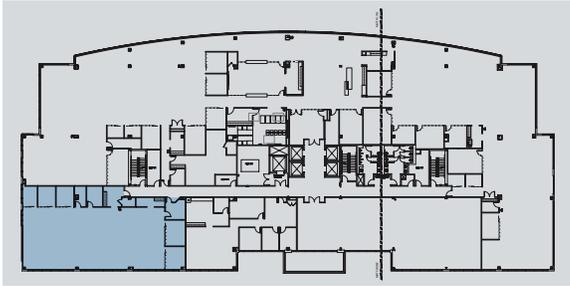


FLOOR **2ND**

SUITE **250**

SQ FT **2,930 RSF**





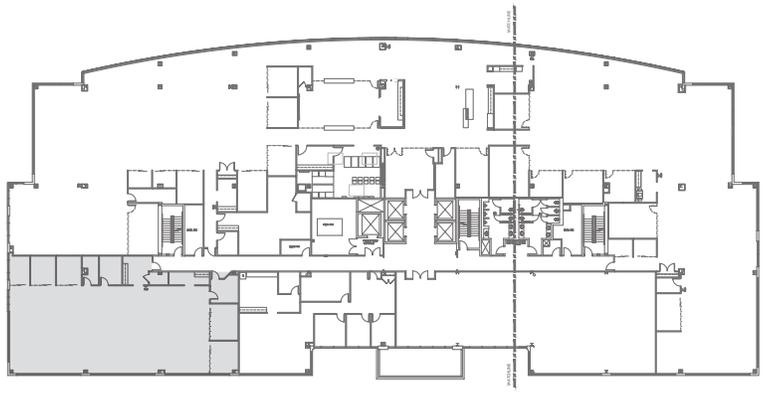
FLOOR **5TH**

SUITE **570**

SQ FT **5,024 SF**

AVAILABLE IMMEDIATELY

\$47 + E



An aerial photograph of a modern office campus. In the foreground, there are several large, multi-story office buildings with dark roofs and glass facades. A parking lot with many cars is visible between the buildings. A multi-lane highway with several overpasses runs through the middle of the campus. In the background, there are more office buildings and a large green area with trees. A dark teal speech bubble with the text "Be Here" is overlaid on the image, pointing towards a specific building in the middle ground.

Be Here

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