

Announcing FALLS CENTER

Location. Style. Convenience.



Falls Center represents the exciting rebirth of the historic Women's Medical College (later Medical College of Pennsylvania). Women's Medical College was the first medical school for women in the United States and it opened its doors on this site in 1929. The gracious architecture, mature trees, and 12 acre campus setting reflect the site's storied past as a college and hospital, and Falls Center has been nominated for the National Register of Historic Places.

Now with over \$60 million in renovations and improvements, Falls Center is stepping into the future as a state-of-the-art residential, office, and retail campus.

SPACE THAT WORKS FOR YOU

Falls Center offers its office and retail tenants an unmatched combination of location, parking, space, and quality in the Philadelphia market. The campus has zoning approvals for 250,000 sf of office, retail, and commercial space, with floor plates of up to 25,000 sf. Your space comes equipped with all new HVAC and building mechanicals, and build-to-suit turnkey spaces with all new finishes and fixtures are available.



Sharing the vibrant mix at Falls Center will be a 140,000 sf senior living facility and 200 market-rate apartments. Secure, dedicated entrances - including dedicated elevators - are available, with opportunities for high-visibility signage and a unique identity for your space. Abundant windows, natural light, green space, and incredible city views make for a pleasant, productive workplace.

NEW TENANTS



Capogiro
Gelato
Artisans



Dialysis Clinic,
Inc.



Elwyn



The
Fallser



PA
Transit



Progressions
Companies



Sweat
Fitness



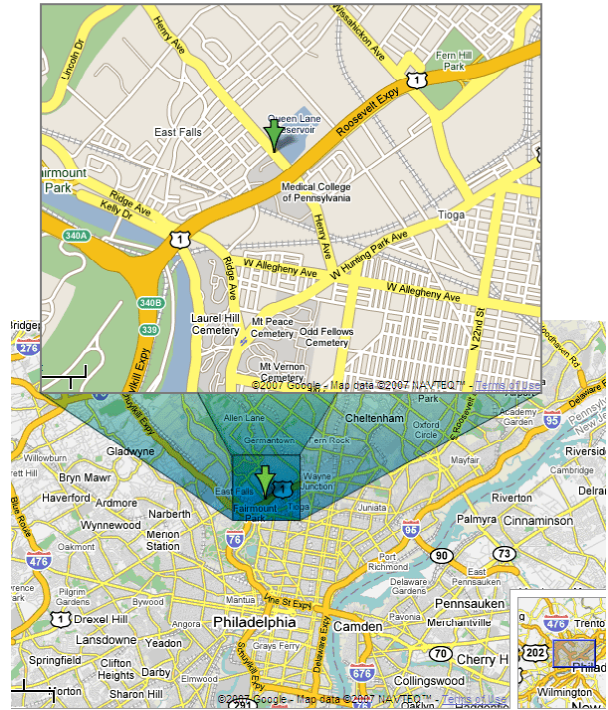
Temple
Pediatrics



TODAY'S
AMENITIES IN A
CLASSIC SETTING

EASY TO GET TO

- 1,000 surface and garage parking spaces
- Ten minute commute to Center City, the Main Line, or the Northeast
- Multiple route options: Henry Avenue, Route 1, I-76, Kelly Drive
- Public transportation (bus and SEPTA train) and shuttle bus service to Center City
- Easy to get home and easy to get where you need to go



FALLS CENTER APARTMENTS

The Falls Center Apartments combine style and convenience like no other location in Philadelphia. Apartment interiors will have a stylish loft aesthetic with historic touches, featuring exposed original brickwork, ceiling heights from 9 to 12 feet, and six-foot double-hung wood sash windows providing plenty of natural light. In the kitchen, clean modern lines and muted grey, black and white tones accented by stainless steel will offer contemporary simplicity and functionality. In the baths, brushed stainless steel fittings and white fixtures are softened by earth tone tiles on the floors and surrounds. Residents can take advantage of a full service on-site fitness center with juice bar, tanning salon, chiropractor, spa services, fitness classes, and personal trainers, or relax with friends in the billiards lounge.

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