
COMMERCE SQUARE

Philadelphia, PA





HIGHLIGHTS

- Two 40-story, high-rise twin office towers
- Designed by world-renowned architecture firm I.M. Pei & Partners
- Received BOMA Philadelphia's Best of the Best Award for Best Curb Appeal
- Features the best in healthy building strategies, including upgraded building & HVAC systems with MERV-13 filtration, optimized outdoor air intake, and systems running 24/7 to keep fresh air circulating
- On-site property management services provided by the high-quality team at Brandywine Realty Trust
- Dedicated to sustainability through Brandywine's company-wide program, Brandywine Environments
- LEED Silver certified
- Fitwel certified
- Energy Star qualified: uses an average of 35% less energy than typical buildings and releases 35% less carbon dioxide into the atmosphere



Located in the Central Business District of Philadelphia, just steps away from some of the city's most celebrated culture, dining, retail, and entertainment destinations, Commerce Square is comprised of twin, Class-A, trophy office towers. The buildings are connected by a lively outdoor courtyard that serves as an urban oasis all year long, offering a wide range of programmed events for tenant enjoyment.



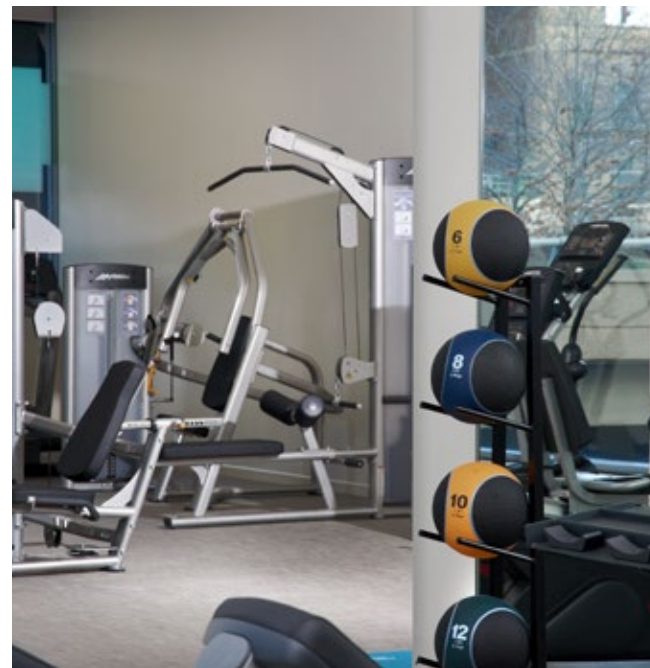
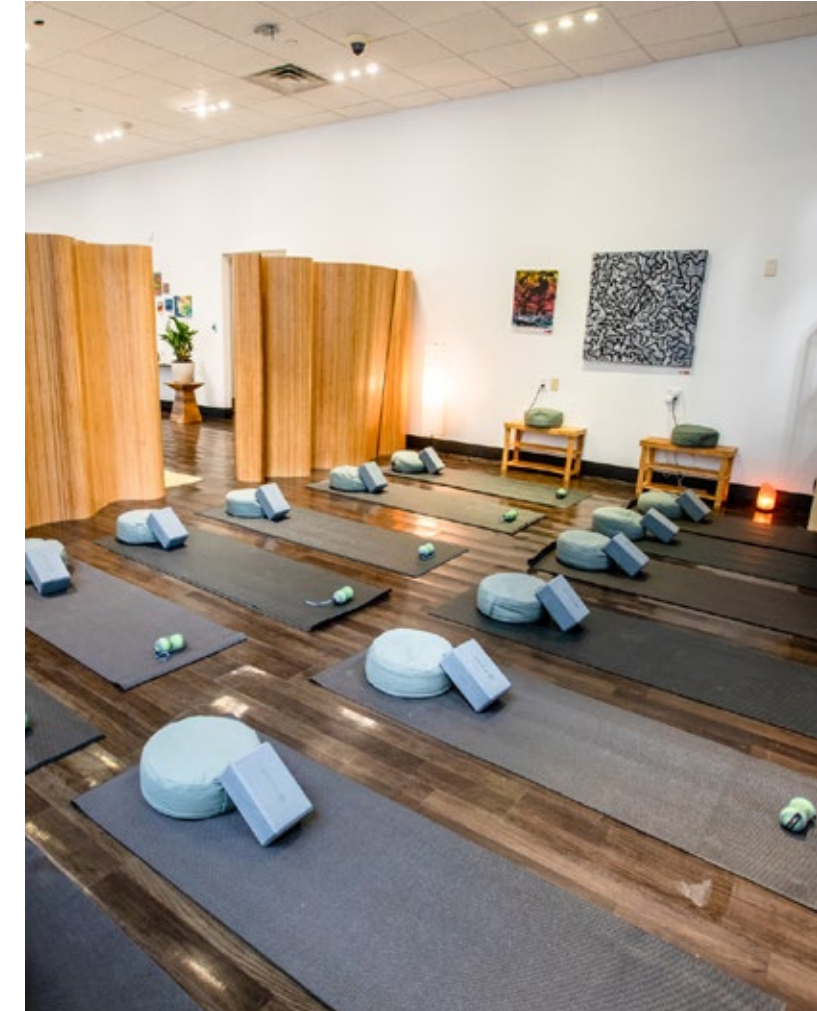
COMMUNITY SPACES

- Open-air courtyard features an animated fountain, lush landscaping, and abundant seating
 - Large-scale media wall for entertainment, news, building and community announcements
 - Programmed year-round with events including music showcases, tenant appreciation events, charity fundraisers, and more
- Multiple restaurants and retail options
 - DuJour Cafe
 - Pagano's Market and Bar
 - Au Bon Pain
 - Grande Coffee & News
 - Citizens Bank
 - Wells Fargo
- Stylish lobbies featuring living green walls and lounge space



AMENITIES

- Featuring state-of-the-art LifeFitness equipment and Peloton Bikes, with locker rooms and showers
- Conference facility operated by Convene, with priority-booking for Commerce Square tenants
- The Cube – accessible wellness in your workday: classes, community, and relaxation space, managed by Better Spaces
- Access to fitness and conference centers at regional Brandywine properties
- Indego Bike Share station located adjacent to the entrance on Market Street
- Bex – elevated touchdown spaces for exclusive use by Brandywine tenants; strategically located at 2005 Market Street, 8260 Greensboro Drive (Tysons, VA), and 555 E. Lancaster Avenue (Radnor, PA)
- Structured, covered parking
- Close proximity to public transportation

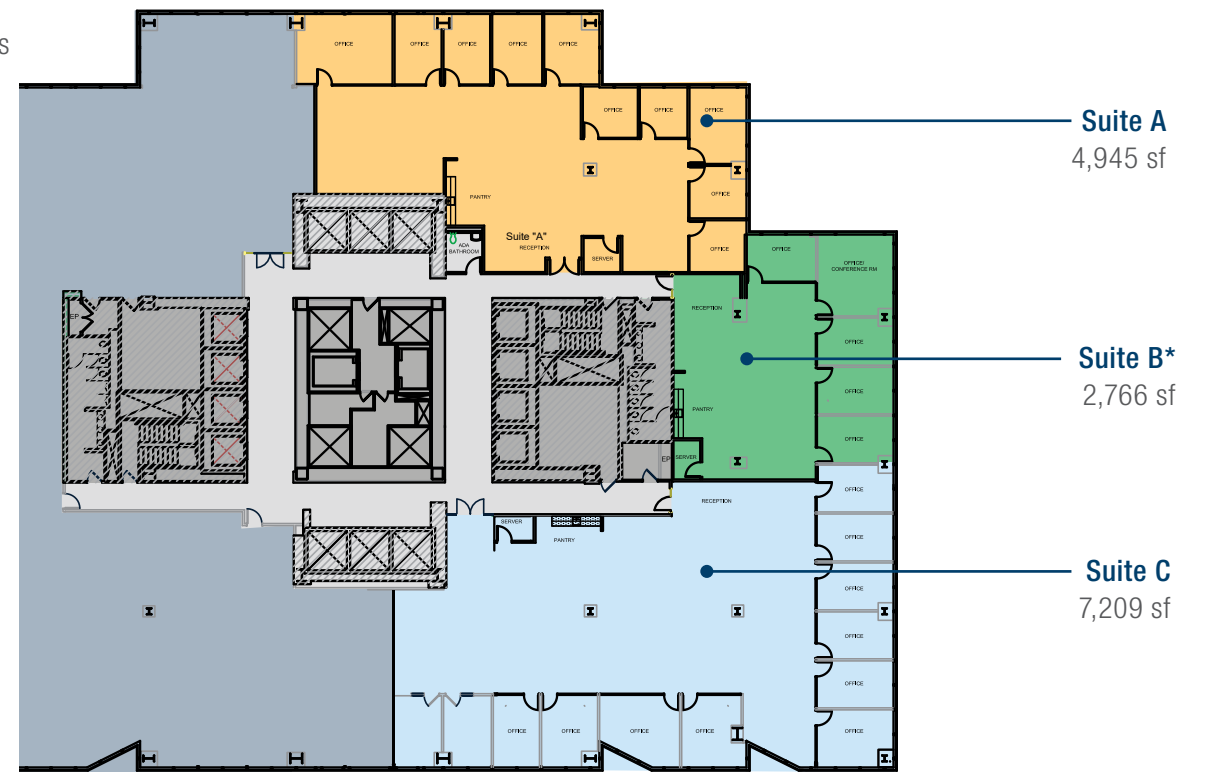




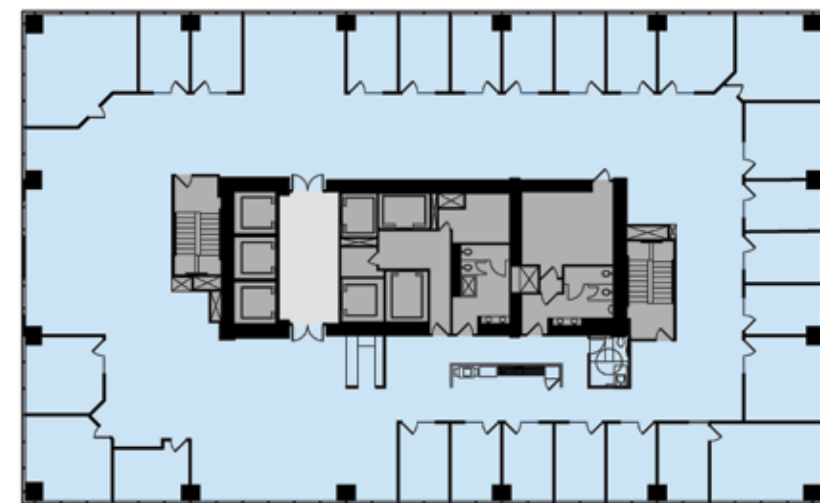
AVAILABLE SPEC SUITES

Ninth Floor:

*Suite B includes furniture



Thirty-Seventh Floor: 14,633 sf



THE BRANDYWINE DIFFERENCE

Brandywine Realty Trust (NYSE: BDN) is one of the largest, publicly-traded, full-service, integrated real estate companies in the United States, with a core focus in the Philadelphia, PA, Washington, D.C., and Austin, TX markets. Organized as a real estate investment trust (REIT), we own, develop, lease and manage an urban, town center and transit-oriented portfolio.

Our purpose is to shape, connect and inspire the world around us through our expertise, the relationships we foster, the communities in which we live and work, and the history we build together. Our deep commitment to our communities was recognized by NAIOP when we were presented with the Developer of the Year Award—the highest honor in the commercial real estate industry.



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