



Brookwood

Philadelphia Portfolio

13 PREMIER OFFICE BUILDINGS IN THREE PRIME
SUBURBAN PHILADELPHIA LOCATIONS



TOP WORKPLACES IN
Fort Washington, Horsham, and Ambler

BrookwoodPHL.com



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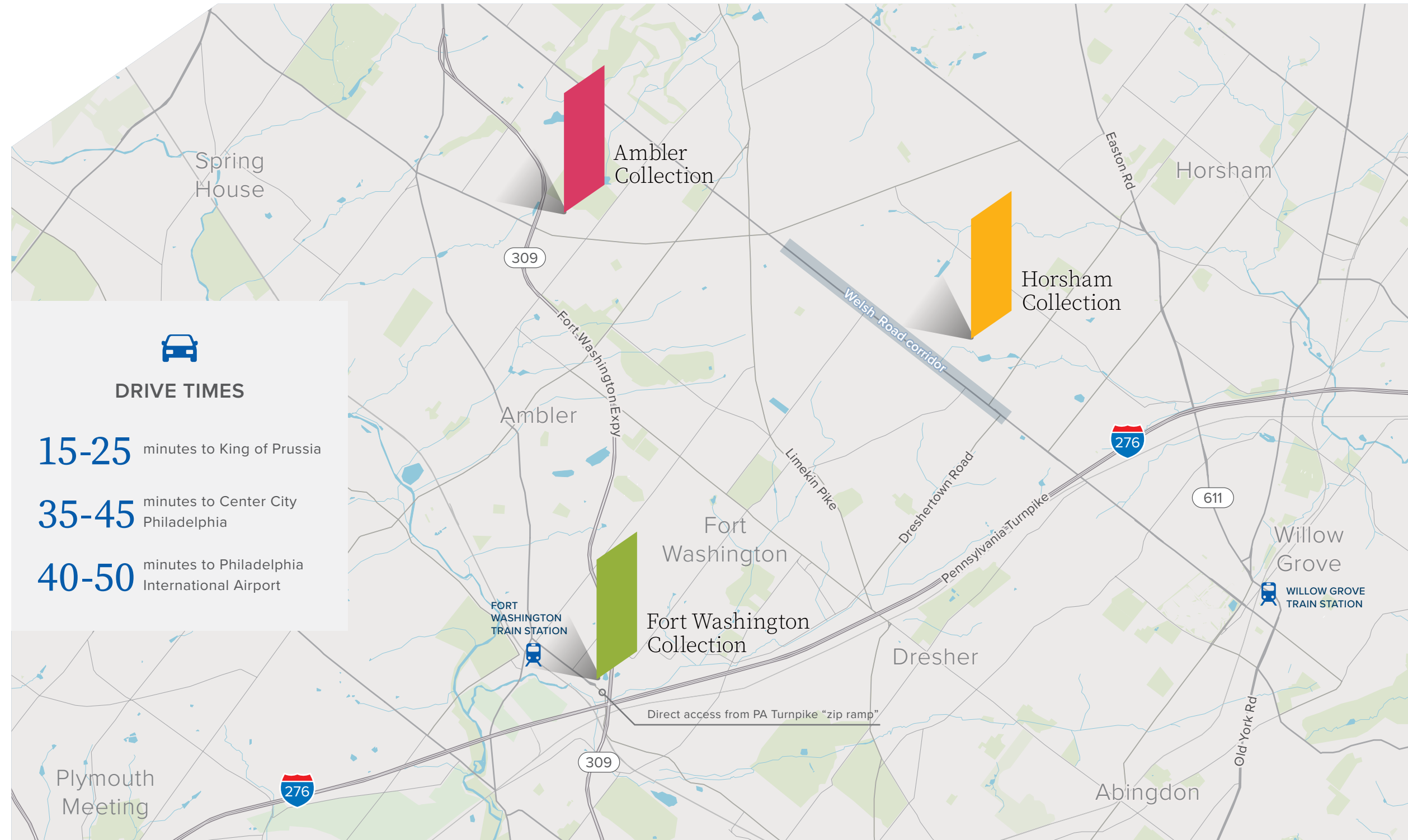


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AN URBAN/SUBURBAN CORE

Brookwood's collection of assets is strategically positioned to provide top workplace environments with unbeatable access – all in a thriving suburban environment.

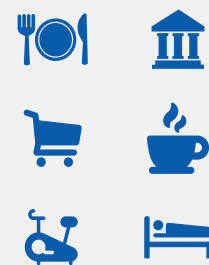
A true live-work-play destination, the Horsham-Fort Washington submarket is experiencing exponential growth. Since 2010, this area has quickly developed to accommodate an influx of top talent seeking a suburban lifestyle with instant connection to the area's newest amenities. In the last ten years, nearly 2,500 residential units have been added to meet the influx of demand, and over 500,000 SF of new retail and amenity developments have been completed (with more planned through 2022) ranging from fitness to dining, shopping and everyday conveniences. Undoubtedly, this is the place where the region's brightest professionals want to be.



DRIVE TIMES

- 15-25** minutes to King of Prussia
- 35-45** minutes to Center City Philadelphia
- 40-50** minutes to Philadelphia International Airport

SELECT AREA AMENITIES



Eat and Drink

- Anthony's Coal Fired Pizza
- Chick-fil-A
- Clean Juice - *Coming Soon*
- Copper Crow - *Coming Soon*
- Corner Bakery Cafe
- Luciani's Pizzeria & Grill
- QDOBA Mexican Eats
- Red Stone - *Coming Soon*
- Starbucks

Shopping and Essentials

- Dreshertown Plaza
- LA Fitness
- Life Time Athletic
- Remix Fitness
- Santander Bank
- Spring House Village
- Sprouts Farmers Market
- The Fresh Market
- WaWa

- Wells Fargo Bank
- Whole Foods

Hotels

- Best Western
- Candlewood Suites
- Extended Stay America
- Homewood Suites by Hilton

Multi-family/Residential

- 555 Flats - *Coming 2021*

- Dublin Terrace
- Jacksonville Green
- Madison at Fort Washington - *Coming 2022*
- Residences at The Promenade
- Sage at Mattison Estates - *Coming 2022*
- Victorian Village at Loller Academy
- Willow Point Apartments

The burgeoning Welsh Road retail corridor is quickly becoming a prime regional destination for shopping, dining, and entertainment

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TOP WORKPLACES WITH LEADING OWNERSHIP AND HANDS-ON MANAGEMENT

Brookwood's portfolio investment elevates each collection of assets by integrating their strategic, values-based approach to ownership and first-rate management. The Fort Washington, Ambler, and Horsham Collections are distinguished not only in their physical attributes and location in one of suburban Philadelphia's fastest growing submarkets, but also in Brookwood's dedicated, hands-on property management approach. Through market-leading experience, operational discipline and proactive communications, Brookwood has an earned reputation as leaders in providing and maintaining sought-after workplaces throughout the nation.



FORT WASHINGTON COLLECTION

- Three buildings
- 275,000+ SF
- Direct commuter access from highway to office



AMBLER COLLECTION

- Two buildings
- 129,000+ SF
- Within minutes of top area amenities



HORSHAM COLLECTION

- Eight buildings
- 289,000+ SF
- Workplaces with direct access to new amenities and a network of walking trails

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Top commuter location



Access to shared amenity center including Grab & Go Internet Cafe and Conferencing Space at 501 Office Center Drive



Loading docks



Access to fitness center at 323 Norristown Road



Minutes to the area's top retail, dining, and convenience amenities



High visibility from well-traveled highways and thoroughfares with monument signage opportunities



Outdoor spaces and access to a network of trails



OWNERSHIP AND MANAGEMENT



Brookwood Financial Partners, LLC ("Brookwood") is a private equity investment firm that specializes in real estate and related operating businesses. Since its founding in 1993, Brookwood has invested almost \$1.8 billion of equity to acquire a portfolio of 200 commercial real estate properties, seven operating companies and 451 gas stations and convenience stores, with a realized and unrealized value of over \$3.4 billion. The portfolio has spanned multiple asset classes, geographical markets and industries across the United States.

For more information, visit brookwoodfinancial.com

LEASING



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