



CLOSE TO HOME. CLOSE TO NATURE. CLOSE TO PERFECT.

B BALA PLAZA

Three Unique Experiences. *Three Buildings. One Campus.*



One Bala Plaza



Two Bala Plaza



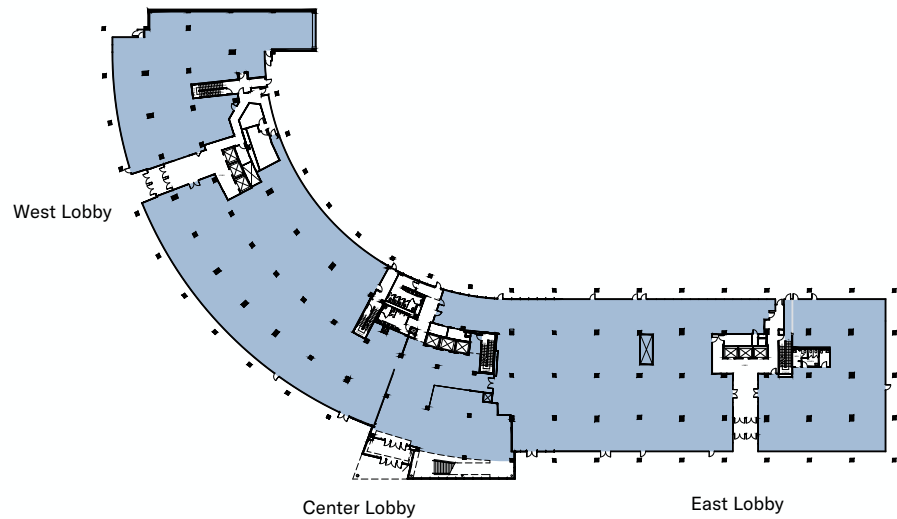
Three Bala Plaza

One Bala Plaza

Bala Cynwyd, PA 19004

Your oasis for work, life and play.

We pride ourselves on fostering a new level of workplace culture. With a newly renovated deli, new state-of-the-art lobby and building exterior and revitalized outdoor terraces, One Bala Plaza is nothing short of extraordinary. Explore our sports court, conferencing space, convenient indoor and outdoor bike storage, gorgeous walking trail and a multitude of other Class A amenities.



PAGANO'S MARKET



THE SQUARE EXTERIOR LOUNGE



LOBBY SEATING

LOBBY SEATING

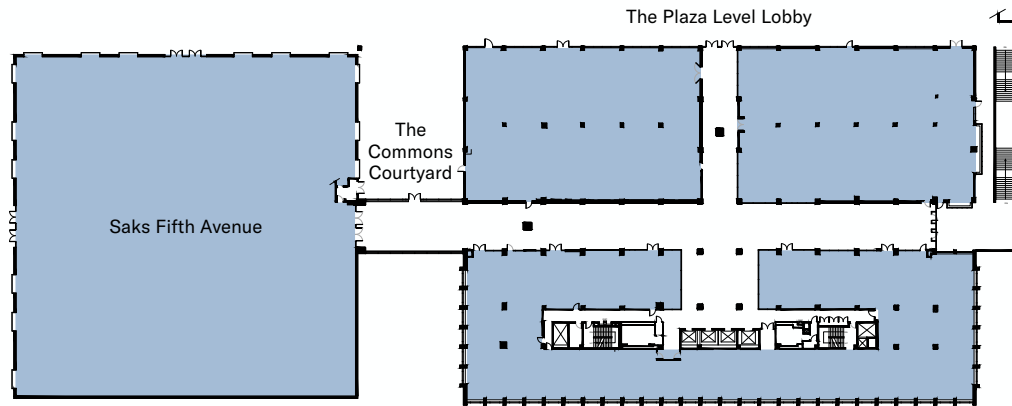


Two Bala Plaza

Bala Cynwyd, PA 19004

Everything you need, all in one place.

At Two Bala Plaza, our attention to detail and love for design is undeniable. From our renovated lobbies with collaborative lounge space to our reimagined plaza-level retail space including Top Hat Coffee Lounge and on-site deli, there is something new to discover around every corner. After a day of championing new successes, take a moment to recharge with friends and colleagues at The Commons, our contemporary courtyard with sail shade and entertainment area, or dip into Saks to treat yourself.



TOP HAT COFFEE LOUNGE



THE COMMONS COURTYARD



LOBBY & COMMUNITY SPACE



THE PLAZA LEVEL LOBBY ENTRANCE

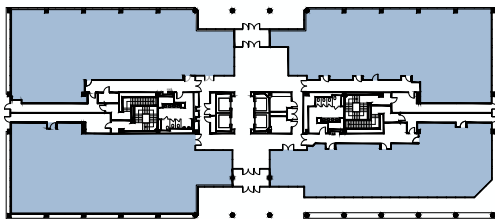


Three Bala Plaza

Bala Cynwyd, PA 19004

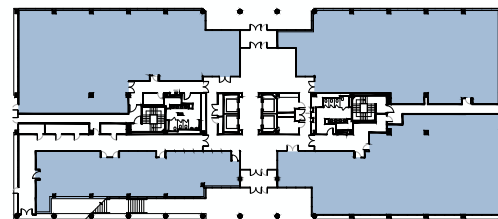
Where *Close to Nature* comes to life.

A productive mind requires a place where it can recharge and rejuvenate. At Three Bala Plaza, we've created a sanctuary for inspiration and relaxation fit for even the busiest of professionals. Wherever you look, there's a lush outdoor area we've curated to connect you with your greatest ideas. Inside, you'll discover luxurious lobbies and a coworking lounge available 24/7, offering everything your team needs to stay productive and prosperous.



West Lobby

West Building



East Lobby

East Building

LOBBY SEATING



THE HUB OUTDOOR LOUNGE



PICNIC AREA AND BIKESHARE



Tucked away in the trees, *yet still close to the city.*

Just 15 minutes from Center City Philadelphia yet close enough to stay connected, Bala Plaza sits in lush, suburban Lower Merion Township. With beautifully designed outdoor spaces ideal for moments of inspiration, there's always an opportunity to reconnect with nature and spark new ideas. As an added bonus, Bala Plaza tenants are free from the Philadelphia City Wage Tax – a huge advantage for your growing business and team.



The *Neighborhood*



Restaurants

555 Gourmet Deli
 Bala Catering
 Corner Bakery Café
 Dunkin'
 Honeygrow
 Hymie's Delicatessen
 Katz's Deli Kitchen
 The Landing Kitchen
 Lark
 Pagano's Market & Bar
 Panera Bread
 Pescatore
 Starbucks
 Top Hat Coffee Lounge



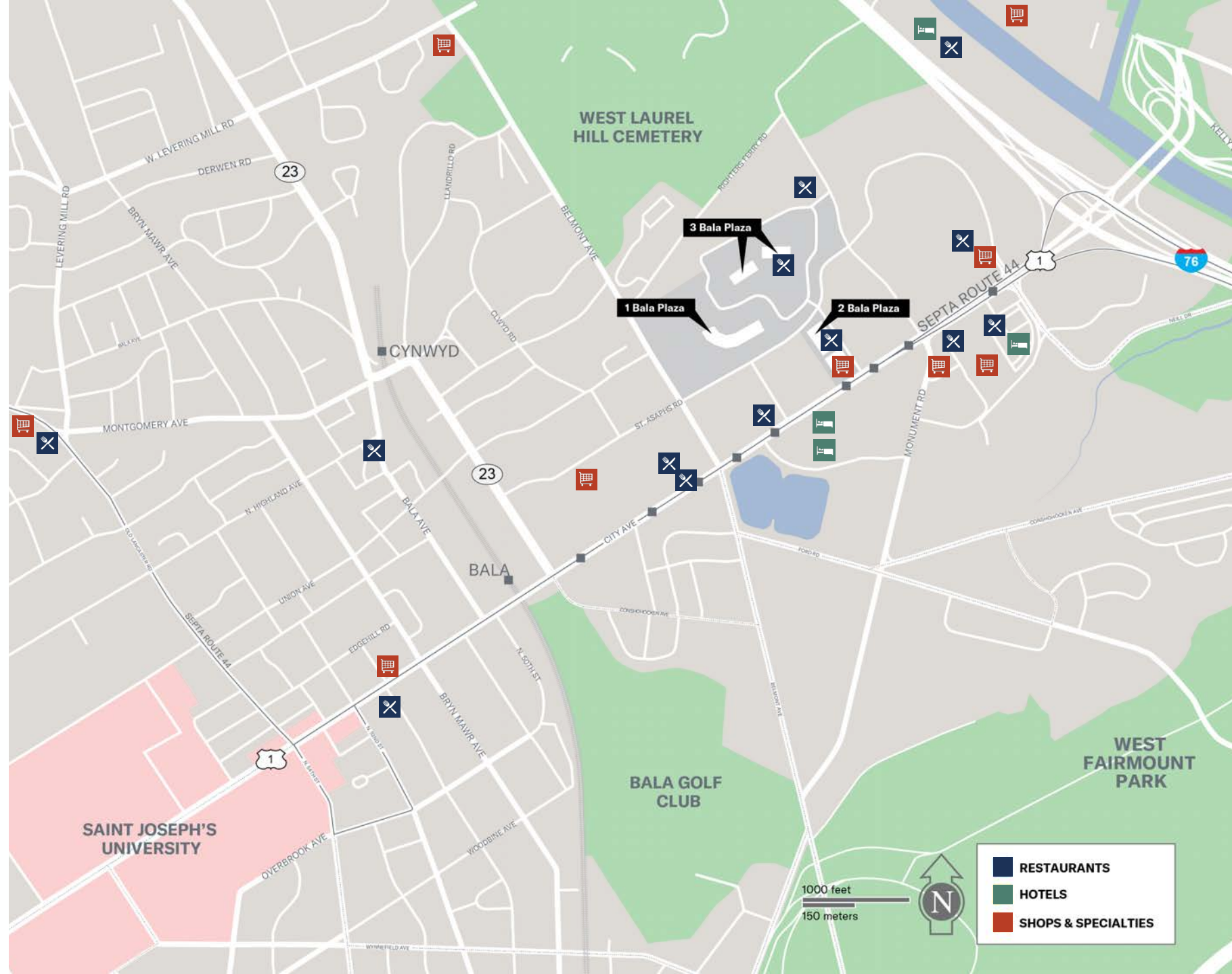
Hotels

Courtyard by Marriott
 Hilton
 Homewood Suites by Hilton
 Residence Inn by Marriott



Shops & Specialties

CVS
 Fine Wines & Good Spirits
 Kerby Jewelers
 Long Stems
 Michaels
 PNC Bank
 Saks Fifth Avenue
 Target
 WatchBox



| | |
|--|---------------------|
| | RESTAURANTS |
| | HOTELS |
| | SHOPS & SPECIALTIES |

Amenities *made for you.*

Everything you need to cultivate your greatest self.

A modern world demands a modern workplace which offers services and amenities meant to uplift and energize its community; Bala Plaza does just that and more. Offering flexible spaces, generous tenant improvement allowances and benefits created with you in mind.

Take advantage of beautiful outdoor courtyards for a moment of zen, enjoy on-site cafés and our coffee lounge/smoothie bar, collaborate in our on-site conferencing center, reenergize in our state-of-the-art fitness center and enjoy plentiful parking equipped with electronic car charging stations. Going carless for your commute? Our bikeshare program and bike room offer the off-road amenities you need.



Auto Detail Shop



Delis On-Site



Bike Room and Bikesharing



EV Charging



Coffee Bar



Fitness Center



Courtyards and Conferencing



Bala Plaza's commitment to ESG.



Our commitment to sustainable sites, water efficiency, energy, atmosphere, materials, resources and indoor environmental quality has won all three buildings a **LEED Silver Certification**.



We're enrolled in the PECO Demand Response Program as a means to curb energy consumption during peak demand periods and assist PECO with managing electrical demand while lowering potential for electric blackouts.



We use **Green Seal** certified cleaning chemicals and paper products in all our buildings. The Green Seal label verifies multiple attributes of building products, including materials, manufacturing and product packaging.



In 2021, One Bala Plaza won the **"Go for the Green" award**, recognized by the Lower Merion Township Environmental Advisory Council, the Shade Tree Commission and the Narberth Borough Environmental Advisory for significant contributions to improve and protect the environment and its natural resources.



We recycle all batteries and light bulbs through **eForce**.



We're transitioning every building to **LED lights**, implementing robust lighting control programs and motion sensors to increase efficiencies.



We've installed **SageGlass Windows**, which tint and clear as needed, as a part of the redevelopment of One Bala Plaza.



Our **Green Exterminating Program** utilizes an integrated pest management system that does not involve any chemicals.



We offer indoor and outdoor bike storage for our cycling commuters/bikeshare program, as well as on-site EV car charging stations.



We've installed an **on-site beehive** on the property as a means of supporting our local biome.



B BALA PLAZA

JANET GIULIANI

O: 610.949.6001

C: 610.246.2159

JGiuliani@balaplazamgmt.com

JESSICA BURBACH

O: 610.949.6008

C: 440.465.6291

JBurbach@balaplazamgmt.com

