

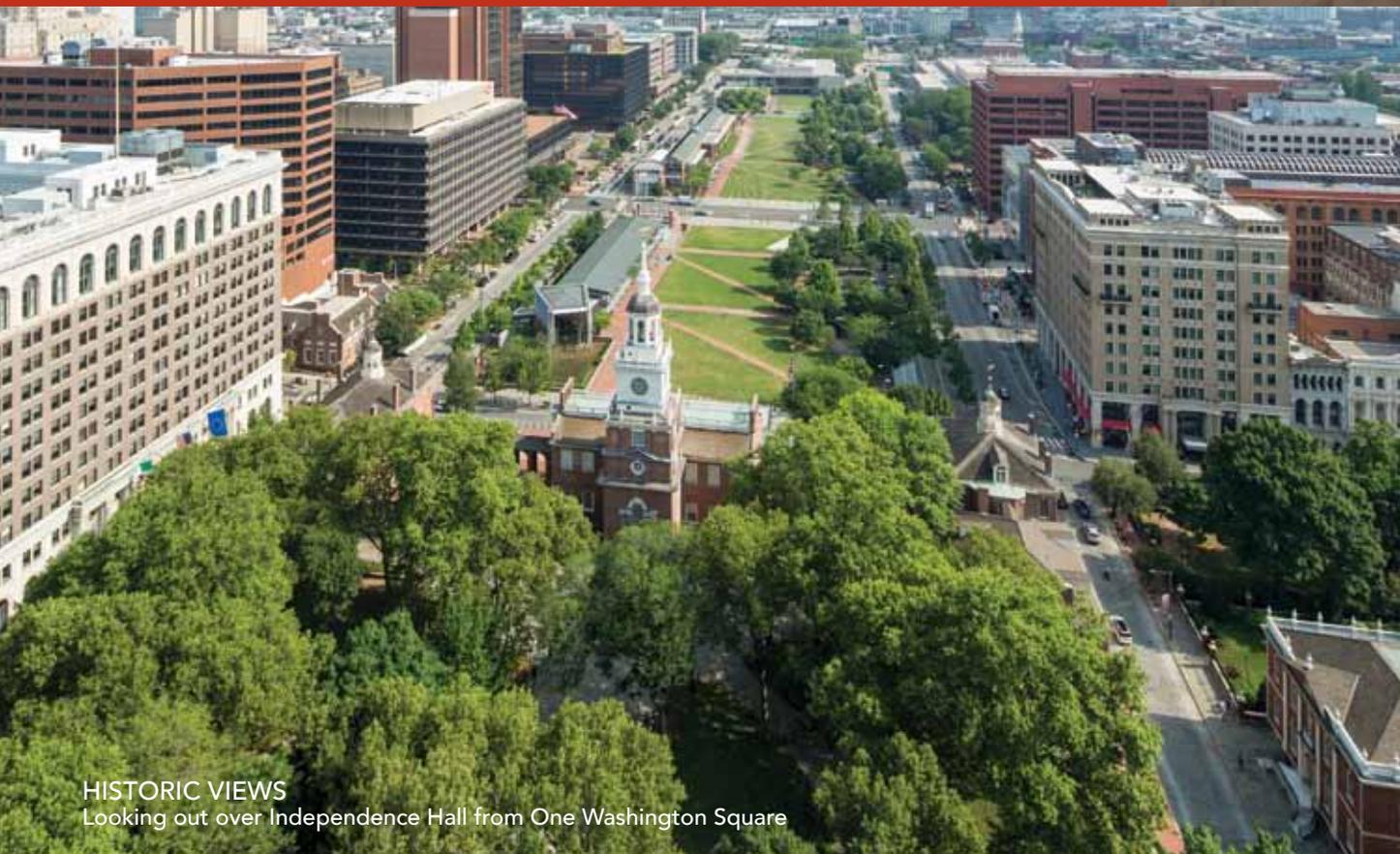
THE ONE PLACE TO  
CREATE TOMORROW.



**ONE** Washington  
**SQUARE**



Two magnificent parks. One unique building.



HISTORIC VIEWS  
Looking out over Independence Hall from One Washington Square

# ONE Washington SQUARE



#### Inspiring views:

World-class parks on two sides! And river views to the east. You're not squeezed by neighboring towers. Or sealed off from your surroundings. You'll feel the light. And notice the seasons. What's more, looking north, you'll enjoy maybe the most inspiring view in America – Independence Hall and Liberty Bell Pavillion.

#### Flexible floor plates:

A wide range of requirements can feel right at home here. Floors range from 14,000 to 39,000 rsf. The easternmost tower offers column-free space from 14,000 to 21,000 rsf. Spaces are divisible for smaller requirements.

#### Important amenities:

Park in the covered, 620-car Washington Square Garage. Enter via one of two soon-to-be renovated lobbies (510 & 520). And before you go up to your office, get that morning coffee and a bagel right in the building. Or grab a quick lunch there too. After work, enjoy our tenant-only fitness center.

#### Exceptional ownership:

Rubenstein Partners offers tenants a unique combination of real estate management experience, discretionary capital and a total commitment to excellence. Our intense focus is on making One Washington Square an office destination for companies that value exceptional treatment.



#### WHERE PRODUCTIVITY MEETS INSPIRATION.

Yes, there are great spaces, spectacular light and commuting convenience that enhance productivity. But there are also the two mind-clearing, serenity-restoring parks where your people can go to work through a problem and give inspiration a chance.

[OneWashingtonSquare.com](http://OneWashingtonSquare.com)



**520 LOBBY**  
You'll make a grand entrance into tomorrow with our completely renovated lobby.



**510 LOBBY**  
A warmer, brighter and more inviting welcome awaits you.



**LOCATION: WE'RE THE ONE.**

**Premier location:** You are literally in the middle of history: One of William Penn's original squares on one side and the birthplace of America on the other. But you are also in the heart of an area rich in contemporary business essentials such as fine restaurants, interesting pubs, and luxury hotels.

**Outstanding neighbors:** Relocating to One Washington Square will put you among an exciting, eclectic group of neighbors such as law firms, engineering firms, insurance companies, and a growing roster of creative firms. There's a sense of excitement here you just can't feel in other parts of town.

**Convenient commutes:** SEPTA and PATCO make getting here and home easy. And there's no building easier to drive to – I-95, I-676 and I-76 all provide easy access to both bridges, with the Philadelphia International Airport only 10 miles away.



## So much, so near.

"Live. Work. Play." takes on new meaning here. Working here puts you within walking distance of amazing residential options, exciting entertainment choices, and stimulating cultural alternatives that span four centuries. From ultra rooftop lounges to funky antique shops, it's all just steps away – including more than 20 great restaurants in trendy Old City Philadelphia.

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