



Fact Sheet

Owner:	FRUB PENN LLC, a partnership sponsored by Rubenstein Partners.
Exclusive Agent:	Newmark Grubb Knight Frank Jack Soloff – 215.246.2764 Jim Mullarkey – 215.320.4521 Les Haggett – 215.320.4517
Property Manager:	John Sczechowicz Property Manager Grace Cheatley Assistant Property Manager One Washington Square 510 Walnut St., Ste. 1500 Philadelphia, PA 19106 (215) 440-3950(P) (215) 440-3875(F) gcheatley@rpoperations.com jsczechowicz@rpoperations.com
Location:	510-520-530 Walnut Street Philadelphia, PA 19106 Southeast corner of 6th and Walnut Streets
Property:	Originally constructed in 1914, with additions in 1934 and 1972 as well as extensive renovations completed in 1991, 1997 and 2014. One Washington Square contains the perfect combination of stunning architectural style from the past with modern systems and amenities of the present. Designated with landmark status by the National Register of Historic Places, the buildings offer spectacular views of Independence Mall.
Year Completed:	510 – Constructed in 1972 520 – Constructed in 1934 530 – Constructed in 1914
Original Architect:	510 – Mitchell/Giurgola Architects 520 – Ernest J. Matthewson 530 – Edgar V. Steeler
Zoning:	CMX-4
Gross Building Area:	510 – 411,742 rentable square feet 520/530 – 468,411 rentable square feet
Total Rentable Square Feet:	880,153 rentable square feet



Number of Floors:	510 – 20 story office building with a mezzanine level and two level basement 520 – 20 story office building with a mezzanine level and two level basement 530 – 10 story office building with a mezzanine level and two level basement
Approximate Floor Size:	510 – 15,550 to 19,808 RSF 520/530 – 13,604 to 39,324 RSF
Add-on Factor:	510 – 1.18354 520/530 – 1.19085
Amenities:	3,000 RSF Tenant Fitness Center with lockers and showers Chesterbrook Academy Day Care Breuggers Bagels Lobby Shop / Newsstand ATM
Major Tenants:	Ace Insurance American Board of Internal Medicine (Headquarters) Urban Engineers (Headquarters) BDP International (Headquarters)
Building Hours:	Building hours of operation are 8:00 A.M. – 6:00 P.M., Monday through Friday (except major holidays) and 8:00 A.M. – 12:00 P.M. Saturday.
Ceiling Height:	9' high standard ceiling height in both 510 and 520/530 buildings, 12' to 18' under deck (and higher in certain places).
Floor Load:	Floor loads vary throughout the building and need to be calculated for specific projects. On average, floor load is 80lbs. per square feet. Verification of floor load to be verified with any heavy loading.
Electricity:	PECO Energy provides electrical power through dual 13,200-volt feeds (one substation) to the Building. The Building shall provide an average of 5 watts per rentable square foot for tenant's electrical use.
Emergency Electric:	There are two generators, one in the 510 building and one in the 530 building, for emergency lighting and elevators only.
Heating, Ventilation and Air Conditioning:	Air conditioning is distributed through air handlers to each floor. VAV boxes control the distribution of air within tenant spaces. The Building has a central heating and cooling system with five boilers, and chilled water provided by four water-cooled chillers with cooling towers and circulating pumps. The entire HVAC system is controlled by a Johnson Controls Metsys System. This state of the art system serves as both energy management and temperature control for the Buildings, and assures a balanced system, as well as material operating costs savings. The current after Business Hours HVAC charge is \$150.00 per hour, per floor.
Elevators:	17 Passenger Elevators: Two Elevator Banks

- Fire/Life Safety Systems:** The Building is 100% sprinklered, and has a state-of-the-art Fire Alarm System Technology voice evacuation system. Each floor is protected with smoke detectors in the common corridors and mechanical areas.
- Security:** The Building is open to tenants 24 hours a day. The property has 24 hour manned security on site. A closed circuit TV system is located at the building loading dock and entrances, and is monitored at the lobby desk.
- The Property is equipped with a card access security system monitored at the building security desk. It allows tenants access to the Building and individual suites.
- Telecommunications:** Verizon
Cogent
MCI
Lucent
- Loading Dock:** Loading dock is open and fully operational daily from 8:00 a.m. to 4:00 p.m. In order to maintain a steady traffic flow, however, there is a one hour maximum allowed on the dock. On Saturday and most Holidays overtime can be scheduled. Any moves or special deliveries should be pre-arranged. The loading dock may be used during normal business hours (8:00am to 4:00 pm), Monday through Friday for a period not to exceed 1 hour. Maximum truck size is not to exceed 12'-4" in height and 28' in overall length.
- New tenants may move:
Monday through Friday – 4:00pm until 9:00pm
Saturday – 8:30am until 6:00pm
Sunday – not available
- The dock must be reserved for all moves and deliveries through the Management Office. The Management Office will supply a loading dock attendant at current OT hourly rate, subject to periodic adjustment, to monitor all deliveries. The freight elevator providing access to each floor is 9' deep and 42" wide.