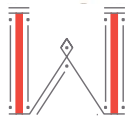


## THE WASHINGTON

### Fact Sheet

<b>Owner:</b>	KPG One Washington, LLC.
<b>Exclusive Agent:</b>	<b>Newmark Knight Frank</b> Jack Soloff - 215.246.2764 Jim Mullarkey - 215.320.4521
<b>Property Manager:</b>	John Sczechowicz <i>Property Manager</i>  Grace Cheatley <i>Assistant Property Manager</i>  The Washington 510 Walnut St., Ste. 1500 Philadelphia, PA 19106 (215) 440-3950(P) (215) 440-3875(F) <a href="mailto:gcheatley@keystonepropertygroup.com">gcheatley@keystonepropertygroup.com</a> <a href="mailto:jsczechowicz@keystonepropertygroup.com">jsczechowicz@keystonepropertygroup.com</a>
<b>Location:</b>	510-520-530 Walnut Street Philadelphia, PA 19106 Southeast corner of 6th and Walnut Streets
<b>Property:</b>	Originally constructed in 1914, with additions in 1934 and 1972 as well as extensive renovations completed in 1991, 1997 and 2014.  The Washington 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 city views of the Delaware River and adjacent parks that are unique for a Center City office building.
<b>Year Completed:</b>	510 - Constructed in 1972 520 - Constructed in 1934 530 - Constructed in 1914
<b>Original Architect:</b>	510 - Mitchell/Giurgola Architects 520 - Ernest J. Matthewson 530 - Edgar V. Steeler

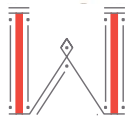


## THE WASHINGTON

<b>Zoning:</b>	CMX-4
<b>Gross Building Area:</b>	510 - 411,742 rentable square feet 520/530 - 468,411 rentable square feet
<b>Total Rentable Square Feet:</b>	880,153 rentable square feet
<b>Number of Floors:</b>	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
<b>Approximate Floor Size:</b>	510 - 15,550 to 19,808 RSF 520/530 - 13,604 to 39,324 RSF
<b>Add-on Factor:</b>	510 - 1.18354 520/530 - 1.19085

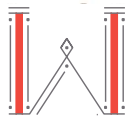
### Operating Expenses, Real Estate Tax & Use & Occupancy Tax:

<b>Operating Expenses:</b>	2016 (Actual): \$9.20 / RSF 2017 (Estimate): \$9.35 / RSF
<b>Real Estate Taxes:</b>	2016 (Actual): \$1.73 / RSF 2017 (Actual): \$1.91 / RSF* *Includes Special Services District Tax.
<b>Use &amp; Occupancy Tax:</b>	Current: \$1.96 / RSF
<b>Amenities:</b>	3,000 RSF Tenant Fitness Center with lockers and showers Chesterbrook Academy Day Care Breuggers Bagels Lobby Shop / Newsstand ATM
<b>Major Tenants:</b>	Chubb Insurance American Board of Internal Medicine (Headquarters) Urban Engineers (Headquarters) BDP International (Headquarters)



## THE WASHINGTON

- Building Hours:** Building hours of operation are 8:00 A.M. - 6:00 P.M., Monday through Friday (major holidays accepted) and 8:00 A.M. - 12:00 P.M. Saturday.
- Ceiling Height:** 9' High ceiling in both 510 and 520/530 buildings, 12' to 18' under deck.
- 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 that assures a balanced system, as well as provide material operating costs savings. Building hours of operation are 8:00 A.M. - 6:00 P.M., Monday through Friday (major holidays are excepted) and 8:00 A.M. - 12:00 P.M. Saturday. The current after 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.



## THE WASHINGTON

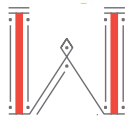
**Telecommunications:** Verizon  
Cogent  
MCI  
Lucent

**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. 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.

**Green:** The Landlord is committed to environmental responsibility in its management of the Property, and continues to upgrade and improve the Property's systems and procedures to lower energy usage and reduce harmful environmental impact.



## THE WASHINGTON

### **The following is a sampling of construction, systems, products and procedures in place at the Building.**

- A computerized lighting control system to save energy. The system controls all the lights in the Building.
- The Building has a state of the art Metasys HVAC System. It allows the Property Manager to control the entire building down to each individual VAV box.
- Thermopane windows in the 510 Building.
- Thermopane windows in the 520 Building
- Separate insulated pane windows behind the historic windows in the 520-530 Building.
- The incandescent lighting in all the common areas of the Building has been replaced with energy efficient compact florescent lighting.
- Landlord requests Tenants to use energy efficient lighting systems in their individual suites.
- Environmentally friendly water treatment procedures and products for cooling towers.
- Exclusive use of environmentally friendly cleaning products and cleaning tools.
- Recycling program for paper, plastics, bottles and cardboard packing material.
- The use of revolving doors is encouraged.
- On renovation of tenants' suites, the Landlord recommends reuse of materials where possible, and recycling of construction debris.
- Upon renovation of tenant suites, the Landlord recommends that where possible any new materials be "green" materials that have low VOC content.
- Any new appliances purchased for use in the Building must be energy star compliant.