



# 1600

## MARKET STREET

The Philadelphia Inquirer

EAGLES 16, BEARS 15

### Alive and Kicking

PULLBACK IN SYRIA  
Bolton puts conditions on troop withdrawal



American Real Estate Partners



# MAKE A **BOLD** STATEMENT

By seamlessly pairing Pop Art that celebrates Philadelphia's character with today's workplace wellness standards, 1600 Market offers an office environment unlike anything else in Center City, Philadelphia. This landmark building's history and prominent location combined with the signature pop art is integrated into the light-filled redesigned lobby and throughout all of the amenity spaces—creating modern, exciting and functional workspaces.

**Wellness is a portfolio-wide priority, which is why AREP is proud to achieve UL's Verified Healthy Building Mark and IWBI's WELL Health-Safety rating for 1600 Market Street.** Alongside these commitments to support tenant's health, firm-wide protocols are in place that focus on wellness, safety and comfort.



# AN AMENITY SPACE THAT WORKS FOR YOU



Common Area  
WiFi Lounge



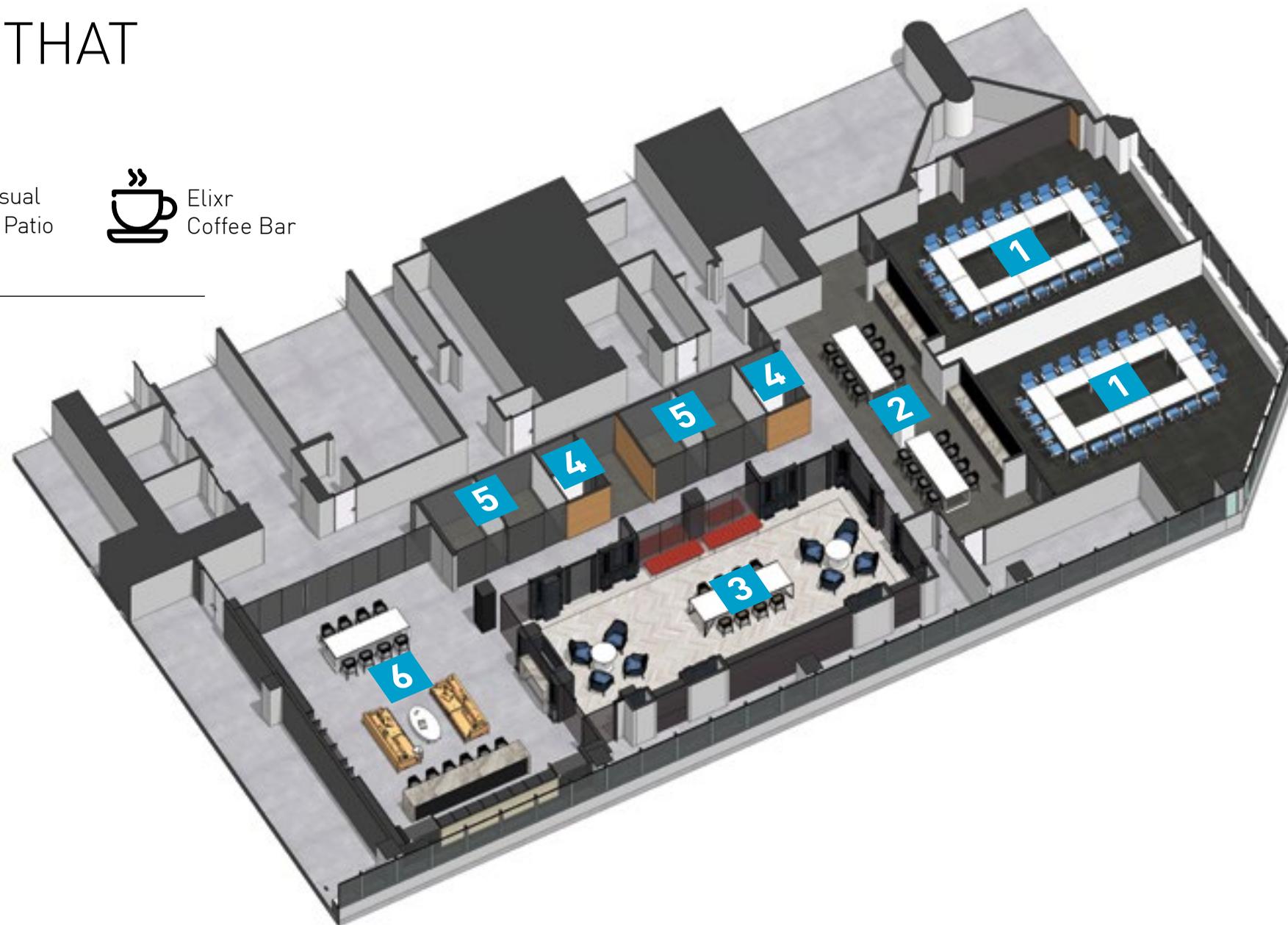
Contemporary & Casual  
Dining with Outdoor Patio



Elixir  
Coffee Bar

## FLOOR 2

- 1 Conference Rooms
- 2 Open Collaboration
- 3 Meeting Space
- 4 Private Phone Booths
- 5 Huddle Rooms
- 6 Lounge

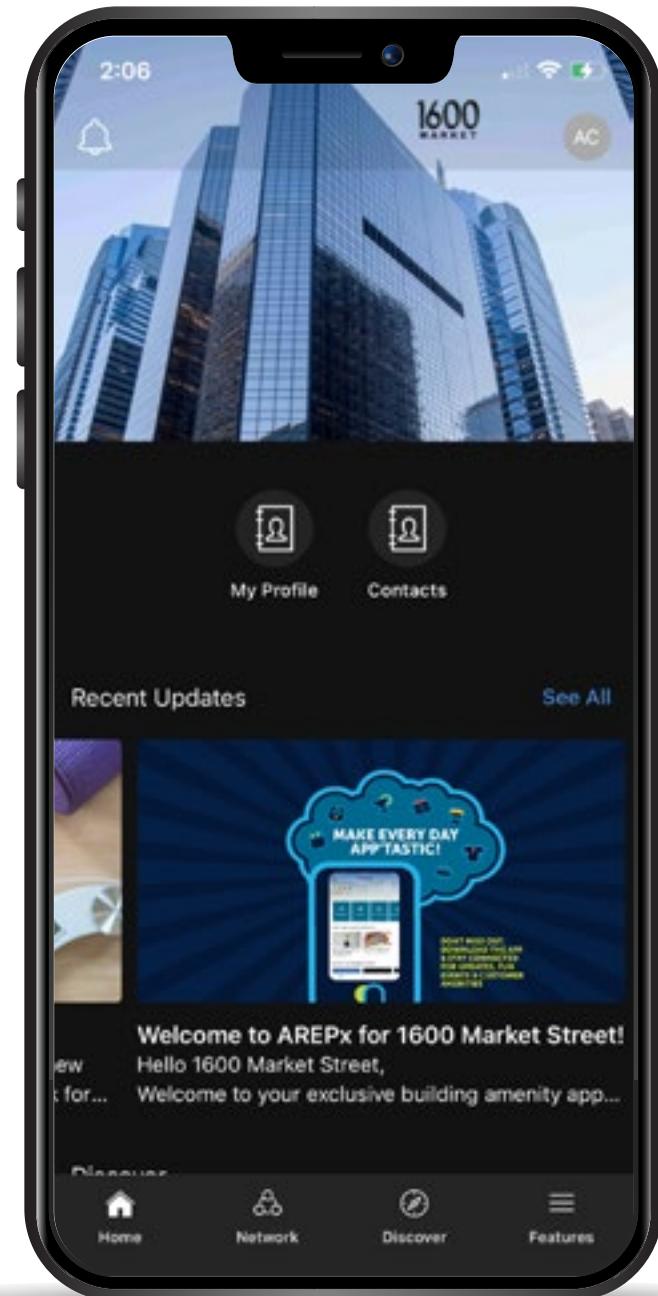




AREPx provides AREP's tenants with a seamless and curated experience specific to each individual property, delivering hyperlocal content, amenities, programming, and digital access throughout the property. Through AREPx, tenants will be able to enter the building, book conference space, provide guest access, engage with their property team, get access to exclusive AREPx Perks, order food and stay up to date on community and building events through notifications and news that's relevant to them.



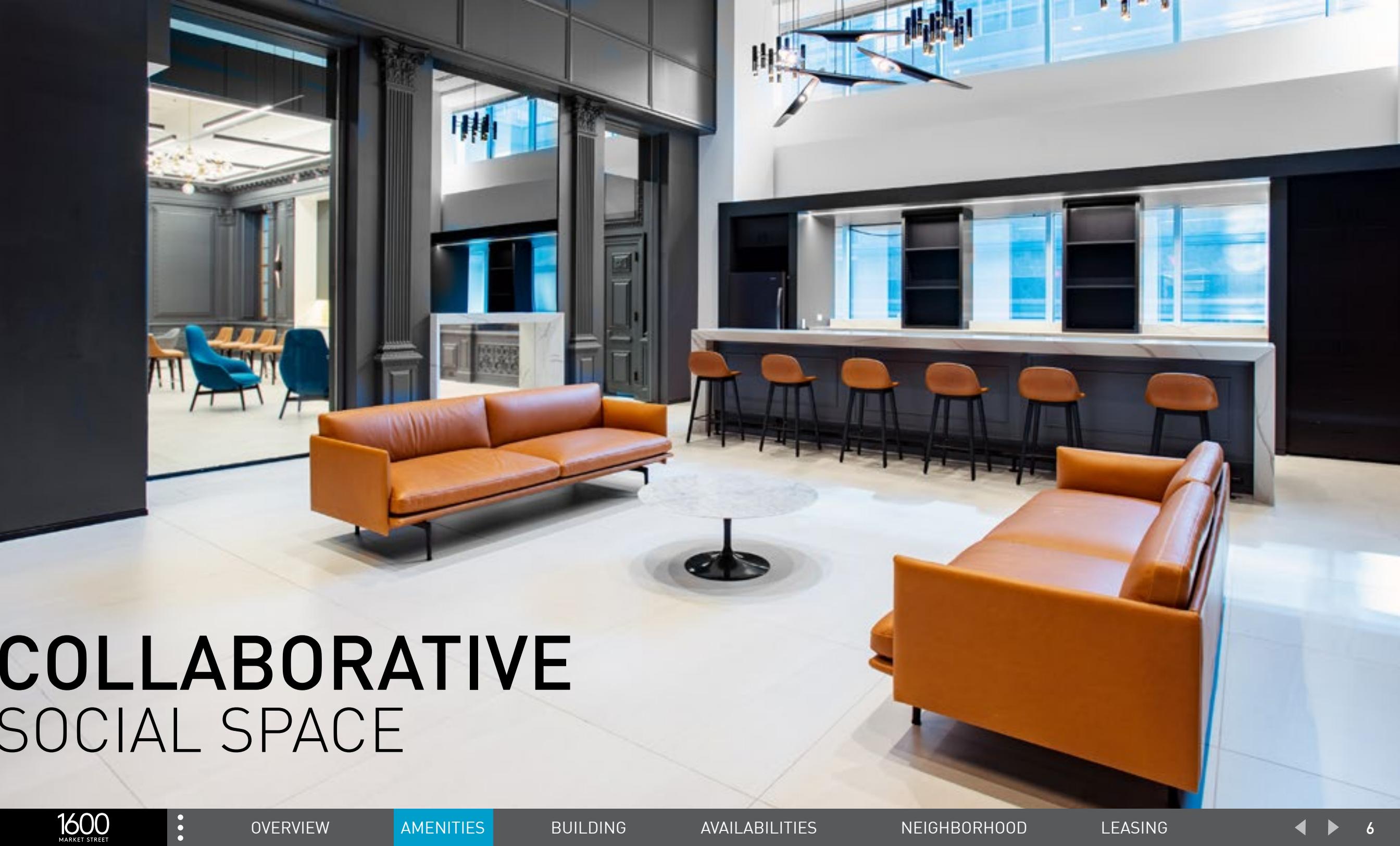
SCAN ME



# STYLE

Partnering with Collective Architecture, AREP has created a space that runs counter to the typical downtown office tower. A unique and unexpected workday experience that is both creative and functional.





# COLLABORATIVE SOCIAL SPACE



# HISTORY REIMAGINED

# FLEXIBLE WORK AREAS





# 5,000 SF FITNESS CENTER

All new state-of-the-art equipment with spa-inspired locker rooms. The fitness center at 1600 Market has been outfitted with two PURE Wellness Air Purifiers.

# ELIXR COFFEE ROASTERS

This multi-award winning local favorite delivers an exceptional coffee and tea experience for tenants and their guests.





A detailed architectural rendering of a modern building's interior. The scene is a bright, open-plan space with a light-colored stone wall on the left and a large glass wall on the right. In the center, a food service counter with a wooden top and a dark base is visible. Behind the counter, a staff member is working. In front of the counter, a woman in a grey tank top and white pants stands talking to a man in a patterned shirt and dark pants. To the left, two people are walking past, blurred to indicate motion. The ceiling features recessed lighting, including a prominent rectangular light fixture. The overall atmosphere is clean, bright, and contemporary.

# CONTEMPORARY & CASUAL FOOD OPTIONS \*coming soon

# BLENDING HISTORY AND ART

AREP has created a workplace that offers exciting contrasts from the moment you enter — Pop Art blended with history, generating a unique language that is fresh and provocative. **Highlighting Philadelphia's historic and current luminaries**, bespoke Pop Art is infused throughout 1600 Market Street.

The specially commissioned bright yellow 'Willy' the fox holding a red balloon sits above the reception desk in the lobby to greet visitors and is a **nod to the building's site where the old Fox Theater once stood**. The 'Portrait Invaders' and 'Philadelphia Notables' pieces featured on the ground floor and continued within the amenity center, artfully blend old and new Philly—Benjamin Franklin unknowingly in a graffiti-like selfie; Will Smith painted with intense colors sits atop a collage of old Philadelphia Enquirer newspaper covers.



# WELLNESS IS IN AREP'S DNA

Better days begin in better spaces which is why our dedication to wellness remains our top priority. Our holistic approach encompasses health, security and connectivity to assure the safety and comfort for our customers as they return to the workplace with confidence and clarity.

AREP's hard work and recent investments have helped us achieve two of the most significant endorsements within our business – IWBI WELL and UL Industries. Not only is our entire portfolio WELL Health-Safety Rated, AREP is also the first commercial real estate company in the U.S. to achieve UL Industries Verified Healthy Buildings Mark for Indoor Air and Water for its entire portfolio. Our WiredScore certification includes WiredScore Connect. This amenity provides advisory support to guide tenants in choosing the best internet service for their business needs. This commitment provides our customers and their guests spaces that promote their physical and mental well-being while encouraging and enhancing productivity



**HIGHEST STANDARDS OF INDOOR AIR QUALITY**  
Our IAQ protocols include using MERV 13 filters, UV light and negative ion technology air purifiers in elevator cabs, and maximizing outside air exchanges by increasing fresh air intake settings from 20% to 40% when weather permits. Our HVAC coil cleaning and sanitizing procedure now includes the use of a 70% alcohol disinfecting solution.



**FREQUENT CLEANING & DISINFECTING OF COMMON AREAS** particularly frequently touched surfaces. Additionally, touch-less hand sanitizer stations have been placed throughout all common areas portfolio-wide.



**ONGOING CLEANING & DISINFECTING WITHIN TENANT SUITE** including break room countertops and cabinet handles, kitchen appliances control pads and handles, and conference room tables.

# AVAILABILITIES

Flexible workspaces available ranging from small suites to full floors with large block opportunities.

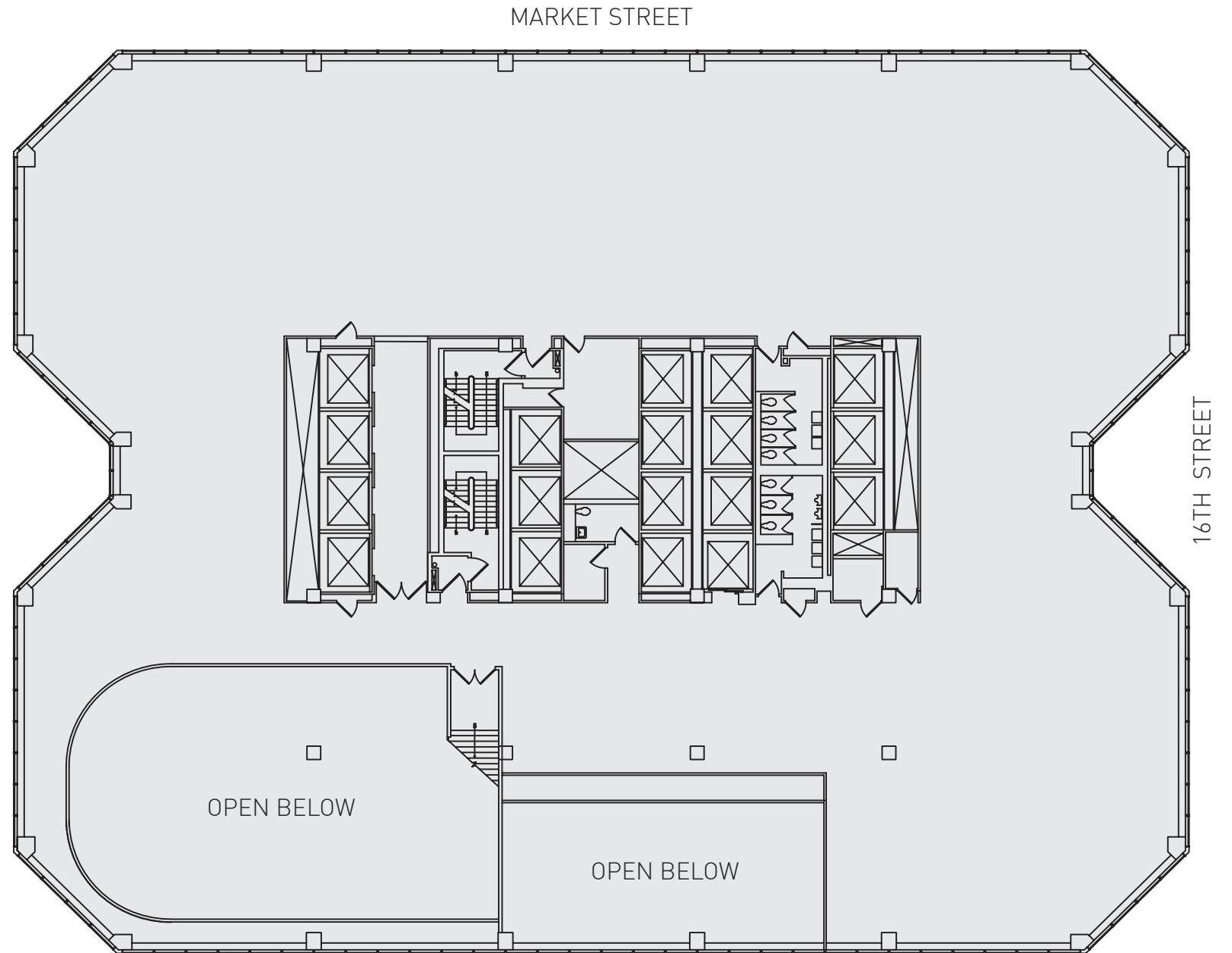
	SUITE	SPACE AVAILABLE
FLOOR	3800	7,148 - 16,351 SF
	3700	22,840 SF
	3600	22,840 SF
	3500	22,840 SF
	2800	10,000-23,021 SF
	2700	10,000-23,021 SF
	2620	3,413 SF
	2020	5,945 SF
	1810	1,981 SF
	1800	5,000-10,561 SF
	1720	2,482 SF
	1710	1,612 SF
	1616	7,332 SF
	1530	4,161 SF
	1510	4,141 SF
	1500	9,471 SF
	1420	908 SF
	1300	11,726 SF
	0500	1,293 SF
	0510	4,118 SF
0505	1,828 SF	
0300	12,111 SF	
02	Tenants Only Conference / Amenity Center	
01	Lobby   Restaurant   Patio	

 Take a tour



# UNIQUE FULL-FLOOR

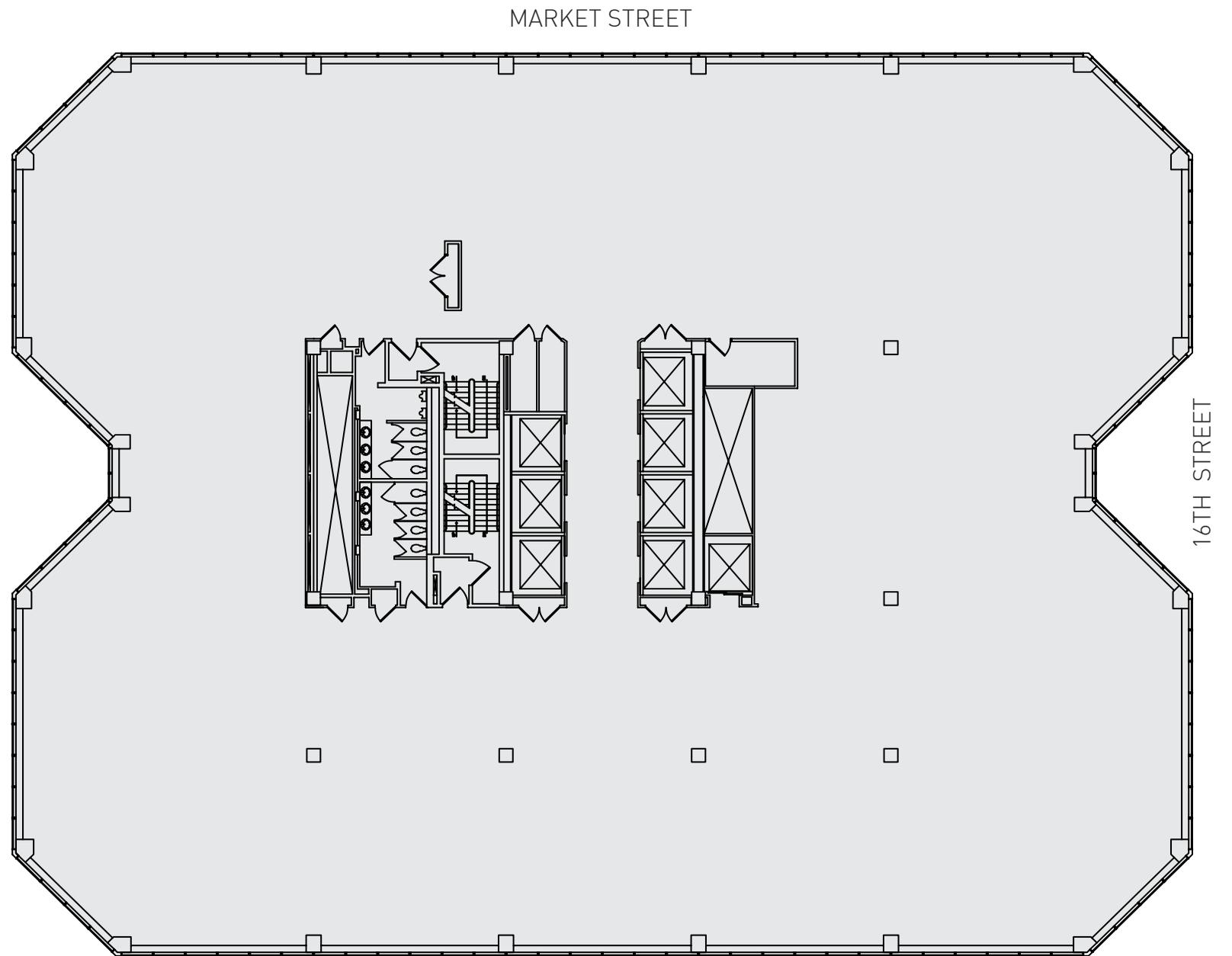
FLOOR 03 | 12,111 SF





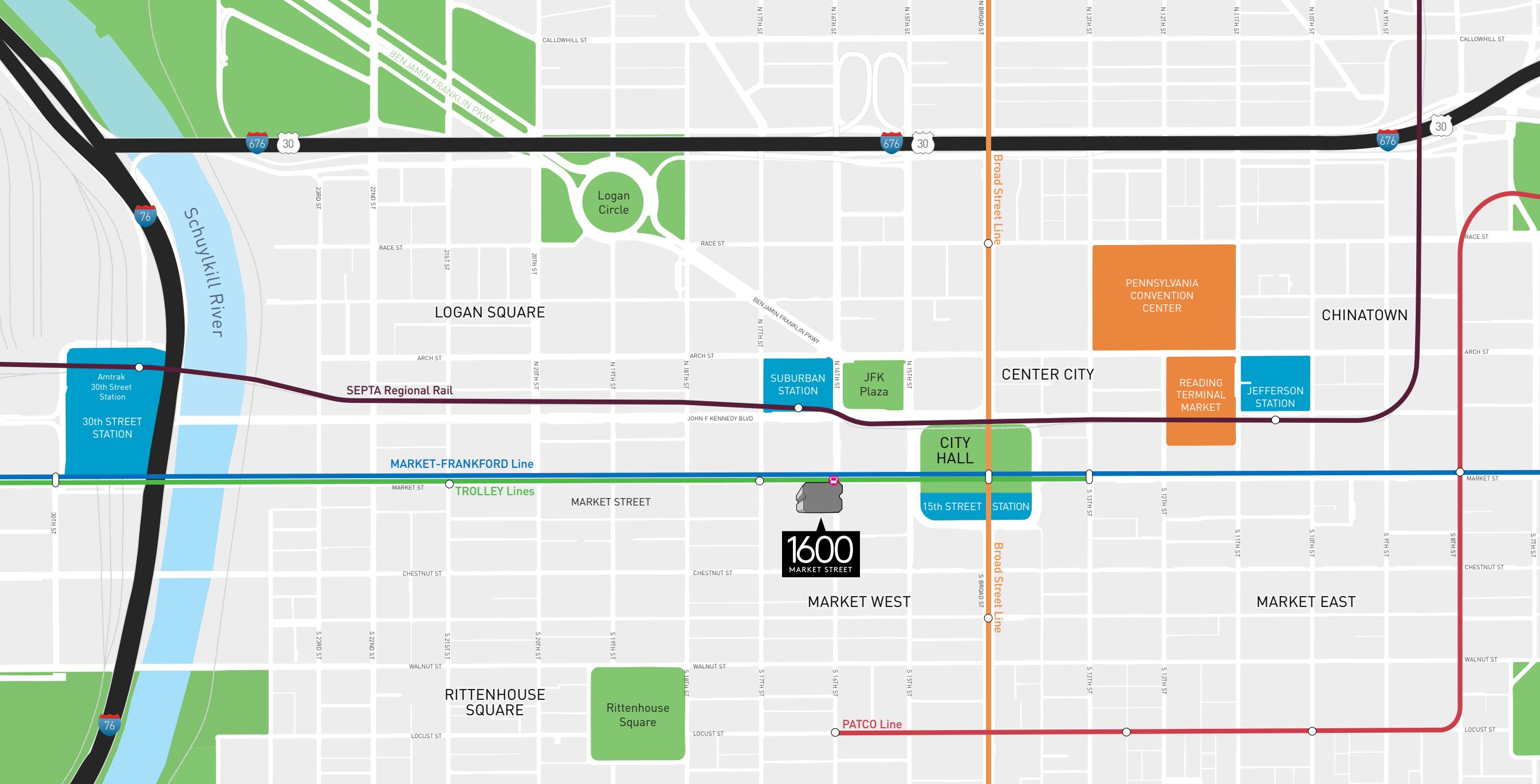
# TYPICAL FULL-FLOOR

FLOOR 29 | 23,021 SF



# THE HEART OF CENTER CITY





# TRANSIT



**02** Blocks from Philadelphia's Suburban Station, the City's Central Commuter Hub



**01** Block from City Hall, Broad Street Line and Frankford Elevated Line



**100** Walking score

# NEARBY

## EAT

- 1 Parc
- 2 HipCity Veg
- 3 The Dandelion
- 4 The Continental Mid-town
- 5 JG Skyhigh & Vernick Fish
- 6 Ladder 15
- 7 Oyster House
- 8 Del Frisco's Double Eagle Steakhouse
- 9 Sweetgreen
- 10 Real Food Eatery
- 11 Ocean Prime
- 12 Federal Donuts
- 13 Di Bruno Bros
- 14 Just Salad
- 15 Cava

## SHOP

- 1 The Shops at Liberty Place
- 2 Apple
- 3 UNIQLO
- 4 Sephora
- 5 Nordstrom Rack
- 6 Staples
- 7 Target
- 8 Barnes and Noble
- 9 The Concourse at Comcast Center
- 10 Brooks Brothers

## STAY

- 1 The Westin Philadelphia
- 2 Club Quarters, Philadelphia
- 3 The Windsor Suites
- 4 Le Méridian
- 5 Kimpton Hotel Palomar
- 6 The Ritz-Carlton Philadelphia
- 7 Sonesta Philadelphia
- 8 Sofitel Philadelphia at Rittenhouse Square
- 9 Four Seasons

## POINTS OF INTEREST

- 1 City Hall Station – BSL
- 2 Comcast Experience
- 3 Dilworth Park
- 4 Love Park
- 5 Philadelphia City Hall
- 6 Suburban Station
- 7 Temple University Center City
- 8 Rittenhouse Square



# SWEEPING VIEWS

of Philadelphia's iconic cityscapes  
& landmarks, in every direction.





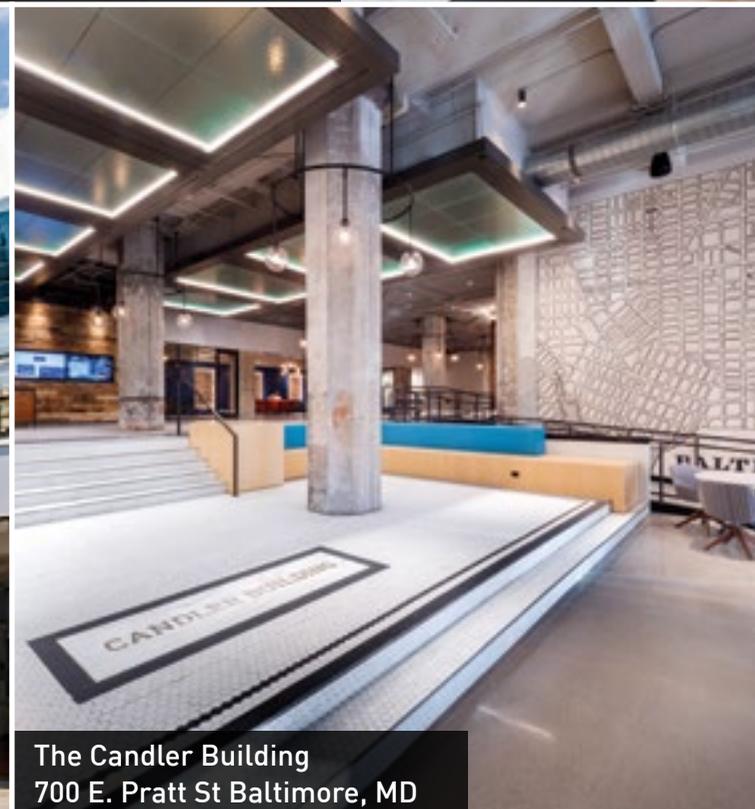
# BEYOND THE EXPECTED

## WE ARE CURATORS OF PLACE

AREP has redeveloped other impressive properties with inspired environments and experiences to create the places where people prosper. **Our success begins with yours.**

Seven Tower Bridge Conshohocken, PA

161 Washington St. Conshohocken, PA



Rosslyn City Center Rosslyn, VA

The Candler Building  
700 E. Pratt St Baltimore, MD

# LEASING



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