

1500 SPRING GARDEN STREET, PHILADELPHIA, PA



# 1500

## SPRING GARDEN



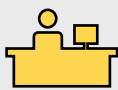
# NEWLY RENOVATED CLASS A SPACE AVAILABLE

Renovated and ready for big thinkers, 1500 Spring Garden boasts 275,000 available SF of **highly efficient** space with **robust infrastructure**. The property can accommodate a variety of uses, including office, data center, labs, and other specialty uses.

## PROPERTY HIGHLIGHTS

- Highly efficient large floorplates available for a variety of uses
- Exceptional structural, power, and HVAC infrastructure
- Renovated tenant-only conference center and cafeteria on-site
- Food, health, gym and financial retail amenities on-site
- Excellent proximity to public transit and major interstates
- Tenant-only shuttle with direct connection to Center City
- On-site parking including 70 covered spaces & 20 surface spaces

## RENOVATED COMMON AREAS & AMENITIES



**Main Lobby & West Lobby**  
Fully renovated in 2020



**Building Facade**  
Improved in 2019



**Tenant-Only Cafeteria**  
Renovated and newly furnished in 2020



**Conference Center & Large Training Room**  
Newly constructed in 2020



**OLD NELSON**  
Located at the corner of 15th & Spring Garden.  
Newly constructed and opened in 2021



1500 SPRING GARDEN MAIN LOBBY



TENANT-ONLY CONFERENCE FACILITY



HIGHLY EFFICIENT FLOORPLATES



LARGE, CREATIVE SPACES



# NEIGHBORHOOD AMENITIES



# TRAVEL TIMES

**1 MINUTE** SPRING GARDEN STATION (BSL)

**7 MINUTES** 15th-16th & LOCUST STATION (PATCO)

**4 MINUTES** SUBURBAN STATION (Regional Rail / BSL / MFL)

**8 MINUTES** 30th STREET STATION (Amtrak / Regional Rail / MFL)



**100**  
Transit Score



**93**  
Walk Score



**90**  
Bike Score



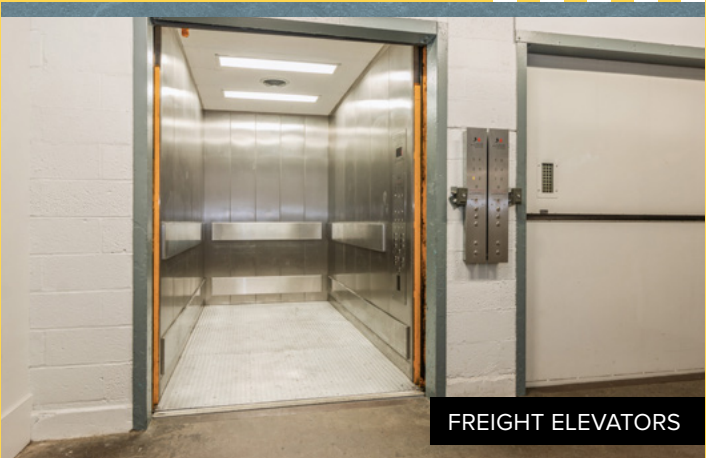
# AVAILABILITIES

CLICK TO VIEW PLANS

<b>FIRST FLOOR</b> Suite 110 - 16,096 SF	<b>FIFTH FLOOR</b> Suite TBD (5th floor) - 7,904 SF
<b>SECOND FLOOR</b> Suite 200 - 85,206 SF	<b>SEVENTH FLOOR</b> Suite 710 - 32,607 SF
<b>SECOND FLOOR</b> Suite 230 - 8,079 SF	<b>EIGHTH FLOOR</b> Suite 800 - 43,500 SF
<b>FIFTH FLOOR</b> Suite TBD (5th floor) - 18,415 SF	<b>PENTHOUSE (13th floor)</b> 10,727 SF



LOADING DOCK



FREIGHT ELEVATORS



REDUNDANT POWER

## ROBUST INFRASTRUCTURE

### HVAC

- State-of-the-art base building HVAC system provided
- Base building common area Direct Digital
- DVLA Energy Management System with Web and Wireless Access Protocol (WAP) interface available
- 24/7 condenser water available

### UTILITIES

- Power:
  - » 28MW PECO Service installed, fed from diverse manholes and buses & 3 independent transformers at the PECO substation
- Fuel:
  - » Existing Fuel Permit for 290,000 gallons
  - » Fuel riser rack for gensets on roof
- Bandwidth:
  - » Redundant zero fiber manholes and fiber pull rooms at east and west sides of building
  - » Fiber providers Comcast, Verizon, AT&T, Level 3, Crown Castle and Cogent.
  - » Space available for Intra-building cross connections
  - » Excellent sight lines from roof to Center City and surrounding region for wireless equipment

### RISERS

- Entire Facility is carrier neutral RISERS
- Secure accessible risers available for exhaust, power and fiber
- Six (6) 12' - 6" X 12' - 6" shafts with catwalks for fiber, power and mechanical - installed
- Two (2) 12' - 6" X 8' - 6" shafts with catwalk for fiber and power - installed

### STRUCTURE

- 25' - 0" structural bays
- 60 - 400 lbs/sq.ft. floor capacity
- 14' - 2" clear to lowest part of structure (typical)
- Up to 127,000± SF floor plates floors 1 to 6
- Up to 42,000± SF floor plates floors 7 to 12
- Reinforced concrete and steel encased in concrete construction, with masonry building skin

### ELECTRICAL

- 13.2 kV Switchgear installed w/ 28 MW capacity and room for future expansion
- GE Power Management & Metering System
- Dual Service w/ automatic tiebreakers at switchgear
- Grounding buss provided in Risers #3 and #7
- Diverse utility service entrances
- Grade prepared for 250 psf Genset Pads

### FIRE/LIFE SAFETY

- Building protected by a wet sprinkler system with fire pump
- Centrally located zone valves & drain lines in secure riser shafts for tenant tie-in
- 1,750 mVA backup generator
- New multiplex digital addressable high-rise system with ADA synchronized strobes and selective voice evacuation
- Closets stacked for water management

### ROOF

- EPDM roof installed over 1/2" Denz Deck, with new roof drains, roof piping, and a minimum of R-30 insulation
- Roof dunnage installed, 100 psf for Generators, 75 psf for Dry Coolers/Chillers

### WINDOWS, FACADE

- New double-paned glass, low-e coated windows with window sills lowered.
- New exterior facade renovation including Vistacon Versilux blue tint panel system. Clear glass store front windows with clear anodized framing. Masonry work, and new exterior surface treatment.
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### ELEVATORS

- Twelve (12) fully modernized, high speed, computer-controlled passenger elevators.
- Two (2) new fully automatic freight elevators w/ 8000 lbs. capacity
  - » Car #5: 8'-0"W x 12'-8"L x 9'-6"H
  - » Car #4: 6'-2"W x 12'-8"L x 9'-6"H





# 1500 SPRING GARDEN

## FOR LEASING INFORMATION:

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