



2LP

TWO LIBERTY PLACE
PHILADELPHIA, PA



50 S. 16TH STREET



Highlights

Building Overview

Located in the heart of Philadelphia's Central Business District, 2 Liberty Place is a 950,000 square foot iconic Trophy office tower. Built in 1990 and designed by world renowned architect Helmut Jahn, 2 Liberty Place has undergone a rejuvenation over the past two years to bring the building back to its original luster. Coretrust Capital Partners, who purchased the property in October 2016, has invested \$25 million in a street to suite capital improvement program touching every element of the customer experience... from the point of arrival along 16th Street to the building lobbies, elevator modernization, common corridors & restrooms, amenity space and building systems. 2 Liberty Place encompasses all the modern infrastructure, amenities and experience that contemporary companies are seeking.

- ◆ On-site ownership & property management by Coretrust Capital Partners
- ◆ 37-story, 951,454 SF office building
- ◆ Renovated in 2019
- ◆ 27,500 SF floor plates
- ◆ 750 space garage parking
- ◆ Minutes from direct access to all SEPTA (PA) transit and PATCO (NJ) high-speed line



Tech Specs

Building Facts

CERTIFICATIONS



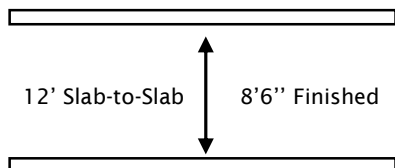
in progress...



DISTRIBUTED ANTENNA SYSTEM

New Verizon DAS technology for seamless wireless connectivity throughout the Building

FLOOR TO CEILING HEIGHT



SUSTAINABILITY

Comprehensive recycling program for paper, cardboard, plastic, batteries & fluorescent lighting

EMERGENCY GENERATORS

2

Generators provide emergency elevator service and power to critical life safety systems

ELECTRICAL

6

Watts per square foot, exclusive of building HVAC

SECURITY

24/7

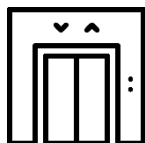
Manned security consoles and roving guards

LOAD CAPACITY

85

Pounds/SF live load

ELEVATORS



State-of-the-art new Fujitec EZ shuttle destination dispatch system

2 freight, 2 loading dock & 16 passenger elevators

HVAC



New 500-ton York Magna Drive modular chiller system with 2x redundancy

New 4-cell Remsa fiberglass cooling towers
Fan-powered box zone terminal units



TELECOM & CONNECTIVITY

Verizon, Cogent, Xfinity & AT&T all on-site

Amenities



FITNESS CENTER

Enrich your body in 12,000 sf of fully equipped & managed fitness center with trainers, classes (spine/yoga/cardio), showers, locker room and towel service. High-energy environment. Located on the 4th floor.



CONFERENCE CENTER & LOUNGE

Multi-functional, state-of-the-art 15,000 sf conference center & lounge equipped with 8 rooms seating 10 to 200. Located on the 3rd floor.



THE MARKET @ 2LP + TASTING GROUNDS

Eat. Drink. Pick-me-up.

Our full-service café and lounge offers healthy, fresh selections for breakfast, lunch and mid-day snacks along with curated coffees and drinks from our barista located on the 3rd floor.



WESTIN HOTEL

A prestigious 290-room luxury hotel located adjacent 2 Liberty Place.



THE SHOPS @ LIBERTY PLACE

Upscale shopping in a two-story atrium nestled between One & Two Liberty Place features J. Crew, Bloomingdales, Orange Theory, Loft and others; an expansive Food Court featuring 24 eateries.



PARKING

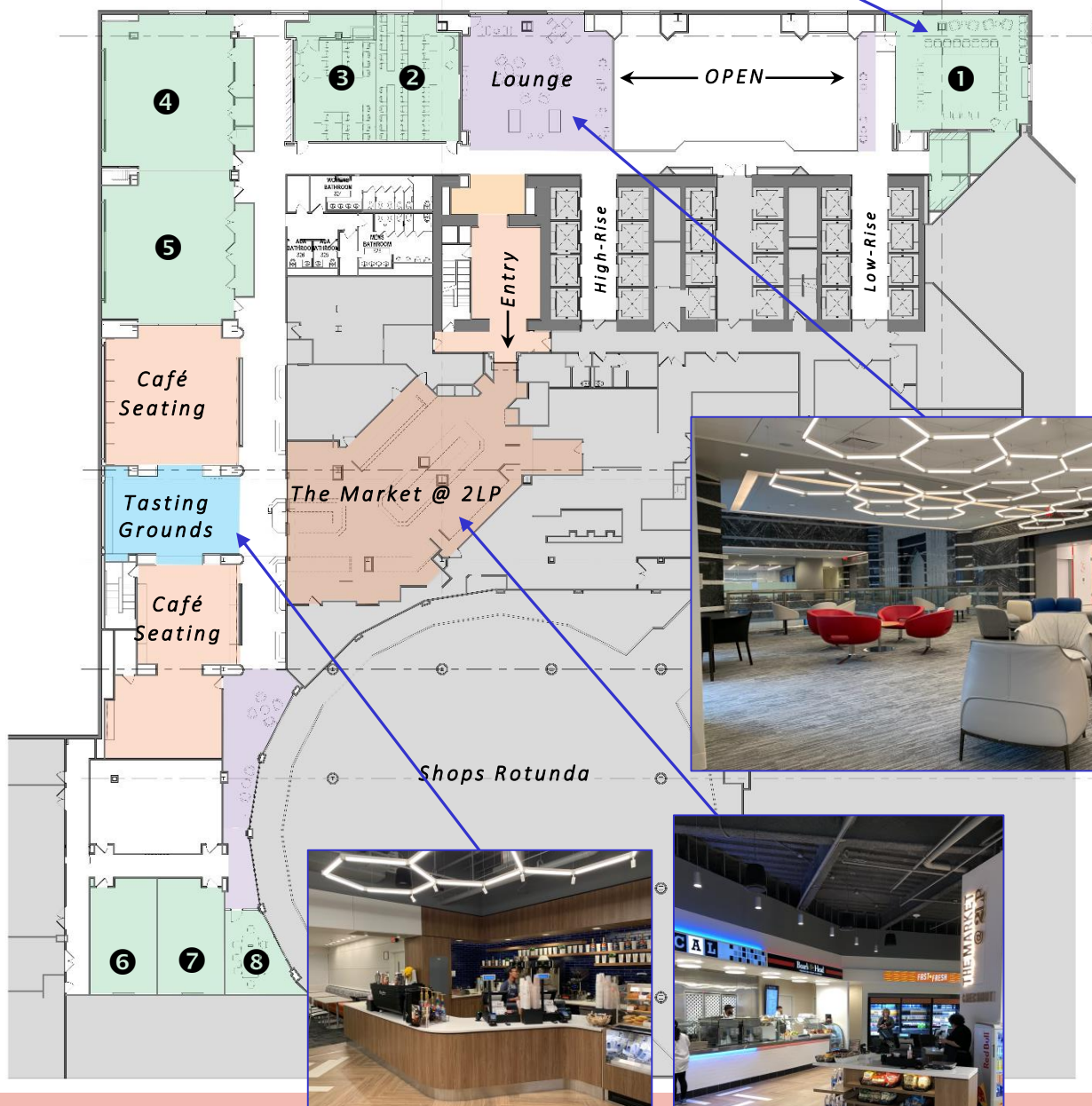
The Liberty Place Garage provides 750 spaces entering & exiting on both 16th & 17th Streets with Shops access point.

Amenity Floor

3rd Floor

- Meeting Rooms
- Lounge
- Tasting Grounds Coffee Bar
- The Market @ 2LP + Seating

2LP



Location Highlights

97
WALK
SCORE

100
TRANSIT
SCORE

90
BIKE
SCORE



A VIBRANT CENTER CITY LOCATION

RESTAURANTS

- 1 R2L
- 2 Ruby Tuesday
- 3 Winthorpe & Valentine
- 4 The Shops at Liberty Place
Ai Ramen, Au Bon Pain, Auntie Anne's Pretzels, Bain's Deli, Cafe Spice, Chick-fil-A, Chipotle, Great Wraps, Hai Street Kitchen, Kato's Cajun, Master Wok, Saladworks, Saxbys Coffee, Smoothie King, Subway, Zaffron Mediterranean Grill & Hummus Bar
- 5 Starbucks
- 6 Nuts to You
- 7 Steve's Prince of Steaks
- 8 Harp + Crown
- 9 Dunkin' Donuts
- 10 Honeygrow
- 11 Federal Donuts
- 12 Davio's
- 13 Square 1682
- 14 Tria Café
- 15 DiRosa's
- 16 Cusi
- 17 Corner Bakery Café
- 18 La Columbe
- 19 Del Frisco's
- 20 Morton's
- 21 La Pain Quotidien
- 22 Snap Pizza
- 23 Ocean Prime
- 24 Oyster House
- 25 Mission Grill
- 26 Ladder 15
- 27 Marathon Grill
- 28 Alma de Cuba
- 29 Luke's Lobster
- 30 Foodery
- 31 Pietro's
- 32 Hip City Veg
- 33 The Dandelion
- 34 Starbucks
- 35 Continental Mid-Town
- 36 Ruth Chris Steak House
- 37 Starbucks
- 38 Chops
- 39 The Capital Grille
- 40 Butcher & Singer
- 41 Chipotle
- 42 Starbucks

RETAIL

- 1 The Shops at Liberty Place
Aldo, Aveda, Bath & Body Works, Bloomingdale's, Bluebird, Outlet Store, Body Shop, Children's Boutique, Claire's, Dest. Maternity, Express, GNC, Gateway Newstands, Go!, Godiva, J. Crew, Jos. A. Bank, Kieh's, Les Richards, LOFT, Motherhood Maternity, Pea in the Pod, Philly Socks, Sunglass Hut, Victoria's Secret, Watch Co. | SERVICES: Dentex Dental, Ideal Image, Orangetheory Fitness, Style of Man
- 2 Charles Schwab
- 3 Staples
- 4 H&M
- 5 Uniglo
- 6 Old Navy
- 7 Nordstrom Rack
- 8 Sephora
- 9 Allen Edmonds
- 10 American Eagle Outfitters
- 11 BoConcepts
- 12 Fidelity Investments
- 13 The Shops at BNY Mellon Ctr
- 14 TruMark Financial
- 15 Banana Republic
- 16 A/X Armani Exchange
- 17 Club Monaco
- 18 Distant
- 19 Diesel
- 20 Brooks Brothers
- 21 Apple
- 22 Jack Wills
- 23 Urban Outfitters
- 24 Michael Kors
- 25 Zara
- 26 Talbots
- 27 H&M
- 28 Tumi
- 29 Anthropologie
- 30 Barney's NY
- 31 Boyds Philadelphia
- 32 Joan Shepp
- 33 BB&T
- 34 West Elm
- 35 Polo Ralph Lauren
- 36 Shops at the Bellevue
- 37 Tiffany's
- 38 Gap
- 39 Guess
- 40 Cole Haan
- 41 L'Occitane
- 42 Theory
- 43 Intermix
- 44 Lululemon Athletica

HOTELS

- 1 The Westin
- 2 CO Hotel
- 3 Hotel Palomar
- 4 Hotel Sofitel
- 5 The Ritz-Carlton
- 6 AKA
- 7 Sonesta 9
- 8 The Bellevue
- 9 DoubleTree

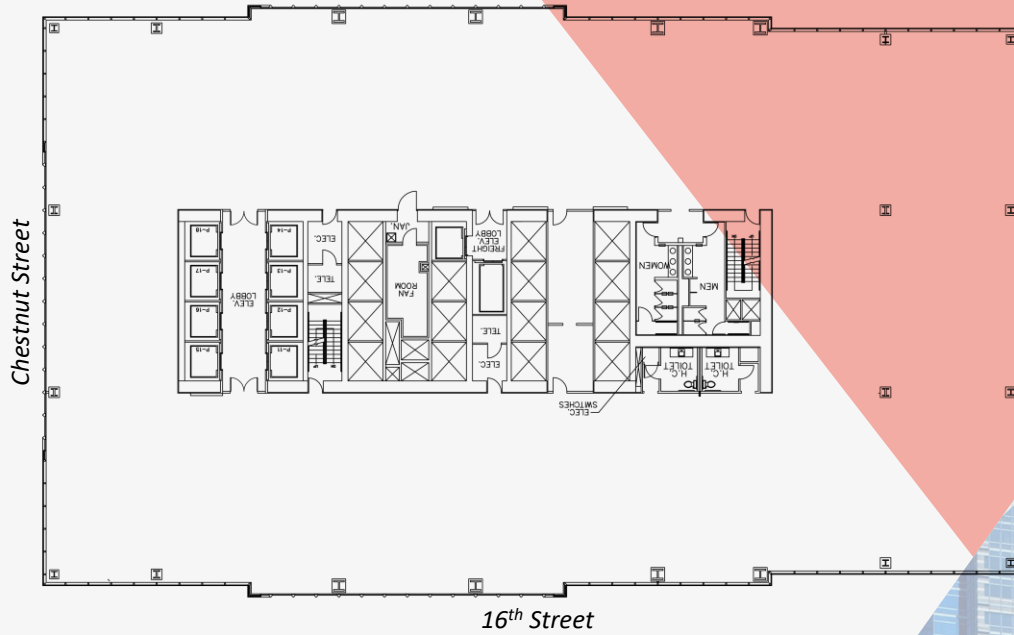
RESIDENCES

- 1 The Residences @2LP
- 2 Avenir
- 3 The Ellington
- 5 1700 Chestnut
- 6 The Ritz Carlton
- 8 The Sterling
- 9 The Phoenix

BANKS

- 1 PNC Bank
- 2 Santander Bank
- 3 United Bank
- 4 Wells Fargo Bank
- 5 Beneficial Bank
- 6 M&T Bank
- 7 Wells Fargo Bank
- 8 Citizens Bank
- 9 BB&T
- 10 TD Ameritrade
- 11 Bank of America
- 12 Republic Bank
- 13 HSBC
- 14 Firsttrust Bank
- 15 TD Bank
- 16 Citizens Bank
- 17 Citizens Bank
- 18 Santander Bank
- 19 Bank of America
- 20 Republic Bank
- 21 Beneficial Bank
- 22 PNC Bank
- 23 TD Bank
- 24 Wells Fargo Bank
- 25 Santander
- 26 Wells Fargo Bank
- 27 TD Bank

Typical Floor Plate



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www.2libertyplace.com