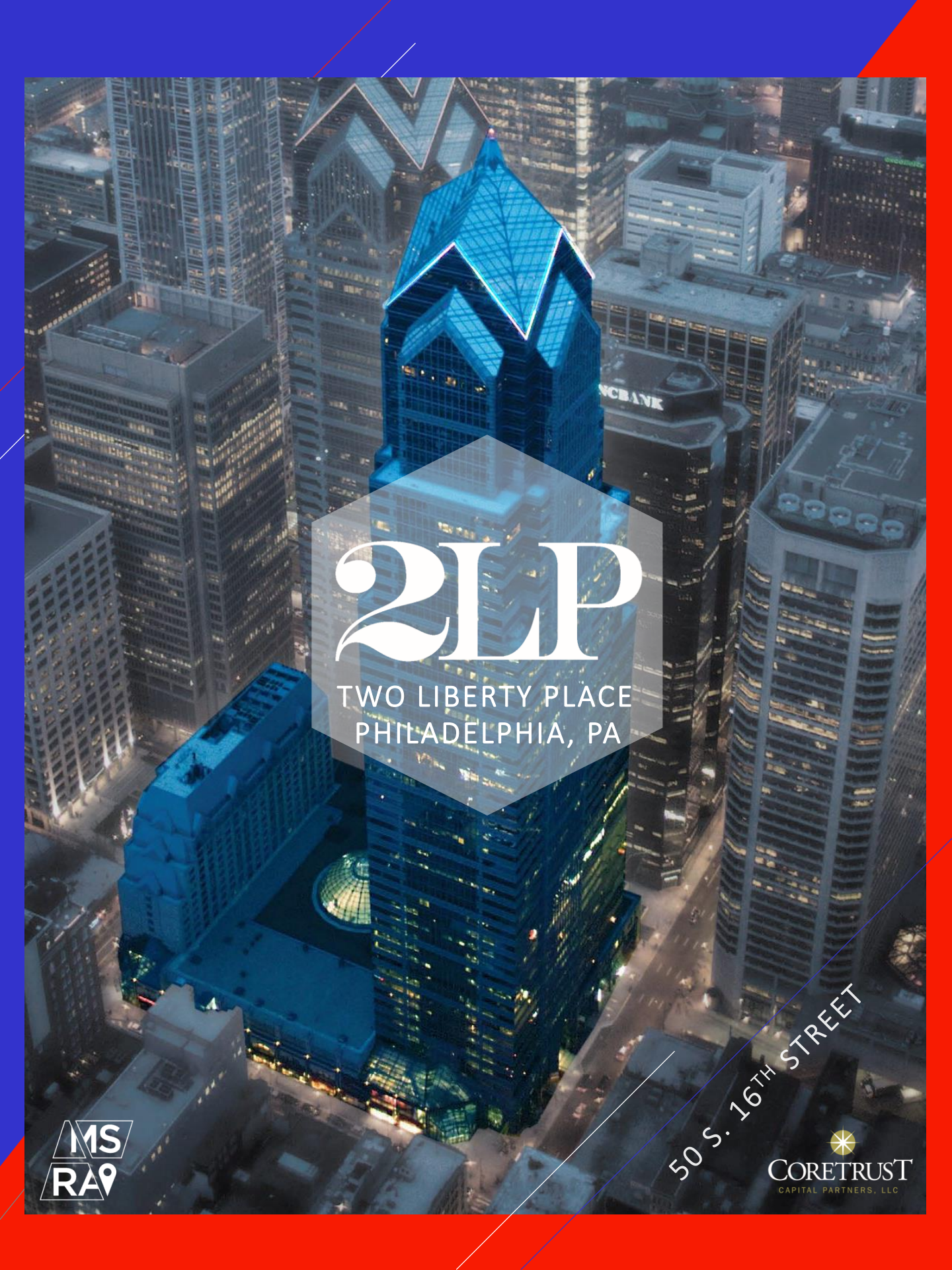




2LP

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 to bring the building back to its original luster. Coretrust Capital Partners, who purchased the property in October 2016, has invested \$31 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 2021
- ◆ 27,500 SF floor plates
- ◆ 750 space parking garage
- ◆ Minutes from direct access to all SEPTA (PA) transit and PATCO (NJ) high-speed line



**2023 WINNER**

*The Outstanding Building of the Year
Over 1 Million SF*

The logo for the BOMA TOBY Awards. It features a stylized graphic of four vertical bars of increasing height on the left, followed by the word "BOMA" in a bold, sans-serif font. Below "BOMA" is the word "TOBY" in a large, outlined, sans-serif font. At the bottom, the word "AWARDS" is written in a smaller, spaced-out, sans-serif font. The entire logo is in a light blue color.

BOMA TOBY AWARDS

The Outstanding Building of the Year (“TOBY”) Award was created in 1985 to salute excellence in the office building industry. Over 30 years, it remains the most prestigious and comprehensive program of its kind in the commercial real estate industry, recognizing quality in buildings and awarding excellence in building management.

Tech Specs

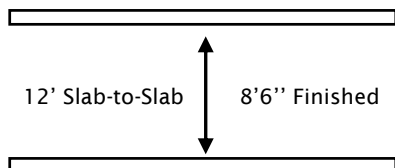
Building Facts



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

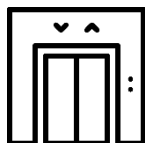
Manned security consoles and roving guards

LOAD CAPACITY

85

Pounds/SF live load

ELEVATORS



New **touchless** destination dispatch system featuring state-of-the-art Fujitec EZ shuttle

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

Healthy Building Profile

MERV FILTER RATING	VENTILATION	UVGI PURIFICATION	ELEVATOR IONIZATION	CDC CLEANING PROTOCOLS	HEALTHY BLDG CERT
15	Meets ASHREA 62 + pre/post purges	✓	✓	✓	LEED, WELL, GBAC & UL

SUBSTANTIAL COVID-19 BUILDING UPGRADES COMPLETE ✓



**STRATEGICALLY LOCATED SIGNAGE
ENHANCED VISITOR PROTOCOLS
TIMELY COMMUNICATION**



MERV 15 FILTERS

INCREASED OUTSIDE AIR INTAKE

UVGI IN-DUCT PURIFICATION SYSTEM

ELEVATORS OUTFIT WITH FUJITEC'S IONIZATION SYSTEM

ENHANCED CDC PROTOCOLS, GUIDELINES & INDUSTRY BEST CLEANING PRACTICES



✓ **CERTIFICATIONS SECURED:**



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

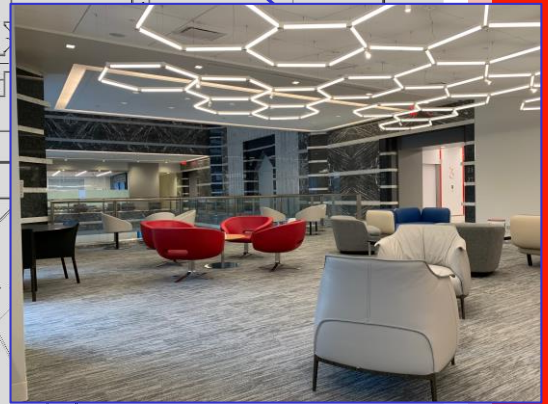
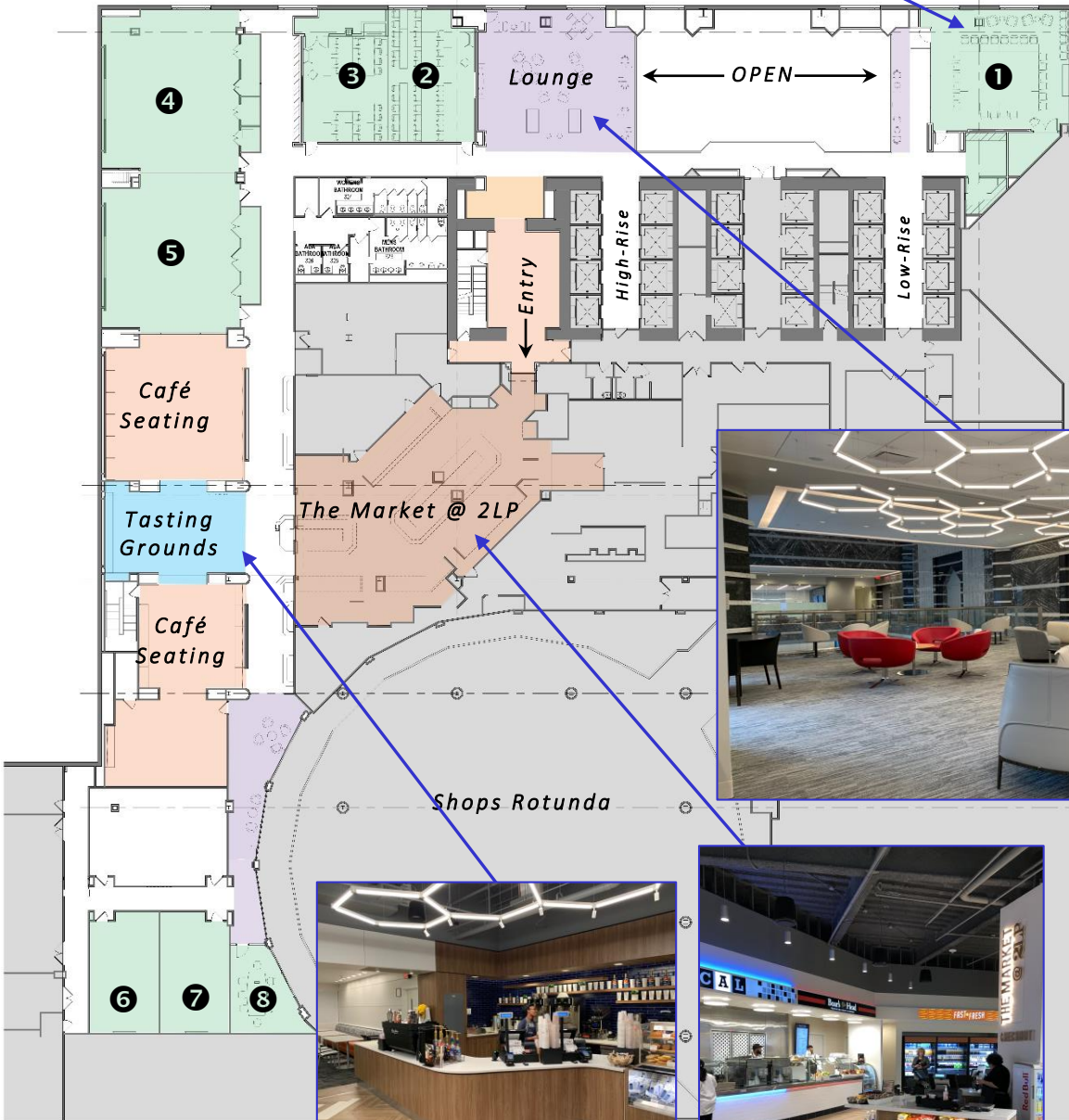
The Liberty Place Garage provides 750 spaces entering & exiting on both 16th & 17th Streets with Shops access point.

Amenity Floor

3rd Floor

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

2LP

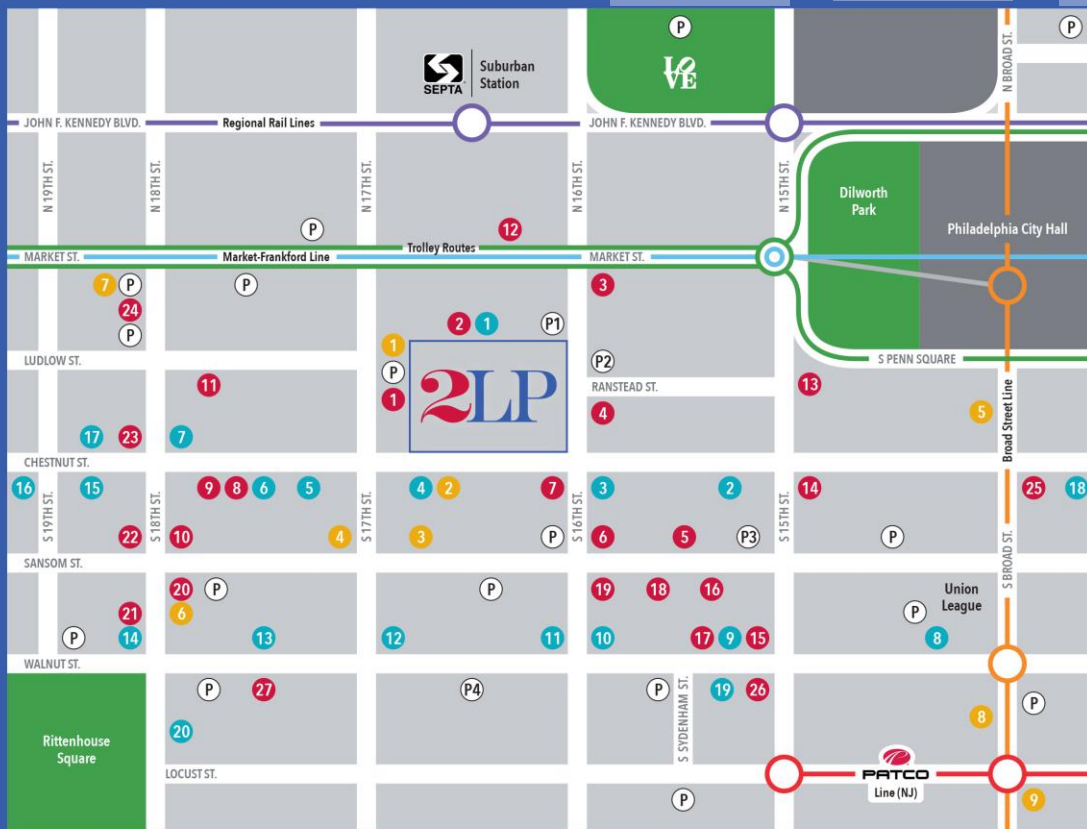


Location Highlights

97
WALK
SCORE

100
TRANSIT
SCORE

90
BIKE
SCORE



A VIBRANT CENTER CITY LOCATION

RESTAURANTS

- 1 Winthorpe & Valentine
- 2 The Shops at Liberty Place
- 3 Au Bon Pain, Auntie Anne's Pretzels, Bain's Deli, Chipotle, Master Wok, Saladworks, Saxby's Coffee, Smoothie King, Subway, Zaffron Mediterranean Grill & Hummus Bar
- 4 Starbucks
- 5 Wawa
- 6 Harp + Crown
- 7 Dunkin' Donuts
- 8 Honeygrow
- 9 Gran Caffè L'Aquila
- 10 DiBruno's
- 11 Tria Café
- 12 Harper's Garden
- 13 Sweetgreen
- 14 La Columbe
- 15 Del Frisco's
- 16 Ocean Prime
- 17 Oyster House
- 18 Mission Grill
- 19 Federal Donuts
- 20 Marathon Grill
- 21 Hip City Veg
- 22 The Love
- 23 The Dandelion
- 24 The Continental Mid-town
- 25 Ruth Chris Steak House
- 26 The Capital Grille
- 27 Butcher & Singer
- 28 Pietro's

RETAIL

- 1 The Shops at Liberty Place
- 2 Bloomingdale's Outlet, Kieh's, Jos.A.Bank, and many more
- 2 Staples
- 3 H&M
- 4 Old Navy
- 5 Nordstrom Rack
- 6 Sephora
- 7 American Eagle Outfitters
- 8 Banana Republic
- 9 Club Monaco
- 10 Brooks Brothers
- 11 Apple
- 12 Urban Outfitters
- 13 Tiffany's
- 14 Anthropologie
- 15 Boyds Philadelphia
- 16 Target
- 17 Joan Shepp
- 18 West Elm
- 19 Gap
- 20 Lululemon Athletica

HOTELS

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

PARKING

- P1 Parkway Liberty Place Garage
- P2 Parkway Center Square Garage
- P3 iParkit
- P4 Laz Parking



TRANSPORTATION

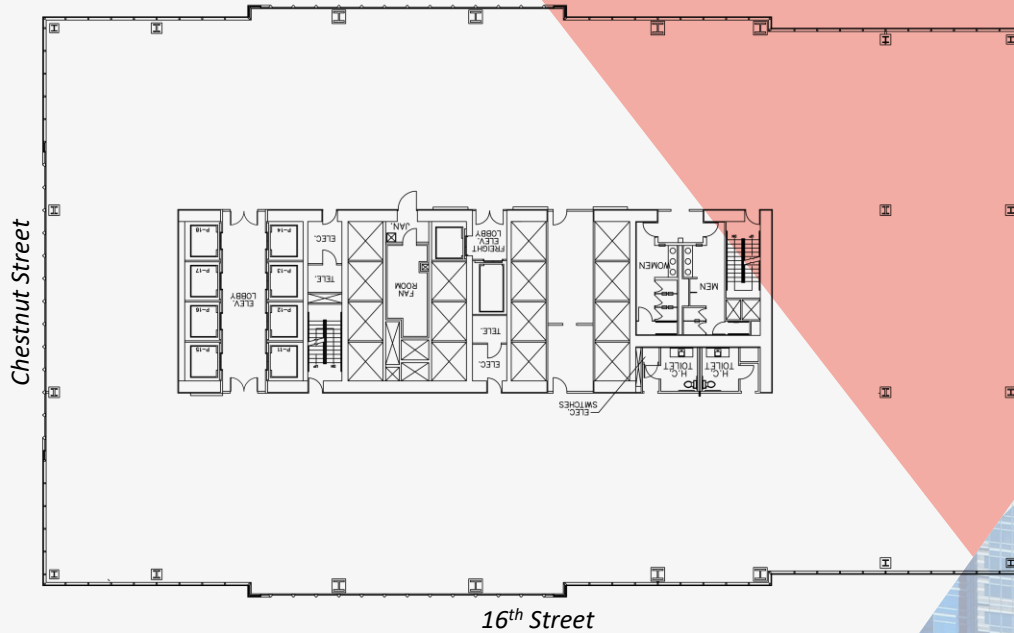
- Suburban Station
- 15th Street Trolley Station
- PATCO 15th/16th & Locust Street Station



POINTS OF INTEREST

- Love Park
- Pennsylvania Academy of Fine Art
- Dilworth Park
- Philadelphia City Hall
- Union League
- Rittenhouse Square

Typical Floor Plate



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