



TWO CATHEDRAL SQUARE

227 N 18TH STREET
PHILADELPHIA

ELEGANCE.
PROMINENCE.
PRESTIGE.

450K SF of trophy-class
commercial space transforming
Philadelphia's skyline.

Available Q2 2023.



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PRESTIGE.



TWO CATHEDRAL SQUARE

Philadelphia's newest architectural icon rises as the second phase of a transformational development featuring a diversity of spaces to work, live, shop, meet, and stay. Adjacent to one of the City's most distinguished cultural landmarks, Two Cathedral offers 14 floors of new trophy workspace to the world's most prominent organizations, where their talented communities can build ideas, strengthen partnerships, and fuel business growth.

- Prominent location along the Ben Franklin Parkway
- Up to 40K SF floor plates on 14 stories
- Monumental indoor and outdoor amenities
- Unparalleled 360* views overlooking the skyline and Ben Franklin Parkway
- Flagship branding opportunities
- Prestigious address
- Distinct design with trophy-class finishes
- Immediate access to I-676

SKYLINE-DEFINING ELEGANCE

Part of the master planned development by EQT Exeter and the Archdiocese of Philadelphia, and designed by renowned architectural firm Solomon Coldwell Buenz (SCB), the 34-story mixed-use building sits adjacent to the iconic Cathedral Basilica of Saints Peter and Paul, a noted cultural landmark since its opening in 1864.

Two Cathedral's signature features – including its tiered massing with elevated outdoor spaces gesturing out to Sister Cities Park, and a façade detailed with subtle curves and lined with bronze-toned fritted glass panels – add movement and character to the block while paying homage to its reverent neighbor. This location provides protected, 360-degree views for an unbeatable panorama of the City's most notable corridor and allows ample light to stream through each floor of the building. Office tenants enter and exit the grand lobby space upon Cathedral Plaza, a strategically designed outdoor area that connects the entire fabric of the site and creates a distinct sense of community.



Marquis amenity spaces including a fitness center, conference and training center, lounge and club area, and multiple outdoor spaces



Unmatched 15,700 SF roof deck and 2 private outdoor terraces overlooking the City and Ben Franklin Parkway



Protected 360-degree views



Coveted location along the gateway to the City



Private corporate headquarters lobby and elevators available



Designed to LEED and FitWel specifications





PROMINENCE IN PLACE

With an esteemed business address on 18th Street, Two Cathedral joins an elite group of respected corporate and civic tenants marking their place in Philadelphia's business district. Its location in the core of Center City and prominent position on the Ben Franklin Parkway – the gateway to Philadelphia – provides an unmatched presence that defines the city skyline.

THE ULTIMATE WORKPLACE DESTINATION



15 national and global corporations occupy >100,000 SF in immediate proximity, with Comcast Global Headquarters located two minutes from site



Five Fortune 1000 companies' global headquarters are located in Greater Center City

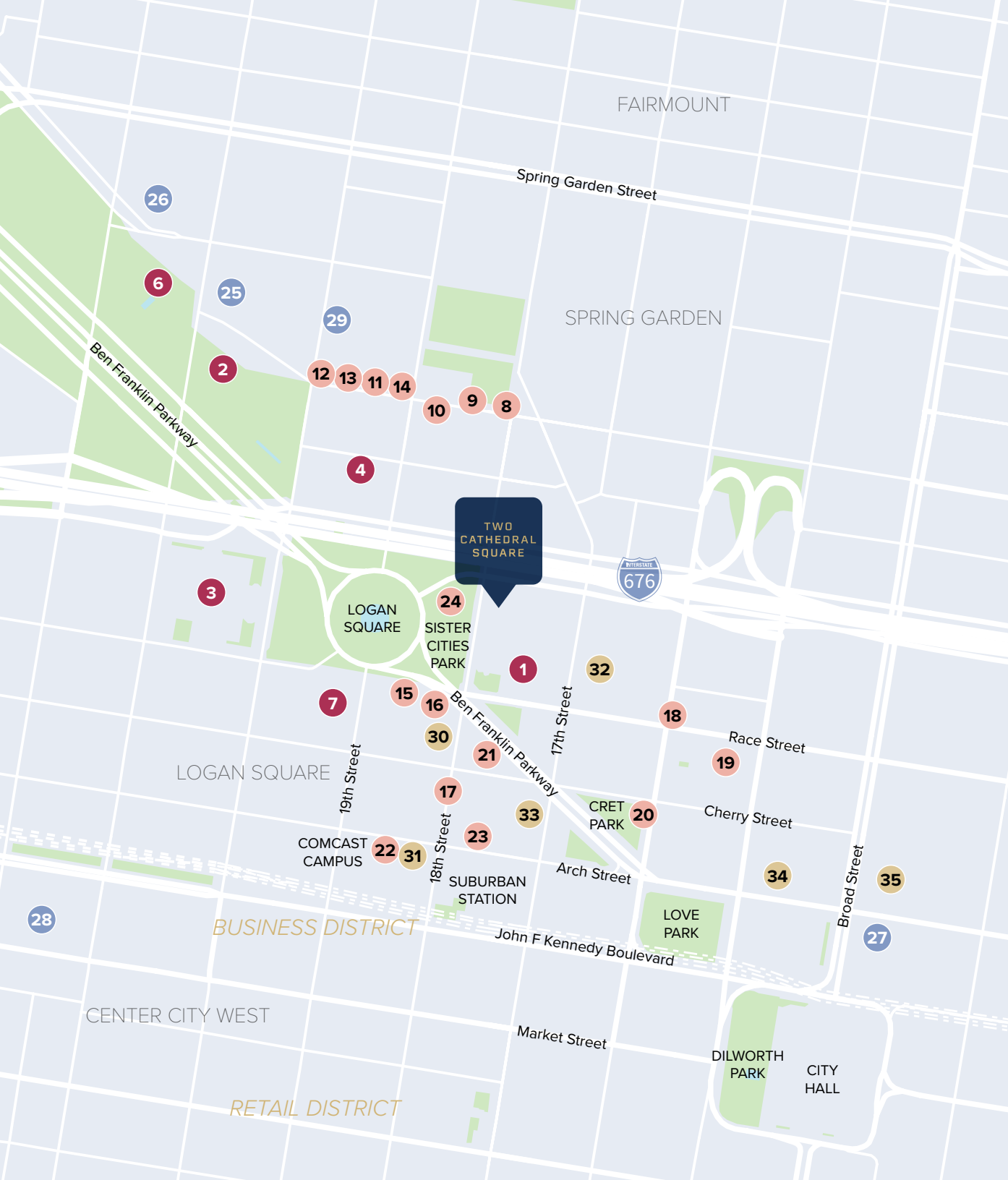


Protected, uninterrupted views and ample daylight streaming through all levels of the building



Under five minutes to iconic and world-renowned arts and culture destinations





NEARBY AMENITIES



ARTS & CULTURE

- | | |
|---|--------------------------------|
| 1. Cathedral Basilica of Ss. Peter & Paul | 5. Philadelphia Museum of Art |
| 2. Barnes Foundation | 6. Rodin Museum |
| 3. The Franklin Institute | 7. Academy of Natural Sciences |
| 4. Parkway Central Library | |



EAT & DRINK

- | | |
|--------------------------------|--|
| 8. Sabrina's Cafe - Art Museum | Lounge |
| 9. Doma Japanese Restaurant | 17. City Tap House Logan Square |
| 10. Kite & Key | 18. BurgerIM |
| 11. Buena Onda | 19. Rex Pizza & Beer |
| 12. Starbucks | 20. Capriccio Cafe and Bar @ Cret Park |
| 13. Pizzeria Vetri | 21. Victory Brewing Company |
| 14. Guy-Kaku Japanese BBQ | 22. Jean-Georges Philadelphia |
| 15. Urban Farmer Philadelphia | 23. Wawa |
| 16. Assembly Rooftop | 24. Sister Cities Cafe |



SHOP

- | | |
|----------------------------|------------------------------|
| 25. Target | 28. Trader Joe's (Market St) |
| 26. Whole Foods Market | 29. Fine Wine & Good Spirits |
| 27. Trader Joe's (Arch St) | |



STAY

- | | |
|------------------------|------------------------|
| 30. The Logan | 33. The Windsor Suites |
| 31. Four Seasons Hotel | 34. Le Meridien |
| 32. Sheraton | 35. Aloft |





A GENERATIONAL SITE WITH **UNBEATABLE VIEWS**

The Cathedral Square development offers a once-in-a-generation opportunity that capitalizes on one of the largest available sites on the Parkway-Market West corridor. Each of the fourteen floors of Two Cathedral's office space provides unbeatable and protected views to which no other office space can compare.

View shown from One Cathedral Place

THE MARK OF **PRESTIGE** FOR WORLD-CLASS OCCUPIERS

Garnering office space at Two Cathedral Square carries cachet, boasting skyline signage opportunities, access to trophy-class amenities, environments with top-of-the-line finishes, impressive views, and a paramount location in Center City Philadelphia.

This monumental development - the first on the Parkway in four decades - is primed for forward-thinking companies and top talent ready to stake claim in Philadelphia's skyline



Flagship branding opportunities with building signage visible by over 150,000 cars per day



Trophy-class finishes and materials with market leading infrastructure



Large, customizable floorplates to accommodate a connected workplace



Walkable location from the city's most popular residential neighborhoods



Significant investments in nearby retail and office developments, with over 1.9M SF added since 2010





BUILDING DETAILS

BUILDING HEIGHT

- » 470'-0"

BUILDING PROGRAM

- » Office: 450,000 GSF
- » Luxury Residential: 250,000 GSF
- » Retail: 4,500 SF

GREEN SPACE

- » Five terraces: One dedicated office tenant roof garden (Floor 2); One office tenant balcony (Floor 4); One roof garden (Floor 7 Amenity Floor,) and one private roof garden for a single office tenant; One residential amenity roof garden with pool

PARKING & BICYCLE STORAGE

- » Capacity for up to 200 cars
- » Dedicated bike storage room

FLOOR PLATES – OFFICE

- » 30,833 - 39,268 GSF
- » 30' X 45' TYPICAL STRUCTURAL BAYS

FLOOR-TO-FLOOR HEIGHTS

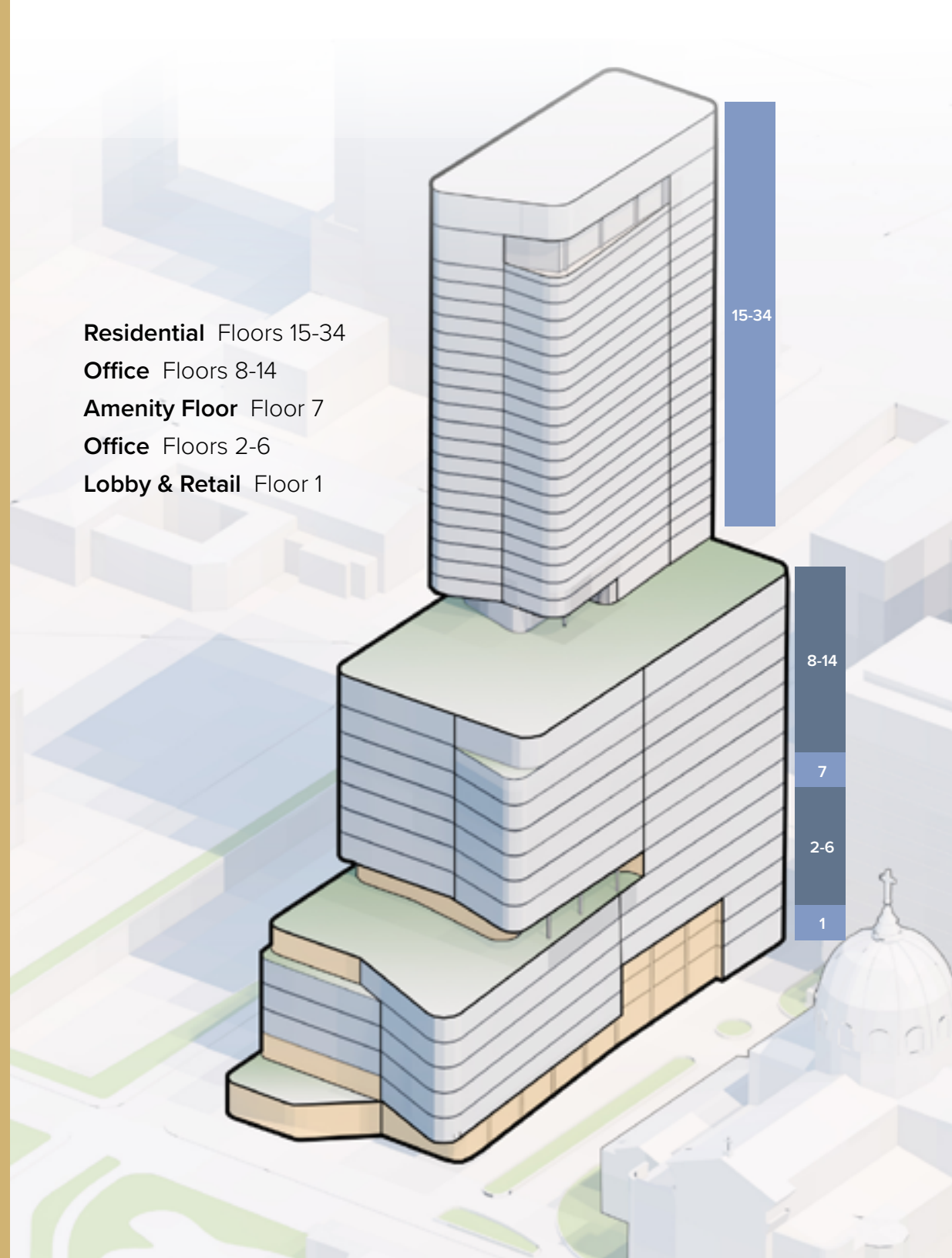
- » Lobby: 20'-0"
- » Office space: 14'-6"

ELEVATORS, ENTRY & SECURITY

- » Eight office passenger cabs with option for dedicated elevator entry lobby for anchor tenant
- » One dedicated freight cab
- » Two residential cabs with one swing passenger/freight cab
- » Dedicated low-rise/high-rise elevator entry lobbies possible
- » Destination dispatch with integrated security access

LOADING DOCKS

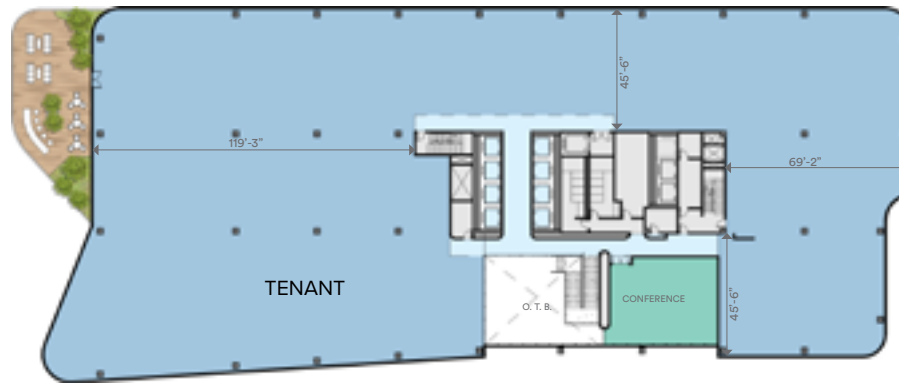
- » Three total dock slips plus trash compactor; two for office tenants



Typical plan

Floors 2-6

39,300 SF



Floor 2 shown with conference room and 1,800 SF outdoor terrace

Amenity Space & Outdoor Terrace

Floor 7

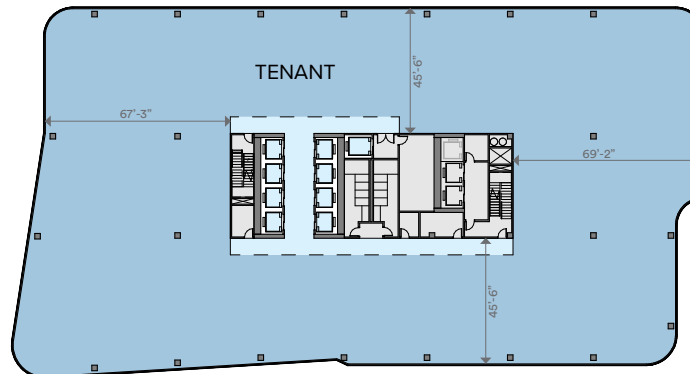
25,450 SF indoors,
13,100 SF outdoor terrace



Typical plan

Floors 8-14

30,800 SF



THE EPICENTER OF PHILADELPHIA CULTURE

As the first office tower built on the Parkway in nearly 40 years, Two Cathedral sits at the heart of Philadelphia, offering premier access to city amenities, green spaces, and world-renowned arts & culture institutions. Countless conveniences and residential hubs are mere steps away from Two Cathedral's front door, allowing tenants to fully experience Philadelphia. No other tower offers such connectivity to the culture of the city.

150K

vehicles passing site per day

1.9M SF

retail & office development
around Logan Square since 2010

70%

population commuting to work without a car in
Center City, marking this as an ideal location to the
City's most popular residential neighborhoods



WHY PHILADELPHIA?

40%

of the U.S. population is within a day's drive

60%

of the U.S. population accessible within a 2-hour flight

140+

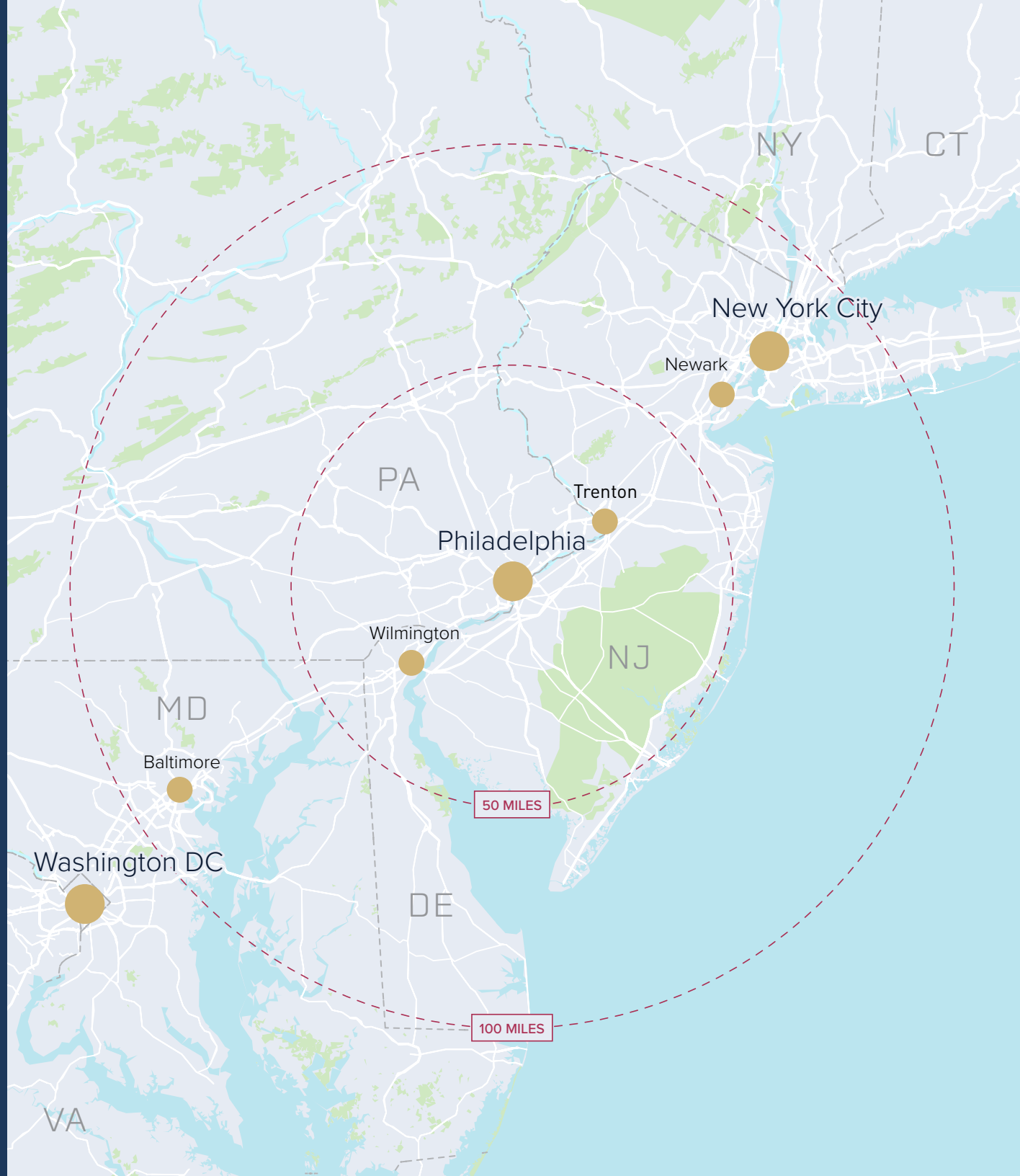
colleges, universities, and vocational schools in the region with 90K+ degrees awarded annually

40+

Fortune 1000 companies and large, international and private companies are headquartered in the region

\$4.7B

of venture capital funding in the region's health care and tech sectors over the past five years



LEASING INFORMATION

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