

SEVEN TOWER BRIDGE



OLIVER TYRONE PULVER
CORPORATION

SOM



THE LOCATION

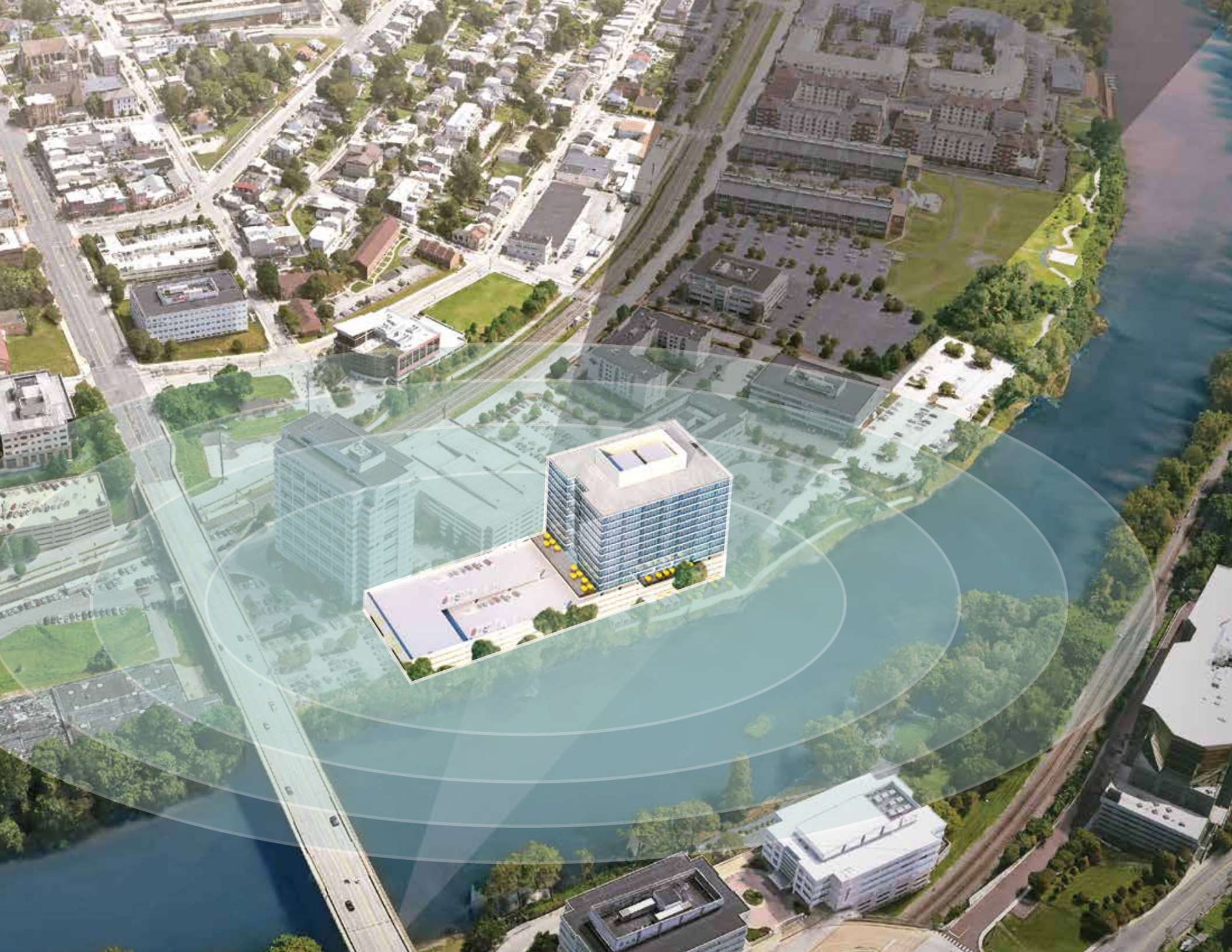
FOR
HIGH
PERFORMANCE

Attract and retain the best employees

Maximize productivity

Create a culture of style, quality, and longevity





PRESENCE

WITH UNMATCHED
VISIBILITY.

The glass office tower stands at the focal point of the region's thoroughfare. The iconic brand is front and center, marking an enduring and prominent corporate identity.

LOCATION

THAT POWERS PRODUCTIVITY.

Attract employees from throughout the region with the ultimate centrally-located headquarters. The region's main interstates I-76 and I-476 intersect at Conshohocken, and the SEPTA train station is across the street, providing a short commute for most of the region's talent pool. This unrivaled access to the region limits time spent in transit, increases productivity, and improves employee satisfaction and retention.



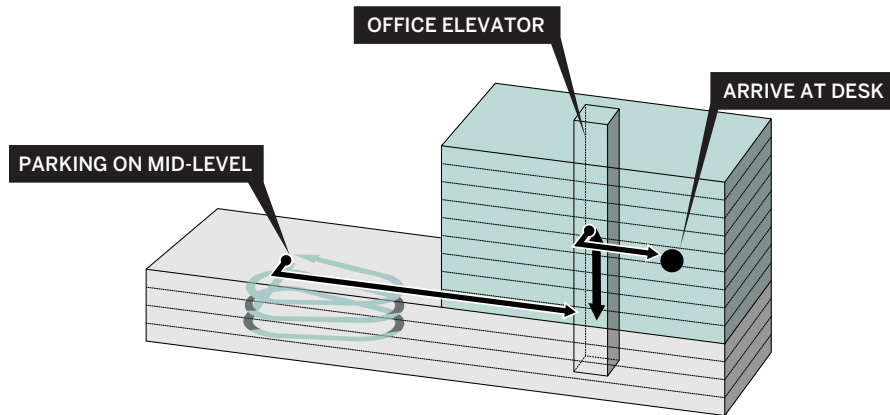


ACCESSIBLE

PARKING PLACEMENT SAVES TIME.

The Seven Tower Bridge garage is right off the bridge, and the office is one elevator ride from the car, so no time is wasted driving extra blocks or taking multiple elevators.

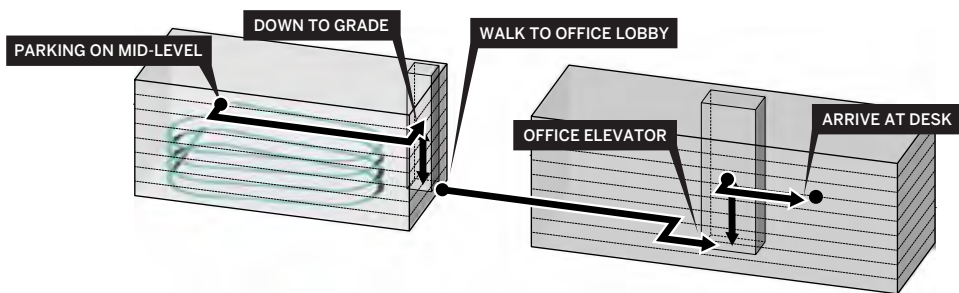
SEVEN TOWER BRIDGE



DRIVE TO 4TH LEVEL
ELEVATOR UP
WALK TO DESK } 2 MIN

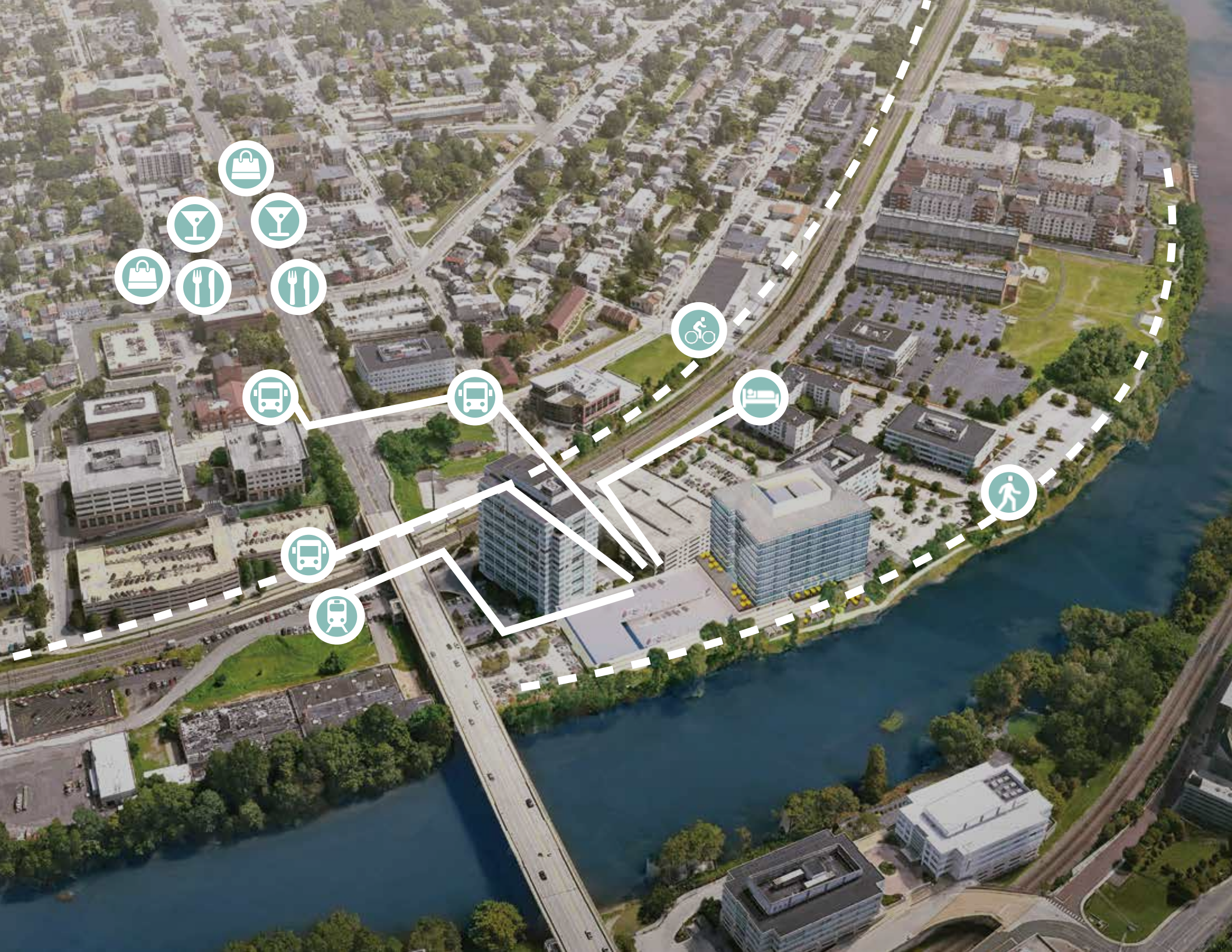


Under-building parking
gets employees to work
2X FASTER
than remote parking.



REMOTE GARAGE

DRIVE TO 4TH LEVEL
ELEVATOR DOWN
WALK TO BUILDING
ELEVATOR UP
WALK TO DESK } 4.5 MIN



EASILY

WALKABLE

LIFESTYLE.

Conshohocken restaurants, shops, transit stops and riverfront are a short walk from Seven Tower Bridge, providing dining, social, commuting and leisure options right in the neighborhood.

"Conshohocken, especially Fayette Street, has become one of Montgomery County's hottest dining spots."

Valley Forge Tourism & Convention Board









MORE
PRODUCTIVE
WORKPLACE.



The modern workplace provides functional layouts with optimum workflow, circulation and collaboration.

Tower Bridge is designed to promote employee engagement and enjoyment in beautiful, efficient and enduring environments, featuring:

- Efficient lease spans
- Optimal circulation
- Maximum natural light
- Full amenities & services
- Fresh air
- State-of-the-art systems
- Panoramic views



Seven Tower Bridge will be the centerpiece of the Tower Bridge development on the banks of the Schuylkill River. No other location provides the enduring style and perfect location of this extraordinary office tower.

Over 30 years, Tower Bridge has established Conshohocken and West Conshohocken as the business location of choice for the region's leading financial, technology, and professional services companies.

The classic design and unsurpassed quality of the buildings give the business center its reputation as the "best of the best."

With 1.3 million square feet of office, a full-service Marriott hotel, a Residence Inn and regional rail service on the property, Tower Bridge offers the essential components of a successful headquarters location unmatched in any other market.

ENDURING
STYLE
AND IDENTITY.





FLEXIBLE
OFFICE SPACE.



Roof Level: The roof may be designed to accommodate leisure, entertainment and meeting spaces with stunning 360° high-rise views.



Amenity Level: The first-floor amenity level may be designed to include an auditorium, fitness center, meeting spaces and cafe with fifth-floor views.



Office Level: Clear span office floors promote healthy, efficient office design featuring abundant natural light.



Ground Level: The ground level contains a two-story marble lobby, cafe and open seating areas.



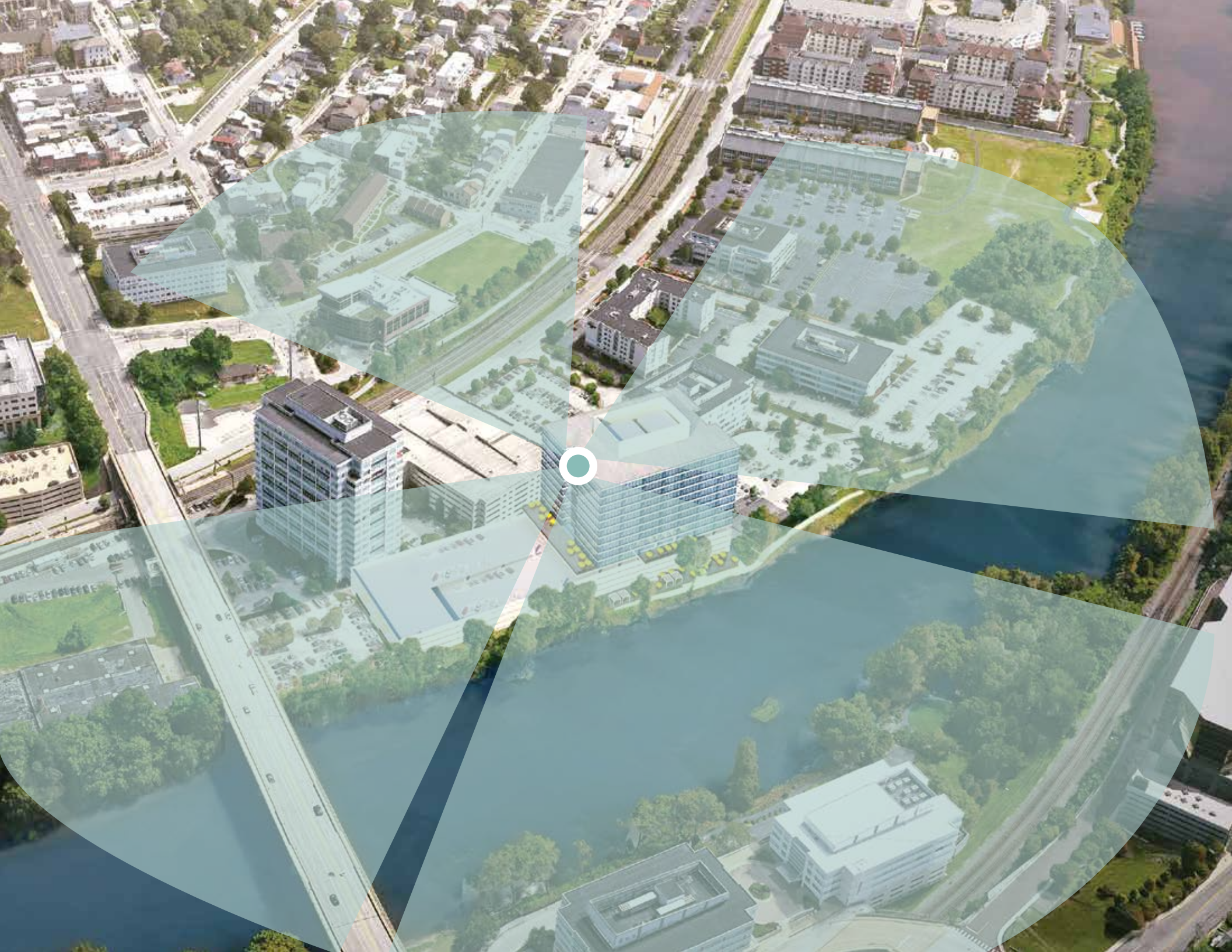


DYNAMIC SPACES

Nothing compares to the energy and productivity generated by high-rise views and natural light. Floor-to-ceiling windows illuminate bright, beautiful interiors and views that attract the best talent and enhance productivity.

UNOBSTRUCTED VIEWS

The height and location of Seven Tower Bridge deliver unobstructed 360° views unlike any other suburban office tower.









OLIVER TYRONE PULVER CORPORATION

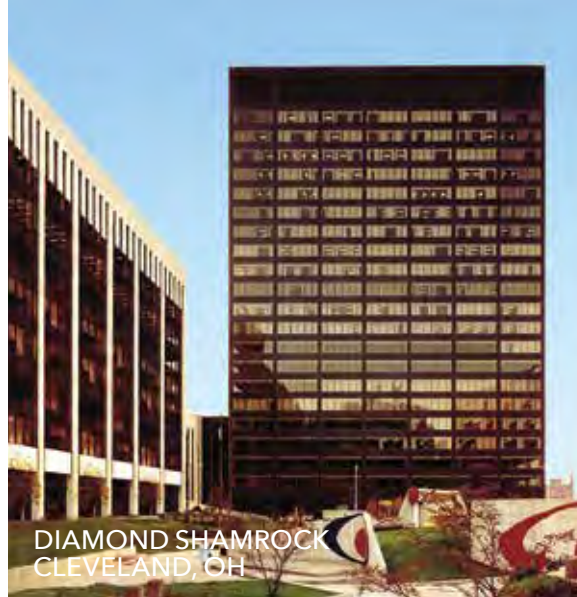
Delivering beautiful, productive headquarters office buildings for over 50 years.

Oliver Tyrone Pulver Corporation is a privately held commercial real estate development firm with a unique history of developing headquarters office buildings for leading corporations in major cities. The firm has built a strong reputation for assembling teams of the top architects and engineers to build world class office buildings that elevate long-term corporate image, productivity and success.

OTP has developed over 15 million square feet of first class office space in Philadelphia, Pittsburgh, Cleveland and Chicago. The firm's reputation for building and managing the finest office buildings is based on the talent, commitment and experience of its people. From design and construction to leasing and management, OTP's employees live the company's commitment to design, quality and service, creating value and success for its tenants and investors.



300 SOUTH WACKER DRIVE
CHICAGO, IL



DIAMOND SHAMROCK
CLEVELAND, OH



RIVERFRONT CENTER
PITTSBURGH, PA



NATIONAL CITY CENTER
CLEVELAND, OH



TWO OLIVER PLAZA
PITTSBURGH, PA



JOHN HANCOCK CENTER
CHICAGO, IL



BURJ KHALIFA
DUBAI, UAE



BROADGATE EXCHANGE HOUSE
LONDON, UK



MILLENNIUM PARK,
CHICAGO, IL



Setting the standard worldwide for 75 years.

With more than 75 years of expertise as a multi-disciplinary firm, Skidmore Owings & Merrill has developed a portfolio of world-renowned projects and a reputation for delivering the highest quality of service and innovation. Skidmore Owings & Merrill continues to look forward to the future of design, embracing new innovations and technologies. We help our clients meet challenges head on, and create solutions that address both current and future needs.

Skidmore Owings & Merrill's diverse practice brings together designers of different project types. Our Chicago-based team offers expertise in Commercial Office, Mixed-Use, Urban Infrastructure and Open Space, Hospitality and Hotel Facilities and Residential project types. We have over 30 years experience collaborating with the Oliver Tyrone Pulver Corporation.

Skidmore Owings & Merrill applies a comprehensive High Performance Design (HPD) approach to all of its projects. This HPD methodology integrates planning, architecture, and engineering to realize the highest level of sustainable performance. Baseline energy, water, and carbon performance metrics are also applied to all projects. This dual approach helps guide project teams and benchmarks stringent standards for the firm to uphold.

Clients are a key member of our team, directing, interacting, setting goals, and communicating needs for each step of each project. First and foremost, our goal is to understand the needs of the client in order to best foster collaboration.

SUCCESS

STARTS AT SEVEN TOWER BRIDGE.

Attract and retain the best employees

Maximize productivity

Create a culture of style, quality, and longevity





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