

SEVEN TOWER BRIDGE

260,000 Square Feet of World Class Office Space
Opening 2020



American Real Estate Partners



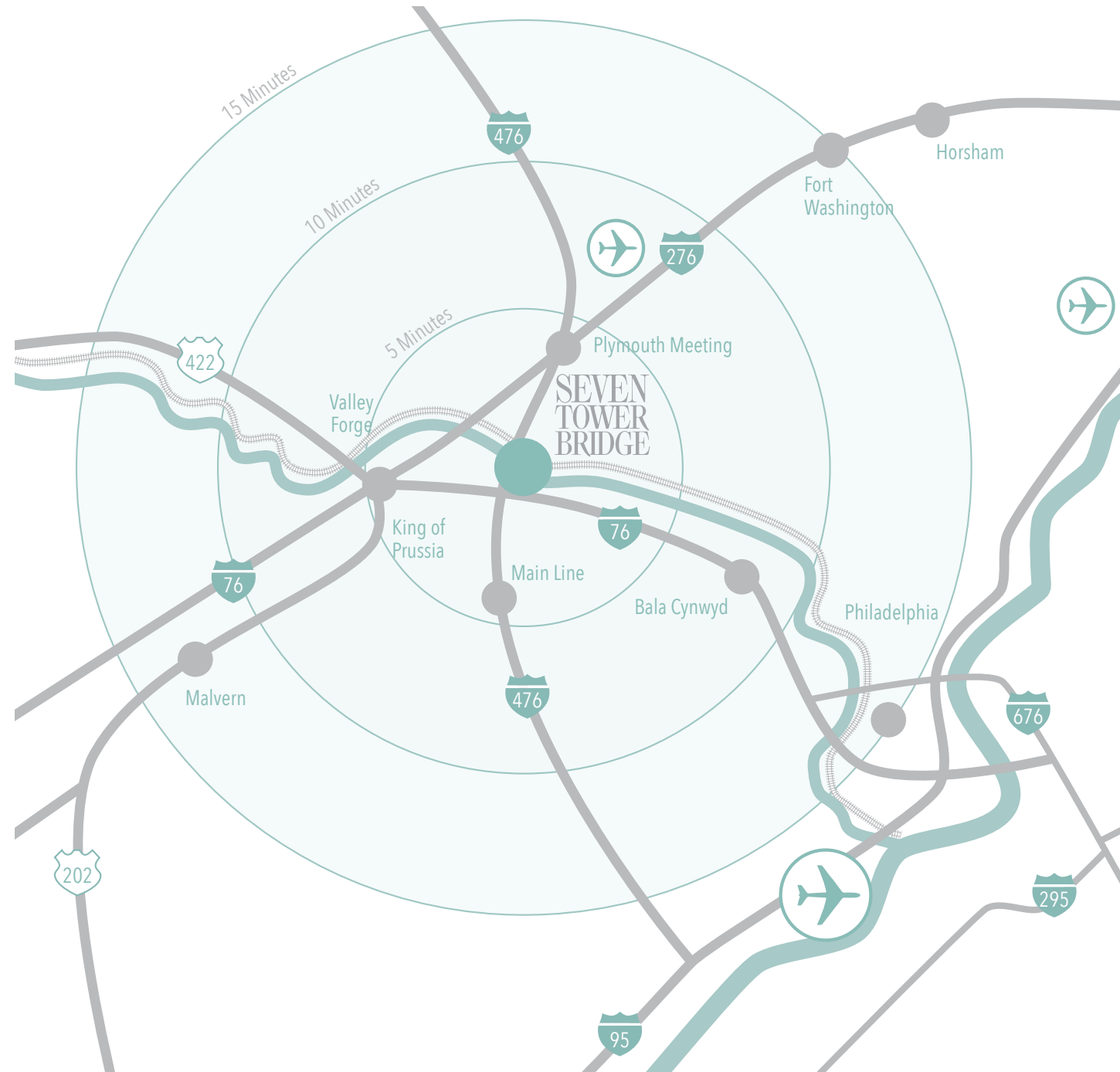
THE LOCATION FOR HIGH PERFORMANCE

- Attract and retain employees
- World class quality
- Highest productivity



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.



THE HIGH PROFILE BUILDING

Designed by renowned architects Skidmore, Owings & Merrill, Seven Tower Bridge is the 14-story centerpiece of the 1.5 million square foot Tower Bridge office and hotel development at the center of the Philadelphia region.



RIVERFRONT SETTING

Unobstructed views from every floor and immediate access to riverfront amenities deliver an incredible combination of urban quality office and spectacular natural surroundings.



INCREDIBLE FLOOR TO CEILING GLASS WALLS



Nothing compares to the energy and productivity generated by high-rise views and natural light. Floor-to-ceiling windows illuminate bright, beautiful interiors and 360 degree views.



URBAN QUALITY LOBBY IN THE SUBURBS

COLLABORATION AREAS AND CAFE - CONNECT LOBBY TO RIVERFRONT

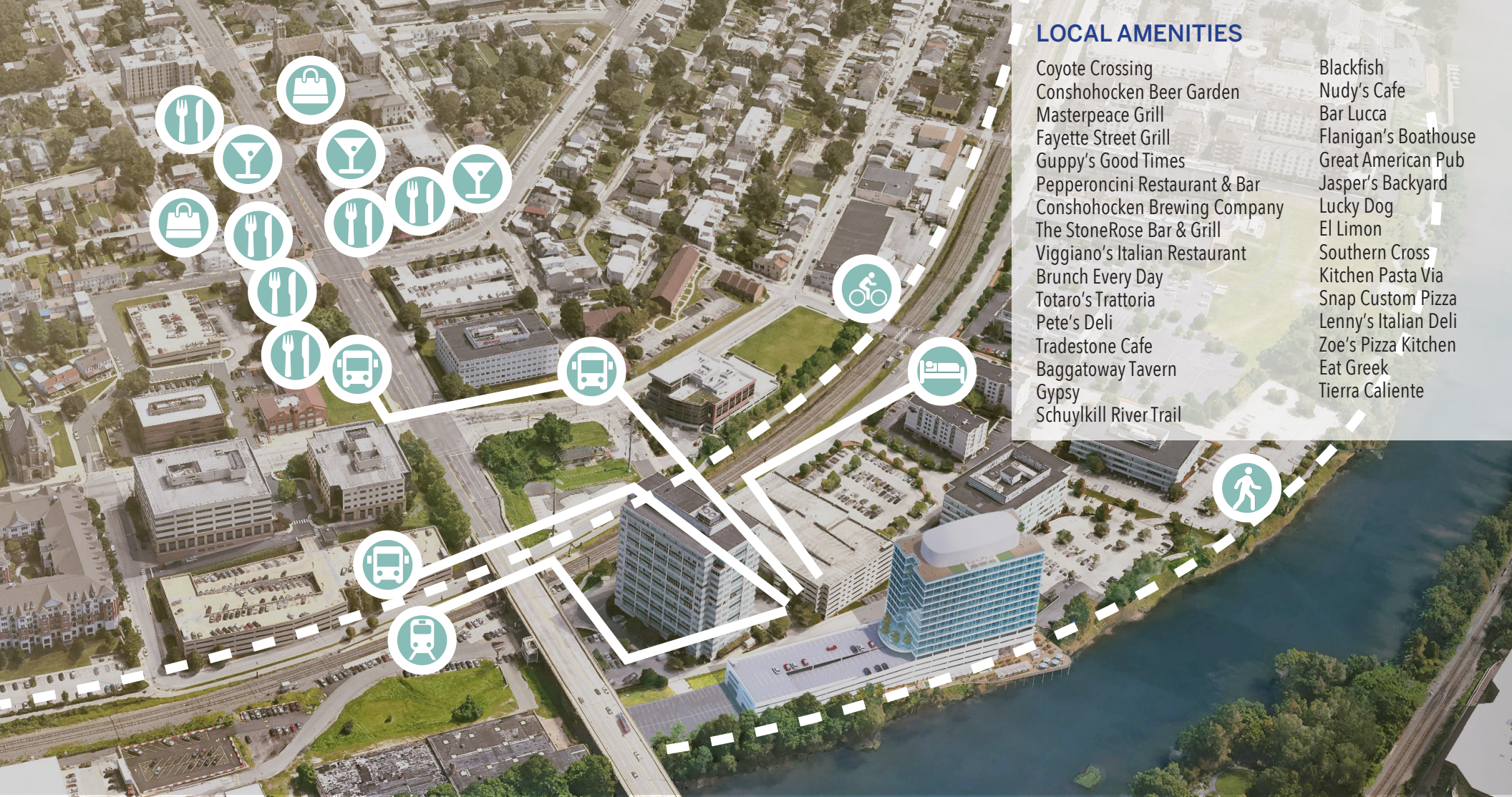




RIVERFRONT PATIO AND WALKING PATHS

GRAND BOULEVARD ENTRANCE TO MARBLE LOBBY SURROUNDED BY GLASS





LOCAL AMENITIES

Coyote Crossing
Conshohocken Beer Garden
Masterpeace Grill
Fayette Street Grill
Guppy's Good Times
Pepperoncini Restaurant & Bar
Conshohocken Brewing Company
The StoneRose Bar & Grill
Viggiano's Italian Restaurant
Brunch Every Day
Totaro's Trattoria
Pete's Deli
Tradestone Cafe
Baggatoway Tavern
Gypsy
Schuylkill River Trail

Blackfish
Nudy's Cafe
Bar Lucca
Flanigan's Boathouse
Great American Pub
Jasper's Backyard
Lucky Dog
El Limon
Southern Cross
Kitchen Pasta Via
Snap Custom Pizza
Lenny's Italian Deli
Zoe's Pizza Kitchen
Eat Greek
Tierra Caliente

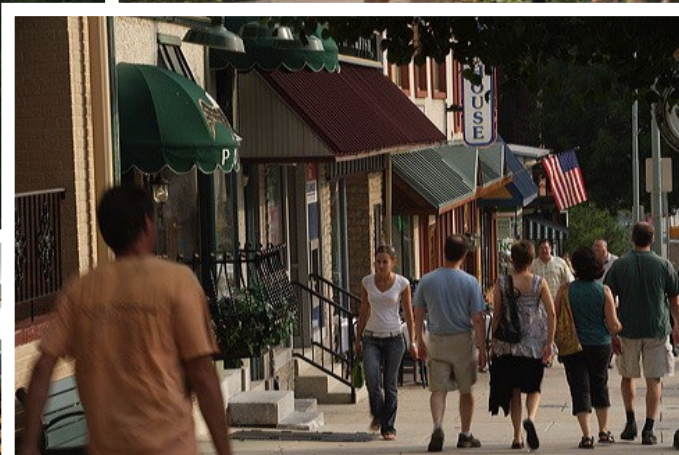
EASILY WALKABLE LIFESTYLE

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."

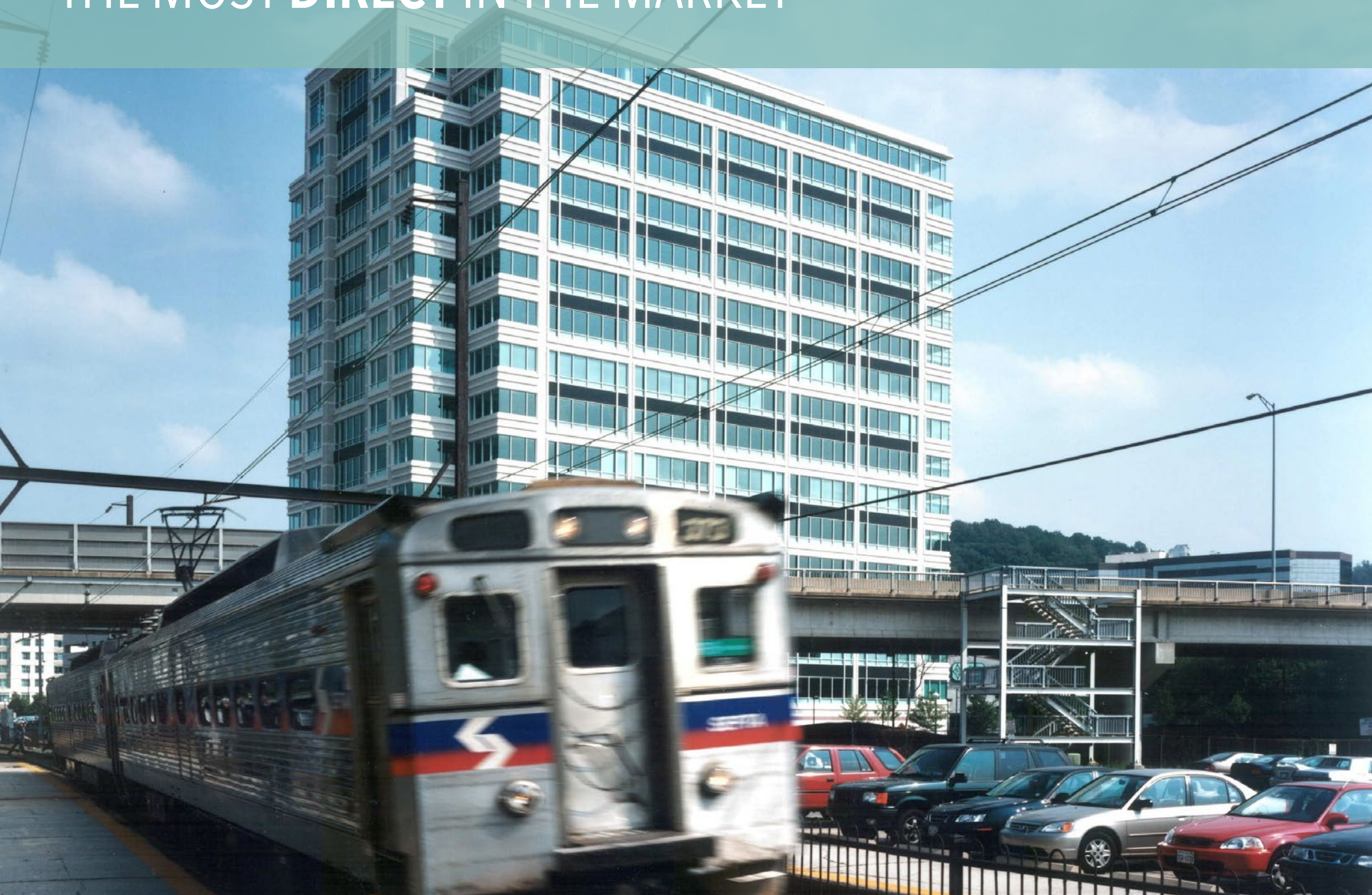
- Valley Forge Tourism & Convention Board

VIBRANT COMMUNITY



rated the
*Best Suburban Philadelphia
Neighborhood for Millennials*

A SHORT, **FLAT** WALK TO THE TRAIN STATION,
THE MOST **DIRECT** IN THE MARKET



MARRIOTT HOTEL AMENITIES

Full service and extended stay Marriott hotels and amenities are within walking distance of Seven Tower Bridge, which is “in the middle” of the Conshohocken and West Conshohocken activity hubs.





ALL RIGHT TURNS

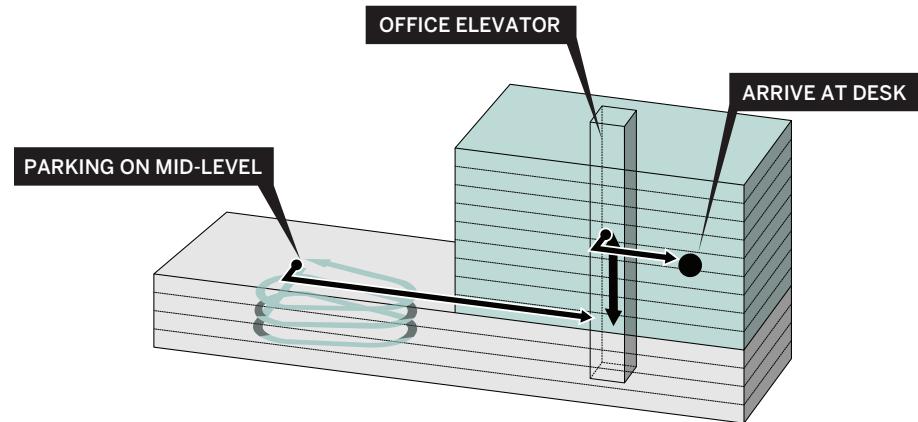
- All right turns in and out provide fluid traffic circulation at all times
- Right turns are highly valued in Conshohocken
- Left turns can cause significant delays



SEVEN TOWER BRIDGE

DRIVE TO 4TH LEVEL
ELEVATOR UP
WALK TO DESK

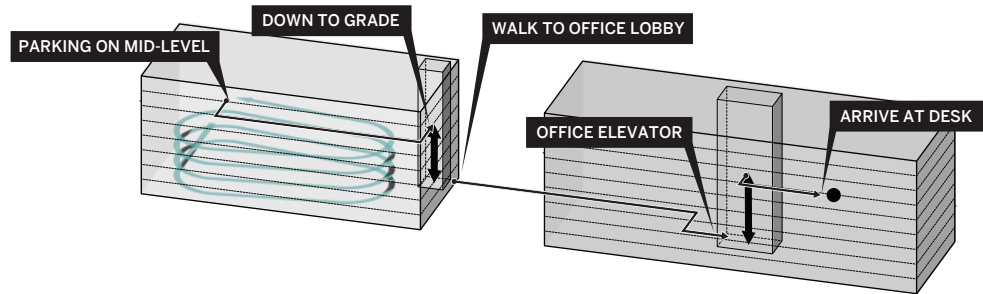
2 MIN



REMOTE GARAGE

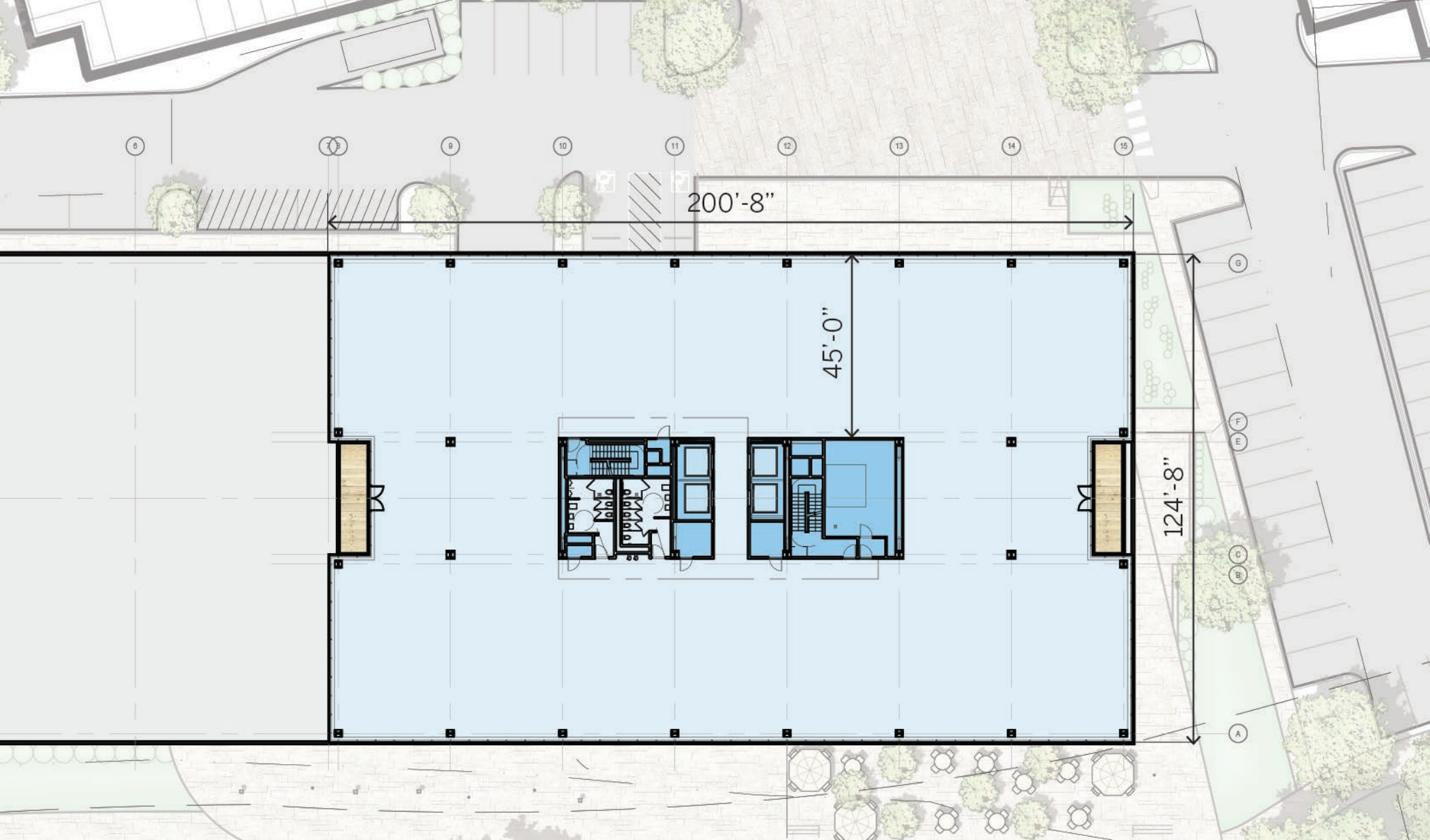
DRIVE TO 4TH LEVEL
ELEVATOR DOWN
WALK TO BUILDING
ELEVATOR UP
WALK TO DESK

4.5 MIN



ACCESSIBLE PARKING PLACEMENT SAVES TIME

Under-building parking gets employees to work 2x faster than remote parking.



FLEXIBLE, COLUMN-FREE FLOORS

Highly efficient clear span floors provide design flexibility and up to 15% reduction in space requirements.



HIGHEST VISIBILITY

of building and signage from I-76, I-476 and the Fayette Street Bridge



126,000 cars per day



127,000 cars per day

Fayette Street Bridge

45,000 cars per day

IN GOOD COMPANY

Blue chip companies locate and stay in Tower Bridge buildings for the unmatched location, quality, productivity and property management.





THE BEST BUILDING IN THE BEST LOCATION
MAXIMIZES LONG TERM BUSINESS PERFORMANCE