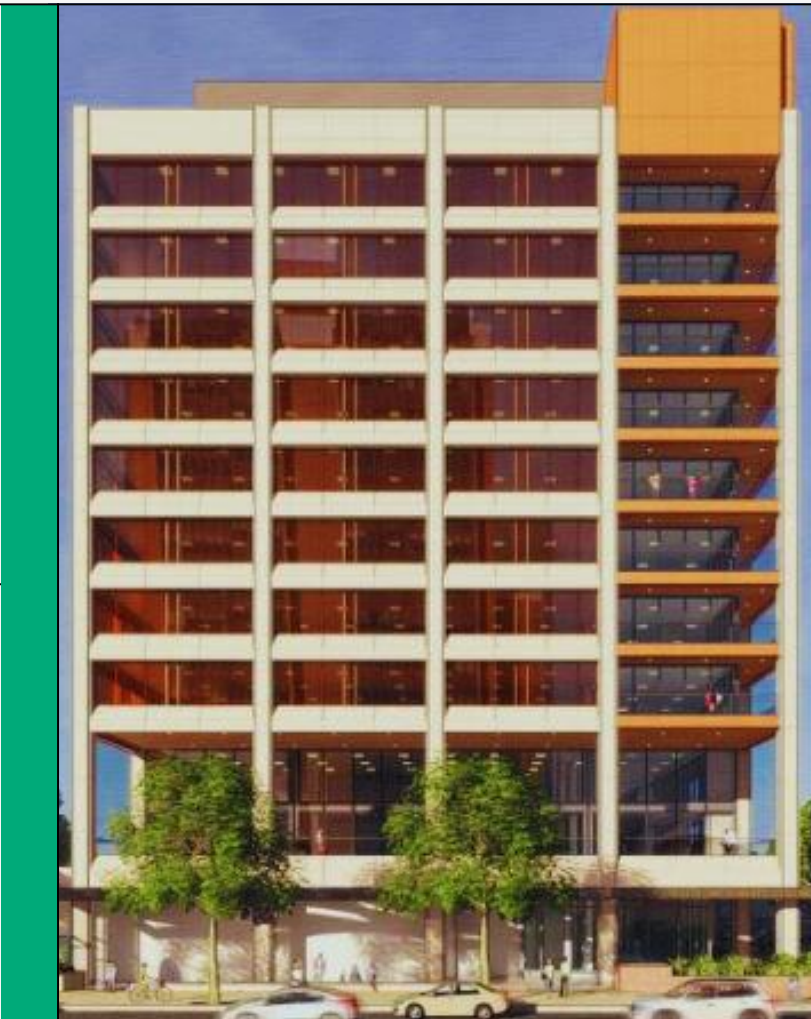




Revolutionize the Way You Work

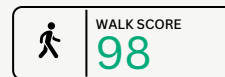
Built for a future of firsts. An office purpose-built for the future of work, 401 Market delivers Philadelphia’s first office environment informed and redefined by today’s work place preference.



FREEDOM OF CHOICE

The freedom of reduced commuting times with stress-free, convenient access to everything.

MULTI-MODAL TRANSIT OPERATION // MINUTES FROM I-76, I-95, I-676 // STEPS FROM MARKET-FRANKFORD LINE, REGIONAL RAIL, SEPTA BUS ROUTES AND NJ TRANSIT // ATTENDED ON-SITE UNDERGROUND GARAGE PARKING FOR 155 VEHICLES // BIKE, SCOOTER, AND EV RIDESHARE, CHARGING AND STORAGE // DESTINATION DISPATCH ELEVATOR SYSTEM



POWERED AND PROTECTED

Redundant MEP systems and world-class infrastructure built for present and future technological advances and demand.

N+1 CENTRAL HVAC PLANT // 3 INDEPENDENT 13.2V SERVICES // 11 ELECTRICAL SUBSTATIONS // CARD-CONTROLLED ACCESS // TIER3 DATA CENTER CAPABILITY // INDUSTRIAL-SIZED LOADING FACILITIES // FEDERALLY PATROLLED AND SECURE AREA



Life, liberty, and the pursuit of happiness.

Reimagined as a highly amenitized and inviting environment that will attract, engage, energize and galvanize all members of your team.

- Luxurious, hospitality-level lobby and common area
- Fitness center with one-on-one training and wellness programming
- Unique day-to-night immersive and educational experiences, workshops, exhibits, and speaker events.
- High-end food and beverage options.
- Vibrant neighborhood connections
- Drop-in lounge, conference, and indoor-outdoor event facilities.
- Pet friendly.
- Concierge.

PROMINENT TOP OF BUILDING SIGNAGE AVAILABLE



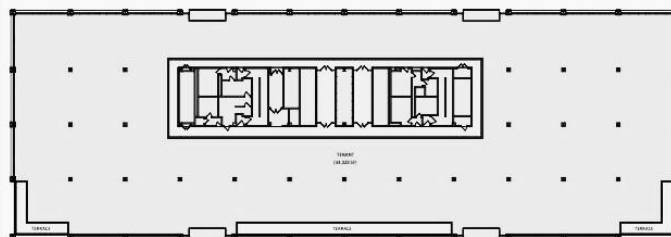
THE FUTURE OF OFFICE IS FLEXIBLE

- Expansive floor plates easily customized to the way your team works
- Dynamic and adaptable floors perfect for hybrid and full office design
- Common areas that offer digital equity through cutting edge virtual work technologies
- Ideal for collaboration and neurodiversity work options.
- High ceilings
- Expansive new thermal glass
- Daily, weekly, monthly “pay as you need” flex space to accommodate workforce ebb and flow.

TO YOUR HEALTH

A commitment to responsible design, sustainable materials, and environmental sensitivity.

- Fresh air galore with the potential for private terraces and setbacks.
- Emphasis on biophilic connections to nature.
- LEED and Fitwell certification anticipated.
- Unmatched breathtaking and uplifting views.
- Abundant light and air with unobstructed slightness from all floors and directions.
- Commitment to utilize best green practices.
- Adjacent to acres of inspirational national parks, cultural and architectural treasures.
- A short bike ride



MAKE HISTORY WITH US AT 401 MARKET STREET

For leasing information, please contact:

Jim Paterno

jpaterno@stocktonrea.com

215-840-1930

Jacklyn Hadzor

jhadzor@stocktonrea.com

609-760-9885