

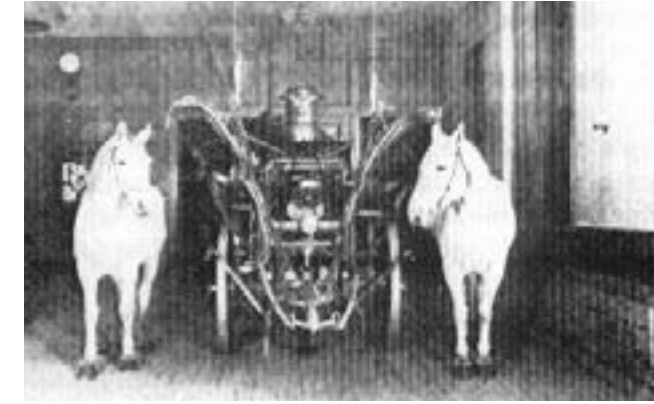
Gensler

THE OFFICE AT ONE CONSHOHOCKEN

KEYSTONE PROPERTY GROUP

AUGUST 04, 2014





ONE



CONSHOHOCKEN



THE SITE

ONE CONSHOHOCKEN



15 MILES
TO DOWNTOWN
PHILADELPHIA

45 MINUTES
TO DOWNTOWN
PHILADELPHIA

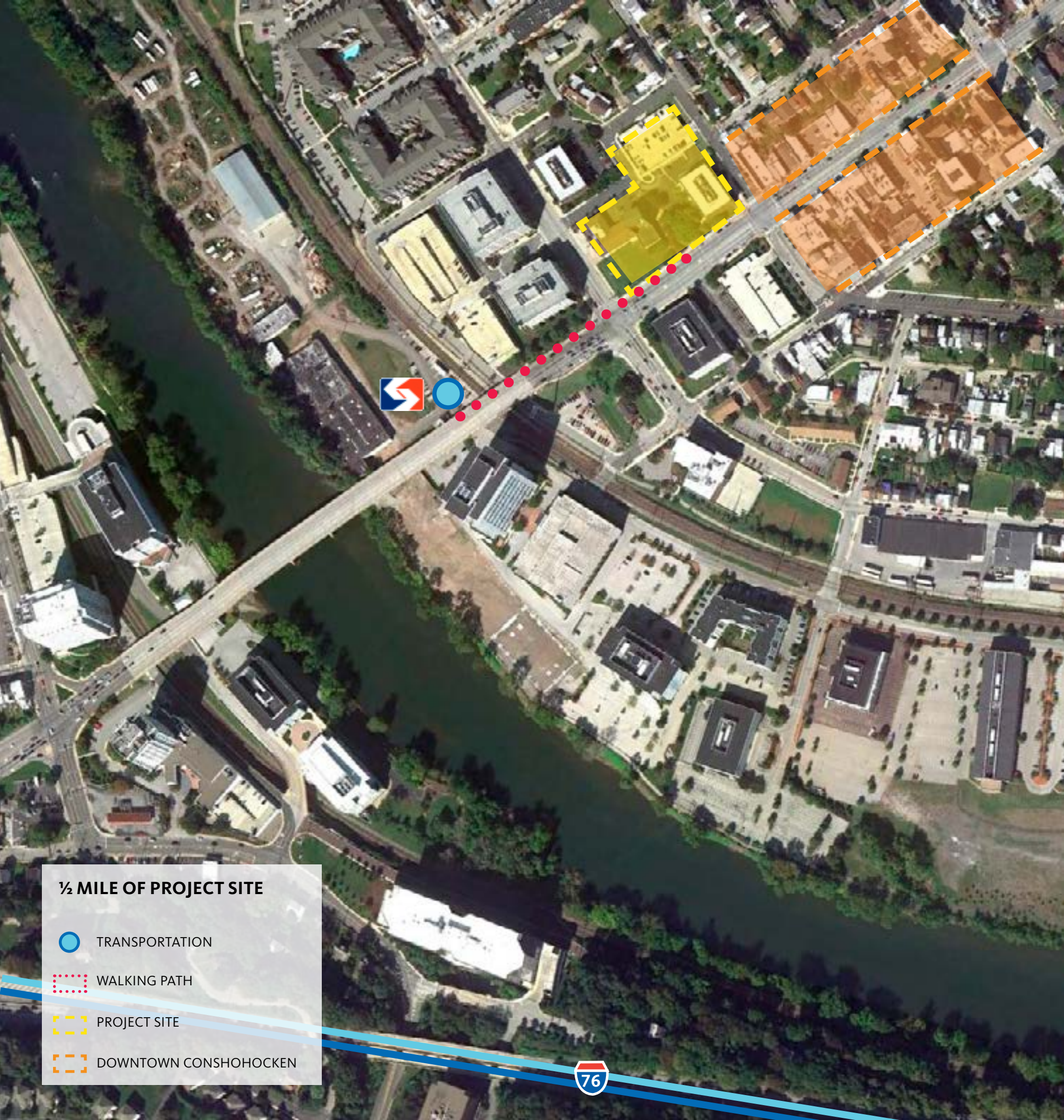


DOWNTOWN
PHILADELPHIA





22.5 MILES
TO PHILADELPHIA
INTERNATIONAL
AIRPORT





½ MILE OF PROJECT SITE

-  TRANSPORTATION
-  WALKING PATH
-  PROJECT SITE
-  DOWNTOWN CONSHOHOCKEN

LOCATION SNAPSHOT



PROXIMITY TO TRANSPORTATION:
4 MINUTE WALK TO SEPTA



EASE OF ACCESS TO INTERSTATES:
0.7 MILES TO 76 (CONNECTION TO 476)



SIGNATURE IDENTITY IN CONSHOHOCKEN

One Conshohocken is a signature destination that captures the heart and soul of the Conshohocken community. The vision for this project is one that solves problems and creates opportunities with the establishment of great signature space around which office, hotel, retail, and parking anchors are located.

An architectural rendering of a vibrant urban street scene. The scene is dominated by modern glass skyscrapers with blue-tinted windows. In the center, a historic red brick building with arched windows and a green roof stands out. The street is filled with pedestrians, cars, and trees, creating a lively atmosphere. A semi-transparent text box is overlaid on the upper part of the image.

PREMIER DESTINATION

One Conshohocken creates unique, memorable and contextually relevant place within the downtown district. The development integrates every building and activity in an urbane and compelling way, so the whole is much greater than the sum of its parts.

OFFICE



SITE PLAN

Oak Street

West Elm Street

West 1st Avenue

OFFICE

HOTEL



Fayette Street





**PLACE FOR
PUBLIC EVENTS**





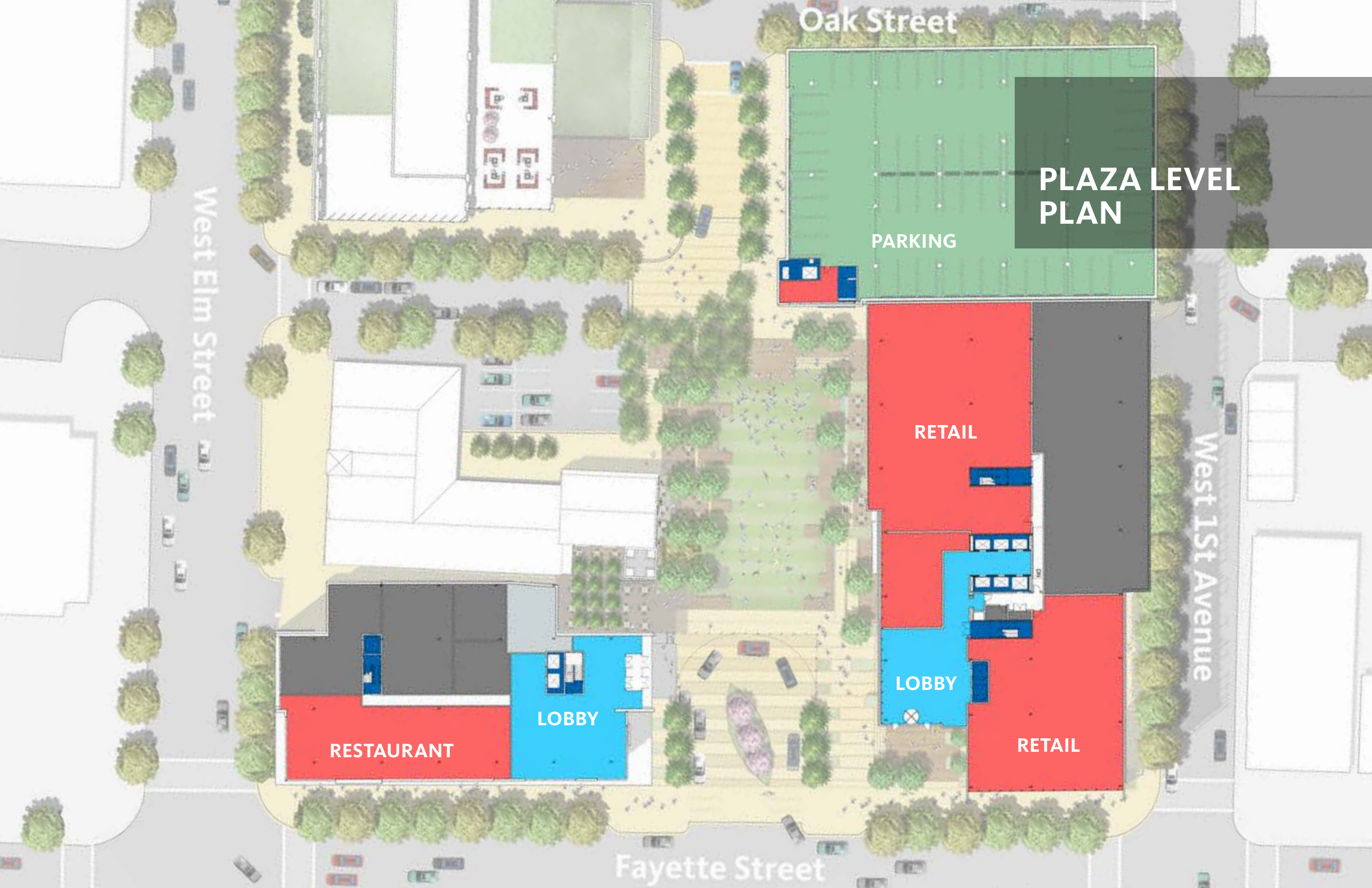
**PODIUM FOR
CELEBRATION +
MEMORIALS**





**REPURPOSED
HISTORIC
CENTERPIECE**





Oak Street

West Elm Street

West 1st Avenue

Fayette Street

**PLAZA LEVEL
PLAN**

PARKING

PARKING

RETAIL

RETAIL

RESTAURANT

LOBBY

RESTAURANT

LOBBY

LOBBY

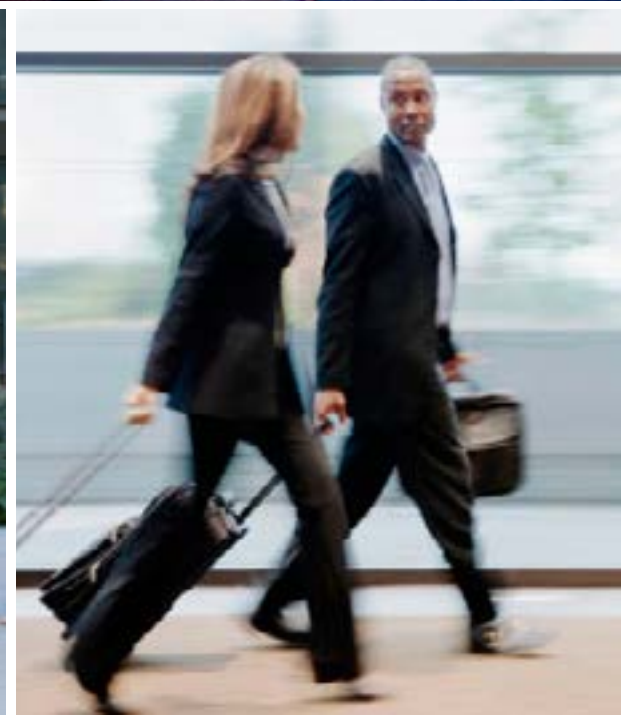
LOBBY

RETAIL

RETAIL

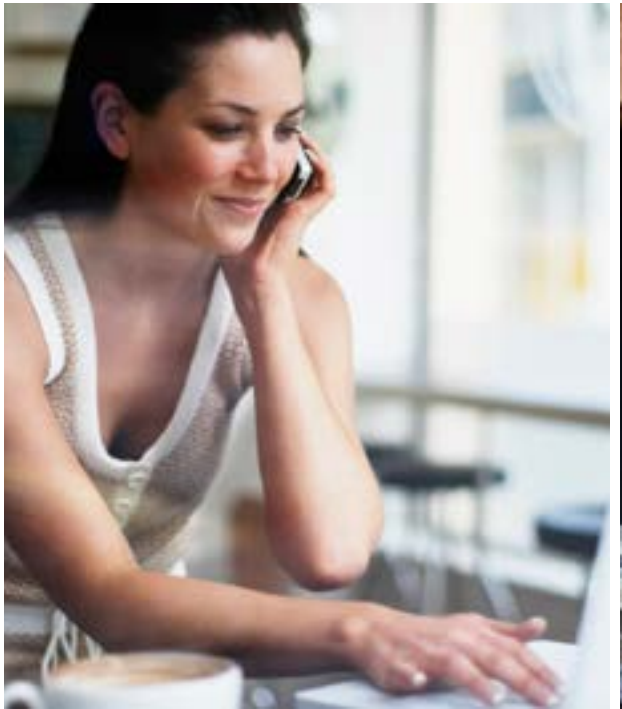


THE HOTEL





OFFICE
LOBBY



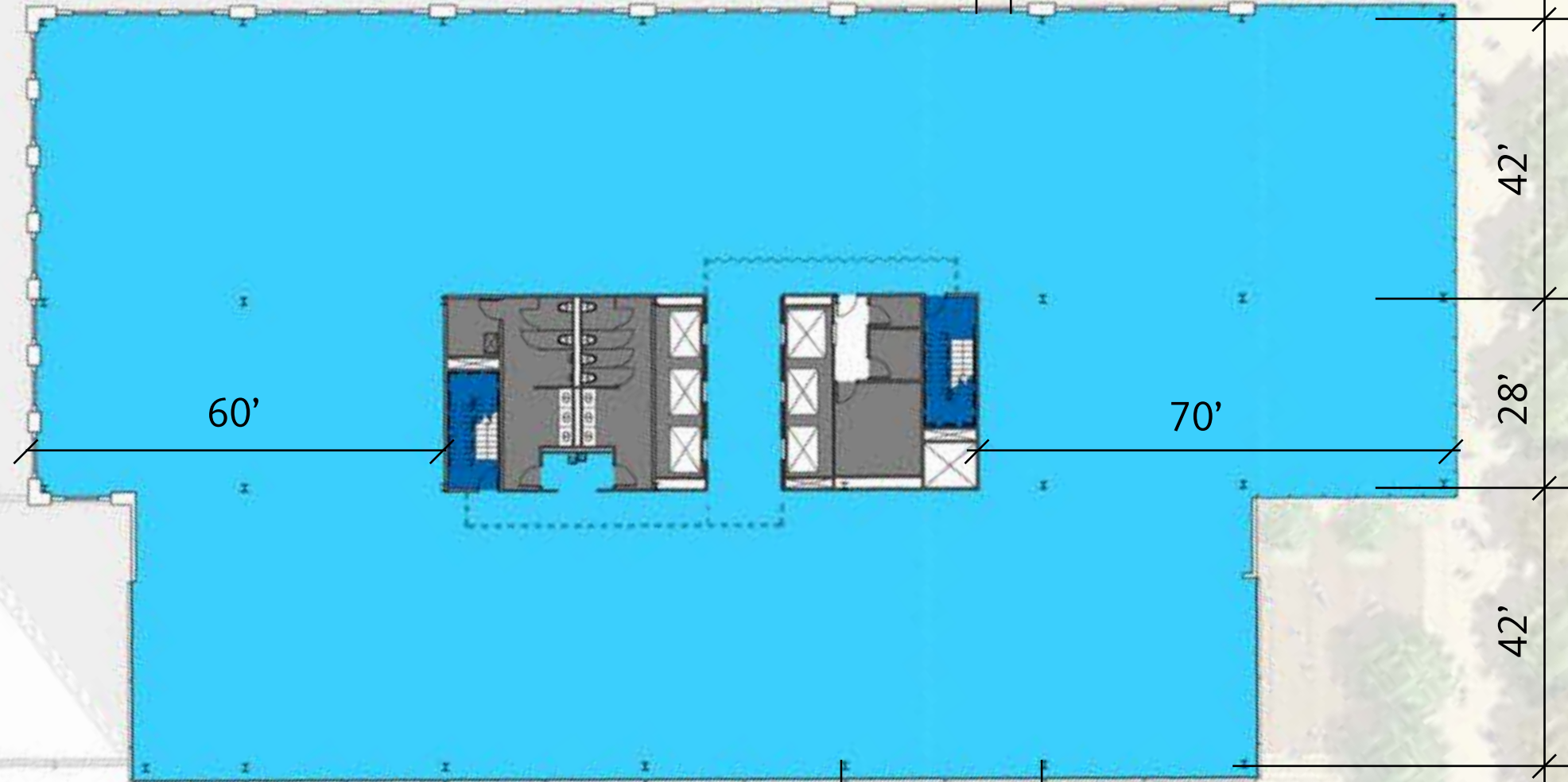
West 1St Avenue

5' TYP.
WINDOW MODULE

OFFICE
TYPICAL PLAN

GFA 350,000 SF

TYPICAL LEVEL
23,000 GROSS SF



60'

70'

42'

28'

42'

30' TYP.

treet

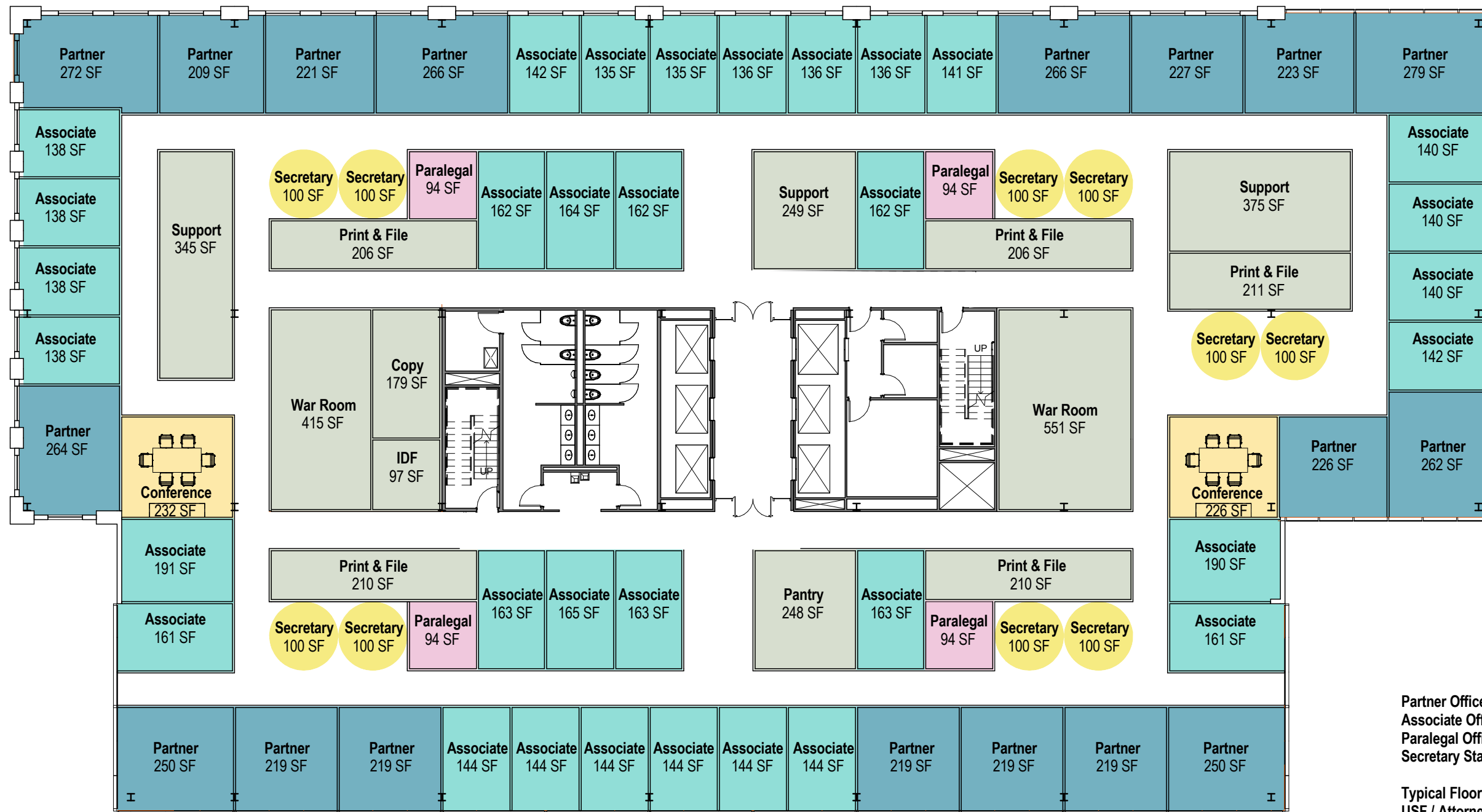


OFFICE
TYPICAL SECTION

GFA 350,000 SF

TYPICAL LEVEL
 23,000 GROSS SF

OFFICE TEST FIT - PRIVATE OFFICES

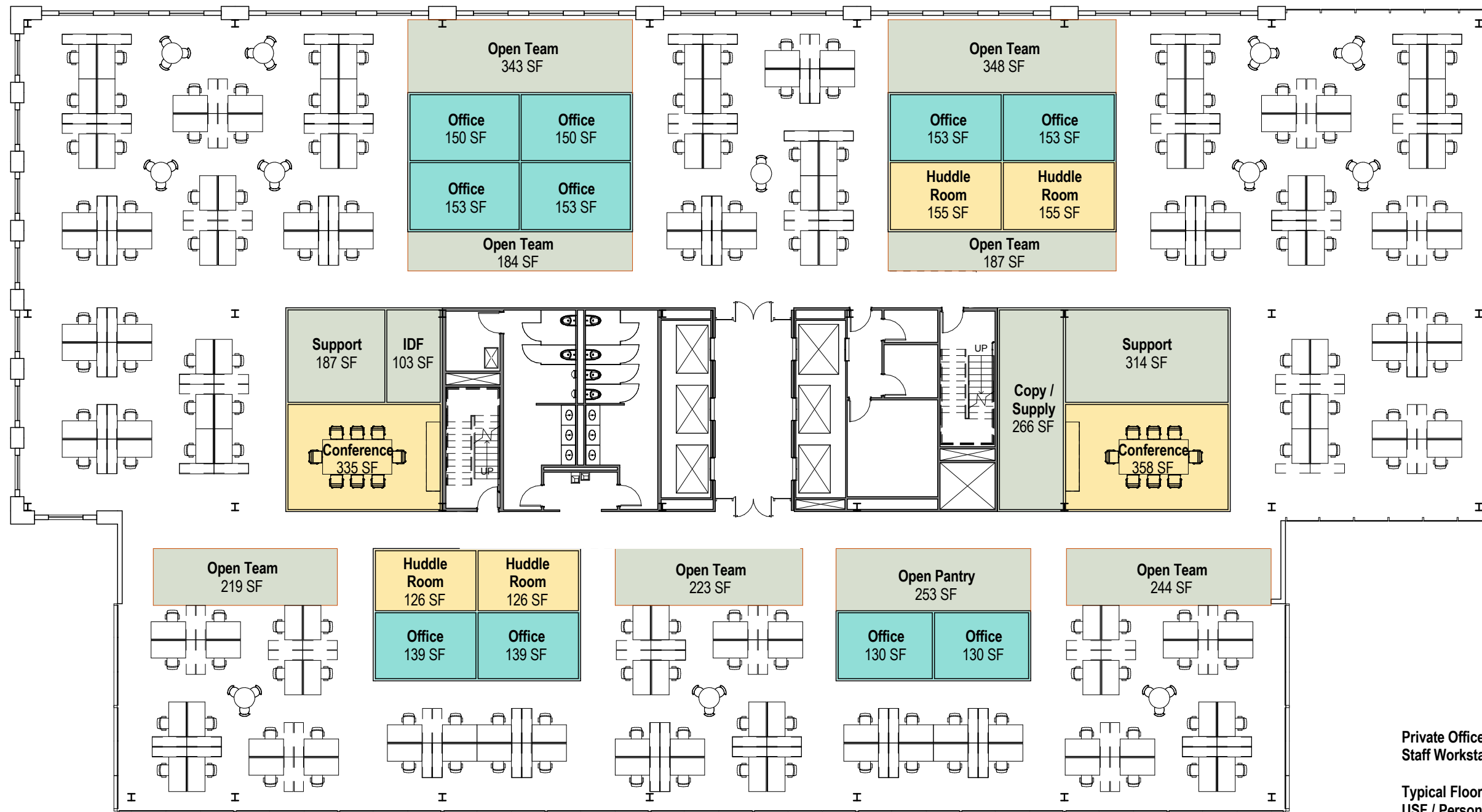


- Partner
- Associate
- Paralegal
- Secretary
- Conference
- Support
- IDF
- Copy
- War Room
- Print & File
- Pantry

Partner Offices: 18
 Associate Offices: 33
 Paralegal Offices: 4
 Secretary Stations: 10

Typical Floor USF: 20,621 SF
 USF / Attorney: 404.33 SF

OFFICE TEST FIT - OPEN WORKSPACE



- Conference
- Support
- Office
- IDF
- Open Team
- Open Pantry
- Huddle Room
- Copy / Supply

Private Offices: 10
Staff Workstations: 168

Typical Floor USF: 20,621 SF
USF / Person: 115.84 SF



OFFICE
FITNESS





OFFICE
ROOFTOP



