

# Comcast Center

## Fact Sheet

**Project Name:**

Comcast Center

**Project Location:**

NWc 17<sup>th</sup> and JFK Boulevard, Philadelphia, Pennsylvania

**Owner/Developer:**

Liberty Property Trust

**Anchor Tenant:**

Comcast Corporation has leased an initial premises of 534,000 rentable square feet for a term of 15 ½ years.

**Design Architect:**

Robert A.M. Stern Architects (New York, NY)

**Associate Architect:**

Kendall/Heaton Associates (Houston, TX)

**Structural Engineer:**

Thornton-Tomasetti (New York, NY)

**General Contractor:**

L.F. Driscoll Company (Bala Cynwyd, PA)

**Development Program:**

**Phase One:**

57 story (55 occupiable), 975' high office tower encompassing approximately 1,238,000 rentable square feet, inclusive of 23,000 rentable square feet of restaurant and retail space; multiple three-story stacked atria rise on the south face of the building; ½ acre landscaped public park; new entrance to Suburban Station via dramatic 120' high glass enclosed winter garden; expansion of Suburban Station underground retail concourse one block north to Arch Street; 500 seat concourse level dining court; 120 private space underground parking garage; new entrance lobby addition to historic Arch Street Presbyterian Church.

The building will also feature a sustainable building design with the goal of achieving a LEED certification from the U.S. Green Building Council.

**Phase Two:**

16-story office building encompassing approximately 250,000 rentable square feet of office space with street level retail space.



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## Development Schedule:

### Phase One:

Construction commencement in mid-January, 2005. Initial occupancy in fall, 2007.

### Phase Two:

To be determined.

## Building Structural Features:

### Floor to Floor Dimensions:

15'-0" with typical finished ceilings at 11'-0" on floors comprising the low rise, low-mid rise, and upper-mid rise elevator banks; 17'-0", with typical finished ceilings at 13'-0" on all floors of the high-rise elevator bank.

### Primary Structural System:

Central concrete core rising full height of tower with steel framed floors.

### Typical Floor Size:

23,000 rentable square feet

### Building Elevators:

A total of 35 elevators will serve the Phase One project.

### Exterior Building Skin:

The exterior skin of the building will feature a glass curtain wall incorporating lightly tinted, high performance Low-E glass, with shadow box details at all spandrel locations. Typical window heights above the standard 1'-9" sill are 9'-3". However, typical window heights in the high-rise elevator bank are 11'-3" above the standard 1'-9" sill.

### Exterior Architectural Lighting:

Dramatic exterior lighting will be integrated into the architecture design at the building's crown.

### Public Transportation:

The building will be directly connected to all SEPTA regional rail lines at Suburban Station, and the Broad Street and Market-Frankford high speed lines by way of a new interior concourse connection.

### Life Safety Design:

The building will be fully sprinklered and will incorporate the latest in life safety design including extra wide fire stairs, and redundant pressurization and emergency lighting in the building stair towers.

## Estimated Development Cost (Phases One and Two):

\$540 million



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