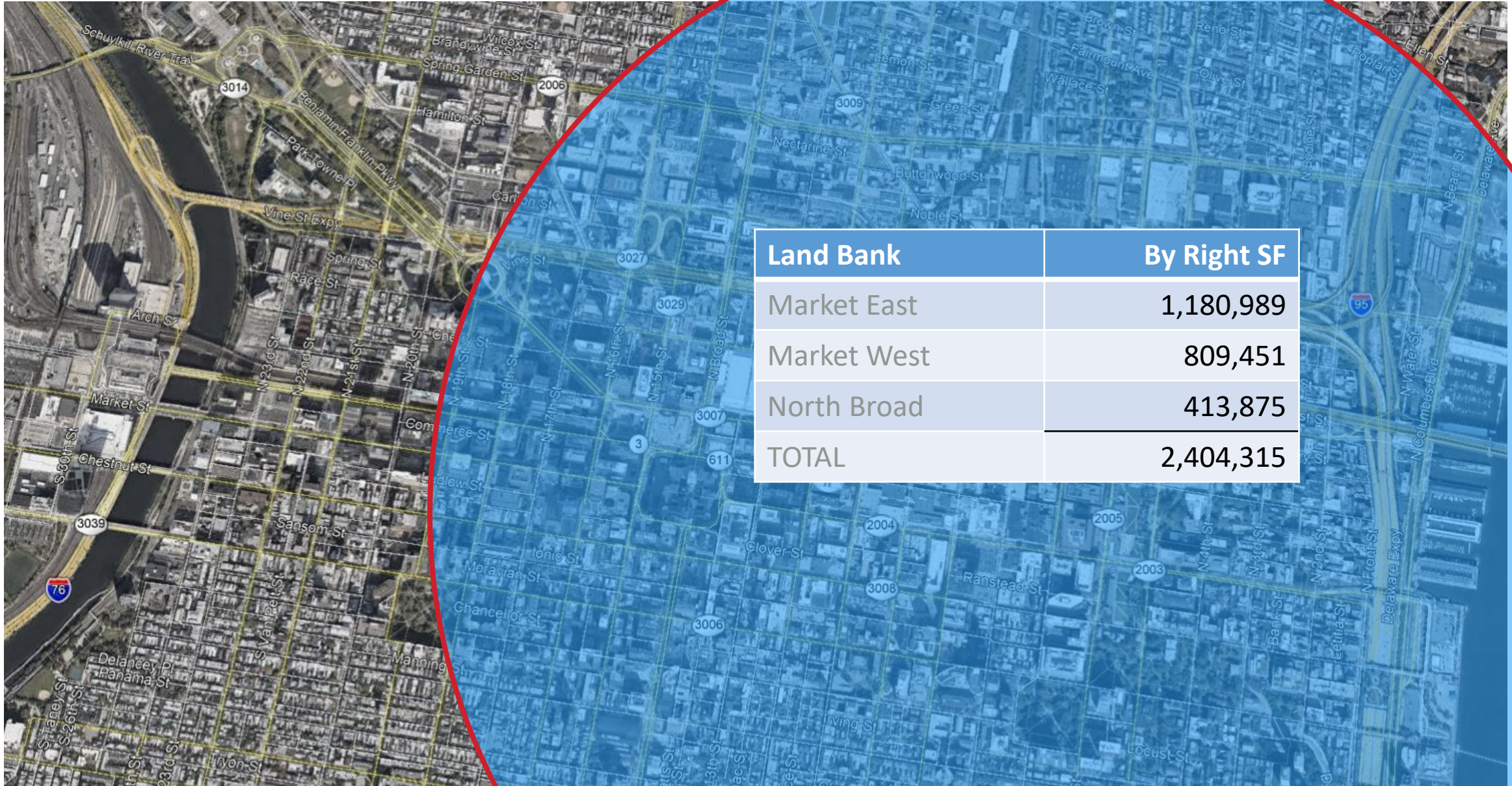




**Parkway Commercial Properties**  
**150 N. Broad Street**  
**Philadelphia, PA 19102**  
[www.parkwaycorp.com](http://www.parkwaycorp.com)







# MARKET EAST

## LAND BANK

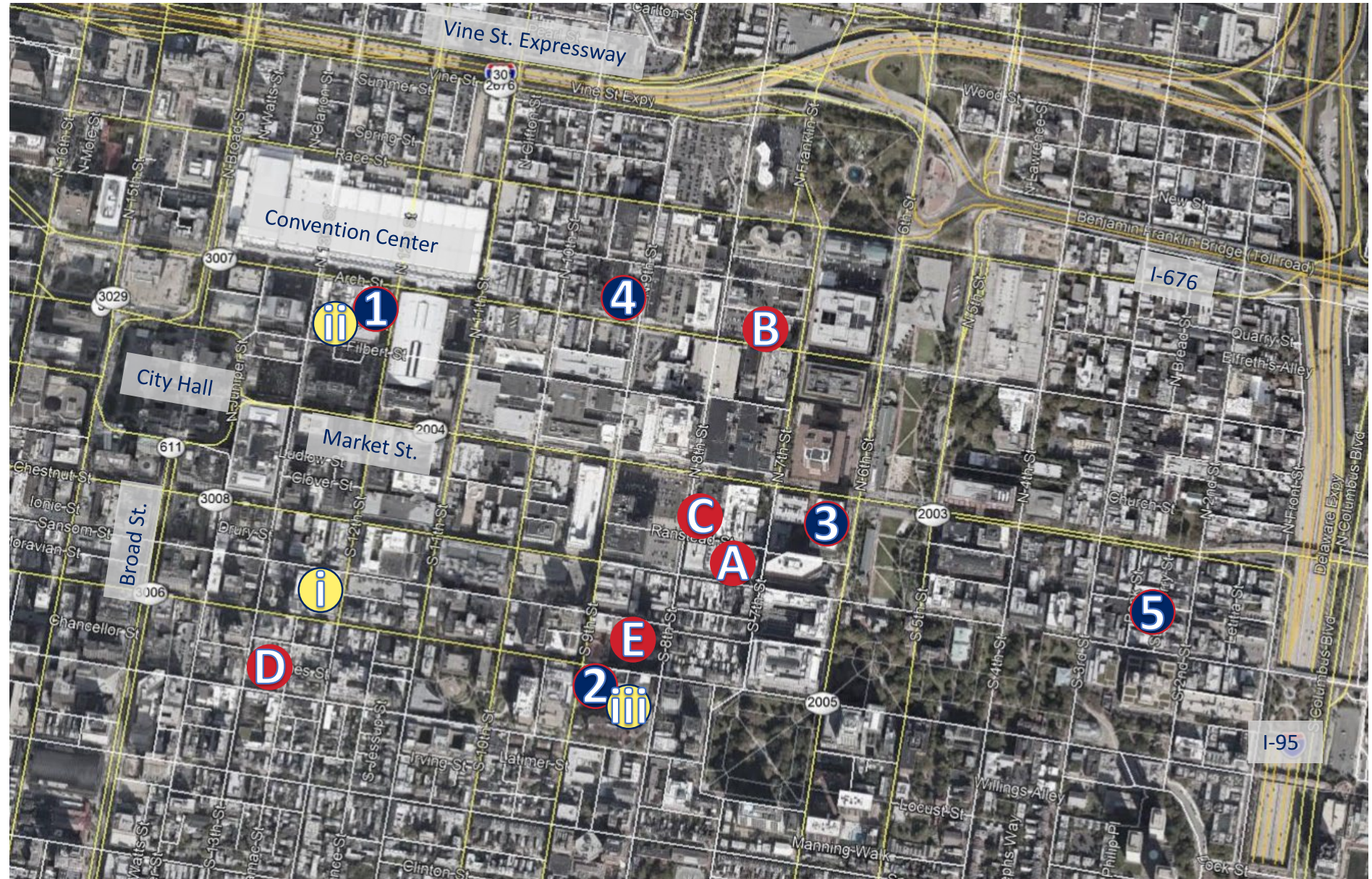
- A. 709-13 Chestnut St**  
Zoning: CMX 5  
Area: 12,906 SF  
FAR 12: 154,872 SF
- B. 735 Arch St (Fed. Opp. Zone)**  
Zoning: ICMX  
Area: 39,550 SF  
FAR 5: 197,820 SF
- C. 19-27 S. 8<sup>th</sup> St**  
Zoning: CMX 5  
Area: 14,495 SF  
FAR 12: 174,204 SF
- D. 219 S. 13<sup>th</sup> St**  
Zoning: CMX 5  
Area: 9,020 SF  
FAR 12: 108,240 SF
- E. 804 Sansom St**  
Zoning: CMX 5  
Area: 23,471 SF  
FAR Available (through Unity of Use with Theater) = 545,853 SF

## REAL ESTATE

- 1. **Home2 Suites** - \$98M (sold)
- 2. **Penn Medicine** - \$84M
- 3. **Dow Building** - \$130M
- 4. **Pearl Condos** - \$34M (sold)
- 5. **2<sup>nd</sup> and Chestnut**

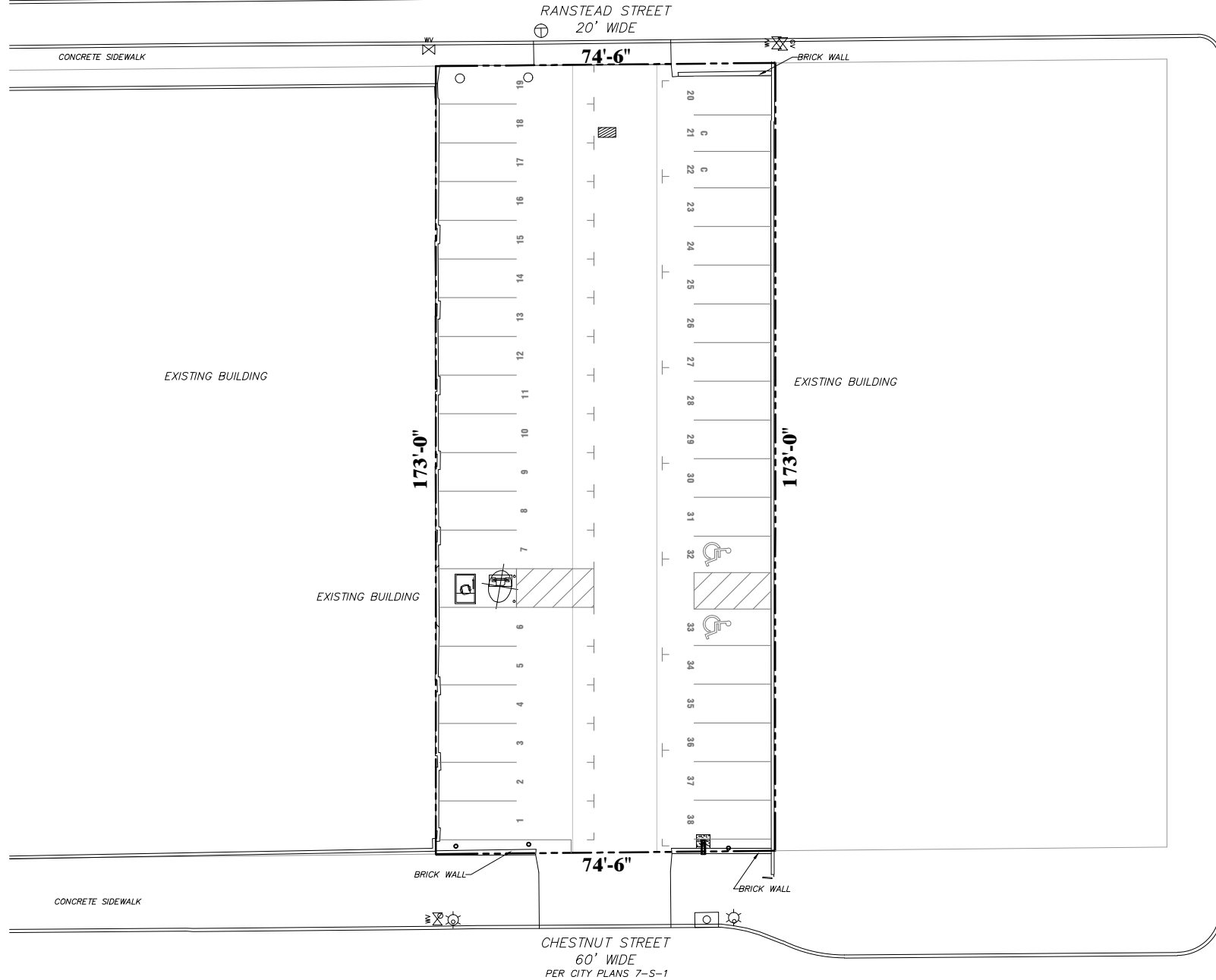
## OWNED STRUCTURED PARKING

- i. **12<sup>th</sup> and Walnut** – 616 spaces
- ii. **12<sup>th</sup> and Filbert** – 909 spaces
- iii. **Walnut Towers** – 686 spaces





# Site Plan: 709-13 Chestnut St (711 Chestnut St)



## 711 CHESTNUT SITE LAYOUT

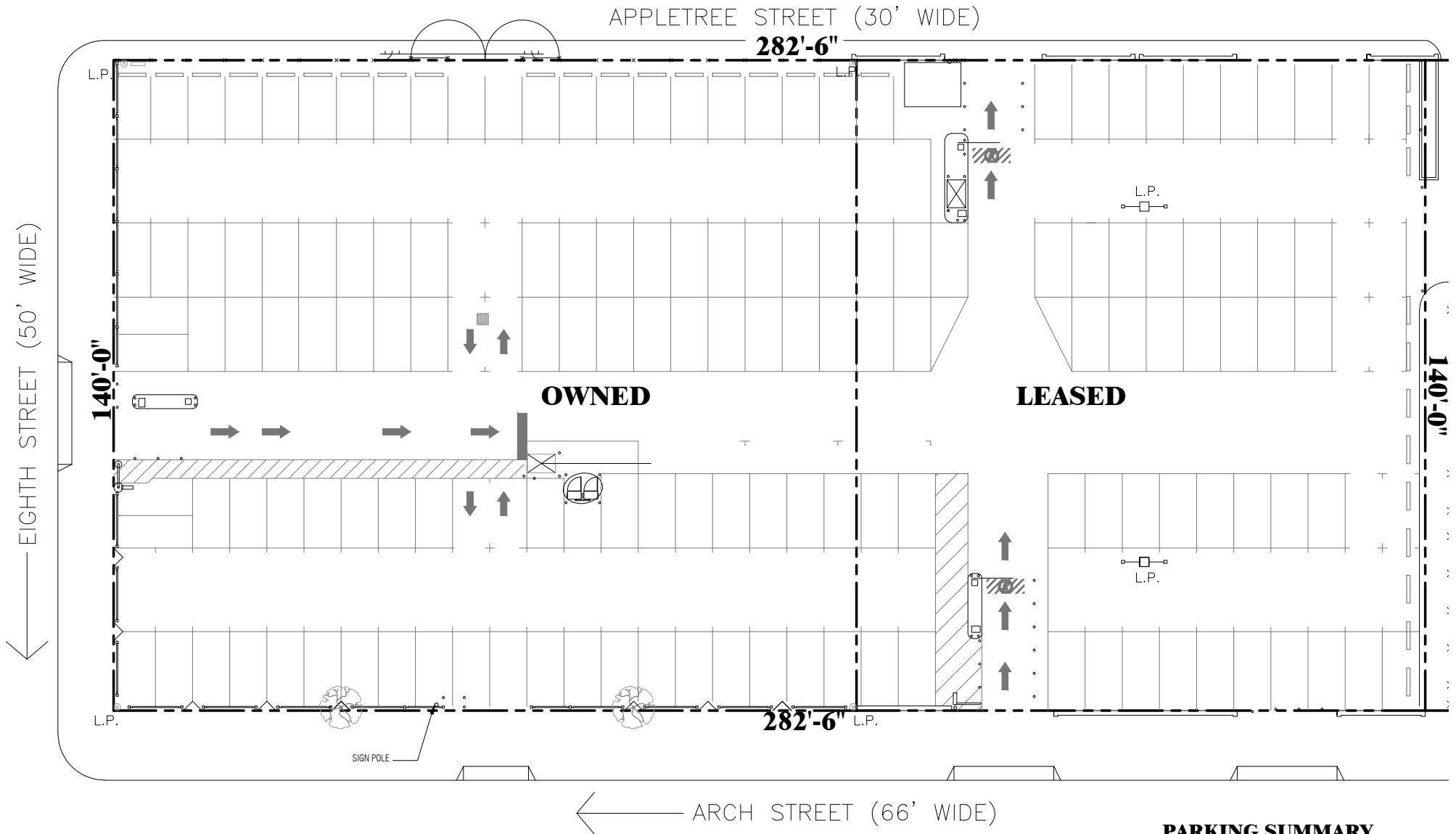
SCALE: 1/32" = 1'-0"



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SK 1

# Site Plan: 735 Arch St (8th & Arch)



## PARKING SUMMARY

TOTAL LOT AREA:	39,550 S.F.
TOTAL CAPACITY:	225 SPACES



## 8TH & ARCH SURFACE PARKING LOT SITE LAYOUT

SCALE: 1" = 30'-0"



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SK 1

# Site Plan: 19-27 S 8th St (8th & Ludlow)



## PARKING SUMMARY

TOTAL LOT AREA:	14,495 S.F.
TOTAL CAPACITY:	69 SPACES
SELF PARK SPACES:	31
ATTENDANT PARK SPACES:	38



## 8TH & LUDLOW STREETS PARKING LOT SITE LAYOUT

SCALE: 1" = 30'-0"



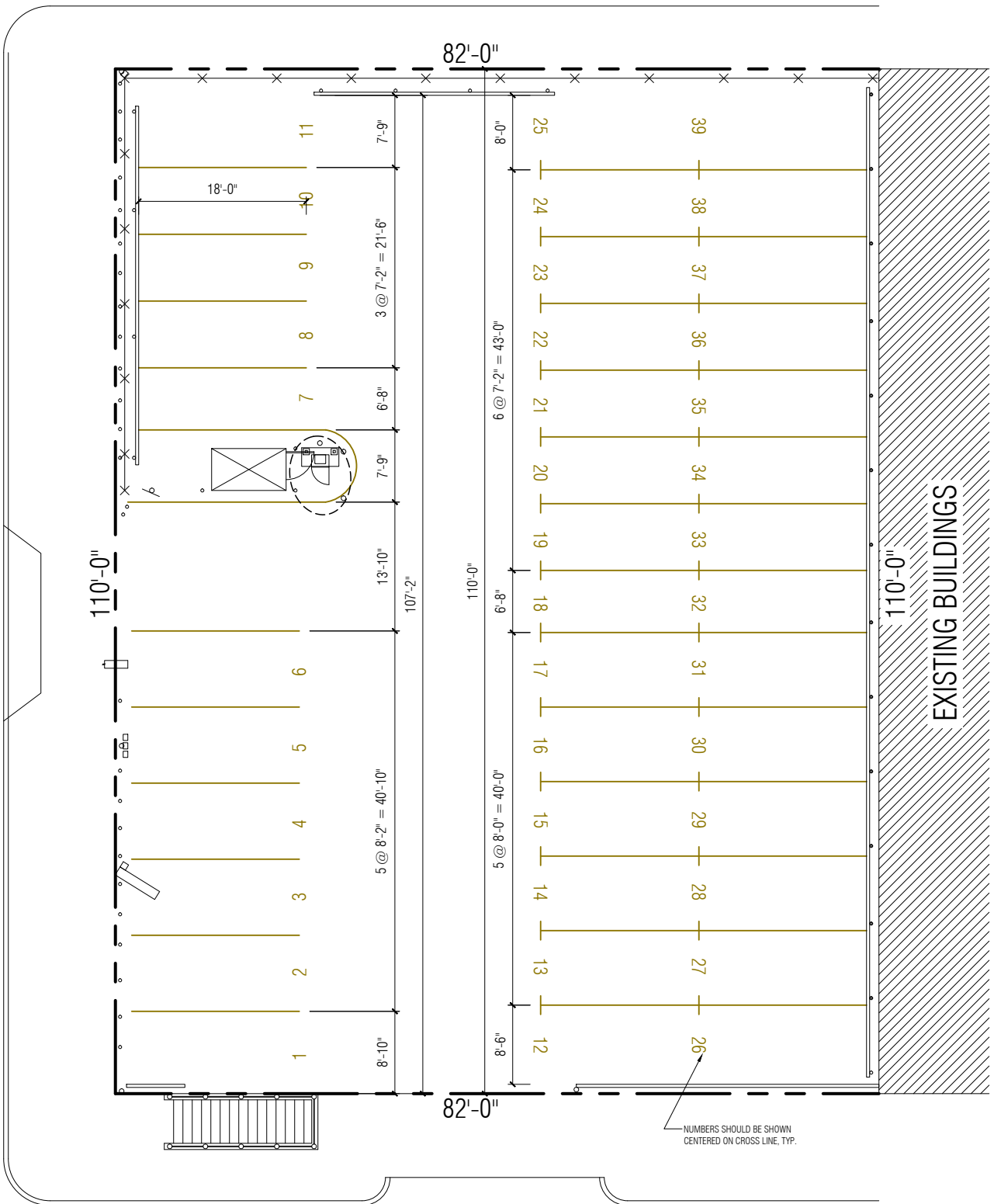
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SK 1

# Site Plan: 219 S 13th St (13th & Locust)

ST. JAMES STREET

THIRTEENTH STREET



LOCUST STREET

## PARKING SUMMARY

TOTAL LEASED LOT AREA:	9020 S.F.
TOTAL CAPACITY:	39 SPACES
SELF PARK SPACES:	25
ATTENDANT PARK SPACES:	14



## 13TH & LOCUST STREET LOT EXISTING SITE PLAN -- 2-15-12

SCALE: 1/16" = 1'-0"

13LOCUST\_CURRENTPLAN\_021512/AEG



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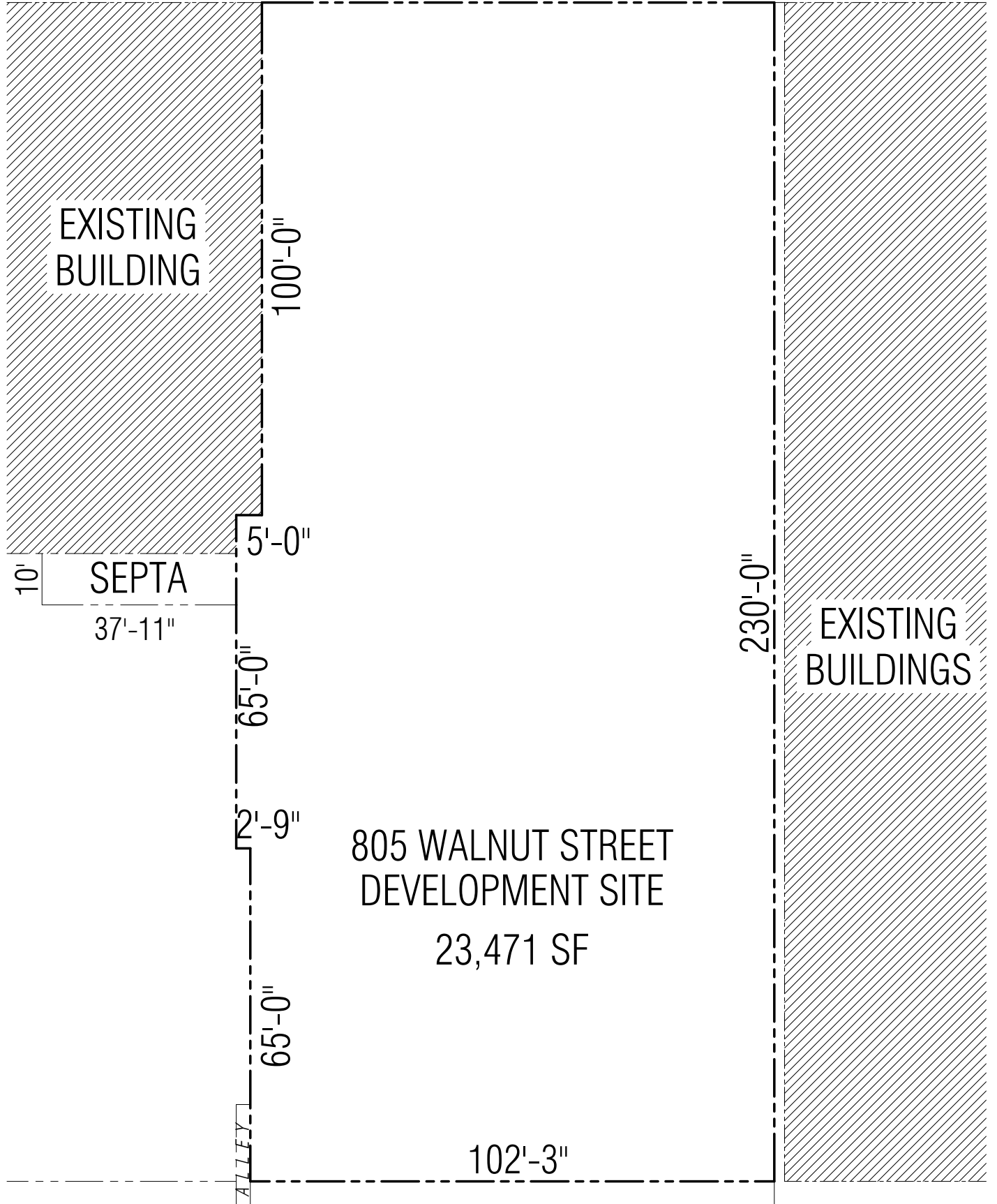
SK

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**804 Sansom St (805 Walnut St)**

SANSOM STREET

100'-0"



WALNUT STREET



# MARKET WEST

## LAND BANK

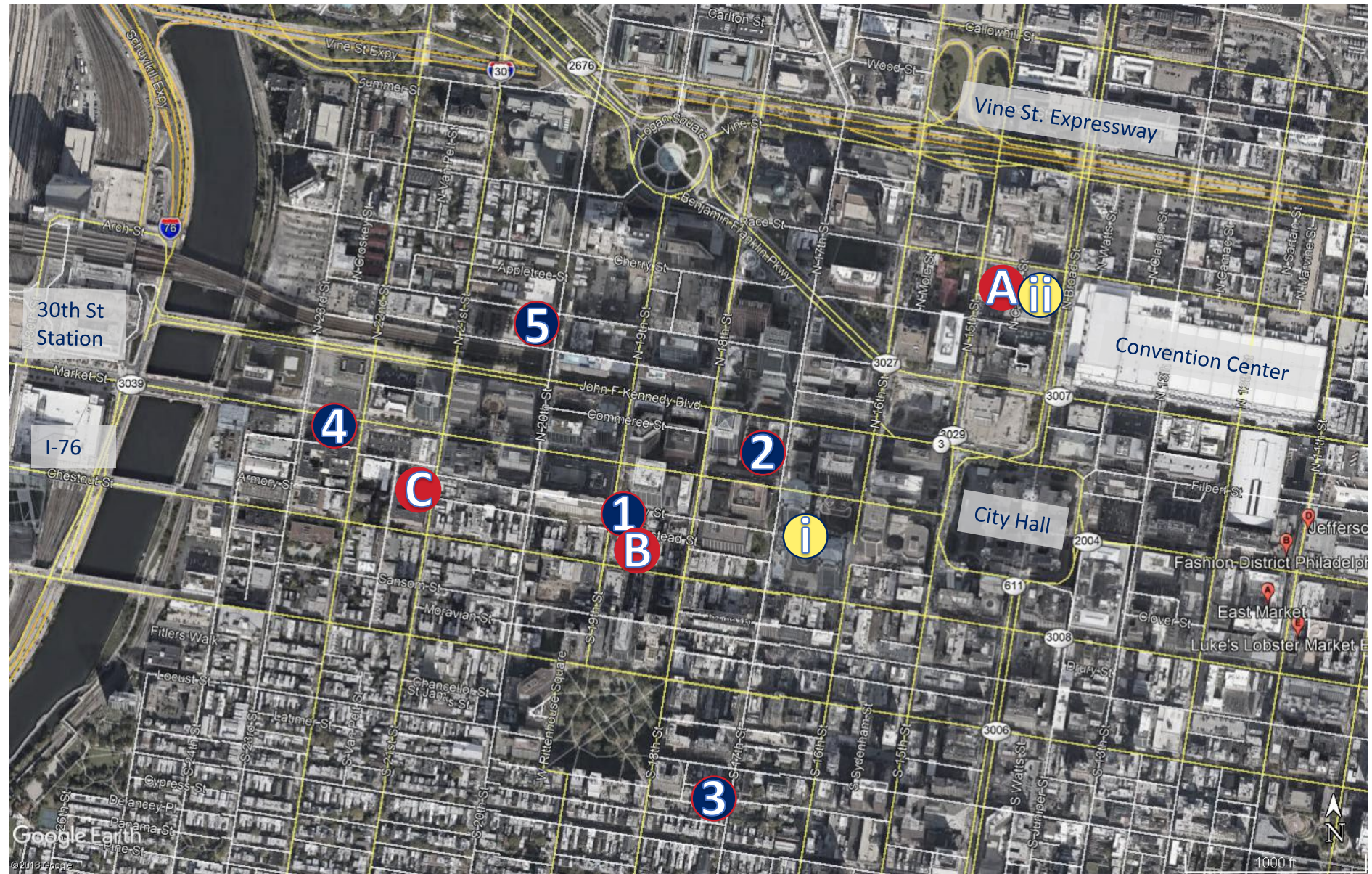
- A. **1443-49 Cherry St**  
Zoning: CMX 5  
Area: 53,568 SF  
FAR 12: 642,816 SF
- B. **1821 Chestnut St**  
Zoning: CMX 5  
Area: 3,000 SF  
FAR 12: 36,000 SF
- C. **26-30 S. 21<sup>st</sup> St**  
Zoning: CMX 4  
Area: 26,127 SF  
FAR 5: 130,635 SF

## REAL ESTATE

- 1. **Motto by Hilton Hotel** - \$67M
- 2. **1701 Market** - \$28M (sold)
- 3. **1706 Rittenhouse** - \$140M (sold)
- 4. **2222 Market** - \$220M
- 5. **2000 Arch** - \$409M

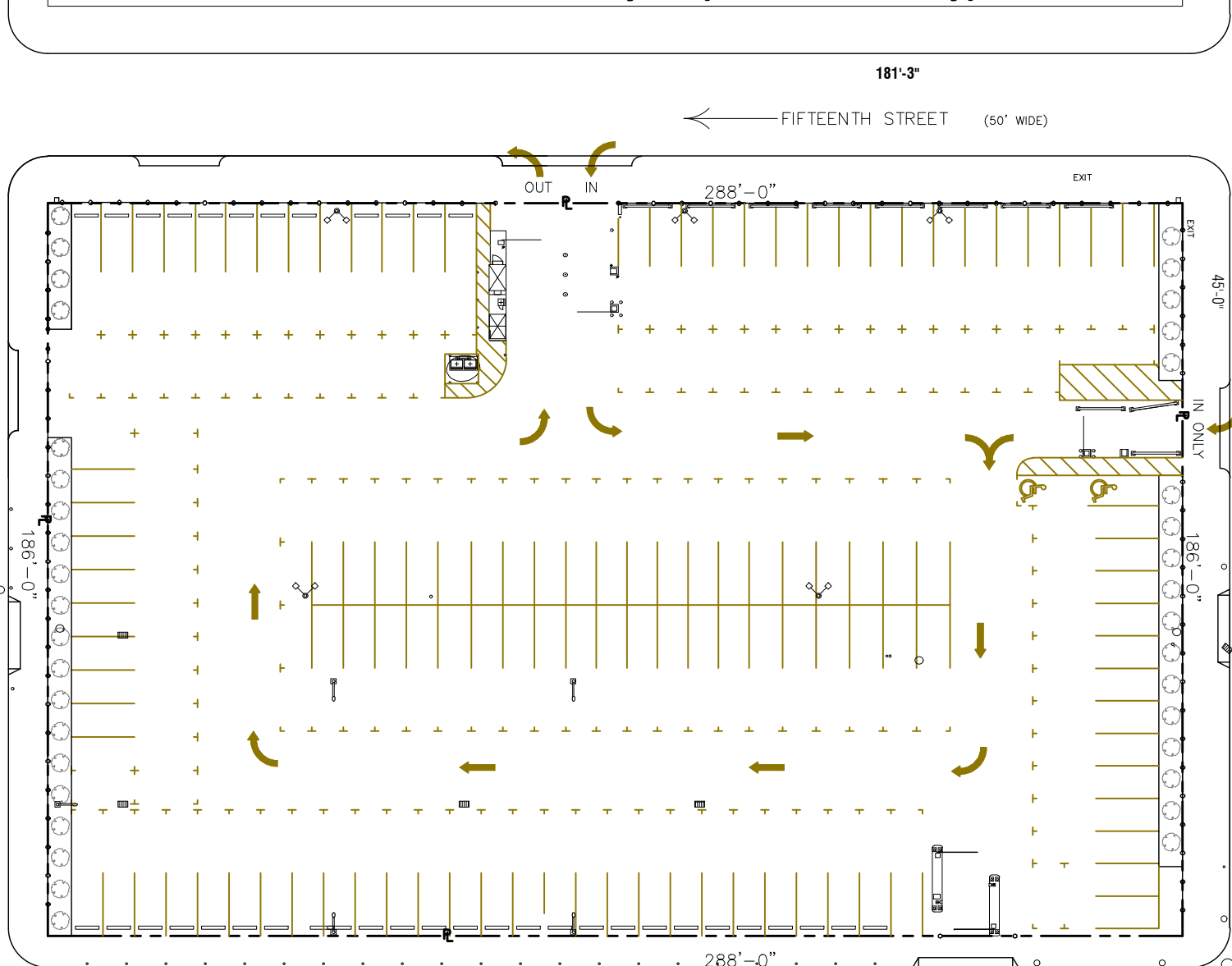
## OWNED STRUCTURED PARKING

- i. **Liberty Place** – 855 spaces
- ii. **150 North Broad** – 402 spaces





# Site Plan: 1443-49 Cherry St (15th & Cherry)



← CHERRY STREET (40' WIDE)

← FIFTEENTH STREET (50' WIDE)

RACE STREET (50' WIDE) →

← CARLISLE STREET (30' WIDE)

## PARKING SUMMARY

TOTAL LOT AREA:	53,568	S.F.
TOTAL CAPACITY:	277	SPACES
SELF PARK SPACES:	120	
ATTENDANT PARK SPACES:	157	



15TH & CHERRY STREET LOT  
**SITE PLAN -- 8-3-11**  
 SCALE: 1" = 40'-0"



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# Site Plan: 1821 Chestnut St

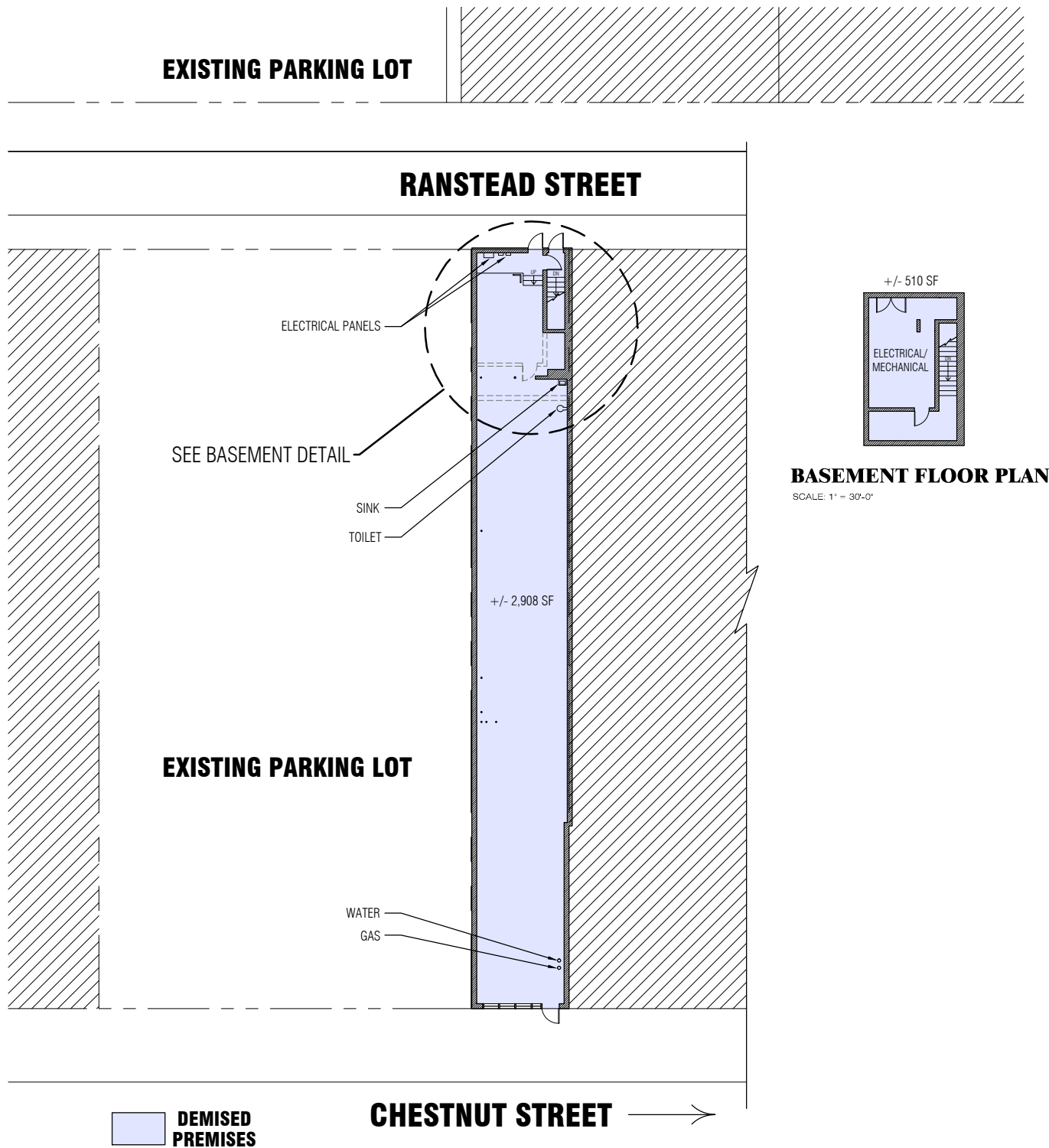


EXHIBIT "A"



## 1821 CHESTNUT STREET GROUND FLOOR/SITE PLAN

SCALE: 1" = 30'-0"

ISSUED: 2-27-14

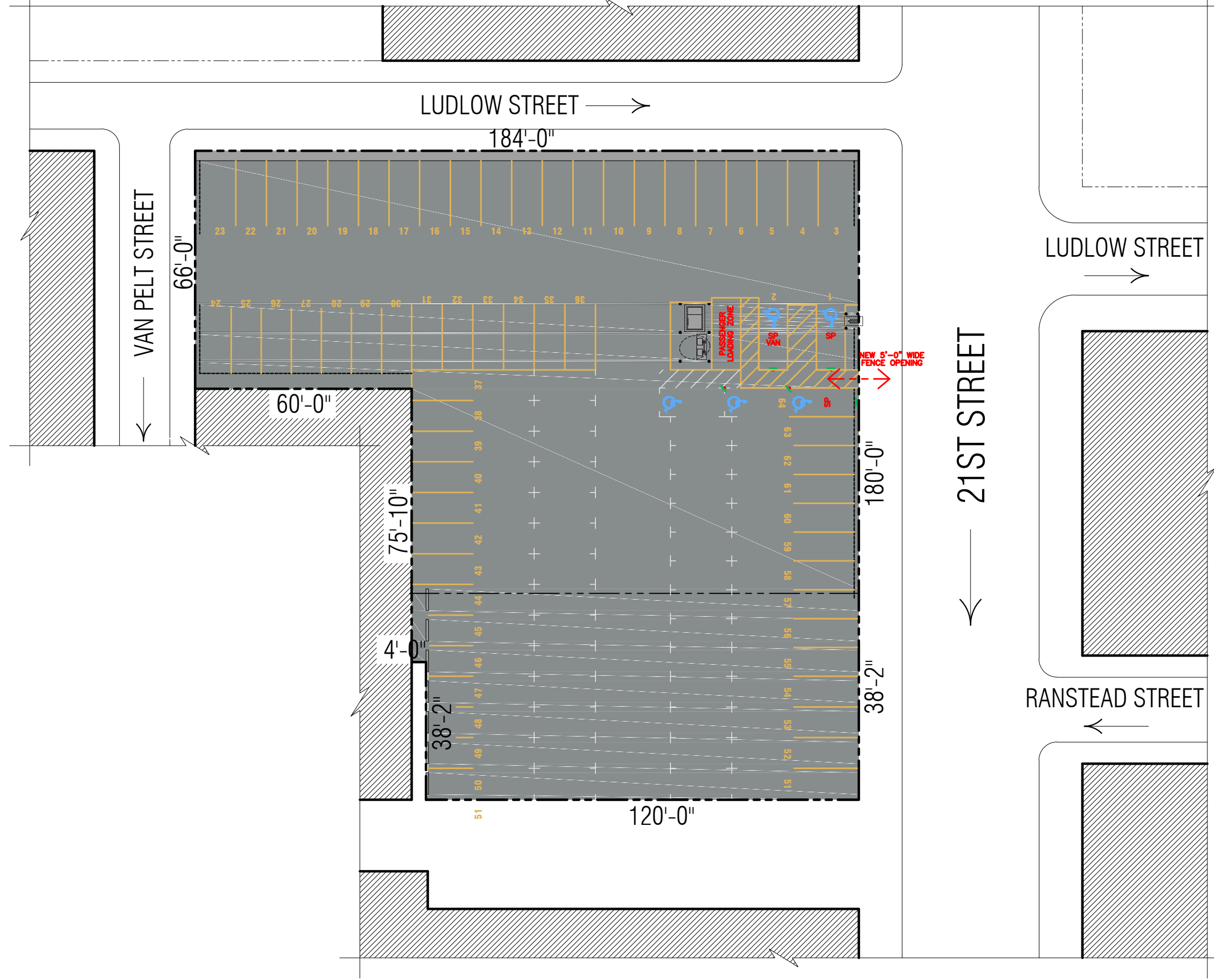


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# Site Plan: 26-30 S 21st St (21st & Ludlow)



### LEGEND

-  : PROPOSED 4" WIDE YELLOW SELF-PARK LINE STRIPING
-  : PROPOSED 2" WIDE WHITE ATTENDANT-PARK LINE STRIPING
-  : PROPOSED SELF PARK A.D.A. SPACE
-  : PROPOSED A.D.A. SIGNAGE



**PROPOSED A.D.A. IMPROVEMENTS**  
**SITE PLAN**  
 SCALE: 1"= 30'-0"



PARKWAY CORPORATION  
 REAL ESTATE & DEVELOPMENT  
 150 NORTH BROAD STREET  
 PHILADELPHIA, PA 19102  
 (215) 575-4080

**21ST AND LUDLOW STREET**  
**ATTENDANT PARK SURFACE LOT**  
**FUNCTIONAL DESIGN**

DATE: 7-31-17  
 DESCRIPTION: LAYOUT CONCEPT

SK

1



# NORTH BROAD

## LAND BANK (All Fed Opp Zones)

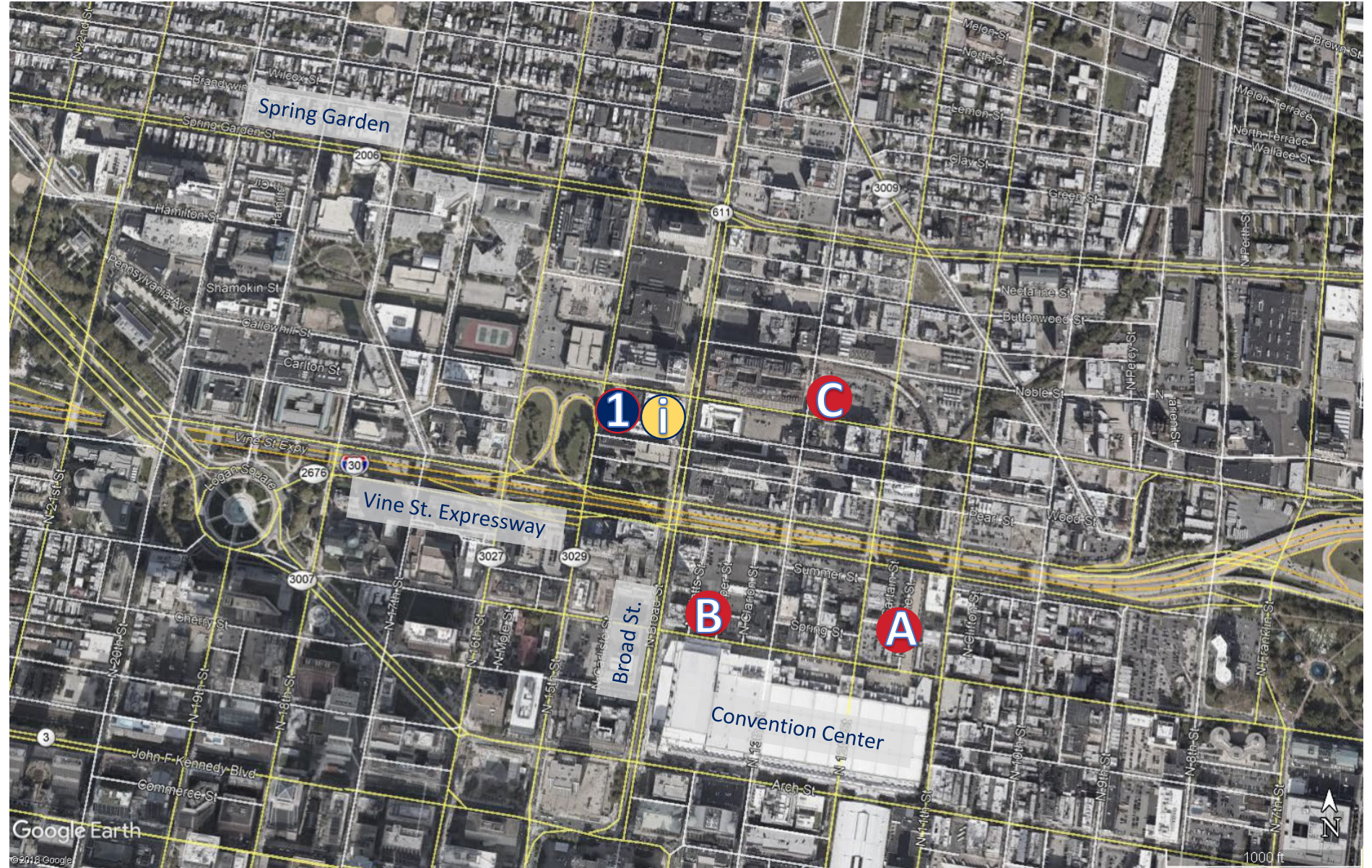
- A. **1122 Vine St – 12<sup>th</sup> & Race St**  
Zoning: CMX 4  
Area: 52,738 SF  
FAR 5: 263,690 SF
- B. **1329 Race St**  
Zoning: CMX 4  
Area: 1,504 SF  
FAR 5: 7,500 SF
- C. **1217-41 Callowhill**  
Zoning: I 2  
Area: 28,706 SF  
FAR 5: 142,685 SF

## REAL ESTATE

- 1. **Hanover N Broad** - \$150M

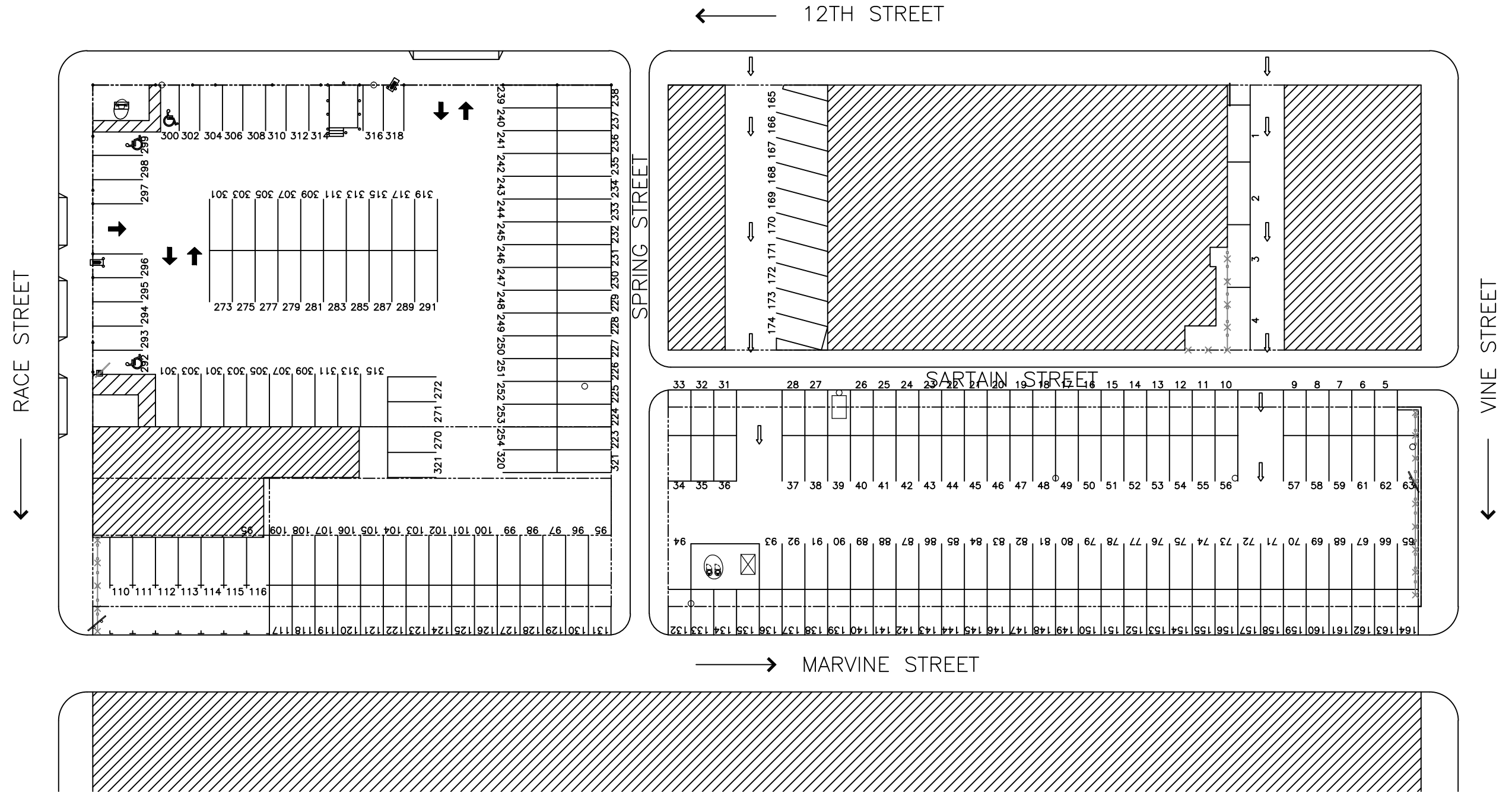
## OWNED STRUCTURED PARKING

- i. **Hanover West** – 256 spaces





# Site Plan: 1122 Vine St - 12th & Race St (1127 Race St)



## PARKING SUMMARY

TOTAL LOT AREA:	62,840 S.F.
TOTAL CAPACITY:	259 SPACES
SELF PARK SPACES:	252
ATTENDANT PARK SPACES:	7



## CURRENT LAYOUT SITE PLAN

SCALE: 1" = 40'-0"



DATE: 04-10-2015  
DESCRIPTION: SCHEMATIC DESIGN

1127 RACE STREET  
SURFACE PARKING LOT  
FUNCTIONAL DESIGN

PARKWAY CORPORATION  
REAL ESTATE & DEVELOPMENT  
150 NORTH BROAD STREET  
PHILADELPHIA, PA 19102  
(215) 575-4080

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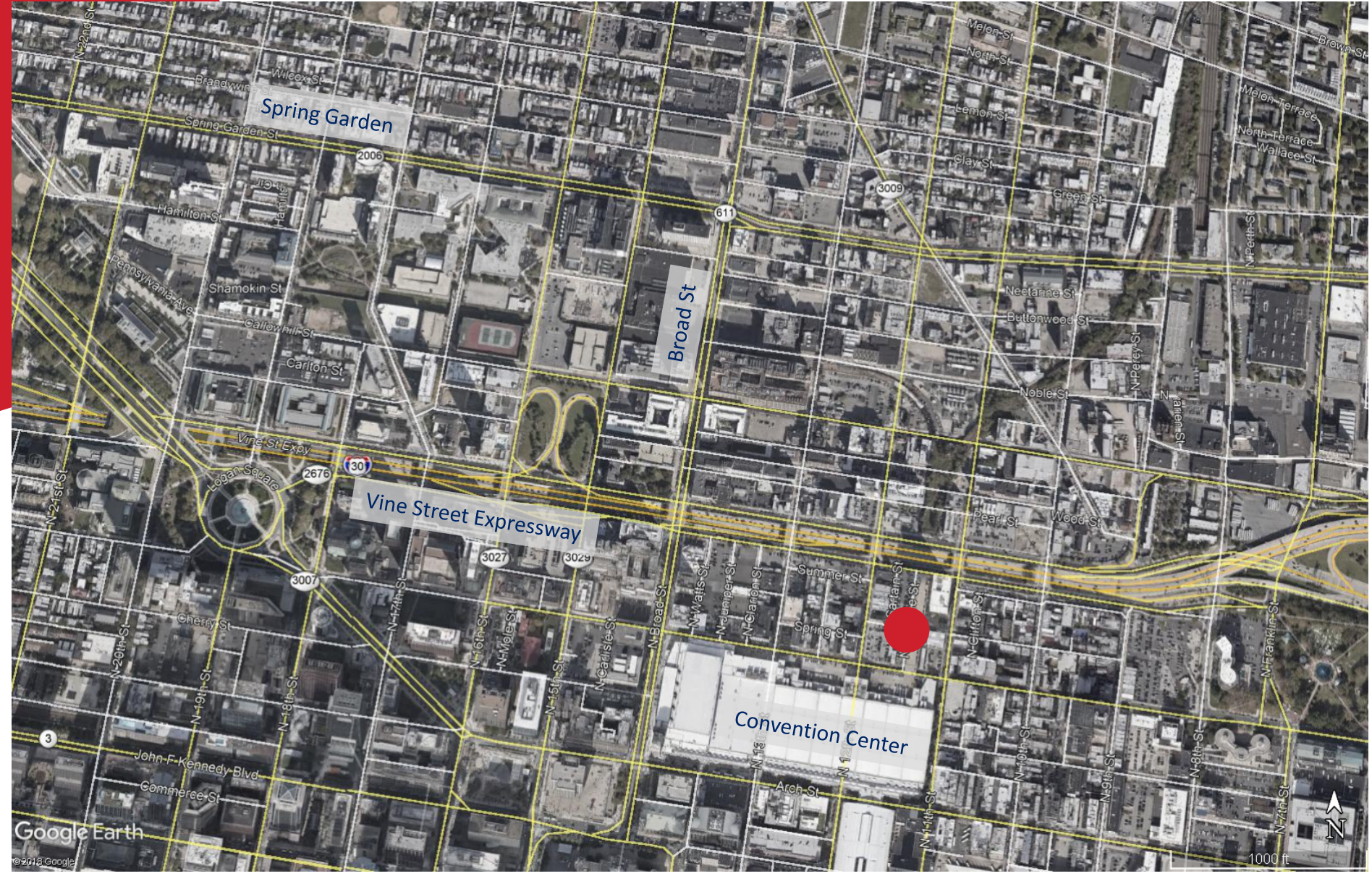
1



# Federal Opportunity Zone

# 1122 Vine St – 12<sup>th</sup> and Race St

Zoning: CMX 4 (by right)  
Lot 52,738 SF  
FAR 5 = 263,690 SF  
FAR 12 = 632,856 SF





# 1122 Vine St – 12<sup>th</sup> and Race St

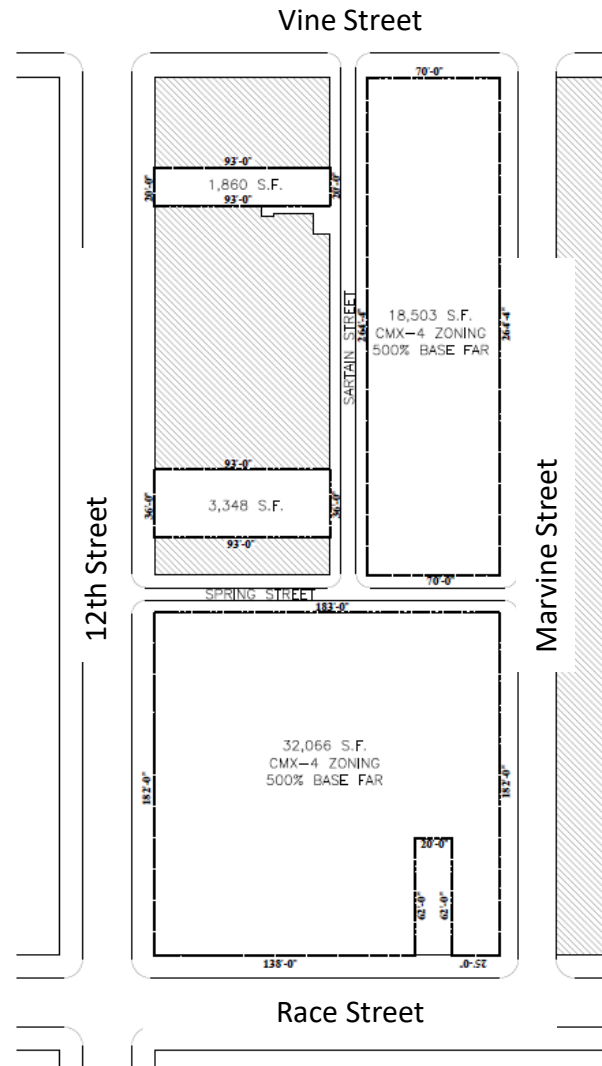
Zoning: CMX 4 (by right)

Lot 52,738 SF

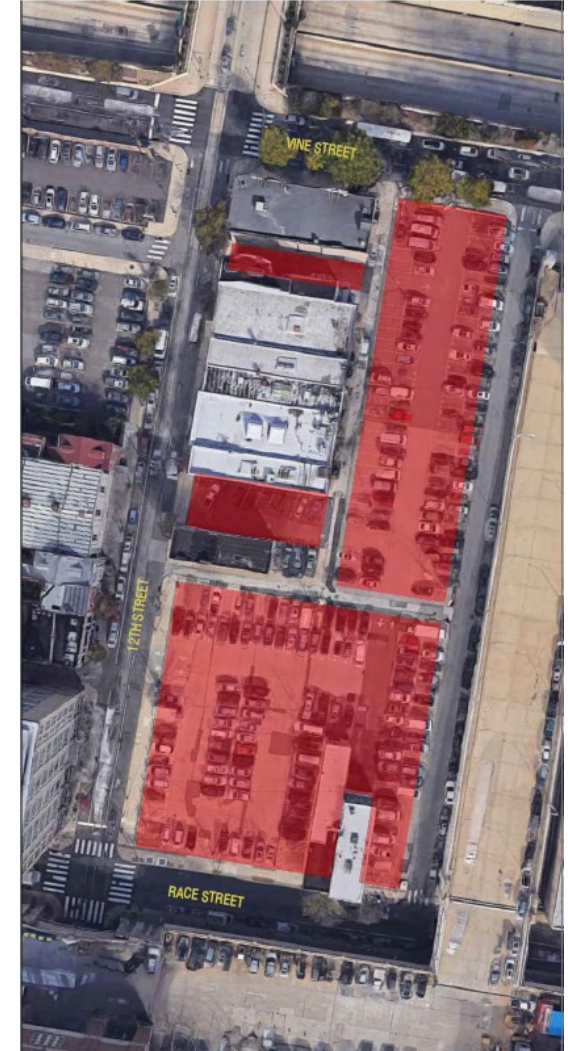
FAR 5 = 263,690 SF

FAR 12 = 632,856 SF

Site Plan



Existing Plan





# 1122 Vine St – 12<sup>th</sup> and Race St

Zoning: CMX 4 (by right)

Lot 52,738 SF

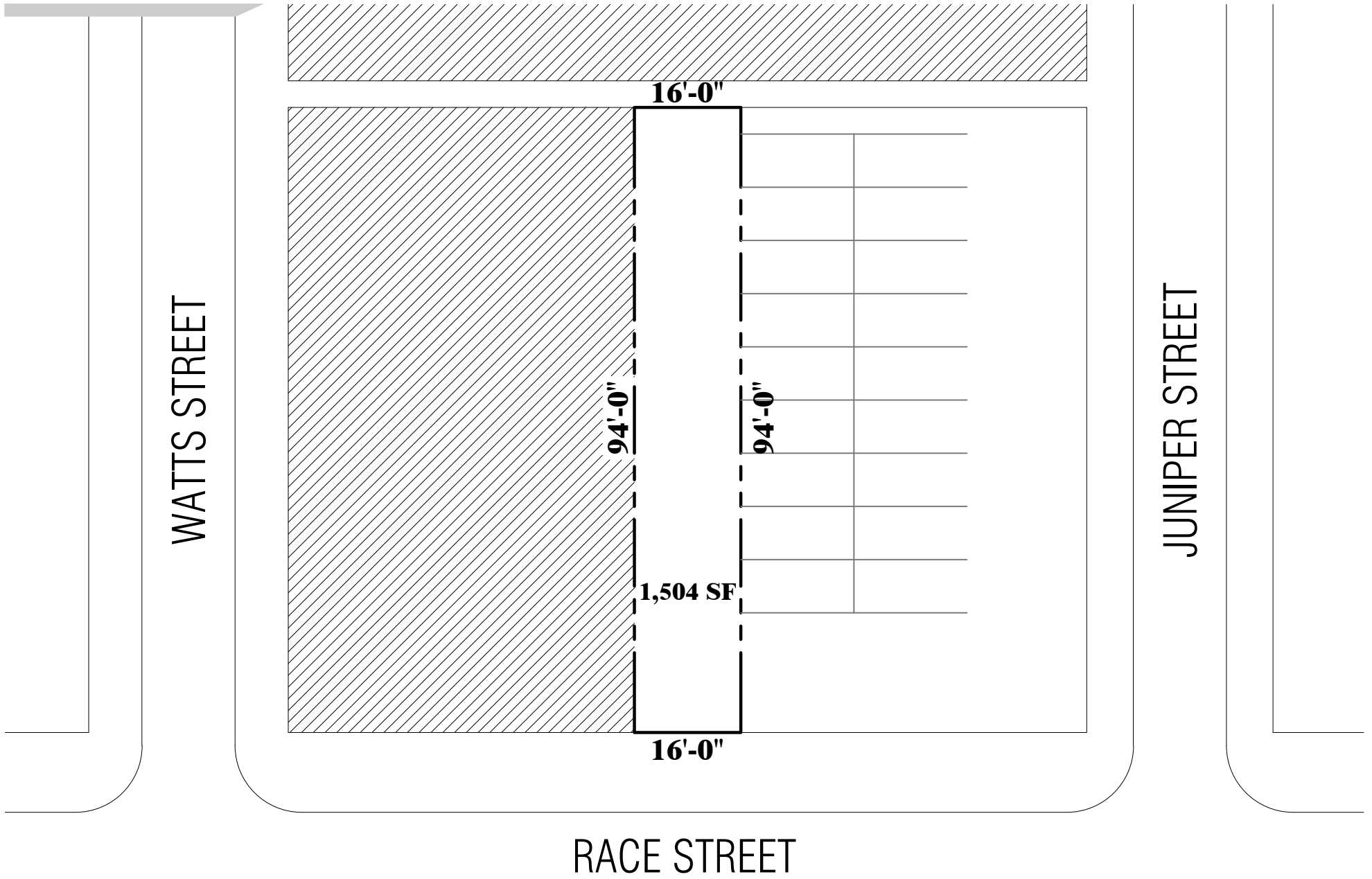
FAR 5 = 263,690 SF

FAR 12 = 632,856 SF

Aerial Photo



# Site Plan: 1329 Race St



## 1329 RACE STREET SITE LAYOUT

SCALE: 1" = 20'-0"

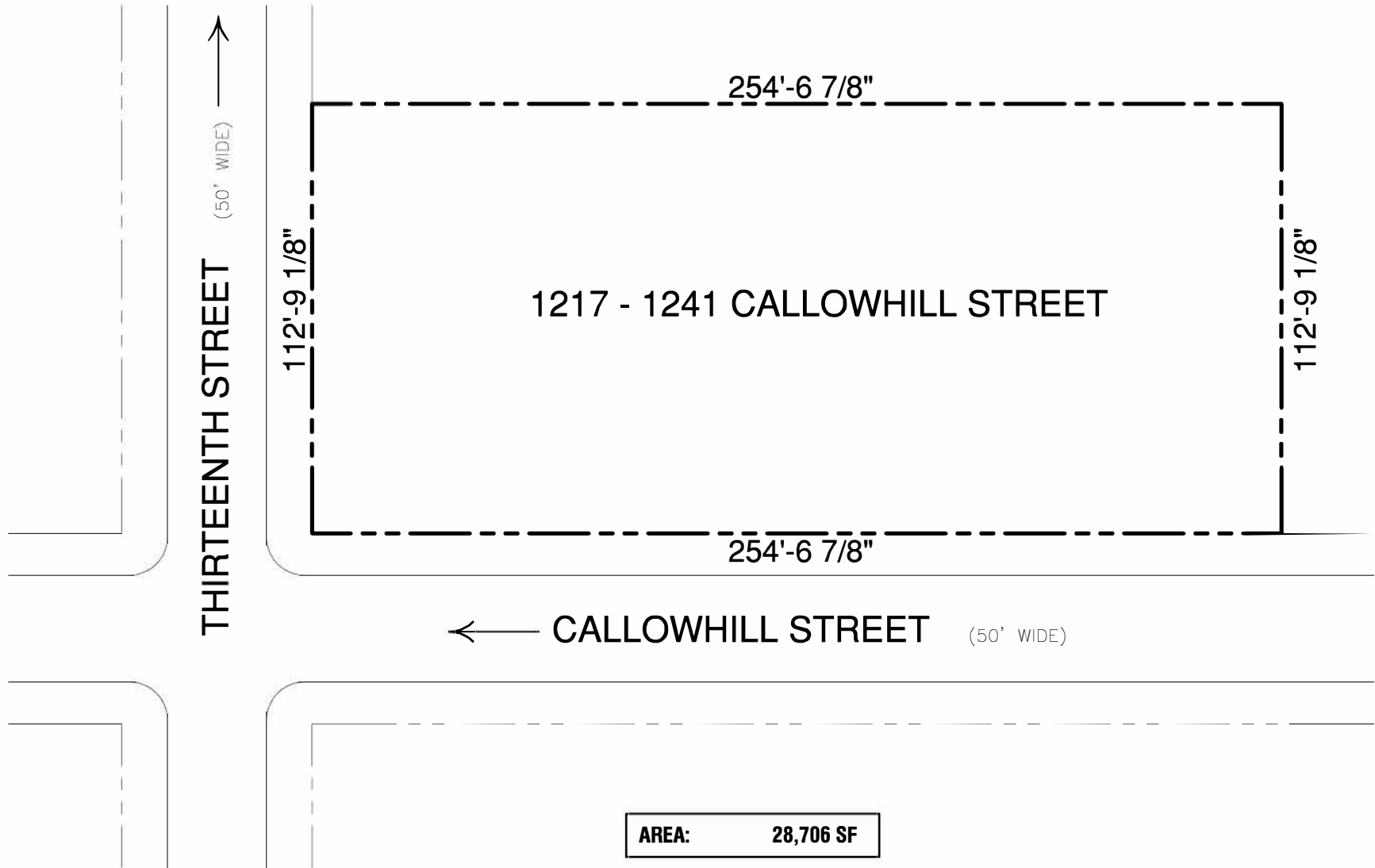


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SK

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# Site Plan: 1217-41 Callowhill (13th & Callowhill)



## 13TH & CALLOWHILL STREETS SURFACE PARKING LOT EXISTING CONDITIONS / SITE PLAN -- 7-24-07

SCALE: 1" = 40'-0"

13CALPARKET



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SK

1







# 1217-41 Callowhill

Zoning: I2 (by right)

Lot 28,706 SF

FAR 5 = 142,685 SF

Zoning: CMX 4 (re-zoned)

FAR 5 = 142,685 SF

FAR 12 = 342,444 SF

## Site Plan





# 1217-41 Callowhill

## Site Plan

Zoning: I2 (by right)

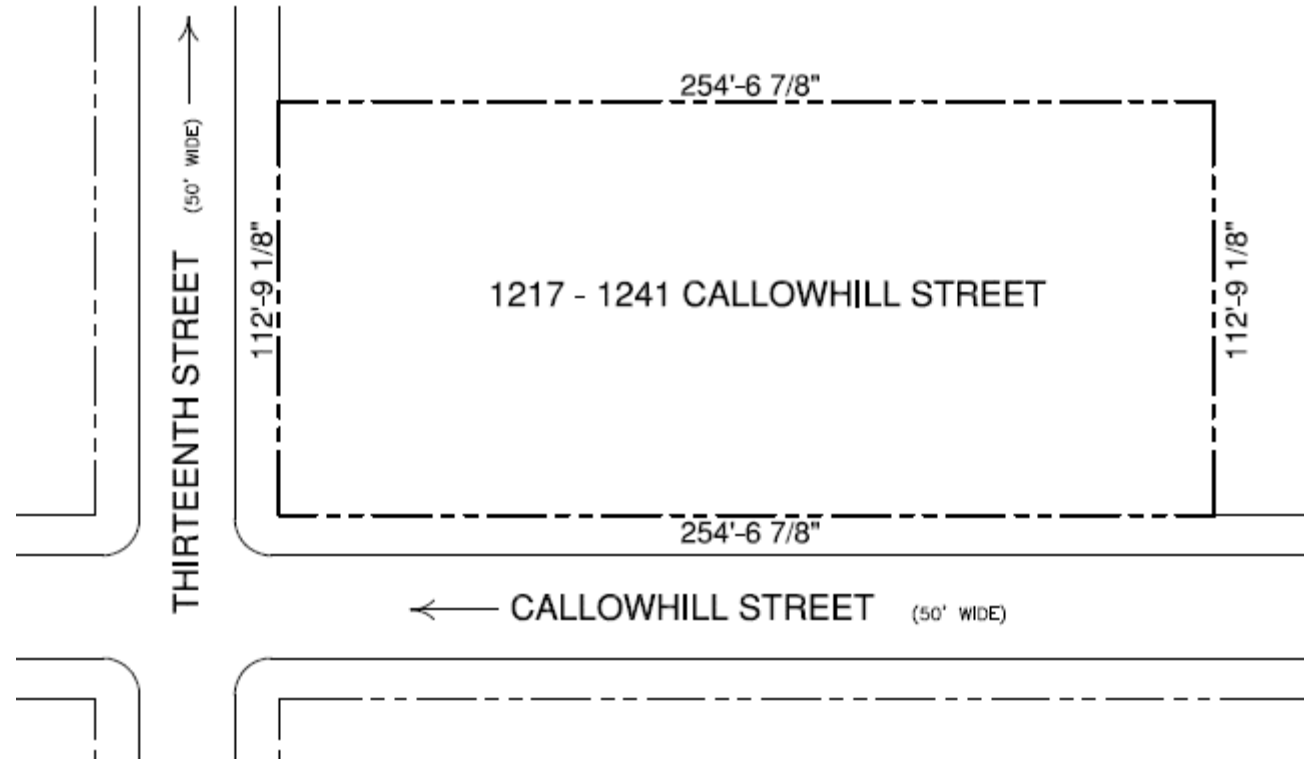
Lot 28,706 SF

FAR 5 = 142,685 SF

Zoning: CMX 4 (re-zoned)

FAR 5 = 142,685 SF

FAR 12 = 342,444 SF



# 1217-41 Callowhill

Zoning: I2 (by right)

Lot 28,706 SF

FAR 5 = 142,685 SF

Zoning: CMX 4 (re-zoned)

FAR 5 = 142,685 SF

FAR 12 = 342,444 SF

Aerial Photo

