

400 BARR HARBOR

WEST CONSHOHOCKEN, PA







GREATER PHILADELPHIA'S NATURAL PLACE FOR BUSINESS.

Equus Capital Partners together with USAA Real Estate presents 400 Barr Harbor, a premier new office tower in Greater Philadelphia with a spectacular riverfront setting befitting of a corporate headquarters. Sleek and stylish, the Class A office space in West Conshohocken is optimized for business.

Easily accessible by car, train or plane, 400 Barr Harbor is ideally situated on the Schuylkill River – a bucolic waterfront with a rich and extensive commercial history. The fully-approved, build-to-suit property has an expected delivery date of Q3 2021.

With proven institutional ownership, 400 Barr Harbor stands proudly at both the past and future crossroads for business.



FROM A PROUD HISTORY COMES A BRIGHT FUTURE.

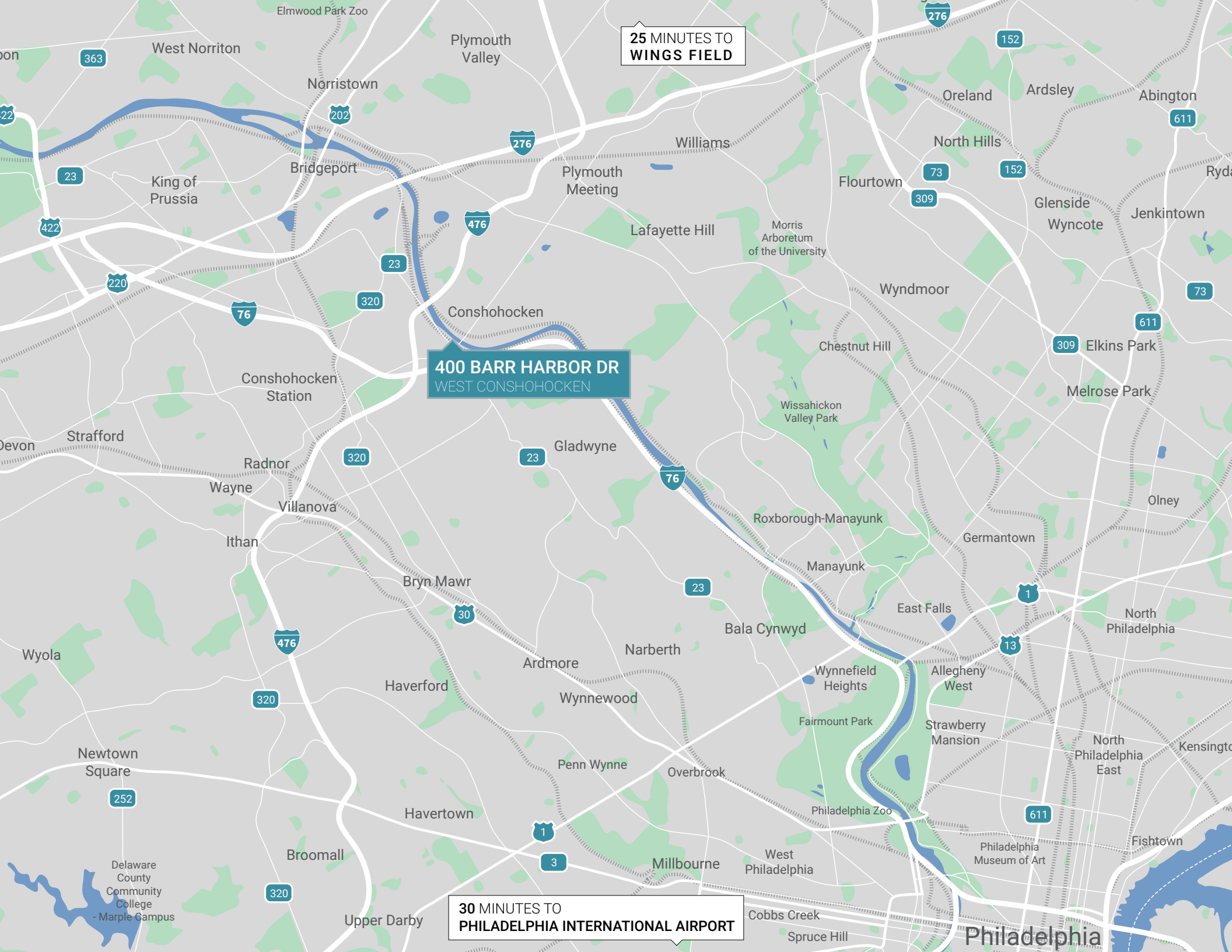
From the Native Americans who gave West Conshohocken its distinct name, to the hard-scrabble workers who forged steel, this area has been at the heart of our nation's commerce for generations. Ideally located just 25 minutes from Philadelphia, 400 Barr Harbor is impeccably positioned within a vibrant business community.

Set next to the flowing waters of the Schuylkill River, with magnificent views, outstanding work space and exceptional amenities, 400 Barr Harbor provides the perfect location to showcase your growing company. Stake your place and start writing your own business history at 400 Barr Harbor.

AN UNPARALLELED LOCATION.

The name "Conshohocken" is derived from a Native American word meaning "pleasant valley," and the area continues to live up to its name today. One of the region's most sought-after submarkets, West Conshohocken earns high ratings from young professionals seeking urban lifestyle features and proximity to some of the best school districts in the nation. Surrounded by natural beauty, 400 Barr Harbor is within easy walking distance to a wide variety of dining, hotel, retail and entertainment options. The building's signage opportunity is outstanding: Some 380,000 drivers will see it daily from I-76 and I-476.





25 MINUTES TO
WINGS FIELD

400 BARR HARBOR DR
WEST CONSHOHOCKEN

30 MINUTES TO
PHILADELPHIA INTERNATIONAL AIRPORT

PROPERTY HIGHLIGHTS

- Premier building signage opportunity with visibility from highly-travelled I-476 and I-76 (380,000 drivers daily)
- 210,603 square foot Class A build-to-suit opportunity
- Nine-story office building with 24,544 sf floor plates
- Open floor plates with minimum column usage allowing for expansive views from all angles
- Direct access to public transportation with walkability to Conshohocken Train Station
- River-front grand entrance at trail level
- High-end, on-site amenities including a fitness center, café and walkable trails
- Multiple outdoor spaces include roof-top deck complete with flexible seating and unparalleled views of the Schuylkill River and downtown Conshohocken
- Three levels of structured parking with a parking ratio of 3.00 per 1,000 sf
- Fully approved site with potential Q3 2021 delivery date
- Proven institutional ownership- Equus Capital Partners, LTD





A JEWEL ON THE RIVER.

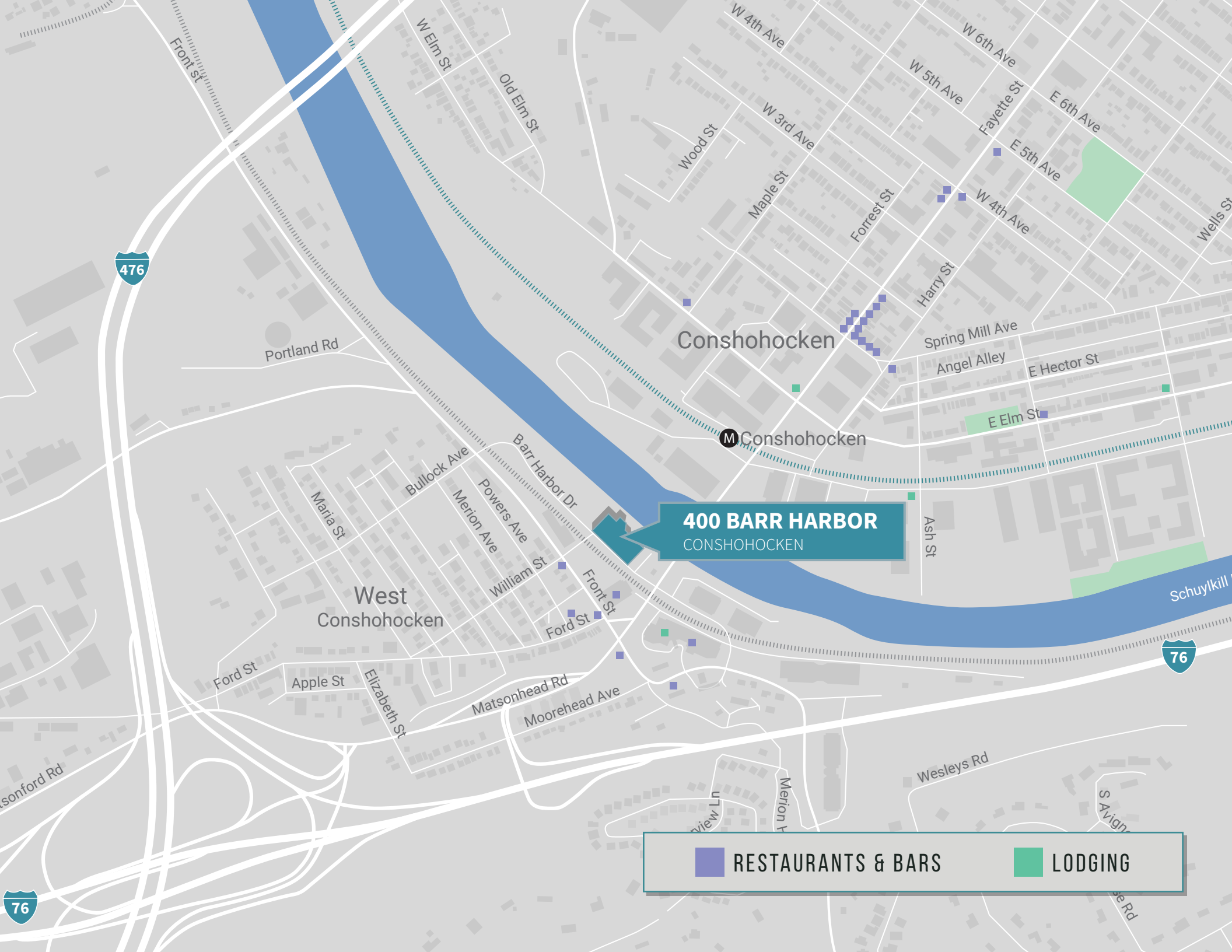
In a location rich in heritage and natural resources, 400 Barr Harbor offers exhilarating panoramic views of the Schuylkill River. Watch the sun glistening off the water from the comfort of your desk, relax over lunch along the riverside path, or step outside on the building's roof top patio to enjoy the beautiful Conshohocken skyline. Additionally, relish in the beauty by walking, jogging or biking on the nearby Schuylkill River Trail. Nature awaits you.





YOUR COMPANY

PARKING



400 BARR HARBOR
CONSHOHOCKEN



RESTAURANTS & BARS



LODGING

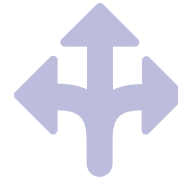
THE WEST CONSHOHOCKEN ADVANTAGE.

As a business-friendly community-- one with no gross receipts tax-- West Conshohocken attracts many of the world's top companies. At 400 Barr Harbor, your corporate neighbors will include Morgan Stanley, Wells Fargo, Ikea, FedEx, Oracle, Mercy Health System, Allied Universal, SMG and a host of other great companies.



HIGHLY DESIRABLE

Rated the #1 suburb in Greater Philadelphia by niche.com for young professionals



DIRECT ACCESS

Positioned at the intersection of I-476 and I-276 providing an ease of access to all locations



BUSINESS SAVINGS

No business gross receipt tax within West Conshohocken Borough.



COMMUTER FRIENDLY

Ease of walkability to the Conshohocken Train Station provides an easy commute to and from Center City



BRIDGE AVOIDANCE

Being in West Conshohocken eliminates the rush-hour hassle of the congested Fayette Street Bridge traffic



EXPERIENCES

Walking distance to numerous amenities and happenings in a buzzing location

CONVENIENT FOR ALL.

Capitalizing on its superb business location between New York City and Washington, D.C., 400 Barr Harbor is ideally situated at the intersection of I-76 and I-476 on the West Conshohocken side of the Fayette Street Bridge. That means drivers save valuable time by avoiding bridge traffic into and out of Conshohocken, as well as congestion from new developments across the river. The building is also close to I-276, another main artery for easier access for motorists.

For those taking a train, 400 Barr Harbor is just a short walk from the Conshohocken SEPTA Train Station on the Manayunk/Norristown Regional Rail Line. And for those arriving by plane, the project is just 35 minutes from the Philadelphia International Airport.

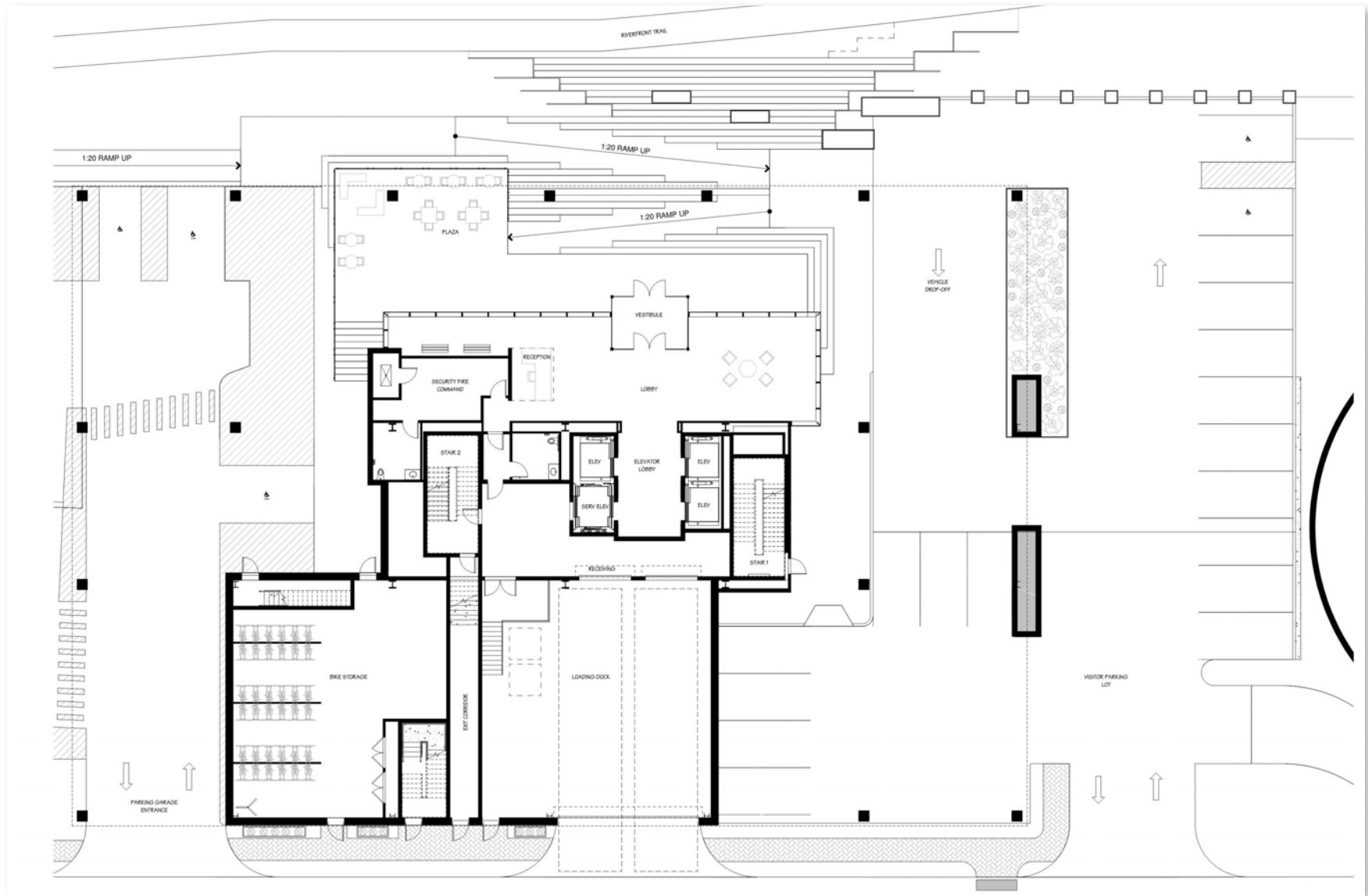


SEPTA Rail Times

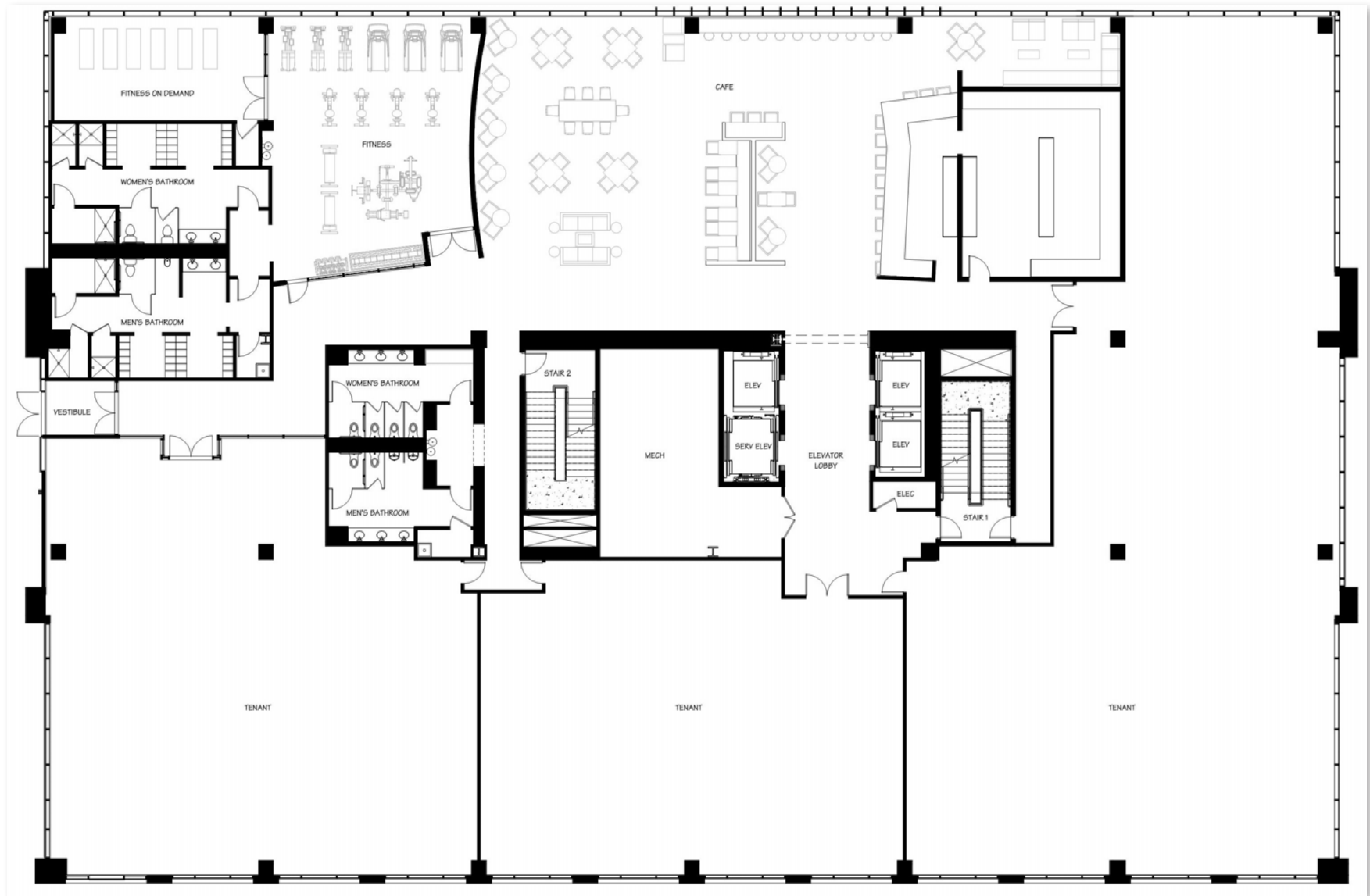
12 minutes	Elm Street
9 minutes	Main Street
5 minutes	Norristown T.C
5 minute walk	Conshohocken
3 minutes	Spring Mill
7 minutes	Miquon
11 minutes	Ivy Ridge
13 minutes	Manayunk
16 minutes	Wissahickon
18 minutes	East Falls
21 minutes	Allegheny
25 minutes	North Broad
27 minutes	Temple University
32 minutes	Jefferson Station
37 minutes	Suburban Station
41 minutes	30th Street Station
44 minutes	Temple University



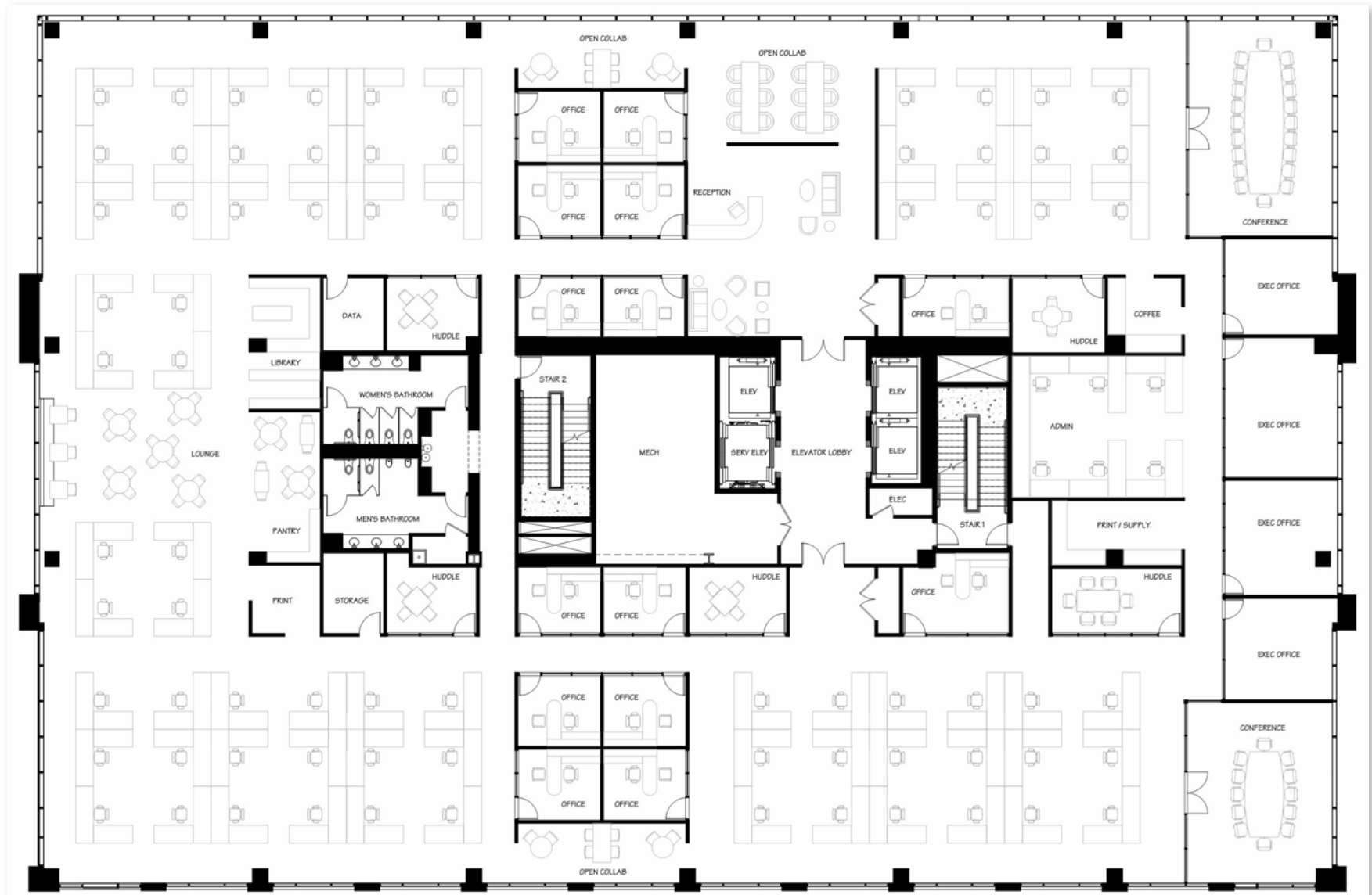
PLAZA LOBBY LEVEL FLOOR PLAN



OFFICE ENTRY LEVEL FLOOR PLAN



TYPICAL OFFICE FLOOR PLAN





EQUUS CAPITAL PARTNERS, LTD. is a private real estate investment fund manager with a 30-year history of managing a high quality investment portfolio through its integrated investment and operating platforms in top tier markets across the United States. Through multiple real estate cycles and unpredictable investment conditions, Equus has consistently focused on a defined strategy of acquiring and developing high quality office, multi-family, industrial, R&D and retail assets in major U.S. growth markets. A diverse team of over 100 real estate professionals located in 6 offices facilitates the establishment of valuable relationships within all disciplines of the real estate industry across the country.



USAA REAL ESTATE was founded in 1982 as the real estate investment arm of USAA. With more than \$20 Billion in assets under management, the company provides co-investment asset management services to U.S. pension funds, as well as to foreign and domestic institutional investors. USAA Real Estate also provides capital to partners for development. The portfolio consists of office, medical office, industrial, multi-family, retail and hotel properties as well as investments in real estate operating companies.



400BARRHARBOR.COM

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