



Up to 111,668 RSF contiguous

Available  
For Lease

# NorthStar Realty Financial Corp Delivering 2040 Market Street as First Class Retail/Office Product 2010



Office Rate:

\$26.00 Full Services Net of Electric  
with Market Tenant Improvement  
Packages for 10 Year Leases

Retail Rate:

\$50.00 Triple Net  
with Vanilla Box Finishes



- Targeting Lease Commencements for Fourth Quarter 2010
- Up to 111,668 RSF contiguous Space Available
- Significant corporate Signature Building within the Heart of Philadelphia CBD Office Market
- Full Floors of 24,090 RSF Available- will divide

## **NAI** Geis Realty Group, Inc.

Commercial Real Estate Services, Worldwide.

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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- Outstanding option for large to medium to small sized office space users
- 205 parking spaces available within the building
- Turn-key build out available
- Individually monitored, updated HVAC systems
- Convenient to SEPTA's regional lines and both Market/Frankfort and Broad Street Lines as well as AMTRAK

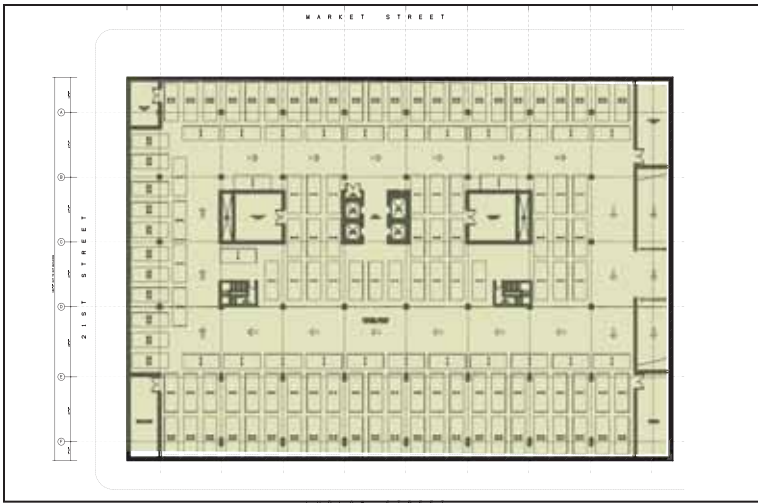
- Upgraded elevator mechanics and cabs
- Upgraded HVAC throughout the building to provide first class heating and air conditioning to the premises
- New landscaping on the exterior of the ground level of the building
- Upgraded/renovated bathrooms



Ground Floor retail space of 15,308 RSF with the ability to expand up to 29,625 RSF. \$50.00 NNN with improvement allowance packages.

## Ground Floor Retail or Office with Main Lobby



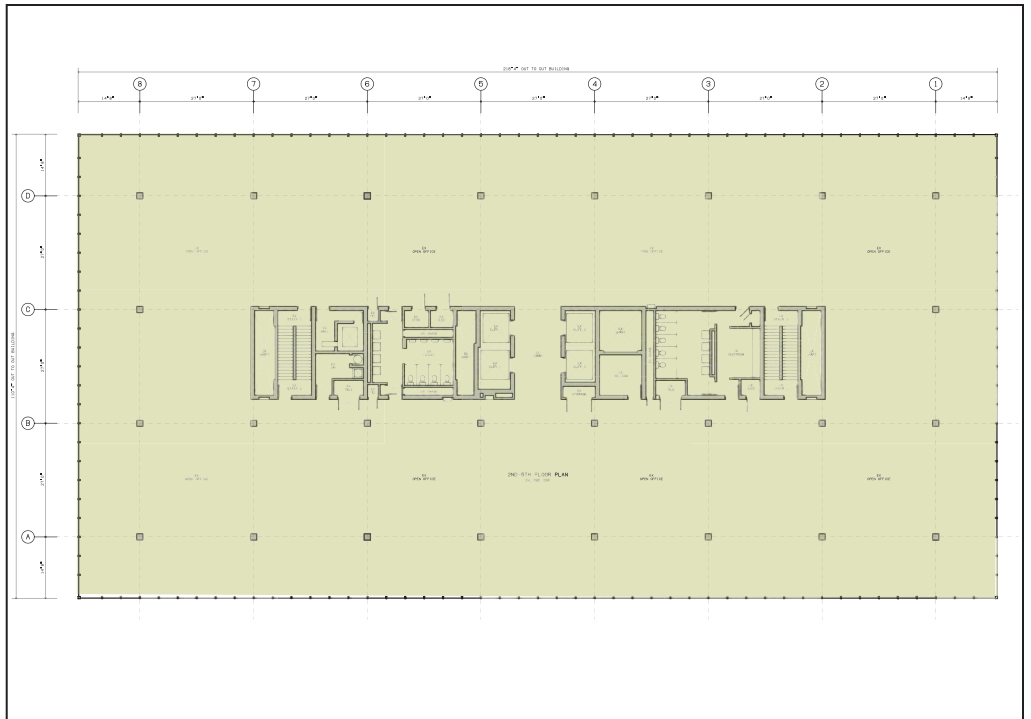


Lower Level

205 Parking Spaces on Lower Level



2nd-5th Floors



**Space Available**

Office Space Available

- 2nd Floor 24,090 RSF
- 3rd Floor 24,090 RSF
- 4th Floor 24,090 RSF
- 5th Floor 24,090 RSF

Retail Space Available

- Ground Floor 15,308 RSF
- Total SF 111,668 RSF**

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## Mixed Use Parking, Retail, & Office Redevelopment 2040 Market Street, Philadelphia, PA 19103

Floor level	Existing Bldg. GSF	Retail RSF	Office GSF	Parking GSF	Parking Spaces	Remarks
5 <sup>th</sup> floor	24,090		24,090			Office Space
4 <sup>th</sup> floor	24,090		24,090			Office Space
3 <sup>rd</sup> floor	24,090		24,090			Office Space
2 <sup>nd</sup> floor	24,090		24,090			Office Space
Ground floor	15,308	15,308				Retail/Office Space
Basement	38,360			38,360	205	Parking & Mechanical
Total:	150,028	15,308	96,360	38,360	205	

### NOTES:

The Office RSF is based on the Usable Area and assumes a single tenant including the tenant's share of the entry lobby, loading dock, stairs, egress corridors & parking lobby. The Retail RSF is based on the Usable Area of the space plus the tenant's share of the loading dock. Field verification will be required to confirm all information. \*6th floor subject to reconfiguration.