DESIGNED TO INSPIRE

SEVEN TOWER BRIDGE
SEVEN TOWER BRIDGE

is a highly visible and accessible 260,000 SF office tower perfectly positioned along the Schuylkill River at the center of the Philadelphia region. The building provides the best location, modern amenities and world-class quality for the region’s most successful companies. Designed to attract and inspire the region’s best professional talent, Seven Tower Bridge is the ultimate location for corporate wellness, productivity and performance. Come explore.
LOCATION
Located in the heart of Conshohocken, Philadelphia’s premier suburban office market, Seven Tower Bridge offers direct SEPTA regional rail and interstate access to the region’s professional talent clusters in Center City and the Main Line suburbs.

EXPERIENCE
Extensive building amenities, direct riverfront connections, sweeping high-rise views, and vibrant neighborhood dining destinations create a healthy and inspiring environment for today’s workforce.

QUALITY
This new, 14-story glass office tower delivers an urban-quality office environment featuring state-of-the-art building systems, materials, design and management that maximize business performance and corporate image.
LOCATION 6
AMENITIES 14
BUILDING 21
TEAM 32
FOR HIGH PERFORMANCE

THE PERFECT LOCATION
FOR HIGH PERFORMANCE
Attract employees from throughout the region with the ultimate centrally-located headquarters. The region’s main interstates I-76 and I-476 intersect at Conshohocken, and the SEPTA train station is across the street, providing a short commute for most of the region’s talent pool. This unrivaled access to the region limits time spent in transit, increases productivity, and improves employee satisfaction and retention.
TALENT CLUSTER

Conshohocken is at the hub of the region’s elite professional talent, with direct access to Pennsylvania’s top universities, highly-educated neighborhoods and best suburban schools.

ON AVERAGE OVER
40%
OF ADULTS 25+ YEARS HAVE A GRADUATE OR PROFESSIONAL DEGREE IN THE SURROUNDING REGION

$115,000+
MEDIAN HOUSEHOLD INCOME IN THE SURROUNDING REGION

TOP 3 / TOP 9
WITHIN 10 MILES OF PENNSYLVANIA’S TOP 3 PUBLIC SCHOOL DISTRICTS AND 9 TOP PRIVATE SCHOOLS

CONSHOHOCKEN VOTED #1
PHILLY SUBURB FOR YOUNG PROFESSIONALS

200+
COLLEGES AND UNIVERSITIES IN THE SURROUNDING PHILADELPHIA AREA
Voted #1
Best Neighborhood to Live and Work

A+
Overall Rating by Niche.com

1,200+
New Apartments Since 2000

$600M
Investment in Interstate and Bridge Infrastructure

CONSHOHOCKEN
BY-THE-NUMBERS

Direct Access to 4 Interstates

SEPTA Train to Center City Steps from 7TB

Extensive Network of Trails Extending 30 Miles

50+ Restaurants & Bars
FAYETTE STREET HAS BECOME MONTGOMERY COUNTY’S HOTTEST DINING DESTINATION

CONSHOHOCKEN IS RATED THE BEST SUBURBAN PHILADELPHIA NEIGHBORHOOD FOR MILLENNIALS

SEPTA STATION IS A SHORT, FLAT WALK FROM SEVEN TOWER BRIDGE—MOST DIRECT IN THE MARKET
WALKABLE LIFESTYLE

Boutique restaurants, shops, public transit, bike trails, and riverfront are a short walk from Seven Tower Bridge.
HIGHLY VISIBLE FROM I-76, I-476 AND THE FAYETTE STREET BRIDGE

126,000 cars per day

127,000 cars per day

45,000 cars per day
BE IN GOOD COMPANY

Blue chip companies locate and stay in the Tower Bridge business community for the unmatched location, quality, productivity and property management.
AMENITIES
CREATE AN ENVIRONMENT OF WELLNESS AND PRODUCTIVITY
Wellness in the workplace drives productivity, an overall sense of well-being and employee satisfaction. Seven Tower Bridge’s direct connection to its natural surroundings—water, nature, abundant daylight and views—sets this building apart. One inspired employee can produce as much as 2.25 satisfied employees*.

With nature and inspiration as the backdrop, the amenities at Seven Tower Bridge provide places where tenants can collaborate, connect and recharge. Over 20,000 SF of fitness, conference, café and outdoor spaces create a productive business environment.

*Harvard Business Review
20,000 SF OF MODERN AMENITIES

INDOOR & OUTDOOR COLLABORATION AREAS AND CASUAL WORKSPACES

EVENT AND CONFERENCE SPACES WITH RIVER VIEWS
3 miles of walking paths and 30 miles of bike trails are steps from the building entrance. Outdoor patios and walking paths create spaces for collaboration and rejuvenation.
FIFTH FLOOR
AMENITIES PLAN

1. LOCKER ROOMS
2. FITNESS CENTER
3. CONFERENCE ROOM
4. BOARD ROOM
5. LOUNGE AREA
6. PANTRY AREA
7. CONFERENCE ROOM
8. CONFERENCE ROOM
BUILDING
A NEW BENCHMARK FOR THE MODERN WORKPLACE
Designed by world-renowned architects Skidmore, Owings & Merrill, Seven Tower Bridge prioritizes health, efficiency and sustainability. An expansive and activated lobby, full-height windows with abundant natural light, state-of-the-art building systems for fresh air and temperature control, and under building parking are only a few of the reasons this 14-story office tower is setting a new benchmark for the modern workplace.
UNOBSERVED RIVER VIEWS

Constructed over four levels of parking, Seven Tower Bridge offers panoramic views of the river valley from every office floor.
LET THE LIGHT SHINE IN

With clear, full-height windows throughout the building, Seven Tower Bridge tenants can soak up the benefits of natural light in the workplace.

AMONG THOSE WHO REPORTED SEEING SUNLIGHT AT WORK:

- **41%** more relaxed
- **28%** more productive
- **47%** more energized
- **68%** feel their mood improved

*Source: Saint-Gobain and SageGlass commissioned Amplitude Research, Inc. to survey 400 employees nationwide between March 22 and April 1, 2016.*
UNDER BUILDING PARKING WITH DIRECT ELEVATOR ACCESS OFFICE FLOORS

Convenient, comfortable under building parking is a rare amenity in the suburbs, making the walk to the office 2x faster than remote parking.
SCHUYLKILL RIVER

26,670 SF
9' FINISHED CEILING HEIGHT
4’ 8” WINDOW MODULE
28’ BAY
| **OWNER** | A joint venture of affiliates of Oliver Tyrone Pulver Corporation (OTPC), American Real Estate Partners (AREP), and Partners Group |
| **DESIGN** | Architect – Skidmore, Owings & Merrill (SOM), Chicago  
Building MEP Engineer – Jaros, Baum & Bolles, New York  
Civil Engineer – Pennoni Associates, Philadelphia |
| **SIZE** | 260,000 RSF |
| **STORIES** | 10 office floors over 4 levels of under building/structured parking |
| **FLOOR PLATE** | 26,670 RSF, 4’8” window module, 28’ typical bay, 42’ core to glass |
| **CEILING HEIGHT** | 9’ finished ceiling; 10” blind pocket to slab |
| **ELEVATORS** | 5 high-speed passenger elevators with direct service to office floors  
1 service/freight-enabled cab |
| **PARKING RATIO** | 3.2/1,000 SF |
| **BUILDING STRUCTURE** | Structural steel frame with concrete on metal deck |
| **EXTERIOR ENVELOPE** | Clear Solarban 60 insulated glass system with white architectural precast concrete |
| **HVAC SYSTEM** | Advanced electric VAV air distribution and MERV-13 filtration system |
| **VENTILATION** | 20 CFM fresh air per person |
| **THERMAL COMFORT** | One zone per 577 USF; one ton of conditioned air per 345 USF multi-tenant |
| **CONNECTIVITY** | High-capacity voice and data infrastructure to building |
| **SECURITY** | Card access system |
Oliver Tyrone Pulver Corporation has developed over 15 million square feet of first class office space in major U.S. cities and suburbs. By selecting the most desirable locations and developing the highest quality buildings, it has established a strong track record of successful projects providing highly desirable office space for tenants and high returns for partners.

otpcorp.com

Partners Group serves over 900 institutional investors who seek superior investment performance through private markets for their more than 200 million beneficiaries. They have USD 94 billion in assets under management and more than 1,400 professionals across 20 offices worldwide.

partnersgroup.com

American Real Estate Partners is a fully integrated, privately held, real estate investment company focusing on commercial real estate assets and real estate financial instruments in the major markets along the Eastern Seaboard of the United States.

americanrepartners.com

Skidmore, Owings & Merrill (SOM) is a collective of architects, designers, engineers and planners working together to build a better future. SOM is responsible for some of the world's most technically and environmentally advanced buildings and significant public spaces.

som.com
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