



Opportunity Summary

180 North Gulph Road
King of Prussia Mall
King of Prussia, Pennsylvania



Premier Location

The site is located in the heart of King of Prussia with accessibility that converges at all of the major roadways in Suburban Philadelphia, including connecting routes to the Pennsylvania Turnpike - I-276, I-76, Routes 202 and 422 - that lead to all of Southeastern Pennsylvania, Northern Delaware, and Southern and Central New Jersey. Public transportation through SEPTA bus lines are located on site.



TOTAL POPULATION
1,326,754



DAYTIME POPULATION
1,397,222



LABOR FORCE
664,185



BACHELOR'S DEGREE
29.4%



GRADUATE DEGREE
23.7%

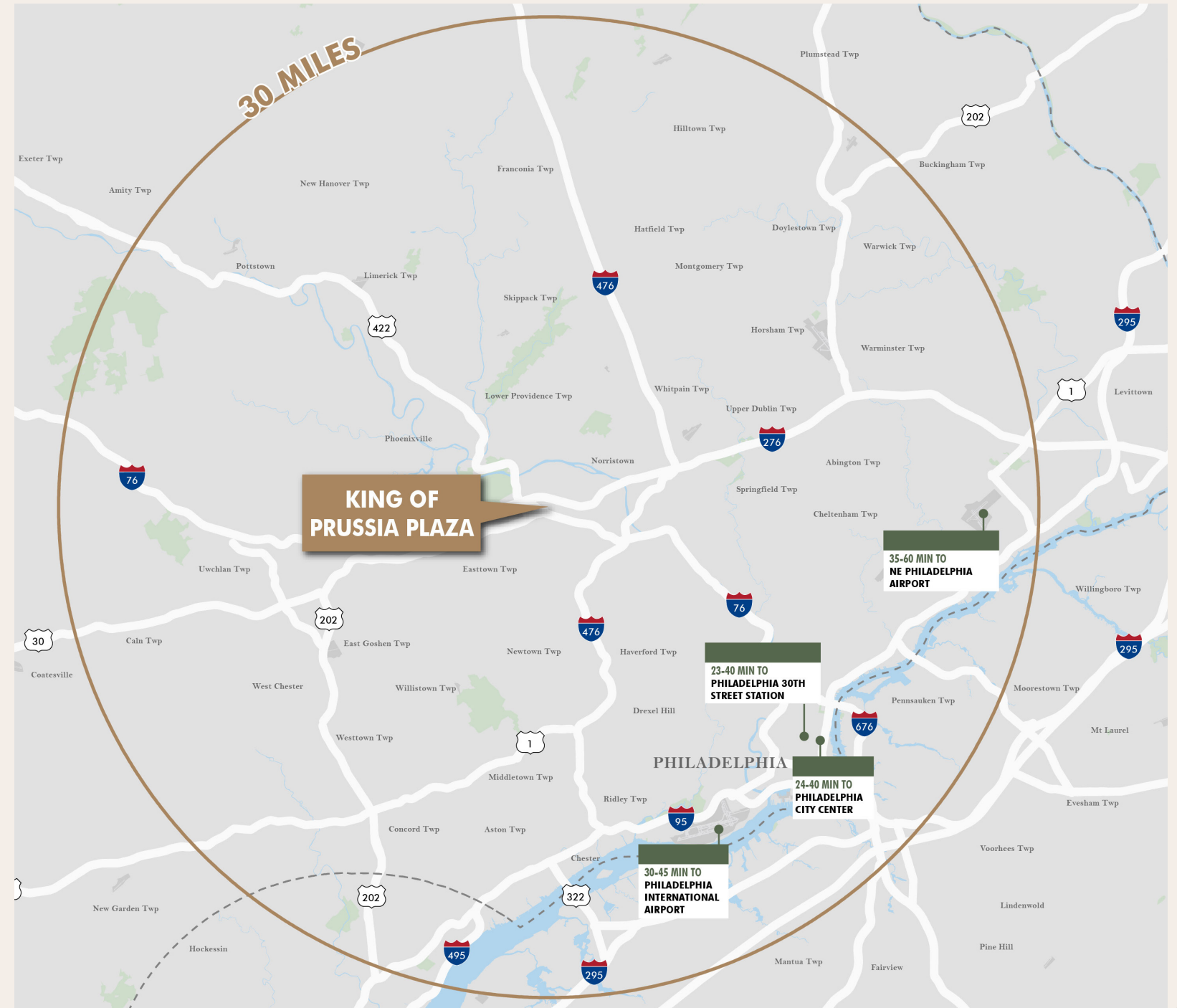


PROJECTED POPULATION GROWTH
0.4%



MILLENNIALS AGE 21-34
22.6%

Demographics reflect the market's office trade area as determined by ESRI.



A Built-In Walkable Environment



The site is an anchor location at King of Prussia Mall, the second largest mixed-use shopping destination in the country. York Factory is within walking distance of over 450+ food & beverage, service retail, entertainment and wellness/fitness options.

SERVICES



Adolf Biecker Spa/Salon, Apple, AT&T, Cricket Wireless, Cystal Nails & Hair, Custom Apparel, Custom Creations, Custom Ink, East Meets West, Fast-Fix Jewelry And Watch Repairs, For Eyes, Green Life Spa, Heel Quik Shoe Repair, iFix & Repair Center, Kalos, Kare Foot Spa & Bodyworks, LensCrafters, Luminosity, Make Up For Ever, Optical World, Piercing Pagoda, Plaza Chiropractic Associate, Scissors and Needle, Seventh Sense Botanical Therapy, Sprint, Time After Time, Travelex, Tutti Spa And Nails, Visionworks

FOOD & BEVERAGE



Asian Bento Café, Auntie Anne's, Bartaco, Bonefish Grill, Buffalo Wild Wings, Café Nordstrom, California Pizza Kitchen, California Tortilla, Chick-fil-A, Chipotle, Chop & Toss Salad Company, Cinnabon, Co-Cool Smoothies and Bubble Tea, Cold Stone, Corner Bakery Cafe, DavidsTea, Dunkin' Donuts, Ebar at Nordstrom, Eddie V's Prime Seafood, Five Guys, Fox & Hound, Godiva Cafe, Grand Lux Cafe, Haagen Dazs, Kung Fu Tea, Legal Sea Foods, Lindt Chocolate, Lolli and Pops, Maggiano's, Megumi Hibachi Grill & Sushi Grill, Melt Shop, Morton's Steakhouse, Mrs. Fields, Outback, Pepper Palace, Perry's Pizza & Pasta, Pink's Hot Dog, Pizzeria Vetri, Poke It Up!, Popeyes, Qu Japan, Ruby Thai Kitchen, Seasons 52, Shake Shack, Starbucks, Sticky Situations & Extra Virgin, Subway, Sullivan's Steakhouse, Sushi & Sushi, Sweetgreen, The Cheesecake Factory, The Marketplace Eatery, The Zodiac, Tony Luke's True Food Kitchen, Yard House

ENTERTAINMENT

Build-a-Bear, The Lego Store, The Escape Game



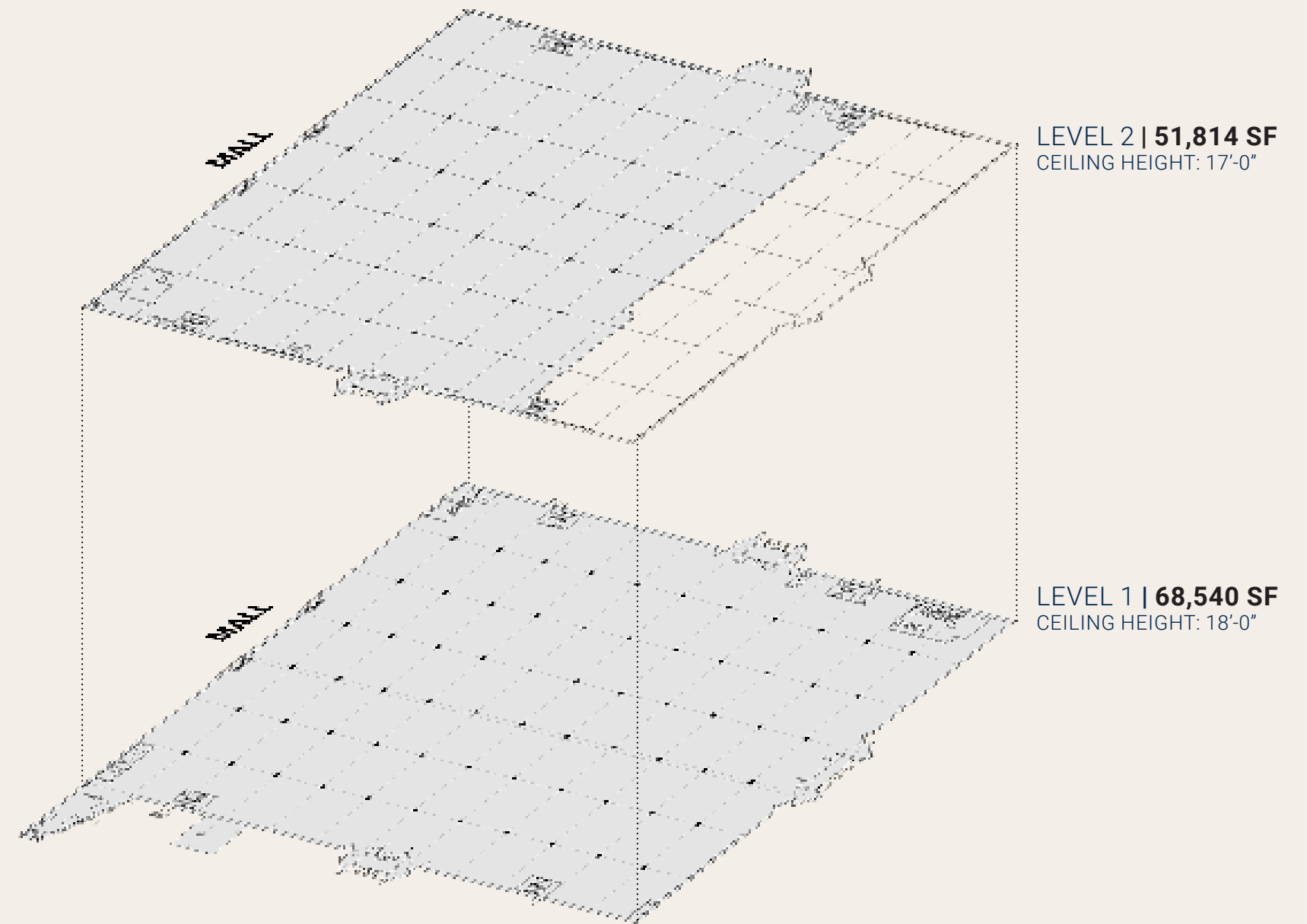
Site Plan



Specifications

PROPERTY INFORMATION



Site Acreage	2.05 Acres
Gross Leasable Area	120,354 SF
Floors	Two Levels, Anchor Location
Redevelopment Strategy	Adaptive Reuse of former single-use, retail anchor store
Extensive Parking	550 parking spaces within ~500 feet of property entrances
Dedicated Loading	Two existing dedicated loading bays



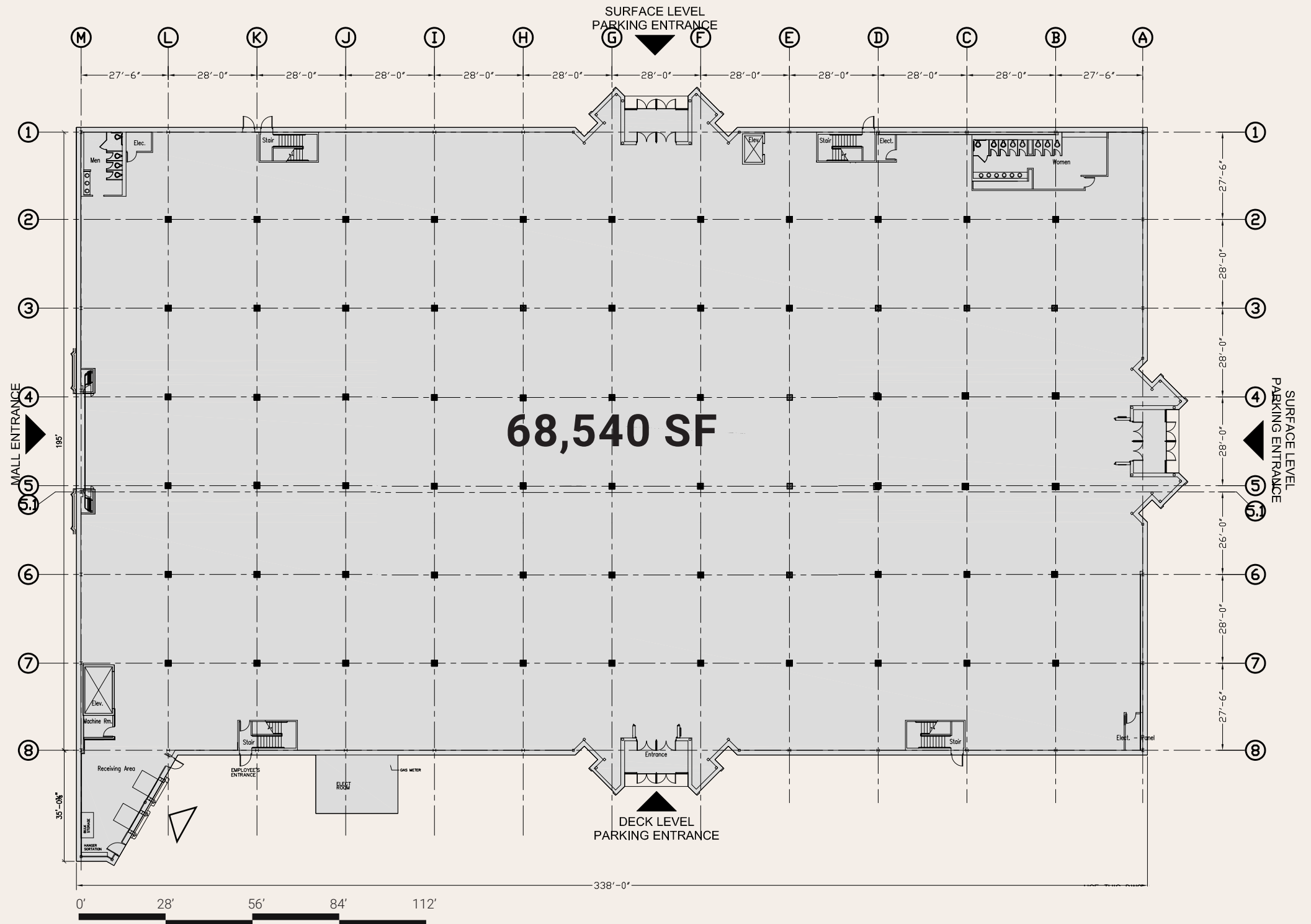
Existing Conditions

LEVEL 1
68,540 SF*

CEILING HEIGHT: 18'-0"
 COLUMN SPANS OVER 28'-0"

-  Key Entrance
-  Loading

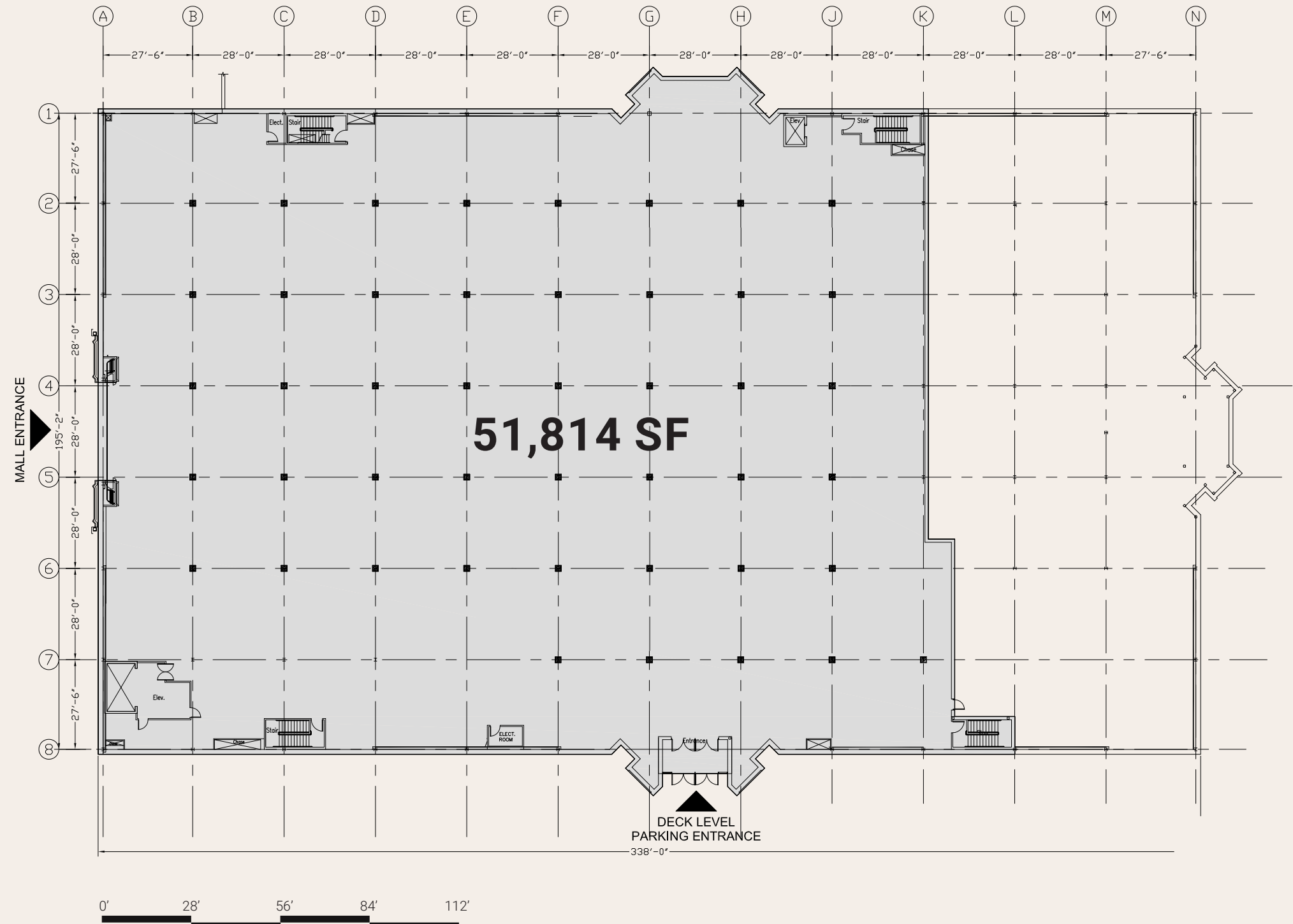
*Reflects BOMA Square Footage
 Ceiling Heights are Slab-To-Slab Measurements



Existing Conditions

LEVEL 2
51,814 SF*

CEILING HEIGHT: 18'-0"
COLUMN SPANS OVER 28'-0"



Key Entrance

*Reflects BOMA Square Footage
Ceiling Heights are Slab-To-Slab Measurements

Delivery Conditions



Shell Condition

Space shall be delivered demised, with existing improvements demolished, ceiling unfinished with required fireproofing and level concrete slab floor.



Exterior Walls/ Windows

New, large 10'x15' energy efficient windows installed along exterior walls.



Loading Dock

Tenants shall have access to common two (2) semi depressed truck wells.



HVAC System

Landlord to provide HVAC system based on a cooling capacity of 1 ton/300 square feet. Gas fired heating may be used wherever gas is existing and available. Heat pumps may be utilized when electric must be used for heat. System distribution, balancing and controls are by Tenant.



Electrical System:

120/208 volt 3 phase 4 wire service of size and capacity of 6 Watts/SF or 277/480 volt 3 phase 4 wire service of size and capacity of 6 Watts/SF (inclusive of HVAC load)



Floor Loading

75-100 psf

Illustrative Rendering



Aerial looking West

Illustrative Rendering



Proposed rooftop rendering



Leasing Contact

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