

# SEVEN TOWER BRIDGE

SUSTAINABILITY & WELLNESS



# SEVEN TOWER BRIDGE IS CERTIFIED FOR SUSTAINABILITY AND WELLNESS.

The building is designed and certified to minimize environmental impact and maximize human performance. Best practices in design, systems, operation, and management deliver a workplace that meets or exceeds the ESG and employee health priorities of leading companies. The following certifications confirm the building's ongoing best-in-class performance.



## LEED: THE SYMBOL OF SUSTAINABILITY IN COMMERCIAL REAL ESTATE

LEED (Leadership in Energy and Environmental Design) is the most widely used green building rating system in the world, providing a framework for healthy, highly efficient, and cost-saving green buildings. Developed by the U.S. Green Building Council (USGBC), LEED certification is a globally recognized symbol of sustainability achievement and leadership.



## FITWEL: THE WORLD'S LEADING CERTIFICATION SYSTEM COMMITTED TO BUILDING HEALTH FOR ALL®

Supported by 5,600+ academic research studies, Fitwel provides a rigorous certification program for workplaces that strengthen the health and well-being of occupants.



## WELL HEALTH-SAFETY RATING: BEST PRACTICES FOR WORKPLACE

**SAFETY** The WELL Health-Safety seal communicates to everyone entering a space that evidence-based measures and best practices for safety have been adopted and third-party verified.



## UL VERIFIED HEALTHY BUILDING MARK: INDOOR ENVIRONMENTAL

**HEALTH** This certification requires best practices to maximize indoor air quality (IAQ) through ventilation, filtration and hygiene, and deliver clean, healthy water for consumption.



**WiredScore**  
GOLD

**WIREDSCORE GOLD** confirms that Seven Tower Bridge provides tenants with access to fiber connectivity as well as choice of internet service providers to meet the demands of today's hybrid work models. The infrastructure measures in place will ensure that the connectivity is protected and secure. The building can deliver the connectivity needed for all tenants.



# LOCATION & TRANSPORTATION







Proximity to interstate highway intersection – I-76, I-476, PA Turnpike (I-276), and Route 23, reduces travel time and fuel consumption.



Proximity to public transit provides sustainable commuting options.

- SEPTA regional rail Manayunk/Norristown Line to Center City
- SEPTA #95 and #97 bus lines serve metro region





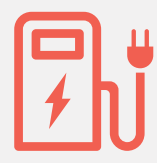
Proximity to 45-mile Valley Forge Trail provides bicycle commuting option to Manayunk and Center City.

Bike storage and showers facilitate cycling to work





Highly efficient under building garage with elevators direct to office floors.  
Compact, covered structured parking reduces building footprint and heat island effect.

 Six (6) electric vehicle (EV) charging stations in parking garage.





## DEVELOPMENT DENSITY & COMMUNITY CONNECTIVITY

Highest density permitted in suburbs provides highly efficient land use.

Marriott Residence Inn located next door; full-service Marriott across the bridge.

Over 2,500 new multi-family residential units within walking distance reduces commuting.

Highly walkable business and residential community.

- 40+ Boutique Restaurants
- 2,500+ Apartments
- Convenient Services
- Shops and Parks
- Top-Rated Public Schools





# INDUSTRIAL SITE REDEVELOPMENT

- Site of former steel fabricator was remediated, redeveloped for clean, efficient office complex
- High-quality, high-density office buildings produce significant tax revenue for public schools, parks, and services.





## OPEN SPACE

The Schuylkill River provides a vast water feature spread over acres of open space, providing beautiful sight lines and peaceful spots for rejuvenation, even in the midst of a modern, semi-urban development. Half-mile riverfront walking trail encourages physical movement, socialization, walking meetings, and interaction with the natural environment

Professionally landscaped gardens and pathways are designed with careful species selection and environmentally-conscious irrigation systems to optimize sustainability and natural beauty.





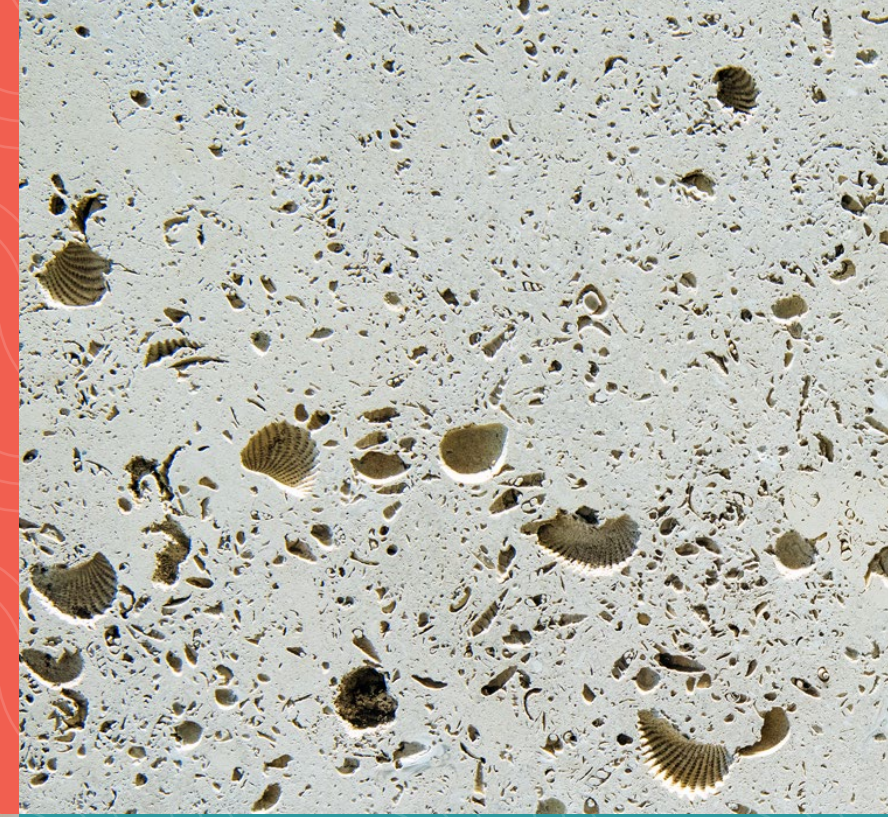
# EFFICIENT BUILDING CONSTRUCTION, DESIGN AND MATERIALS







**DOMESTIC LIMESTONE  
LOBBY REDUCES  
ENVIRONMENTAL IMPACT  
VS. IMPORTED STONE**



**MODERN, EFFICIENT  
REFLECTIVE GLASS AND  
WINDOW BLINDS, WHITE  
PRE-CAST CURTAIN WALL,  
AND WHITE ROOF REFLECT  
HEAT AND MINIMIZE HEAT  
ISLAND EFFECT**



**PRE-CAST CONCRETE  
CURTAIN WALL  
MANUFACTURED IN  
MIDDLEBURG, PA**

Other building materials sourced  
locally when possible



## WATER EFFICIENCY



A variety of design and management protocols support indoor and outdoor water use reduction, cooling tower efficiency, and water metering.





## ENERGY & ATMOSPHERE



Enhanced energy commissioning required by LEED Silver certification ensures efficient operation of all building systems

Demand response program moderates energy demand during peak load

Green power and carbon offsets reduce the net environmental impact

No CFC-based refrigerants used in air cooling

Building-level energy metering provides usage data to support required reporting

Variable Air Volume HVAC system

Multi-staged compressors on each floor

Electronic sensing condensed water valves

Variable frequency drives on condenser water pumps and cooling tower fans

Variable speed motors on elevators with programmed “sleep” feature





## MATERIALS & RESOURCES

- Construction and demolition waste management protocols and building life-cycle assessment are in place.
- Building product disclosure and optimization requirements mandate the tracking of raw materials sourcing and ingredients.



# INDOOR WELLNESS





- Building has enhanced air quality strategies for ventilation, filtration, and contamination prevention
- Outdoor air delivery monitoring through building management system (BMS)



- Complete Solarban 60 glass system 18" above slab to ceiling at 9'0"
- Clear span floors provide wide open, efficient spaces, full natural light penetration



- Tobacco-free facility
- Thermal comfort: one (1) zone per 577 USF multi tenant; one (1) ton of conditioned air per 245 USF multi tenant



- Meets or exceeds ASHRAE standards for outside air circulation (20 cfm/person)
- Building earns maximum LEED credits for daylight and quality views



- Base building uses low-emitting materials in construction
- Water bottle filling stations on every floor





# INNOVATION IN DESIGN



## **Skidmore, Owings & Merrill (SOM)**

– World Leading Architects

## **Jaros, Baum & Bolles**

– Leading U.S. Building Engineers

## **Oliver Tyrone Pulver Corp. (OTP) and American Real Estate Partners (AREP)**

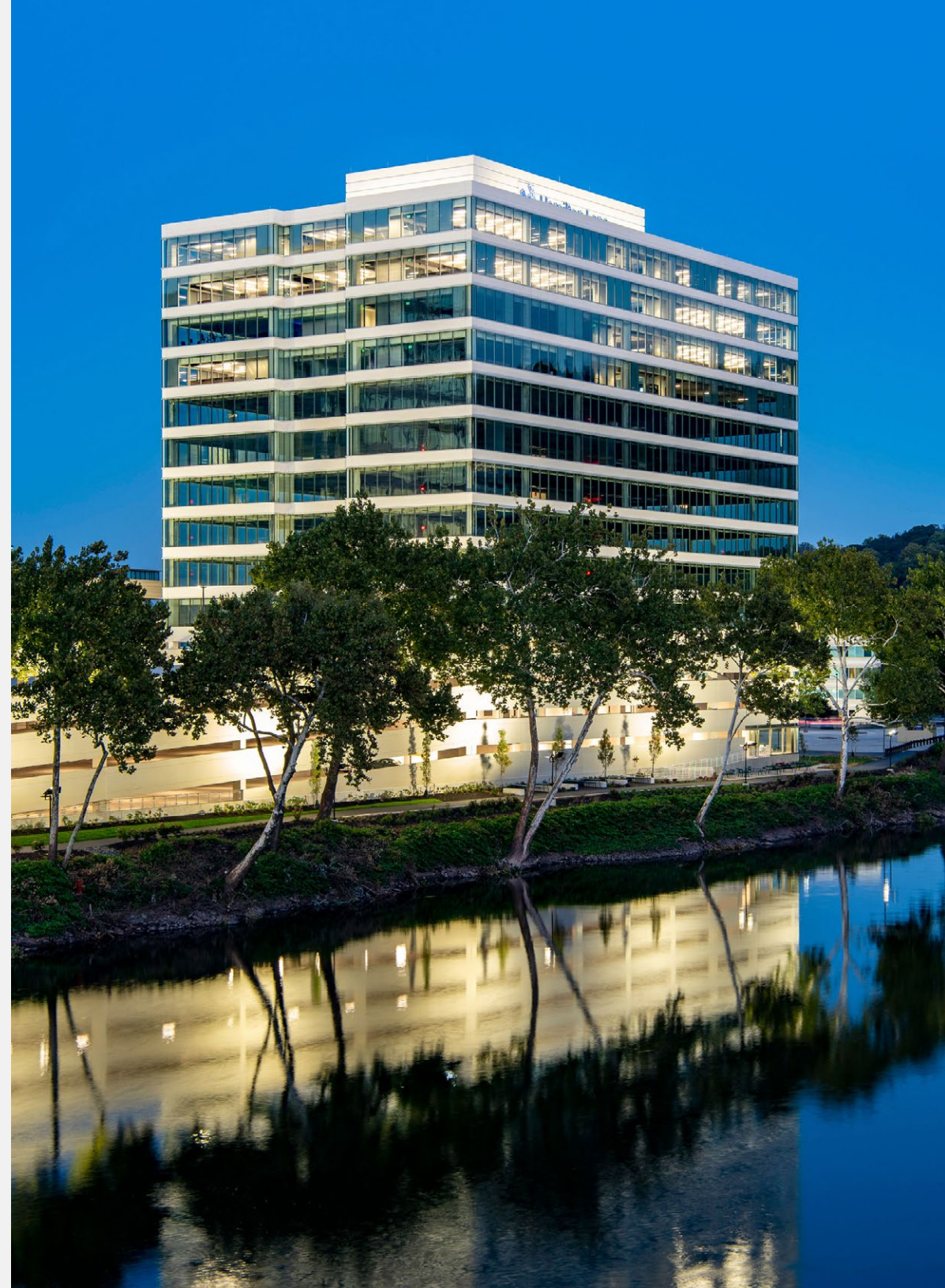
– Leading Commercial Office Developers  
and Property Managers

## **THA Associates**

– Leading U.S. Garage Design Firm

Fitwel certification confirms  
health & wellness optimization  
in building location and design.

Educational materials and  
surveys promote ongoing  
commitment to sustainability.





# SEVEN TOWER BRIDGE



OLIVER TYRONE PULVER  
CORPORATION



American Real Estate Partners

[SEVENTOWERBRIDGE.COM](http://SEVENTOWERBRIDGE.COM)

