

MEDIA



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PERNAFREDERICK
COMMERCIAL REAL ESTATE

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PC NETWORK TO RELOCATE CENTER CITY OFFICES TO PHILADELPHIA BUILDING UNDER LONG-TERM LEASE BROKERED BY PERNAFREDERICK

PHILADELPHIA, PA --- PC Network, a provider of telecommunication services, will soon relocate its Center City offices to The Philadelphia Building at 1315 Walnut Street here under a long-term lease negotiated by PernaFrederick Commercial Real Estate Services.

Steve Perna, a principal of the real estate firm, represented Philadelphia Building Associates, L. P., a private real estate investment partnership that owns the 206,000 square foot building, in brokering the multi-year agreement.

According to Perna, PC Network will move to approximately 5,922 square feet of space on the 14th floor of the structure that fronts the northeast corner of Walnut and Juniper Streets. PC Network is presently situated at 100 S. Broad Street and will move to The Philadelphia Building in August, Perna said.

No aggregate rental was disclosed for the lease.

Built in 1927, and renovated in a three-year capital improvement program that has included modernized elevators, a new main lobby, rest rooms and common areas, 1315 Walnut features 18 floors with 15 floor plates offering gross areas of approximately 11,900 square feet. The first two levels have gross areas of 17,940 square feet each.

The 24,000 square feet that remain available for immediate occupancy range from office suites as small as 400 square feet to a full floor as large as 11,500 square feet.

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Keith Kiner, a broker associate at PernaFrederick and member of the leasing team, noted the Philadelphia Building presents multiple space options, from traditional office areas for corporate occupancy, to unique loft style suites with exposed ceilings that are ideal for creative, cutting edge enterprises.

In addition to PC Network, other tenants located at 1315 Walnut include the law firms of Brown, Keener & Bressi, and Dashevsky, Horwitz, Disandro & Kuhn, retailers and eateries featuring Naked Chocolate Café, plus the new Broad Street Fitness that occupies the building's 11,000 square foot lower level.

PernaFrederick is headquartered at Two Penn Center and specializes in commercial brokerage to include landlord and tenant representation, user and investment sales, as well as consulting.

The firm serves as exclusive leasing agent for Two Penn Center Plaza, the North American Building, 400 Market Street and The Granary in Philadelphia.

End

For More Information, Contact: M. Gebhardt 215-496-9675



1315 Walnut Street