

Building Statistics



BUILDING STATISTICS

BUILDING AREA HISTORY AND BACKGROUND

Eight Tower Bridge is a 16 story steel high-rise office tower located outside of Philadelphia in Conshohocken, Pennsylvania. Completed in April of 2002, Eight Tower Bridge sits on the shore of the Schuylkill River, next to the Fayette Street Bridge, leading to both interstates I-476 and I-76. The building was designed by Skidmore, Owings and Merrill, and is the most recent of the Tower Bridge building projects to be constructed in the area by the partnership of Oliver Tyrone Pulver Corporation and Brandywine Reality Trust.

The multi-tenant high rise office tower is the sister project of the existing Tower Bridge projects located in Conshohocken. Over the past fifteen years, the Tower Bridge building projects have transformed the once run-down industrial town into one of the most desirable office, commercial and retail riverfront properties in the greater Philadelphia-metro region.

The city of Conshohocken was founded during the late 1600's by William Penn; the riverfront location being the areas most attractive attribute. Through the 1800's and 1900's, the area was known largely as a booming "Iron town" and was consequently given the clever nickname due to the local success of the industry. With the progression of the century and the slow decrease in demand for iron and steel

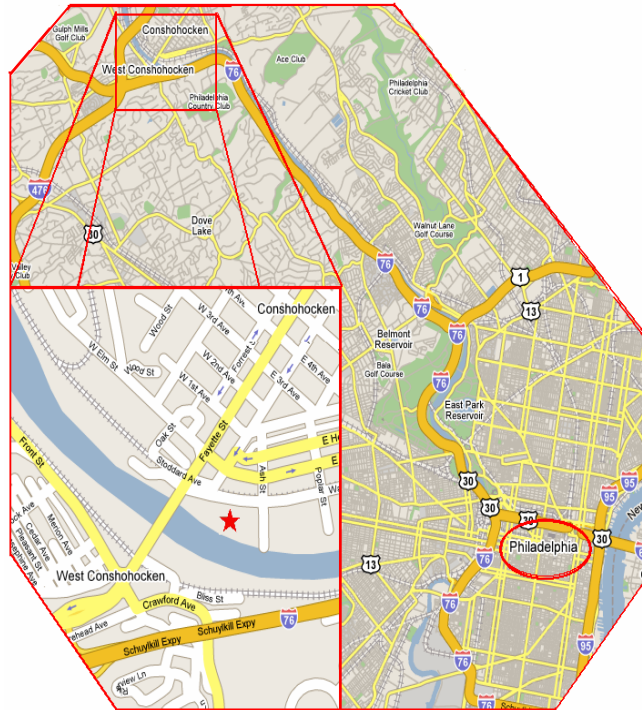


Figure 1: Map of Eight Tower Bridge site and surrounding Philadelphia area

work, the Conshohocken area began to fall into disrepair, both aesthetically and economically.

By the mid-1980's, the town was considered by most to be a complete loss of riverfront property. In attempt to attract business and commerce to the area again, the state of Pennsylvania declared Conshohocken as an "Enterprise Zone" in 1987. The Oliver Tyrone Pulver Corporation capitalized on this opportunity to rebuild the Conshohocken area with the beginning of the Tower Bridge projects, and has since added 1.3 million square feet of office space with two hotels to the area sitting on 37 acres.

Eight Tower Bridge is the largest of the building projects with 345,000 square feet of office space across its 16 stories, averaging 21,500 square feet of usable space per floor. The ground level features a two story entrance lobby finished with marble walls and floors, wood paneled elevator doors, and stainless steel entry doors with glazing. The ground level also features a "drive through" parking facility that can accommodate up to 48 vehicles. There is also a small space located on the ground floor for a retail tenant.



Figure 2: Elevator Lobby



Figure 3: Building facade

The architectural program of Eight Tower Bridge had been previously established by the preceding Tower Bridge projects constructed. The office tower features the signature clean cut and professional Tower Bridge building façade, consisting of architectural precast concrete panels with stone trim, and tinted green glass windows. Eight Tower Bridge blends in nicely with the surrounding buildings,

yet stands out slightly due to it being the tallest building in the area. Tenants of Eight Tower Bridge can enjoy views of the scenic riverfront and ever expanding downtown Conshohocken area. Tenants on the sixteenth floor are graced with the luxury of working atop one of the tallest buildings in Montgomery County.

PRIMARY DESIGN TEAM

The key players involved in the design, construction and funding of Eight Tower Bridge can all be considered highly experienced in their respective roles. As previously mentioned, this project was a joint venture between Oliver Tyrone Pulver Corporation and Brandywine Reality Trust, two well experienced land development companies. The project delivery method was design-bid-build. Both the architectural and structural design work was completed by Skidmore, Owings and Merrill, a much respected design firm in both disciplines. The mechanical systems consultant on this project was Jarros, Baum & Bolles, a firm that has worked with both SOM and Oliver Tyrone Pulver Corporation on previous projects. The steel erection contract was awarded to Samuel Grossi & Sons, and the general contractor for the project was the R.M. Shoemaker Company. Eight Tower Bridge cost a reported \$43 million to construct. Construction began on February 12, 2001 and was completed substantially by April of 2002.



Figure 4: Construction of Eight Tower Bridge

ZONING

The downtown Conshohocken was previously zoned as commercial and light industrial. In an effort to rebuild the area, Conshohocken was recently declared an “Enterprise Zone” to attract businesses to the area, in exchange for monetary subsidies. Eight Tower Bridge is located on a plot zoned as “Class A Commercial”.