833 CHESTNUT

OVER 185,000 SF
Available Space

Healthpeak PROPERTIES

CUSHMAN & WAKEFIELD

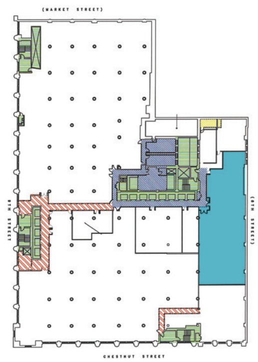
ABOUT THE BUILDING

A Newly Renovated Historic Center City Location, Offering Dynamic Open Spaces

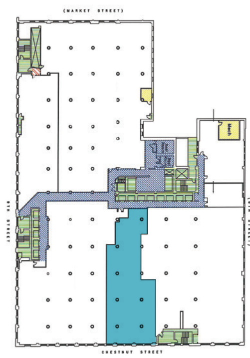
+ Featuring Large 50,000 Sf + Floor Plates
+ Excellent Public Transportation
+ Historic Architecture and Modern Amenities
+ Proximity to Retail, Restaurants and Green Space
+ New Elevators, Dedicated Bike Room and Lobby
+ 24-Hour On-Site Security

CUSHMAN & WAKEFIELD + HEALTHPEAK PROPERTIES

CURRENT
AVAILABILITIES



3RD FLOOR
5,774 SF

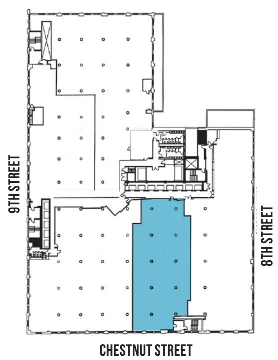


7TH FLOOR
5,673 SF

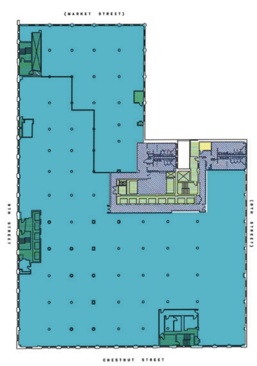
8TH FLOOR
SUITE 830
10,489 SF

SUITE 830A
4,747 SF

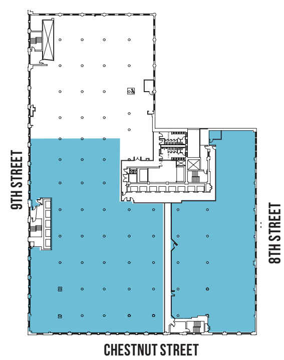
SUITE 800A
13,729 SF
(DATA CENTER)



9TH FLOOR
SUITE 930
7,839 SF

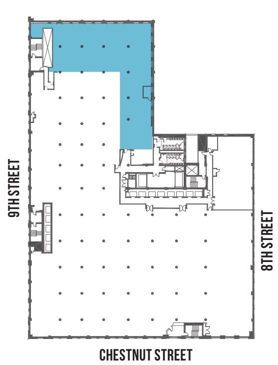


10TH FLOOR
55,000 SF

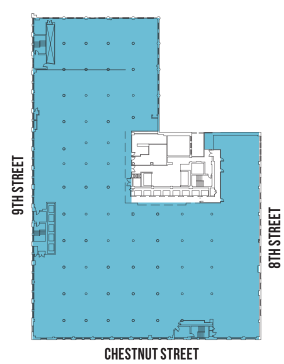


11TH FLOOR
SUITE 1120
21,332 SF

SUITE 1140
14,754 SF



12TH FLOOR
8,572 SF



14TH FLOOR
SUITE 1400
54,134 SF

Healthpeak PROPERTIES

WHY HEALTHPEAK?

Healthpeak Properties:
Premier Landlord of Outpatient Medical Buildings

Strategic Focus & Scale

+ Owns 507 outpatient medical properties totaling 36 million SF with 96% located on or affiliated with hospital campuses
+ Properties are situated in high-growth, high-density areas, averaging 3,600 people per square mile and 3.3% projected 5-year population growth

Strong Health System Partnerships

+ 68% of outpatient portfolio leased to health systems, ensuring stable occupancy and long-term relationships
+ Collaborations with major providers like HCA have resulted in the development of 9 outpatient buildings since 2019, totaling 785,000 SF, with 3 more under construction

Operational Excellence

+ Achieved 92.2% occupancy and 88% tenant retention in 2024, reflecting strong leasing performance
+ Completed over 6.2 million SF of leasing in 2024, with 7% rent increases on renewals

Portfolio Optimization

+ Divested 72 non-core properties totaling 3.3 million SF, focusing on assets with stronger growth prospects
+ Reinvested proceeds into development loans and health system-driven projects in high-demand outpatient submarkets

Financial Performance

+ Raised 2024 Funds From Operations (FFO) forecast to $1.79–$1.81 per share, driven by steady demand for medical office and life science properties
+ Reported Q3 2024 revenue of $700.4 million, surpassing expectations

Sustainability & Recognition

+ Received Green Star rating from GRESB and included in the FTSE4Good Index for the twelfth consecutive year
+ Named ENERGY STAR Partner of the Year for the third time

Healthpeak™ PROPERTIES

Healthpeak's strategic focus on outpatient medical buildings, strong health system partnerships, operational excellence, and commitment to sustainability position it as a premier landlord in the healthcare real estate sector.

833 CHESTNUT

4 OUT OF THE TOP 5:

Center city neighborhoods with the **highest concentration of millenials** are east of Broad Street

Most educated neighborhoods in center city are east of Broad Street

Most affluent neighborhoods are east of Broad Street

CUSHMAN & WAKEFIELD

Healthpeak™ PROPERTIES

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