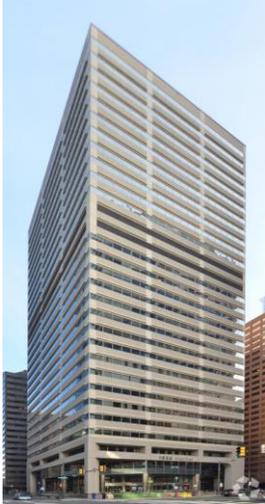


## ***PRWT Services, Inc.***

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***Building:*** 1835 Market Street, Philadelphia, PA

***Service:*** Tenant Representation

***Transaction Size:*** 43,901 SF

***Transaction Type:*** New Lease

***Client:*** PRWT Services

***Industry:*** Labor Force Management Company

***Transaction Value:*** \$10,900,000

***Transacted By:*** Brian K. Edmonds, Managing Director

### ***Description:***

PRWT Services, Inc. (PRWT) a National recognized services firm was coming to the end of a thirteen (13) year lease commitment for 23,000 square feet in a CBD Class B™ building known as One Penn Center @ Suburban Station (1617 JFK, Blvd.). After thirteen (13) years, in addition to desiring to upgrade the quality and image of their Headquarters operations, PRWT's business partner and long term subtenant (ACS State and Local Solutions) was experiencing tremendous business growth which was reflected in their need for substantial expansion space. The Company(s) had previously agreed to continue with a similarly arranged tenant/subtenant relationship in the new Lease.

Edmonds was engaged and charged with the challenge of assisting the Company(s) in identifying a location in the CBD that would meet the physical and economic requirements of two separate companies with distinct functions, space requirements and financial parameters. Particularly challenging was the desire of the client to initially achieve a sub \$20.00 per square ft. rate in an "A" class CBD building where most building's pro-forma at mid-\$20's, minimally.

With only eight (8) months remaining on their current Lease, Edmonds quickly engaged the Market and expedited the site search process such that the Company(s) short-listed two (2) buildings within three (3) weeks. After weeks of aggressively negotiating with the Buildings, Edmonds positioned the client to proceed with either of the Buildings based on economics that would arguably be the most aggressive (by many dollars per square ft.) of any transactions consummated in each of the respective buildings in recent years. Ultimately, Edmonds was able to meet the needs of PRWT and ACS by orchestrating a lease transaction in a class "A" building with a Market Street address (primary business corridor in Philadelphia), which met the initial financial, operational and flexibility needs of both organizations.