



THE QUARTERMASTER

ICONIC, CONTEMPORARY WORKSPACES



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The Quartermaster, located at 2800 South 20th Street, Philadelphia, is a sprawling campus of 6 buildings located on 24 acres. Boasting approximately 1 Million Square Feet of office, "flex" and warehouse space, The Quartermaster is home to the United States Department of Labor and the Delaware Valley Intelligence Center (DVIC) and meets their exacting standards. HVAC systems, roofing, windows, and elevators have all been updated within the last 10 years or will be installed on effectively a build to suit basis. The Quartermaster is surrounded by a large variety of retail, including the newly constructed Forest City big-box Shopping Center to the West.

The Quartermaster has a unique history, which only adds to the advantages of its location and rate. Originally named the Schuylkill Arsenal, The Quartermaster was built in 1880 at Grays Ferry and Washington Avenue. The arsenal provided clothing and flags for our nation's military and was renamed in 1926 to the Philadelphia Quartermaster Depot. By that time, flag and clothing production were in high demand due to the United States involvement in World War I. Functions were quickly moved to the newly constructed site at The Quartermaster's current location, 2800 S. 20th Street.

For years, the Quartermaster Depot produced, tested, and distributed clothing and flags to our nation's military through war and peace until 1965, when the operation was reorganized into the Defense Personnel Support Center. In 1993, the government ceased textile production at the site, and in 1998 returned the property to the Defense Supply Center Philadelphia.

Come be part of history.....The Quartermaster.....Historic, Contemporary, Affordable.



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FLEXIBLE TERMS AND FLOOR PLANS AVAILABLE



2800 SOUTH 20TH STREET, PHILADELPHIA, PA 19145

Building Features

Six buildings located on 24 acres

- 1 million square feet of office and warehouse space
- 565,000 SF of office space
- 500,000 SF of potential re-use of existing building

Great Location

- 5 minutes to I-95, the Walt Whitman Bridge and the Philadelphia International Airport
- Direct access to I-76
- Eight blocks to Sport Complex
- 7 minutes to Center City Philadelphia
- 693,000 residents within a 5-mile radius
- Within short walking distance to a large variety of restaurants and retail, such as the new Forest City Shopping Center

24-hour gated security

On-site parking

On-site management

Contact

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Colin McHale
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Gene McHale
gmchale@beaconre.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.

Call Us Today 610.828.0100

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www.beaconre.com

Beacon
Commercial Real Estate, LLC



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BUILDING	FLOOR	SQ. FT.	AVAILABLE SPACE
6	1	165,000	
6	2	185,000	
8	1	50,000	
8	2	30,000	
12	1, 2, 3	70,000	23, 300 SF per floor
14	1, 2	70,000	35, 000 SF per floor
15	1, 2, 3	35,000	11, 700 SF per floor

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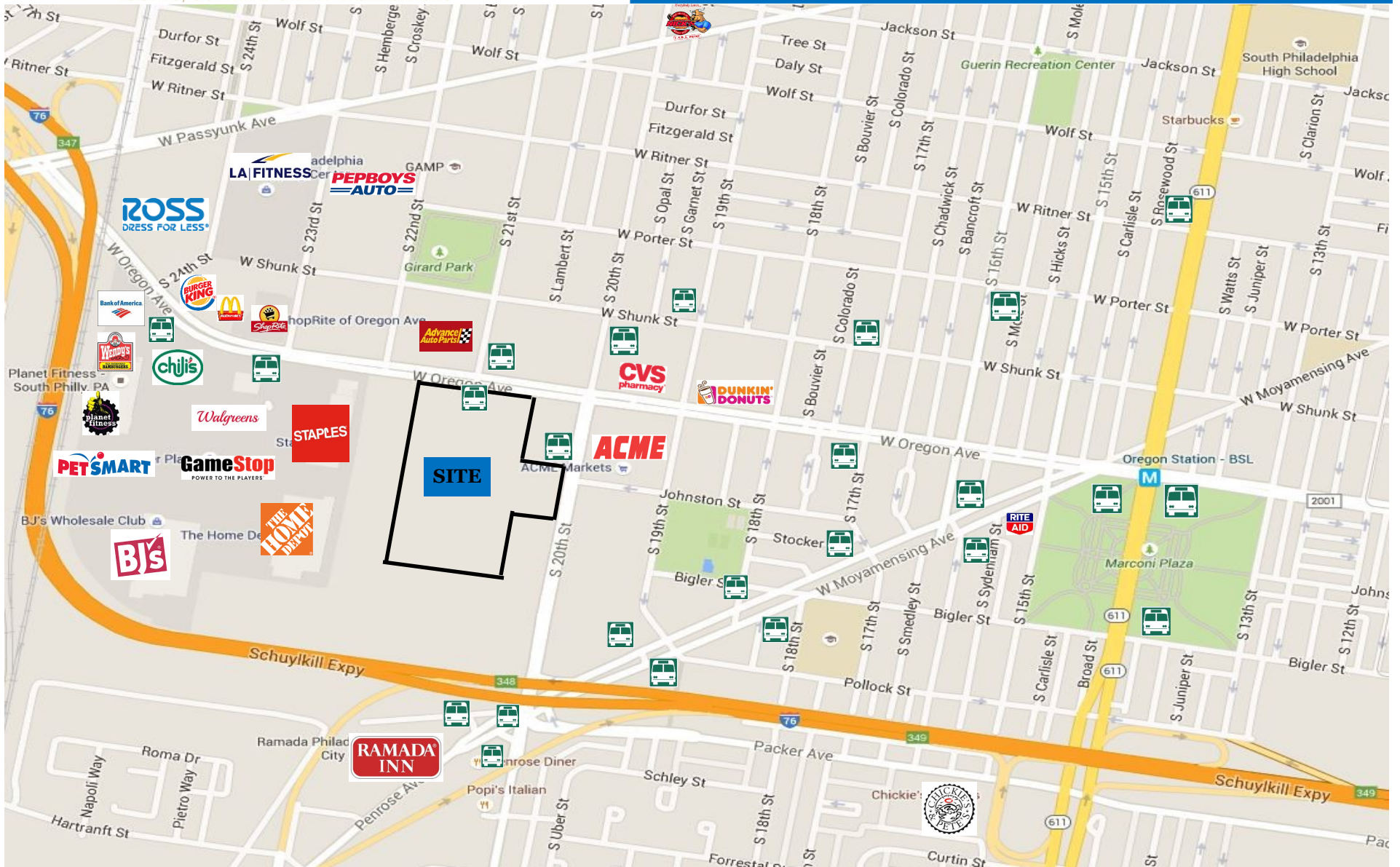


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AMENITIES MAP 2800 SOUTH 20TH STREET PHILADELPHIA, PA 19145

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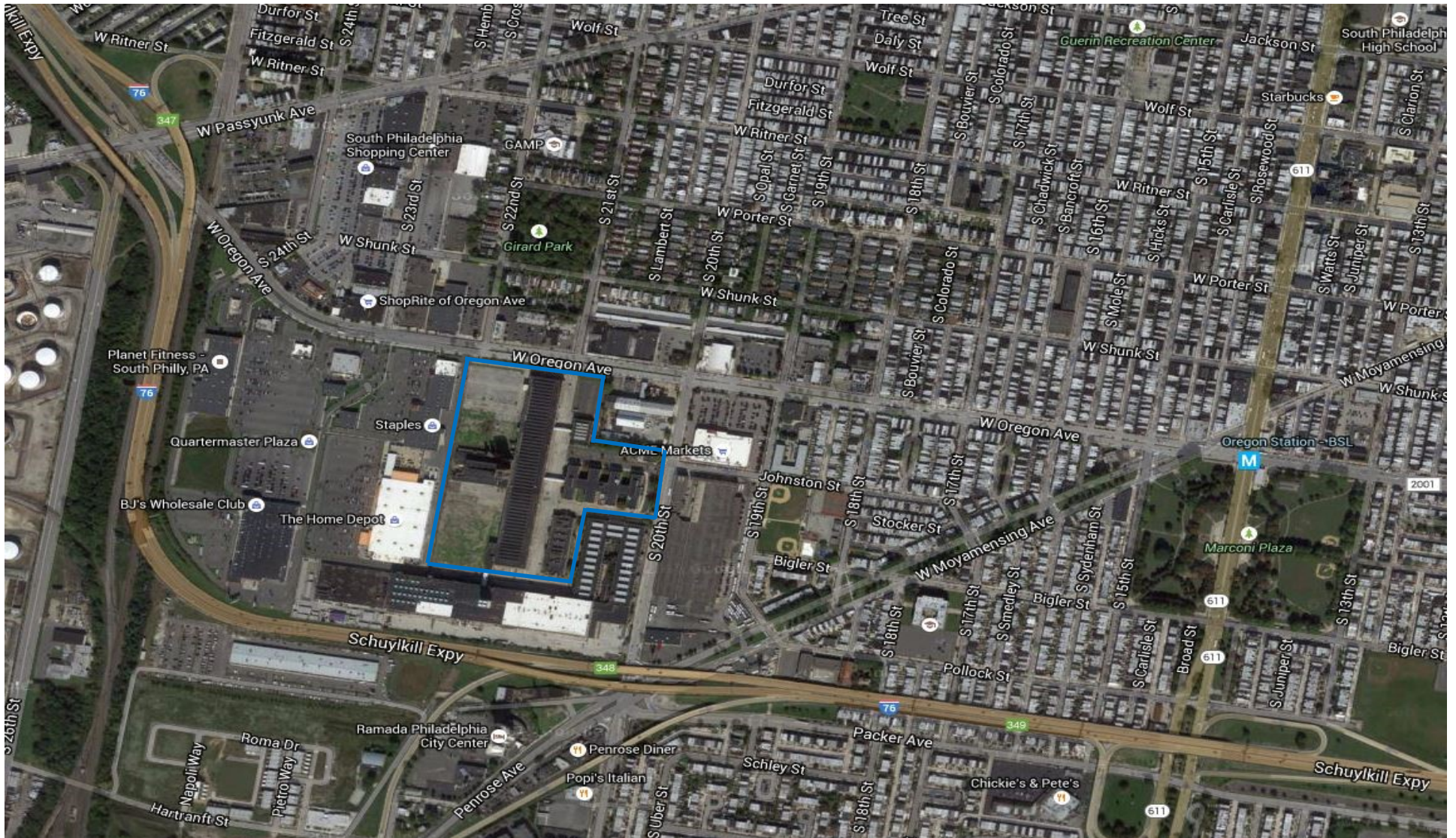




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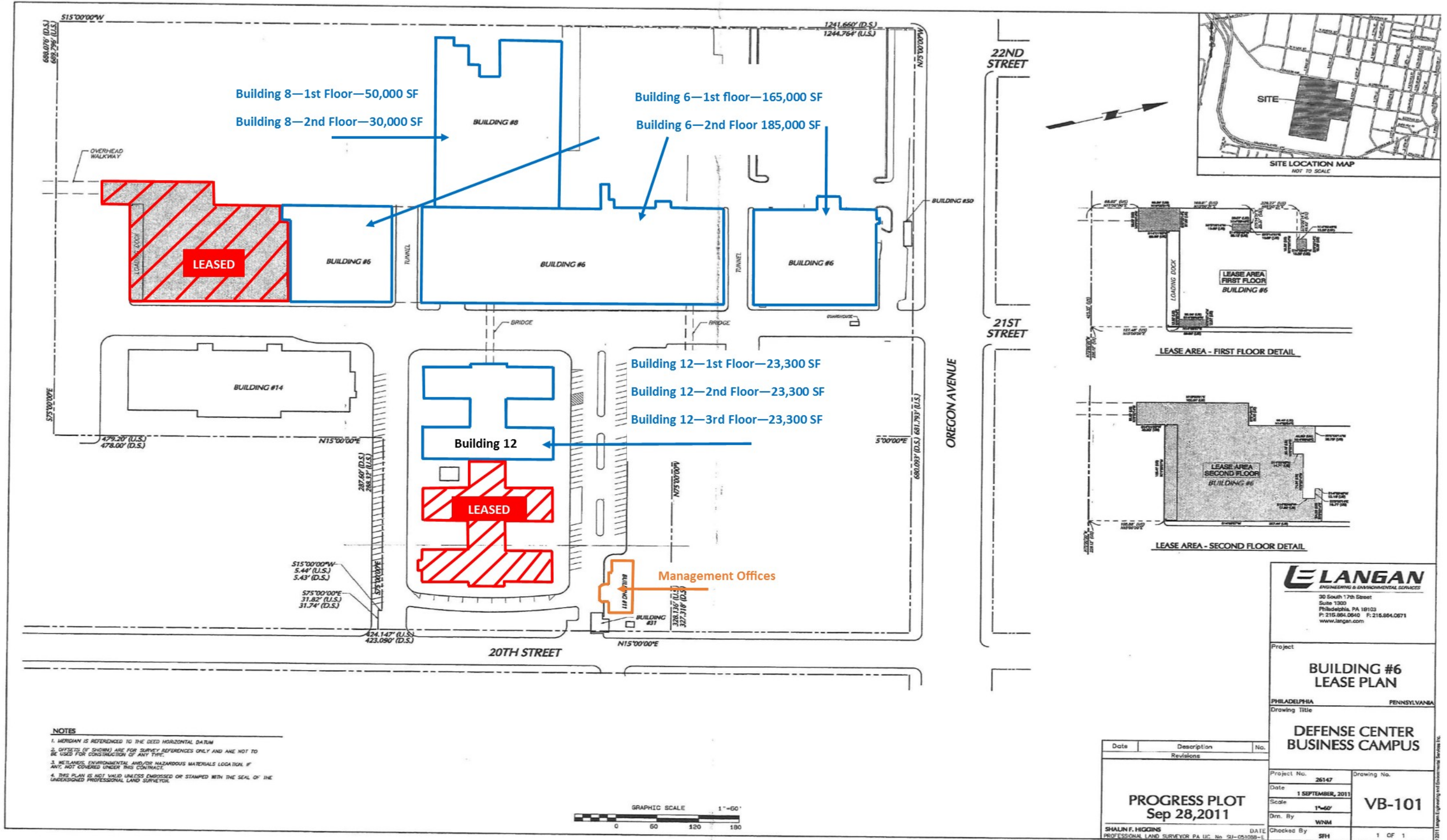
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Philadelphia, PA 19145**





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ENTRANCE TO THE PHILADELPHIA JOB CORPS SPACE - BUILDING 12



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RENOVATED LOBBY—BUILDING 6



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RENOVATED BATHROOM—BUILDING 12



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660 Allendale Rd.

SAMPLE DESIGN OF OPEN OFFICE SPACE



DAVE RUFFINI

Vice President

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Building 100, Suite 200
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Account Role

David Ruffini joined the Beacon Commercial Real Estate Brokerage team in 2010. He has over 25 years of Real Estate experience and has represented Tenants and Landlords in all capacities of Real Estate transactions. Most of his activity takes place in Delaware County and South Philadelphia markets and has worked on Flex Warehouse, Manufacturing, Office and Retail.

Value To Client

David Ruffini has proven skills in marketing, selling and leasing to national corporations and small businesses. He provides his clients strong business development skills and has demonstrated the ability to develop client rapport by accommodating budget, location, operational and future growth needs.

Relevant Experience

- **Keller Williams Real Estate.** Media, PA 2005 - 2010. Initiated and developed the Commercial Real Estate department in Keller Williams RE. Concentrated on developing end user clients for business growth and development. Additionally focused on Healthcare Professional business development. Produced clients for tenancy in properties through canvassing and marketing efforts. (2007 Top Agent of the Year, 2008 Agent Bronze Award 2007 Agent Silver Award.)
- **KarMar Realty Group, Inc.** Chadds Ford, PA 2001 - 2005. Assisted clients in assessing their needs and located properties to best match those needs. Solicited property owners for property listings. Analyzed market prices and occupancy levels to ensure credibility with clients. Produced clients for tenancy in properties through canvassing and marketing efforts. Cultivated a referral network through continued client communication.
- **The Henderson Group.** Media, PA 1998 - 2001. Leasing Representative. Leased real estate developer's warehouse properties in Delaware County. Assisted clients in assessing their needs and selected from developer's inventory of properties for locations to best match those needs. Produced clients for tenancy in properties through canvassing and marketing efforts. Analyzed Philadelphia Airport flex-warehouse market, primary area of responsibility.
- **Patrick G. Tomlinson Real Estate .** Media, PA 1992 - 2001. Leased & sold commercial properties in Delaware County. Assisted clients in assessing their needs and located properties to best match those needs. Analyzed market prices and occupancy levels to ensure credibility with clients. Produced clients for tenancy in properties through canvassing and marketing efforts.
- **Domino's Pizza, Inc.** Ann Arbor, Michigan 1988 - 1992. Real Estate Representative. Located stores and negotiated leases for execution by Domino's Pizza. Excelled at packaging and promoting sites for store development. Located three of the top five stores in Pennsylvania and a total of 37 stores in Pennsylvania, Delaware, New Jersey and Maryland. Achieved 100% of new store growth goals (1988 & 1989). Testified at zoning hearings with a track record for successfully promoting Domino's Pizza. Reduced overhead costs by negotiating build-out allowances, rent free periods, and rental fees.

Education/ Credentials

Gettysburg College, Gettysburg PA – BA in Business Administration.

Pennsylvania Sales Associate Real Estate License

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COLIN McHALE

Partner

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Account Role

Colin McHale is a part of BCRE brokerage team. His knowledge is in Office / Industrial buildings, representing Landlords and Tenants. He is currently working the Western Suburbs; Bala Cynwyd, Conshohocken, King of Prussia, Trooper, Wayne, Plymouth Meeting and Main Line markets.

Landlord Representation includes:

- **GPX Realty Partners**
 - Evolve IP Corporate Center at 983-999 Old Eagle School Road, Wayne, PA
- **Saligman Capital**
 - 14 Union Hill, Conshohocken, PA
 - 8 Union Hill—Conshohocken, PA
- **RWR Properties**
 - 2460 General Armsitead, Norristown, PA
 - 2490 General Armistead, Norristown, PA
- **REIT Management & Research, LLC**
 - 475 Virginia Drive, Fort Washington, PA
 - Completed a 25,571 SF long-term lease with ReSearch Pharmaceutical Services, Inc. - September 2010
 - Completed a 23,517 SF expansion - May 2011

Tenant Representation

- MatchPoint Consulting
- Bes-Tech
- Workhorse Installations
- Brokers Insurance
- Cappelli & Mustin, LLC
- Wake Lee Associates
- Clayman Financial
- Expo Logic
- Re:Source NJ
- Lacrosse Evolution
- Lardeo Mechanical, LLC
- MD Events
- WCR
- Dr. Weiser
- Lintons Managed Services

Sales Transactions 2012 - 2015

Colin McHale has completed over \$57.6 million of sales transactions between 2012 and 2015 with \$44,100,000 in 2015 alone.

- 375 E. Elm Street, Conshohocken
- 526 Township Line, Blue Bell
- 33 Brookside, Springfield
- 109 Green Lane, Manayunk
- 295 S. Gulph Road, King of Prussia
- 931 Haverford Road
- 632 Montgomery Avenue, Narberth
- 2450 Boulevard of the Generals, Norristown
- 1 South Bacton Hill Road, Malvern
- 5261-5265 Ridge Avenue, Philadelphia
- 166 W. Main Street, Norristown
- 836 Lancaster Avenue

Portfolio Sales Transactions (Both portfolio sales were co-brokered with Cushman & Wakefield)

- Plymouth Woods Office Complex
- University Office Plaza

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COLIN McHALE

Partner

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Relevant Experience

McHale completed three intensive internships during his college career in the construction management field, which has helped tremendously as the foundation to understand the overall real estate transaction process.

1. Maguire & Partners Property Group - 2004:

As an intern for Maguire & Partners, he worked closely with company principal, Dan Maguire, in overseeing the day-to-day property management functions for the company's portfolio of over 40 office and industrial properties

2. Axis Construction - 2005-2006:

McHale acted as the Assistant Project Manager in a number of large tenant fit-out projects including:

- Roto Rooter - 2,000 sf office fit out – 2460 General Armistead Blvd. in Norristown, PA
- Cingular Wireless - 12,700 SF office fit out - 935 S. Trooper Road in Norristown, PA

3. Longview Construction - 2007:

While at Longview, Colin worked as a Project Manager, meeting influential people in the construction industry. He completed a large office fit-out for:

- R & E International - 10,000 SF office fit out – 2490 General Armistead Blvd. in Norristown, PA

Awards

Colin has been recognized by the CoStar Group as a Power Broker in Volume of Transactions 2011 - 2014.

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GENE McHALE

President

Beacon

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Account Role

Gene McHale, who makes up one-fourth of Beacon Commercial Real Estate's management team, has more than 25 years of experience in commercial real estate, including the last twelve with Beacon. His expertise is in leasing and selling office and industrial buildings, representing both tenants and landlords.

Value to Client

McHale has a reputation as being one of the most cooperative brokers in the market, and his intensity and work ethic are unmatched. He creates value for his clients thanks to a unique understanding and knowledge of the industry.

Relevant Experience

- **Tenant Representation - Two Bala Plaza, 333 E. City Avenue, Bala Cynwyd, PA** - Gene represented Good Shepherd in this new lease of 5,000 SF office space at Two Bala Plaza in Bala Cynwyd.
- **Tenant Representation - Two Bala Plaza, 333 E. City Avenue, Bala Cynwyd, PA** - McHale represented Global Insurance Solutions Group in their renewal of 3,888 SF office space at Two Bala Plaza in Bala Cynwyd.
- **Tenant Representation - Two Bala Plaza, 333 E. City Avenue, Bala Cynwyd, PA** - Gene represented Dr. Brown in renewing his office space at Two Bala Plaza in Bala Cynwyd, consisting of 1,623 SF.
- **Tenant Representation - 789 Lancaster Avenue, Villanova, PA** - Gene McHale represented Thomas Jefferson University in this transaction of a long-term 17,000 SF lease.
- **Tenant Representation - 295 S. Gulph Road, King of Prussia, PA** - Hanover Insurance was represented by Gene in the sales transaction of a 4,500 SF office building.
- **The Verizon Building, 402 Fayette Street, King of Prussia, PA** - Representing the Landlord, Keystone Property Group, Gene McHale completed a long-term deal of 11,333 SF with the YMCA of Greater Philadelphia.
- **Tenant Representation - 625 Clark Avenue, King of Prussia, PA** - Gene represented NextGen Security, LLC in their new lease of 8,041 SF at 625 Clark Avenue.
- **2450 Boulevard of the Generals, Norristown, PA** - Gene McHale, as well as Colin McHale, represented Frank Brewer of 2450 Boulevard of the Generals JV in the sale of this 18,500 SF building for \$2.4 million to a local investor.
- **The Conshohocken Corner** - McHale represented Keystone Property Group at Conshohocken Corner, where they are planning to develop over 200 million SF of a mixed-use project.
- **375 East Elm Street, Conshohocken, PA** - Resold in 2012 for \$4.7 million. Gene along with his son, Colin, and Mike Flynn represented both parties in the sale of a 2-story, 33,000 SF office building. Beacon sold this property in 2011 for \$4 million.
- **GSB Building, One Belmont Avenue, Bala Cynwyd, PA** - McHale's name has become synonymous with Bala Cynwyd's "landmark" office building, which he sold to MPG in January 2003 when it was 52 percent leased, Gene has represented the owner in bringing the asset to 94% occupancy. The building is currently outperforming the market with a 94 percent occupancy rate, while rental rates, once at \$23.50/SF plus electric, are now between \$28.50 and \$29.50/SF plus electric. Beacon Commercial Real Estate/CBRE are currently marketing the property for sale.
- **15 Kings Grant Drive, Bala Cynwyd, PA** - Sold in 2012 for \$3.69 million. Gene McHale, Colin McHale and Mike Flynn represented the Seller and Buyer in this transaction.
- **526 Township Line Road, Blue Bell, PA** - Sold in 2012 for \$1.1 million. Gene McHale and Colin McHale and represented the Seller in this transaction. Beacon had this listing for less than six (6) months.

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GENE McHALE

President

Beacon

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Relevant Experience (cont.)

- **800 Brook Road, Conshohocken, PA** - McHale along with Mike Flynn were the Exclusive Agents in this \$2.4 million sales transaction completed in 2012.
- **10 Industrial Highway, Lester, PA** - McHale along with Mike Flynn represented KL-ChemPak, Inc. in a long term renewal of 125,969 SF industrial space.
- **3400 Horizon Drive, King of Prussia, PA** - Representing Delaware Valley Surgical Supply Gene was able to make their expansion effort a success by helping them sign a new lease for 36,000 SF of flex space.
- **Devon Square, 724 & 744 W. Lancaster Ave., Wayne, PA** - McHale represented the Landlord, Keystone Property Group at this asset. In 2009, McHale completed 2 deals totaling 48,000 SF. Penn Liberty Bank signed a 15-year lease at the location, while Merrill Lynch renewed their lease and expanded to an additional 3,500 square feet.
- **125 E. Elm St., Conshohocken, PA** - McHale successfully leased Conshohocken's newest class "A" office building to Delaware Valley Financial Group in June 2008. DVFG signed a lease agreement for the entire 41,000 SF building.
- **Tenant Representation - Chartwell Investment Partners - Berwyn, PA** - Gene represented Chartwell Investment Partners in the renewal of their 20,000 SF office space at One West Lakes Corporate Center in Berwyn.
- **101 West Elm Street, Conshohocken, PA** - McHale's presence in Conshohocken is best exhibited at 101 West Elm Street, where he represented Keating Development and Mercy Health in the sale of the building to Brandywine Realty Trust.
- **Valley Forge Park Place, 1016 & 1018 West Ninth Avenue, King of Prussia, PA** - McHale, along with Flynn, represented Allstate at Valley Forge Park Place. Combined, the pair spent 30 years involved with the asset. In total, the buildings contain approximately 150,000 SF of office space. With the portfolio at 92 percent occupancy, they sold it to Westbrook, then managed it, leased it, and oversaw capital improvements before it sold again.
- **Pinebrook Business Center, 2550 & 2650 Eisenhower Avenue, Valley Forge, PA** - At Pinebrook in Valley Forge, McHale spent 10 years dedicated to the project, bringing its occupancy from 40 to 98 percent. In July of 2005, they sold the asset to Maguire & Partners.
- **Valley Forge Business Campus, 2460 & 2490 General Armistead Avenue and 705 General Washington Avenue, Valley Forge, PA** - Also in Valley Forge, McHale led a team that negotiated the sale of this three-building, 115,000 SF flex portfolio from CD Realty to the Buccini/Pollin Group. Since the transaction, McHale sold two of the buildings to an end-user, and increased rental rates to \$12.00/SF NNN.
- **110 Washington Street, Conshohocken, PA** - McHale & Flynn represented the Seller, R&J Holding Company in the \$11 million sale of 3 acres of waterfront property in downtown Conshohocken. The buyer, Seven Tower Bridge Associates, intends to develop a premier 15 story, 250,000 square foot office building on the site.
- **101 W City Avenue, Bala Cynwyd, PA** - McHale represented the Owner, DLMR, in the sale of a 2-story, 85,000 SF office building located at the corner of City Avenue and Bryn Mawr Avenue in Bala Cynwyd. The property sold for \$5.3 million to Goodman Properties
- **1145 Forrest Avenue, Conshohocken, PA** - Representing Diversified Industrial Equipment Co., McHale & Flynn sold this 10,000 SF flex building to Howe Properties for \$739,000.
- **475 Virginia Drive, Fort Washington, PA** - Gene, along with his son Colin McHale, represented the Landlord, Commonwealth REIT, in the long-term lease of 23,571 SF to ReSearch Pharmaceutical Services, Inc.

Education/Credentials

- Temple University, Philadelphia, PA - B.S., Engineering
- Johnson Trade School, Scranton, PA - Associate Degree, Construction Technology

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