

# Steelworks Development - Acquisition LP

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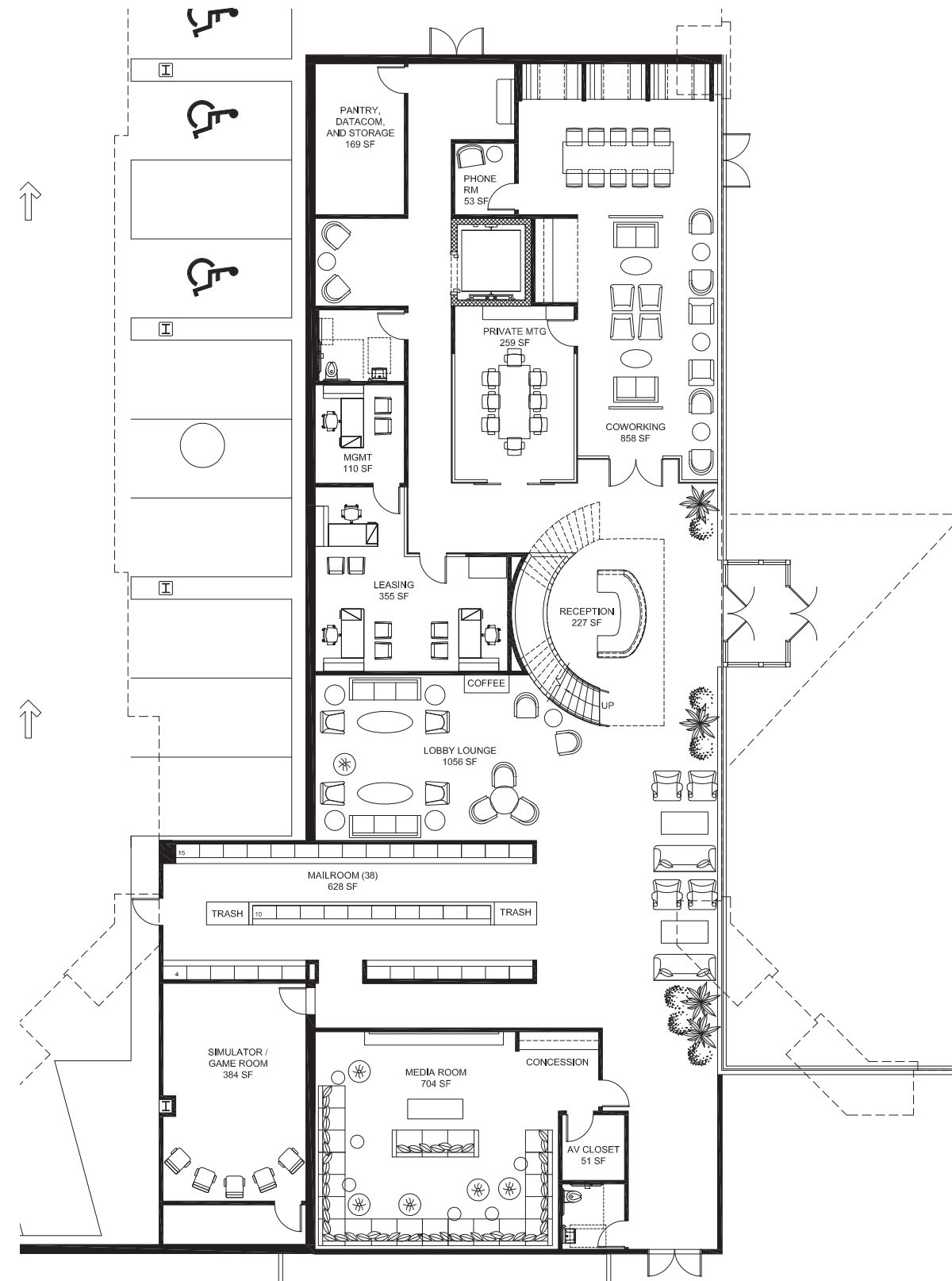
## Schematic Design Presentation

05 June 2021



# FLOOR PLANS

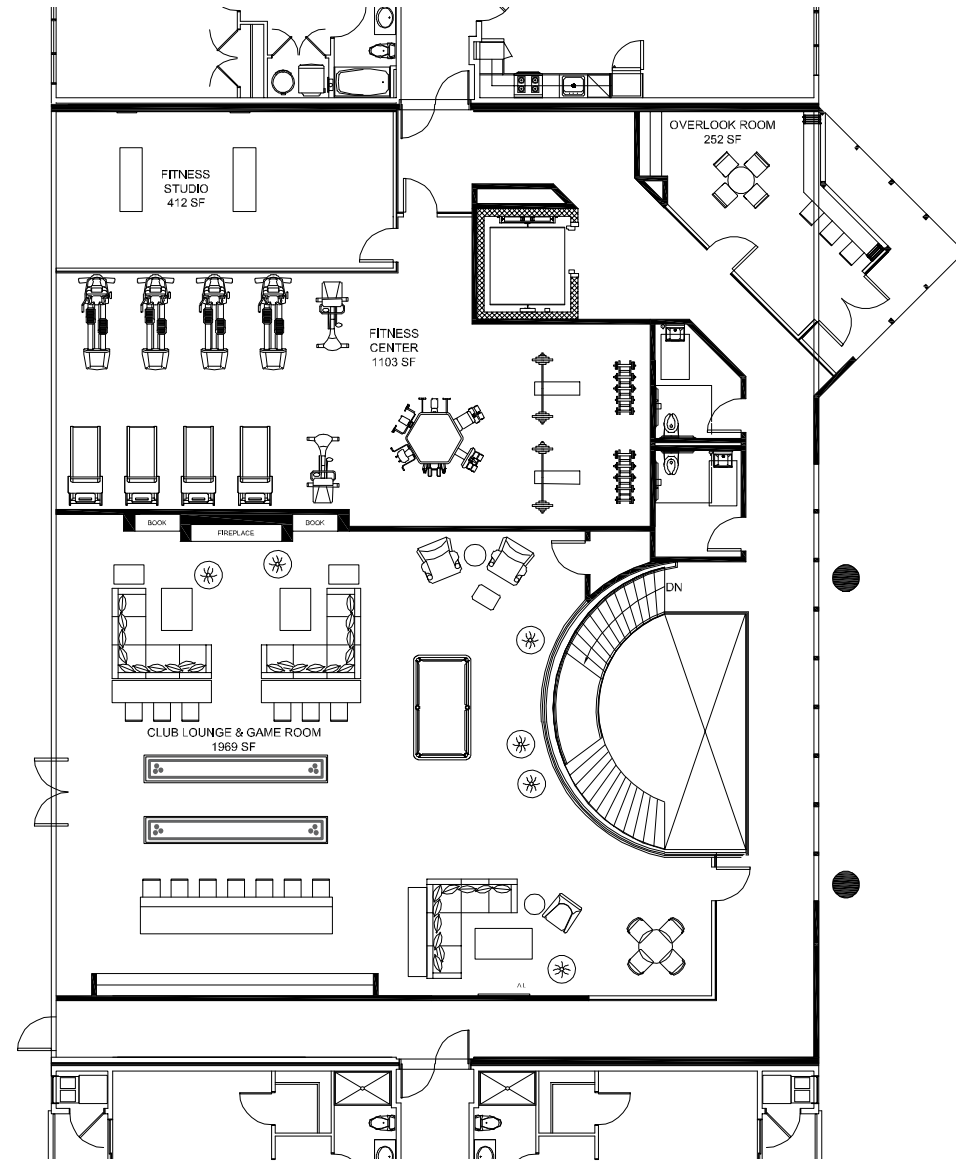
## ENLARGED FIRST FLOOR PLAN



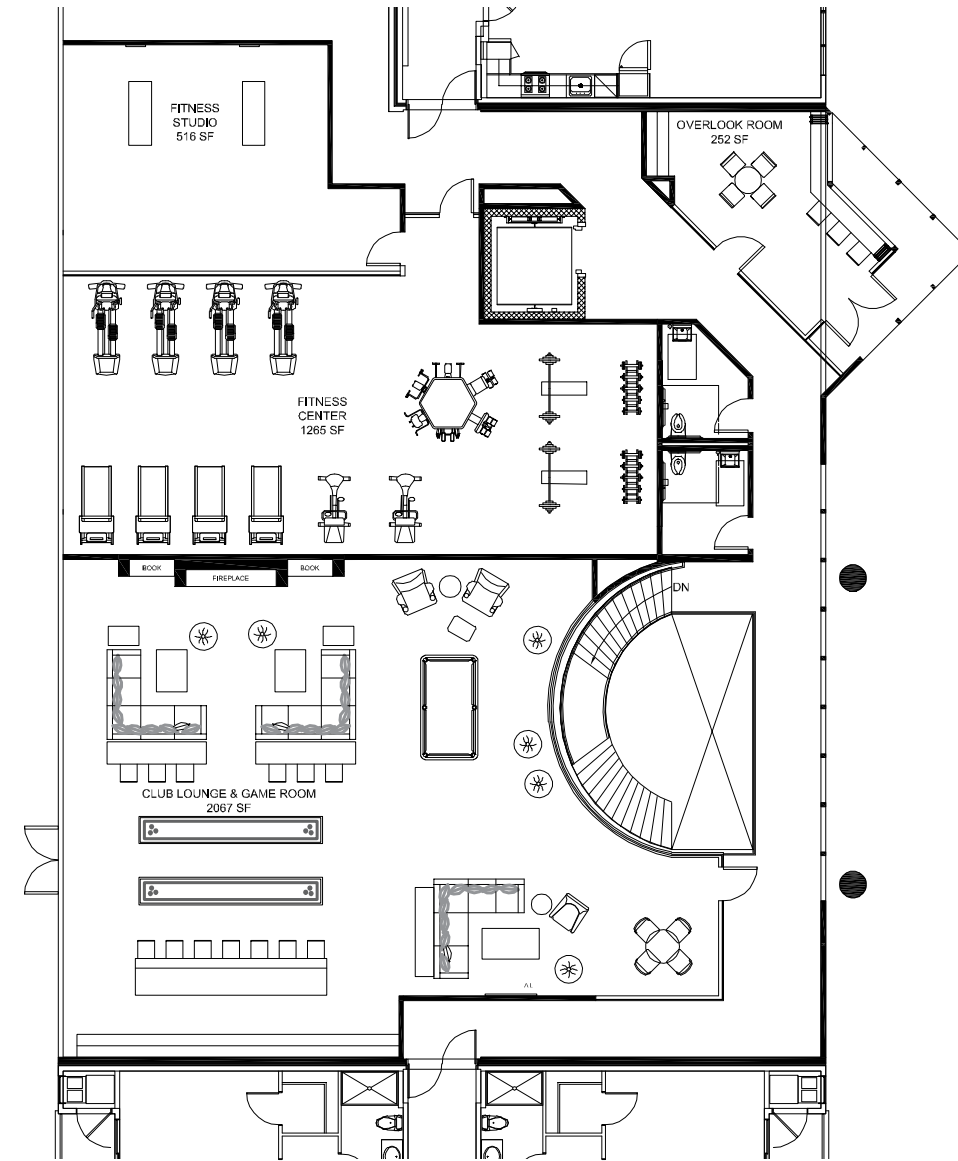


# FLOOR PLANS

## ENLARGED SECOND FLOOR PLAN



Enlarged Second Floor Plan - Option 1



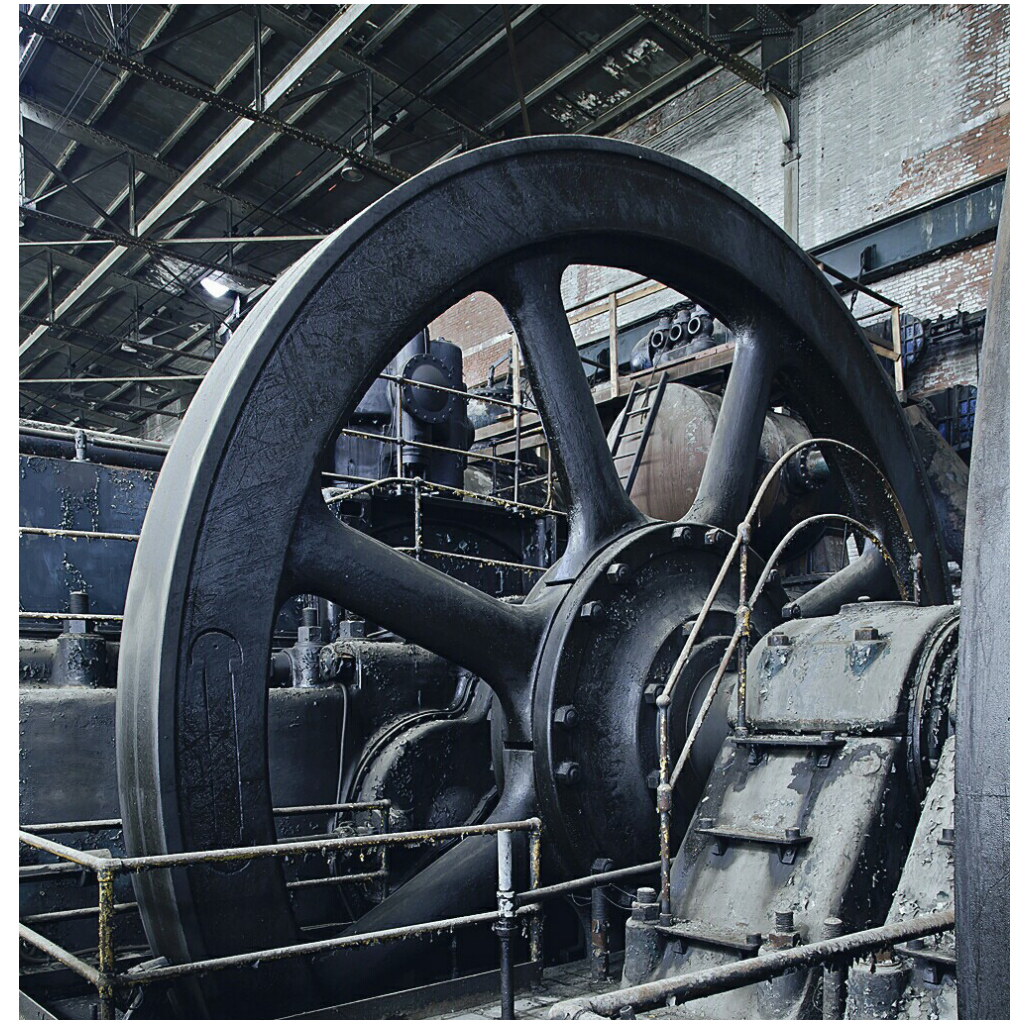
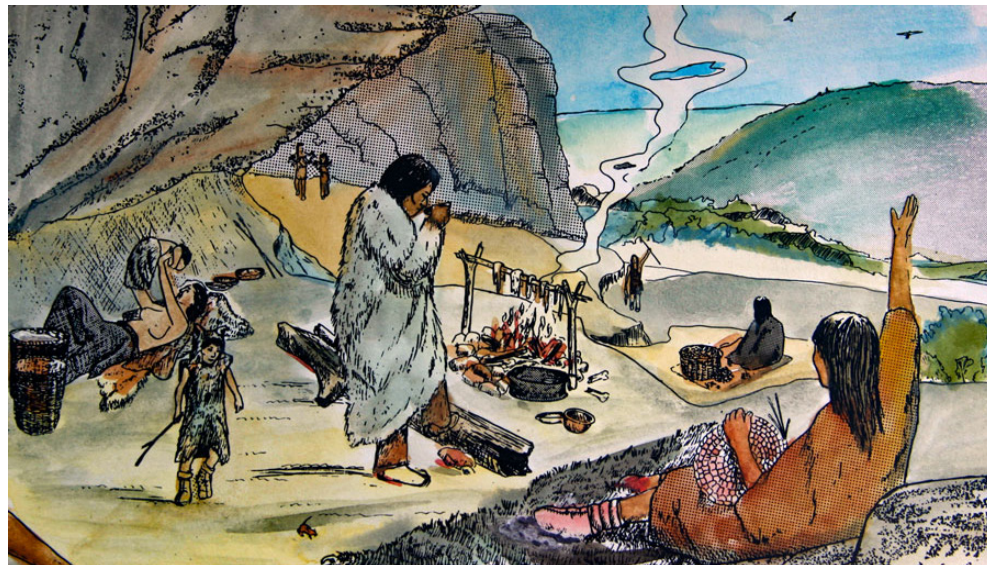
Enlarged Second Floor Plan - Option 2





# HISTORICAL INSIGHT

Located between the Schuylkill River and French Creek, original settlers of Phoenixville used these bodies of water to their advantage. Originally home to the Lenape Indians, the location provided an area rich in natural resources. Phoenixville adopted its name in 1849 reflecting the town's biggest employer, Phoenix Iron Works. The steel mill was a major producer of canons and rifles for the Civil War, as well as the Phoenix column which has been used in many iconic bridges and buildings, such as City Hall in Philadelphia. Phoenixville is also the home to the Colonial Theater which debuted its first show in 1903.

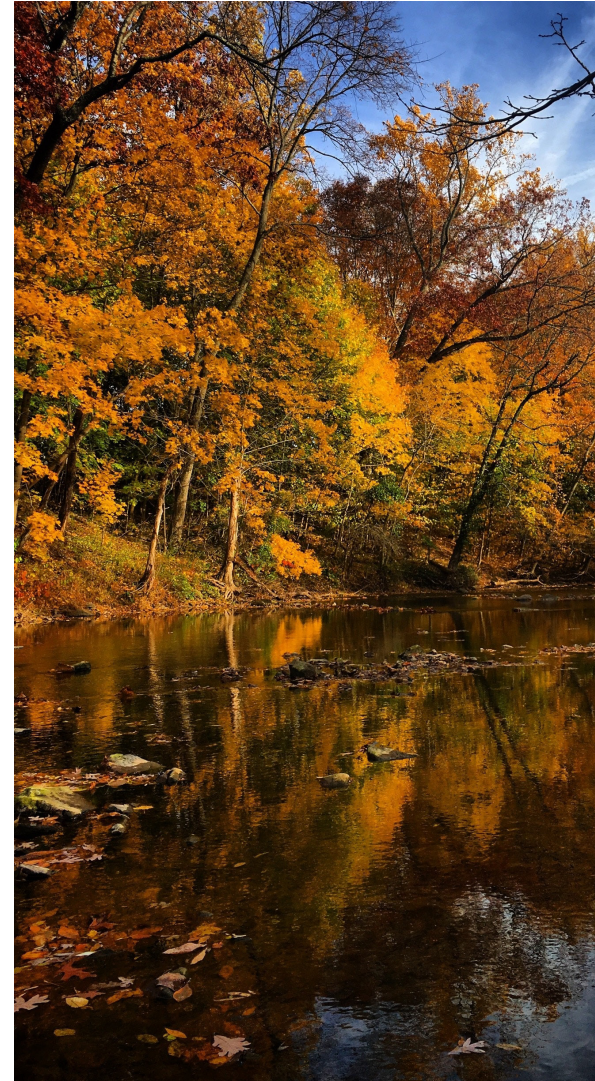
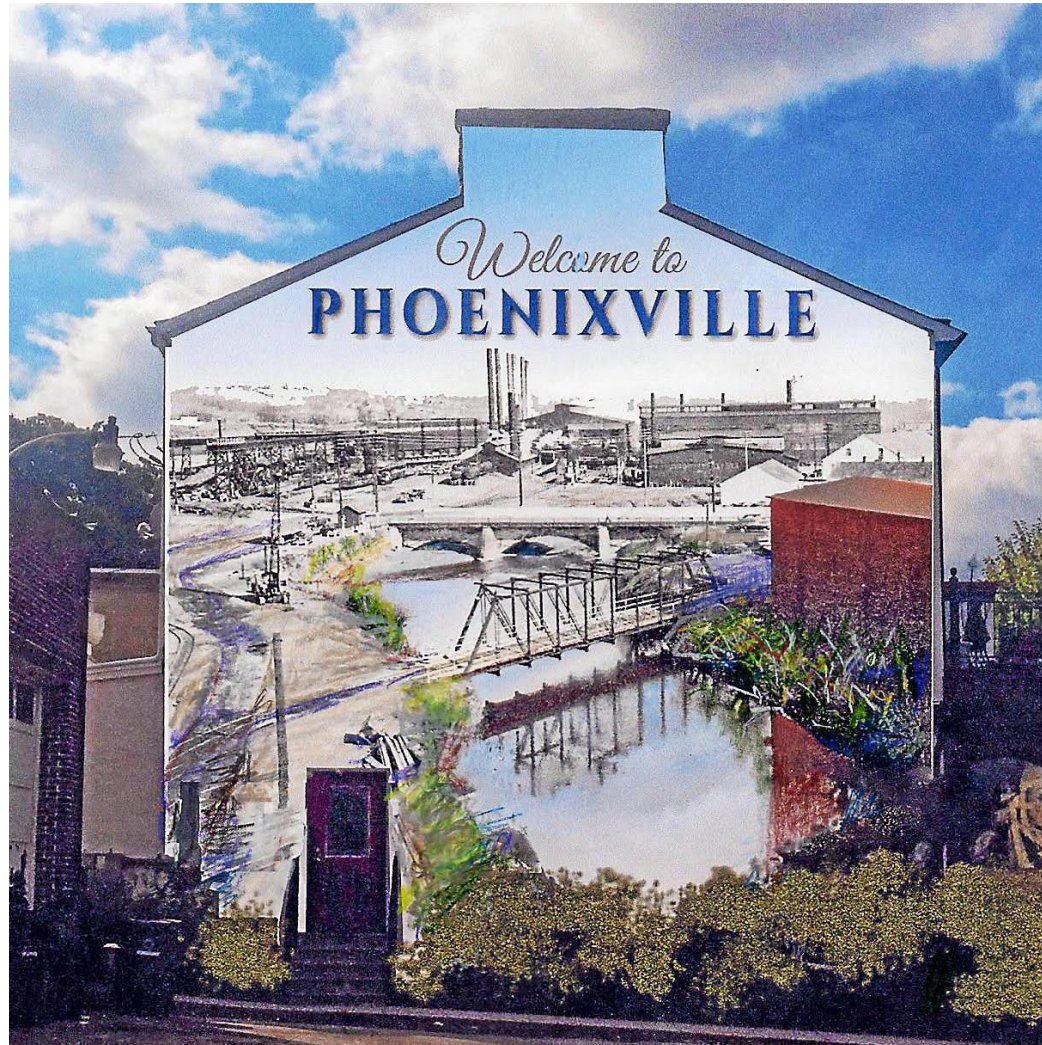




# PHYSICAL INSIGHT

Many of the historic buildings in Phoenixville have now been transformed into spaces for the public to enjoy. Visitors and residents are attracted to Phoenixville's historic charm and modern amenities. The town boasts many breweries, shops, and restaurants. There is also a thriving arts scene.

The Schuylkill River Trail, which starts in Philadelphia, runs through Phoenixville and is popular with runners, walkers and bikers. The surrounding parks provide areas to walk or enjoy an outdoor picnic. The close by historic sites, access to nature, and a thriving community make Phoenixville an ideal place to live.





# SOCIAL INSIGHT

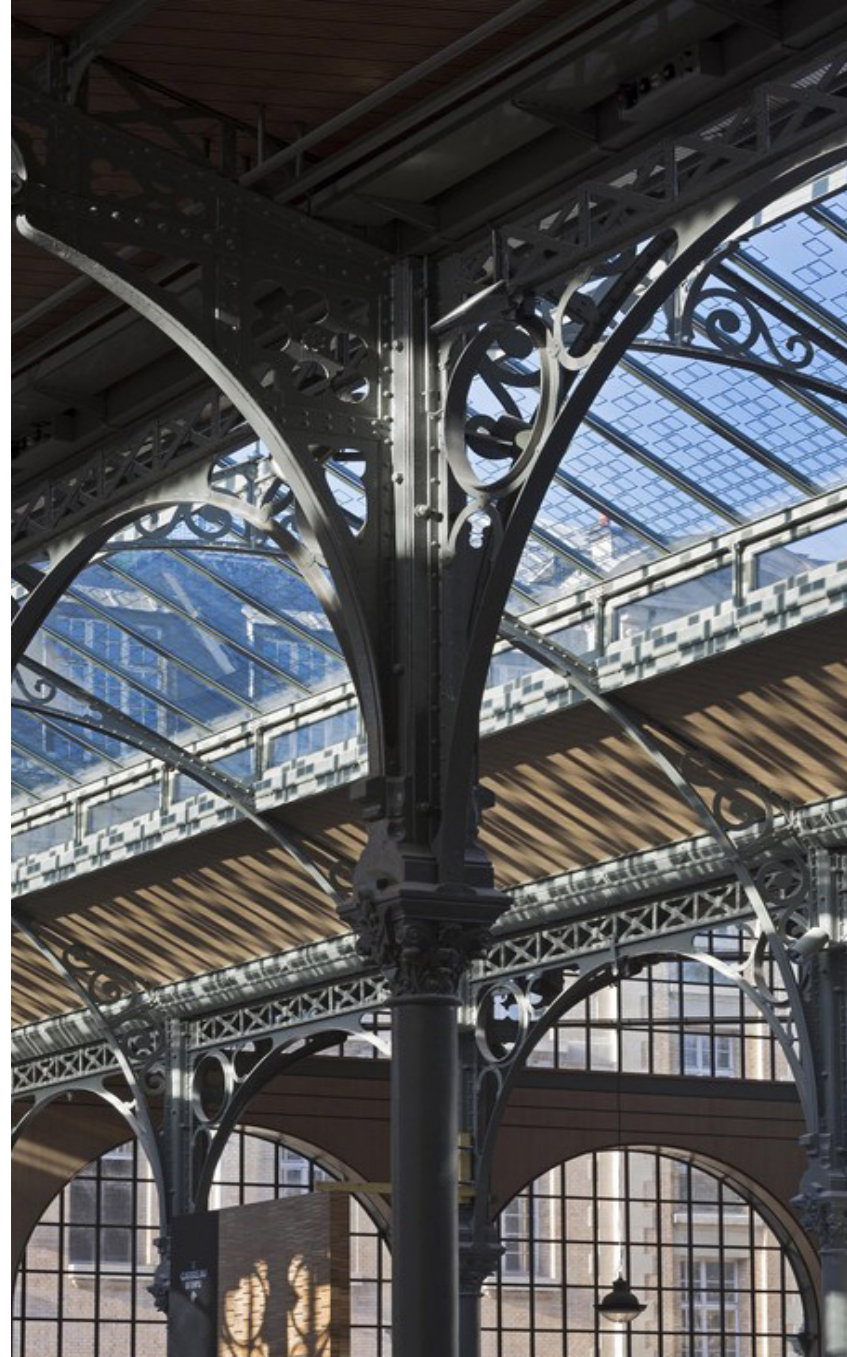
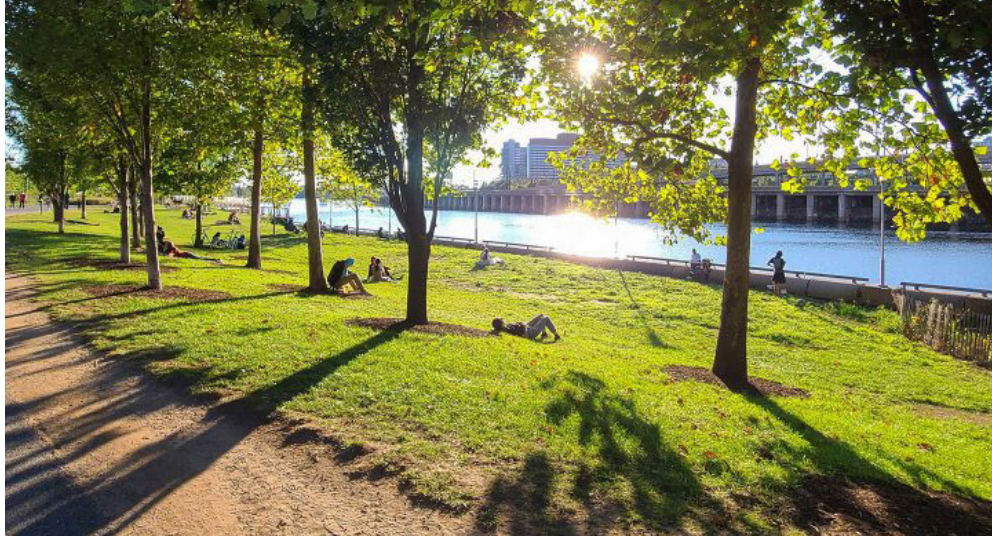
The recent downtown revitalization of Phoenixville has led to many successful businesses and restaurants. Visitors travel to Phoenixville to enjoy the town. A wide demographic is attracted to the social scene in Phoenixville.

Bridge Street, the main street in town, is home to many art galleries, shops, boutiques, and restaurants. Seasonal festivals and farmer's markets connect the urban setting with the outdoors.



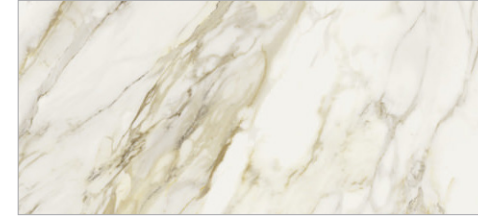
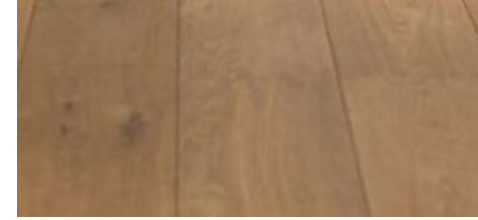


# COLOR & TEXTURE INSIGHT



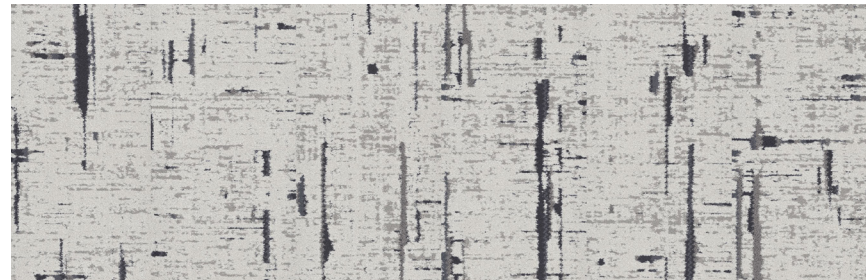
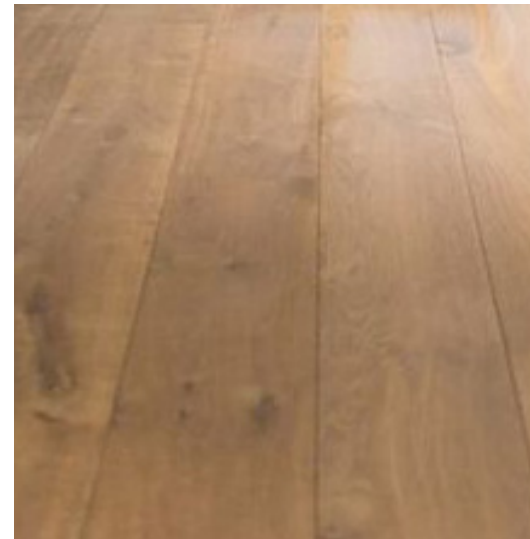


# LOBBY & RECEPTION



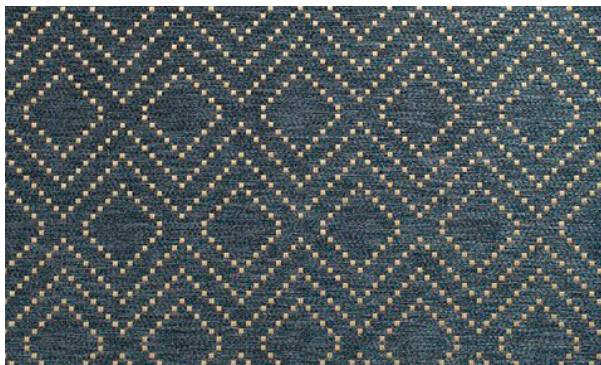
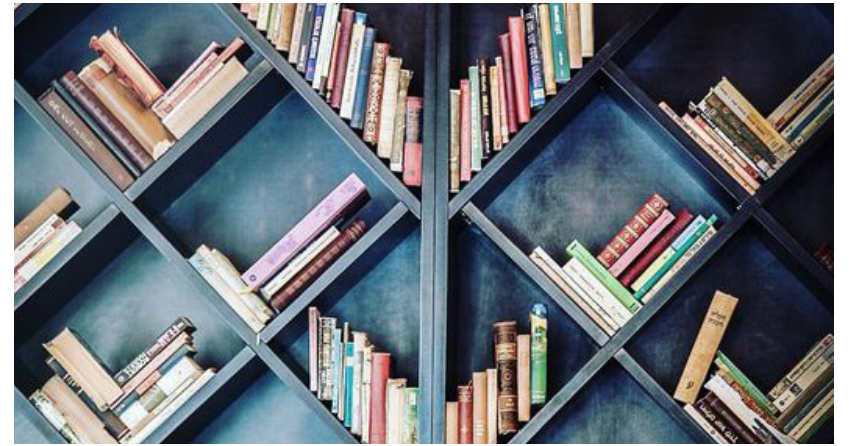


# LEASING OFFICE + CONFERENCE ROOM



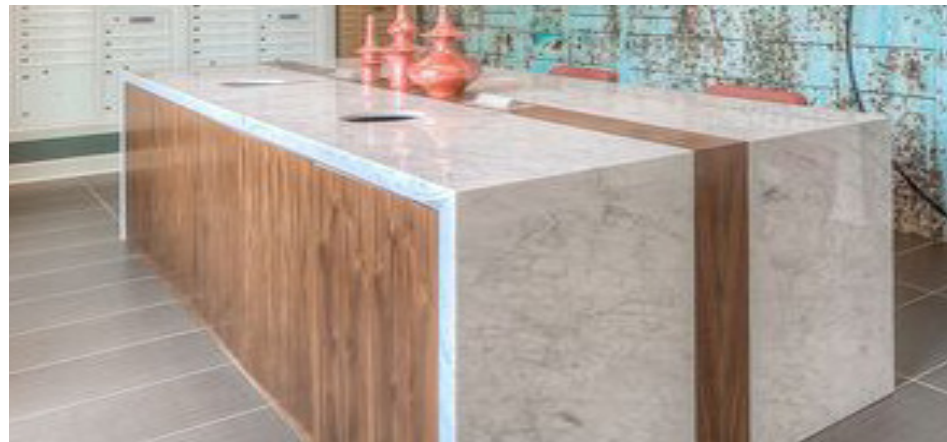


# LIBRARY & CO-WORKING



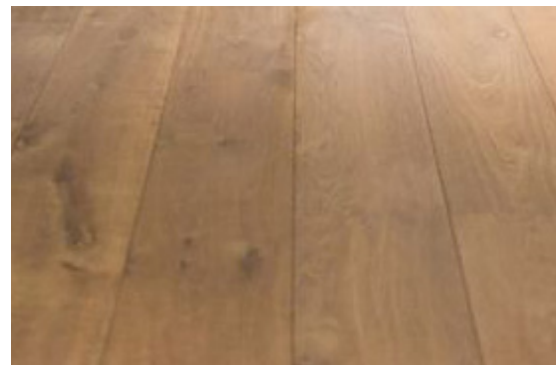


# MAILROOM + MEDIA ROOM



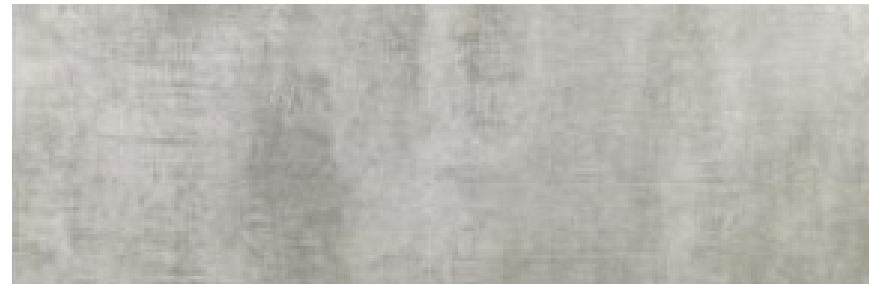


# CLUB LOUNGE





# OVERLOOK ROOM





# OUTDOOR TERRACE





# ELEVATOR LOBBY, ELEVATORS + CORRIDORS

