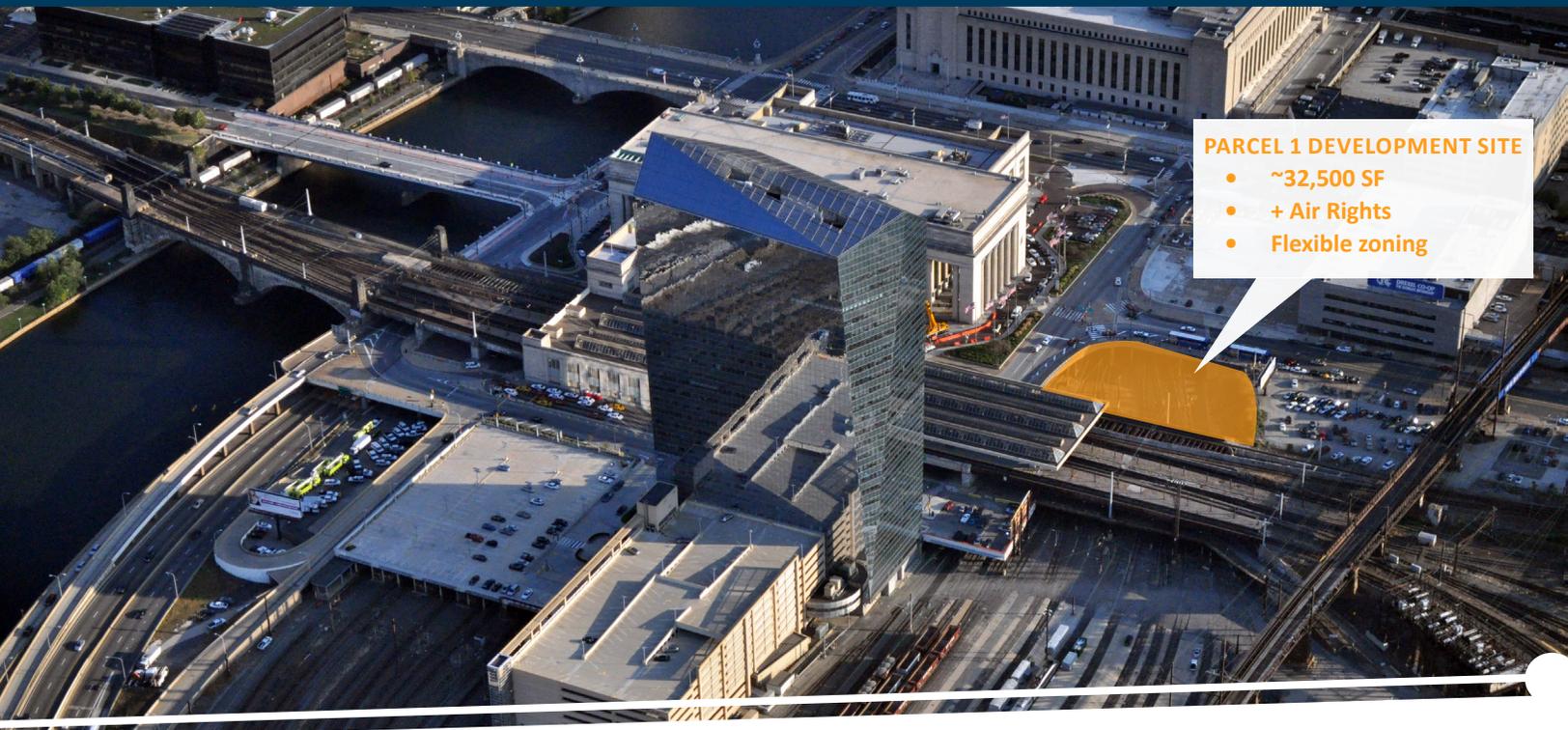


PARCEL 1 DEVELOPMENT OPPORTUNITY

AMTRAK PHILADELPHIA 30TH STREET STATION



PARCEL 1 DEVELOPMENT SITE

- ~32,500 SF
- + Air Rights
- Flexible zoning

PARCEL 1 OVERVIEW

Parcel 1 is an Amtrak-owned property located at the corner of 30th Street and JFK Boulevard, directly west of 30th Street Station in Philadelphia. Parcel 1 is situated in the popular University City section of West Philadelphia, a prominent site home to major medical and educational institutions such as Drexel University, University of Pennsylvania, the Hospital of the University of Pennsylvania, Children's Hospital of Philadelphia, and the many science and technological companies located in the University City Science Center. The property includes a roughly 32,500 square foot tract of land and associated air rights. The property is zoned to allow for a wide range of institutional, commercial, office and residential uses.

In a major step toward implementing the vision outlined in the 30th Street Station District Plan, Amtrak issued a Request for Proposals (RFP) in the fall of 2016 seeking a developer for Parcel 1. It is Amtrak's intention to find the appropriate partner to unlock the untapped value from Parcel 1 and activate the space, extending the vibrancy of 30th Street Station to create an attractive and exciting enhancement to the District. Amtrak anticipates selecting a developer in calendar year 2017.

THE VISION FOR THE 30TH STREET STATION DISTRICT

Completed in 2016, the 30th Street Station District Plan is a comprehensive vision for the future of the area surrounding 30th Street Station in the year 2050 and beyond as the next great neighborhood anchored by one of the nation's busiest and most important transportation hubs. The District Plan lays out a vision for the next 35 years and beyond to accommodate a projected 20 to 25 million rail passenger trips per year, 18 million square feet of new development including an entirely new mixed-use neighborhood atop 88 acres of rail yards, house between 8,000 and 10,000 new residents, support up to 40,000 new jobs, and create 40 acres of new open space for the city.

For more information on the District Plan, visit www.PhillyDistrict30.com.

LEVERAGING ASSETS FOR REINVESTMENT

The development of Parcel 1 is part of Amtrak's Revenue Growth Initiative, a corporate program initiated in 2013 to leverage the substantial Amtrak asset portfolio. Amtrak is the owner and manager of a nationwide portfolio of assets including over eight million square feet of station and maintenance facilities and ownership rights at half of its top 10 busiest stations. These and other assets produce recurring revenue or have the potential to do so – revenue for reinvestment back into critical infrastructure and operational improvements that benefit our customers. Philadelphia 30th Street Station is one of five stations where Amtrak is focusing its efforts on revenue generation and reinvestment.