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Keystone Unveils High-Performance Office Space at '1K1' in Conshohocken, Pa.

1K1 is the first building in the Greater Philadelphia market to incorporate smart glass technology

Conshohocken, PA. (July 8, 2020) - Keystone, a leading real estate developer and investor of mixed-use properties, today announced it has rebranded the former Four Falls Corporate Center in Conshohocken, PA as 1K1, a name derived from its location at 1001 Conshohocken State Road and reflecting its premier-model status.

The six-story, 255,000-square foot office venue was acquired by Keystone in August 2019. Following the purchase, the company launched a multi-million dollar repositioning and renovation plan to transform it into a best-in-class trophy office building that offers superior functionality, luxurious amenities and a prime location in the increasingly dynamic submarket of Conshohocken.

"We are excited to unveil 1K1, a modern and innovative campus that joins our successful SORA East and SORA West properties in creating the next step in the elevation of Conshohocken's thriving office market," said Rich Gottlieb, President of Keystone. "Keystone has long believed that Conshohocken is one of the most dynamic and attractive areas in the entire Philadelphia region, and we are proud to be a part of its continued transformation."

The building is the Philadelphia office market's first to incorporate smart glass technology. With a range of auto-sensing tint levels, the glass anticipates the sun's movement and adjusts in response to temperature levels, glare and daylight throughout the workday, creating an unparalleled environment that boosts the health and wellbeing of its occupants while reducing energy consumption.

"The smart glass will be the most unique feature at 1K1, and among the most innovative office amenities in the entire region," said Gottlieb. "Modern companies are increasingly in search of offices that support their employees' mental and physical health. Along with other amenities and desirable location, this technology helps ensure this campus will remain a place where employers can attract and retain the talent that will fuel their growth and success."

1K1 offers suites ranging from 1,350 to 60,000 contiguous rentable square feet, and boasts a best-in-class amenities package that includes high-tech conference and meeting space with food/catering options available; on-site Nourish Cafe; new fitness center with locker rooms, showers and towel service; prime event space utilizing 1K1's soaring interior atrium and exterior terraces; six levels of

covered parking and the highest parking ratio in the market; new restrooms; complimentary KeystoneConnect Wi-Fi; and potential signage opportunities with high visibility.

JLL's Senior Vice President Whitney Hunter, Senior Vice President Nick Sannelli, and Senior Associate Shannon Burns will lead the building's leasing efforts. The team has already leased an excess of 20,000 square feet of space and continues to see interest from tenants who are seeking top-of-the-line workplaces where their investment will attract top talent in a premier and dynamic location.

The building also provides its tenants with added appeal due to its location in West Conshohocken, which is easily accessed by main thoroughfares and local in-roads. Just minutes from the Main Line and Conshohocken's SEPTA Train Station, 10 minutes from the Route 202/King of Prussia corridor, and 25 minutes from Center City, Philadelphia, 1K1 offers an urban-suburban campus with prime accessibility.

To learn more about 1K1, visit 1k1conshy.com.

About Keystone

Keystone is a vertically integrated commercial real estate development and investment company focused on the creation of office and mixed-use developments that transform buildings and neighborhoods into one-of-a-kind places that foster culture, creativity and personal connection. Headquartered in Conshohocken, Pa., its portfolio of successful projects spans well-located urban and suburban locations including Greater Philadelphia; Miami, Fla.; and New Jersey, and has attracted numerous world-leading companies as tenants.

The company, which also manages a set of real estate investment funds, has been recognized by Inc. 500 magazine, the Entrepreneurs' Forum and the Wharton Small Business Center, and its projects have earned awards from a variety of industry and media organizations. For more information, please visit www.keystonepropertygroup.com.

About JLL

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