



**FOR IMMEDIATE RELEASE**

**Keystone Development + Investment Leases More Than 50,000 Square Feet at 1K1 to CBIZ, Inc.**



*Lease brings newly renovated Class-A property in Conshohocken to 80% occupancy*

**CONSHOHOCKEN, Pa. — Dec. 10, 2022 —** [Keystone Development + Investment](#) today announced that [CBIZ, Inc.](#) ("CBIZ") has signed a lease for 50,850 square feet of office space at [1K1](#) in West Conshohocken, Pennsylvania, pairing a leading national provider of financial, insurance, and advisory services with a premiere, all-inclusive, high-performance office development.

The space enables CBIZ to adapt to evolving workplace needs in a state-of-the-art, Class-A building with collaborative and innovative features that optimize productivity and cultivate an exceptional team member experience.

"This lease further solidifies 1K1 as a destination for companies that seek the best in terms of location, amenities, and environment," said Rich Gottlieb, President and COO of Keystone. "It is

a modern workspace for modern companies, and CBIZ can take advantage of 1K1's first-class services to grow and evolve as its business needs change."

1K1, which has been home to Keystone's headquarters since late 2021, is the office building of the future — a reimagined, six-story, 255,000-square-foot workspace. It is the first building in the market to use Artificial Intelligent dynamic smart glass technology, which fosters such ESG goals of reducing energy costs while improving worker comfort and productivity through a range of auto-sensing tint levels that anticipate the sun's movement and adjust in response to temperature levels, glare, and daylight throughout the workday.

Located at 1001 Conshohocken State Road in West Conshohocken, minutes from the Main Line and close to King of Prussia, Center City Philadelphia, and Plymouth Meeting, 1K1 features "The Exchange," a tech-enabled executive conference room and event space available by reservation through a mobile app for private meetings and events. It also includes "The Curve," a fully activated, 360-degree outdoor terrace that overlooks the falls and has complimentary Wi-Fi and ample seating areas; "The Source," an innovative cafe experience with meals and snacks curated by 1K1's tenants; and "The Refinery," a luxe fitness and wellness experience with state-of-the-art cardio and strength equipment, spa-level locker rooms with showers, towel service, and private wellness rooms.

Keystone acquired 1K1 from Arden Group in August 2019 and launched a multimillion-dollar repositioning and renovation plan to transform it into a pioneering, cutting-edge campus in a dynamic location. It offers suites ranging from 1,350 to 60,000 contiguous rentable square feet and six levels of covered parking. In addition to 1K1, Keystone's vertical integration in Conshohocken includes the transformational \$340 million SORA West development.

CBIZ is expected to move in during Q3 2023. Seamus Byrne, Eric Galanti and Bill Main of CBIZ Gibraltar Real Estate Services along with Ryan Conner of Tactix represented the tenant and Rich Jones and Tom Sklow represented the owner.

### **About Keystone Development + Investment**

Keystone is a vertically integrated commercial real estate development and investment company. It delivers value for investors and tenants by creating mixed-use developments that revitalize neighborhoods, empower people, and drive productivity and collaboration. Headquartered in Conshohocken, Pa., its portfolio of iconic projects attracting world-class companies includes 10 million square feet of office and mixed-use properties with 2 million square feet under development and spans locations along the East Coast. Keystone has offices in Philadelphia; Morristown, New Jersey; and Miami. For more information, please visit <https://www.keystone.us>.

### **About CBIZ**

CBIZ is a leading provider of financial, insurance, and advisory services to businesses throughout the United States. Financial services include accounting, tax, government health care consulting, transaction advisory, risk advisory, and valuation services. Insurance services include employee benefits consulting, retirement plan consulting, property and casualty insurance, payroll, and human capital consulting. With more than 100 offices in 32 states, CBIZ is one of the largest accounting and insurance brokerage providers in the U.S. For more information, visit <https://www.cbiz.com>.

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