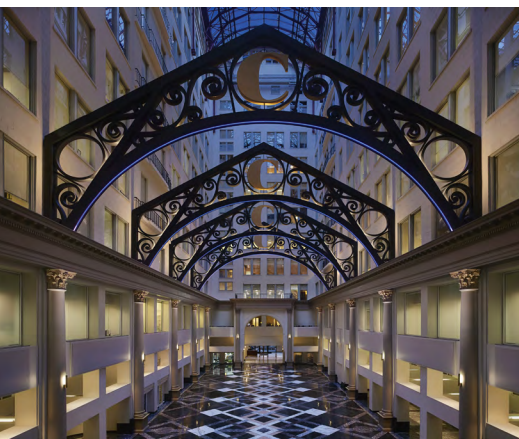




## Historic Conversion Adaptive Reuse

\$275,000,000  
912,245 SF

Philadelphia, Pennsylvania



Keystone acquired The Curtis in 2014 as part of a plan to revitalize the historic property and its surrounding area. Today, the building is a mixed-use destination with life science and creative office space, high-style apartments, retail, event space, and parking. The Curtis received the 2021 BOMA International TOBY Award for Mixed-Use Development.

### Redevelopment Features:

- Conversion of 325,000 square feet into innovative life science space.
- Conversion of 145,000 square feet of office space into 86 upscale residences and the addition of two new residential elevators.
- Atrium Renovation: Removal of outdated aesthetics and installation of cast-iron armatures with remote-controlled LED lights, entablatures, and Corinthian columns. A comprehensive wayfinding signage package was implemented.
- Elevator Modernization: Upgraded with Schindler Destination Dispatch Port technology.
- Retail Conversion: PJ Clarke's opened its 12,000-square-foot Philadelphia flagship restaurant in September 2018.
- Event Space: Constellation built a 10,000-square-foot pre-event space on the mezzanine and a 3,700-square-foot commercial kitchen on the ground floor. Keystone also constructed a grand staircase connecting the pre-event space to the atrium.