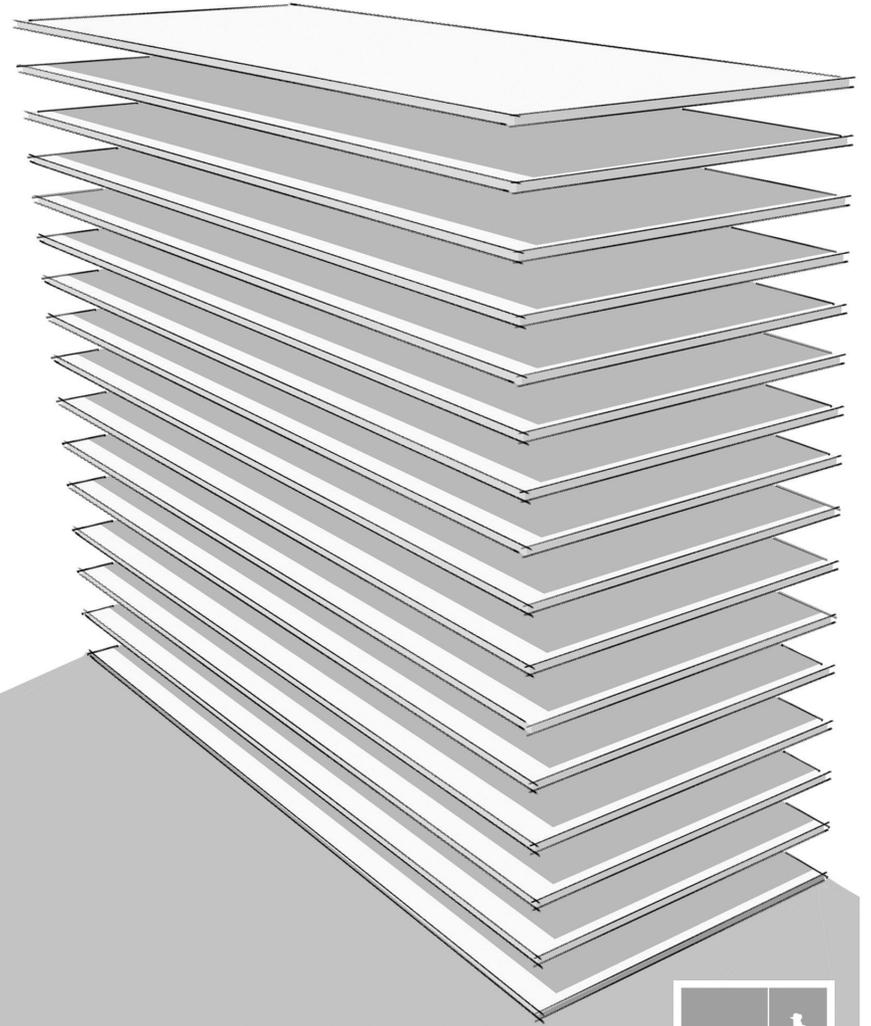


F A R

Floor Area Ratio Catalog

A Compendium of Center City High-rise Buildings



City Of Philadelphia

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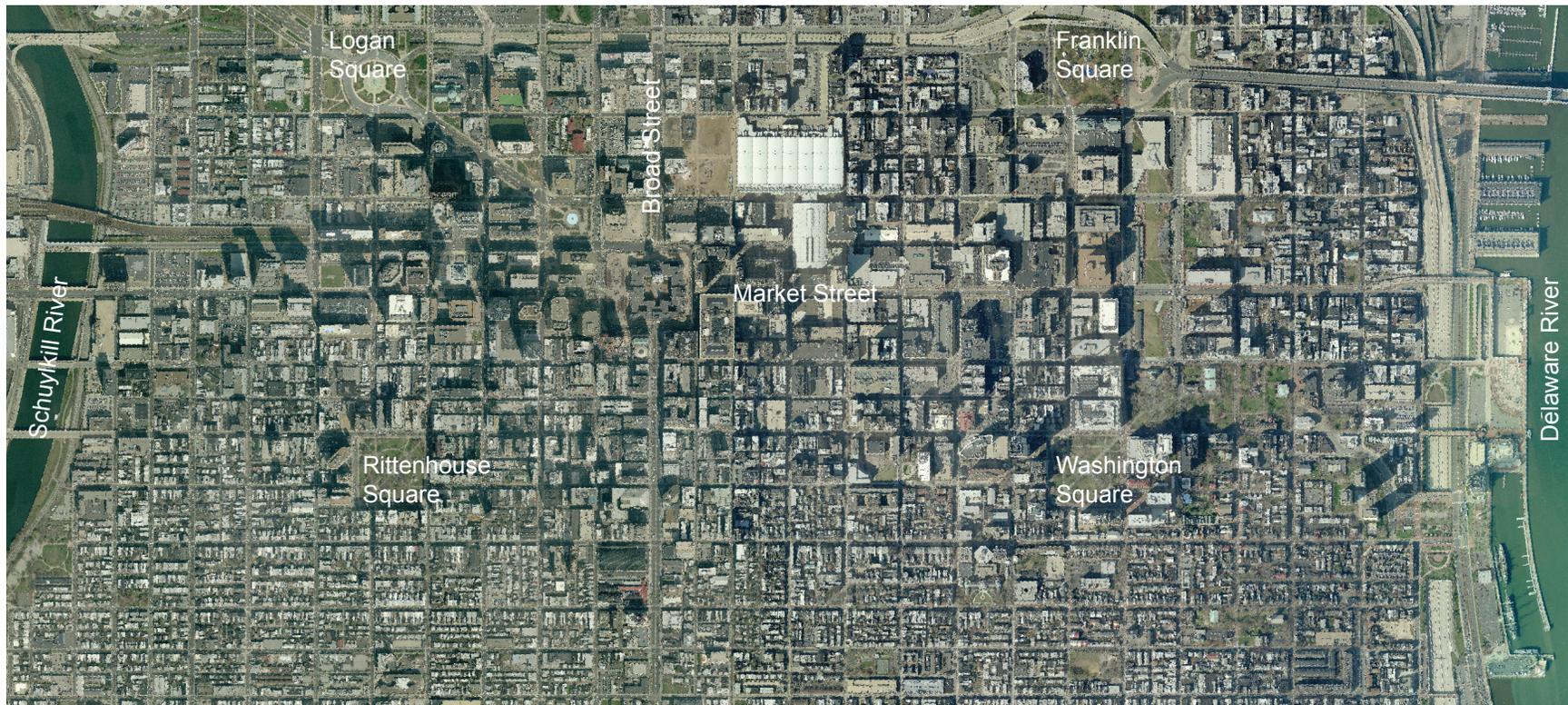
C. Beige Berryman, Urban Designer

February 2010

Introduction

The Floor Area Ratio Catalog is a summary of zoning and parcel information of selected high-rise commercial and mixed-use buildings throughout Center City Philadelphia. The project began as an update to the 1987 list, "Center City Office Buildings Built Since 1963." The earlier information was expanded from a data table format to create a graphic document. Organized in ascending order of Floor Area Ratio (FAR) and complete with location maps and aerial photographs, the catalog links the physical characteristics of lot size to building height with its FAR in a manner that is quick to read. All values are approximations based on available information from Sanborn maps, City GIS data, and the City's aerial imagery software, "Pictometry."

The number of project proposals exceeding current FAR zoning regulations has been steadily increasing. As questions arise concerning the appropriate FAR of new buildings, planners turn to the existing context to learn what proposed densities can be supported. This catalog is a sampling of buildings constructed from 1905 through 2008. The current regulations for C4 and C5, commercially zoned districts that produce the greatest allowable FAR's, were instituted in 1991. However, buildings built prior to that date may exceed the current allowable FAR. The mix of public space, building characteristics, and specific Center City locations provides a valuable point of reference to guide new construction. As the city strives for sustainable development, FAR becomes an increasingly important metric. This catalog enumerates FAR values of existing buildings so that new construction will be balanced with the current built environment of Center City.



Center City Philadelphia

Calculations

Each building's FAR has been calculated using the City of Philadelphia Zoning Code's definition of "floor area ratio" and "gross floor area". If a particular lot contains exterior open space, the square footage is listed in the summary table in the appendix. In many cases, the building's footprint and height were approximated from Sanborn maps and city GIS data, rather than obtained directly from development drawings.

Definitions

Definition of Floor Area Ratio:

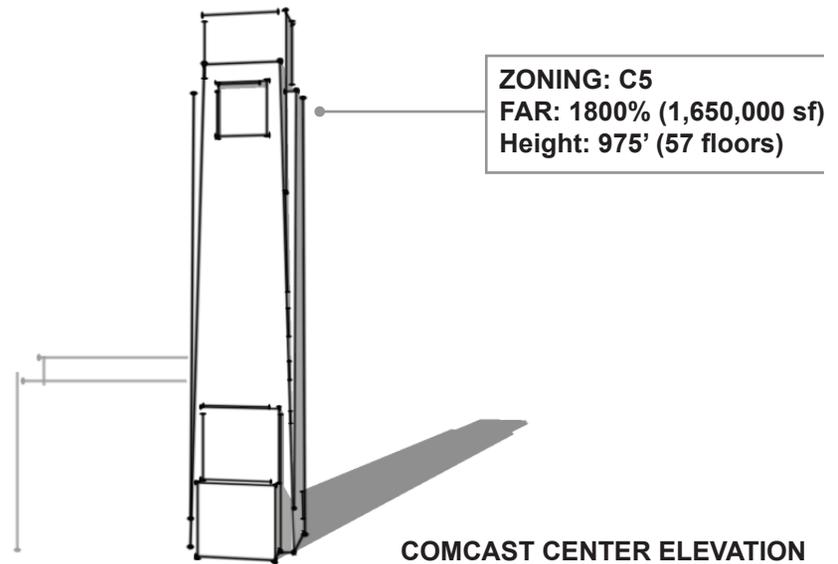
A ratio determined by dividing the gross floor area of all buildings on a lot by the area of that lot.

City of Philadelphia Zoning Code § 14-102 (53)

Definition of Gross Floor Area:

The sum, in square feet, of the gross horizontal areas of all the floors of a building, measured from the exterior faces of the exterior walls or center lines of walls separating two (2) buildings, including: (a) porches (whether enclosed or unenclosed), (b) elevator shafts and stairwells on each floor, and (c) attic space (whether finished or unfinished), interior balconies, mezzanines, basements, penthouses, and mechanical equipment areas with a structural headroom of seven and a half feet or more; but excluding: (a) terraces, overhangs and uncovered steps, (b) cellars, (c) accessory off-street parking (except in "C-4", "C-5", "RC-4" and "RC-5" Districts) or loading spaces, (d) enclosed public space (e.g., atriums, winter gardens), and (e) attics, basement bulkheads, and penthouses for elevators or mechanical equipment, and other spaces with structural headroom of less than seven and a half feet.

City of Philadelphia Zoning Code § 14-102 (57)

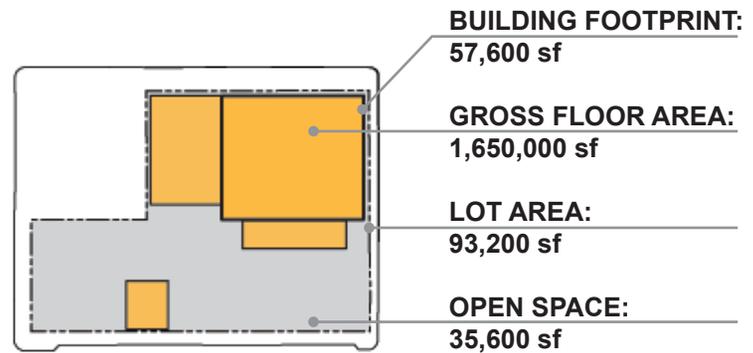


Calculation Example: Comcast Center

Gross Floor Area = area of floor plate x number of floors

Floor Area Ratio = Gross Floor Area / Lot Area

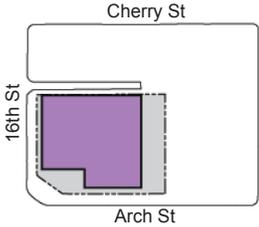
$$18 = 1,650,000 \text{ sf} / 93,200 \text{ sf}$$



COMCAST CENTER SITE PLAN

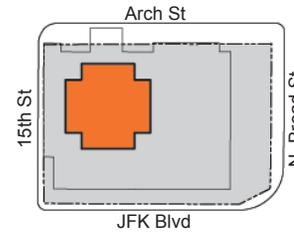
Layout and Organization

Four columns of summary information are offered for each of the buildings that have been examined. The building name, an aerial image, a location map, and key building details. Towers are depicted in a slightly darker color than the podium of the building. The number of floors listed in the “Building Details” represents the greatest number floors in a building. The location maps are oriented with north to the top of the page and indicate the extent of the lot on the block and the location of the building on the lot. In some instances lot line and building footprint are the same. The aerial images, from Pictometry 2008, vary in orientation to display a building’s most recognizable view in the context of the city. Additionally, a map and a chart of the assessed buildings are also included in the appendix.

Building	Aerial Image	Location Map	Building Details
<p>22 One Parkway Building 1515 Arch Street</p>			<p>Zoning : C5 Building Height : 235' Year Built : 1961 Floors : 18 Open Space : 11,800 sf Building Footprint : 24,450 sf Parcel : 36,250 sf Gross Floor Area : 504,000 sf FAR : 13.9</p>

Example of Summary Information

1 | Municipal Services Building
1401 John F. Kennedy Boulevard



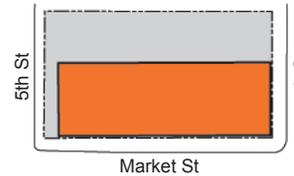
Zoning : C5
 Building Height : 262'
 Year Built : 1963
 Floors : 18
 Open Space : 77,400 sf
 Building Footprint : 20,700 sf
 Parcel : 94,500 sf
 Gross Floor Area : 444,500 sf
FAR : 4.7

2 | PECO Building
2301 Market Street



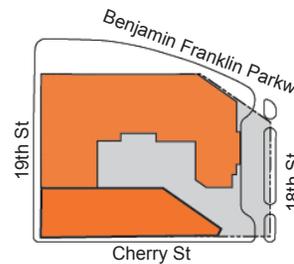
Zoning : C5
 Building Height : 382'
 Year Built : 1970
 Floors : 29
 Open Space : 34,415 sf
 Building Footprint : 76,735 sf
 Parcel : 111,150 sf
 Gross Floor Area : 681,310 sf
FAR : 6.1

3 | 401 Market Street



Zoning : C4
 Building Height : 162'
 Year Built : 1973
 Floors : 11
 Open Space : 32,500 sf
 Building Footprint : 47,500 sf
 Parcel : 80,000 sf
 Gross Floor Area : 555,275 sf
FAR : 6.9

4 | 1 Logan Square
1801 Cherry Street



Zoning : C5
 Building Height : 350'
 Year Built : 1982
 Floors : 32
 Open Space : 35,125 sf
 Building Footprint : 68,100 sf
 Parcel : 103,225 sf
 Gross Floor Area : 921,000 sf
FAR : 8.9

5 | 2 Penn Center
1515 Market Street



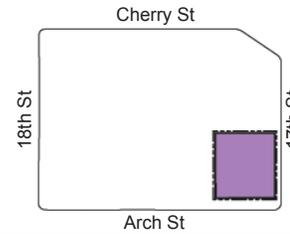
Zoning : C5
Building Height : 271'
Year Built : 1954
Floors : 20
Open Space : 26,100 sf
Building Footprint : 23,850 sf
Parcel : 49,950 sf
Gross Floor Area : 477,000 sf
FAR : 9.5

6 | 1 Penn Center
1500 John F. Kennedy Boulevard



Zoning : C5
Building Height : 271'
Year Built : 1955
Floors : 20
Open Space : 24,900 sf
Building Footprint : 25,050 sf
Parcel : 49,950 sf
Gross Floor Area : 478,200 sf
FAR : 9.6

7 | Robert Morris Building
100 North 17th Street



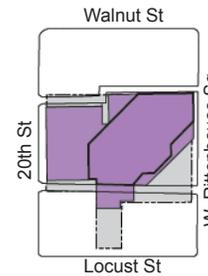
Zoning : C5
 Building Height : 180'
 Year Built : 1915, 1920
 Floors : 14
 Open Space : 0 sf
 Building Footprint : 12,000 sf
 Parcel : 12,000 sf
 Gross Floor Area : 120,000 sf
FAR : 10

8 | Continental Building
400 Market Street



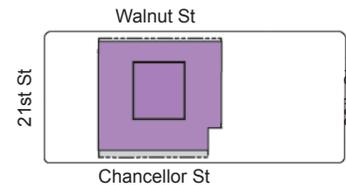
Zoning : C4
 Building Height : 100'
 Year Built : 1972
 Floors : 12
 Open Space : 2,800 sf
 Building Footprint : 15,600 sf
 Parcel : 18,400 sf
 Gross Floor Area : 187,200 sf
FAR : 10.2

9 | Rittenhouse Hotel
210 West Rittenhouse Square



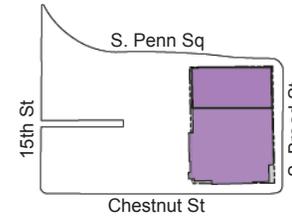
Zoning : R16
 Building Height : 342'
 Year Built : 1986
 Floors : 33
 Open Space : 15,275 sf
 Building Footprint : 31,800 sf
 Parcel : 47,075 sf
 Gross Floor Area : 503,000 sf
FAR : 10.7

10 | Wanamaker House
2018 Walnut Street



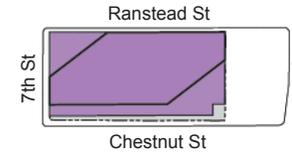
Zoning : RC4
 Building Height : 292'
 Year Built : 1983
 Floors : 32
 Open Space : 3,650 sf
 Building Footprint : 36,950 sf
 Parcel : 40,600 sf
 Gross Floor Area : 410,475 sf
FAR : 11.1

11 | Ritz Carlton
28 South Broad Street



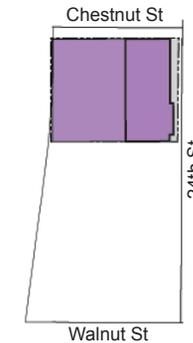
Zoning : C5
 Building Height : 412'
 Year Built : 1905, 1930
 Floors : 31
 Open Space : 0 sf
 Building Footprint : 25,350 sf
 Parcel : 25,350 sf
 Gross Floor Area : 295,126 sf
FAR : 11.6

12 | Philadelphia Life Building
615 Chestnut Street



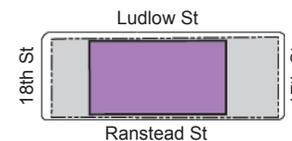
Zoning : C5
 Building Height : 215'
 Year Built : 1981
 Floors : 17
 Open Space : 3,066 sf
 Building Footprint : 40,434 sf
 Parcel : 43,500 sf
 Gross Floor Area : 510,073 sf
FAR : 11.7

13 | 2400 Chestnut Street
2400 Chestnut Street



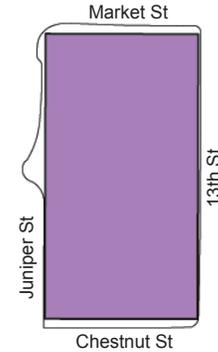
Zoning : C4
 Building Height : 278'
 Year Built : 1978
 Floors : 32
 Open Space : 1,440 sf
 Building Footprint : 41,400 sf
 Parcel : 42,840 sf
 Gross Floor Area : 510,560 sf
FAR : 11.9

14 | Engineers Building
22 South 17th Street



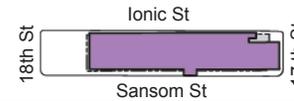
Zoning : C5
 Building Height : 175'
 Year Built : 1975
 Floors : 20
 Open Space : 20,925 sf
 Building Footprint : 31,050 sf
 Parcel : 51,975 sf
 Gross Floor Area : 621,000 sf
FAR : 11.9

15 | Wanamaker Building
1300 Market Street



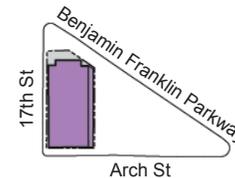
Zoning : C5
 Building Height : 240'
 Year Built : 1911
 Floors : 12
 Open Space : 0 sf
 Building Footprint : 115,200 sf
 Parcel : 115,200 sf
 Gross Floor Area : 1,382,400 sf
FAR : 12

16 | Sofitel
116 South 17th Street



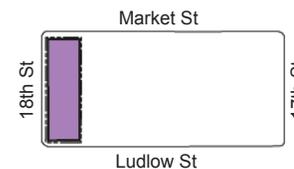
Zoning : C5
 Building Height : 188'
 Year Built : 1964, 1999
 Floors : 14
 Open Space : 1,600 sf
 Building Footprint : 18,875 sf
 Parcel : 20,475 sf
 Gross Floor Area : 258,175 sf
FAR : 12.6

17 | Verizon Building
1637 Arch Street



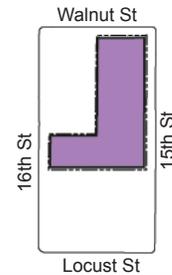
Zoning : C5
 Building Height : 265'
 Year Built : 1916
 Floors : 17
 Open Space : 660 sf
 Building Footprint : 11,475 sf
 Parcel : 12,135 sf
 Gross Floor Area : 156,500 sf
FAR : 12.9

18 | 1760 Market Street



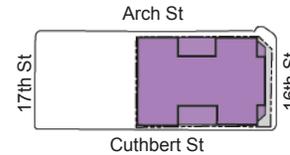
Zoning : C5
 Building Height : 175'
 Year Built : 1980
 Floors : 14
 Open Space : 1,125 sf
 Building Footprint : 8,500 sf
 Parcel : 9,625 sf
 Gross Floor Area : 126,712 sf
FAR : 13.2

19 | 1500 Walnut



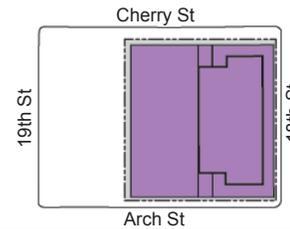
Zoning : C5
Building Height : 272'
Year Built : 1927, 1965
Floors : 22
Open Space : 0 sf
Building Footprint : 24,500 sf
Parcel : 24,500 sf
Gross Floor Area : 325,400 sf
FAR : 13.3

20 | The Phoenix
1600 Arch Street



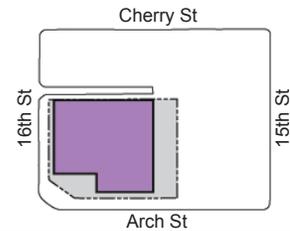
Zoning : C5
Building Height : 280'
Year Built : 1925
Floors : 27
Open Space : 1,020 sf
Building Footprint : 32,880 sf
Parcel : 33,900 sf
Gross Floor Area : 453,560 sf
FAR : 13.4

21 | 2 Logan Square
1801 Arch Street



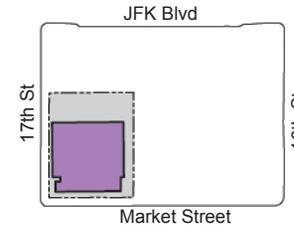
Zoning : C4
Building Height : 320'
Year Built : 1987
Floors : 34
Open Space : 12,925 sf
Building Footprint : 57,075 sf
Parcel : 70,000 sf
Gross Floor Area : 941,550 sf
FAR : 13.5

22 | One Parkway Building
1515 Arch Street



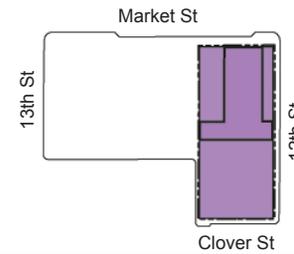
Zoning : C5
Building Height : 235'
Year Built : 1961
Floors : 18
Open Space : 11,800 sf
Building Footprint : 24,450 sf
Parcel : 36,250 sf
Gross Floor Area : 504,000 sf
FAR : 13.9

23 | **7 Penn Center**
1631 Market Street



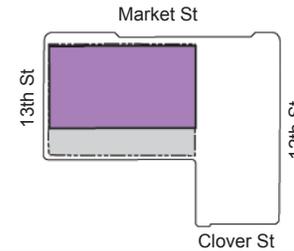
Zoning : C5
 Building Height : 240'
 Year Built : 1963
 Floors : 15
 Open Space : 6,700 sf
 Building Footprint : 13,600 sf
 Parcel : 20,300 sf
 Gross Floor Area : 285,600 sf
FAR : 14.1

24 | **Loews Hotel**
1200 Market Street



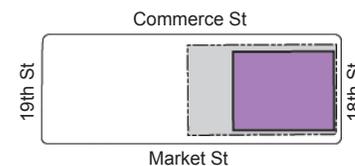
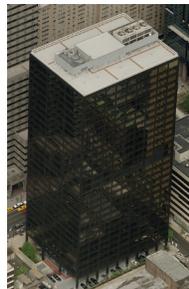
Zoning : C5
 Building Height : 444'
 Year Built : 1931
 Floors : 36
 Open Space : 0 sf
 Building Footprint : 39,650 sf
 Parcel : 39,650 sf
 Gross Floor Area : 560,200 sf
FAR : 14.1

25 | **1234 Market**



Zoning : C5
 Building Height : 278'
 Year Built : 1974, 1979
 Floors : 20
 Open Space : 11,700 sf
 Building Footprint : 36,400 sf
 Parcel : 48,100 sf
 Gross Floor Area : 689,500 sf
FAR : 14.3

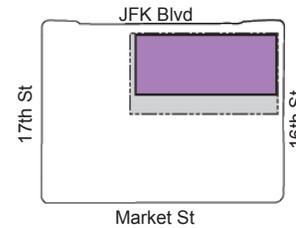
26 | **2000 Market**



Zoning : C4
 Building Height : 250'
 Year Built : 1973
 Floors : 29
 Open Space : 17,950 sf
 Building Footprint : 20,800 sf
 Parcel : 38,750 sf
 Gross Floor Area : 561,600 sf
FAR : 14.5

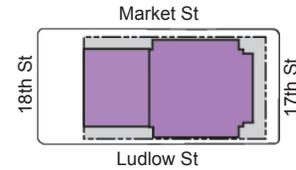
27 | 4 Penn Center

1600 John F. Kennedy Boulevard



Zoning : C5
Building Height : 234'
Year Built : 1963
Floors : 22
Open Space : 7,600 sf
Building Footprint : 21,150 sf
Parcel : 28,750 sf
Gross Floor Area : 433,000 sf
FAR : 15.1

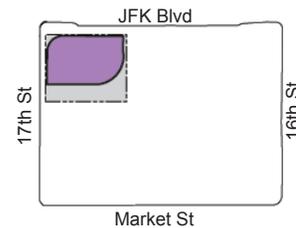
28 | 1700 Market Street



Zoning : C5
Building Height : 431'
Year Built : 1968
Floors : 32
Open Space : 15,225 sf
Building Footprint : 44,175 sf
Parcel : 59,400 sf
Gross Floor Area : 919,750 sf
FAR : 15.4

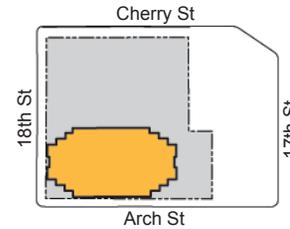
29 | 8 Penn Center

1650 John F. Kennedy Boulevard



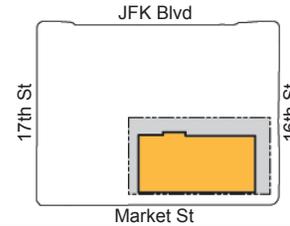
Zoning : C5
Building Height : 240'
Year Built : 1984
Floors : 22
Open Space : 3,825 sf
Building Footprint : 9,000 sf
Parcel : 12,825 sf
Gross Floor Area : 198,000 sf
FAR : 15.4

30 | Bell Atlantic
1717 Arch Street



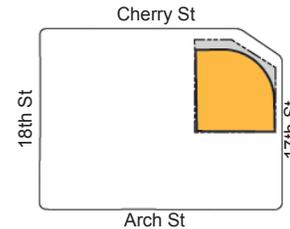
Zoning : C5
Building Height : 530'
Year Built : 1990
Floors : 52
Open Space : 52,150 sf
Building Footprint : 23,400 sf
Parcel : 75,550 sf
Gross Floor Area : 1,216,800 sf
FAR : 16.1

31 | 5 Penn Center
1601 Market Street



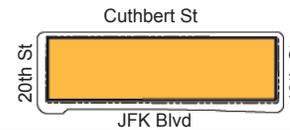
Zoning : C5
Building Height : 464'
Year Built : 1970
Floors : 36
Open Space : 17,900 sf
Building Footprint : 5,000 sf
Parcel : 32,900 sf
Gross Floor Area : 538,500 sf
FAR : 16.4

32 | The Windsor
110 North 17th Street



Zoning : C5
Building Height : 222'
Year Built : 1963
Floors : 23
Open Space : 1,470 sf
Building Footprint : 16,750 sf
Parcel : 18,220 sf
Gross Floor Area : 315,150 sf
FAR : 17.3

33 | Kennedy House
1901 John F. Kennedy Boulevard



Zoning : C5
Building Height : 285'
Year Built : 1968
Floors : 30
Open Space : 0 sf
Building Footprint : 40,950 sf
Parcel : 40,950 sf
Gross Floor Area : 715,125 sf
FAR : 17.5

34 | Comcast Center

1701 John F. Kennedy Boulevard



Zoning : C5
Building Height : 975'
Year Built : 2007
Floors : 57
Open Space : 35,600 sf
Building Footprint : 57,600 sf
Parcel : 93,200 sf
Gross Floor Area : 1,650,000 sf
FAR : 17.7

35 | 10 Penn Center

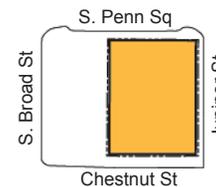
1801 Market Street



Zoning : C5
Building Height : 306'
Year Built : 1980
Floors : 27
Open Space : 12,600 sf
Building Footprint : 21,600 sf
Parcel : 34,200 sf
Gross Floor Area : 604,800 sf
FAR : 17.7

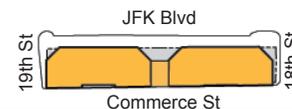
36 | Widener Building

1327 Chestnut Street



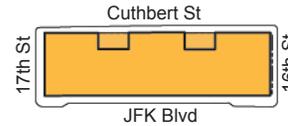
Zoning : C5
Building Height : 250'
Year Built : 1914
Floors : 18
Open Space : 0 sf
Building Footprint : 30,000 sf
Parcel : 30,000 sf
Gross Floor Area : 534,750 sf
FAR : 17.8

37 | 1800 & 1880 John F. Kennedy Boulevard



Zoning : C5
Building Height : 200'
Year Built : 1984
Floors : 20
Open Space : 1,300 sf
Building Footprint : 25,300 sf
Parcel : 26,600 sf
Gross Floor Area : 477,500 sf
FAR : 18

38 | Suburban Station
1601 John F. Kennedy Boulevard



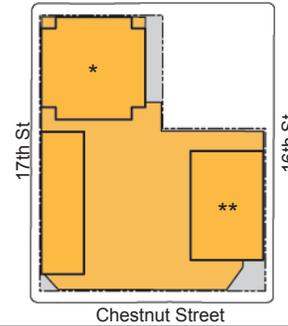
Zoning : C5
Building Height : 272'
Year Built : 1930
Floors : 21
Open Space : 0 sf
Building Footprint : 40,950 sf
Parcel : 40,950 sf
Gross Floor Area : 777,075 sf
FAR : 19

39 | 230 South Broad Street



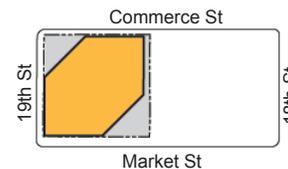
Zoning : C5
Building Height : 250'
Year Built : 1926
Floors : 21
Open Space : 0 sf
Building Footprint : 10,750 sf
Parcel : 10,750 sf
Gross Floor Area : 209,750 sf
FAR : 19.5

40 | Liberty Place 1 & 2
1650 Market Street *
1601 Chestnut Street **



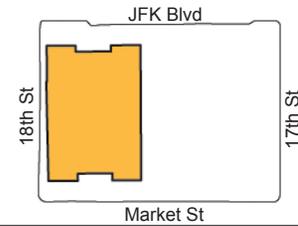
Zoning : C5
Building Height : 960'* & 783'**
Year Built : 1986*, 1990**
Floors : 61* & 58**
Open Space : 12,636 sf
Building Footprint : 137,944 sf
Parcel : 150,580 sf
Gross Floor Area : 2,955,088 sf
FAR : 19.6

41 | 11 Penn Center
1835 Market Street



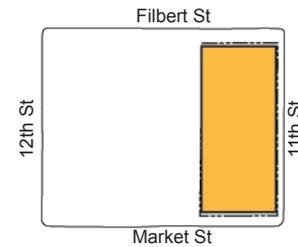
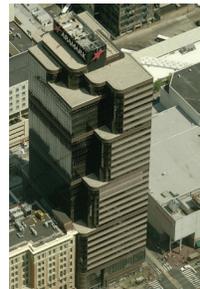
Zoning : C5
Building Height : 413'
Year Built : 1987
Floors : 29
Open Space : 10,300 sf
Building Footprint : 23,900 sf
Parcel : 34,200 sf
Gross Floor Area : 692,600 sf
FAR : 20.3

42 | **Mellon Bank Center**
1735 Market Street



Zoning : C5
Building Height : 792'
Year Built : 1990
Floors : 54
Open Space : 28,850 sf
Building Footprint : 33,550 sf
Parcel : 62,400 sf
Gross Floor Area : 1,266,400 sf
FAR : 20.3

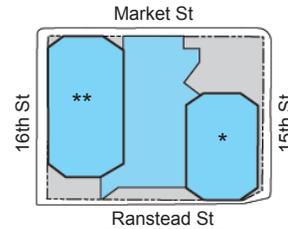
43 | **Aramark Building**
1101 Market Street



Zoning : C5
Building Height : 412'
Year Built : 1984
Floors : 32
Open Space : 0 sf
Building Footprint : 38,550 sf
Parcel : 38,550 sf
Gross Floor Area : 788,375 sf
FAR : 20.4

44 | Centre Square

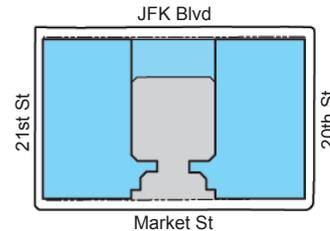
1500 Market Street



Zoning : C5
 Building Height : 488'* & 406'**
 Year Built : 1975
 Floors : 40* & 33**
 Open Space : 21,450 sf
 Building Footprint : 90,550 sf
 Parcel : 112,000 sf
 Gross Floor Area : 2,368,000 sf
FAR : 21.1

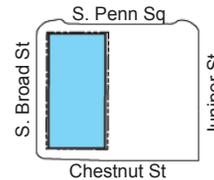
45 | 1 & 2 Commerce Square

2001 Market Street



Zoning : C5
 Building Height : 425'
 Year Built : 1987
 Floors : 40
 Open Space : 22,350 sf
 Building Footprint : 98,650 sf
 Parcel : 121,000 sf
 Gross Floor Area : 2,253,625 sf
FAR : 21.6

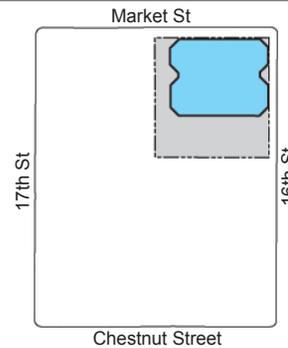
46 | 1 South Broad Street



Zoning : C5
 Building Height : 444'
 Year Built : 1931
 Floors : 26
 Open Space : 0 sf
 Building Footprint : 18,525 sf
 Parcel : 18,525 sf
 Gross Floor Area : 404,850 sf
FAR : 21.9

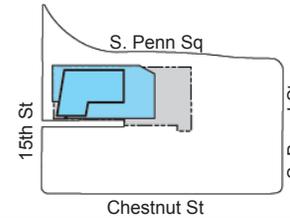
47 | PNC Center

1600 Market Street



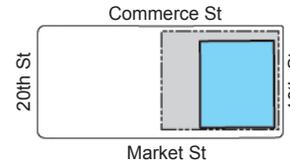
Zoning : C5
 Building Height : 490'
 Year Built : 1983
 Floors : 40
 Open Space : 15,825 sf
 Building Footprint : 19,275 sf
 Parcel : 35,100 sf
 Gross Floor Area : 777,075 sf
FAR : 22.1

48 | Residences at the Ritz
1 South Penn Square



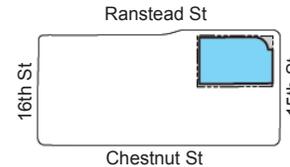
Zoning : C5
 Building Height : 518'
 Year Built : 2009
 Floors : 48
 Open Space : 7,957 sf
 Building Footprint : 16,345 sf
 Parcel : 24,302 sf
 Gross Floor Area : 546,664 sf
FAR : 22.5

49 | Independence Blue Cross Building
1901 Market Street



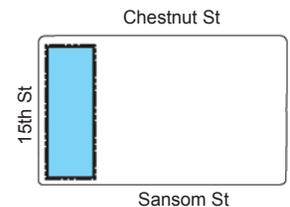
Zoning : C5
 Building Height : 625'
 Year Built : 1987
 Floors : 46
 Open Space : 13,496 sf
 Building Footprint : 20,250 sf
 Parcel : 33,746 sf
 Gross Floor Area : 761,000 sf
FAR : 22.6

50 | Graham Building
30 South 15th Street



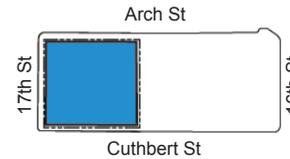
Zoning : C5
 Building Height : 305'
 Year Built : 1987
 Floors : 24
 Open Space : 2,000 sf
 Building Footprint : 10,825 sf
 Parcel : 12,825 sf
 Gross Floor Area : 294,700 sf
FAR : 23

51 | Packard Building
1428 Chestnut Street



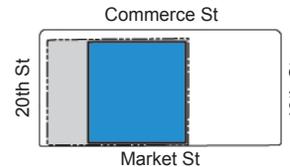
Zoning : C5
 Building Height : 336'
 Year Built : 1924
 Floors : 26
 Open Space : 0 sf
 Building Footprint : 17,250 sf
 Parcel : 17,250 sf
 Gross Floor Area : 433,957 sf
FAR : 25.2

52 | 1650 Arch Street



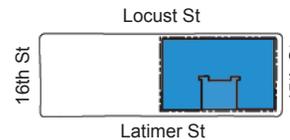
Zoning : C5
 Building Height : 392'
 Year Built : 1974
 Floors : 27
 Open Space : 98 sf
 Building Footprint : 22,302 sf
 Parcel : 22,400 sf
 Gross Floor Area : 594,219 sf
FAR : 26.5

53 | 1818 Market Street



Zoning : C5
 Building Height : 265'
 Year Built : 1974
 Floors : 40
 Open Space : 10,500 sf
 Building Footprint : 28,875 sf
 Parcel : 39,375 sf
 Gross Floor Area : 1,155,000 sf
FAR : 29.3

54 | 1500 Locust



Zoning : C5
 Building Height : 375'
 Year Built : 1972
 Floors : 41
 Open Space : 0 sf
 Building Footprint : 22,800 sf
 Parcel : 22,800 sf
 Gross Floor Area : 847,248 sf
FAR : 37.1

Photo Images:
 2008
 Pictometry Int'l Corp.
 Rochester, NY

FAR Summary Chart

Building #	Building Name	Address	FAR	Zoning	Building Height	Year Built	# of Floors	Open Space (sf)	Building Footprint (sf)	Parcel (sf)	Gross Floor Area (sf)
1	Municipal Services Building	1401 John F. Kennedy Blvd	4.7	C5	262'	1963	18	77,400	20,700	94,500	444,500
2	PECO Building	2301 Market St	6.1	C5	382'	1970	29	34,415	76,735	111,150	681,310
3	401 Market Street	401 Market St	6.9	C4	162'	1973	11	32,500	47,500	80,000	555,275
4	1 Logan Square	1801 Cherry St	8.9	C5	350'	1982	32	35,125	68,100	103,225	921,000
5	2 Penn Center	1515 Market St	9.5	C5	271'	1954	20	26,100	23,850	49,950	477,000
6	1 Penn Center	1500 John F. Kennedy Blvd	9.6	C5	271'	1955	20	24,900	25,050	49,950	478,200
7	Robert Morris Building	100 North 17th St	10	C5	180'	1915, 1920	14	0	12,000	12,000	120,000
8	Continental Building	400 Market St	10.2	C4	100'	1972	12	2,800	15,600	18,400	187,200
9	Rittenhouse Hotel	210 West Rittenhouse Sq	10.7	R16	342'	1986	33	15,275	31,800	47,075	503,000
10	Wanamaker House	2018 Walnut St	11.1	RC4	292'	1983	32	3,650	36,950	40,600	410,475
11	Ritz Carlton	28 South Broad St	11.6	C5	412'	1905, 1930	31	0	25,350	25,350	295,126
12	Philadelphia Life Building	615 Chestnut St	11.7	C5	215'	1981	17	3,066	40,434	43,500	510,073
13	2400 Chestnut Street	2400 Chestnut St	11.9	C4	278'	1978	32	1,440	41,400	42,840	510,560
14	Engineers Building	22 South 17th St	11.9	C5	175'	1975	20	20,925	31,050	51,975	621,000
15	Wanamaker Building	1300 Market St	12	C5	240'	1911	12	0	115,200	115,200	1,382,400
16	Sofitel	116 South 17th St	12.6	C5	188'	1964, 1999	14	1600	18,875	20,475	258,175
17	Verizon Building	1637 Arch St	12.9	C5	265'	1916	17	660	11,475	12,135	156,500
18	1760 Market Street	1760 Market St	13.2	C5	175'	1980	14	1125	8,500	9,625	126,712
19	1500 Walnut	1500 Walnut St	13.3	C5	272'	1927, 1965	22	0	24,500	24,500	325,400
20	The Phoenix	1600 Arch St	13.4	C5	280'	1925	27	1,020	32,880	33,900	453,560
21	2 Logan Square	1801 Arch St	13.5	C4	320'	1987	34	12,925	57,075	70,000	941,550
22	One Parkway Building	1515 Arch St	13.9	C5	235'	1961	18	11,800	24,450	36,250	504,000
23	7 Penn Center	1631 Market St	14.1	C5	240'	1963	15	6,700	13,600	20,300	285,600
24	Loews Hotel	1200 Market St	14.1	C5	444'	1931	36	0	39,650	39,650	560,200
25	1234 Market	1234 Market St	14.3	C5	278'	1974, 1979	20	11,700	36,400	48,100	689,500
26	2000 Market	2000 Market St	14.5	C4	250'	1973	29	17,950	20,800	38,750	561,600
27	4 Penn Center	1600 John F. Kennedy Blvd	15.1	C5	234'	1963	22	7,600	21,150	28,750	433,000
28	1700 Market Street	1700 Market St	15.4	C5	431'	1968	32	15,225	44,175	59,400	919,750
29	8 Penn Center	1650 John F. Kennedy Blvd	15.4	C5	240'	1984	22	3,825	9,000	12,825	198,000
30	Bell Atlantic	1717 Arch St	16.1	C5	530'	1990	52	52,150	23,400	75,550	1,216,800
31	5 Penn Center	1601 Market St	16.4	C5	464'	1970	36	17,900	15,000	32,900	538,500
32	The Windsor	110 North 17th St	17.3	C5	222'	1963	23	1,470	16,750	18,220	315,150
33	Kennedy House	1901 John F. Kennedy Blvd	17.5	C5	285'	1968	30	0	40,950	40,950	715,125

FAR Summary Chart

34	Comcast Center	1701 John F. Kennedy Blvd	17.7	C5	975'	2007	57	35,600	57,600	93,200	1,650,000
35	10 Penn Center	1801 Market St	17.7	C5	306'	1980	27	12,600	21,600	34,200	604,800
36	Widener Building	1327 Chestnut St	17.8	C5	250'	1914	18	0	30,000	30,000	534,750
37	1800 & 1880 John F. Kennedy Blvd	1800 & 1880 John F. Kennedy Blvd	18	C5	200'	1984	20	1,300	25,300	26,600	477,500
38	Suburban Station	1601 John F. Kennedy Blvd	19	C5	272'	1930	21	0	40,950	40,950	777,075
39	230 South Broad Street	230 South Broad St	19.5	C5	250'	1926	21	0	10,750	10,750	209,750
40	Liberty Place 1 & 2	1650 Market St & 1601 Chestnut St	19.6	C5	960'* & 783'**	1986*, 1990**	61* & 58**	12,636	137,944	150,580	2,955,088
41	11 Penn Center	1835 Market St	20.3	C5	413'	1987	29	10,300	23,900	34,200	692,600
42	Mellon Bank Center	1735 Market St	20.3	C5	792'	1990	54	28,850	33,550	62,400	1,266,400
43	Aramark Building	1101 Market St	20.4	C5	412'	1984	32	0	38,550	38,550	788,375
44	Centre Square	1500 Market St	21.1	C5	488'* & 406'**	1975	40* & 33**	21,450	90,550	112,000	2,368,000
45	1 & 2 Commerce Square	2001 Market St	21.6	C5	425'	1987	40	22,350	98,650	121,000	2,253,625
46	1 South Broad Street	1 South Broad St	21.9	C5	444'	1931	26	0	18,525	18,525	404,850
47	PNC Center	1600 Market St	22.1	C5	490'	1983	40	15,825	19,275	35,100	777,075
48	Residences at the Ritz	1 South Penn Sq	22.5	C5	518'	2009	48	7,957	16,345	24,302	546,664
49	Independence Blue Cross Building	1901 Market St	22.6	C5	625'	1987	46	13,496	20,250	33,746	761,000
50	Graham Building	30 South 15th St	23	C5	305'	1987	24	2,000	10,825	12,825	294,700
51	Packard Building	1428 Chestnut St	25.2	C5	336'	1924	26	0	17,250	17,250	433,957
52	1650 Arch Street	1650 Arch St	26.5	C5	392'	1974	27	98	22,302	22,400	594,219
53	1818 Market Street	1818 Market St	29.3	C5	265'	1974	40	10,500	28,875	39,375	1,155,000
54	1500 Locust	1500 Locust St	37.1	C5	375'	1972	41	0	22,800	22,800	847,248

FAR Catalog: Assessed Buildings

