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From the Philadelphia Business Journal:

<https://www.bizjournals.com/philadelphia/news/2019/07/09/gensler-renderings-tower-morgan-lewis.html>

Sneak Peek: Renderings of proposed new tower for Morgan Lewis

Jul 9, 2019, 9:41am EDT **Updated: Jul 9, 2019, 11:02am EDT**

Gensler is the architect of the proposed new office tower that Morgan Lewis & Bockius is considering for its new headquarters in Philadelphia.

The architectural firm is no stranger to Philadelphia. It has designed several office, educational and institutional projects in the city and region. The firm was involved in the interior design of the Comcast Technology Center,



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A rendering of 2222 Market St. in Philadelphia designed by Gensler

American Water's new headquarters in Camden, N.J., renovations at Two Liberty Place, and upgrades at Lincoln Financial Field, among other local projects.

Gensler has also been engaged by other law firms to evaluate their space needs, design new offices for them, or do both. It has done work for Stradley Ronon, Hogan Lovells and Reed Smith.

Morgan Lewis is in the early stages of a process to have a new building developed for it. The law firm has confirmed that it has been working on a letter of intent for a building that would be built at 2222 Market St., and Parkway Corp. has proposed developing a 308,000-square-foot building at that site. The law firm is now in 289,432 square feet at Six Penn Center at 1701 Market St. and its lease expires in 2021.

Other office developments, totaling more 1.3 million square feet, are in the works across the city. They include:

Gattuso Development Partners building a new \$125 million, 136,000-square-foot medical and research facility for Iovance Biotherapeutics Inc. at the Philadelphia Navy Yard;

Children's Hospital of Philadelphia is working on a proposed 17-story, 565,000-square-foot building on its University City campus;

University Place Associates has signed Wistar Institute and Ben Franklin Technology Partners as tenants for a proposed \$100 million, 240,000 square-foot building at 4101 Market St., called 3.0 University Place;

Insurance giant Chubb is also in the market evaluating its office space needs. The firm needs roughly 400,000 square feet. Its options include another building Parkway is proposing at 20th and Arch streets, Schuylkill Yards, or staying in its space at 436 Walnut St. and One Washington Square.

Natalie Kostelni

