



O'Neill Properties

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FOR IMMEDIATE RELEASE

**O'Neill Properties Formally Announces The Worthington Financial Center**  
Local and Leading Investment Firm, Turner Investment Partners, to be First Office Tenant

**MALVERN, PA**—October 21, 2008—O'Neill Properties Group today formally announced plans for the Worthington Financial Center, a 180,000-square-foot office complex at Uptown Worthington, a 2 million-square-foot urban village community strategically located in the affluent Philadelphia suburb of Malvern, PA. Berwyn, PA-based Turner Investment Partners, a leading global investment firm, will serve as the center's first corporate tenant. The announcement was made by Brian O'Neill, Founder and Chairman of O'Neill Properties Group.

"The area surrounding Malvern and Great Valley has a rich history of leading and global financial companies calling the region home," said O'Neill. "Uptown Worthington's urban village environment was designed to appeal to industry leaders like Turner Investment Partners, and positions the site as a desirable location for attracting and entertaining clients, as well as recruiting and retaining talented professionals."

The Worthington Financial Center will be built to U.S. Green Building Council's LEED (Leadership in Energy and Environmental Design) standards and incorporate the creative use of recycled and reclaimed materials, as well as state-of-the-art energy efficient heating, cooling and lighting systems. Turner Investment Partners will relocate its national headquarters to a new 63,000-square-foot space at the center during the fourth quarter of 2010.

Scheduled for completion in Fall 2009, Uptown Worthington is the premier urban, mixed-use development in the Greater Philadelphia area. Situated within the heart of one of the most affluent markets in the United States, Uptown Worthington will transform the former

Worthington Steel Factory into a 100-acre live, work, and play community that incorporates the architectural integrity and design of New Urbanism principles. Featuring an integrated mix of uses, including retail, office, hotel and residential that will be intertwined and not separated, the project will serve as a true example of an urban village and as a destination for a market that is completely underserved.

Uptown Worthington will include 745,000 square feet of best-in-class retail, restaurants, and entertainment; a 240-room luxury hotel; 753 multi-family luxury residences; and 490,000-square-feet of Class A office space. The project will also feature a green-friendly infrastructure of 30 percent open space to encourage energy conservation, a connection to and extension of the Chester County Rails-to-Trails bike path, and the re-opening of Little Valley Creek, which is currently enclosed in a pipe under asphalt paving. Once complete, Uptown Worthington projects an estimated 8,000,000 visitors per year.

#### **ABOUT O'NEILL PROPERTIES GROUP**

O'Neill Properties is a leading national real estate investment and development company headquartered in King of Prussia, Pa., which is developing a portfolio it currently values at over \$1 billion. The company focuses on development of mixed-use; retail; Class A office space and luxury multi-family residential housing in the Northeast through the recycling and renovation of surplus brownfield industrial and military real estate. The portfolio includes significant residential, mixed-use, retail and commercial land development projects, which include the development of over 10,000 residential units, and when completed will increase the portfolio's value to more than \$4 billion. O'Neill Properties has completed development of over 13 million square feet of office space, 700 apartments, and currently has over 2 million square feet of mixed-use and residential developments under construction. ([www.ONeillProperties.com](http://www.ONeillProperties.com))

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