

The Pavilion at the Court - King of Prussia Mall

Metro Philadelphia, PA



Mall Business, LLC
Regional Mall Repositioning



The Pavilion building was originally built as a 249,163 square foot, three-level Strawbridge & Clothier Department Store in the Court section of the bifurcated King of Prussia Mall. As a result of May Company's 1990's acquisition of Strawbridge's, May converted its KOP Plaza Hecht's store into a Strawbridge's and the Court store was deemed surplus by the May Company.

Chuck Fancher, as president of AMC's Centertainment Inc., purchased the Strawbridge's store in 1999 with the objective of creating a retail/restaurant with cinemas mix of uses in the building. For strategic reasons, AMC elected in 2000 not to locate a 20 screen operation on the third floor of the building and the development program was changed to convert the third floor to retail or related use.

of the Court which contains Macy's, Bloomingdales and significant inline retail space in the enclosed mall section. Pedestrian bridges provide direct access from the contiguous deck to the first and second levels of the two department store and Pavilion buildings. Revamped interior building views follow.

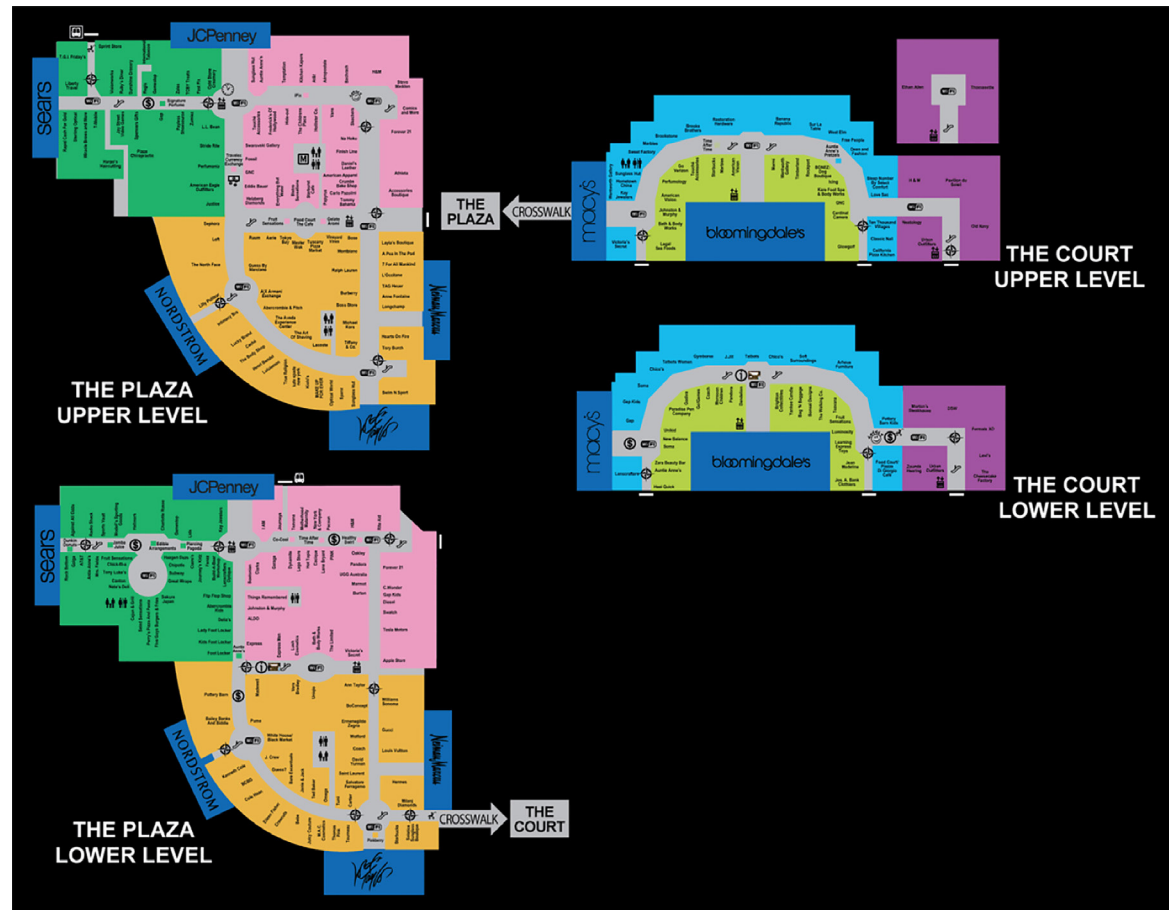
The two-level enclosed mall and the three-level Pavilion building benefit from a contiguous three-level parking deck located on one side of the entire length

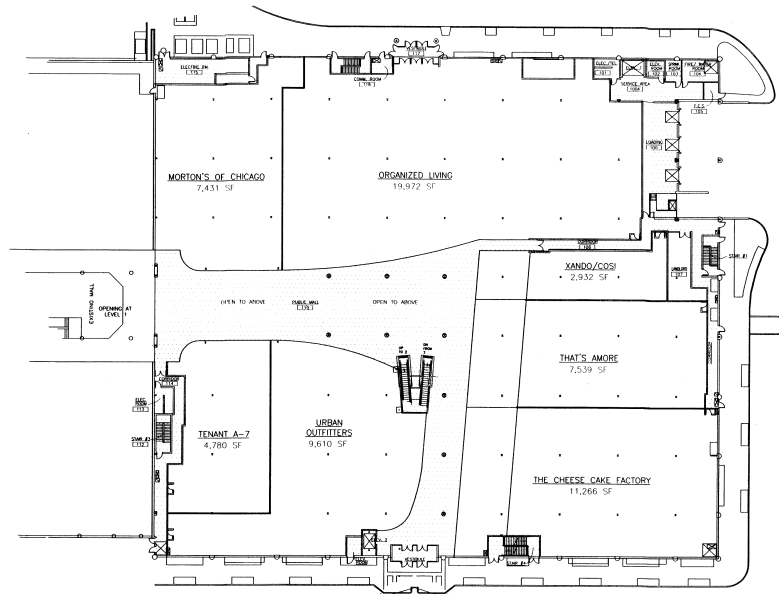




A number of issues were encountered in redeploying the single user, three floor department store layout to a multi-tenant, demised space format. Those included having to reduce second floor space to allow for effective “to and from” sight lines and race track access to inline tenant spaces on the second level; add or retrofit all of the vertical transportation elements to allow shopper flow to occur naturally; completely revamping plumbing and electrical systems to accommodate the multiple shop format and solving for code emergency exiting and store servicing requirements.

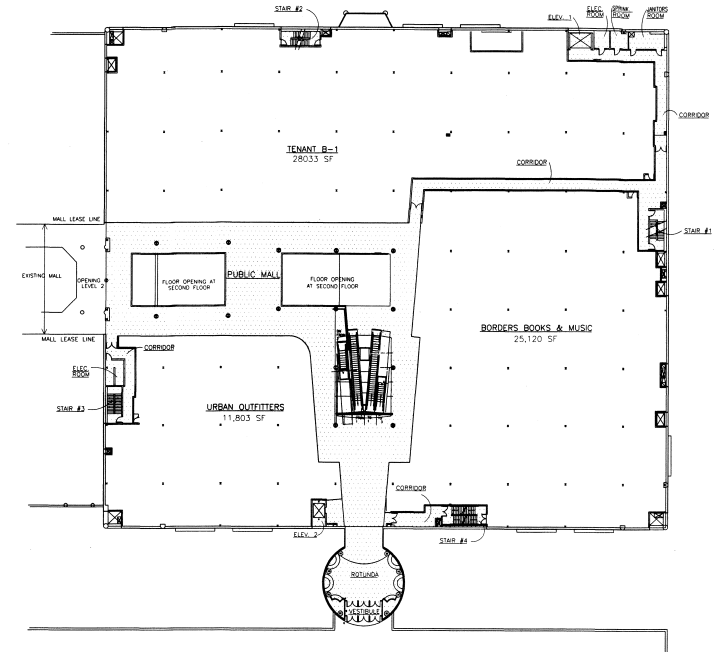
Initial tenants in the converted building included Border’s Books & Music, Urban Outfitters, Organized Living, and the restaurants The Cheese Cake Factory and Morton’s of Chicago. The building was sold to the then sole owner of King of Prussia, The Kravco Company. Simon Properties is now the majority owner of the King of Prussia Plaza and Court and The Pavilion. Presently the tenant lineup in the approximately 191,719 net leasable square foot Pavilion includes Urban Outfitters in two levels, Cheesecake Factory, Levi’s, Designer Show Warehouse (DSW), Morton’s Steakhouse, Old Navy, and H&M with the third level occupied by furniture operators Thomasville and Ethan Allen.





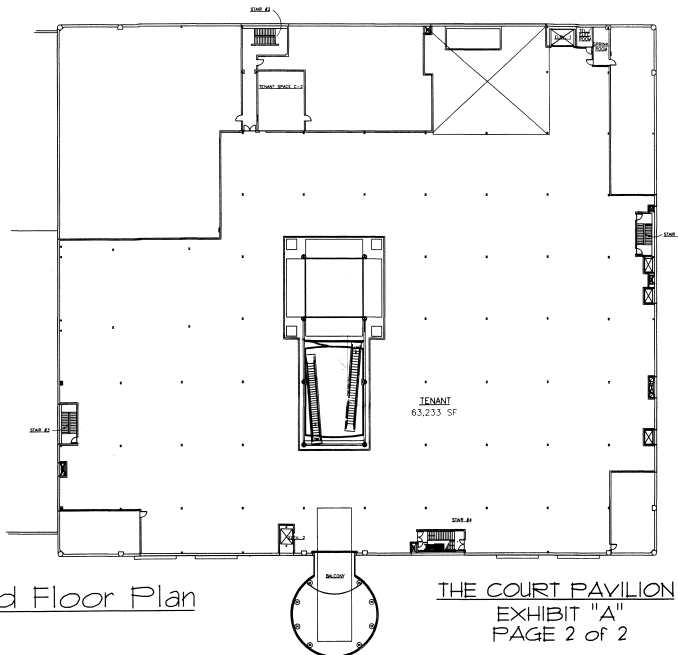
First Floor Plan

THE COURT PAVILION
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Second Floor Plan

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Third Floor Plan

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