



Designed by Pelli Clarke Pelli Architects, with public spaces and interiors by Piero Lissoni Associati, the upper 19 stories of AKA at Cira Centre South feature brand new, ultra-luxury residential offerings ranging from hotel suites to traditional apartments, and an entire floor dedicated to lifestyle-enhancing amenities designed for AKA residents' wellness and enjoyment.

Rising above the Philadelphia skyline with the city's highest and most spectacular views, the residences at AKA University City lie at the heart of Cira Centre South's groundbreaking vertical neighborhood. Cira Centre South shifts Philadelphia's center of gravity, bridging University City and Center City in defining a new residential, business, leisure, and entertainment neighborhood brimming with possibility.

Whether designing your own interior in a year-round apartment residence or moving into a custom-designed Piero Lissoni furnished residence for several days, weeks, or months, AKA offers high touch guest services, sophisticated amenities and unparalleled pride of place without the complications of ownership.

hotel residences

available by the day or week
fully serviced with utilities, services,
furniture, accessories included

serviced residences

monthly leases
fully serviced with utilities, services,
furniture, accessories included

furnished residences

semi-annual leases
without accessories or AKA services

apartment residences

annual leases



Residents greet guests in an architecturally refined, street-level lobby. AKA's 24-hour Resident Services Team and dedicated doorman provide expert advice and can assist with restaurant reservations, grocery service, network of local partnerships, delivery tracking, and service requests.



All residences offer private, secured, enclosed parking above a new full-block, indoor/outdoor urban food hall and entertainment complex with the region's most compelling food merchants.



THE RESIDENCES

Located on floors 29 through 46, the residences at AKA University City boast soaring 10-foot ceilings and some of the city's highest and most striking panoramic views. Conceived by award-winning NYC architects Asfour Guzy and internationally renowned designer and architect Piero Lissoni, these residences set a new standard for ultra-luxury living in Philadelphia.

Spacious studio, one- and two-bedroom and Penthouse residences feature wide-plank Italian white oak flooring, and open living and dining areas ideal for entertaining.

Kitchens are clad in custom Italian cabinetry, with premium stainless steel appliances.





Luxurious, spa-inspired baths feature generous, glass-enclosed showers; Carrara marble; Grohe fixtures; ample cabinet space; and dual-lit mirrors.

PENTHOUSE RESIDENCE

Spacious, bright studio, one and two bedroom residences boast floor-to-ceiling windows; one and two bedroom residences feature walk-in closets in the master bedroom.



MODEL RESIDENCE

LEVEL 28

Piero Lissoni has designed an entire club level for resident wellness, relaxation and enjoyment, including an indoor 72-foot aerial pool with bountiful natural light and magnificent southerly and westerly views through floor-to-ceiling windows; AKA's signature amenity, **a.lounge**, opens onto **a.terrace**, a four-season greenscaped oasis with endless sightlines and cozy fire pits soaring 400 feet above street level; state-of-the-art fitness center with Technogym equipment, yoga/stretching

area, treatment room, and locker room; dedicated dining and conference areas with breathtaking views; **a.cinema**, a private screening room; advanced business center services; and 3-D indoor golf simulator, including a selection of world-renowned golf courses. Additional amenities include exciting retail offerings and Walnut Street Café, a world-class, seasonally-inspired American restaurant from the visionaries behind New York City's Michelin-starred **Rebelle**.





An airy and inviting lounge space for friends, private parties, or for use as an extended living room, is adjacent to the wellness center as well as a landscaped terrace with stunning city views.

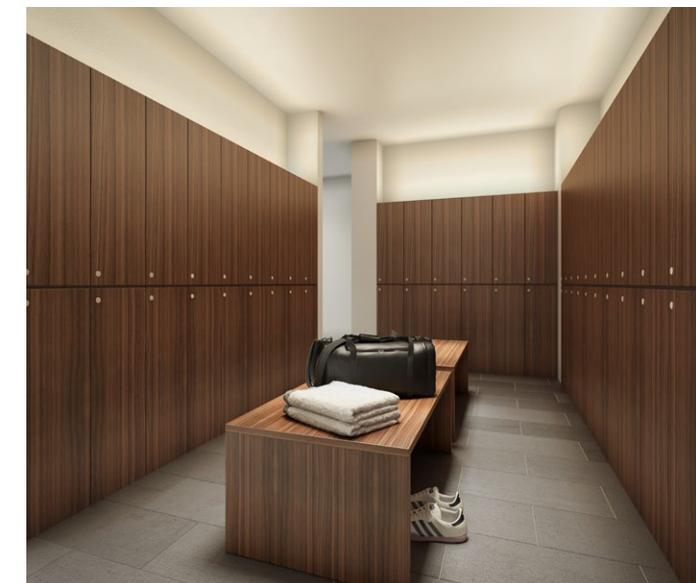






The expansive, state-of-the-art fitness center features advanced Technogym equipment designed by Antonio Citterio with ample space between circuits, and a designated yoga/stretching area.

Private therapeutic massage and locker rooms complete the experience. Personal training and expert consultation is available upon request.



a.cinema, an intimate, state-of-the-art screening room with oversized leather reclining seats and an extensive film library, features private weekly curated film screenings for residents in addition to noteworthy sports and entertainment events and use for business presentations.



DINING



Residents and visitors can look forward to dining at Walnut Street Café, a world-class, seasonally-inspired American restaurant from the visionaries behind New York City's Michelin-starred Rebele.

Accolades for AKA's restaurants

Food & Wine America's Best New Grill Restaurants

Food & Wine America's Best New Chefs

Wine Enthusiast America's 100 Best Wine Restaurants

Zagat Young Chefs to Watch

Philadelphia Magazine Philadelphia's Top Bars

"An ideal model of a modern Philadelphia restaurant—cafe-casual in ambience but sophisticated in the details" Three Bells. Craig LaBan *Philadelphia Inquirer*





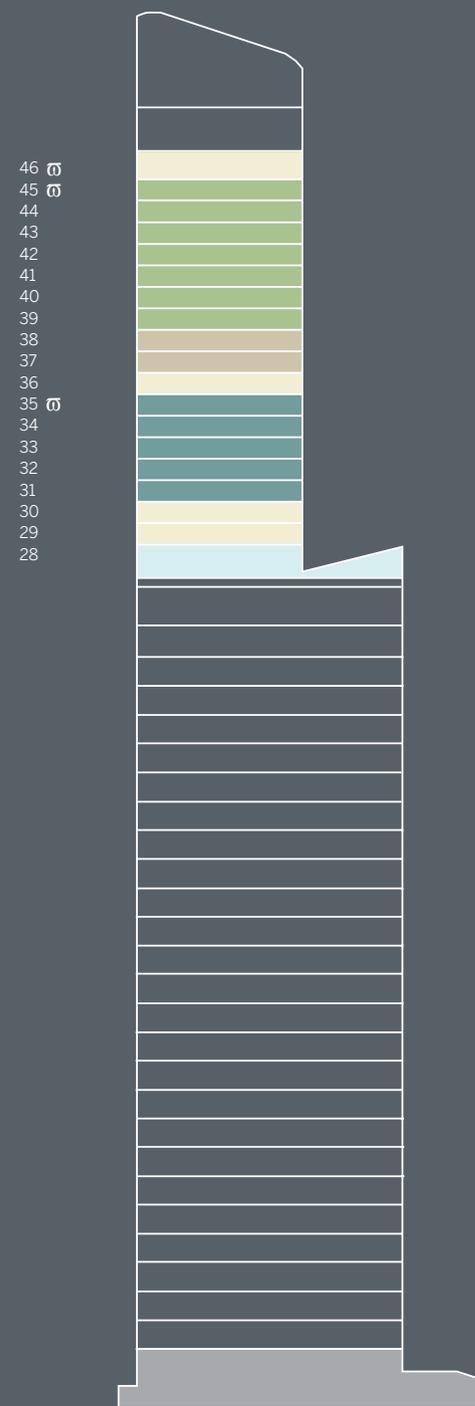
CIRA GREEN

Cira Green, a visionary, one-acre landscaped oasis poised 90 feet above the vibrant urban marketplace of the Cira Centre South neighborhood, serves residents as both a personal “front yard” for sunset picnics; stargazing; sunbathing; or relaxed contemplation; and a convivial village green supporting the diverse live arts and programming unique to this great urban cultural and educational hub.

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- apartment residences annual leases
- furnished residences semi-annual leases
- serviced residences monthly leases
- hotel residences daily/weekly leases
- ⌘ penthouse residences
-

- wellness / business / lounge / terrace
- lobby / restaurant + bar
-

leases available for adults 21 and older



TEAM

AKA, a division of Korman Communities, comprises a curated portfolio of luxury serviced residences in prestigious metropolitan locations including New York City, Philadelphia, Beverly Hills, Washington, D.C. and London. Designed for long stay comfort and value, AKA balances the style and hospitality of an intimate hotel with the space and comfort of a fully-appointed luxury condominium. To learn more, visit stayaka.com.

Korman Communities carries forward a name synonymous with integrity, market savvy and proven performance in the real estate development and investment arenas. Korman's reputation reflects four generations of dedication and business acumen, resulting in the construction of more than 30,000 single-family homes and 12,000 apartments and townhouses.

Brandywine Realty Trust has set the standard for innovation in real estate over the past 20 years, creating new solutions and anticipating the future, evolving from initial ownership of four office buildings to now delivering and managing some of the nation's most remarkable properties. The Cira Centre South neighborhood is one such example—a visionary development offering an elevated tenant and resident experience while energizing its surrounding community.

Pelli Clarke Pelli Architects has designed many of the world's most recognizable buildings, including the World Financial Center in New York, the Petronas Towers in Malaysia, and the International Finance Centre in Hong Kong. Its award-winning portfolio includes retail and mixed-use projects, academic buildings, libraries, museums, research centers, residences and master plans. Pelli Clarke Pelli has been honored with critical acclaim and hundreds of design awards, including the American Institute of Architects' most prestigious honor for an architectural practice, the Firm Award.

Piero Lissoni opened the Lissoni Associati studio together with Nicoletta Canesi in 1986 and since then the 75-person firm has been recognized as one of the world's leading architectural studios, renowned for refined Italian furniture design as well as striking hospitality projects across the globe.

AKA UNIVERSITY CITY AT CIRA CENTRE SOUTH

2929 Walnut Street, Philadelphia
akauniversitycity.com
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For more information on furnished suites
 available by the day, week or month visit
stayaka.com



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