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Wow, that title's quite a pitch, but apparently it's for real. In February, Philly-based **Pew Charitable Trusts** purchased a **10-story** new regional headquarters at **901 E Street**, taking the top **four floors** for itself. But because they're a **501(c)(3)**, they intend to lease the remaining **125k SF** to other non-profits. That means space that might normally go for **\$60 SF** full-service has been marked down to **\$52**. That also means their brokers phones have been ringing off the hook.



Cresa Partners' **Matt Feeney**, center, who's Pew's global real estate adviser, says he's has heard from 100 prospects in the last month. **Cambridge's Ben Eldridge** and **Thomas Anderson**, who act as landlord brokers, say they couldn't begin to imagine the level of interest they've seen. They also represented seller **UBS** and have continued on to oversee leasing and management.

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Nonetheless, taking no chances, in case some of you out there might also be interested, the three amigos show us the **roof deck views** overlooking the **Portrait Gallery** and **Verizon Center**. Ben tells us 901 was originally built by **Quadrangle** in '89 and became pigeonholed as a GSA building. However, in '05, UBS hired Cambridge to **reposition** the building. Last year they oversaw renovations of the lobbies, entryways, and elevators. Now they await the installation of a brand new **HVAC** system, including VAV's and controls, which should be in by February. Pew also plans to **LEED-certify** the building, and is in the process of having **Rand** complete a gold interior build-out in addition to other upgrades like adding a **Gensler-designed 5-story glass atrium** on the front.

ANNA!



Okay, we know we've given you **saturation** coverage of the **Kastles**, and you wouldn't mind our laying off, but, hey, can't we make a little exception for last night's appearance by **Anna Kournikova**? The skies opened up and everyone eventually got **drenched**, and Anna never actually got onto the court to play, but she did walk around with a racket looking like she was ready, so being **dutiful paparazzi**, we took a picture.

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