

# MSC

Midwood



RITTENHOUSE SQUARE | PHILADELPHIA, PA

# 1715-21 WALNUT STREET

PREMIER 2ND FLOOR WALNUT STREET OPPORTUNITY FOR LEASE - 9,770 SF





# 1715-21 WALNUT STREET

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## JOIN THESE TENANTS ON THE 1700 BLOCK OF WALNUT

lululemon  VINCE.

TIFFANY & CO.  ATHLETA

Madewell 

bluemercury®   
makeup • skincare • spa

## DEMOGRAPHICS

### Center City Trade Area

From the River to River between Girard Avenue & Tasker Avenue



**EST. POPULATION**  
188,131



**EST. MEDIAN AGE**  
35 yrs



**EST. AVG HH INCOME**  
\$99,150



**EST. TOTAL EMPLOYEES**  
258,822

- Prominent 2nd floor leasing opportunity on the best retail block in Philadelphia, the 1700 block of Walnut Street, above newly opened Tiffany & Co.
- A rare large footprint opportunity with a dedicated Walnut Street level entrance/signage (ideal for large format retailer, furniture, or office)
- +/- 80' of 2nd floor frontage overlooking Walnut Street
- Positioned in immediate proximity to Rittenhouse Square, the core of affluent residential, national retail, and dense daytime office population
- The asset is being redeveloped by one of Philadelphia's largest Landlords, Midwood Investment & Development

RITTENHOUSE SQUARE,  
PHILADELPHIA, PA

OFFICE RENDERING



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**MSC**





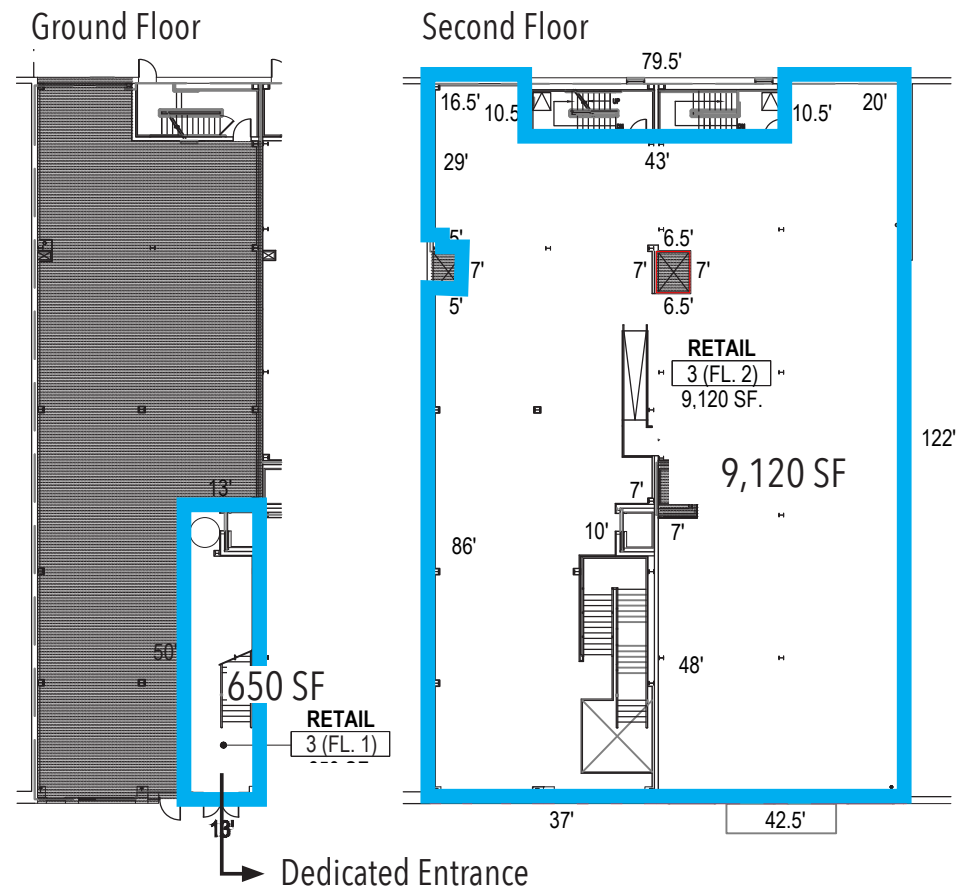
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## ±9,770 SF



## WALNUT STREET

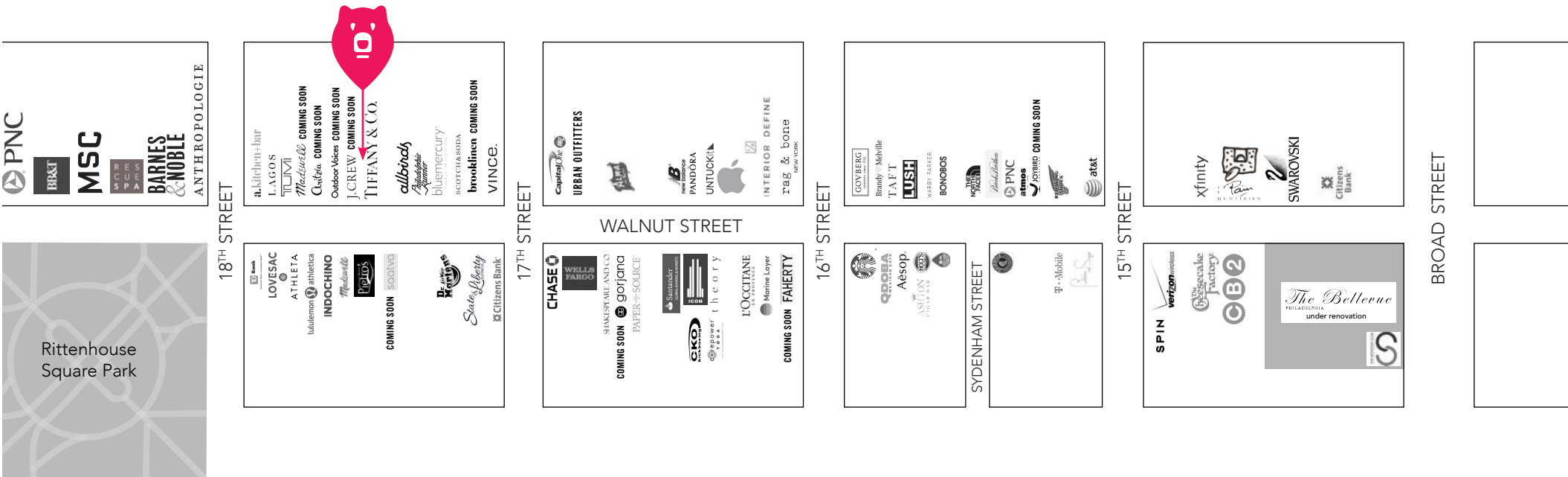


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