



MSC

CHESTNUT STREET

5,741 SF CORNER RETAIL/OFFICE
WITH EXCELLENT FRONTAGE AND
ARCHITECTURAL DETAIL

RITTENHOUSE SQUARE
PHILADELPHIA, PA



2300 CHESTNUT STREET

JOIN NEIGHBORING TENANTS

[solidcore]

5i FIVE IRON GOLF



Jacobs

The Ritt
CROSSFIT
RITTENHOUSE

ROSY'S
TACO BAR

Fitter Club

JOANNE
HUDSON



Human
ROBOT

FREEMAN'S | HINDMAN

PROPERTY DETAILS

- ▶ Excellent architectural character in ground floor spaces at SW corner of 23rd and Chestnut, suitable for retail and office
- ▶ Spaces include exceptional frontage, ceiling height, window line, and feature exposed columns, brick and ductwork
- ▶ Prominent Rittenhouse Square neighborhood location at the gateway to University City, and under a 0.5 mile walk to both 30th Street Station and the Central Business District
- ▶ Strong visibility at corner with 6,700 AADT on 23rd St and 6,300 AADT on Chestnut Street

DEMOGRAPHICS

Center City Trade Area
From the River to River between Girard Avenue & Tasker Avenue

EST. POPULATION

206,964

EST. MEDIAN AGE

35.5

EST. MED HH INCOME

\$95,215

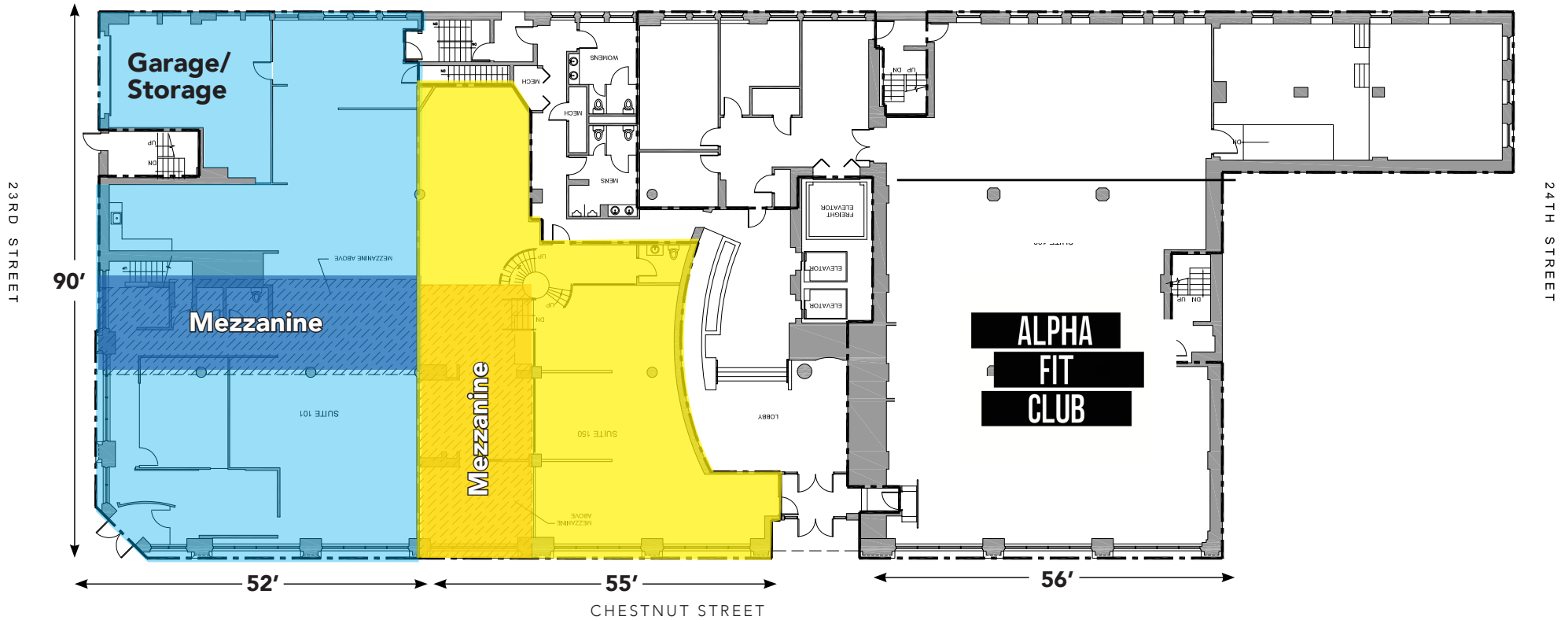
EST. EMPLOYEES

227,743

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MSC

FLOOR PLAN



STE. 101
Creative office build out
4,959 SF Ground Floor
782 SF Mezzanine
20' Ceilings

STE. 150
AT LEASE

NEIGHBORHOOD MAP



AERIAL



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