

WALNUT STREET

RITTENHOUSE SQUARE | PHILADELPHIA, PA

MSC

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 ASANA PARTNERS

1521 WALNUT STREET

PROPERTY DETAILS

- ▶ *Prominent full-building branding opportunity on Walnut Street*
- ▶ *2,340 SF ground floor plus 2nd and 3rd floors*
- ▶ *Unparalleled leasing activity on Walnut Street with notable new tenants such as ALO, Aritzia, Levain, Mejuri, Vuori, Jordan World of Flight, and Flight Club.*
- ▶ *Available now*

DEMOGRAPHICS

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

EST. POPULATION

188,131

EST. MEDIAN HH INCOME

\$99,150

EST. MEDIAN AGE

35

EST. EMPLOYEES

258,822

NEIGHBORING WALNUT STREET TENANTS

CB2



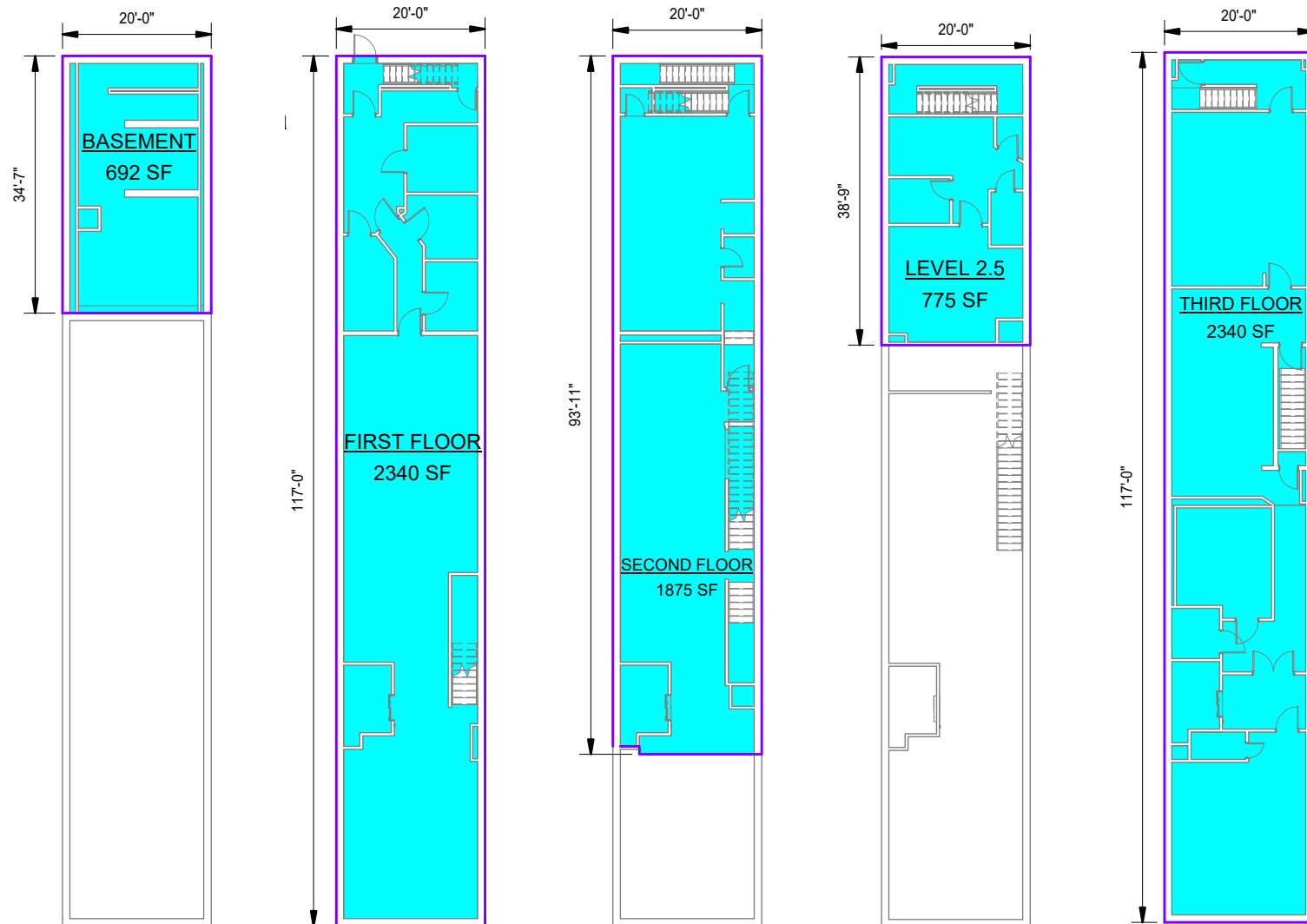
alo

WARBY PARKER

rag & bone
NEW YORK

MEJURI LevainBakery Aēsop.

FLOOR PLANS

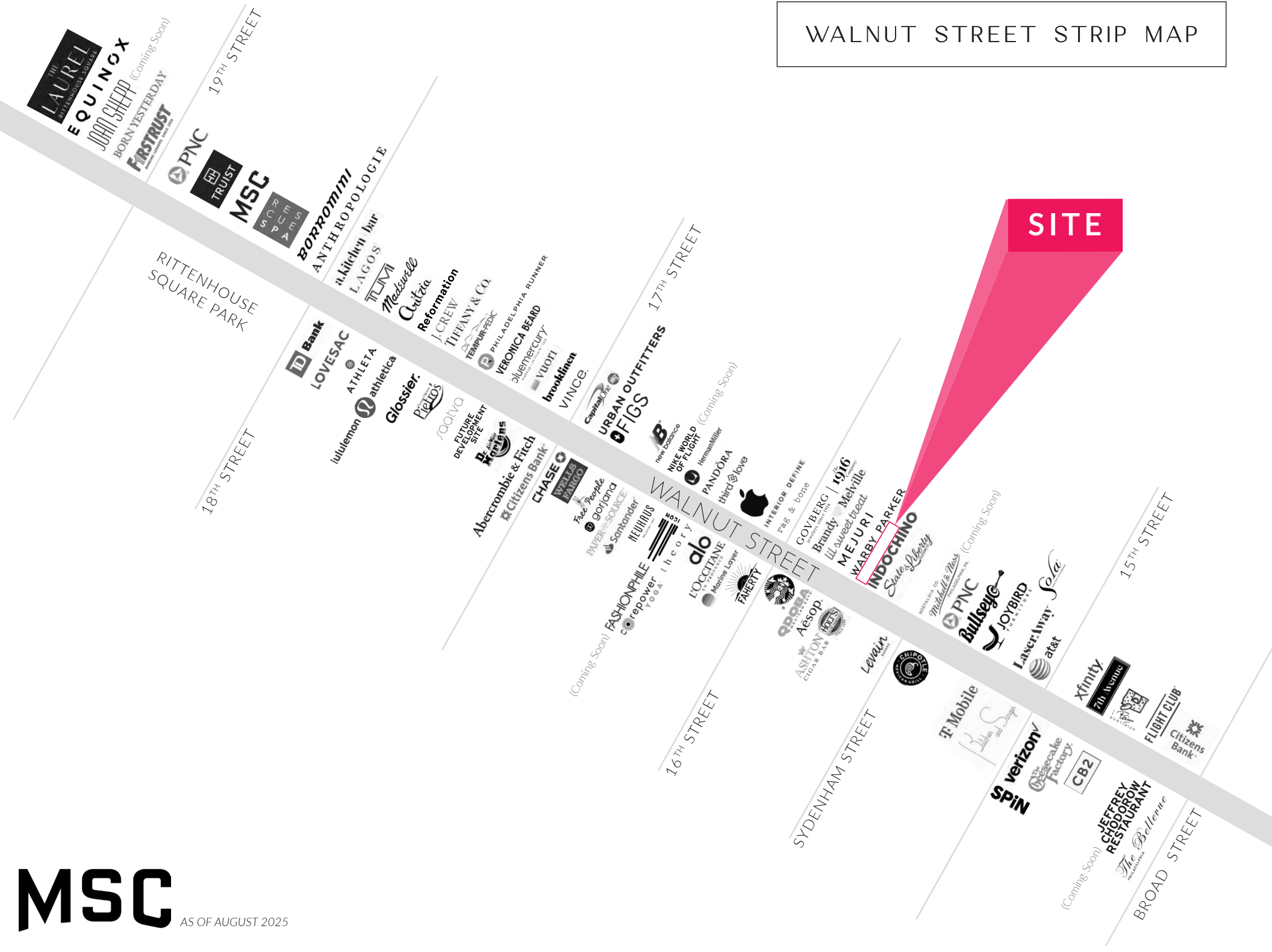


WALNUT STREET

INTERIOR PHOTOS

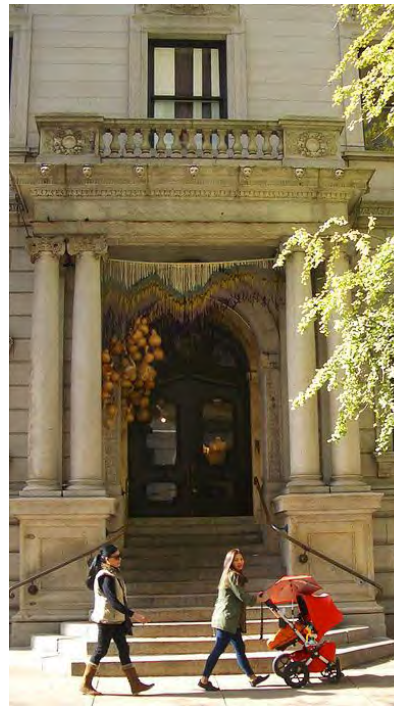
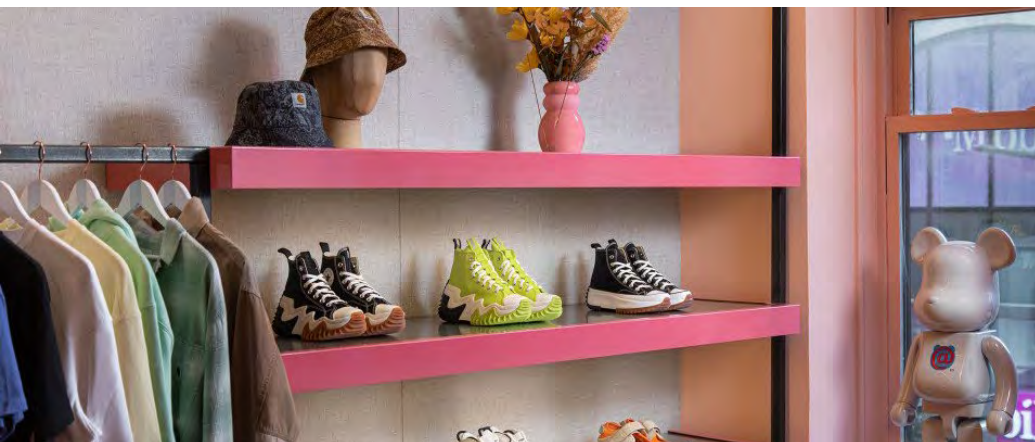
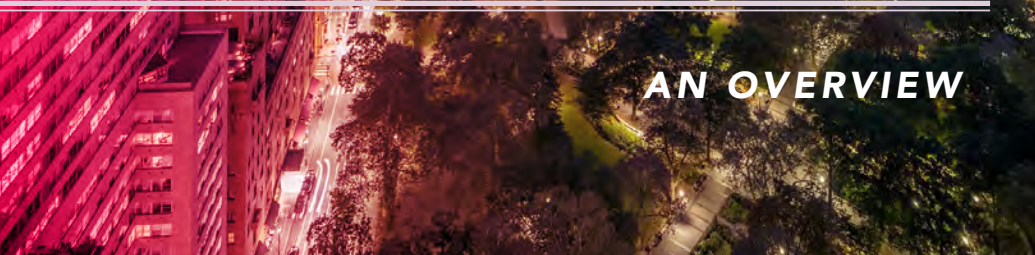


WALNUT STREET STRIP MAP



RITTENHOUSE SQUARE NEIGHBORHOOD MAP





RITTENHOUSE SQUARE IS THE MOST FAMOUS NEIGHBORHOOD IN PHILADELPHIA

serving as the epicenter of retail, dining, daytime office traffic, hotels, affluent residential, and nightlife. The trade area is positioned with unmatched access to Center City's most impactful traffic drivers. From an ultra-affluent residential base, to over **44M SF of office**, to an acclaimed arts district and a flourishing tourism base, it truly is a live/work/play 24 hour neighborhood. As the **5th most walkable downtown** in the country, it is easily accessed by the various other highly connected and flourishing Philadelphia neighborhoods. It provides maximum exposure along with unparalleled national co-tenancy in a downtown setting and serves as the ideal city entry point for most national retailers and restaurants.

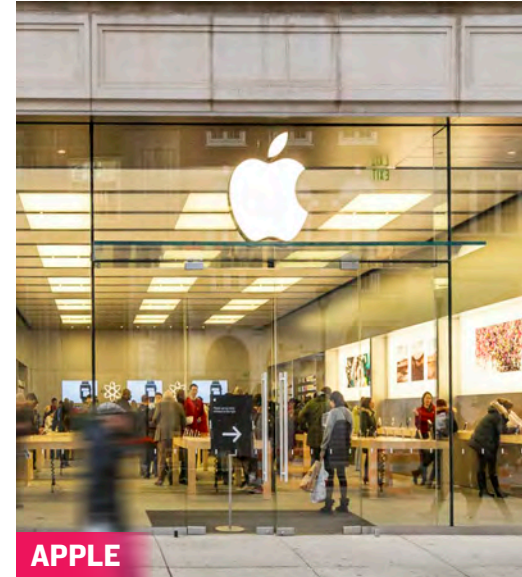
WALNUT STREET

RETAIL

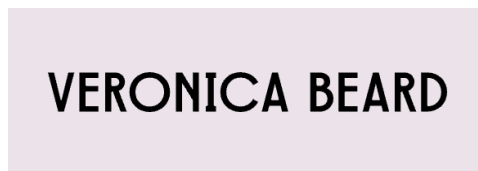


rag & bone
NEW YORK

ARITZIA



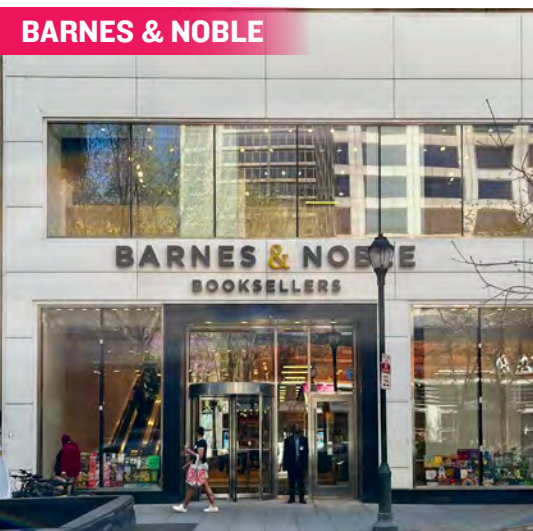
lululemon  athletica



Walnut and Chestnut Streets, along with the connecting numbered streets, have become attractive locations for both high-end and fast-fashion retailers who value the city's highly concentrated, cosmopolitan and diverse customer base. Walnut Street is the city's premier "high street" retail corridor with four primary blocks that span Broad Street to 18th Street. With a mix of upscale apparel/contemporary stores, athleisure, digitally native brands, jewelry, and furniture, **WALNUT STREET'S LEASING ACTIVITY IS THE STRONGEST IT HAS EVER BEEN.**

CHESTNUT STREET

RETAIL



BIGGER BOX TENANTS

such as Barnes & Noble, Bloomingdale's Outlet, Uniqlo, Nordstrom Rack and Sephora mixed with local fashion institutions such as Boyds Department Store, makes Chestnut Street a vibrant and diverse retail corridor that benefits from strong pedestrian counts and cross-shopping with neighboring Walnut Street.



FITNESS, HEALTH & WELLNESS



HOTELS



NIGHT LIFE

RESTAURANTS

From renowned Stephen Starr, Michael Schulson and Cook N Solo restaurants to local James Beard award-winning chefs, Rittenhouse Square is a culinary mecca and receives national recognition for its booming restaurant scene.



vernick

food & drink



QSR / SPECIALTY

Rittenhouse Square's density, day-time population and unparalleled exposure makes it an ideal location for national QSRs looking to enter the Philadelphia market.

VanLeeuwen



CAVA



MSC

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ASANA PARTNERS

BRITTANY GOLDBERG

bgoldberg@hellomsc.com

215.883.7405

JACOB COOPER

jcooper@hellomsc.com

215.883.7402