



MSC MARKET STREET

12,596

12,596 SF TURN-KEY
GYM FOR LEASE

RITTENHOUSE SQUARE/
CENTRAL BUSINESS DISTRICT
PHILADELPHIA, PA

1900 MARKET STREET

JOIN NEIGHBORING TENANTS



20TH STREET

PROPERTY DETAILS

- ▶ Turn-key gym with dedicated street level entrance in lower level of 500K SF trophy office building with near 100% occupancy
- ▶ 18' ceilings and full build out with high-end finishes in place
- ▶ Existing buildout includes: reception area, boxing ring, cardio machines and weights, yoga studio, cardio studio, heavy bag room, locker room with showers and sauna
- ▶ Opportunity to expand the premises to create a dramatic 30,100 SF lower level space facing the beautifully landscaped atrium and koi pond, with the potential to add additional 6,500 SF ground floor entrance
- ▶ Strong demand generated by 27M SF of office in Central Business District West, nearby hotels, and proximity to the Rittenhouse Square and Logan Square neighborhoods

DEMOGRAPHICS

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

EST. POPULATION

206,964

EST. MEDIAN HH INCOME

\$95,215

EST. EMPLOYEES

227,743

EST. MEDIAN AGE

35.5

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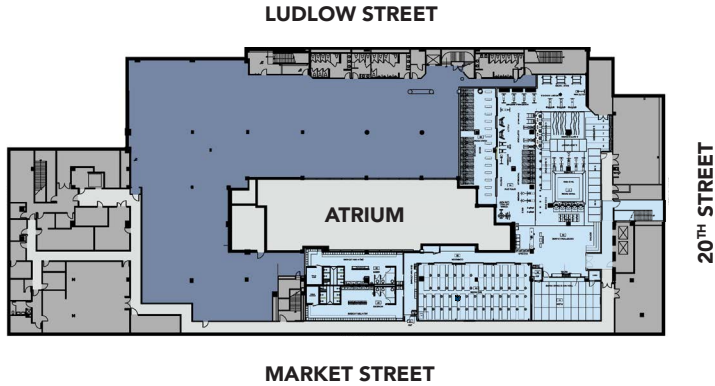
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LOWER LEVEL AS-BUILT PLAN

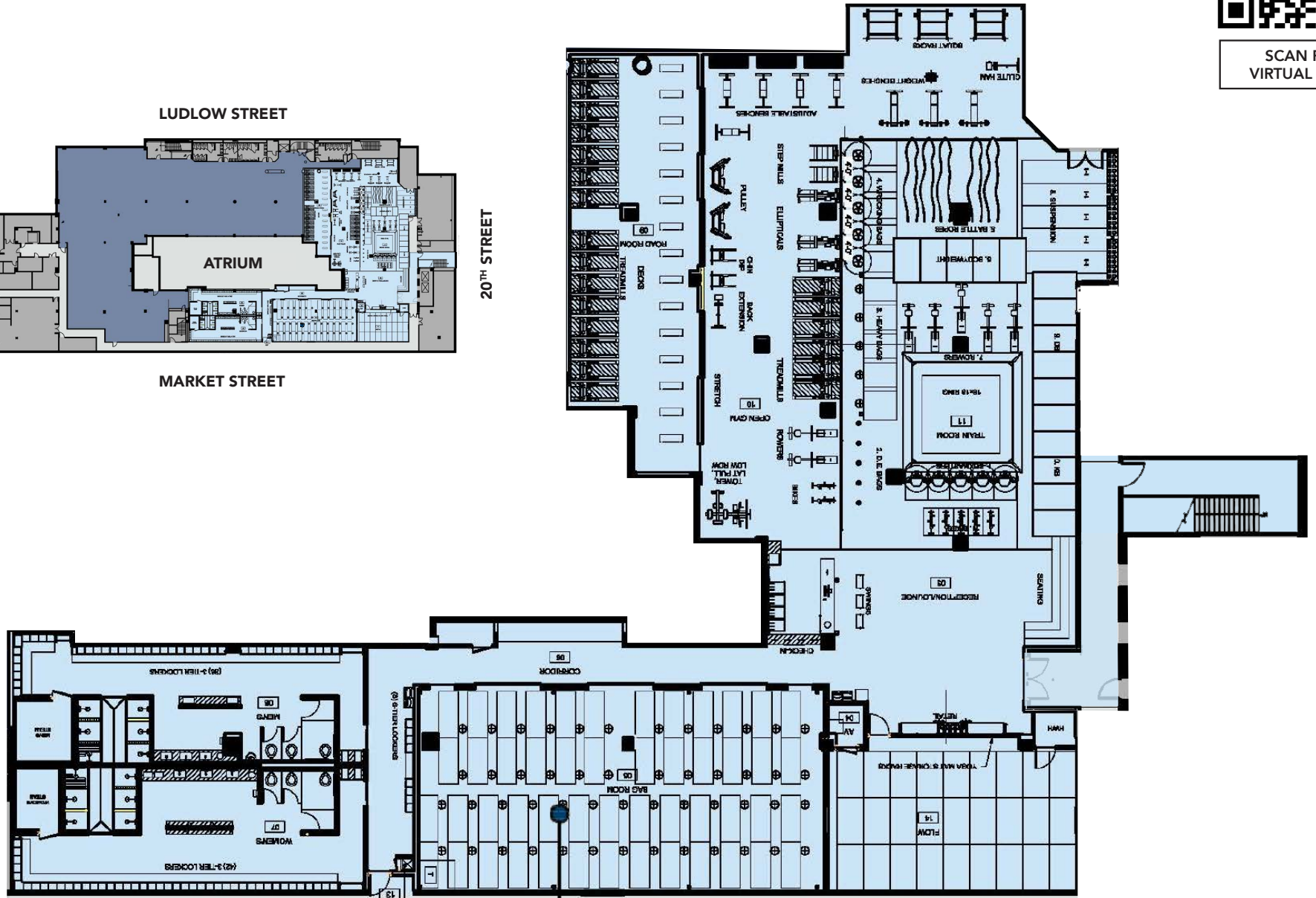


SCAN FOR
VIRTUAL TOUR

19TH STREET

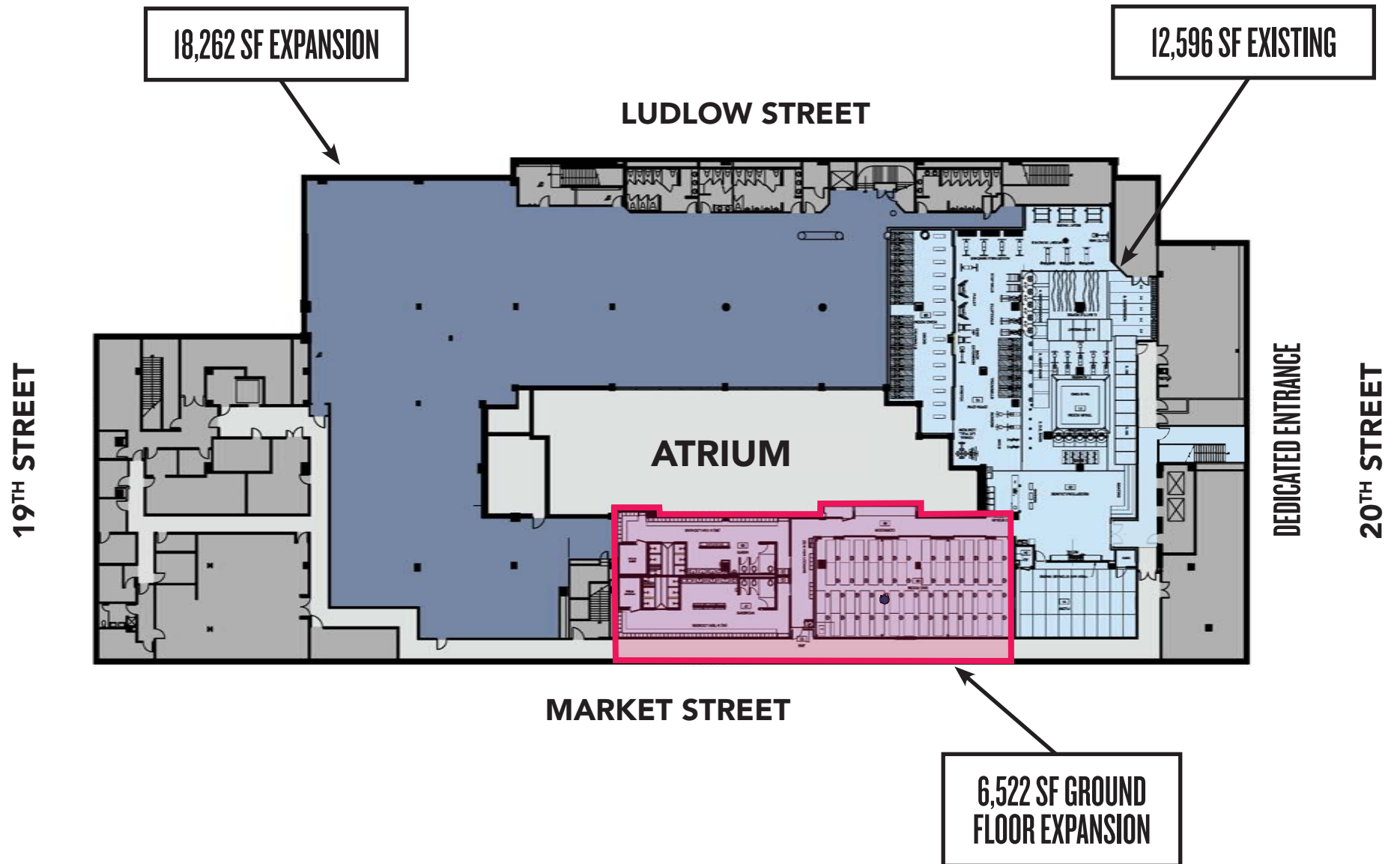


20TH STREET

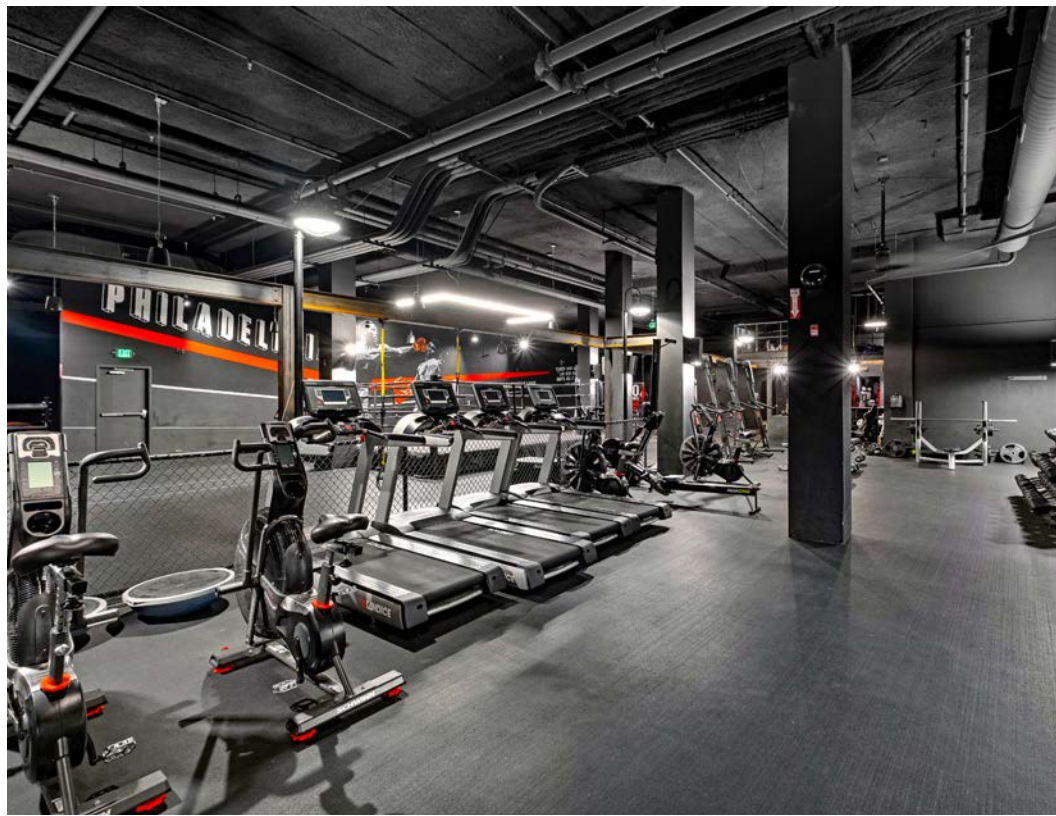
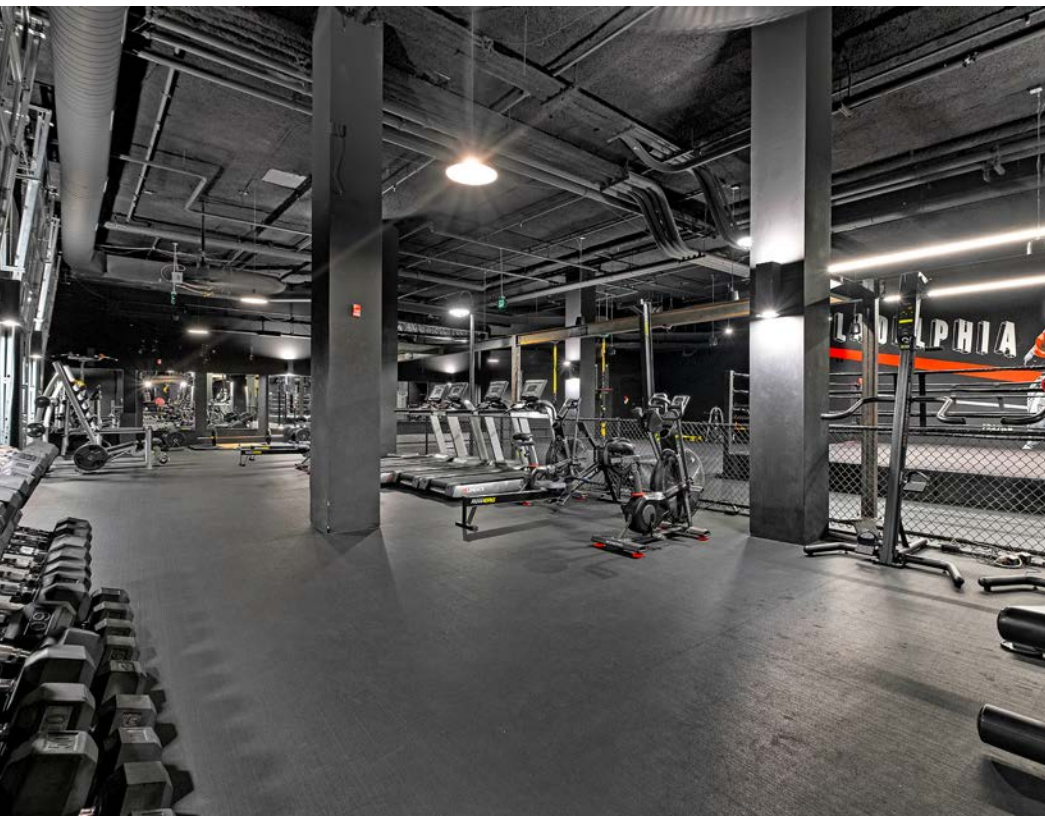


DEDICATED 20TH STREET ENTRANCE

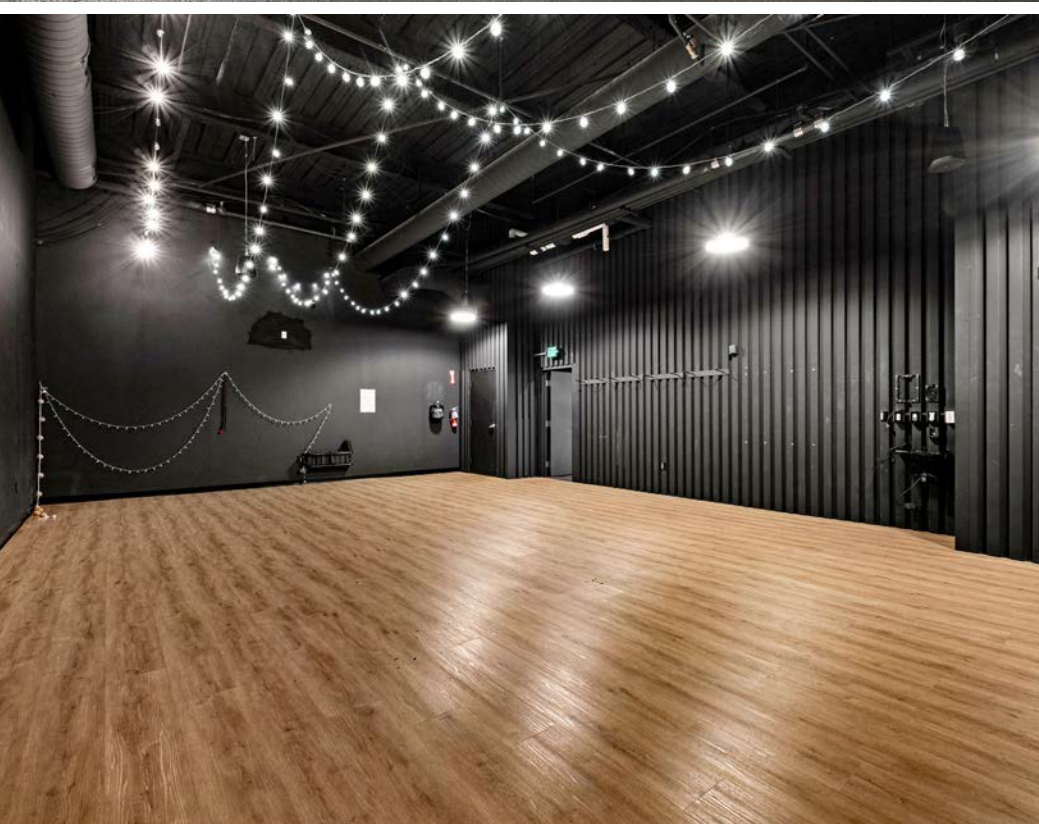
POTENTIAL EXPANSION PLAN



PHOTOS



PHOTOS



PHOTOS



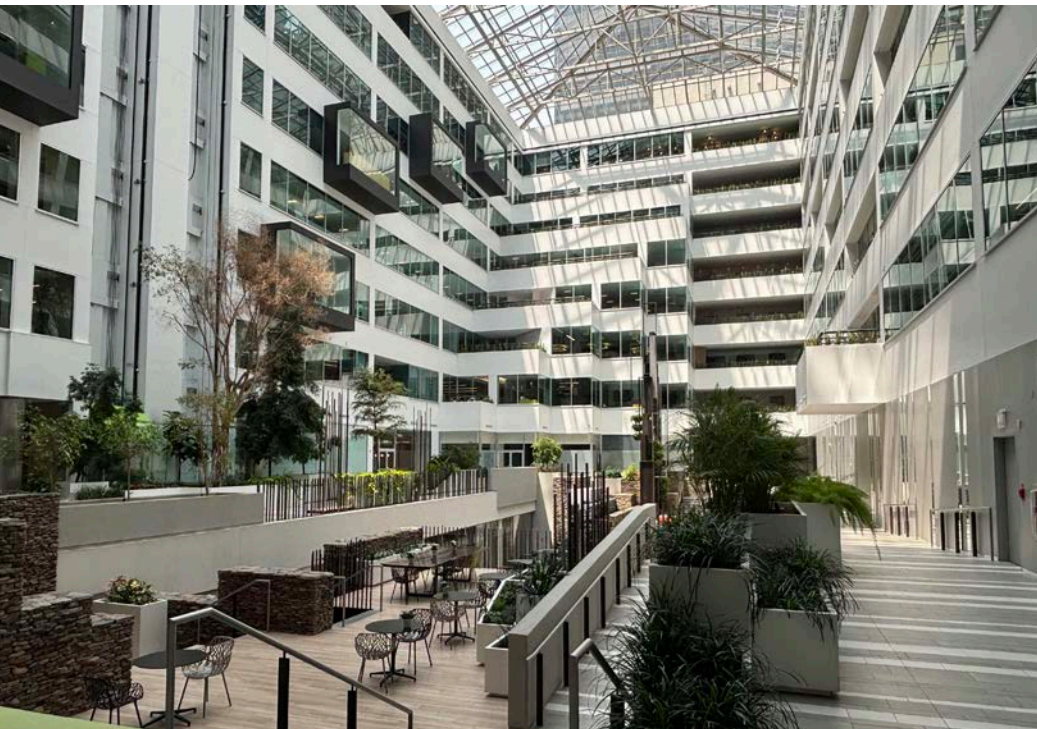
PHOTOS



LOWER LEVEL EXPANSION SPACE



LOWER LEVEL EXPANSION SPACE



GROUND FLOOR ATRIUM

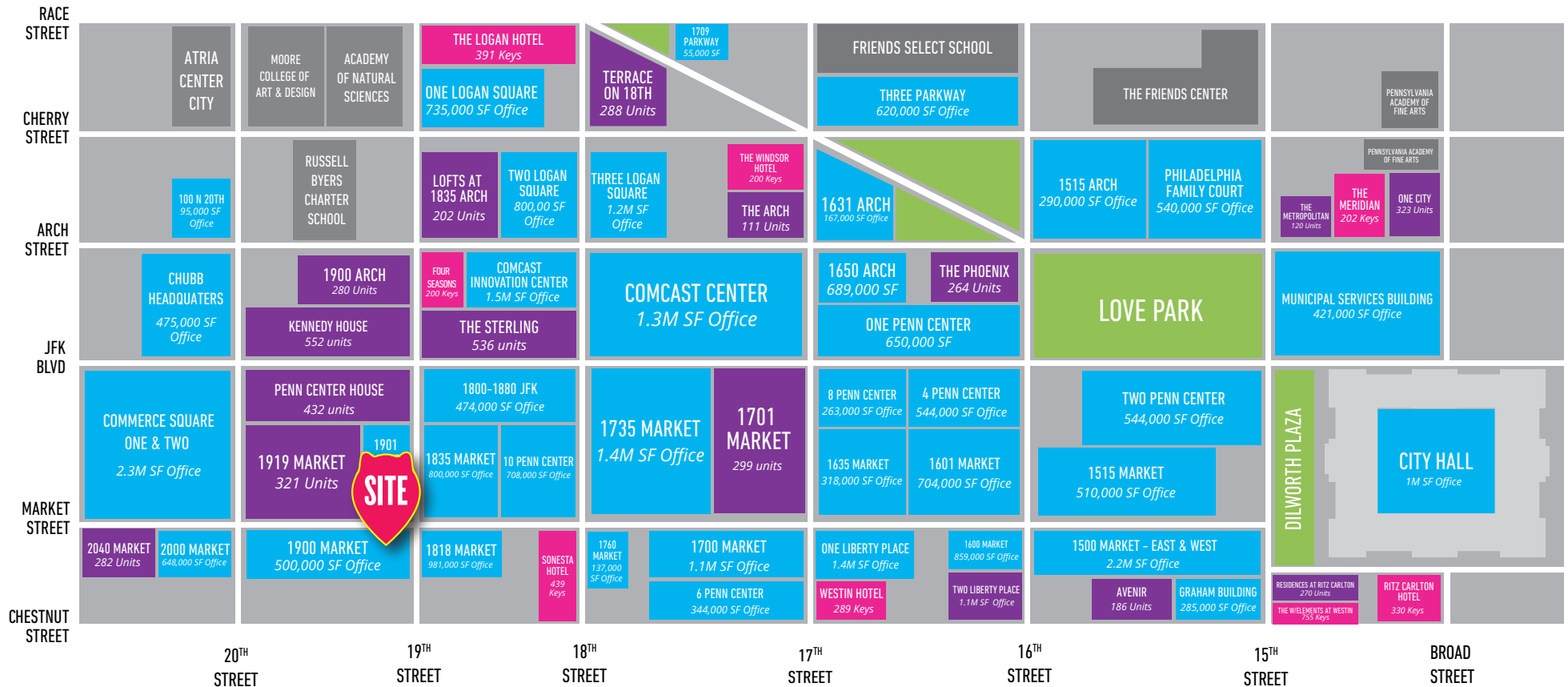


LOWER LEVEL ATRIUM

RETAIL AERIAL



DENSITY MAP



■ **OFFICE** 27,000,000 SF
■ **RESIDENTIAL** 4,400 Units
■ **HOTEL** 2,800 Keys

MSC



JOSH WEISS

jweiss@hellomsc.com

215.883.7389

KYLE QUIGLEY

kquigley@hellomsc.com

267.436.2665

VSHE-ADLIN Independence

Independence

#EXPERIENCECIRA

BUS ONLY