

THE WANAMAKER

REIMAGINING ICONIC RETAIL IN THE
HEART OF CENTER CITY, PHILADELPHIA

MSC

300,000 SF (DIVISIBLE) OF TRANSFORMATIVE ANCHOR RETAIL + 620 LUXURY APARTMENTS & OFFICE

PHILADELPHIA'S MOST ICONIC RETAIL ADDRESS

MODERNIZED, REINVENTED.

PREMIER CENTER CITY LOCATION

Steps from City Hall, Broad Street, Jefferson Station, Reading Terminal Market, and the PA Convention Center

ICONIC NATIONAL LANDMARK

Originally built in 1913, the Wanamaker Building is one of the country's most recognizable and architecturally significant commercial properties, anchored by the Grand Court and the world's largest playable pipe organ

UNMATCHED ACCESS & FOOT TRAFFIC

Connectivity to regional rail and subway lines, within one of the city's densest pedestrian corridors

FLAGSHIP SCALE & FLEXIBILITY

Ground and upper-level floorplates of 100,000 SF, divisible to 5,000 SF

TRANSFORMATIVE MIXED-USE REDEVELOPMENT

Under new ownership, thoughtfully repositioned to support flagship retail, dining, and experiential uses with office and 620 luxury residential apartments

THE CENTER OF CENTER CITY

PEDESTRIAN CONNECTIVITY, REGIONAL RAIL AND SUBWAY ACCESS EASILY CONNECTS THE WANAMAKER TO EVERY MAJOR PHILADELPHIA EMPLOYMENT, RETAIL AND RESIDENTIAL NODE



300,000+
DAILY TRANSIT RIDERS
Direct access to Jefferson Station and SEPTA Regional Rail

IMMEDIATE HOTEL & OFFICE DENSITY
Thousands of hotel rooms and Class A office workers within a 15 minute walk

7-DAY, ALL-DAY ACTIVITY NODE
Office, residential, tourism, dining and retail converge at one intersection

AT THE HEART OF MIDTOWN VILLAGE

POSITIONED WITHIN PHILADELPHIA'S MOST DYNAMIC DINING AND NIGHTLIFE CORRIDOR



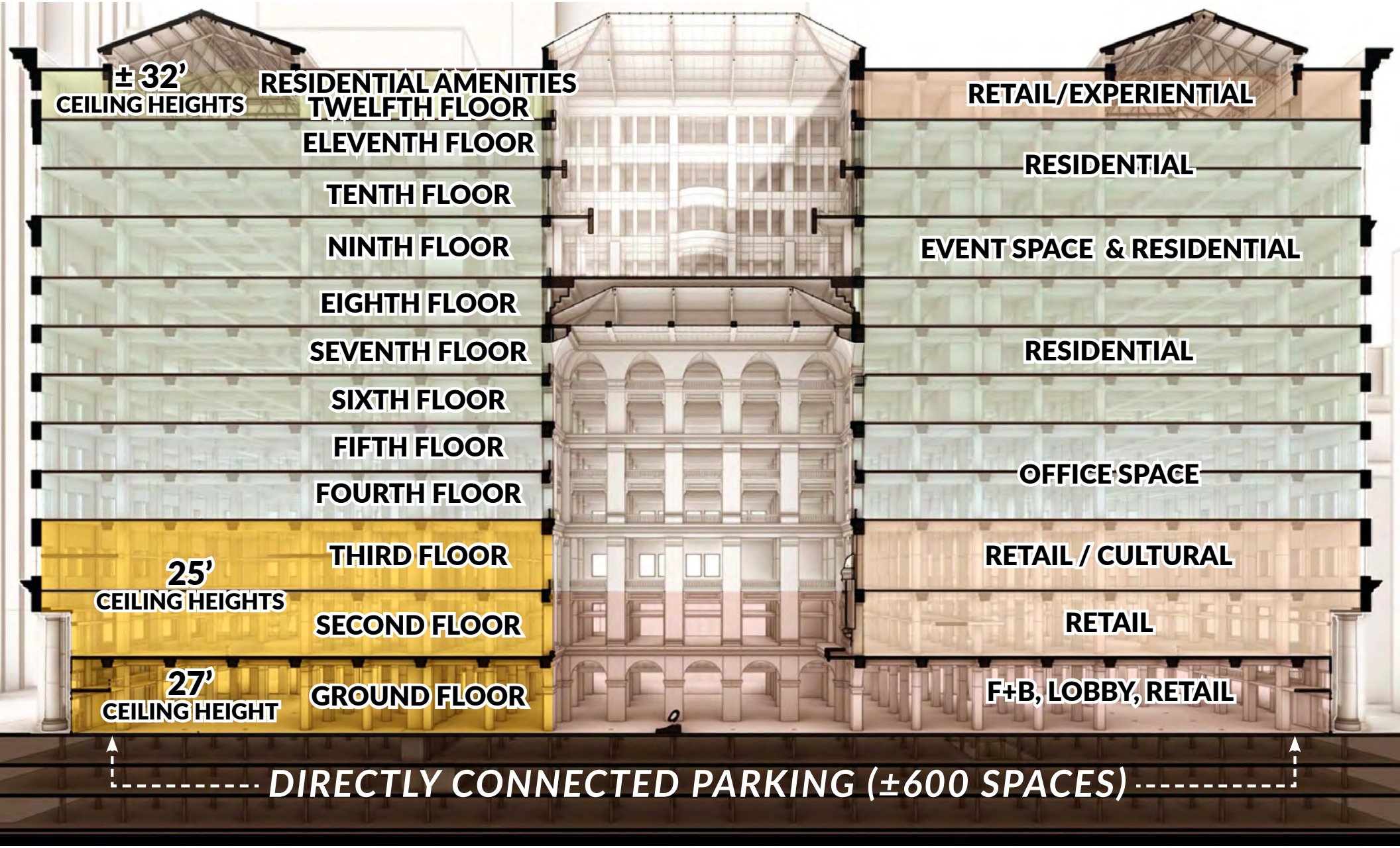
Midtown Village is Philadelphia's most vibrant mixed-use district, defined by its concentration of best-in-class dining, nightlife, culture, and experiential concepts.

Situated at the Wanamaker's Chestnut Street entrance, the neighborhood attracts residents, office workers, students, tourists, and evening patrons—creating sustained energy and foot traffic from day into night.



THE WANAMAKER BUILDING: A MIXED-USE FLAGSHIP

OVERVIEW BY FLOOR



GROUND FLOOR - 87,325 SF (DIVISIBLE)

MULTIPLE FLAGSHIP-SCALE OPPORTUNITIES

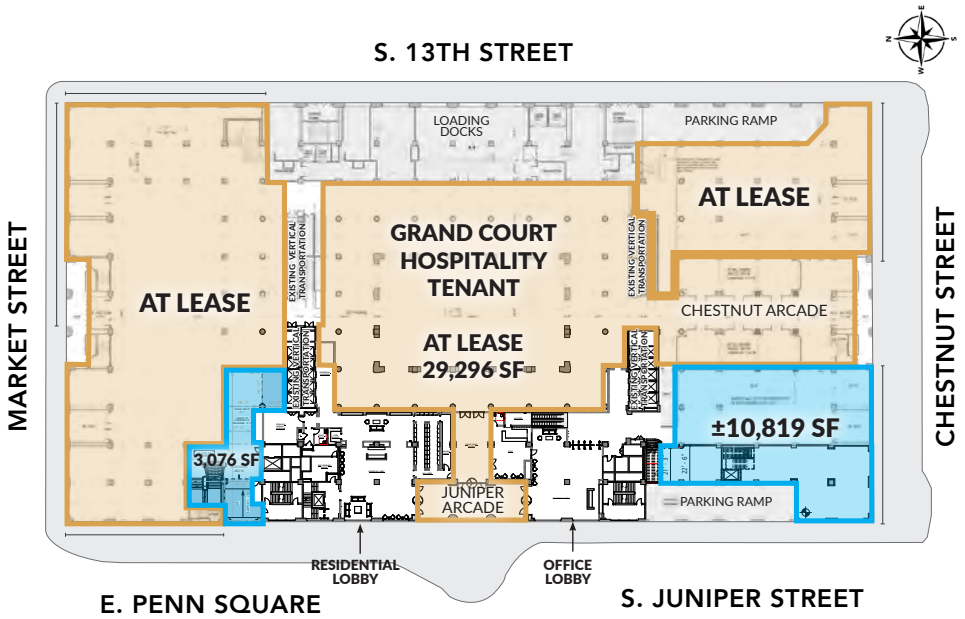


GROUND FLOOR - RENDERING



GROUND FLOOR - EXISTING

- *Rare large-format retail and hospitality floor plates within Philadelphia's most iconic landmark asset*
- *Exceptional vertical connectivity to office, residential, event, and cultural uses*
- *Dramatic ceiling heights and historic architectural detail throughout*
- *Direct connectivity to structured parking and loading infrastructure*



GROUND FLOOR - THE GRAND COURT - 29,296 SF

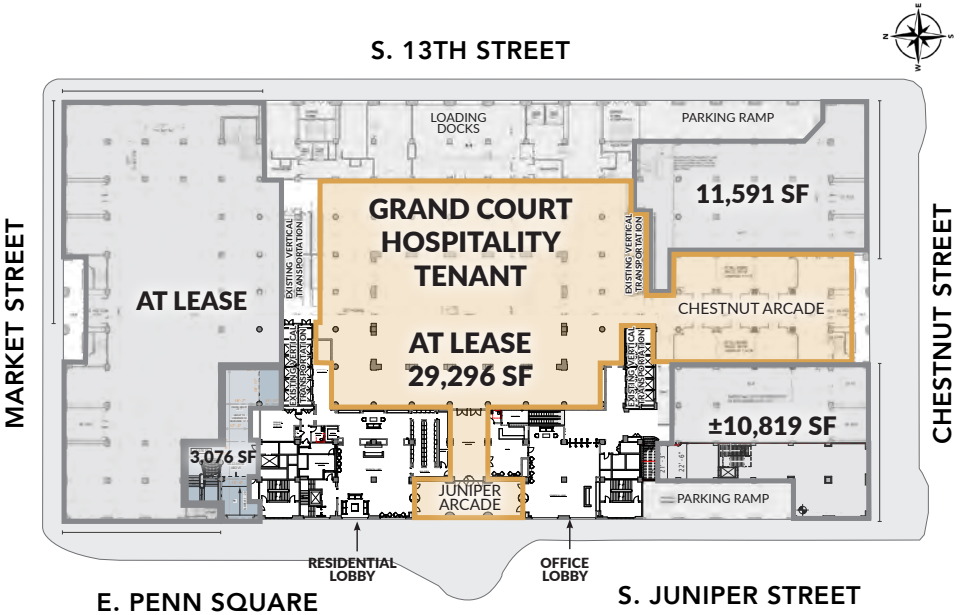
AN ICONIC, LIGHT-FILLED GATHERING HALL REIMAGINED AS PHILADELPHIA'S PREMIER FOOD & BEVERAGE DESTINATION



GRAND COURT - RENDERING



GRAND COURT - EXISTING



A rare opportunity to anchor The Wanamaker Building, the Grand Court offers extraordinary volume, natural light, and architectural grandeur - a premier setting for all-day activation.

THE GRAND COURT
F&B CONCEPT RENDERING



SECOND & THIRD FLOORS

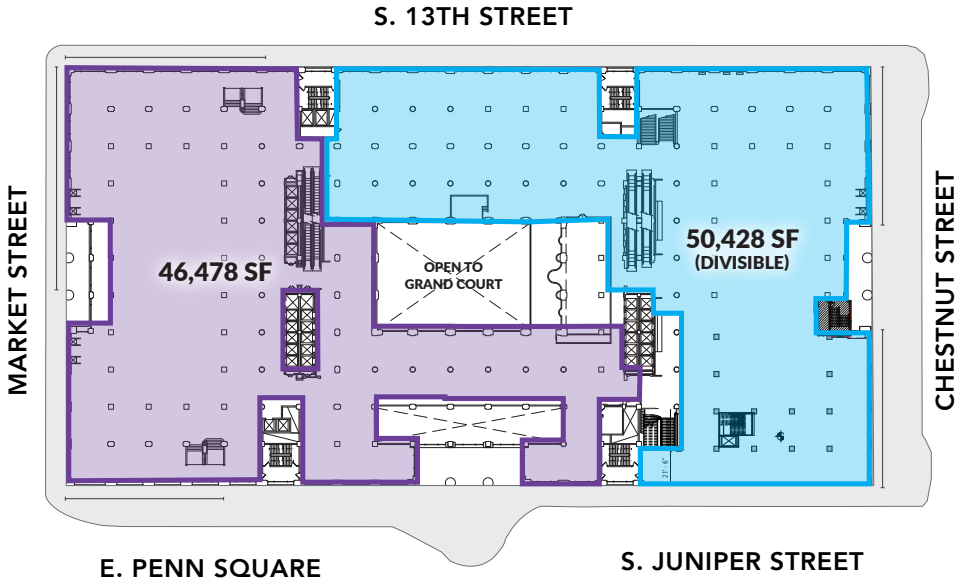
LARGE-FORMAT, LIGHT-FILLED SPACE IDEAL FOR
EXPERIENTIAL, CULTURAL, RECREATIONAL AND FITNESS USES



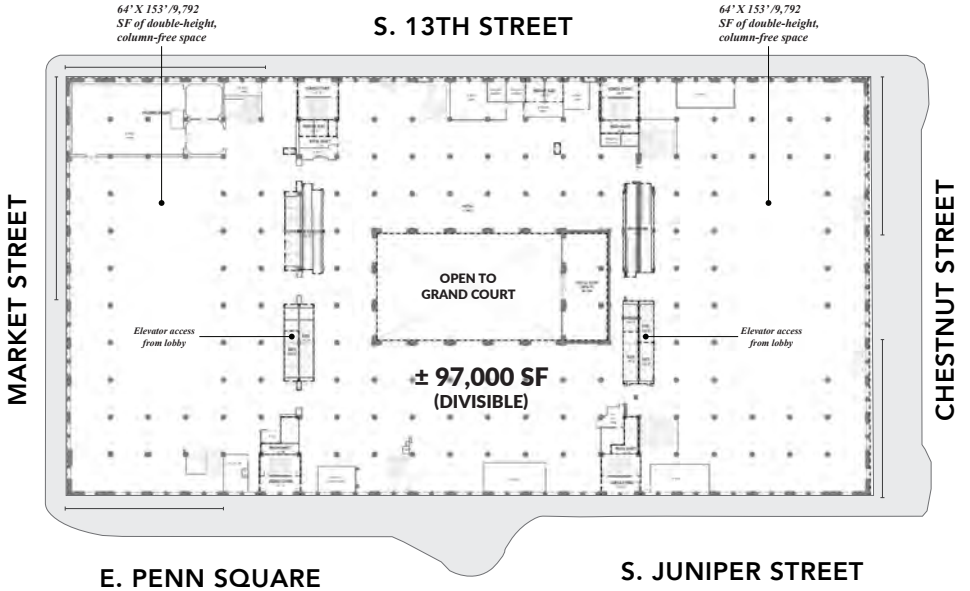
SECOND FLOOR - EXISTING CONDITIONS

Expansive, flexible floor plates overlooking the Grand Court—potential for a dedicated street-level entrance, exceptional ceiling heights, prominent branding opportunities, and direct vertical connectivity.

SECOND FLOOR



THIRD FLOOR



TWELFTH FLOOR - 32,901 SF

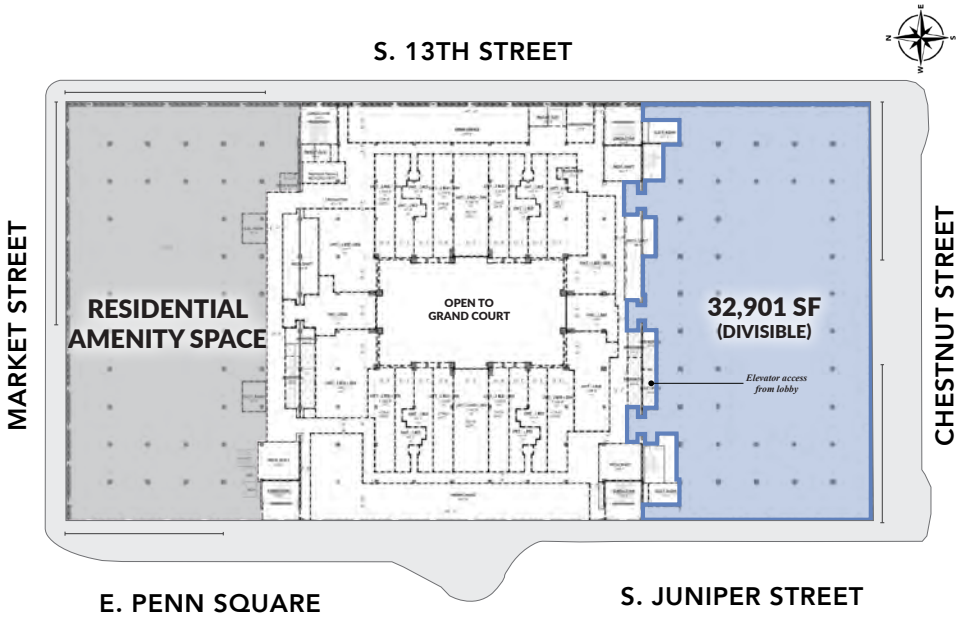
EXPANSIVE COLUMN-FREE SPACE



TWELFTH FLOOR - RENDERING



TWELFTH FLOOR - EXISTING



- *A distinctive upper-floor opportunity defined by natural light, volume and architectural presence*
- *Dramatic skylight and perimeter windows*
- *Ideal for experiential, sports and wellness, entertainment, or private membership concepts*

FLAGSHIP EXTERIOR PRESENCE

UNMATCHED VISIBILITY ALONG TWO OF CENTER CITY'S MOST ACTIVE RETAIL CORRIDORS



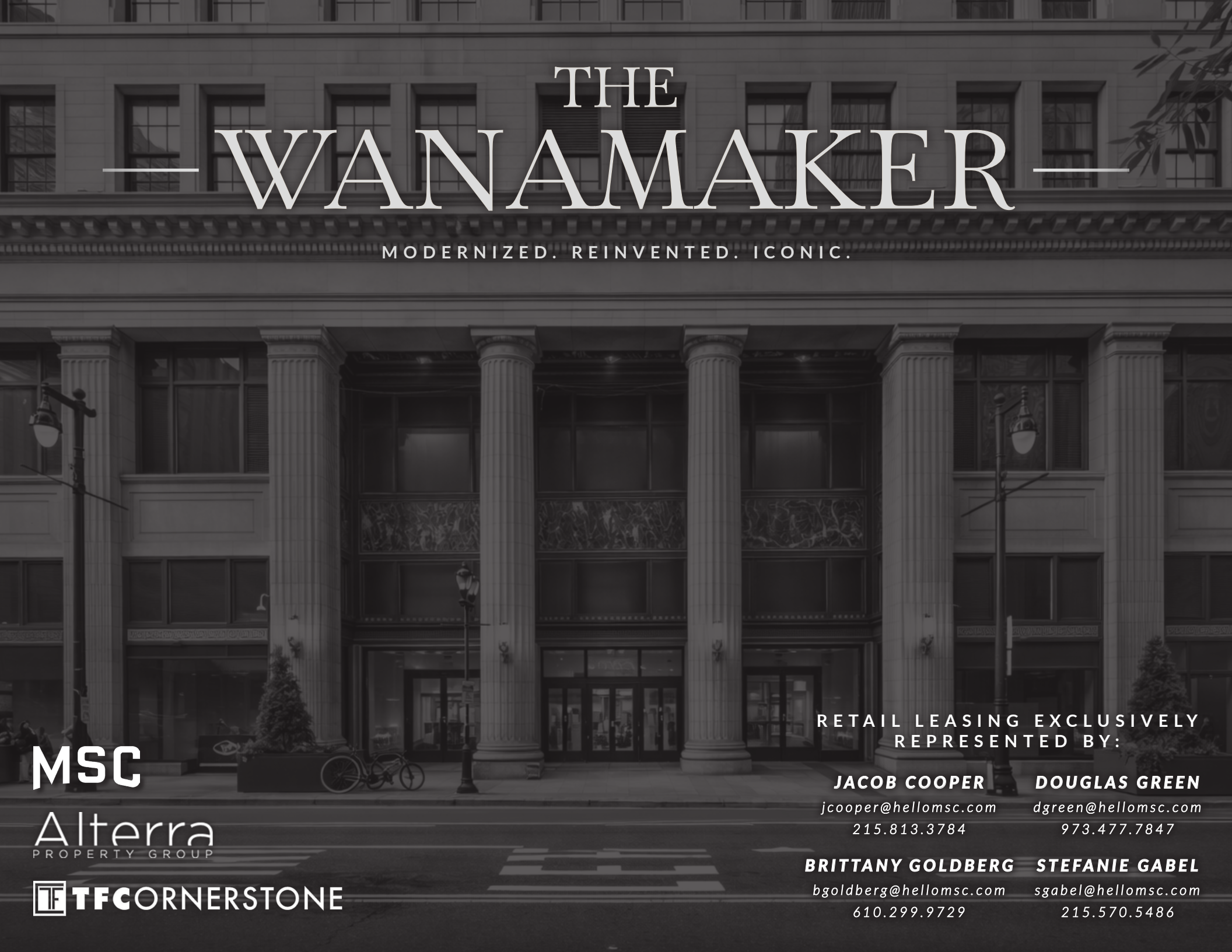
FLAGSHIP EXTERIOR PRESENCE

ANCHOR CORNER LOCATION TO MIDTOWN VILLAGE



THE WANAMAKER

MODERNIZED. REINVENTED. ICONIC.



MSC

Alterra
PROPERTY GROUP

TFCORNERSTONE

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