

MSC x brandywine
REALTY TRUST

RITTENHOUSE SQUARE/
CENTRAL BUSINESS DISTRICT

COMMERCE SQUARE

2001 & 2005 MARKET STREET

3.425 SF QSR FOR LEASE IN
TROPHY OFFICE COMPLEX

COMMERCE SQUARE

DEMOGRAPHICS

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

EST. POPULATION

219,195

EST. MEDIAN HH INCOME

\$107,674

EST. EMPLOYEES

225,836

EST. MEDIAN AGE

35.6



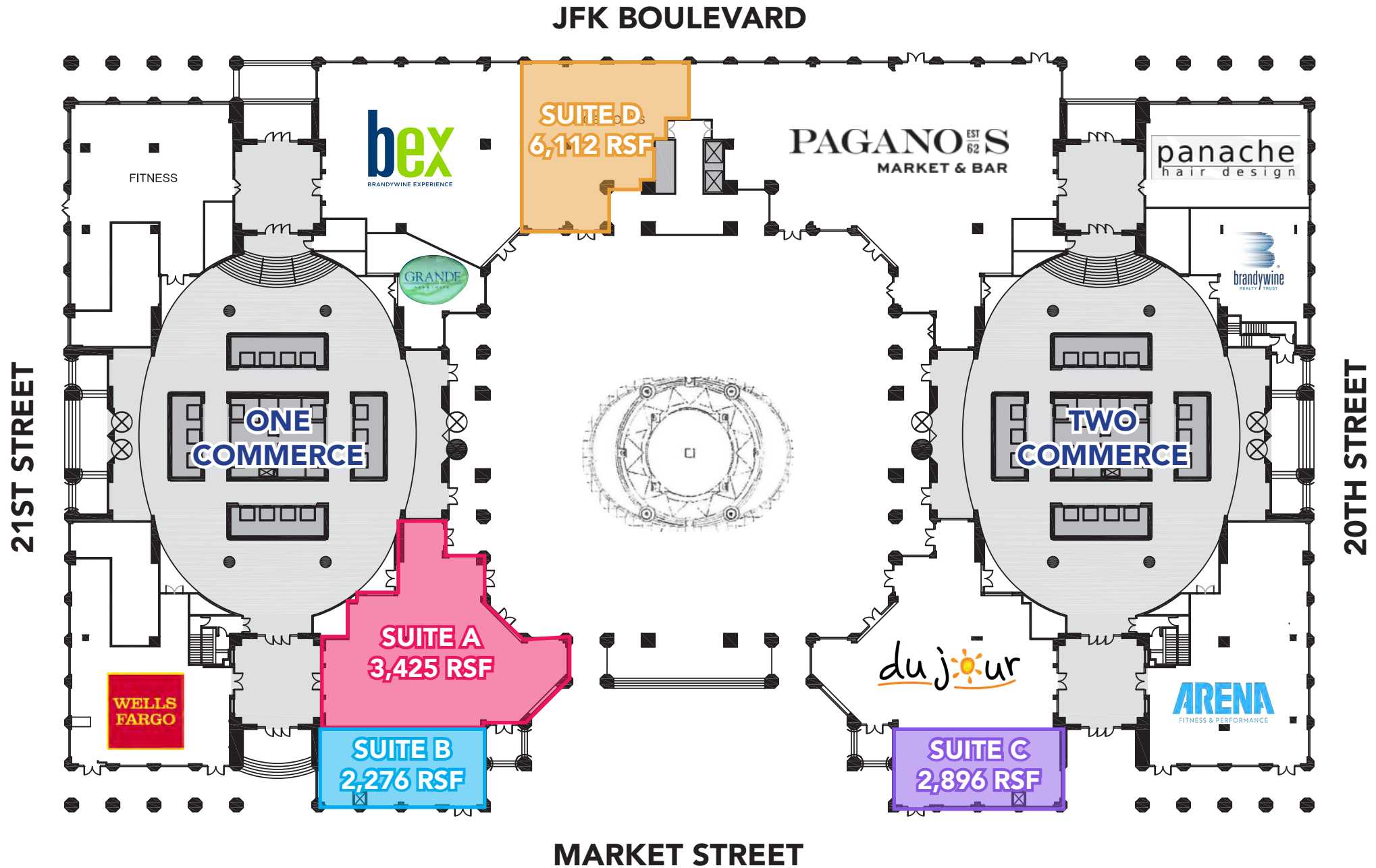
PROPERTY DETAILS

- ▶ Multiple ground floor opportunities in 2M RSF trophy office complex
 - ▶ Suite A - 3,425 RSF with existing non-vented QSR buildout fronting the courtyard
 - ▶ Suite B - 2,276 RSF with 60' of frontage on Market Street
 - ▶ Suite C - 2,896 RSF with existing bank buildout and 60' of frontage on Market Street
 - ▶ Suite D - 6,112 RSF with turn-key open/loft office buildout
- ▶ All retail spaces have frontage and/or access to spectacular courtyard with seating and fountain, maintained and programmed year-round
- ▶ Across the street from Fine Wine and Spirits and one block from Trader Joe's, both high volume units generating traffic seven days a week
- ▶ Strong demand generated by 25M SF of office in Central Business District West, nearby hotels, high street retail, and proximity to the dense and affluent Rittenhouse Square and Logan Square neighborhoods

JOIN NEIGHBORING TENANTS



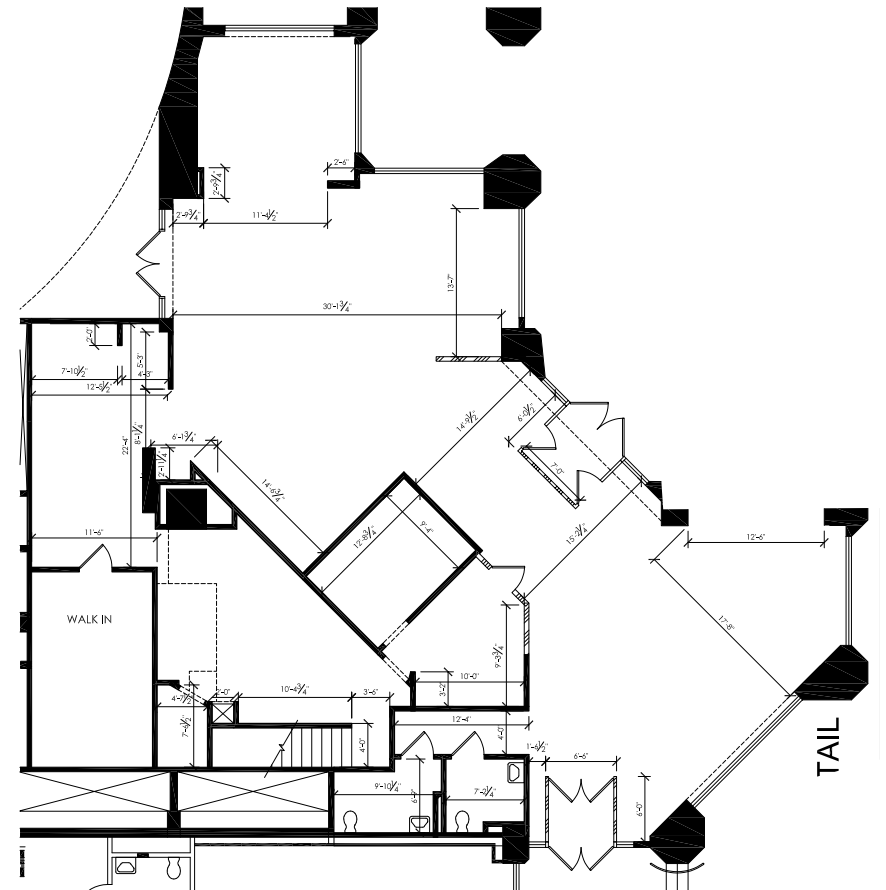
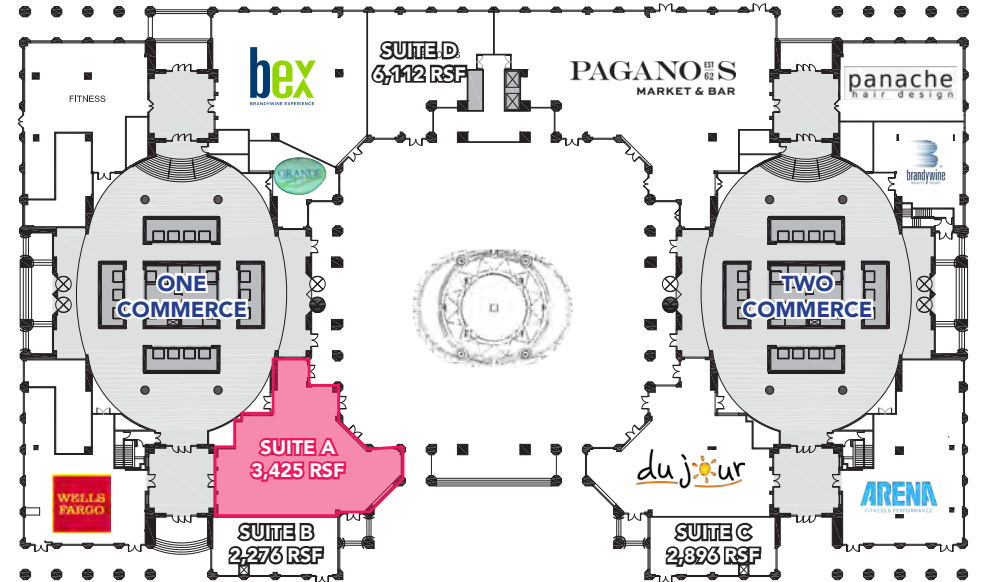
SITE PLAN



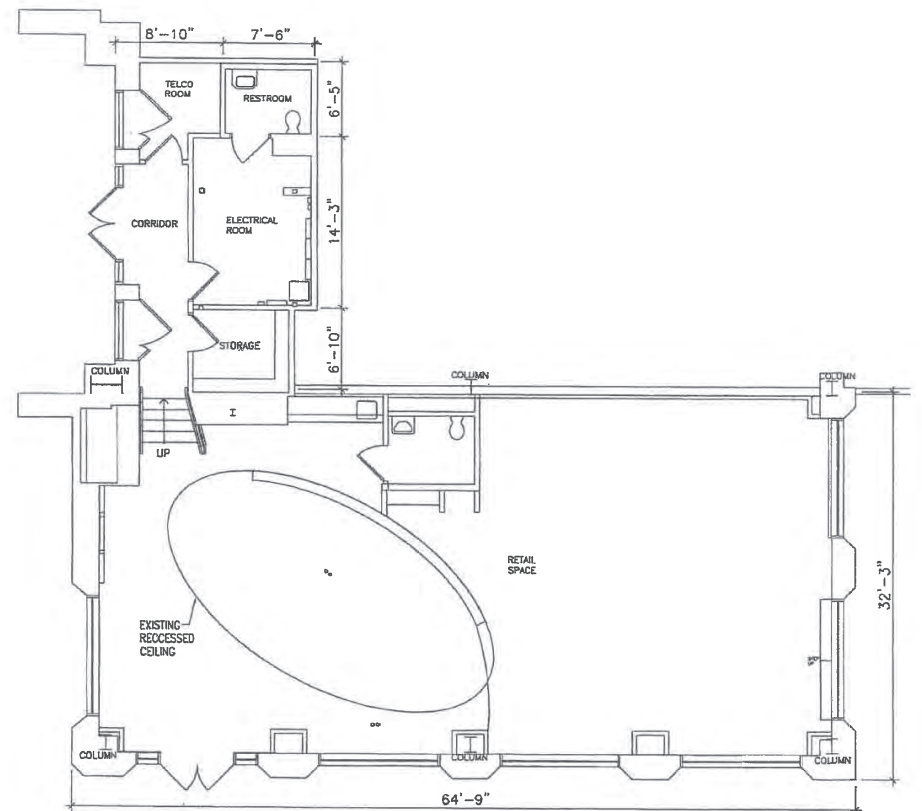
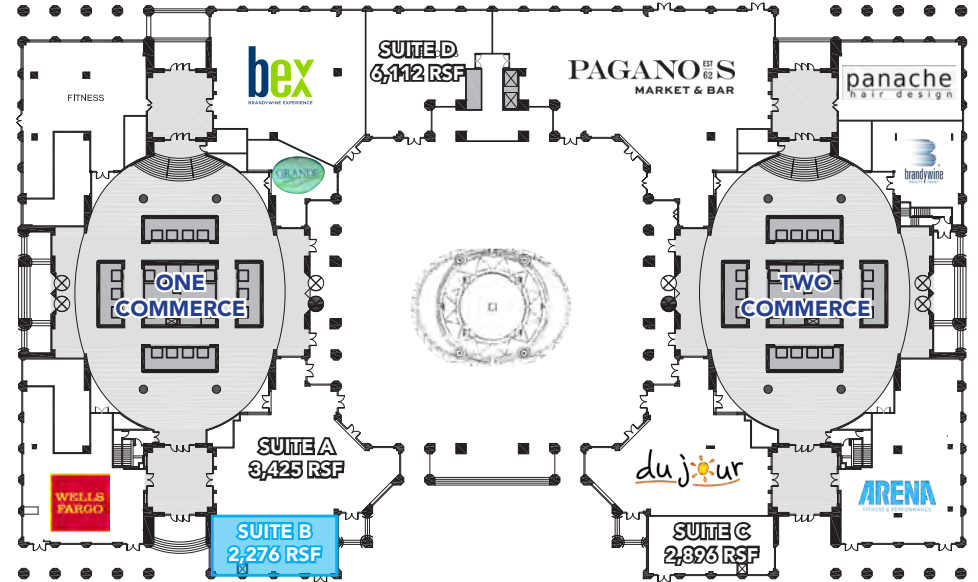
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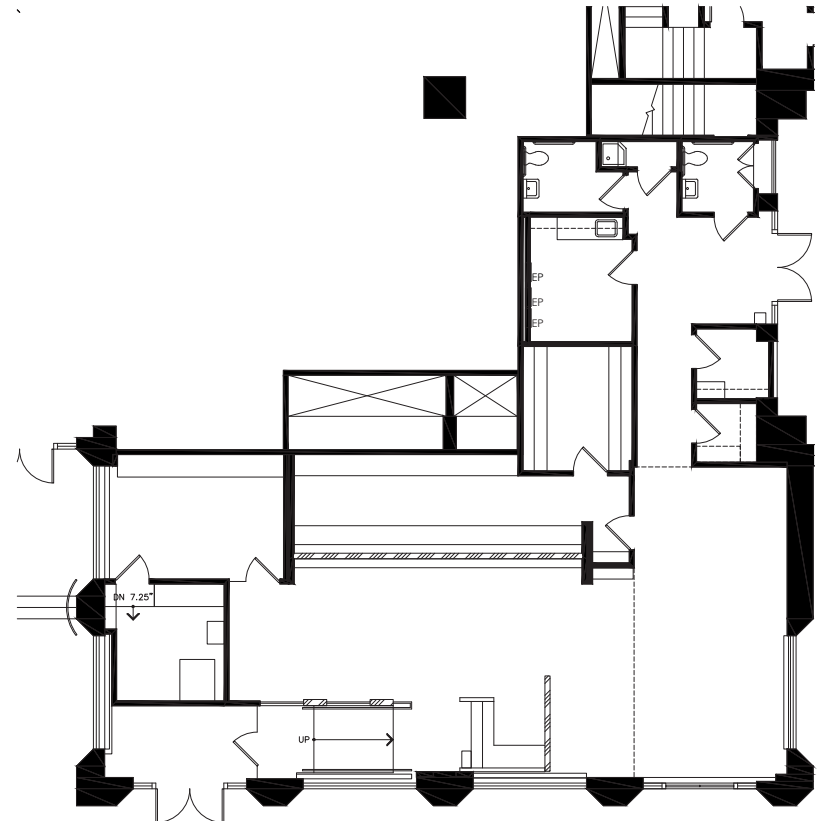
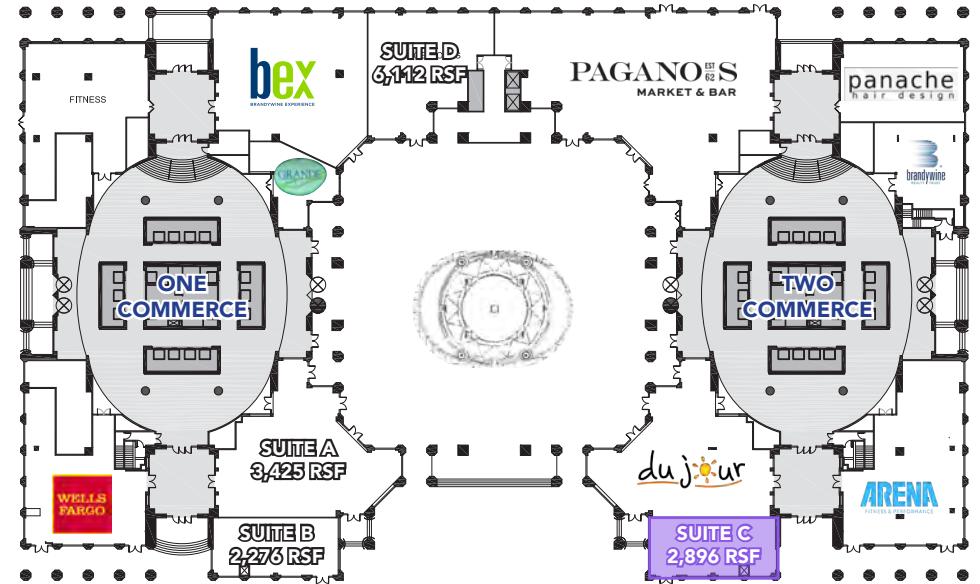
SUITE A - 3,425 RSF



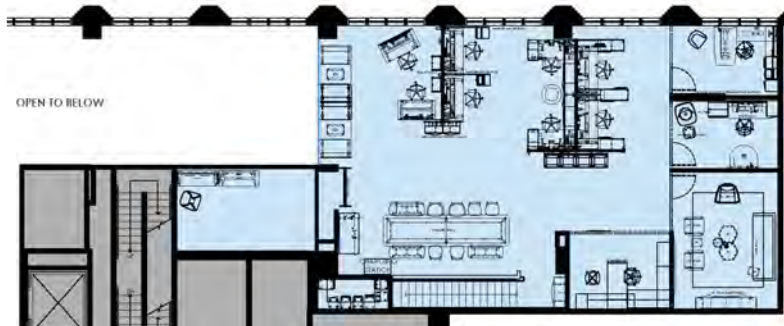
SUITE B - 2,276 RSF



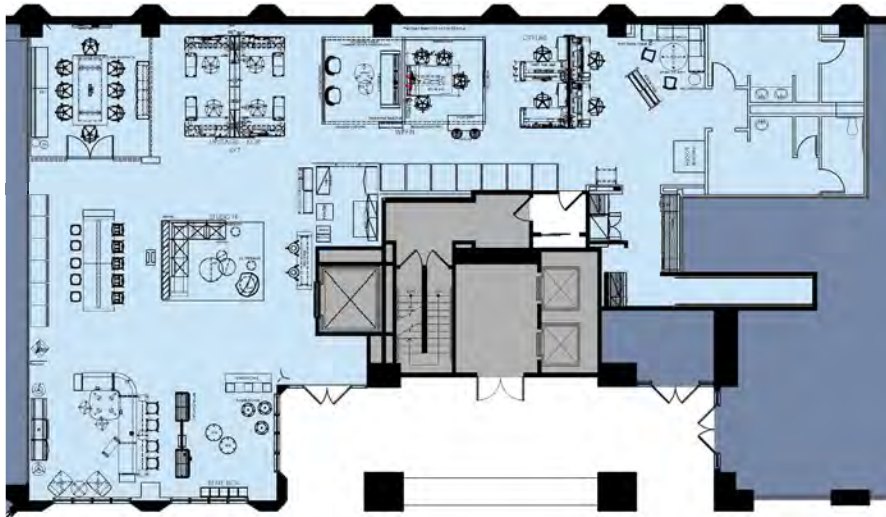
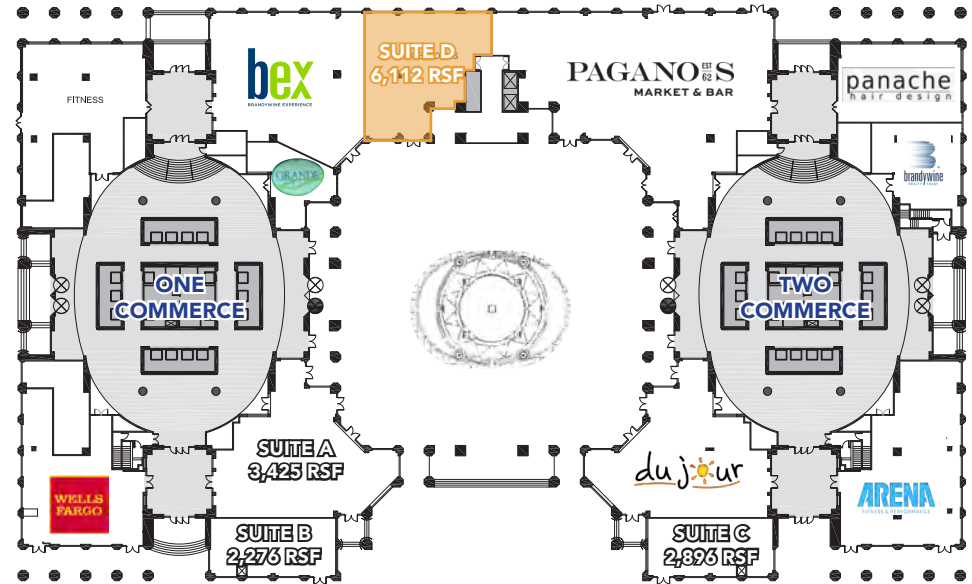
SUITE C - 2,896 RSF



SUITE D - 6,112 RSF



MEZZANINE



FIRST FLOOR



SCAN FOR
VIRTUAL TOUR

SUITE D - INTERIOR PHOTOS



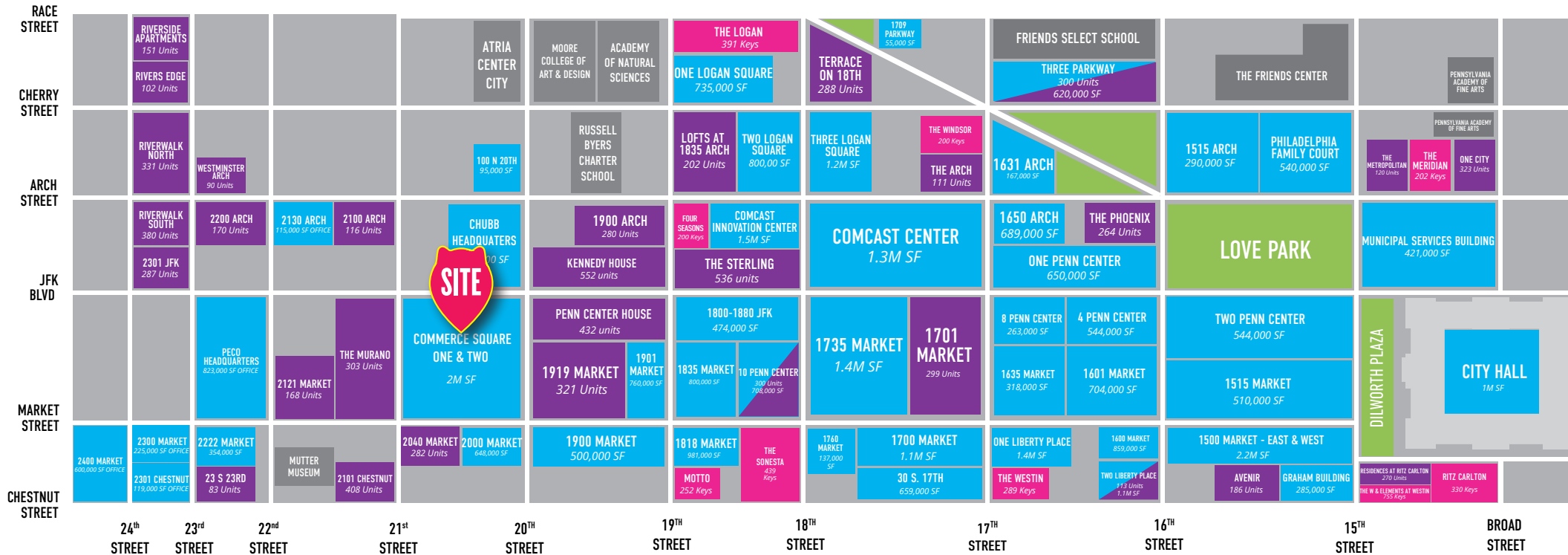
RETAIL AERIAL



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DENSITY MAP



OFFICE	31,000,000 SF
RESIDENTIAL	7,515 Units
HOTEL	3,050 Keys

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