

MSC x brandywine  
REALTY TRUST

RITTENHOUSE SQUARE/  
CENTRAL BUSINESS DISTRICT

# COMMERCE SQUARE

2001 & 2005 MARKET STREET

MULTIPLE RETAIL OPPORTUNITIES 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

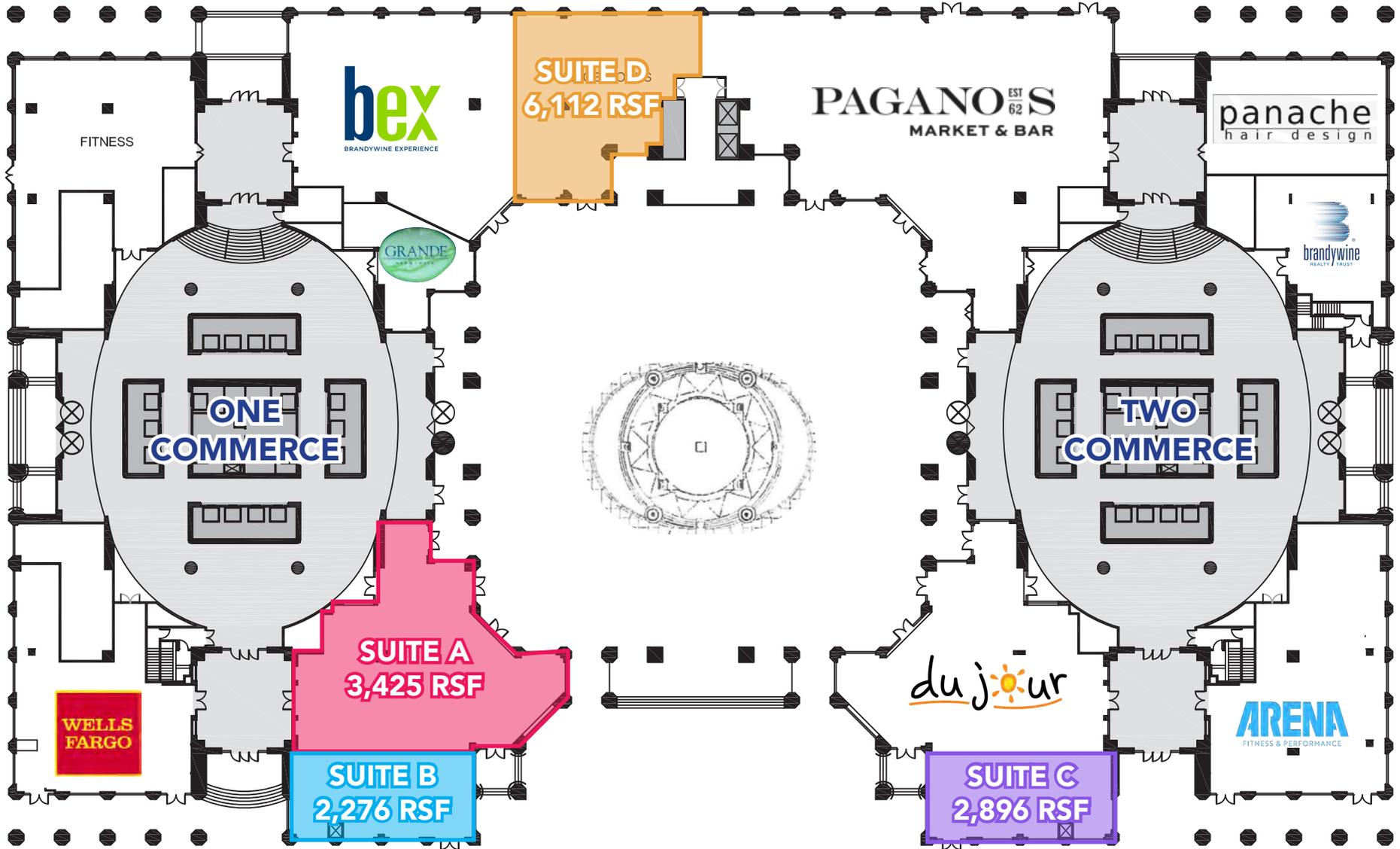


SITE PLAN

JFK BOULEVARD

21ST STREET

20TH STREET

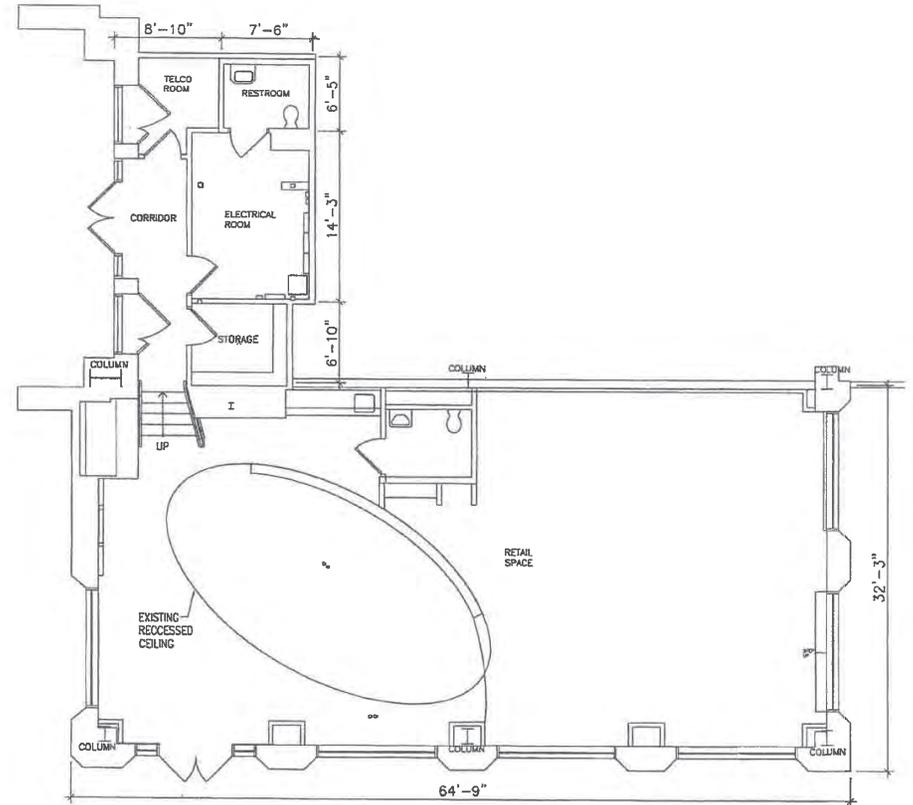
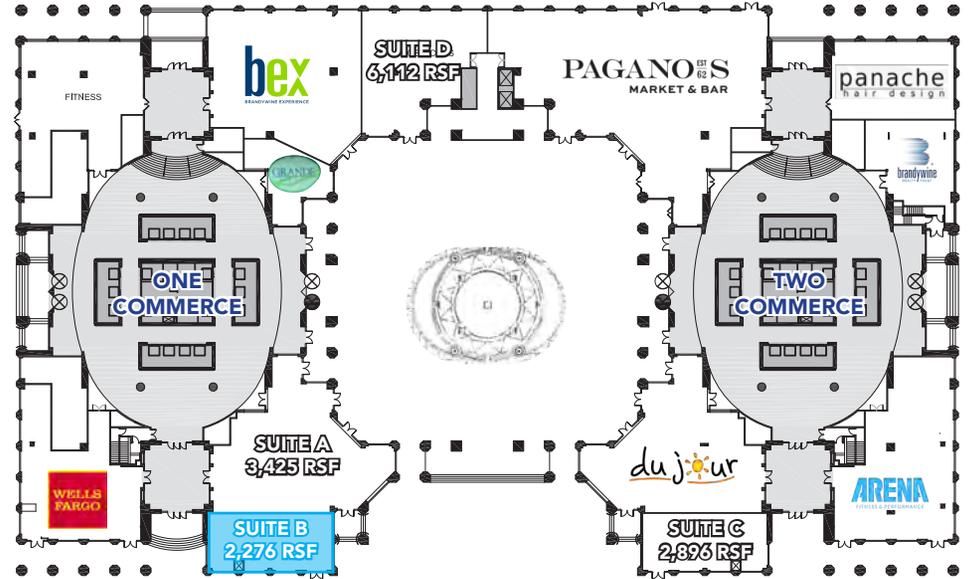


MARKET STREET

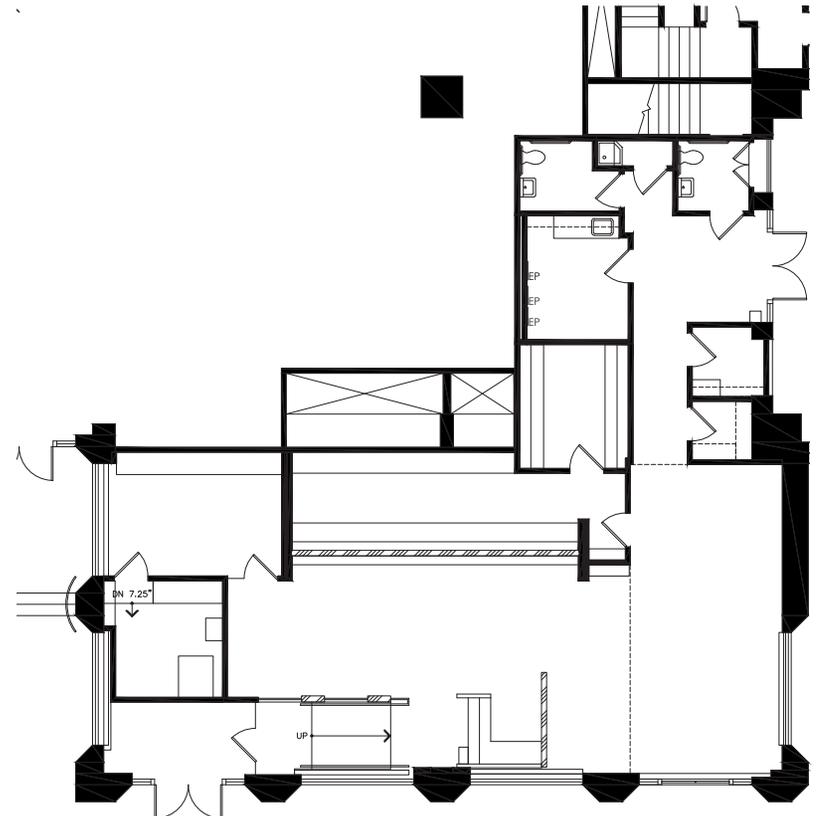
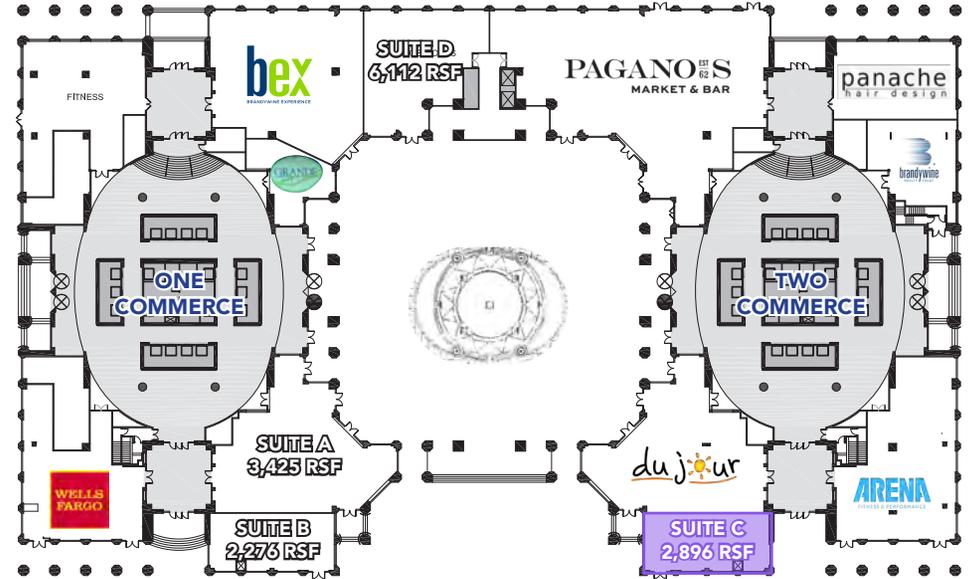
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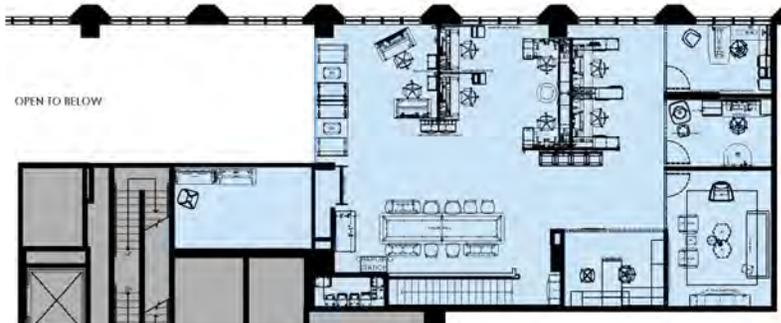
SUITE B - 2,276 RSF



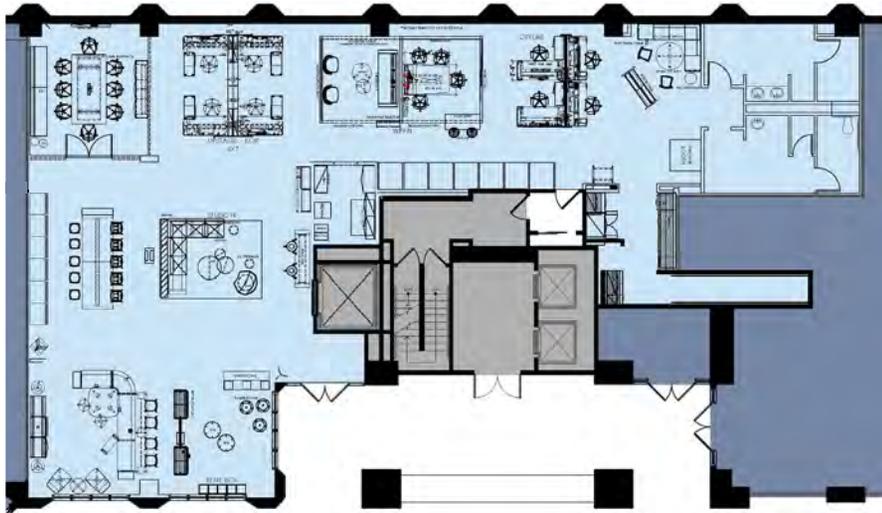
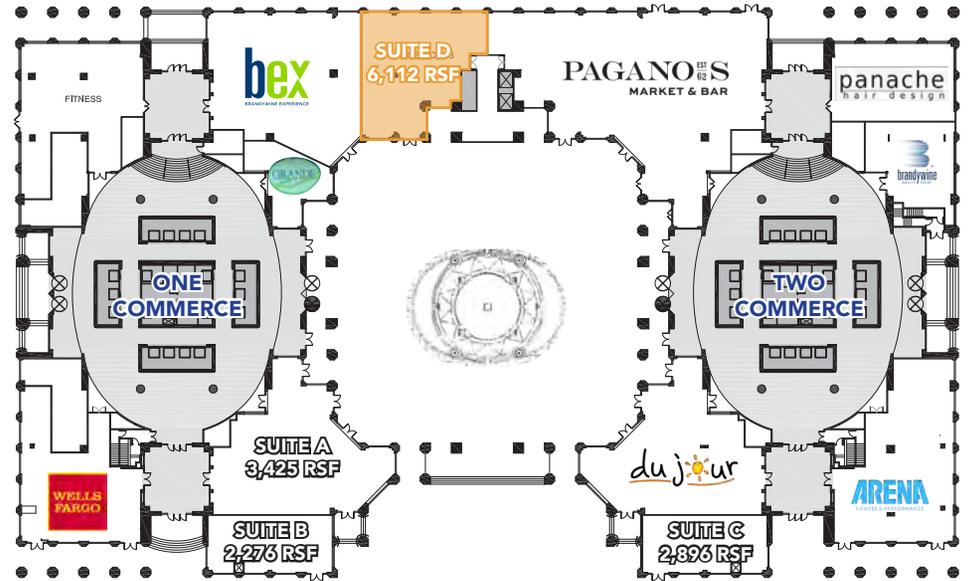
SUITE C - 2,896 RSF



SUITE D - 6,112 RSF



MEZZANINE



FIRST FLOOR

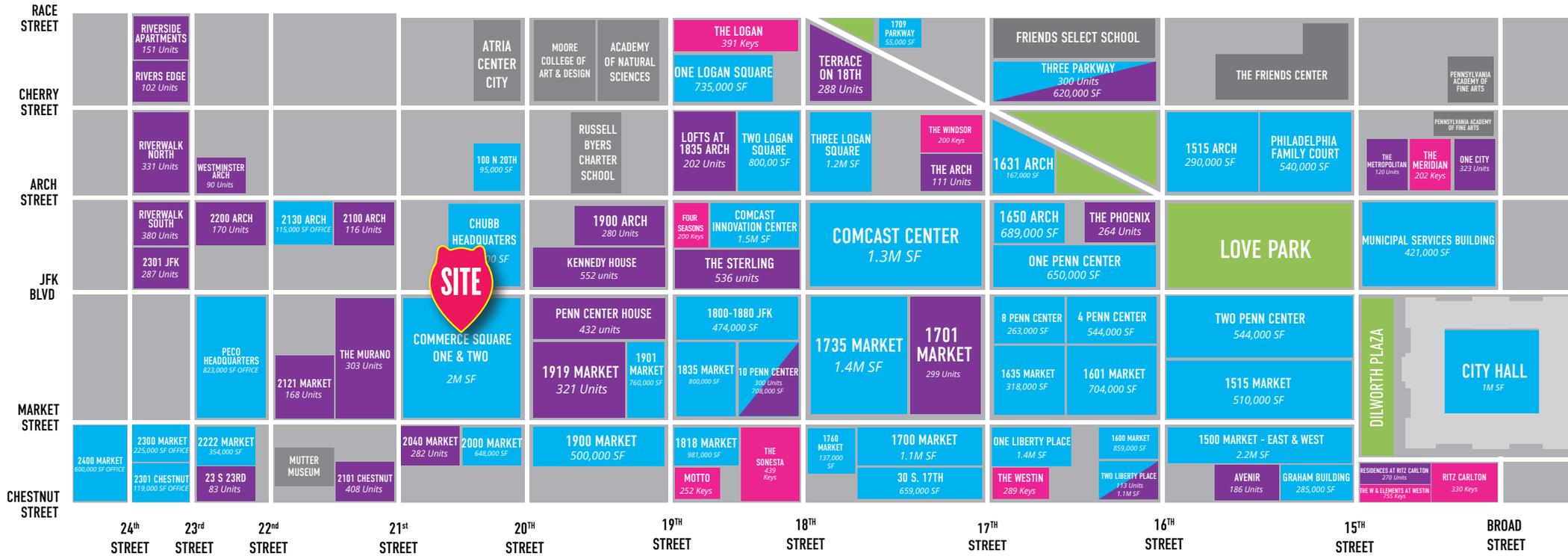


SUITE D - INTERIOR PHOTOS





# DENSITY MAP



<span style="color: blue;">■</span> OFFICE	31,000,000 SF
<span style="color: purple;">■</span> RESIDENTIAL	7,515 Units
<span style="color: pink;">■</span> HOTEL	3,050 Keys

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