

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 SF 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
- ▶ 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

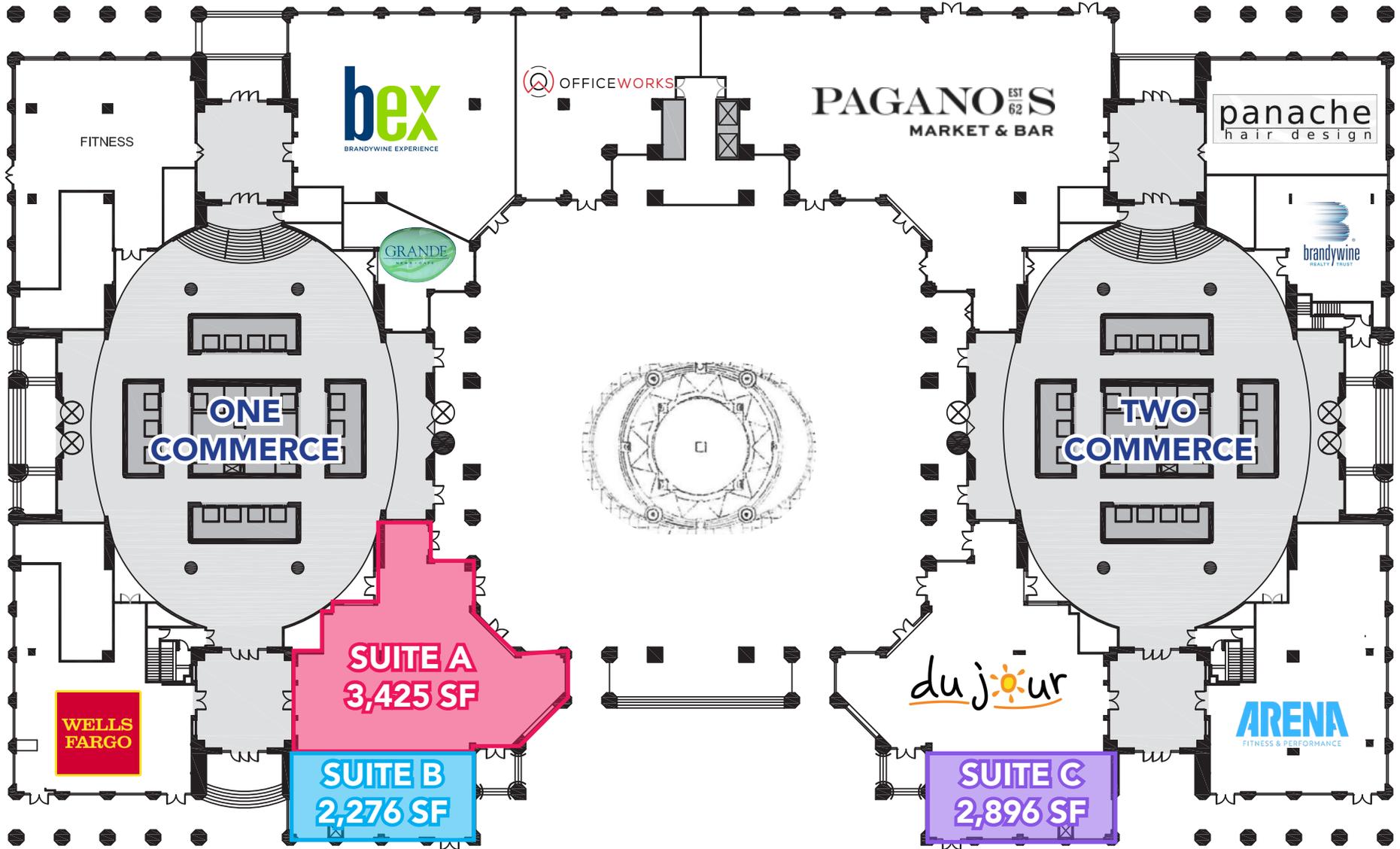


SITE PLAN

JFK BOULEVARD

21ST STREET

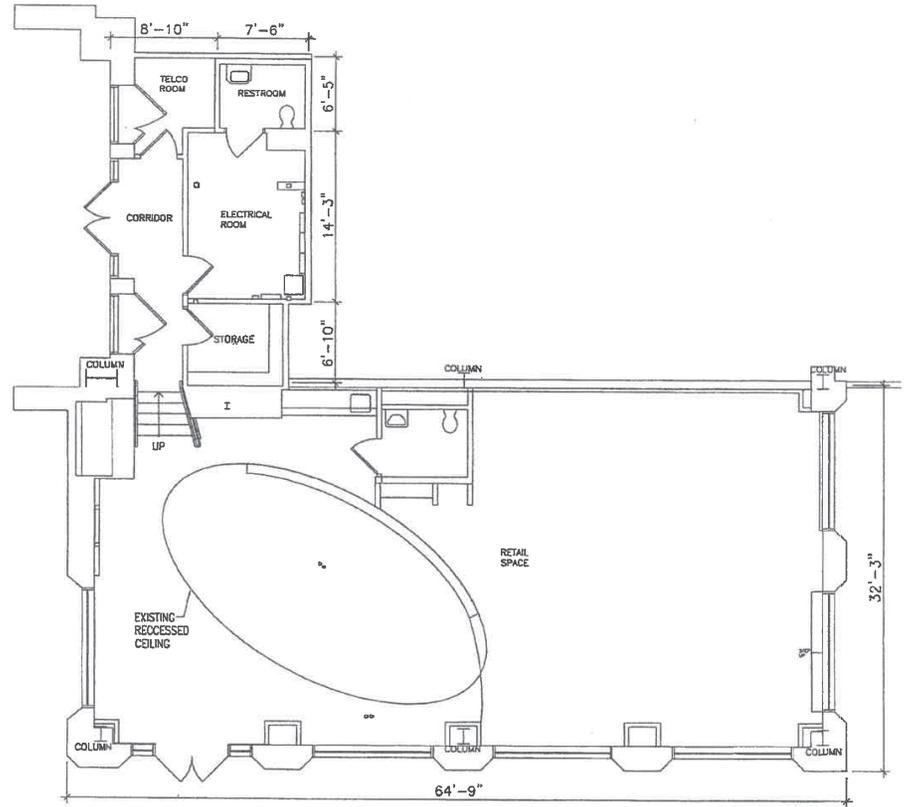
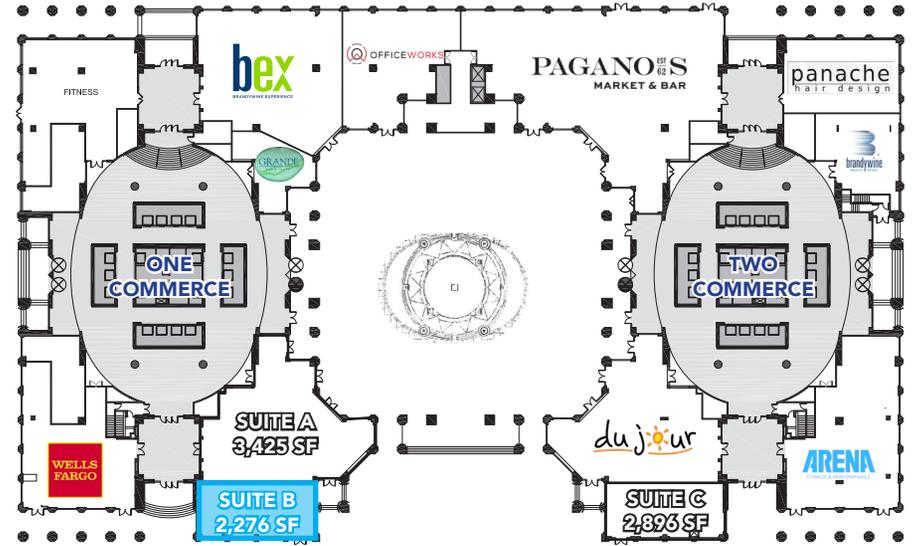
20TH STREET



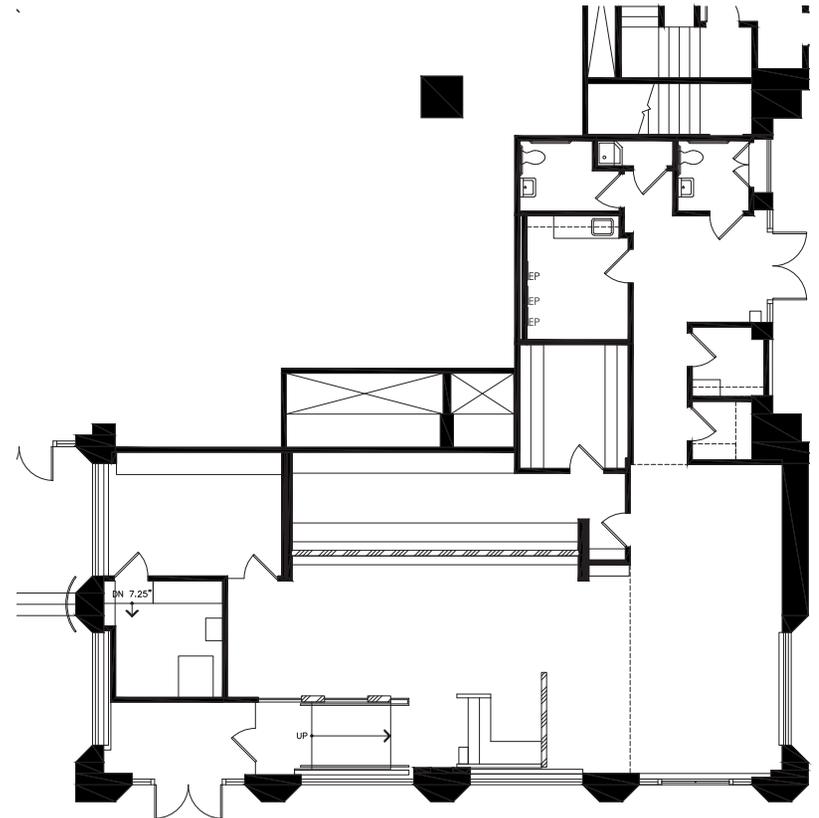
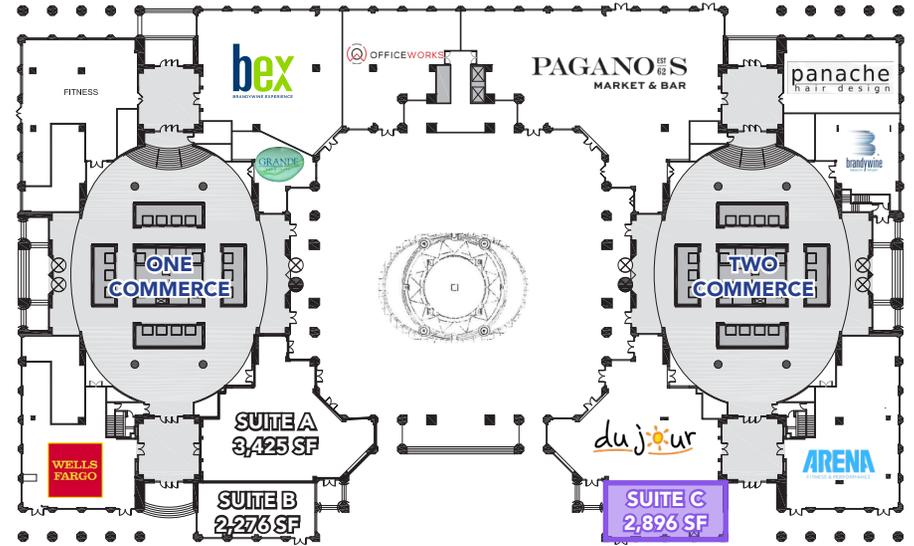
MARKET STREET

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SUITE B - 2,276 SF



SUITE C - 2,896 SF

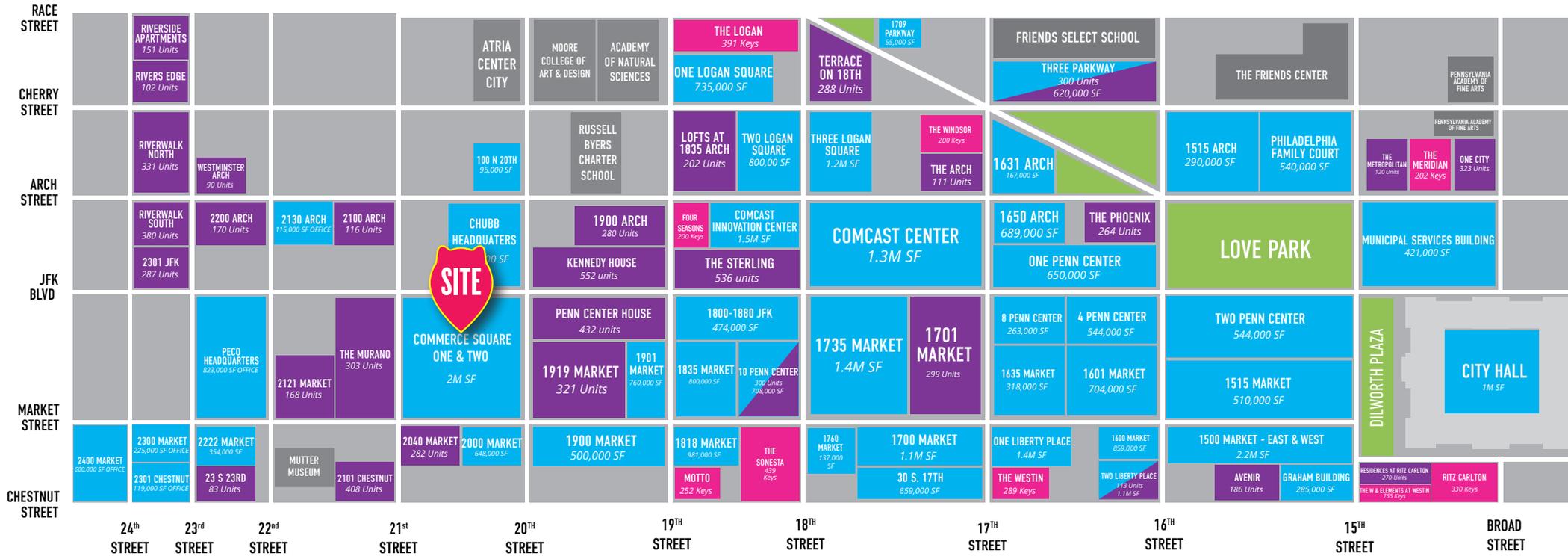


RETAIL AERIAL



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DENSITY MAP



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

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