



MSC WALNUT STREET

RETAIL/SHOWROOM AVAILABLE
SECOND FLOOR AND LOWER LEVEL

RITTENHOUSE SQUARE
PHILADELPHIA, PA

new balance

1619

LEASE
215.568.2600

kw
PHILADELPHIA

1619 WALNUT STREET

PROPERTY DETAILS

- ▶ 2nd floor and lower level retail opportunity on the prime retail block of Walnut St.
- ▶ Sleek glass three story facade with impressive ceiling heights on each floor
- ▶ Iconic area tenants such as Apple, Urban Outfitters, Alo Yoga and Rag & Bone
- ▶ Turn-key condition
- ▶ Prominent signage opportunity for 2nd floor tenant

DEMOGRAPHICS

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

EST. POPULATION

188,131

EST. MEDIAN HH INCOME

\$99,150

EST. MEDIAN AGE

35

EST. EMPLOYEES

258,822

NEIGHBORING WALNUT STREET TENANTS



URBAN OUTFITTERS

PANDORA

third love

rag & bone

Free People

2ND FLOOR SPACE

new balance

TENANT ENTRANCE

1619

LEASE
215.568.2600
JACOB COOPER 215.568.2600
BOSTON COLLEGE 215.568.2600

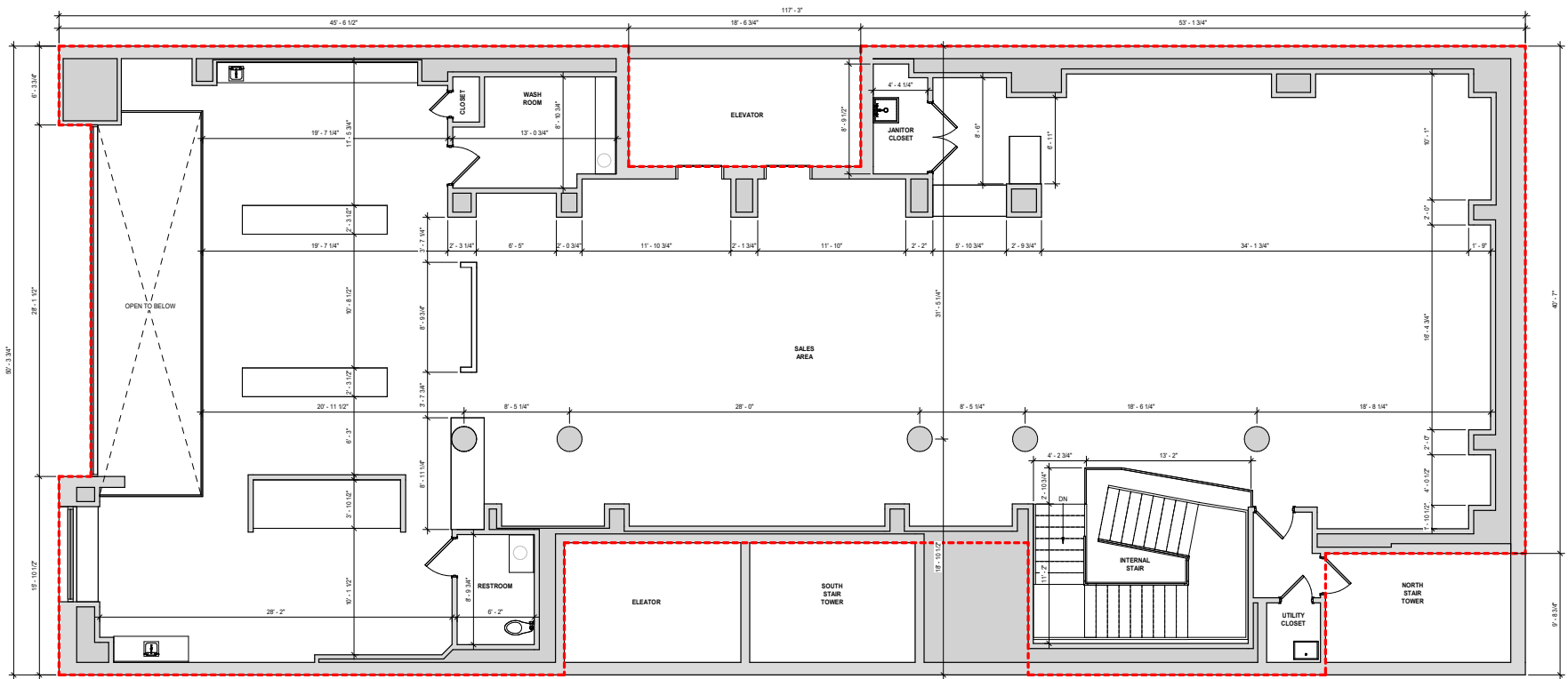
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FLOOR PLANS

SECOND FLOOR

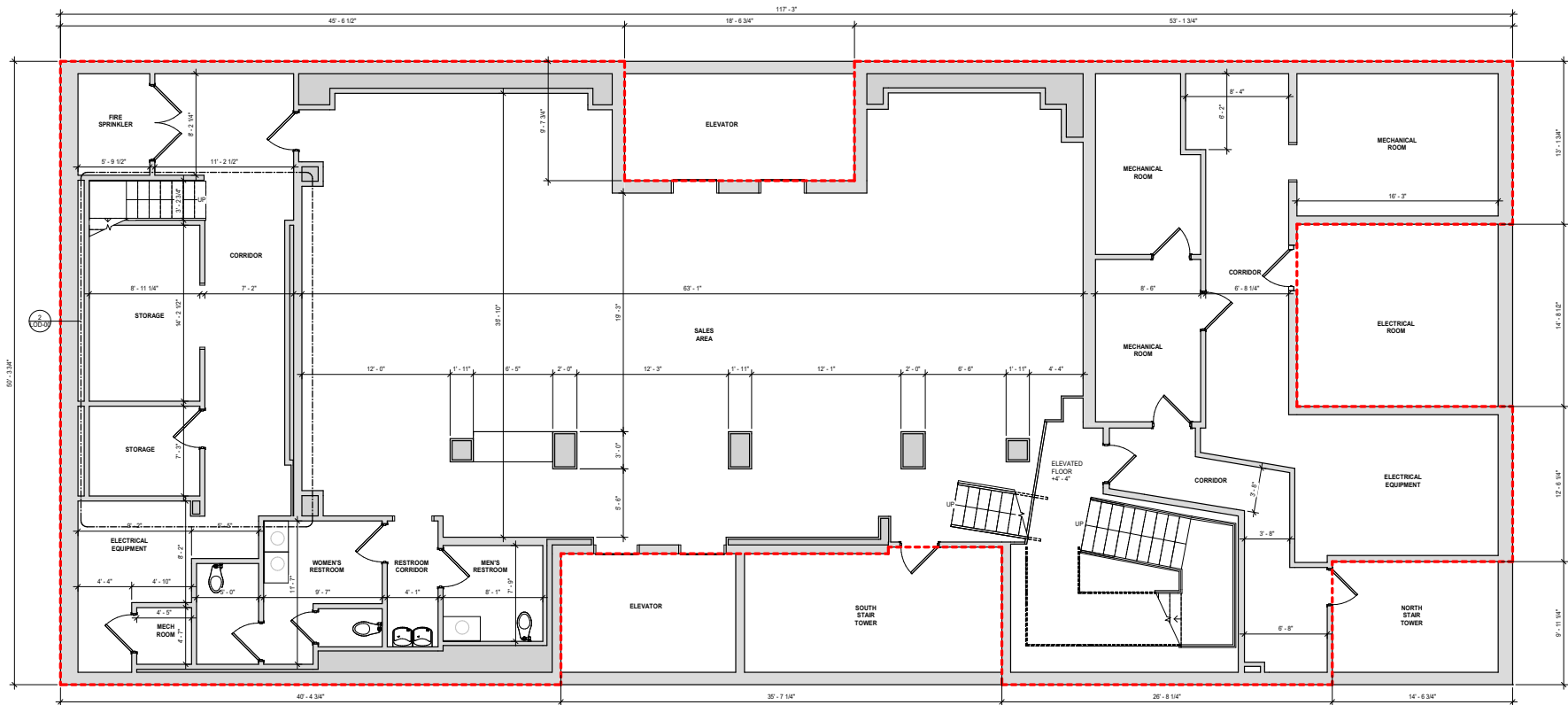
5,076 SF



FLOOR PLANS

BASEMENT

4,938 SF



INTERIOR PHOTOS

SECOND FLOOR

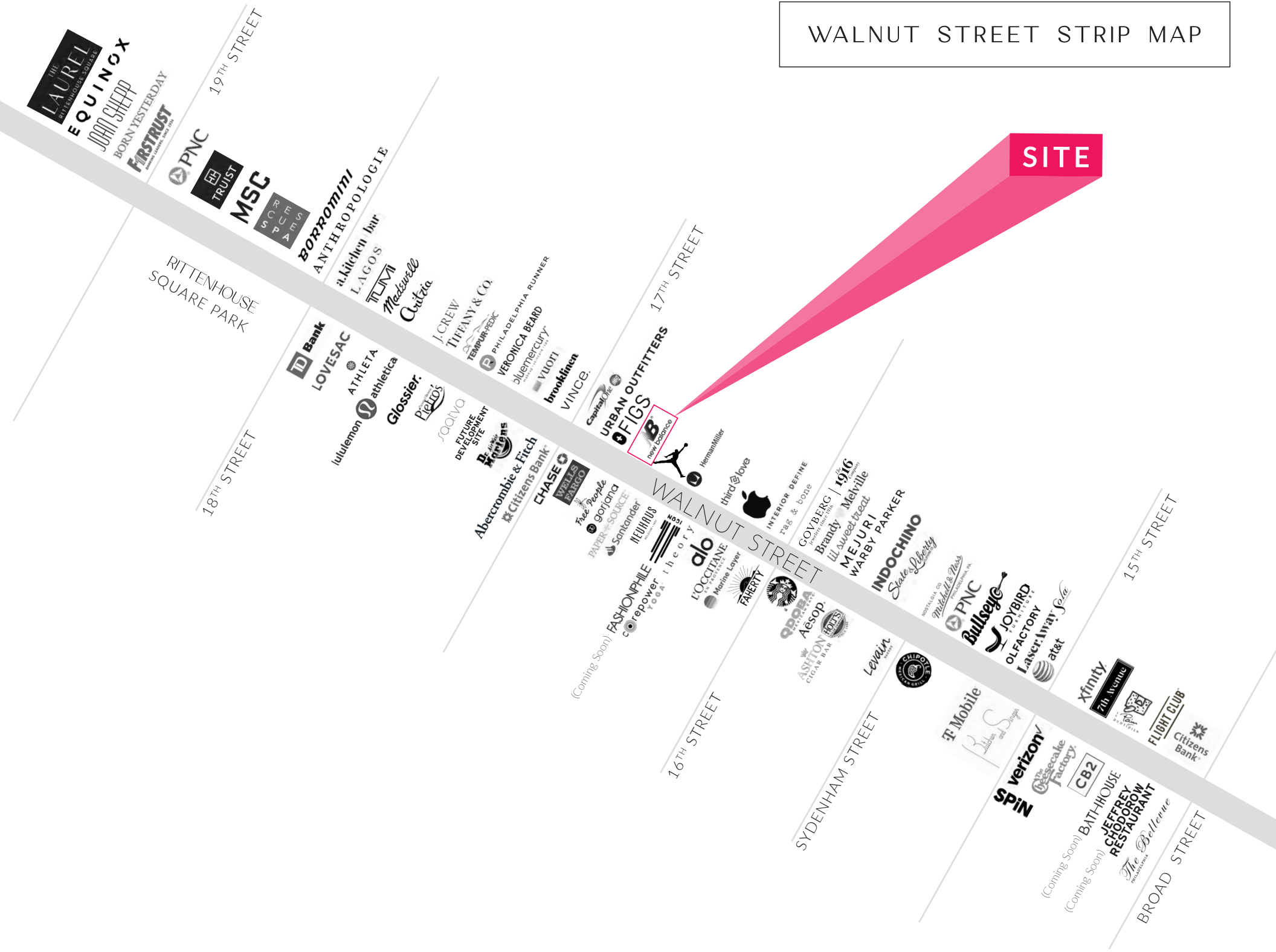


INTERIOR PHOTOS

BASEMENT

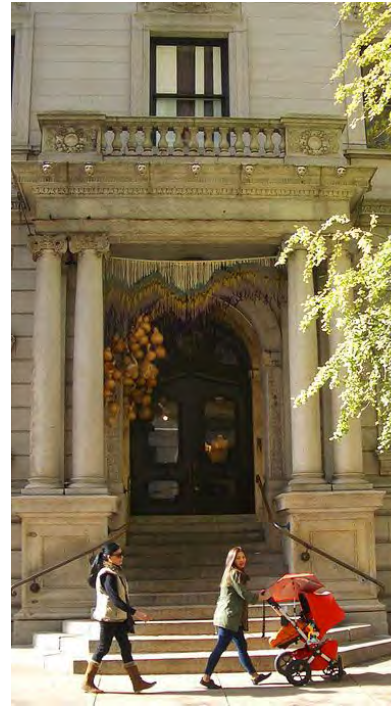
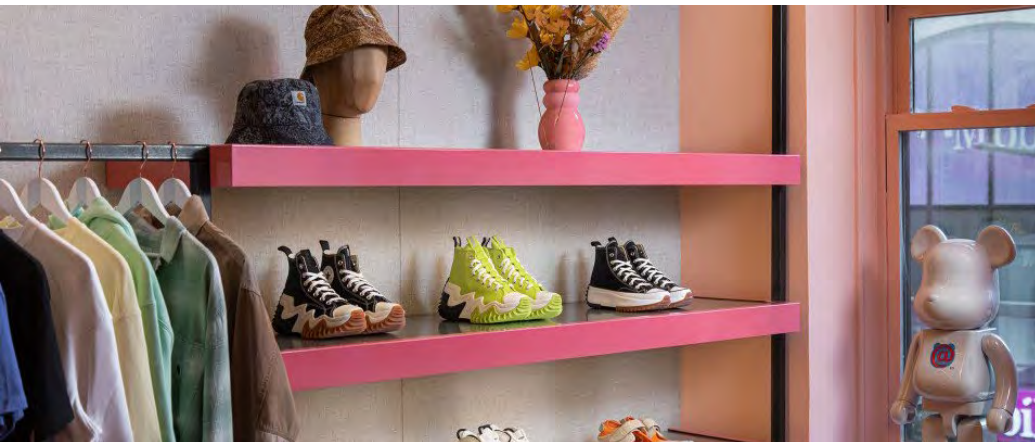


WALNUT STREET STRIP MAP



RITTENHOUSE SQUARE

AN OVERVIEW



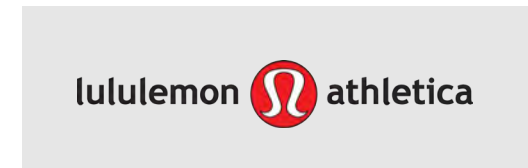
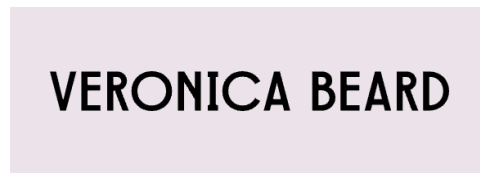
RITTENHOUSE SQUARE IS THE MOST FAMOUS NEIGHBORHOOD IN PHILADELPHIA

serving as the epicenter of retail, dining, daytime office traffic, hotels, affluent residential, and nightlife. The trade area is positioned with unmatched access to Center City's most impactful traffic drivers. From an ultra-affluent residential base, to over **44M SF of office**, to an acclaimed arts district and a flourishing tourism base, it truly is a live/work/play 24 hour neighborhood. As the **5th most walkable downtown** in the country, it is easily accessed by the various other highly connected and flourishing Philadelphia neighborhoods. It provides maximum exposure along with unparalleled national co-tenancy in a downtown setting and serves as the ideal city entry point for most national retailers and restaurants.

MSC

WALNUT STREET

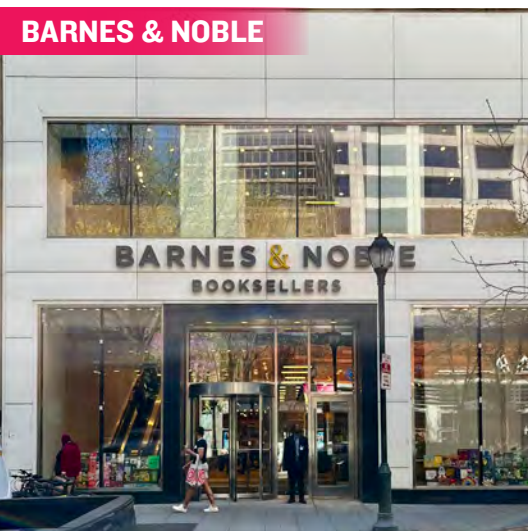
RETAIL



Walnut and Chestnut Streets, along with the connecting numbered streets, have become attractive locations for both high-end and fast-fashion retailers who value the city's highly concentrated, cosmopolitan and diverse customer base. Walnut Street is the city's premier "high street" retail corridor with four primary blocks that span Broad Street to 18th Street. With a mix of upscale apparel/contemporary stores, athleisure, digitally native brands, jewelry, and furniture, **WALNUT STREET'S LEASING ACTIVITY IS THE STRONGEST IT HAS EVER BEEN.**

CHESTNUT STREET

RETAIL



BIGGER BOX TENANTS

such as Barnes & Noble, Bloomingdale's Outlet, Uniqlo, Nordstrom Rack and Sephora mixed with local fashion institutions such as Boys Department Store, makes Chestnut Street a vibrant and diverse retail corridor that benefits from strong pedestrian counts and cross-shopping with neighboring Walnut Street.



HEYDAY



RESCUE SPA



BARRYS BOOTCAMP

FITNESS, HEALTH & WELLNESS



SOULCYCLE



COREPOWER YOGA



EQUINOX



SOLIDCORE

HOTELS



NIGHT LIFE

RESTAURANTS

From renowned Stephen Starr, Michael Schulson and Cook N Solo restaurants to local James Beard award-winning chefs, Rittenhouse Square is a culinary mecca and receives national recognition for its booming restaurant scene.



vernick
food & drink



QSR / SPECIALTY

Rittenhouse Square's density, day-time population and unparalleled exposure makes it an ideal location for national QSRs looking to enter the Philadelphia market.



An aerial, high-angle photograph of a city street, likely in New York City, showing a long, narrow road lined with tall, multi-story brick buildings. The street is filled with cars and a few pedestrians. The sky is overcast. The image is in black and white, with a dark, semi-transparent overlay on the left side where the text is placed.

MSC

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