



# MSC WALNUT STREET

RETAIL/SHOWROOM AVAILABLE  
SECOND FLOOR AND LOWER LEVEL

RITTENHOUSE SQUARE  
PHILADELPHIA, PA

# 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 215.883.7462  
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**kw**  
PHILADELPHIA

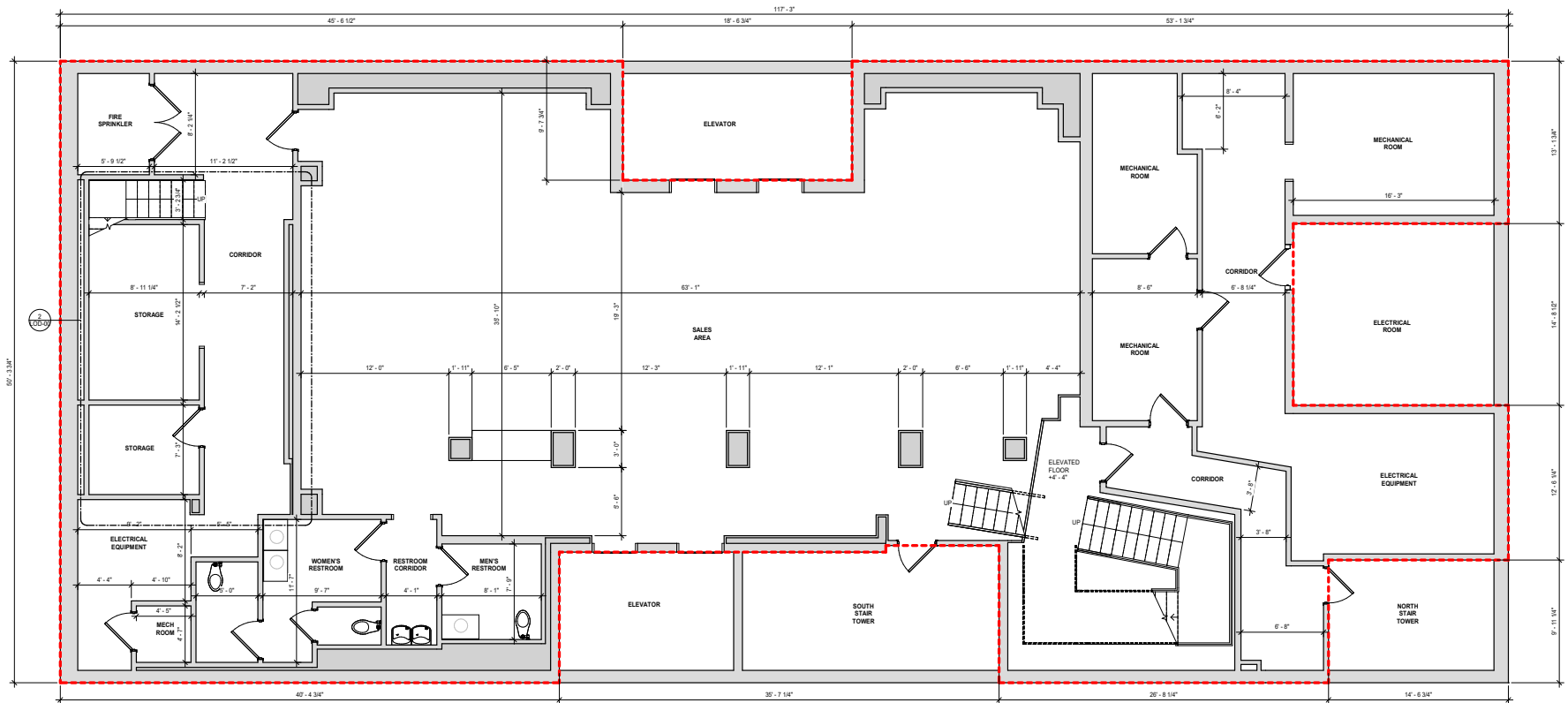
Architectural floor plan of the first floor of a building. The plan includes the following rooms and dimensions:

- Sales Area:** 28'-0" x 34'-1 3/4"
- Restroom:** 6'-2" x 8'-3 3/4"
- Wash Room:** 6'-10 3/4" x 13'-0 3/4"
- Janitor Closet:** 4'-6 1/4" x 8'-5"
- Elevator:** 11'-10" x 11'-10"
- Internal Stair:** 13'-2" x 13'-2"
- South Stair Tower:** 18'-10 1/2" x 18'-10 1/2"
- North Stair Tower:** 18'-8 1/4" x 18'-8 1/4"
- Utility Closet:** 4'-10 1/2" x 4'-10 1/2"
- Other rooms and dimensions:**
  - Room 1: 19'-7 1/4" x 19'-7 1/4"
  - Room 2: 19'-7 1/4" x 19'-7 1/4"
  - Room 3: 20'-11 1/2" x 6'-3"
  - Room 4: 19'-7 1/4" x 19'-7 1/4"
  - Room 5: 19'-7 1/4" x 19'-7 1/4"
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  - Room 98: 19'-7 1/4" x 19'-7 1/4"
  - Room 99: 19'-7 1/4" x 19'-7 1/4"
  - Room 100: 19'-7 1/4" x 19'-7 1/4"

# FLOOR PLANS

## BASEMENT

**3,125 RSF**



## INTERIOR PHOTOS

SECOND FLOOR

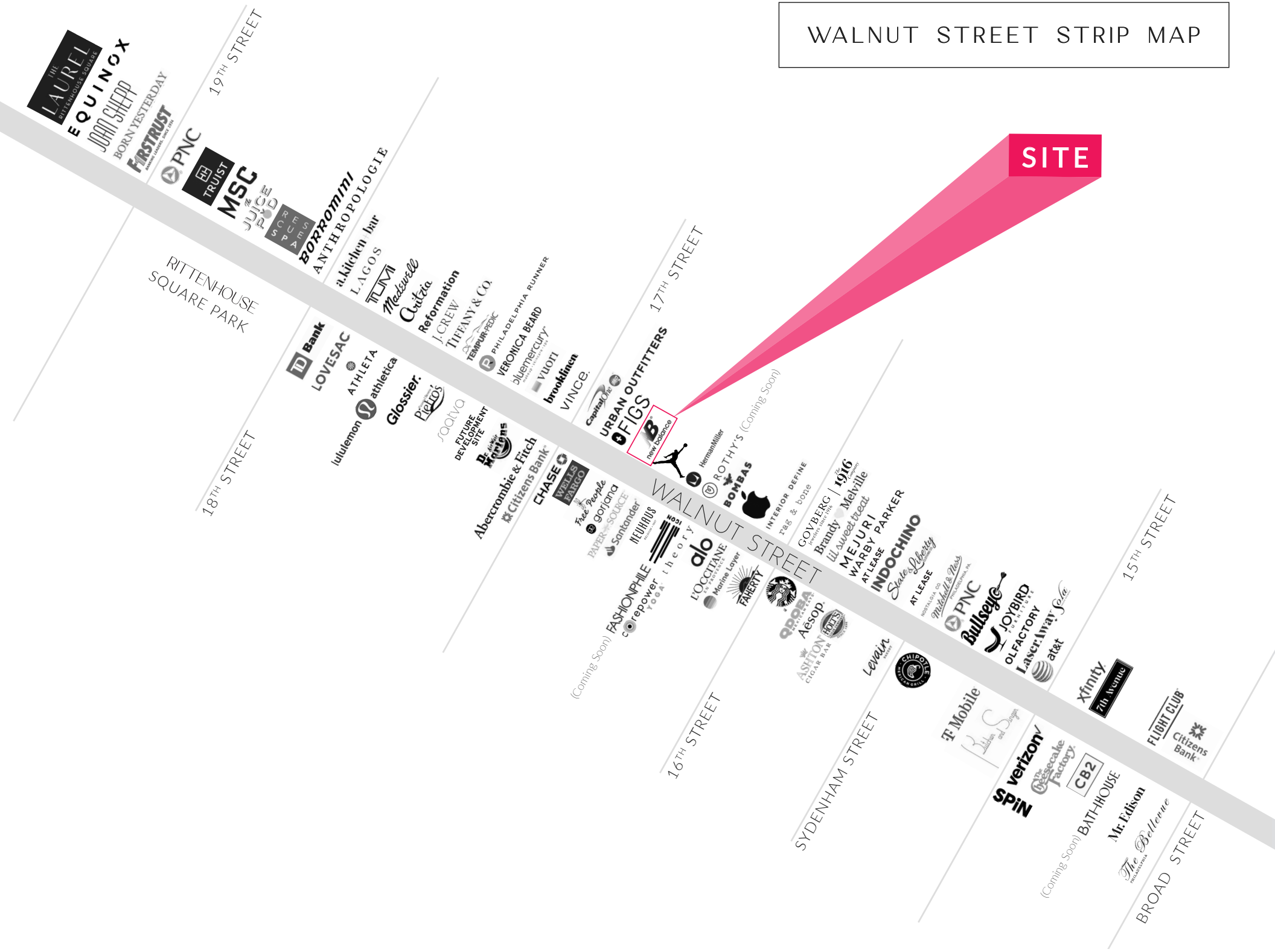


## INTERIOR PHOTOS

BASEMENT

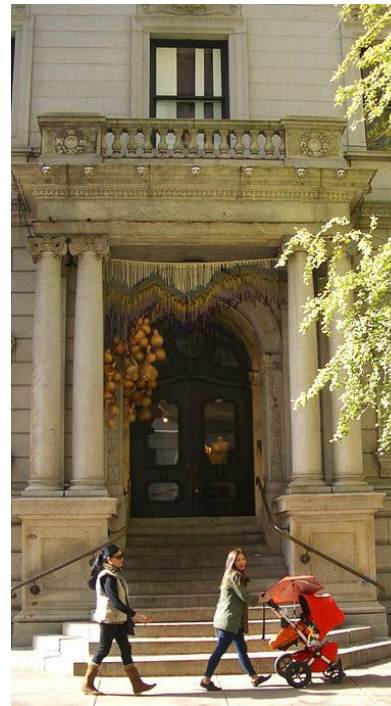
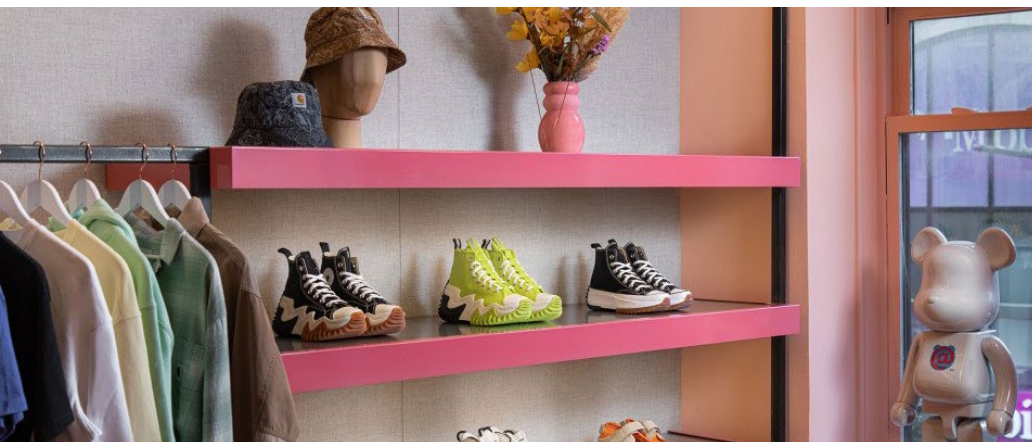


# WALNUT STREET STRIP MAP



# RITTENHOUSE SQUARE NEIGHBORHOOD MAP





## **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.

# WALNUT STREET

RETAIL



rag & bone  
NEW YORK

ARITZIA



ALO



APPLE

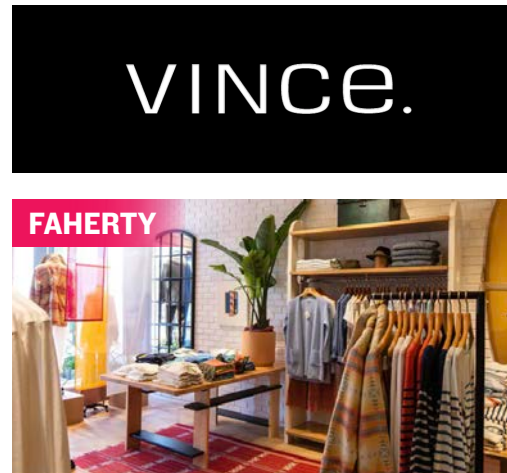


Glossier.



CB2

VINCE.



FAHERTY



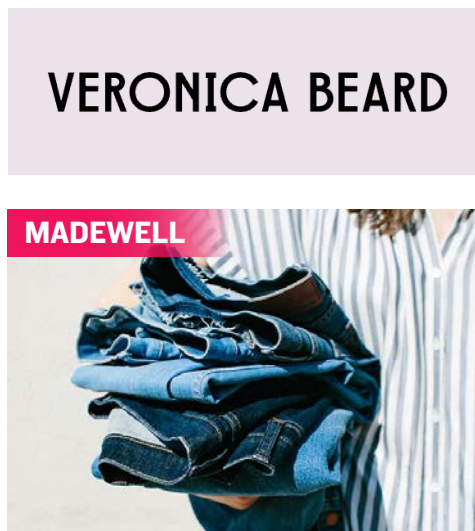
ANTHROPOLOGIE

lululemon  athletica



WARBY PARKER

VERONICA BEARD



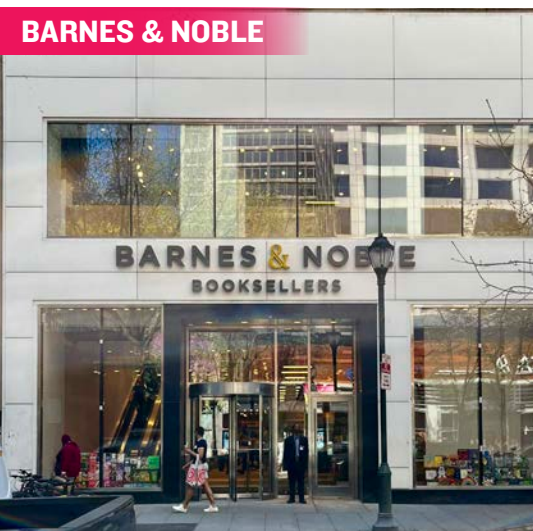
MADEWELL

 gorjana

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

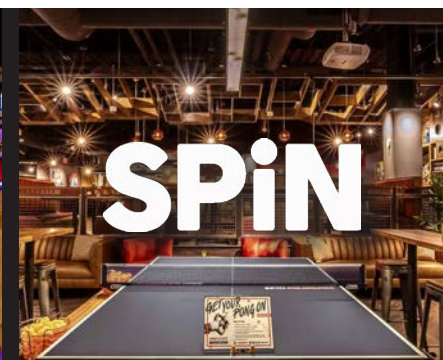
such as Barnes & Noble, Bloomingdale's Outlet, Uniqlo, Nordstrom Rack and Sephora mixed with local fashion institutions such as Boys Department Store, makes Chestnut Street a vibrant and diverse retail corridor that benefits from strong pedestrian counts and cross-shopping with neighboring Walnut Street.



# FITNESS, HEALTH & WELLNESS



# 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.

*Van Leeuwen*



**CAVA**





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