

MSC X PEARL PROPERTIES

1839

CHESTNUT STREET

(NE CORNER OF 19TH AND CHESTNUT)

RITTENHOUSE SQUARE,
PHILADELPHIA, PA

UP TO 4,839 SF AVAILABLE FOR LEASE
(1,867 SF GROUND, 1,060 SF MEZZ., PLUS
1,912 SF 2ND)



1839 CHESTNUT STREET

DEMOGRAPHICS

EST. POPULATION	EST. MEDIAN HH INCOME
1MI 101,942	1MI $107,325
3MI 552,761	3MI $85,494
5MI 1.01 M	5MI $72,891

EST. DAYTIME POP (EMPLOYEES)

1MI 172,177
3MI 332,581
5MI 502,301

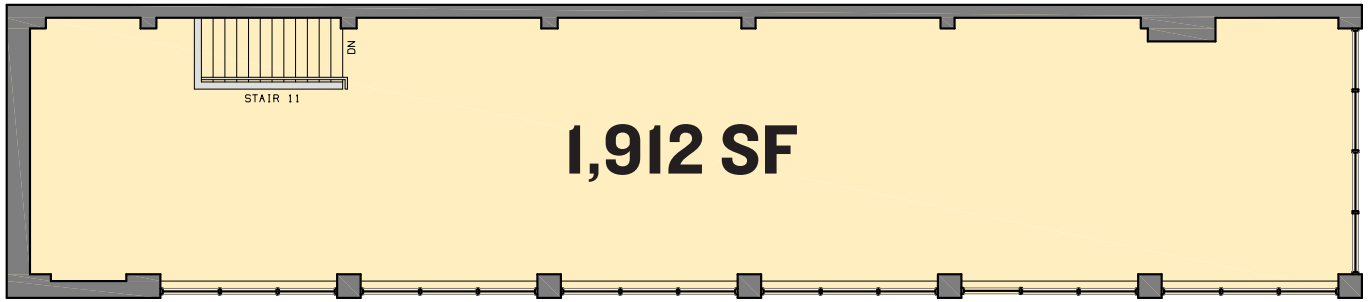
PROPERTY DETAILS

- *Rare opportunity to lease up to 4,839 SF in a premier freestanding corner building in the heart of Rittenhouse Square.*
- *Flexible configurations accommodate ground-floor retail users or a full-building occupier seeking a flagship presence.*
- *Expansive wraparound frontage, soaring double-height ceilings, and exceptional signage create a one-of-a-kind branding opportunity.*
- *Positioned at the intersection of Philadelphia's dense office population, affluent residential base, luxury hotels, and premier retail and dining destinations.*
- *Available February 2027*

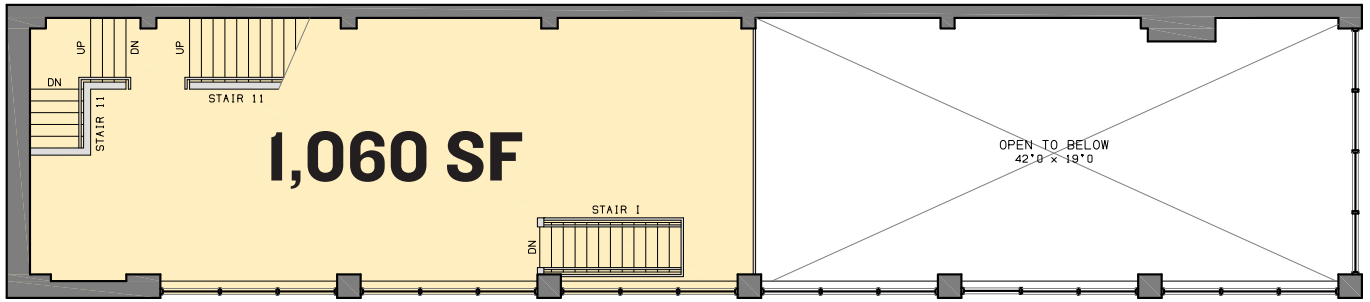
JOIN NEIGHBORING TENANTS

K'FAR · jeni's · BARRY'S · EQUINOX · La COLOMBE · RESCUE SPA · SHAKE SHACK · FOUR SEASONS · target

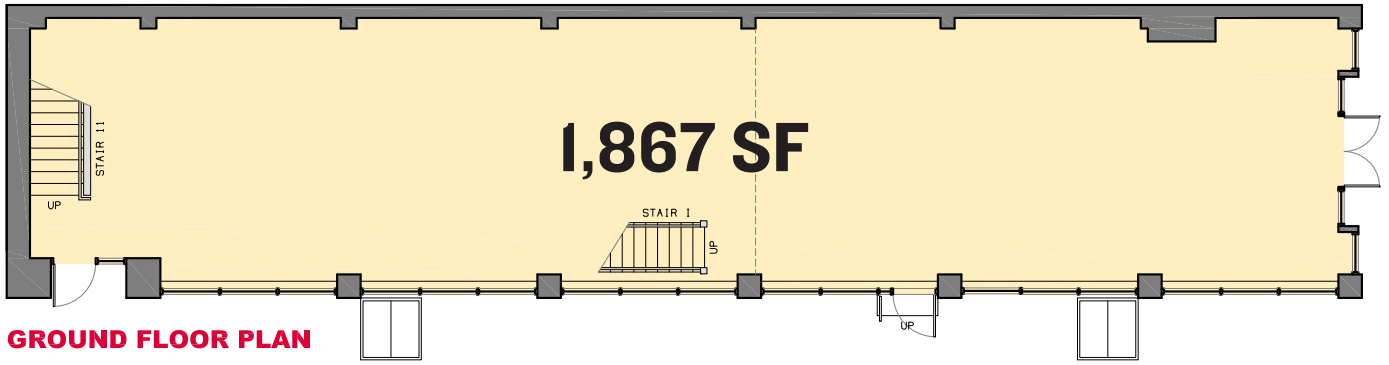
SINGLE TENANT FLOOR PLANS



SECOND FLOOR PLAN



MEZZANINE FLOOR PLAN



GROUND FLOOR PLAN

S. 19TH STREET

CHESTNUT STREET

AERIAL



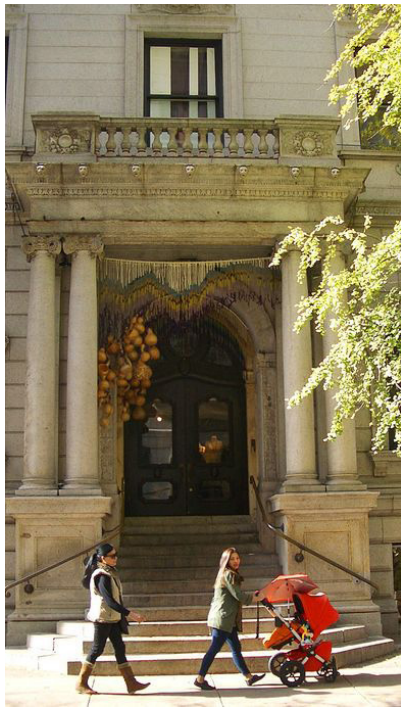
ARCH ST
JFK BLVD
MARKET ST
CHESTNUT ST
SANSOM ST
WALNUT ST
LOCUST ST
SPRUCE ST
21ST ST
20TH ST
19TH ST
18TH ST
17TH ST
16TH ST
15TH ST
BROAD ST
JUNIPER ST
SITE
RITTENHOUSE SQUARE
DILWORTH PARK
LOVE













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 **42M 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 **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



ARITZIA





rag & bone
NEW YORK





VINCE.





lululemon athletica



VERONICA BEARD



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

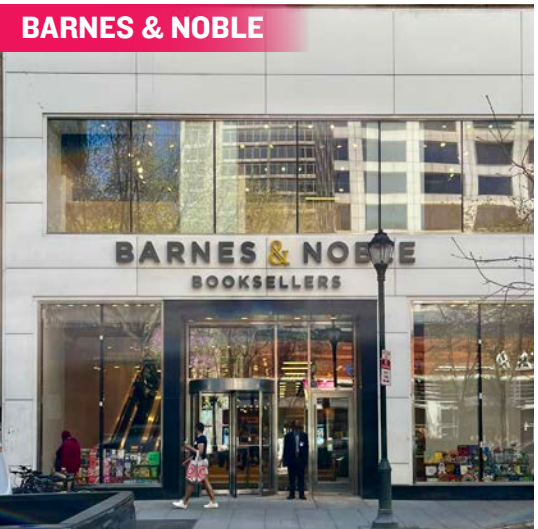
















BIGGER BOX TENANTS such as Barnes & Noble, Bloomingdale's Outlet, Uniqlo, Nordstrom Rack and Sephora mixed with local fashion institutions such as Boyds Department Store, makes Chestnut Street a vibrant and diverse retail corridor that benefits from strong pedestrian counts and cross-shopping with neighboring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



HEYDAY



RESCUE SPA



BARRYS BOOTCAMP

FITNESS, HEALTH & WELLNESS


SOULCYCLE


COREPOWER YOGA



EQUINOX



SOLIDCORE

HOTELS

THE RITZ-CARLTON® HOTEL COMPANY, L.L.C.

THE RITTENHOUSE HOTEL

W HOTELS

KIMPTON® HOTELS & RESTAURANTS

FOUR SEASONS

HYATT CENTRIC™









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.

PARC RESTAURANT





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.

VanLeeuwen





La COLOMBE





CAVA







MSC

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