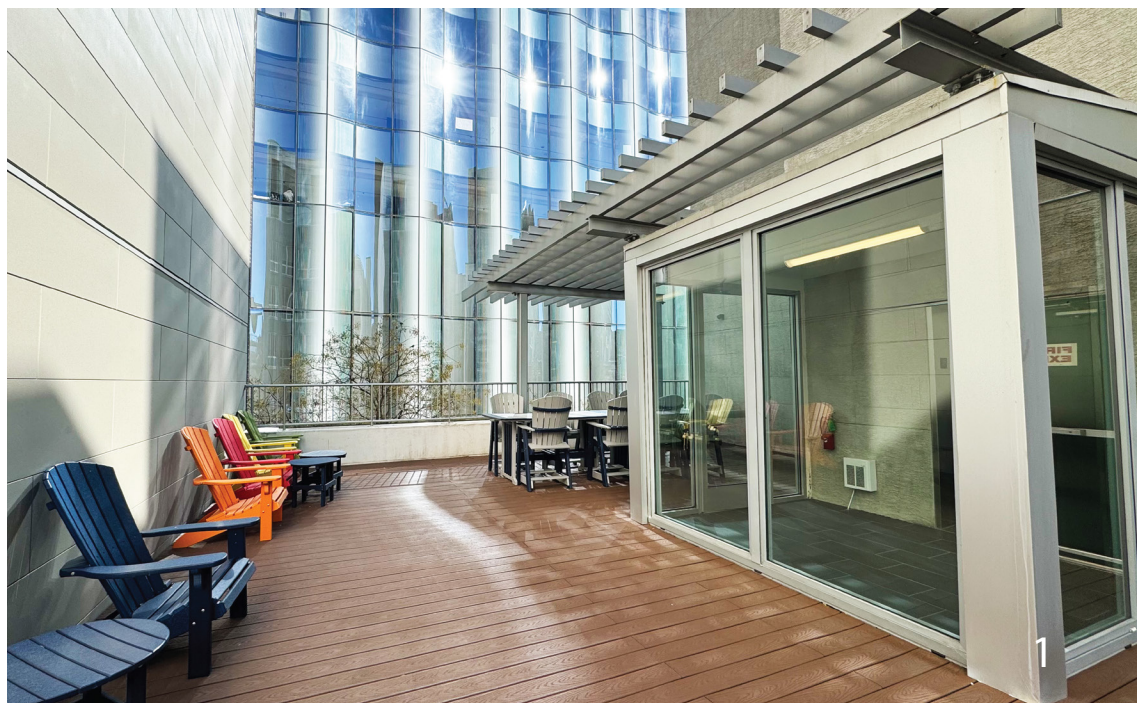


1108-1110 Chestnut Street
Build-to-Suit Offices in
Midtown Village

RD+
**ROTHBERG
DUBROW**



- 2,500 - 7,500sf available across three full-floor private suites
- Build-to-suit office spaces with efficient floorplates and existing private restrooms perfect for countless uses
- Secure 24/7 key fob access to the building and direct-to-suite elevator service
- Brand-new, furnished tenant roof deck
- Owned and operated by Brickstone Realty, a nationally recognized owner/developer who has completed a full gut renovation of the property in 2019
- The Swartz Building has been completely transformed into a modern mixed-use facility alongside ground-floor retail. This revitalization effort contributes to the ongoing transformation of the 1100 block of Chestnut Street, fostering a vibrant environment for living, working, and leisure activities.



Walk Score



96

Transit Score



100

Bike Score



92





1108-1110 Chestnut

RD+ 1108-1110 Chestnut Street | Location

- Midtown Village is home to several large-scale, mixed-use developments and Jefferson Health's recently completed, state-of-the-art Honickman Center
- Surrounded by standout restaurants, happy hour destinations, coffee shops, and parks including the brand-new Jefferson Plaza
- Located steps away from the Broad Street SEPTA Line, multiple SEPTA bus routes, the PATCO Line connecting to the New Jersey suburbs, and Regional Rail line connecting to the Philadelphia suburbs
- Neighboring Old City, Washington Square West, Logan Square, and Graduate Hospital

Join exciting neighboring businesses:



FEDERAL
DONUTS & CHICKEN



sweetgreen



honeygrow



Jefferson Health®



1108-1110 Chestnut

AREA DEMOGRAPHICS 1 MILE RADIUS

Daytime Population	277,239
Average Age	39.5
Average Household Income	\$144,616

*Based on information provided by third party sources and deemed to be reliable



Jefferson Plaza

1108-1110 Chestnut



RD+ 1108-1110 Chestnut Street | Area Amenities



FOOD & RESTAURANTS

- | | |
|-----------------------|----------------------------|
| 1. Sampan | 14. Bud and Marilyn's |
| 2. Oyster House | 15. Sahara Grill |
| 3. Harp & Crown | 16. Hiro Ramen |
| 4. Federal Donuts | 17. High Street Restaurant |
| 5. Mission Taqueria | 18. Barra Rossa Ristorante |
| 6. Top Tomato Bar | 19. sweetgreen |
| 7. Shake Shack | 20. BurgerFi |
| 8. Sueno | 21. OISHI Yakitori Sushi |
| 9. The Capital Grille | 22. Kanella |
| 10. HipCityVeg | 23. Bodega Bar |
| 11. Iron Hill Brewery | 24. Green Eggs Cafe |
| 12. Middle Child | 25. Naked Lunch |
| 13. El Vez | 26. McGillin's |
| | 27. Milkboy |



STORES, RETAIL & FITNESS

- | | |
|-------------------|-------------------------|
| 1. Wawa | 7. T.J. Maxx |
| 2. Starbucks | 8. Macy's |
| 3. Trader Joe's | 9. MOM's Organic Market |
| 4. CVS | 10. Levi's Outlet Store |
| 5. Planet Fitness | 11. Burlington |
| 6. City Fitness | |



AREA ATTRACTIONS

- | | |
|----------------------|--------------------------|
| 1. The Union League | 5. The Academy of Music |
| 2. City Hall | 6. Walnut Street Theatre |
| 3. The Kimmel Center | 7. Reading Terminal |
| 4. Dillworth Park | 8. Forrest Theatre |



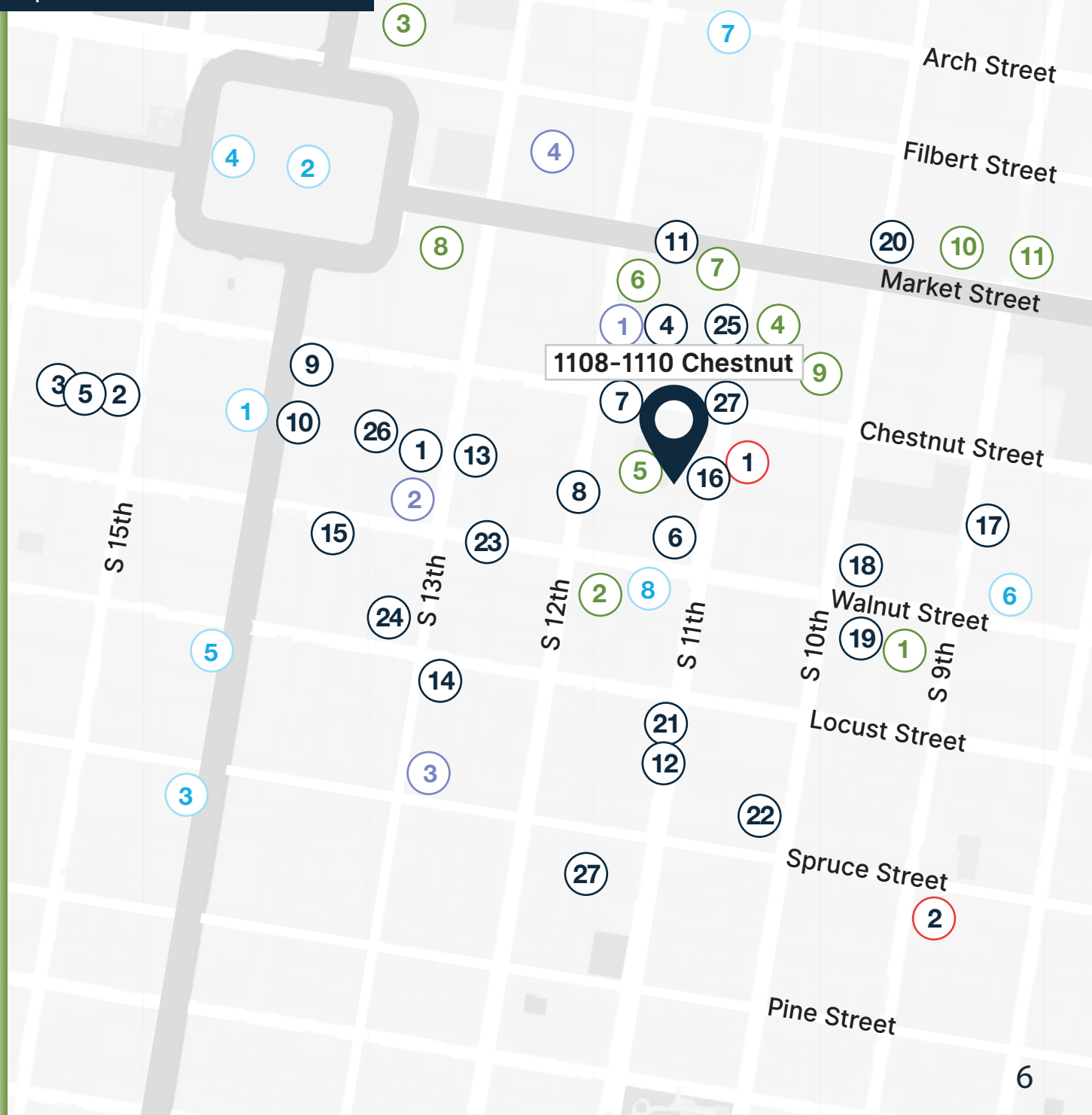
HOTELS

- | | |
|------------------------|-----------------------------|
| 1. Canopy by Hilton | 3. Fairfield Inn By Marriot |
| 2. Holiday Inn Express | 4. Philadelphia Marriot |

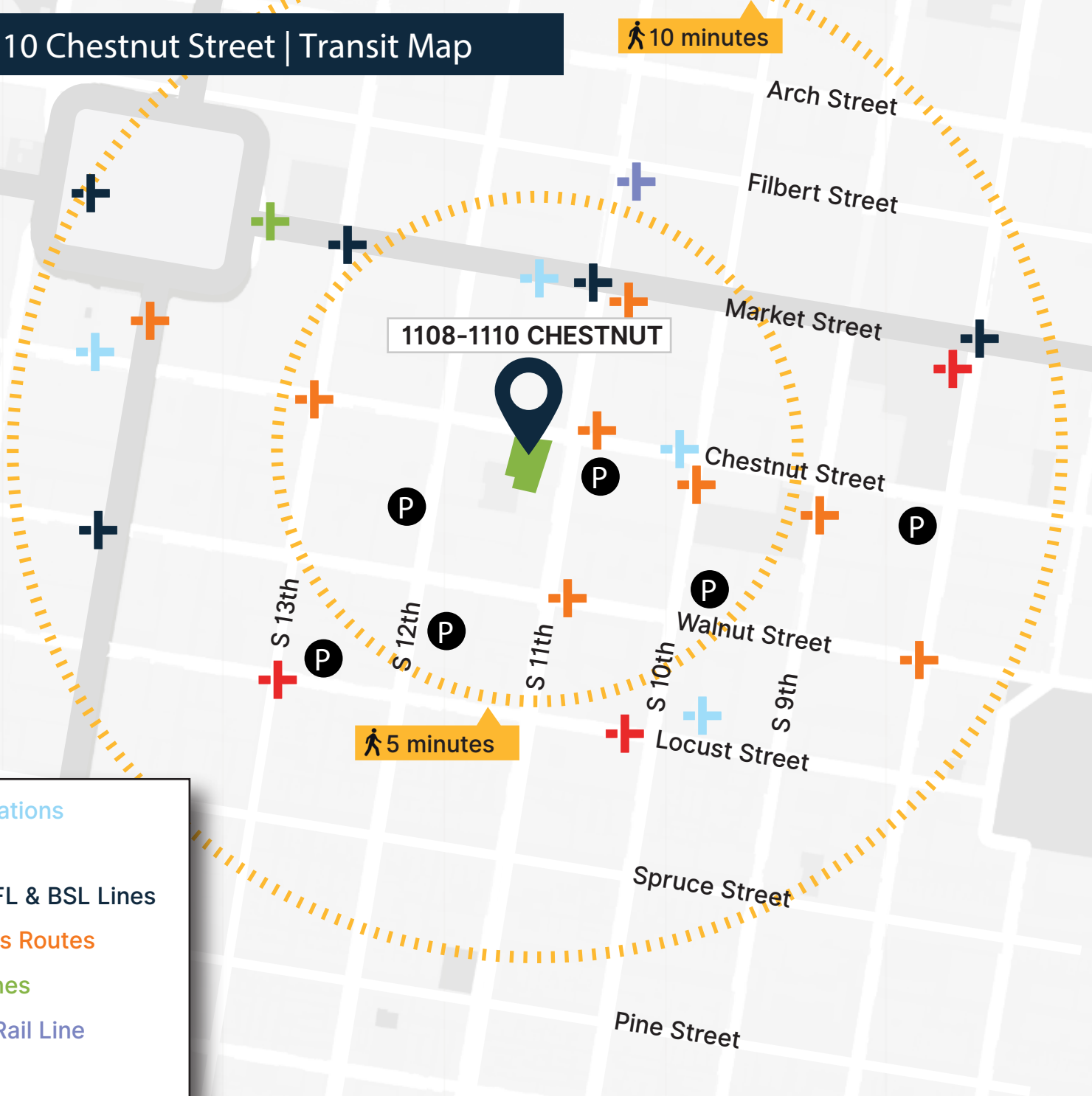


HOSPITALS

- | | |
|---------------------|--------------------------|
| 1. Jefferson Health | 2. Pennsylvania Hospital |
|---------------------|--------------------------|



RD+ 1108-1110 Chestnut Street | Transit Map



- + Indego Stations
- + PATCO
- + SEPTA MFL & BSL Lines
- + SEPTA Bus Routes
- + Trolley Lines
- + Regional Rail Line
- P PARKING



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