

ADAPTIVE REUSE OPPORTUNITY IN HEART OF CENTER CITY PHILADELPHIA

919-921 Walnut Street, Philadelphia, PA

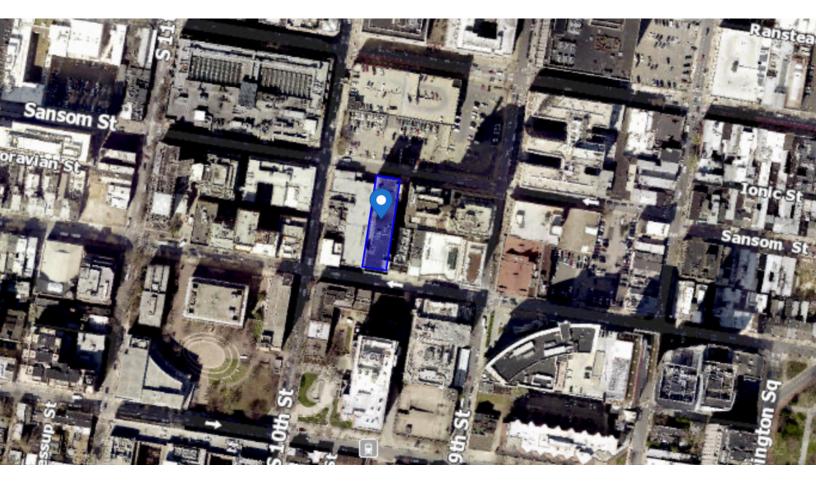
Approx. 135,825 SF Available For Sale



PRESENTED BY:

ASSET OVERVIEW





PROPERTY DESCRIPTION

919–921 Walnut Street offers a rare chance to acquire a substantial commercial property in the heart of Philadelphia's Center City district. Spanning ±135,825 square feet on 0.32 acres, the property is positioned mid-block along Walnut Street between 9th and 10th Streets within the Market East submarket.

Zoned CMX-5, the city's most flexible commercial classification, the site supports a broad range of potential uses, including residential, office, hospitality, retail, or institutional redevelopment. Its current "University" designation reflects a history of institutional occupancy, providing a strong foundation for repositioning.

Surrounded by major anchors such as Thomas Jefferson University Hospital, Pennsylvania Hospital, and the Walnut Street Theatre, the property benefits from exceptional visibility, proximity to transit, and strong neighborhood demographics, over 93,000 residents and a \$96,000 median household income within one mile.

With growing demand driven by Philadelphia's healthcare, education, and mixed-use sectors, 919 Walnut Street presents a compelling opportunity for investors and developers to reimagine a landmark property in the city's thriving urban core.

919-921 WALNUT ST

Building Class: Class C Office

RBA: Approx. ±135,825 SF

Land Acreage: 0.32 acres; 13,939 SF

Zoning: CMX-5 Year Built: 1910

Tax ID: 771695000

Proximity: City Hall - 0.6 mi

Jefferson Hospital - < 500 ft

Philadelphia Int. Airport - 8.8 mi

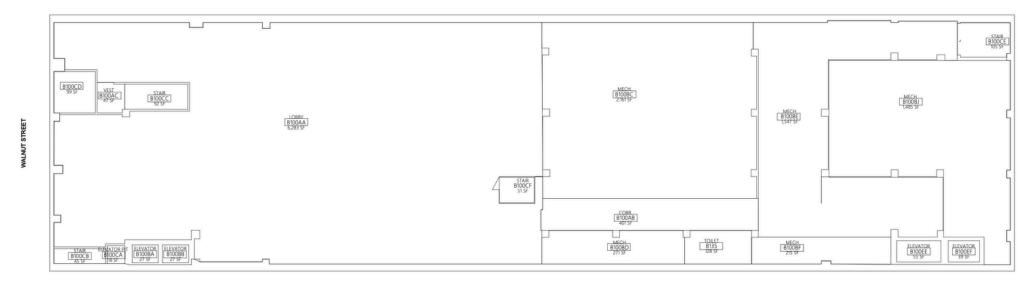
SALE PRICE

\$13,500,000.00

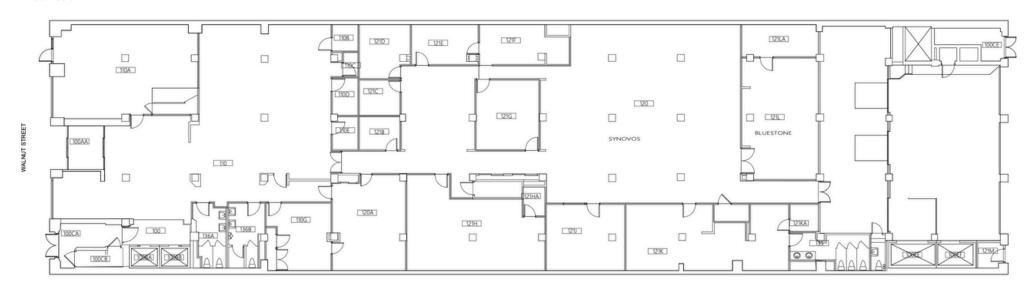
Sold As-Is, Where-Is



Basement

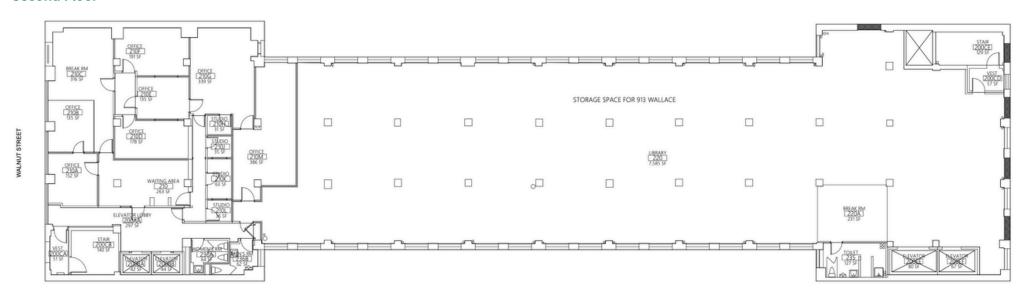


First Floor

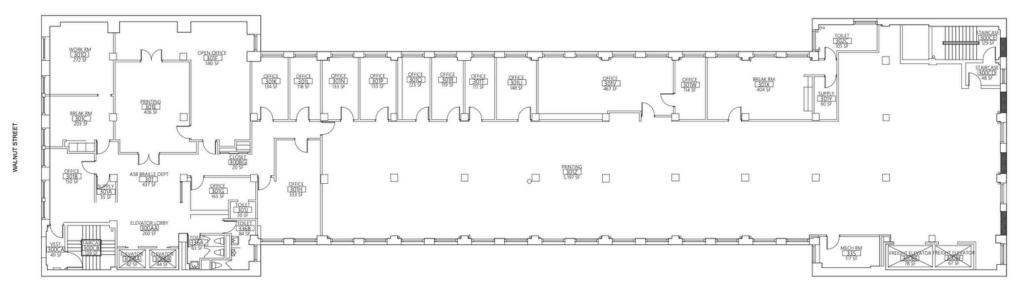




Second Floor

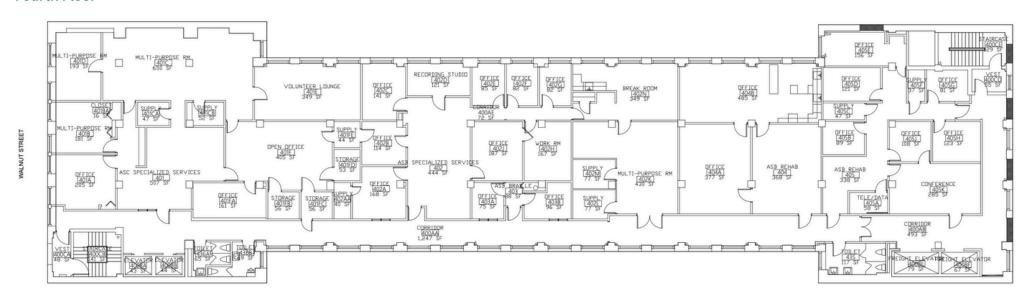


Third Floor

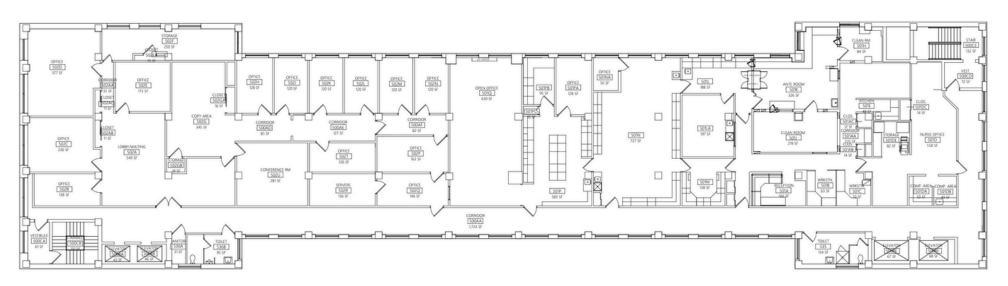




Fourth Floor

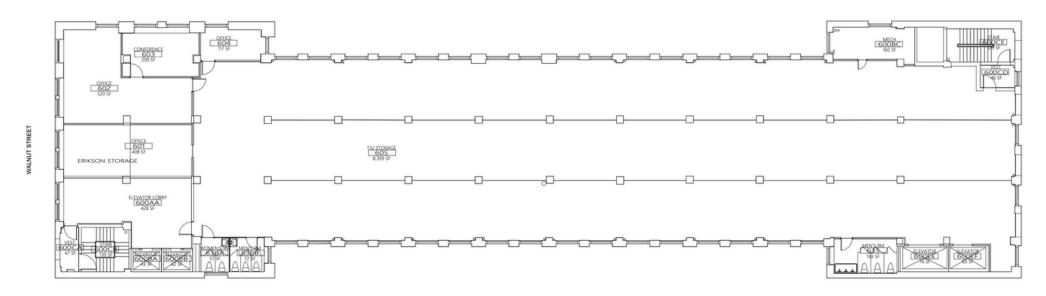


Fifth Floor

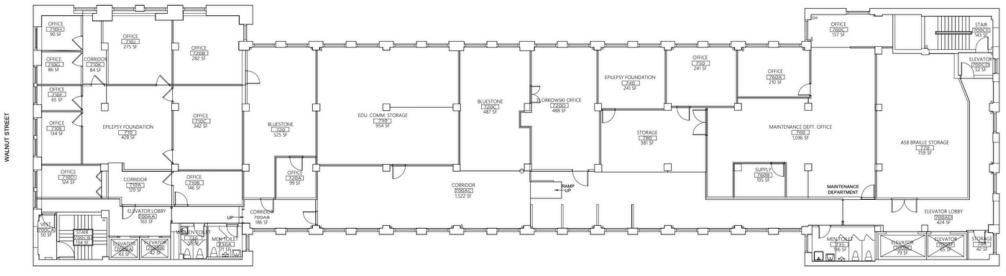




Sixth Floor

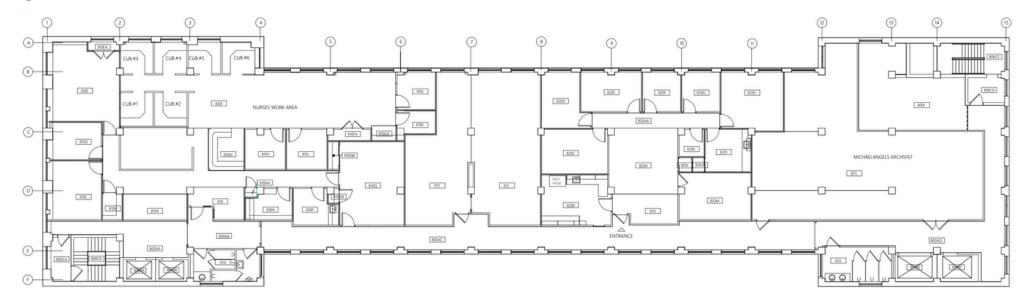


Seventh Floor

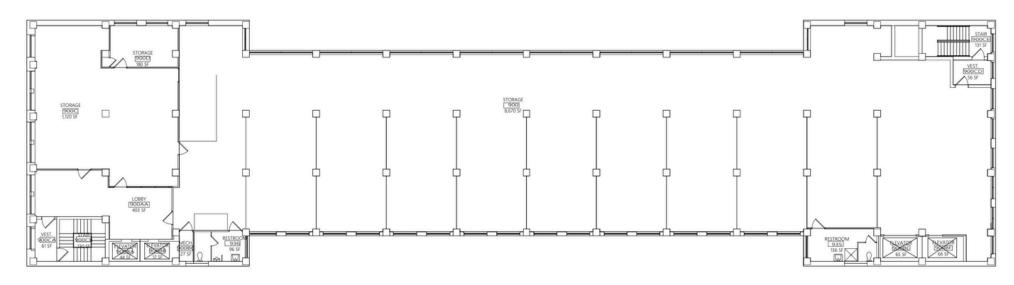




Eight Floor

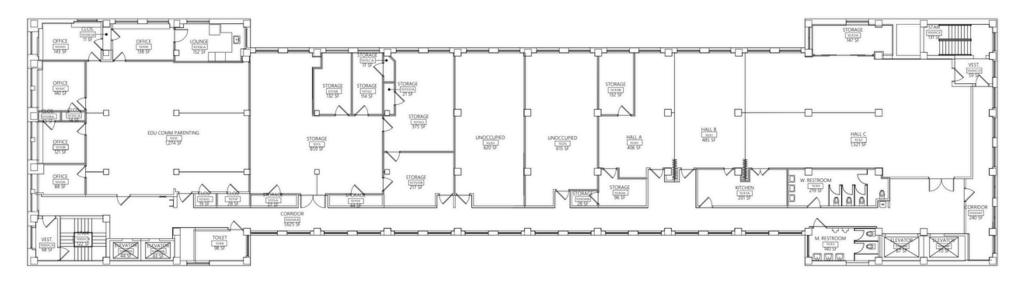


Ninth Floor

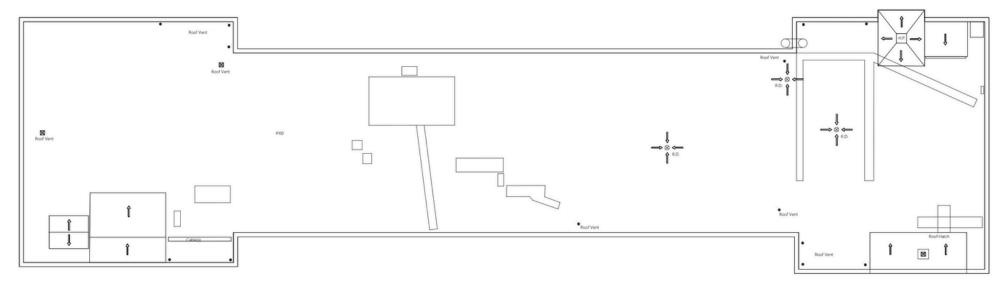




Tenth Floor

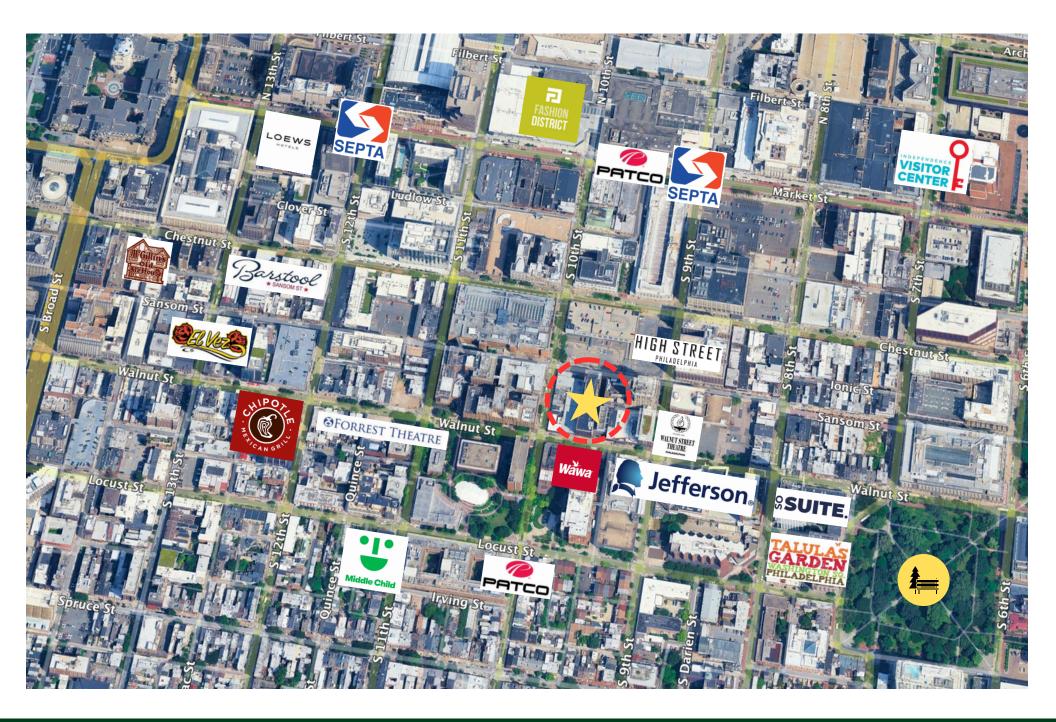


Roof



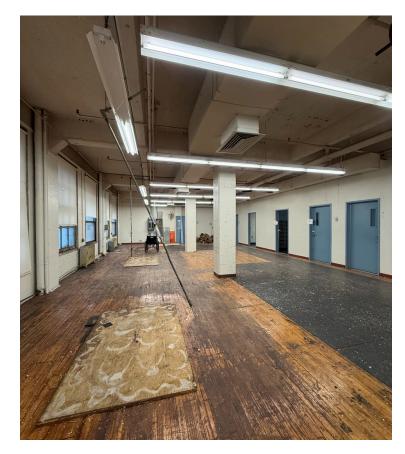
VIBRANCY IN MARKET EAST





INTERIOR PHOTOS











BUILDING LEGACY





The building at **919–921 Walnut Street**, historically identified by the name "Robert Morris Building" on its façade, is distinct from the larger and better-known Robert Morris Building located at 17th and Arch Streets. Despite its more modest scale, the Walnut Street property carries its own noteworthy lineage. Originally the residence of the prominent Francis Fisher family, the site later became home to the William D. Rogers Son & Co. Carriage Factory, one of the nation's leading carriage manufacturers in the mid to late 19th century. The firm played a significant role in Philadelphia's early transportation industry, producing some of the city's first automobile bodies, including early limousine and touring car bodies, well before its closure.

Following the departure of the carriage works, the building transitioned to new commercial uses in the early 20th century. By 1916, **Freedman, Casper & Co., Shirt Makers** had established their operations in the former carriage factory, as documented in The Clothier and Furnisher (Vol. 89). The firm found success with its Rialto line of shirts, which retailed from \$1 to \$10, with strong demand for the more accessible \$1, \$1.50, and \$2 offerings, particularly those produced in silk. While photographic documentation of the company's presence at the site has not survived, a faint ghost sign on the building's side elevation remains visible today, serving as a physical reminder of this period in its commercial history.

The building entered its next significant chapter in 1975, when it became the home of **Associated Services for the Blind and Visually Impaired** (ASB). According to the organization's historical account, ASB traces its origins to the Pennsylvania Working Home for Blind Men, founded in 1874, and has since evolved into the largest nonprofit in the Delaware Valley dedicated to serving individuals who are blind or visually impaired.



In more recent years, the property transitioned from nonprofit institutional use to its current role within Philadelphia's healthcare landscape. Since 2013, the building at 919–921 Walnut Street has been owned and utilized by **Thomas**Jefferson University and Jefferson Health. Its incorporation into Jefferson's expanding urban campus supported the institution's broader strategy of integrating nearby properties to support clinical, administrative, and academic functions. This latest chapter underscores the building's continued adaptability and enduring relevance within Center City's evolving institutional corridor.