

Commerce Square

RETAIL SPACE FOR LEASE

2,900-4,650 SF

2001- 2005
Market Street
Philadelphia, PA



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LISTING DETAILS

COMMERCE SQUARE | 2001-2005 MARKET ST. | PHILADELPHIA, PA

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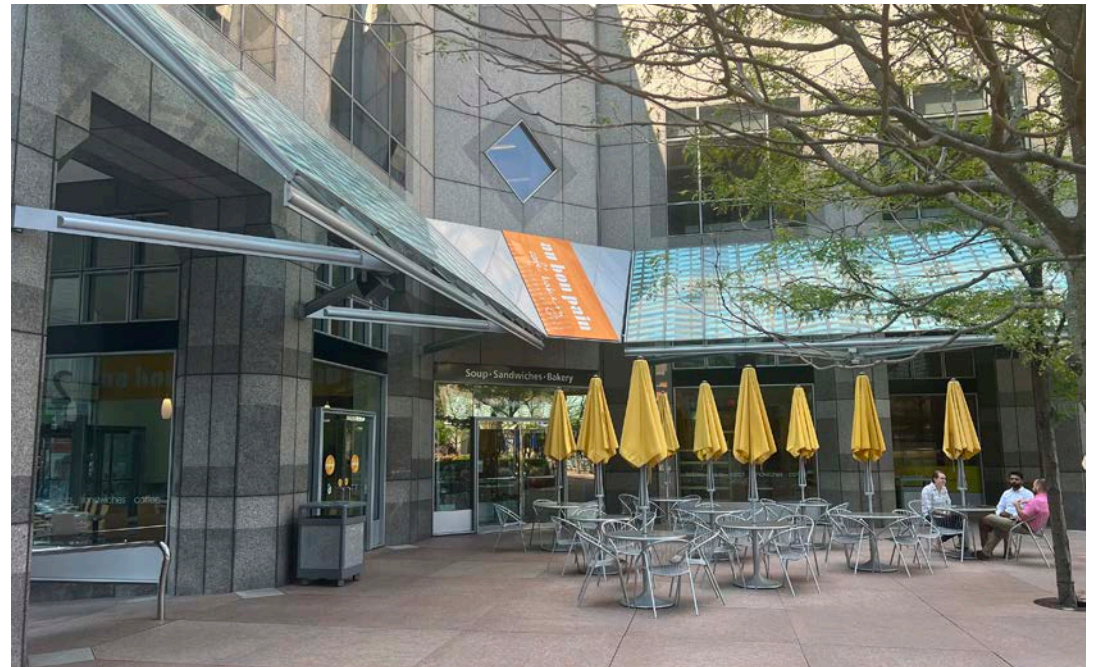
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PROPERTY HIGHLIGHTS

- **Space A:** 3,400 SF (Suite 130)
- **Space B:** 3,600 SF (Suite 130)
- **Space C:** 2,900 SF (Suite 170)
- **Space D:** 4,650 SF (Suite 140)
Corner of 20th & Market Street
- Located in the Central Business District of Philadelphia
- Available spaces are on the first floor of twin, Class-A, trophy office towers connected by an outdoor courtyard with abundant seating
- Commerce Square is within close proximity to the high street retail, residential and hospitality in Rittenhouse Square
- Approximately 6,000 employees at Commerce Square
- Dense daytime population



Demographics

	.25 Miles	.50 Miles	1 Mile
EST. POPULATION	10,255	24,754	87,352
AVERAGE AGE	43.7	40.9	36.5
EST. AVG HH INCOME	\$91,137	\$120,212	\$111,462
EST. TOTAL EMPLOYEES	31,250	106,400	178,505

(sitesusa.com)

WALK SCORE | **100**

TRANSIT SCORE | **100**

BIKE SCORE | **92**

FLOOR PLANS

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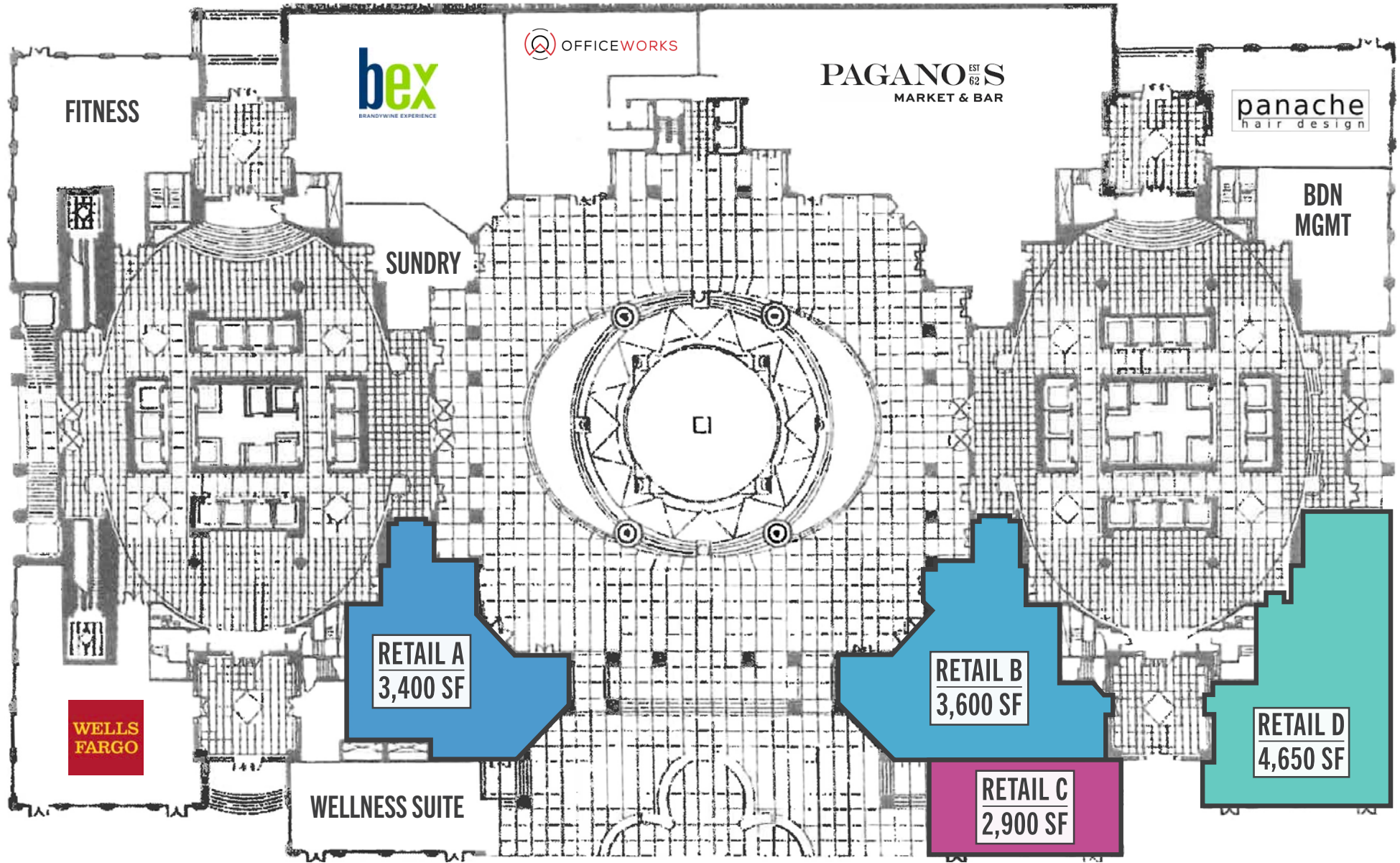
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ONE COMMERCE

TWO COMMERCE



MARKET STREET

RETAIL A FLOOR PLANS

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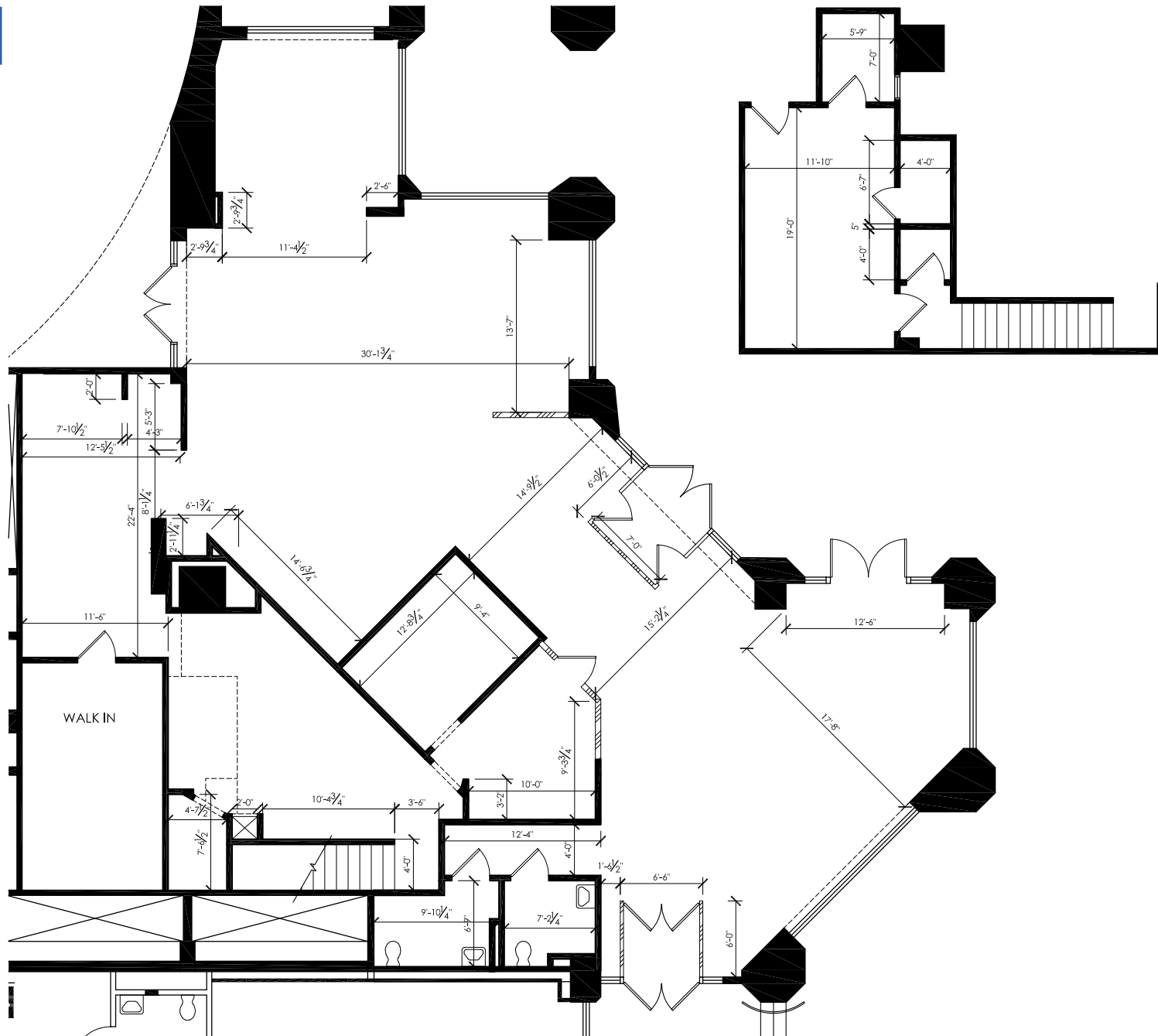
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± 3,400 SF



RETAIL B FLOOR PLANS

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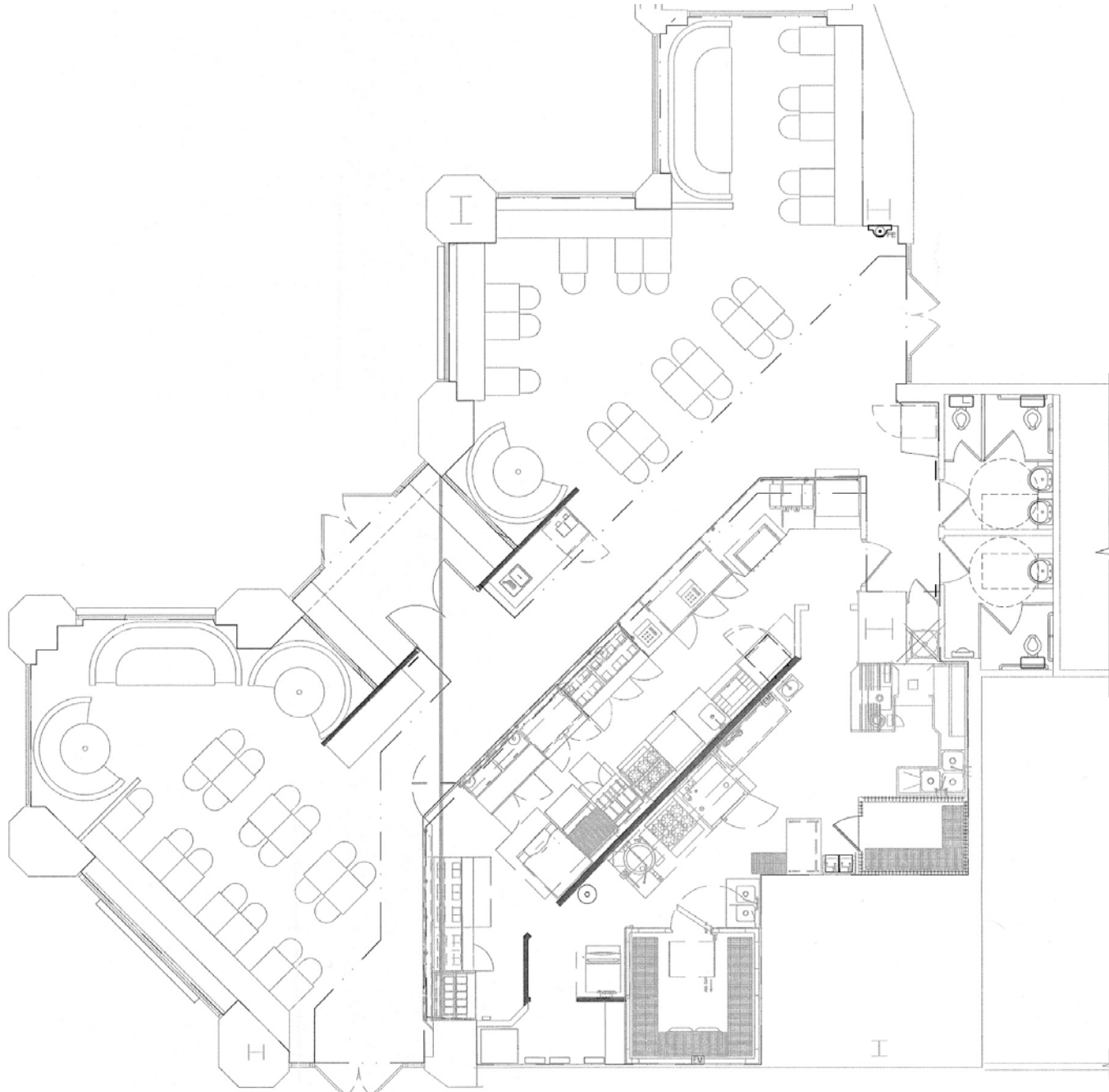
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± 3,600 SF



RETAIL C FLOOR PLANS

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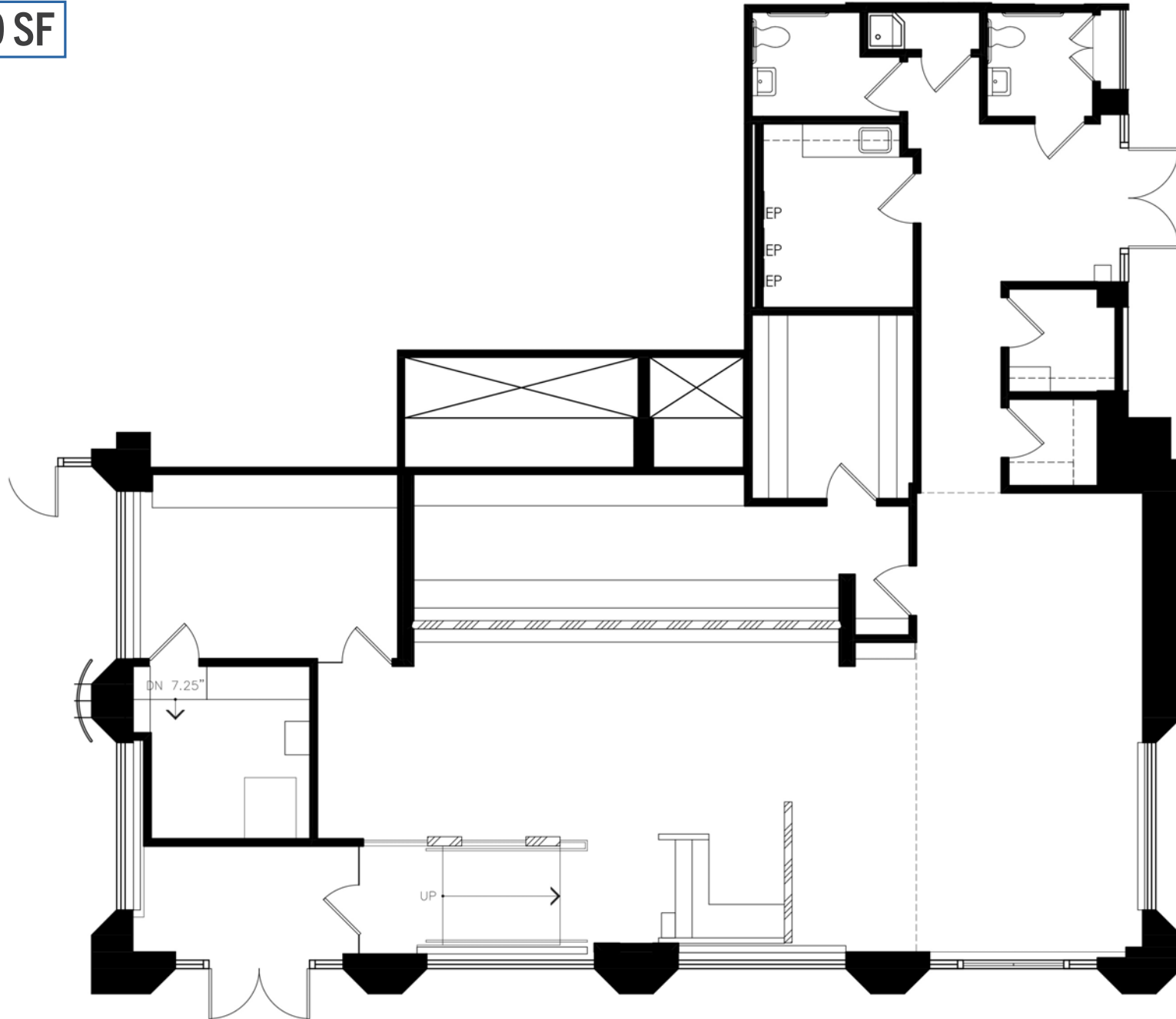
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± 2,900 SF



RETAIL D FLOOR PLANS

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± 4,650 SF



RETAIL AERIAL

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JFK BOULEVARD

MARKET STREET



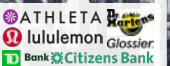
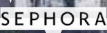
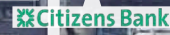
CHESTNUT STREET



WALNUT STREET



COMMERCE SQUARE



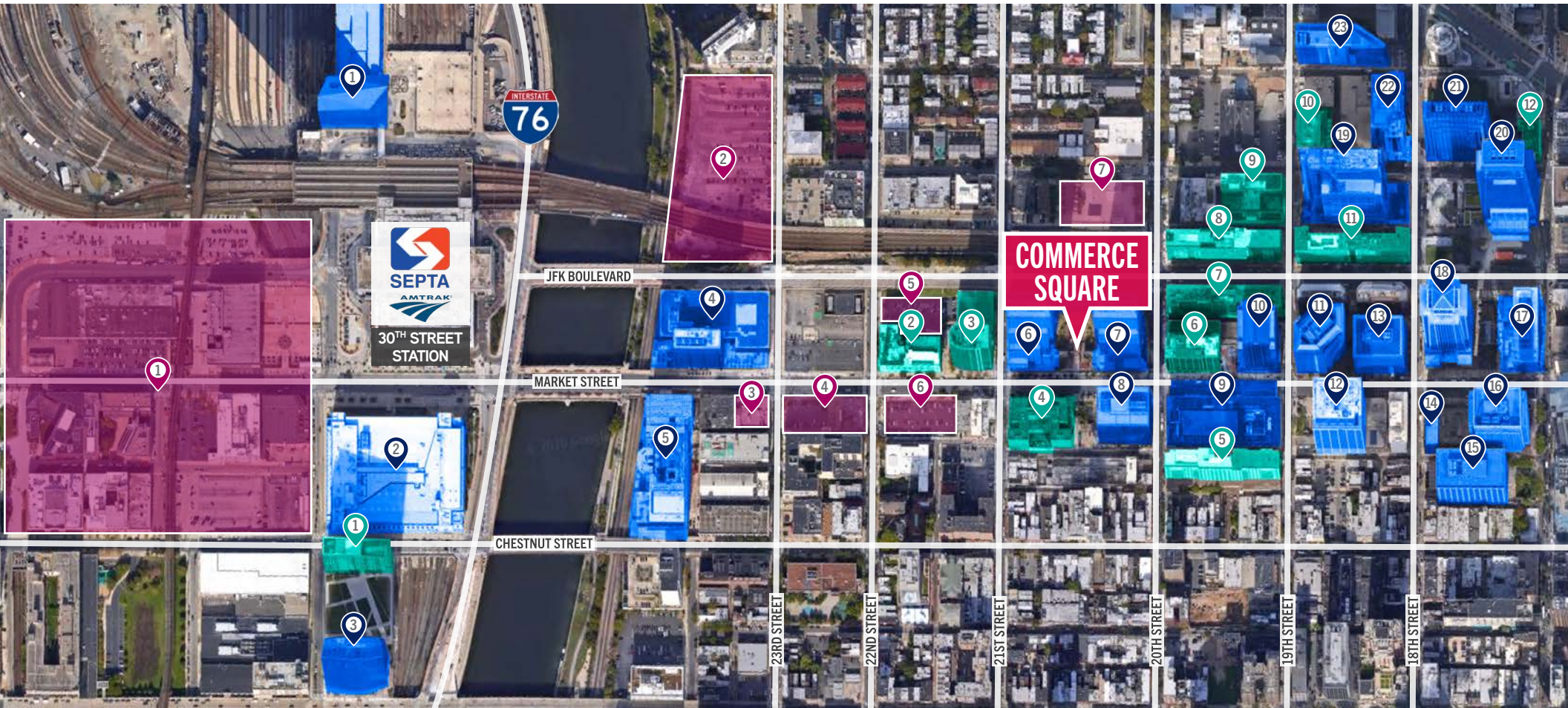
AREA DENSITY

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OFFICE SPACE

- | | | | |
|-------------------------------------|-------------------------------------|--|---|
| ① Cira Centre
730,000 SF | ⑦ Two Commerce
954,000 SF | ⑬ 10 Penn Center
668,000 SF | ⑰ Comcast Tech. Center
1.2 M SF |
| ② IRS Building
863,000 SF | ⑧ 2000 Market
662,000 SF | ⑭ 1760 Market
138,000 SF | ⑳ Comcast Center
1.3 M SF |
| ③ FMC Building
830,000 SF | ⑨ 1900 Market
457,000 SF | ⑮ United Plaza
621,000 SF | ㉑ 3 Logan Square
1 M SF |
| ④ 2301 Market
970,000 SF | ⑩ 1901 Market
761,000 SF | ⑯ 1700 Market
941,000 SF | ㉒ 2 Logan Square
700,000 SF |
| ⑤ 2400 Market
616,000 SF | ⑪ 1835 Market
686,000 SF | ⑰ 1701 Market
322,000 SF | ㉓ 1 Logan Square
600,000 SF |
| ⑥ One Commerce
942,000 SF | ⑫ 1818 Market
981,000 SF | ⑱ Melon Bank Center
1.2 M SF | |

RESIDENTIAL

- | | |
|---|---|
| ① Cira Centre South
345+ Units | ⑦ Penn Center Apartments
400+ Units |
| ② 2121 Market
165+ Units | ⑧ Kennedy House
550+ Units |
| ③ The Murano
300+ Units | ⑨ 1900 Arch
300 Units+ |
| ④ 2040 Market
280+ Units | ⑩ The Sterling
500 Units+ |
| ⑤ William Penn House
580+ Units | ⑪ The Lofts at 1835 Arch
200 Units+ |
| ⑥ 1919 Market
320+ Units | ⑫ The Arch
250 Units+ |

NEW DEVELOPMENTS

- | | |
|---|---|
| ① Schuylkill Yards
14 Acre Development | ⑦ 2000-24 Arch
475,000 Office |
| ② River Walk
28 & 32 Story Towers | |
| ③ 2300 Market
200,000 SF Life Sciences | |
| ④ 2222 Market
305,000 SF Office | |
| ⑤ 2121 Market
341 Units | |
| ⑥ 2120 Market
23 Story Office/Residential | |

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Commerce Square is a LEED Silver certified, Fitwel certified, Trophy-office complex comprising a full city block in the Central Business District of Philadelphia. The property consists of two identical 41-story towers atop an open-air courtyard featuring a 25-foot interactive media display, full-service restaurants, bars and nightlife, lush urban landscaping, and a dancing fountain. Located on West Market Street in Center City, which is surrounded by the city's most vibrant neighborhoods, including Rittenhouse Square, University City and Logan Square / Art Museum District.



HIGHLIGHTS

OPEN-AIR COURTYARD FEATURING...

- An animated fountain, lush landscaping & abundant seating
- Large-scale media wall for entertainment, news, building & communities announcements
- Programmed year-round with events including music shows, tenant appreciation events, charity fundraisers & more

TWO 40-STORY HIGH RISE TWIN OFFICE TOWERS

- Designed by world-renowned architecture firm I.M. Pei & Partners
- Stylish lobbies featuring living green walls & lounge space
- Multiple restaurants & retail options
- LEED Silver certified
- Dedicated to sustainability through Brandywine's company-wide program, Brandywine Environments

CENTER CITY

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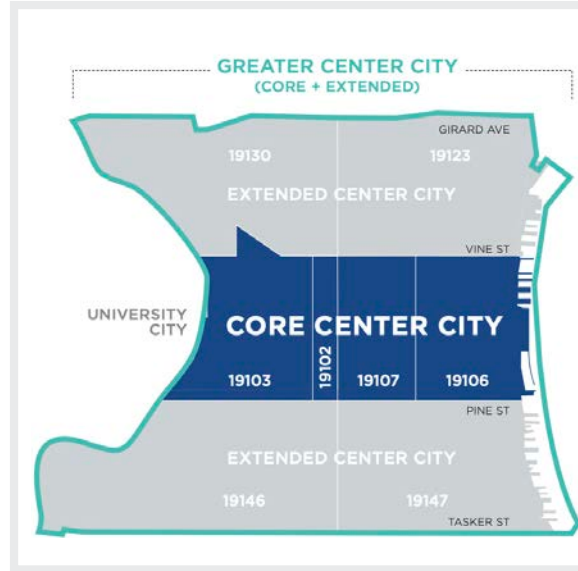
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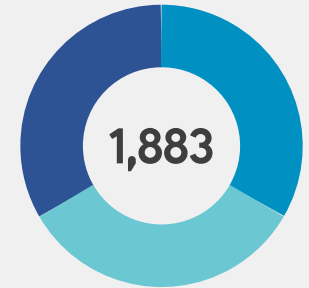
“Philadelphia’s downtown retail market has been comprised of a diverse mix of locally owned stores and national brands. While more than 90 nationals opened in Center City during the last five years, local retailers still make up more than 75% of the overall tenant mix. Downtown shops and restaurants provide a mix of entry-level and skilled jobs for city residents and help contribute to Center City’s prominence as a regional shopping and dining destination offering unique brands and experiences.”

(Center City District)



CENTER CITY PHILADELPHIA KEY FACTS

Center City Storefronts, 2023



NATIONAL RETAILERS	208
LOCAL RETAILERS	745
FOOD ESTABLISHMENTS	930

PA Convention Center

552,000
VISITORS

Dilworth Park

8,900,000
VISITORS

Reading Terminal Market

4,700,000
VISITORS

Hotel Rooms **13,000**

Residential Pop. **203,484**

College Students **109,000**

Retailers **1,883**

Arts & Culture **210**

(Center City District)



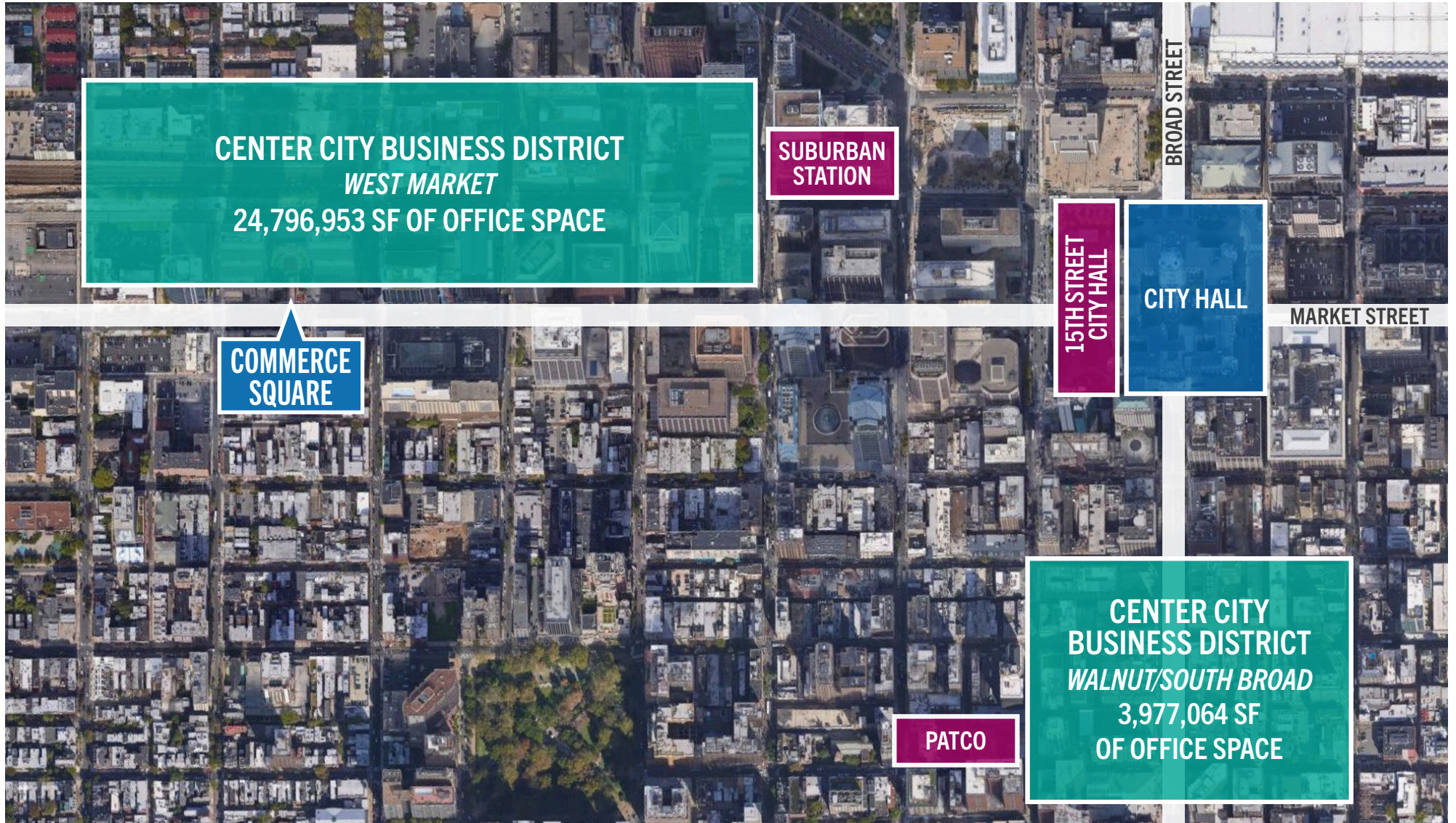
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(Center City District)

15TH STREET: 13,967 Daily Ridership
CITY HALL: 14,044 Daily Ridership

SUBURBAN STATION: 8,853 Daily Ridership

PATCO: 4,946 Daily Ridership