



Colliers

For  
Lease

2401 Walnut Street Philadelphia, PA

## Second-Gen Restaurant Space with Deck, Parking, and Adjacent Office/Retail

- Upscale restaurant space with a sophisticated, fit-out, high-end equipment and wood burning oven
- Deck access offering unbeatable city views, including sights of Cira Green and the Schuylkill River Trail
- Prominent signage visibility along the iconic Walnut Street Bridge
- Close proximity to Schuylkill Banks Boardwalk, University City and 30th Street Station



Retail/  
office space  
ready for  
occupancy



Positioned  
between  
University  
City and West  
Rittenhouse  
Square

**Larry Steinberg**

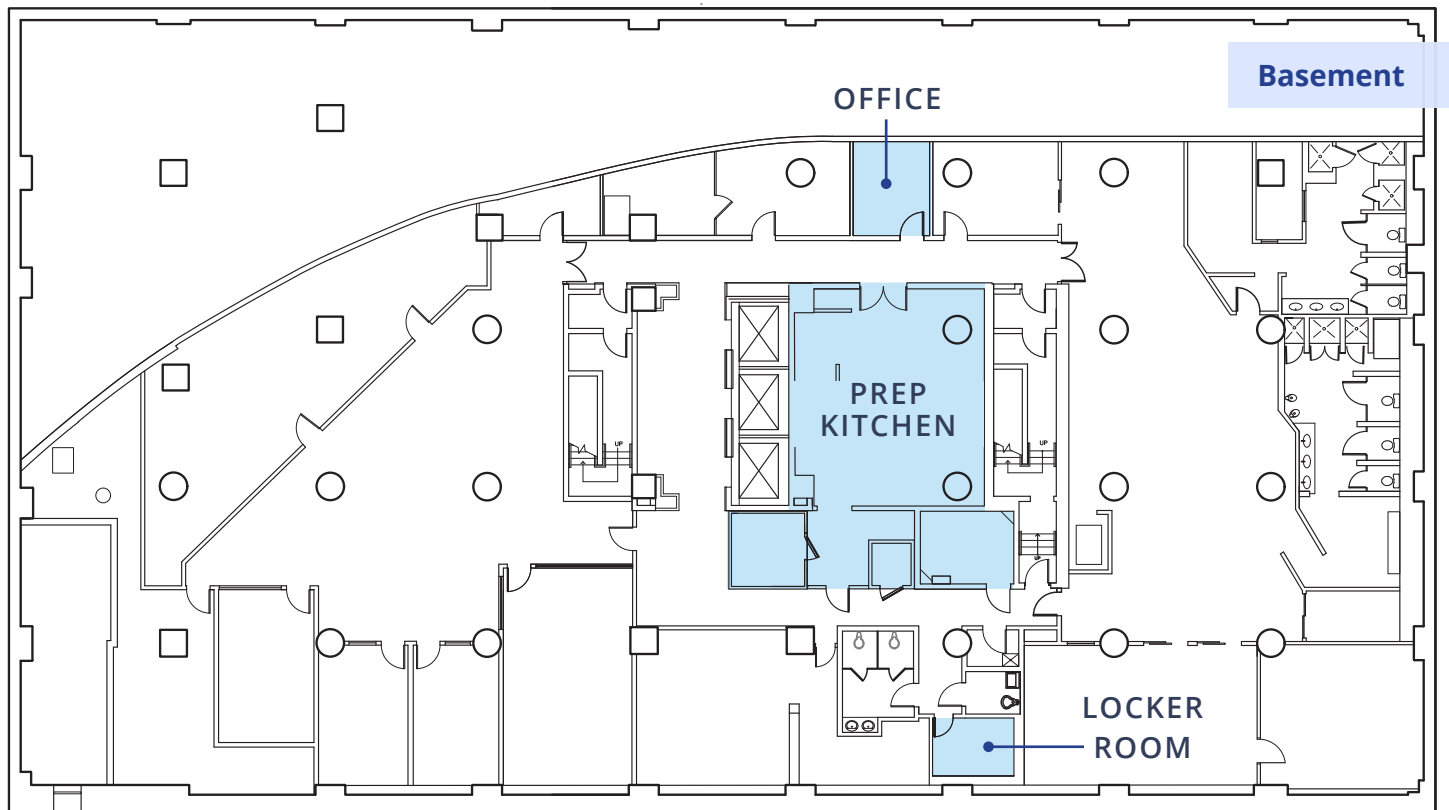
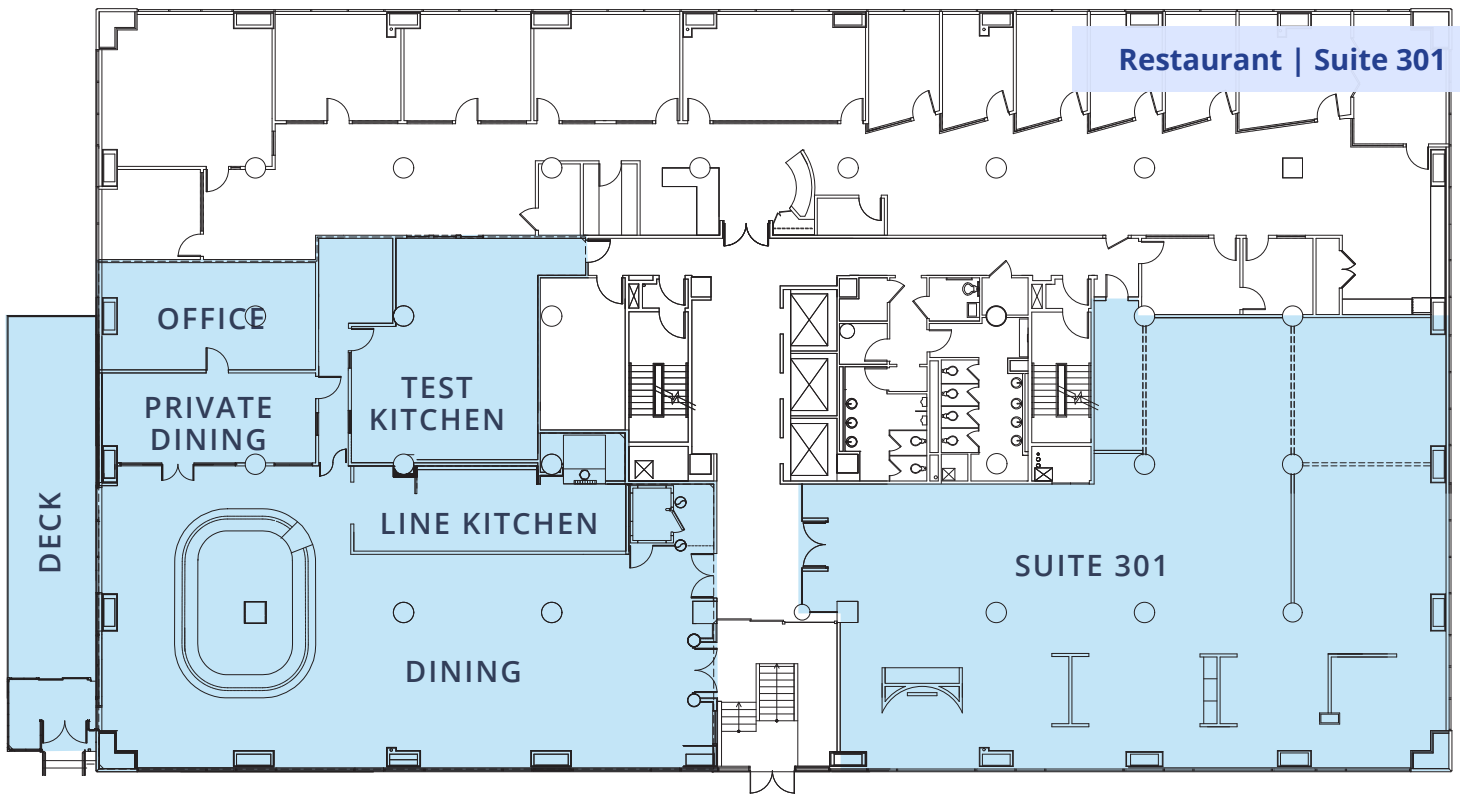
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# Floor Plans

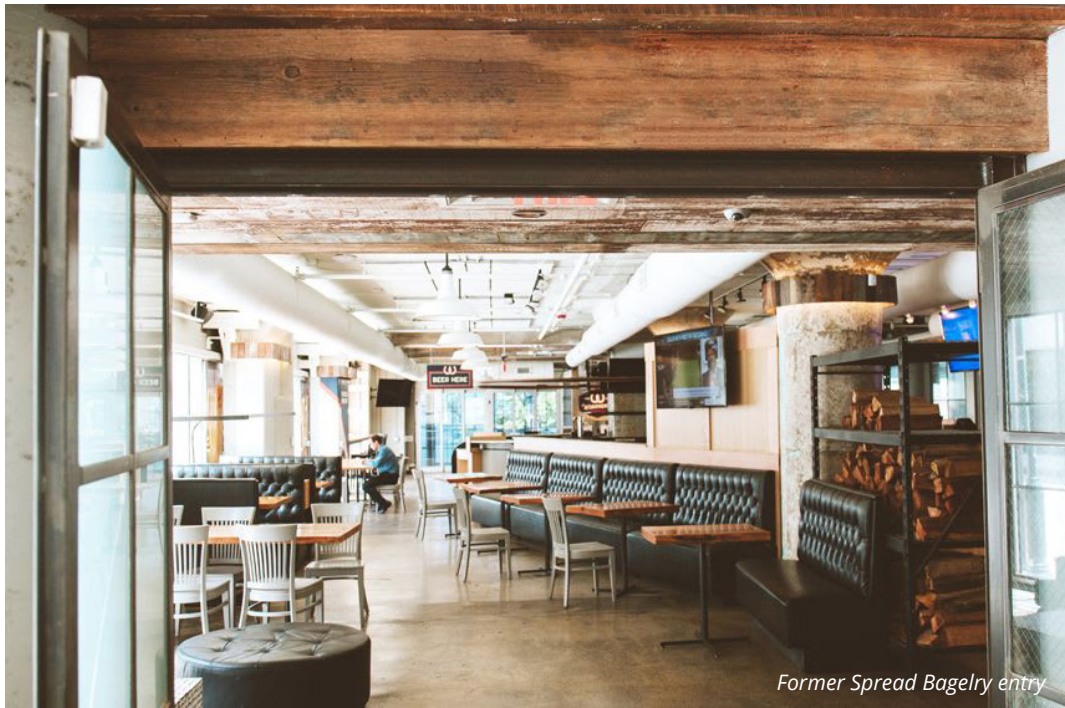
RESTAURANT: 6,000 SF | RETAIL/OFFICE (SUITE 301): 5,415 SF



■ - Available for lease



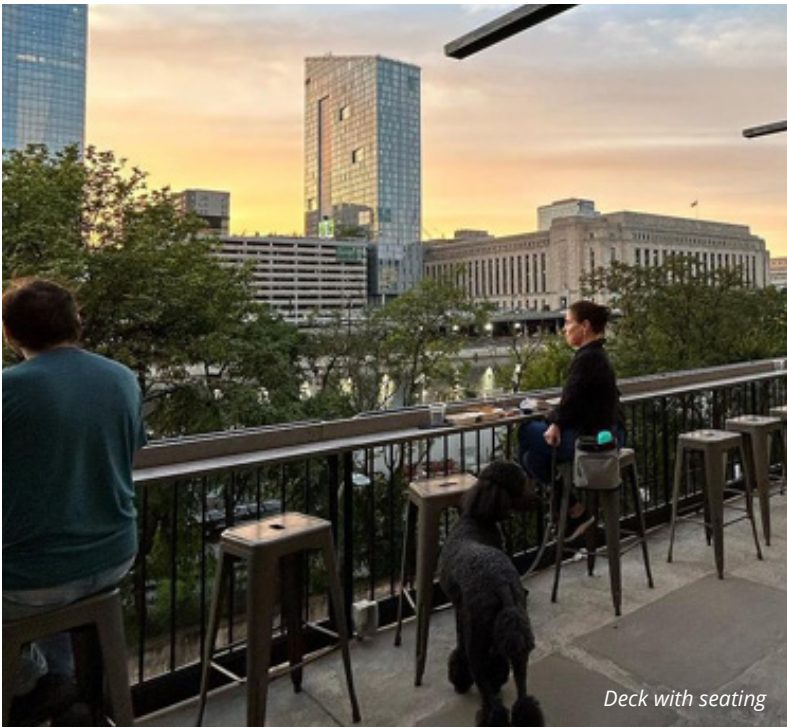
Wood burning oven



Former Spread Bagelry entry



Former Spread Bagelry seating



Deck with seating



Former Spread Bagelry seating

# Local Snapshot



DEMOGRAPHIC	1/4 MILE	1/2 MILE	1 MILE
Population	7,233	25,233	88,901
Households	4,713	15,746	46,804
Avg. HHI	\$139,769	\$155,643	\$151,590
Employees	10,605	47,952	253,189



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