



1735  
MARKET STREET

Prime restaurant  
& retail opportunities  
in a Center City icon

PHILADELPHIA, PA

SILVERSTEIN  
PROPERTIES

ARDEN | GROUP

MPN  
MARTIN P. MANCHELLI PARTNERS  
LLP



# Retail availabilities from 1,565–20,000+ SF

## ADDRESS

1735 Market Street, Philadelphia, PA 19103

## LOADING ACCESS

Underground loading dock with direct access to concourse, freight access to 4 lobby bays, dock leveler, 12'6" height restriction

## TRANSIT ACCESS

Direct access to Suburban Station

## FRONTAGES

Multiple street frontages on 18th St., Market St. and JFK Blvd.

## CEILING HEIGHT

Ceiling heights up to 25' with the ability to add a mezzanine

## PARKING

Temperature-controlled in-building parking

## OUTDOOR SPACE OPPORTUNITIES

Including lobby exposure, sidewalk & arcade activation, and/or proximity to pedestrian gardens

## WINDOWS

Expansive floor-to-ceiling windows overlooking JFK Blvd. and the Comcast Center campus



# Ground Level

**SPACE 1: 4,398 RSF**

**SPACE 3: 2,086 RSF**  
(Outdoor space activation opportunity)

**KEY:**

- Leased
- Available
- Common Area
- Outdoor Space
- SEPTA Access
- Elevator Access
- Service Elevator
- Ventable Space
- Space can be stacked with concourse



# Concourse Level







**C1: 18,311 RSF**  
(Can be combined with Lower Level Space 1)

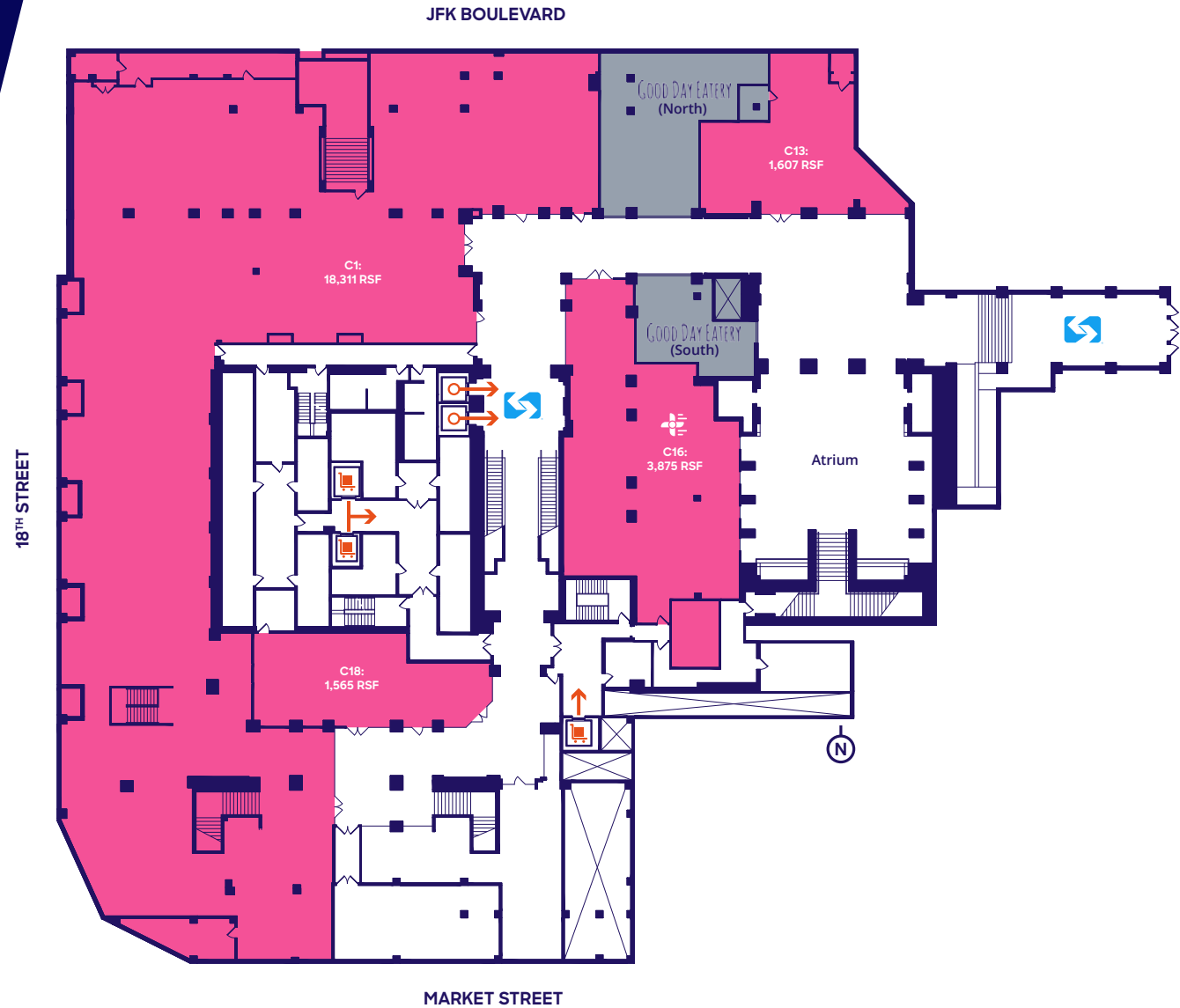
**C13: 1,607 RSF**

**C16: 3,875 RSF**

**C18: 1,565 RSF**

**KEY:**

-  Leased
-  Available
-  Common Area
-  SEPTA Access
-  Elevator Access
-  Service Elevator
-  Ventable Space



# Lower Level

## SPACE 1: 4,792 RSF

(Stand alone availability,  
or can be combined with C1)

### KEY:

 Available

 Elevator Access

 Service Elevator













VIEW FROM JFK BLVD.



**DOWNTOWN**  
BEER GARDEN

VIEW FROM JFK BLVD.

# You can't get much more central than Center City.

Philadelphia's vibrant business hub features upscale office towers, world-renowned museums and cultural institutions, award-winning fine dining, charming historic neighborhoods, and—of course—elevated shopping experiences from national retailers to high-end boutiques.



**203,484**

RESIDENTS IN GREATER CENTER CITY



**66%**

OF NONRESIDENT WORKERS HAVE RETURNED DOWNTOWN AS OF FEBRUARY 2023



**#1**

MOST WALKABLE CITY  
(Source: USA Today)



**8.9M**

VISITORS ANNUALLY TO DILWORTH PARK



**100**

WALK SCORE



**100**

TRANSIT SCORE



**DINING**

- 1 JG SkyHigh
- 2 Vernick Fish
- 3 Vernick Coffee Bar
- 4 Jean-Georges
- 5 City Tap House
- 6 Victory Brewing
- 7 The Concourse at Comcast Center
- 8 Café Click
- 9 The Continental Mid-town
- 10 Green Eggs Cafe
- 11 Harper's Garden
- 12 Condesa
- 13 K'Far Café
- 14 Bankroll
- 15 Oyster House
- 16 Federal Donuts (Multiple Locations)

**RETAIL**

- 17 Sweetgreen
- 18 Shops at Liberty Place
- 19 Bloomingdales Outlet
- 20 Puttshack
- 21 UNIQLO
- 22 Nordstrom Rack
- 23 Urban Outfitters
- 24 Madewell
- 25 Target
- 26 Trader Joe's
- 27 GIANT

**HOTELS**

- 28 The Logan
- 29 Four Seasons
- 30 Le Méridien
- 31 The Rittenhouse Hotel
- 32 Motto
- 33 Sonesta
- 34 The Westin
- 35 Hotel Sofitel
- 36 AKA Rittenhouse Square

**RESIDENTIAL**

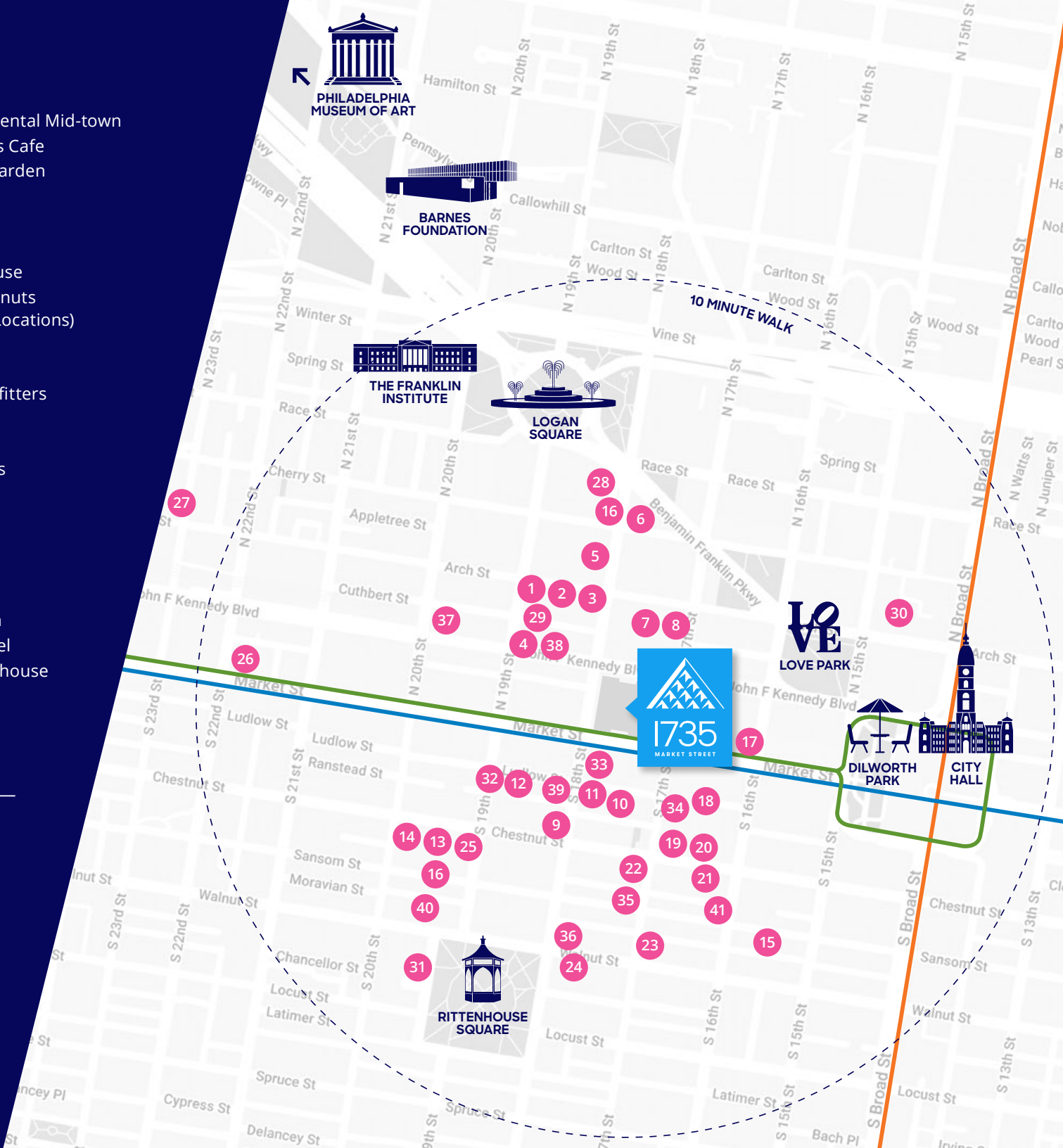
- 37 Kennedy House
- 38 The Sterling
- 39 1800 Block—Ludlow
- 40 The Laurel
- 41 1600 Block—Sansom

**PUBLIC TRANSIT**

In-Building Access to Suburban Station


- Market-Frankford Line
- Broad Street Line
- Trolley Lines


Buses:  
2, 9, 17, 21, 31, 32, 33, 28, 42,  
44, 48, 62, 78, 124, 125




# A diverse & vibrant customer base

## 1735 MARKET STREET VISITOR PROFILE

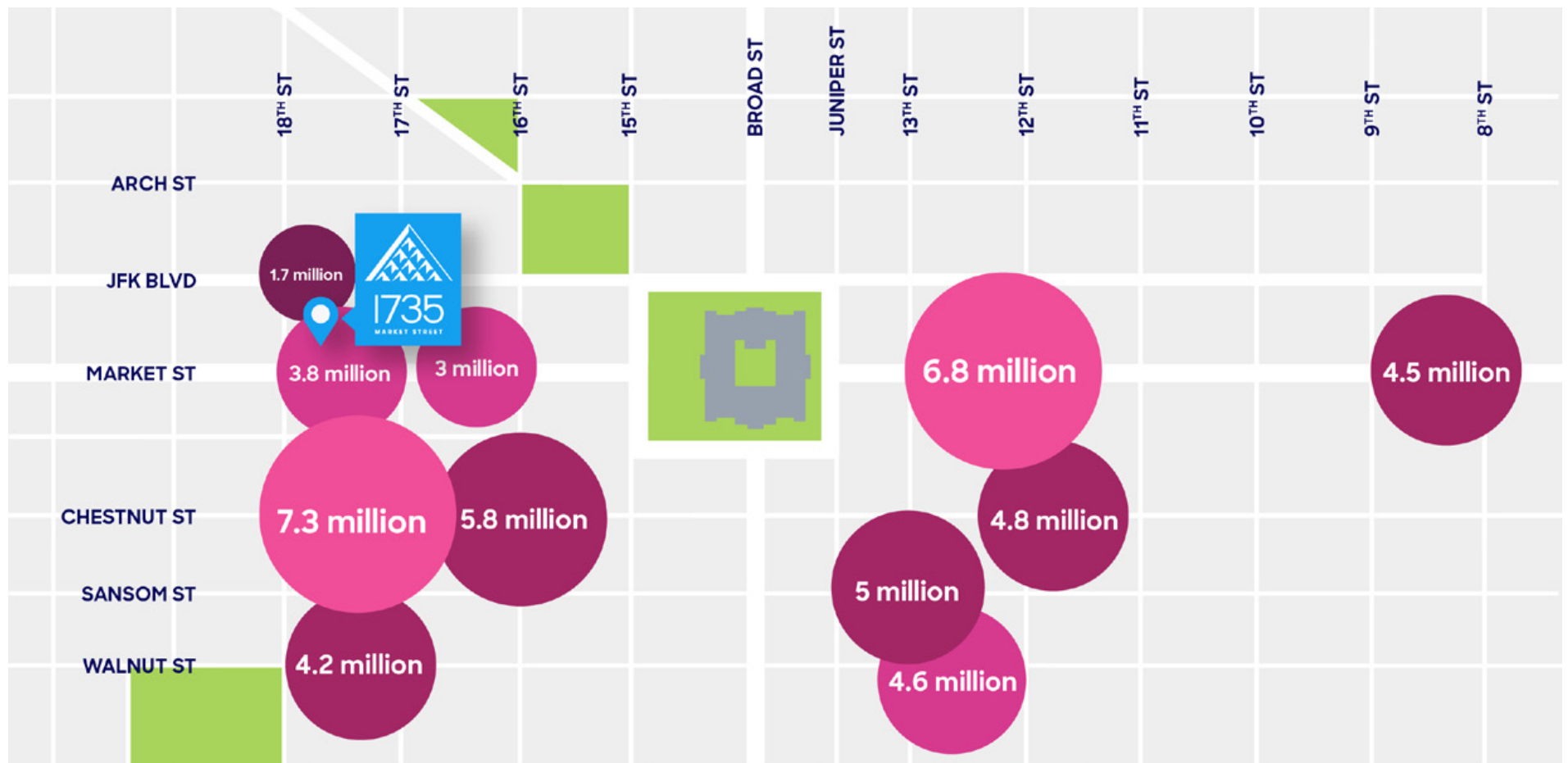
 AGE	18-29	30-39	40-49	50-59	60-69	70-79	+80
	23%	18%	15%	17%	14%	8%	5%

 INCOME	-25K	25K-50K	50K-75K	75K-100K	100K-125K	+125K
	24%	16%	19%	11%	9%	22%

 EDUCATION	HIGH SCHOOL DIPLOMA	SOME COLLEGE NO DEGREE	ASSOCIATES DEGREE	BACHELORS DEGREE	MASTERS DEGREE
	31%	20%	8%	27%	14%

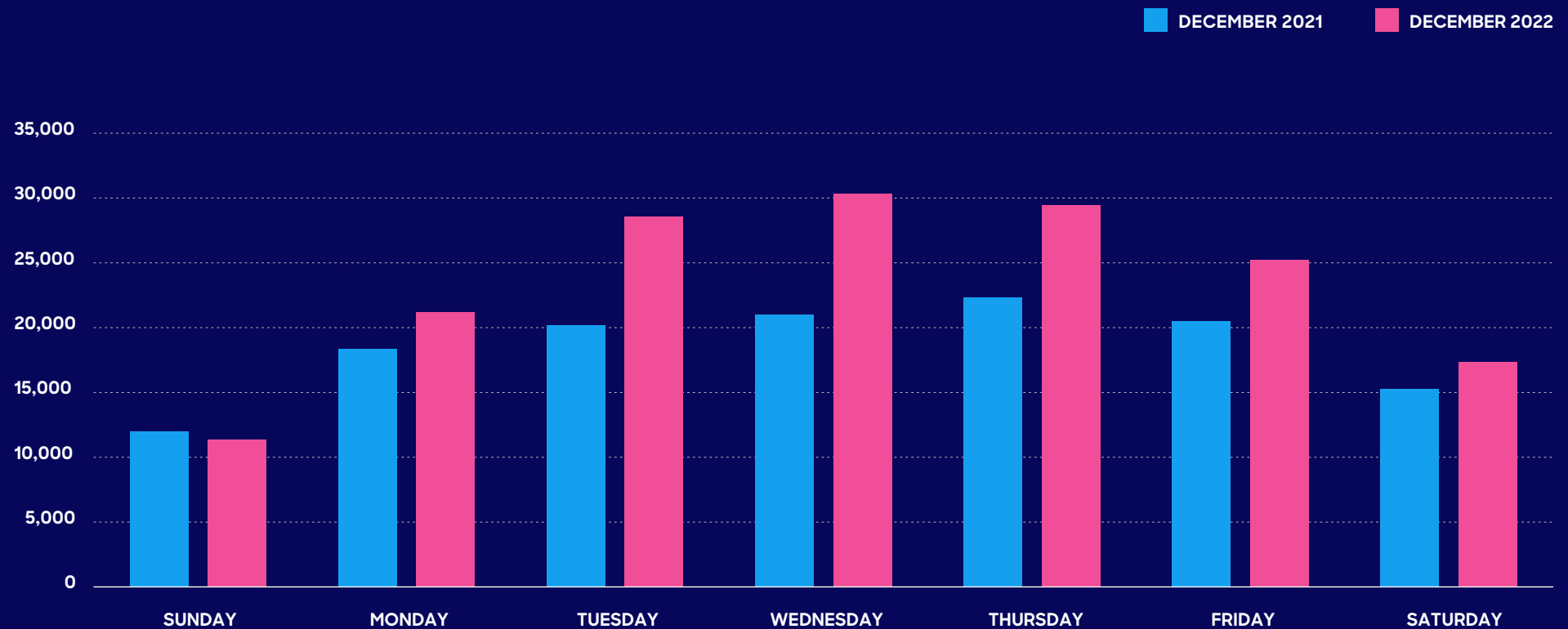
# Philadelphia runs through Market Street

ANNUAL PEDESTRIAN VOLUME BY LOCATION IN 2022



# High traffic, 7 days a week

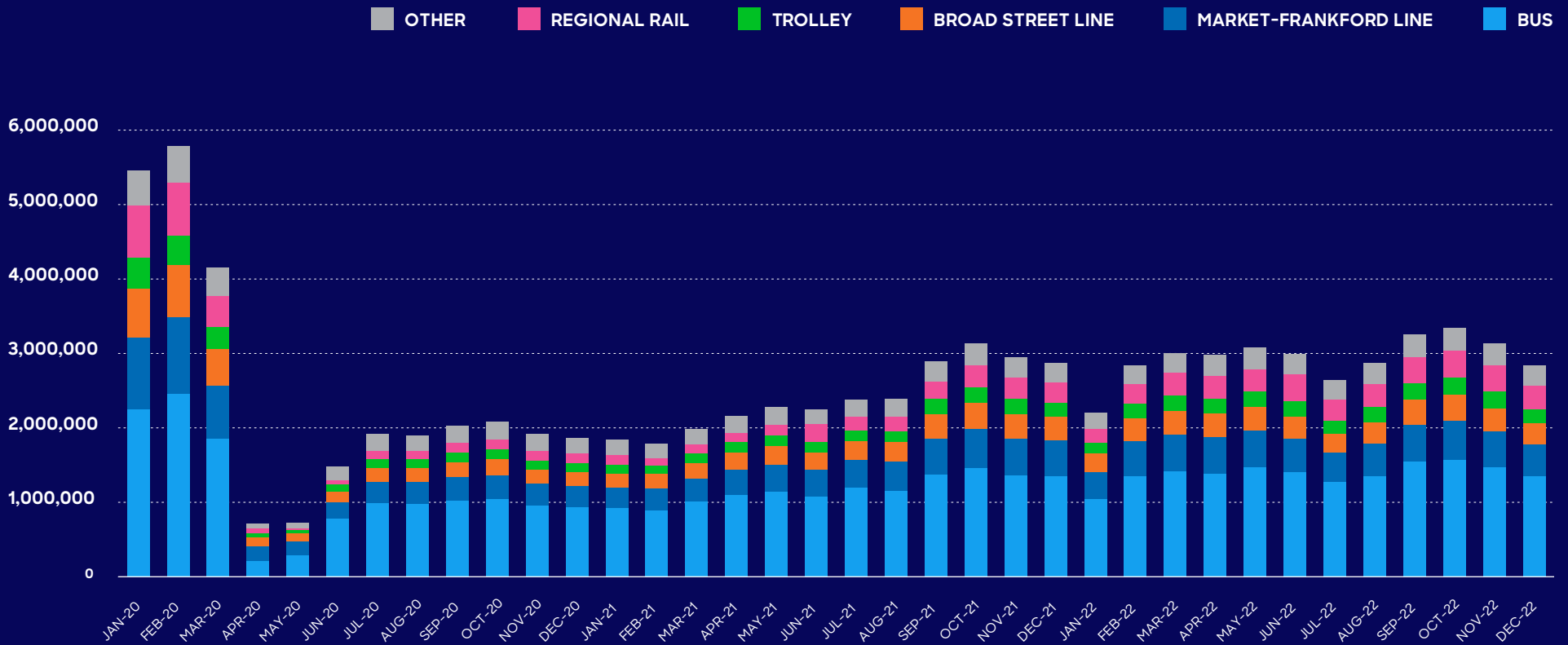
DAILY AVERAGE PEDESTRIAN VOLUMES IN OFFICE DISTRICT  
DECEMBER 2021 VS. DECEMBER 2022



Source: Center City District Sensors

# SEPTA ridership bouncing back

## SEPTA AVERAGE WEEKLY RIDERSHIP

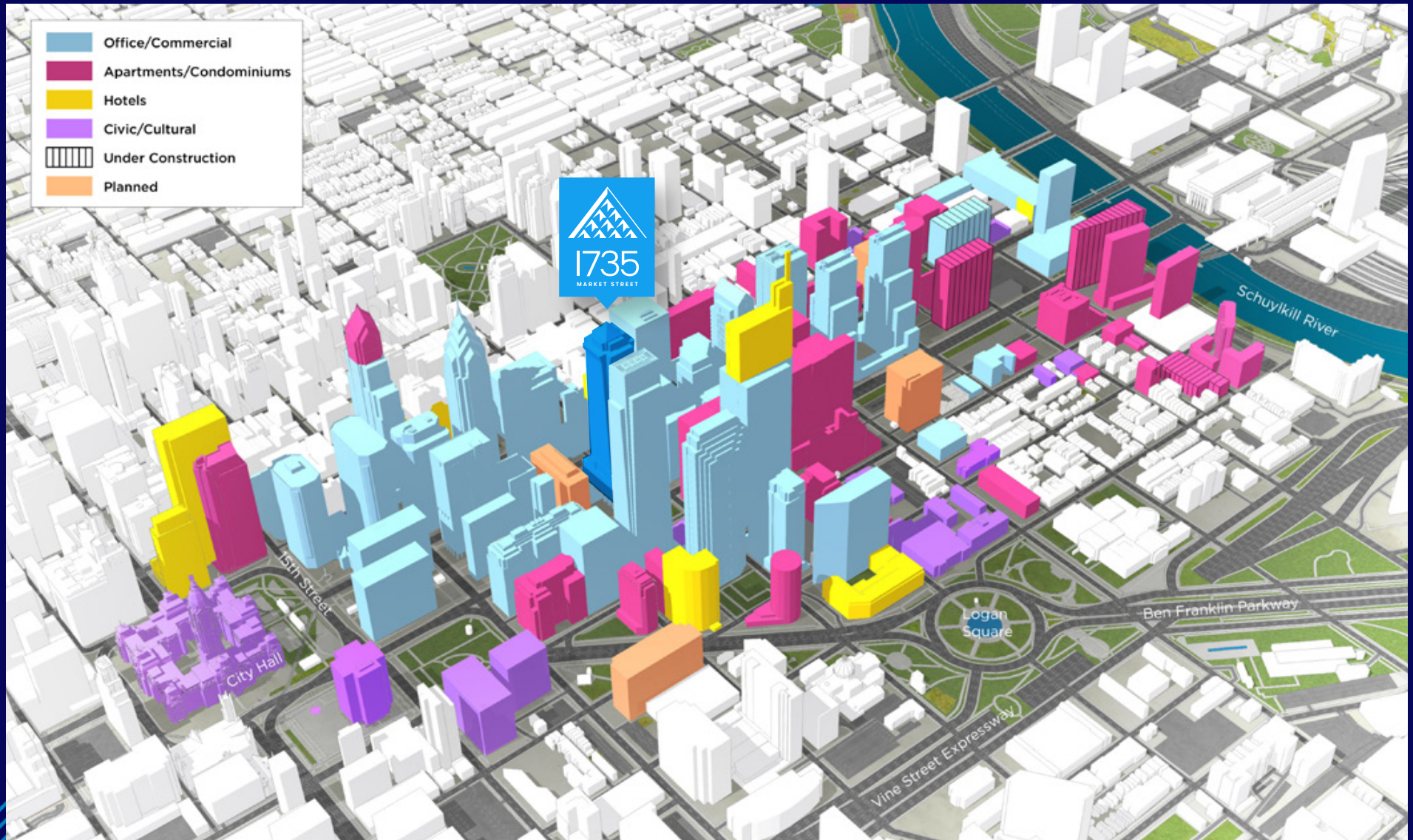


Source: Septa Revenue and Ridership Report



# “Office district” doesn’t begin to cover it

DIVERSE LAND USE IN THE WEST MARKET DISTRICT



# Welcome to the neighborhood

## A DIVERSE RETAIL & HOSPITALITY LANDSCAPE



## TENANTS AT 1735 MARKET STREET INCLUDE



# Think outside the storefront.

Create an impact with indoor-outdoor retail space  
and deliver a brand experience that begins before your  
customers even set foot inside.





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MARKET STREET

## For retail leasing contact:

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