



1735  
MARKET STREET

Retail opportunities  
in a Center City icon

PHILADELPHIA, PA

SILVERSTEIN  
PROPERTIES

ARDEN | GROUP

MPN  
MALIN PANCHIOLI NADOL  
HEALTH



# Retail availabilities from 1,565-34,987+ 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

## TRANSIT ACCESS

Direct access to Suburban Station

## FRONTAGES

Market St. and 18th St., with floor to ceiling windows

## 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

## NEIGHBORHOOD

Close proximity to Comcast Center Campus and Rittenhouse Square



# Ground Level

## SPACE 1:

**4,398 RSF**

(Can be combined with Concourse Level Space 1)

### KEY:

- Available
- Leased
- Common Area
- Outdoor Space



SEPTA Access



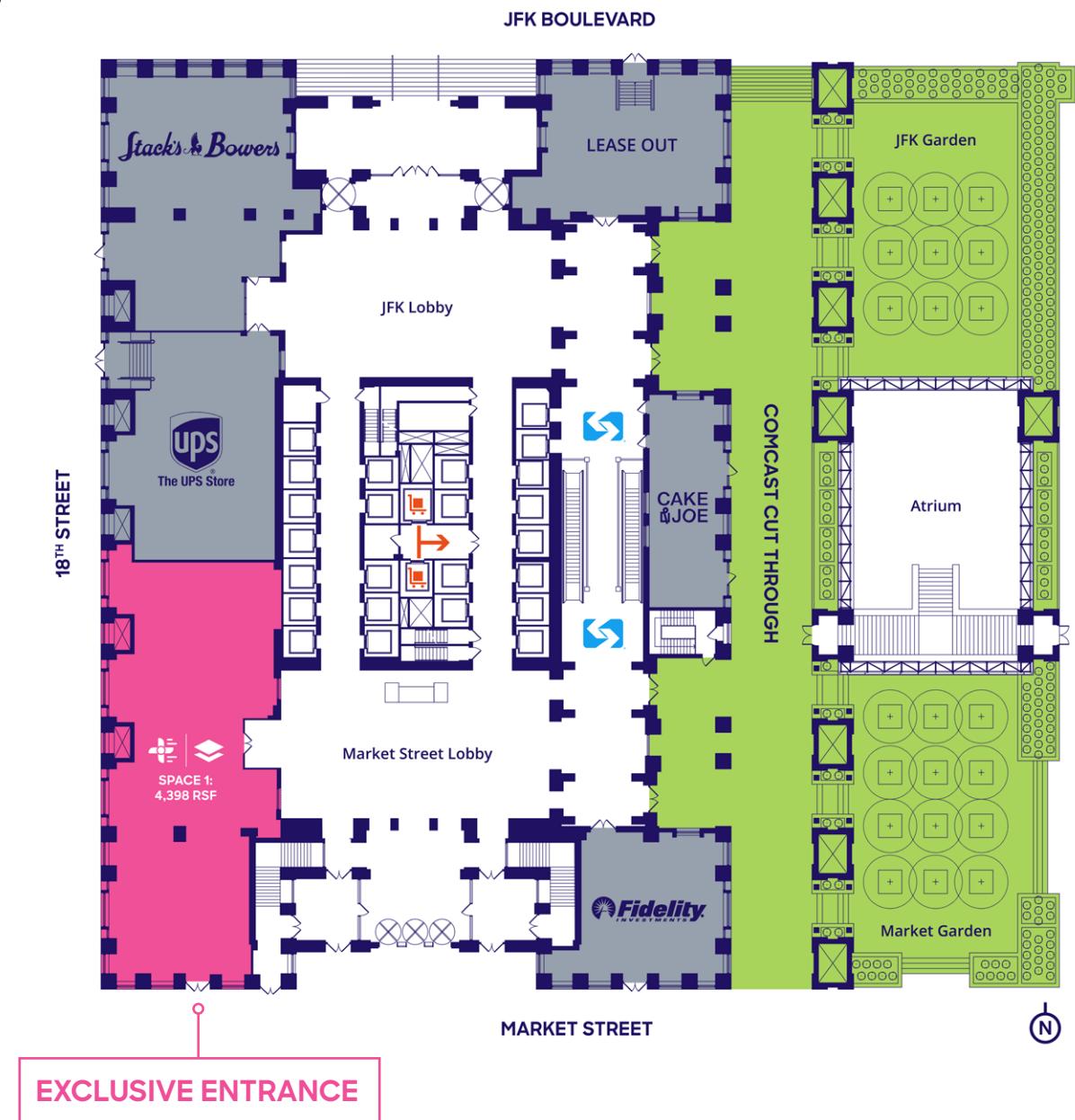
Service Elevator



Ventable Space



Space can be stacked with  
2nd floor and/or concourse



# Concourse Level

**C1: 18,311 RSF**

(Can be combined with Ground Level Space 1)

**C13: 1,607 RSF**

**C16: 3,875 RSF**

**C18: 1,565 RSF**

**KEY:**

Available

Common Area

Leased

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

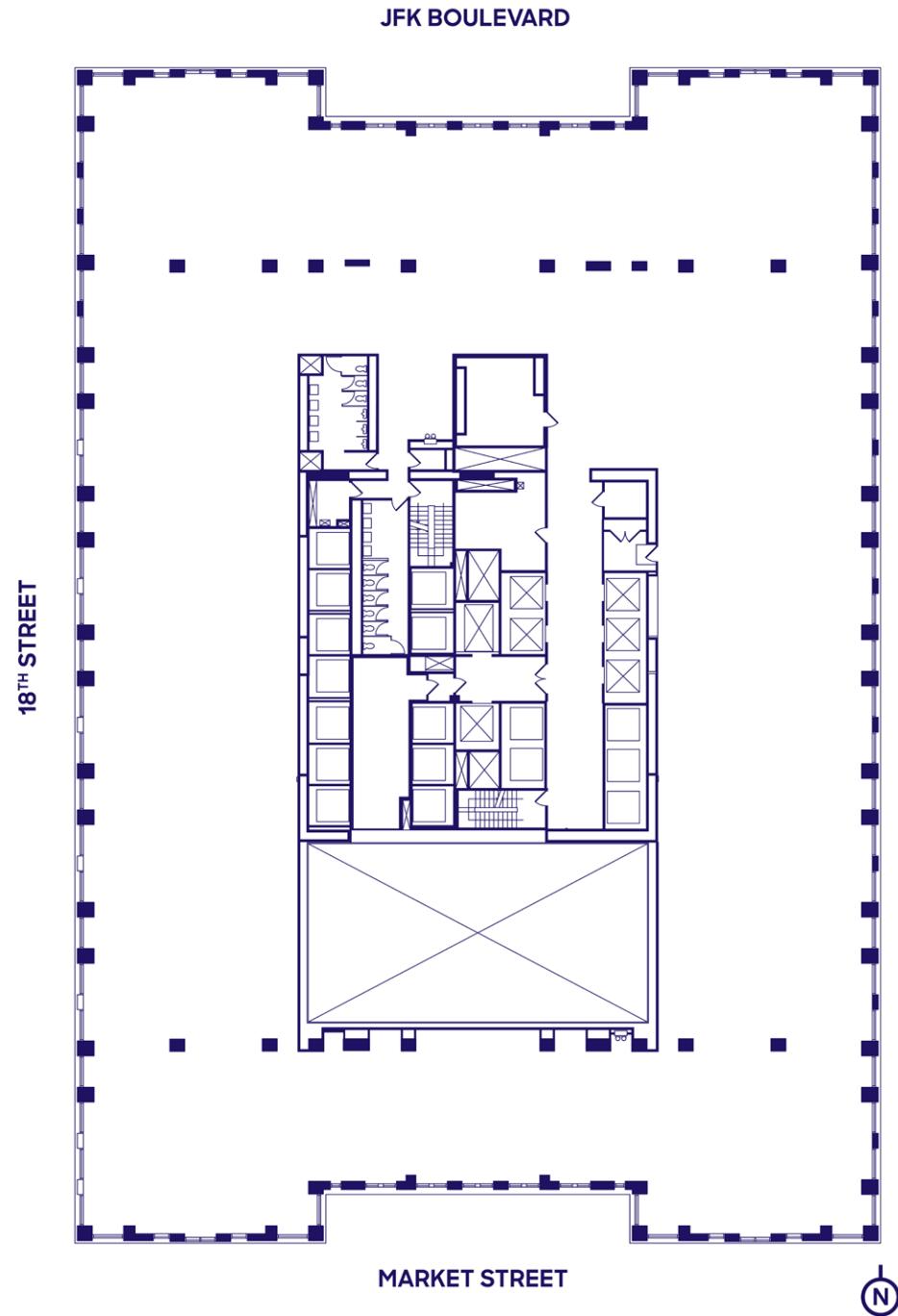
Elevator Access

Service Elevator



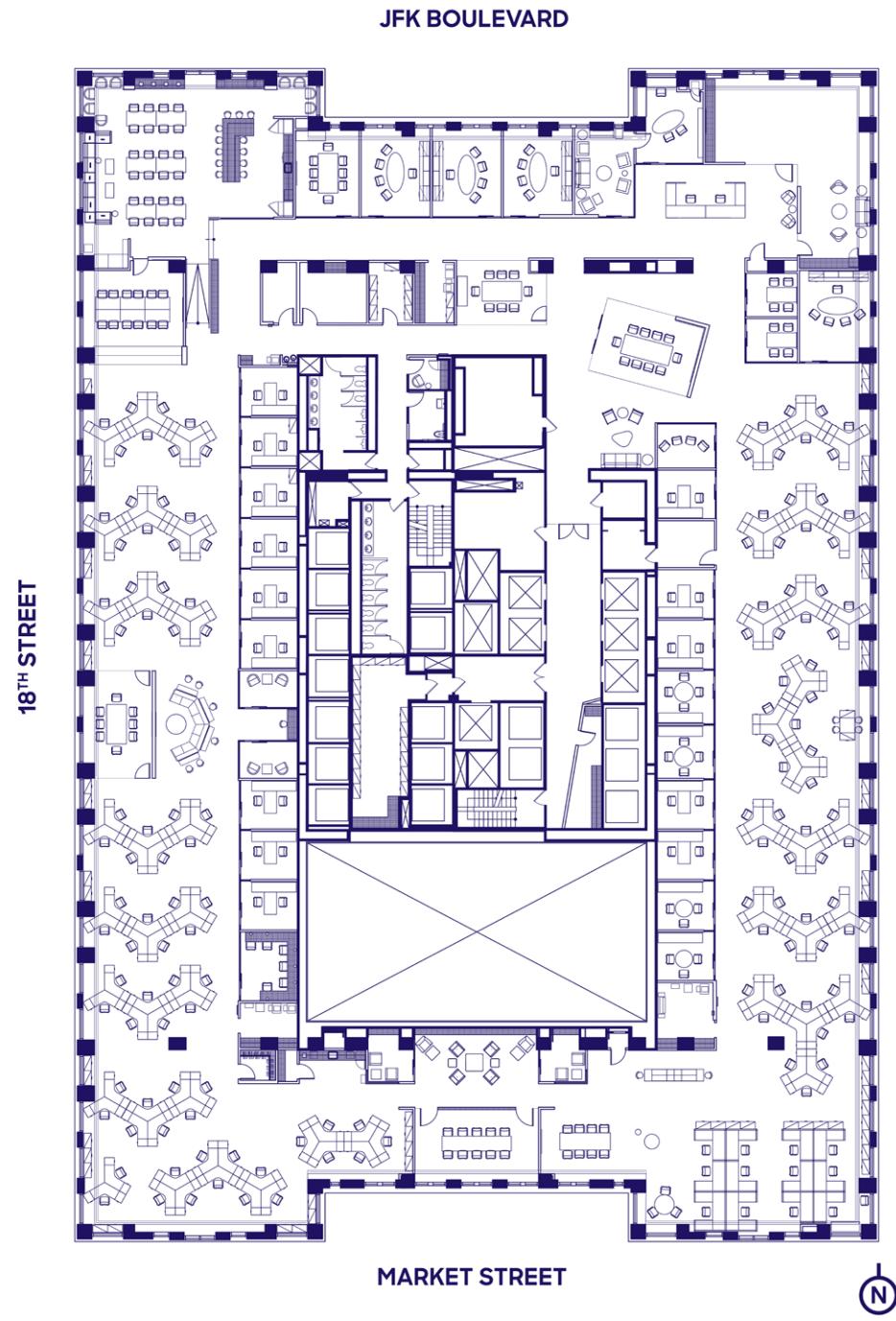
# 2nd Floor

CORE & SHELL:  
34,987 RSF



# 2nd Floor

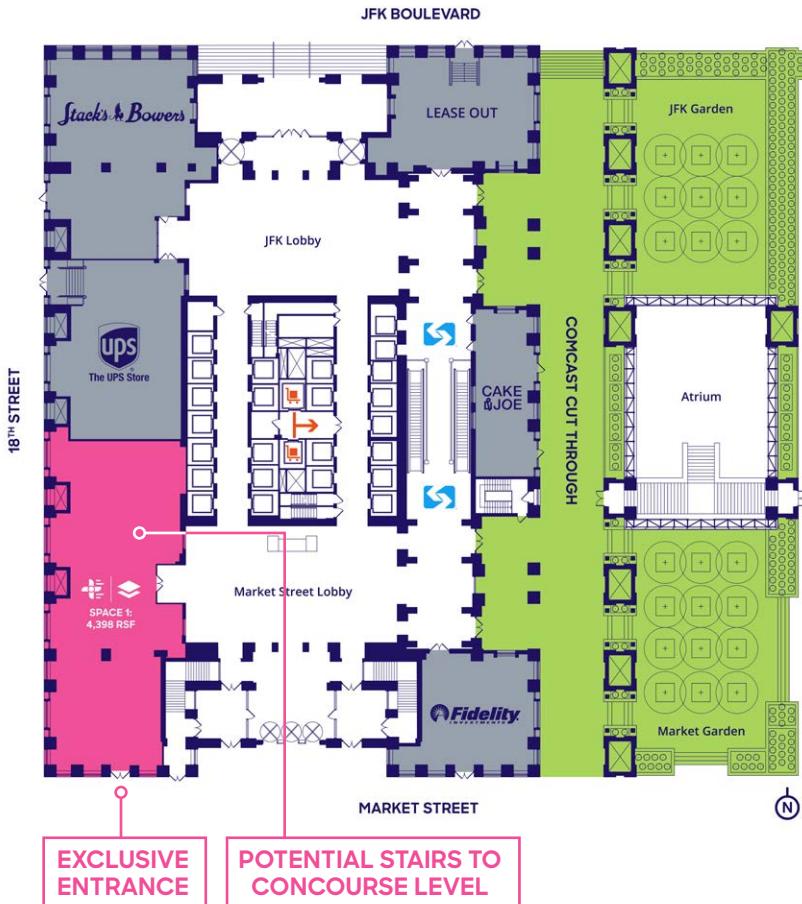
EXISTING CONDITIONS:  
34,987 RSF



# 22,709 RSF of Connected Spaces in a Multi-Level Opportunity

With a dedicated Market Street entrance and internal stairs linking to the concourse level, this space serves up a stacked multi-level opportunity.

## 1 | GROUND LEVEL SPACE: 4,398 RSF



## 2 | CONCOURSE LEVEL SPACE: 18,311 RSF



**TOTAL  
AVAILABLE  
SPACE:  
22,709 RSF**

**EXCLUSIVE  
ENTRANCE**

### KEY:

- Available
- Leased
- Common Area
- Outdoor Space
- SEPTA Access
- Service Elevator
- Ventable Space
- Space can be stacked with 2nd floor and/or concourse



EXCLUSIVE STREET-LEVEL  
ENTRANCE ON MARKET STREET



#### GROUND FLOOR SPACE

Conceptual rendering for illustrative purposes only



EXCLUSIVE  
MARKET STREET ENTRANCE

GROUND LEVEL

CONCOURSE LEVEL

POTENTIAL INTERNAL STAIRS BETWEEN  
GROUND & CONCOURSE LEVELS

GROUND FLOOR AND  
CONCOURSE FLOOR SPACES  
Conceptual rendering for illustrative  
purposes only

EXCLUSIVE  
MARKET STREET ENTRANCE

POTENTIAL INTERNAL STAIRS BETWEEN  
GROUND & CONCOURSE LEVELS

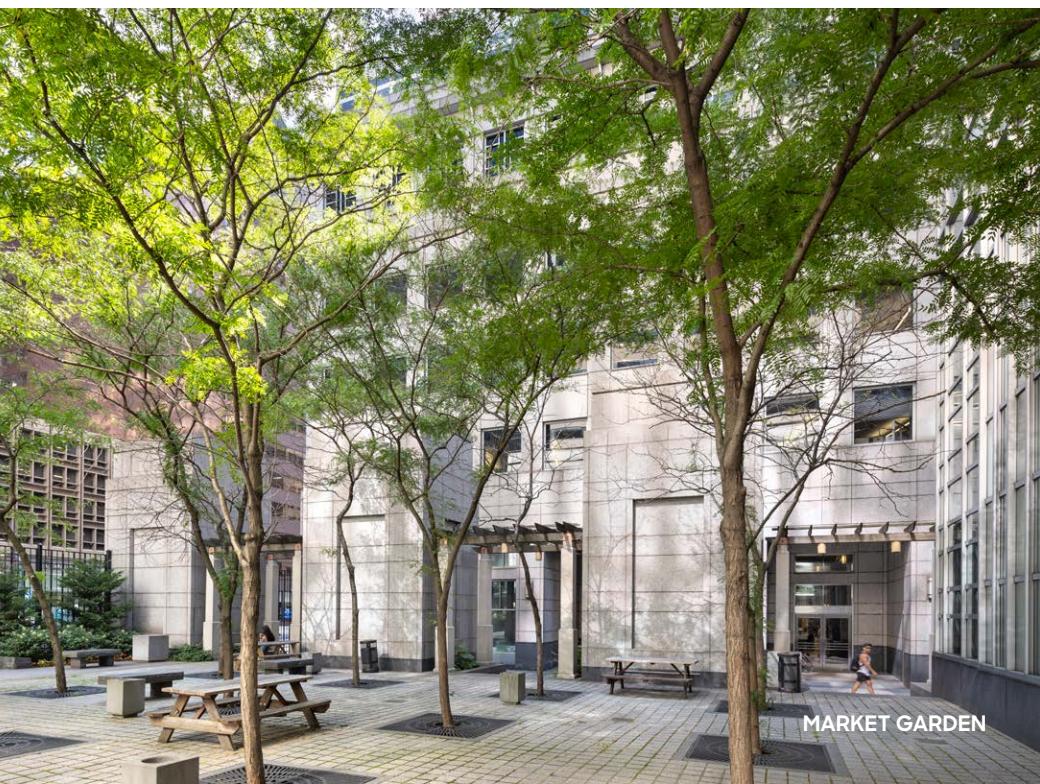
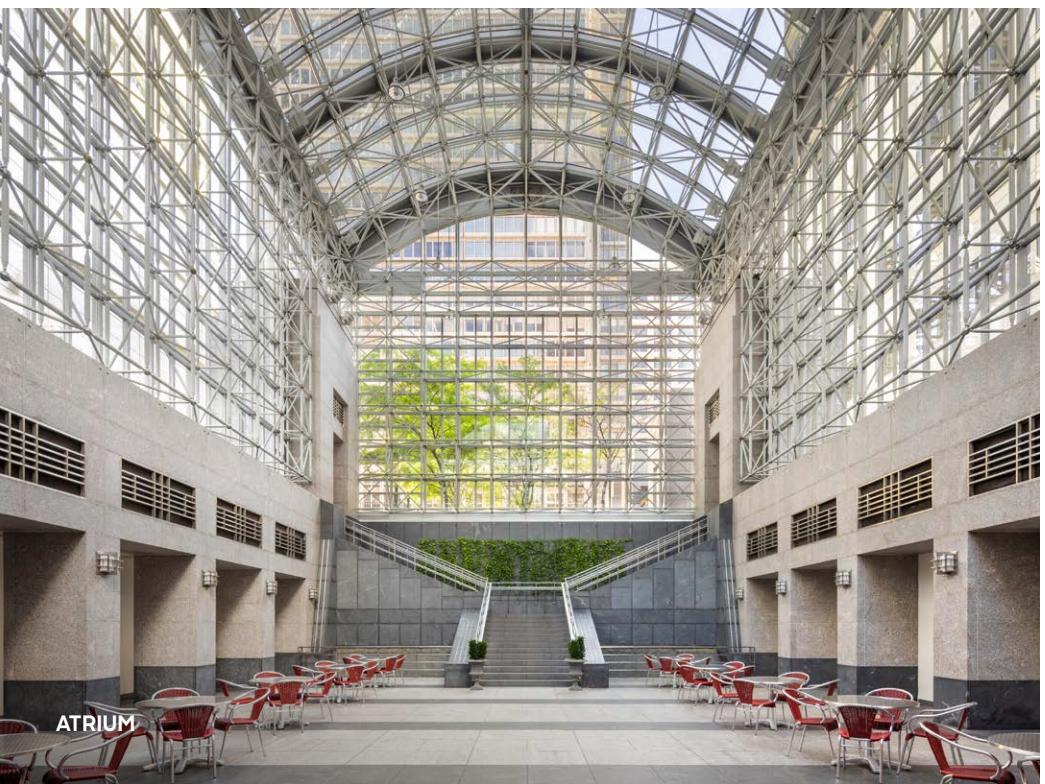
GROUND LEVEL

CONCOURSE LEVEL

EXCLUSIVE  
CONCOURSE LEVEL ENTRANCE



SEPTA ACCESS



# 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.



**205,592**

RESIDENTS IN GREATER CENTER CITY



**69%**

OF NONRESIDENT WORKERS HAVE RETURNED DOWNTOWN AS OF SEPTEMBER 2025



**#1**

MOST WALKABLE CITY  
(Source: USA Today)



**8.7M**

VISITORS ANNUALLY TO DILWORTH PARK



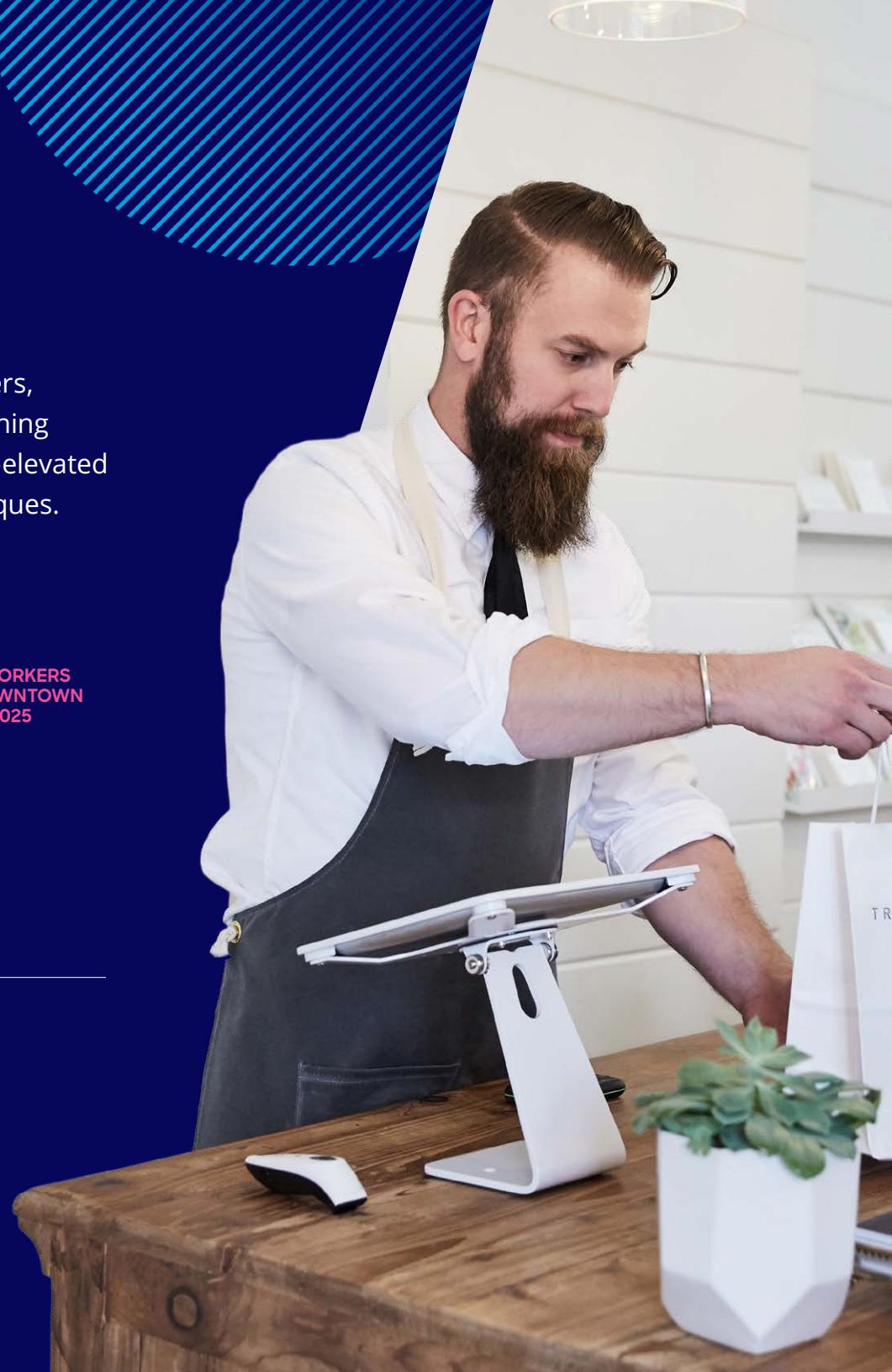
**100**

WALK SCORE



**100**

TRANSIT SCORE



## DINING

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

## RETAIL

17 Sweetgreen	26 Urban Outfitters
18 Shops at Liberty Place	27 Abercrombie & Fitch
19 Bloomingdales Outlet	28 Alo
20 Puttshack	29 Madewell
21 UNIQLO	30 Target
22 Nordstrom Rack	31 Mitchell & Ness
23 Jordan World of Flight	Nostalgia Co
24 Reformation	32 Trader Joe's
25 Veronica Beard	33 GIANT

## HOTELS

34	The Logan	39
35	Four Seasons	40
36	Le Méridien	41
37	The Rittenhouse Hotel	42
38	Motto	

## RESIDENTIAL

<b>43</b> Kennedy House	<b>46</b> The Laurel
<b>44</b> The Sterling	<b>47</b> 1600 Block—
<b>45</b> 1800 Block—	Sansom
Ludlow	<b>48</b> 1701 Market St

## 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



# Center City Retail

## FOOD & BEVERAGE



**243** FULL-SERVICE RESTAURANTS

**43** BARS & NIGHTLIFE

**64** GROCERS

**58** COFFEE SHOPS

**18** BAKERIES

## RETAILERS



**85** APPAREL STORES

**67** BEAUTY, HEALTH & FITNESS STORES

**21** ELECTRONIC STORES

**112** JEWELRY STORES

**23** HOME & GARDEN STORES

**30** ART, HOBBY, & BOOK STORES

## SERVICE PROVIDERS



**80** BEAUTY SERVICE PROVIDERS

**58** HEALTH SERVICE PROVIDERS

**45** FITNESS SERVICE PROVIDERS

Source: Center City District

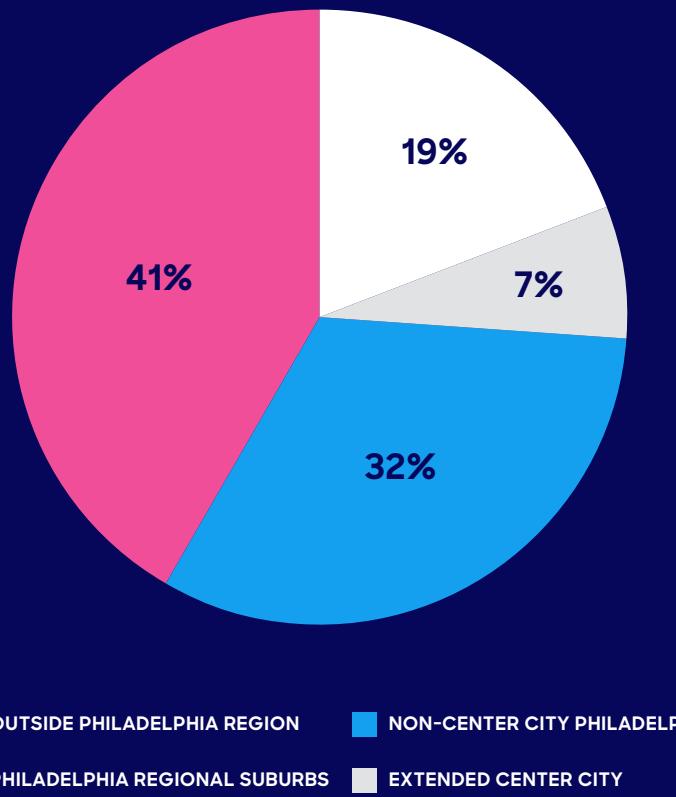
# High traffic, 7 days a week

## CENTER CITY PEDESTRIAN VOLUMES, 2024



Center City continues to cement its status as the tourism hub of Philadelphia, with non-resident visitors making up 41% of the pedestrian population on weekends.

## CENTER CITY NON-RESIDENT VISITOR HOME LOCATIONS



Source: Center City District, Placer.ai

# Thousands of Visitors every day

MONTHLY VISITORS TO DILWORTH PARK, 2025



6,868

PEDESTRIANS PER DAY  
WALKING BY JFK BOULEVARD  
ON AVERAGE AS OF JUNE 2025

Dilworth Park has seen almost 10 million visits this year, with 9% more in October than the same time last year.

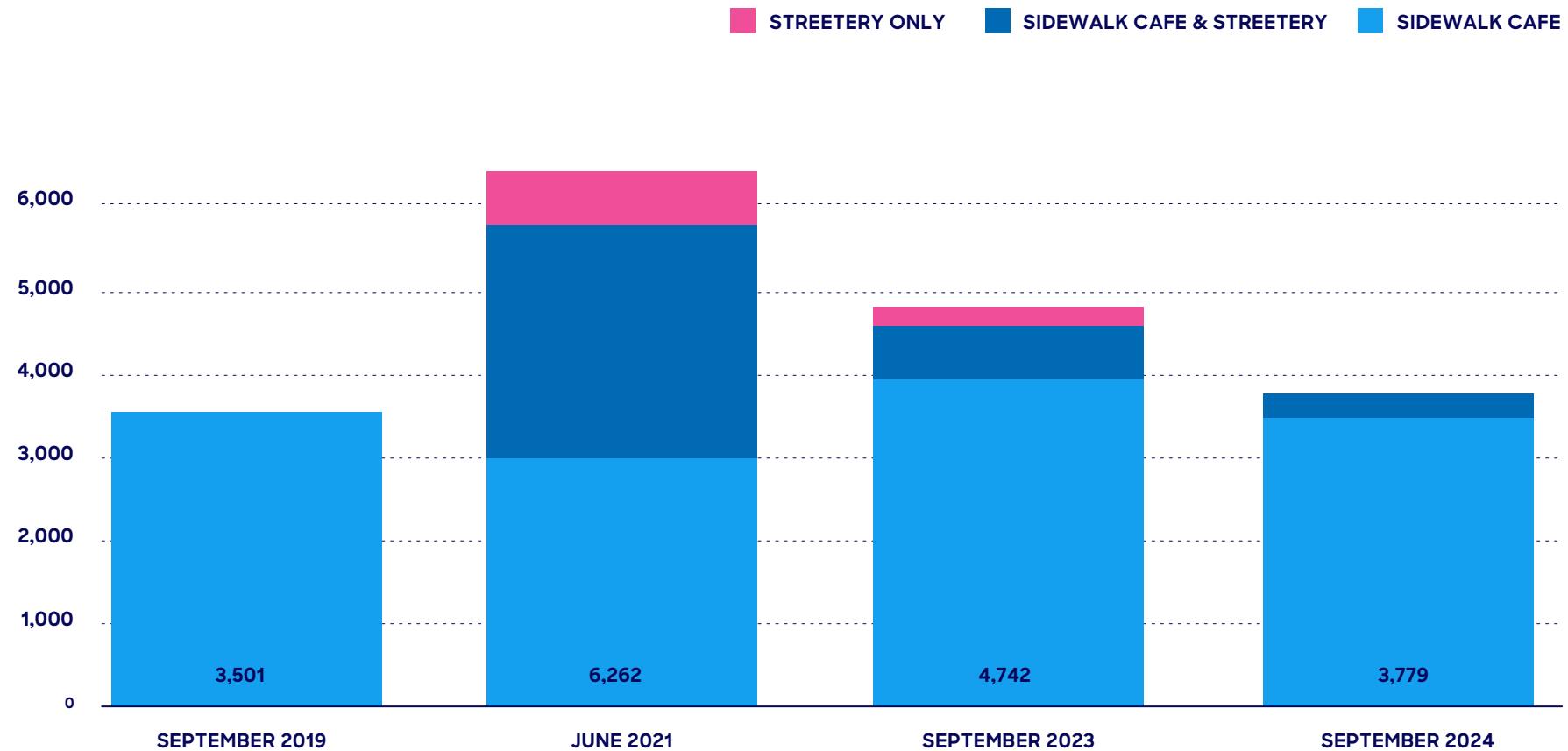
■ MONTHLY VISITORS



Source: Center City District

# Outdoor Seating Potential

## OUTDOOR DINING SEATS IN CENTER CITY DISTRICT



Source: Center City District

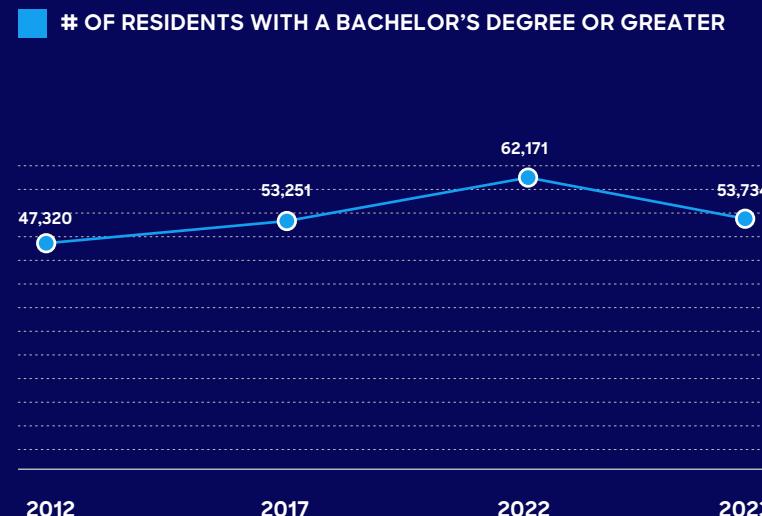
# Center City Shopper Profile

Inbound migration to Center City neighborhoods from more expensive cities as well as surrounding suburbs contributes to downtown's dominance in terms of total spending power.

## CENTER CITY RESIDENTS ARE:

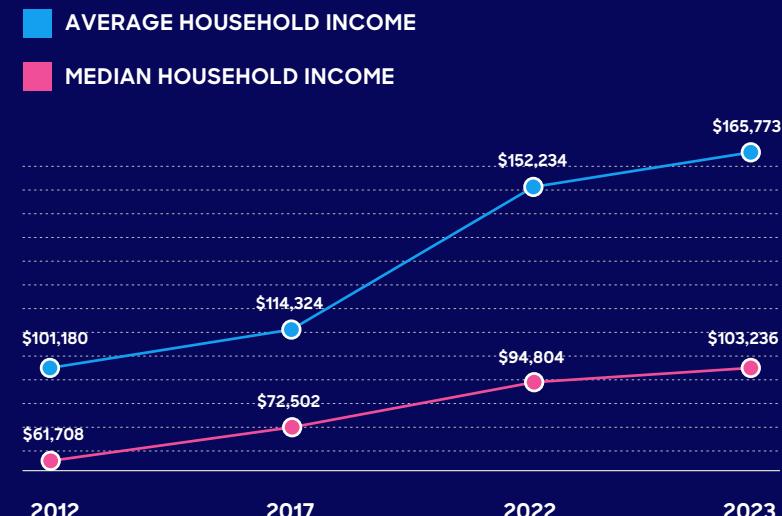
### WELL EDUCATED

80% of the population has at least a bachelor's degree or greater. Center City's population has grown 35% since 2010.



### AFFLUENT

The median household income is \$103,236 and the average household income is \$165,773. Analysis from The Business Journals shows that the four wealthiest zip codes in the region are all within Greater Center City.

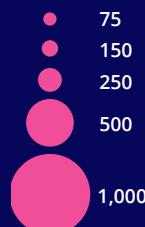


Source: Center City District

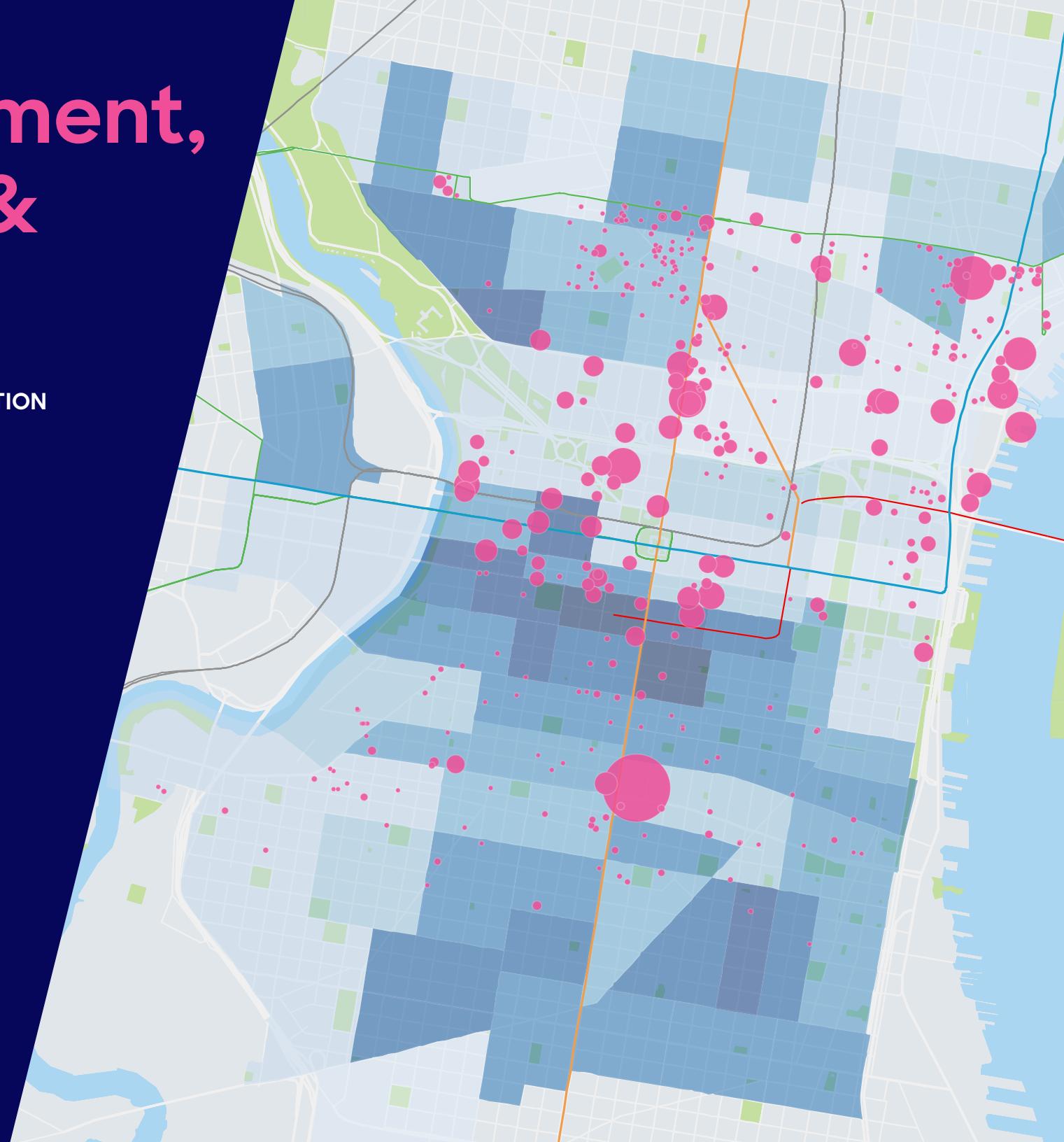
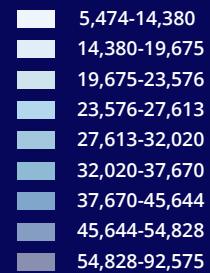
# Development, Density & Demand

POPULATION DENSITY &  
NEW APARTMENT CONSTRUCTION

MULTIFAMILY  
CONSTRUCTION SINCE 2010  
Number of Units



CENSUS TRACTS BY  
POPULATION DENSITY  
Population per Square Mile



## The Office District as an Expansion of Rittenhouse Row

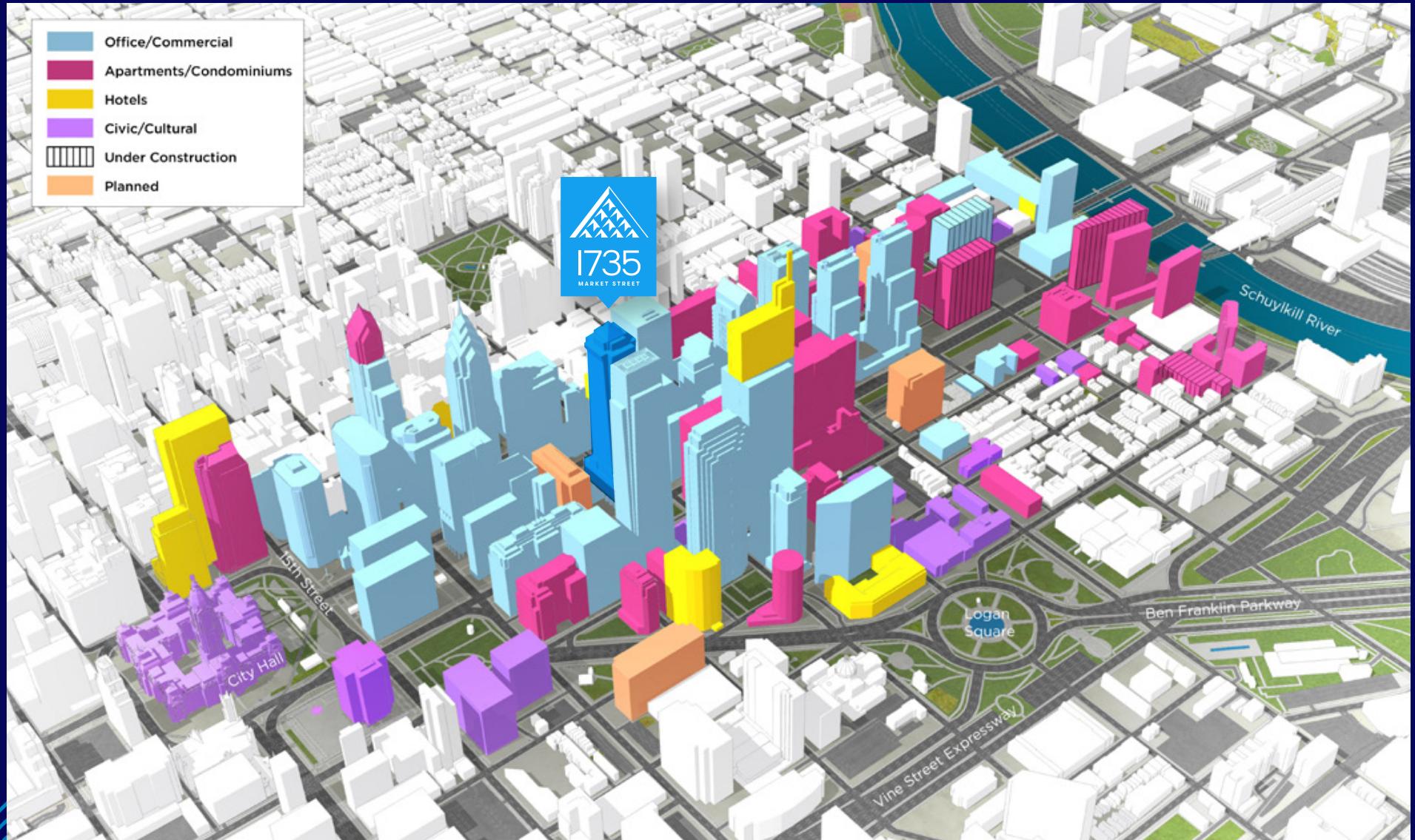
The West Market Office District is primed to expand as an extension of Rittenhouse Row, blending a dense residential population with foot traffic from office workers and commuters. Success stories like Trader Joe's highlight the area's ability to support diverse retail, serving both nearby residents and the steady flow of transit riders.

Market Street and nearby corridors offer larger, more accessible spaces than Walnut and Chestnut Streets, placing stores directly below thousands of office workers and above hundreds of thousands of Regional Rail, subway, and trolley riders. This growing density and connectivity position the district as an attractive, vibrant, mixed-use destination.



# “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

**CITY TAP**  
KITCHEN & CRAFT

**SOFITEL**  
HOTELS & RESORTS

*Harper's  
Garden*

**MOTTO**  
by Hilton™

**SONESTA®**

**PARC**

**FOUR SEASONS**

**K'FAR**  
PHILADELPHIA

**the Logan**  
PHILADELPHIA'S HOTEL

THE RITTENHOUSE

*Le  
MERIDIEN*

JEAN-GEORGES

vernick fish  
PHILADELPHIA

**OYSTER HOUSE**

J G  
SKY HIGH

**CHOPS**  
RESTAURANT & BAR  
AT COMCAST CENTER

TENANTS AT 1735 MARKET STREET INCLUDE

**Fidelity**  
INVESTMENTS

**Ballard**  
Spahr

JPMORGAN  
CHASE & CO.

**KPMG**

**[A B]**  
ALLIANCEBERNSTEIN™

RAYMOND JAMES

**BCG**  
BOSTON CONSULTING GROUP

**usbank**

**CapitalOne**



HARPER'S GARDEN

COMCAST CENTER PLAZA

OYSTER HOUSE

# 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.





# For retail leasing contact:

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## **NADIA BILYNSKY**

267.546.1718

[nbilynsky@mpnrealty.com](mailto:nbilynsky@mpnrealty.com)

## **KYLE RUFFING**

267.394.2735

[kruffing@mpnrealty.com](mailto:kruffing@mpnrealty.com)

## **KEITH A. CODY**

212.312.9229

[kcody@silvprop.com](mailto:kcody@silvprop.com)

## **GORDON L. HOUGH**

212.313.4643

[ghough@silvprop.com](mailto:ghough@silvprop.com)

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