



1735
MARKET STREET

Retail opportunities
in a Center City icon

PHILADELPHIA, PA

SILVERSTEIN
PROPERTIES

ARDEN | GROUP

MPN
MANUEL P. MANUEL
MANUEL



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:

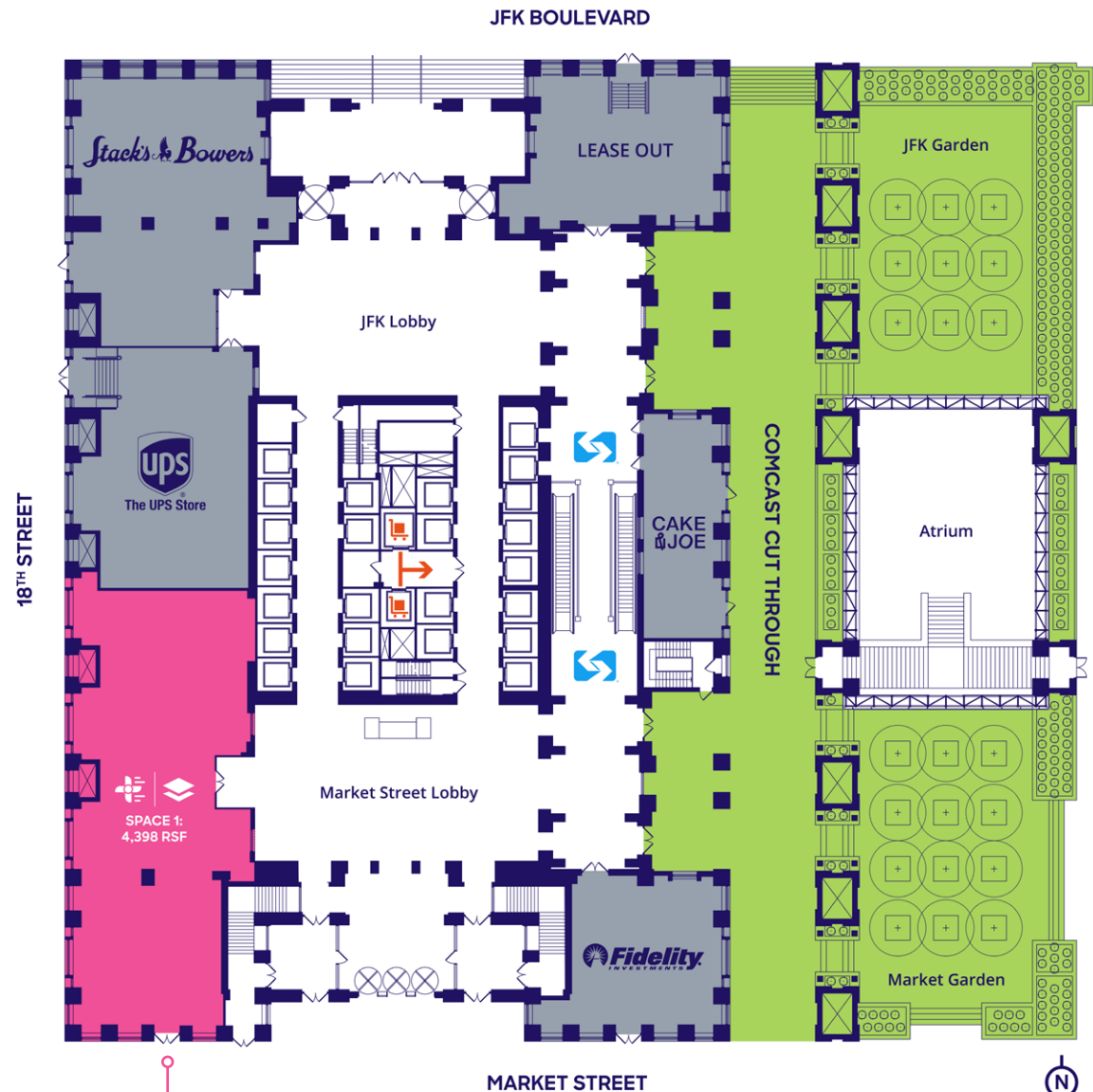
4,398 RSF

(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



EXCLUSIVE ENTRANCE

Concourse Level

C1: 18,311 RSF

(Can be combined with Ground Level Space 1)

C13: 1,607 RSF

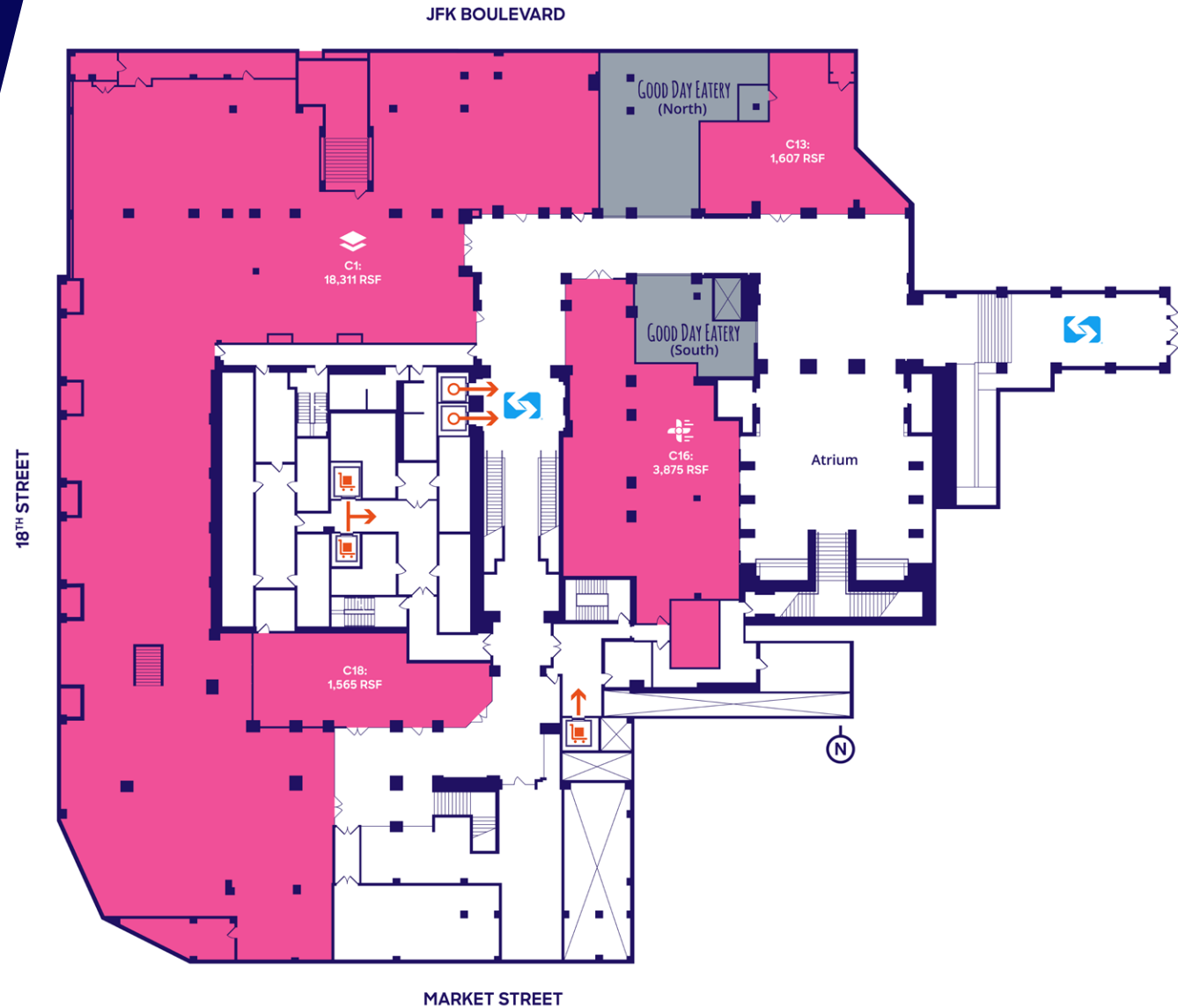
C16: 3,875 RSF

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

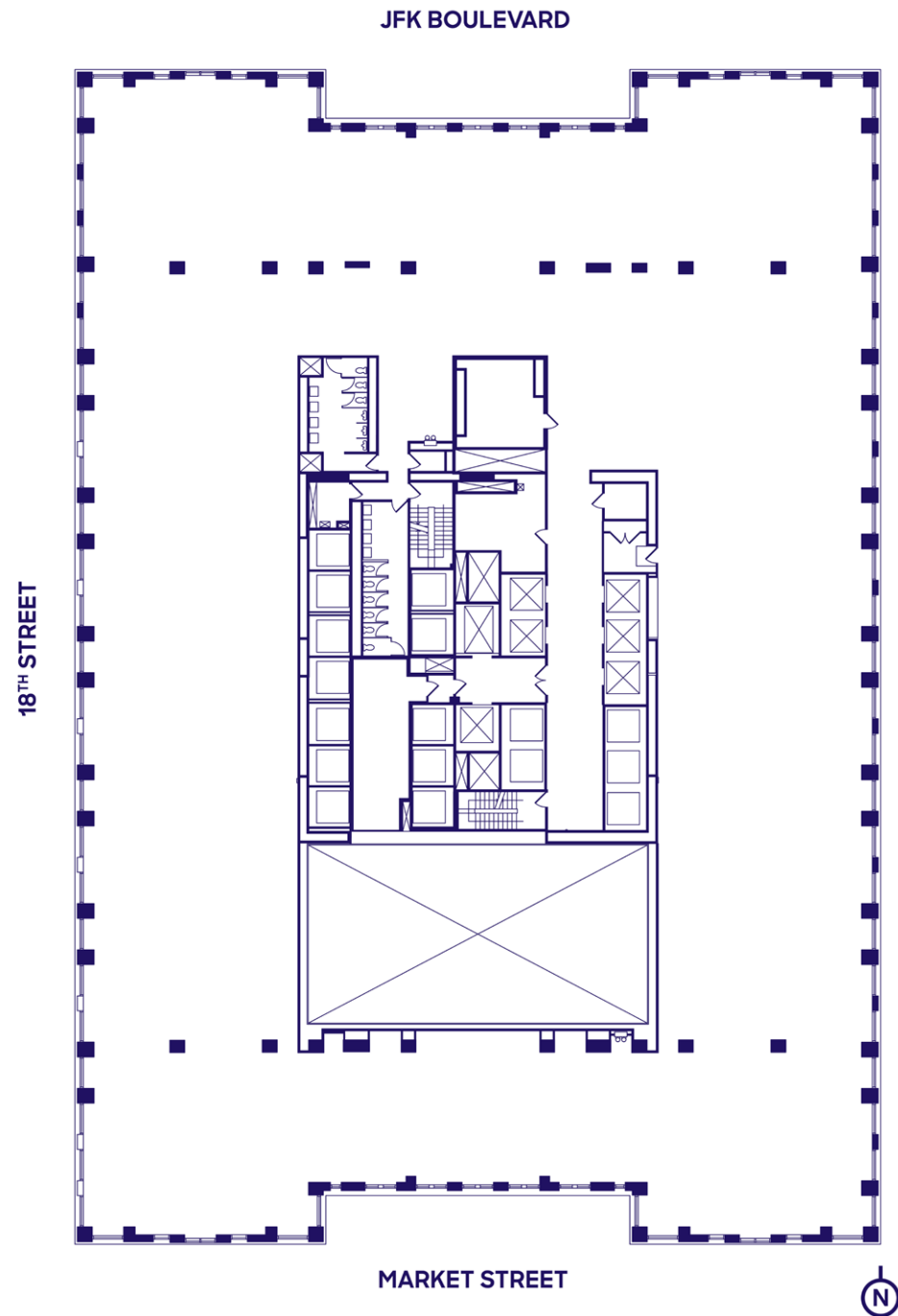
 Elevator Access

 Service Elevator



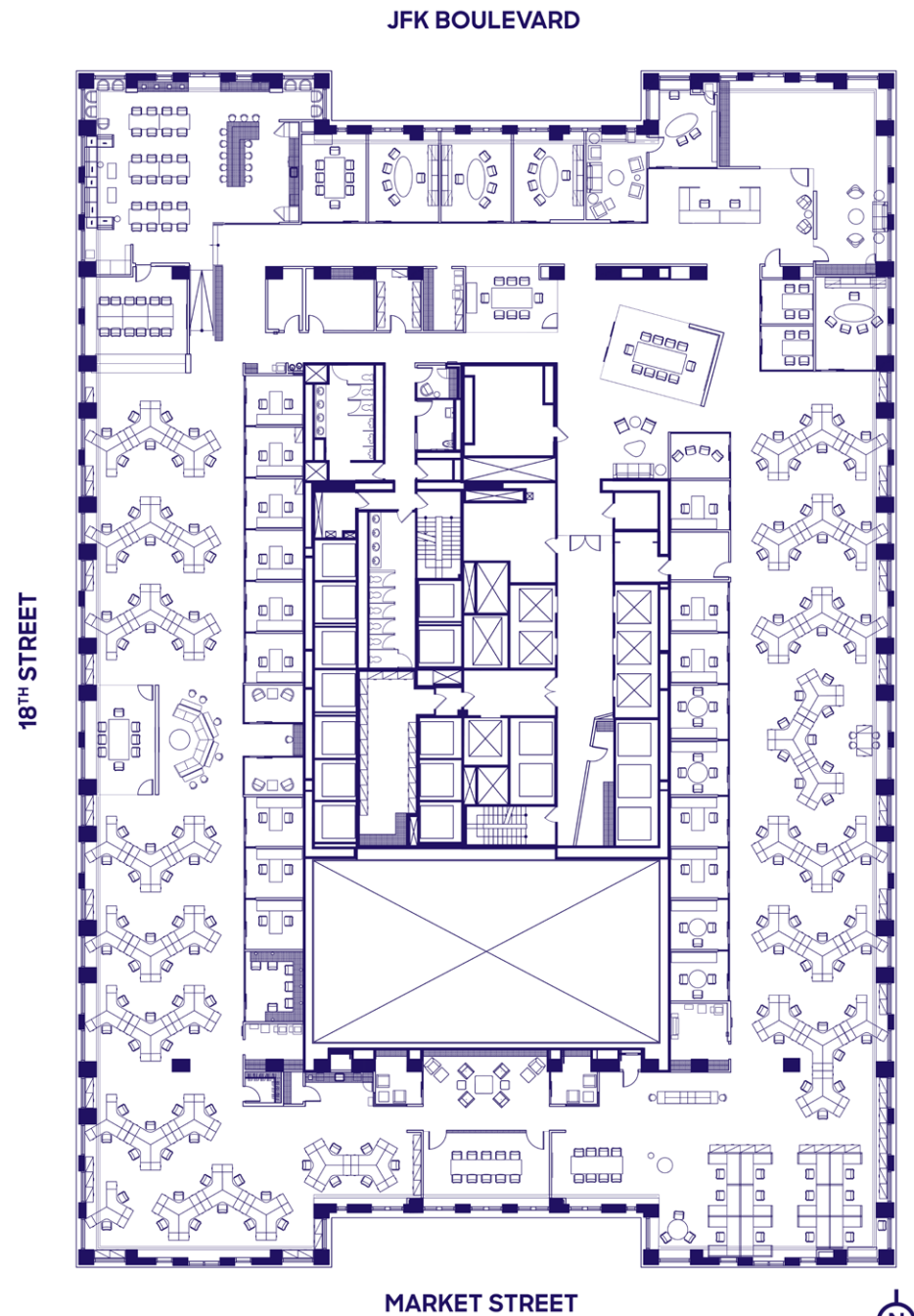
2nd Floor

CORE & SHELL:
34,987 RSF



2nd Floor

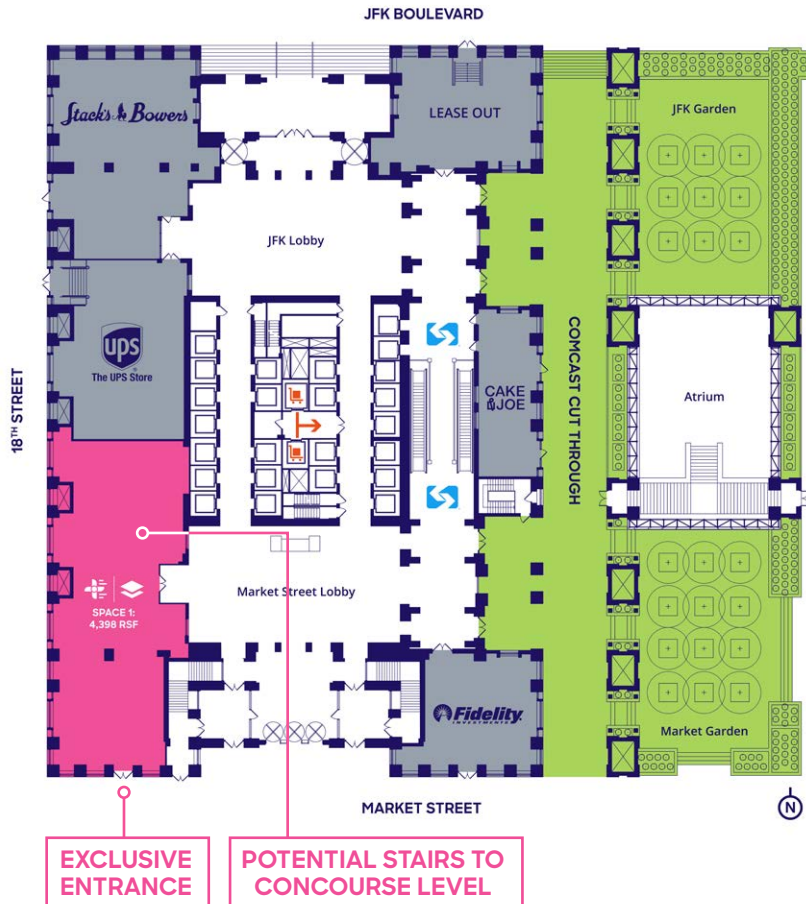
EXISTING CONDITIONS:
34,987 RSF



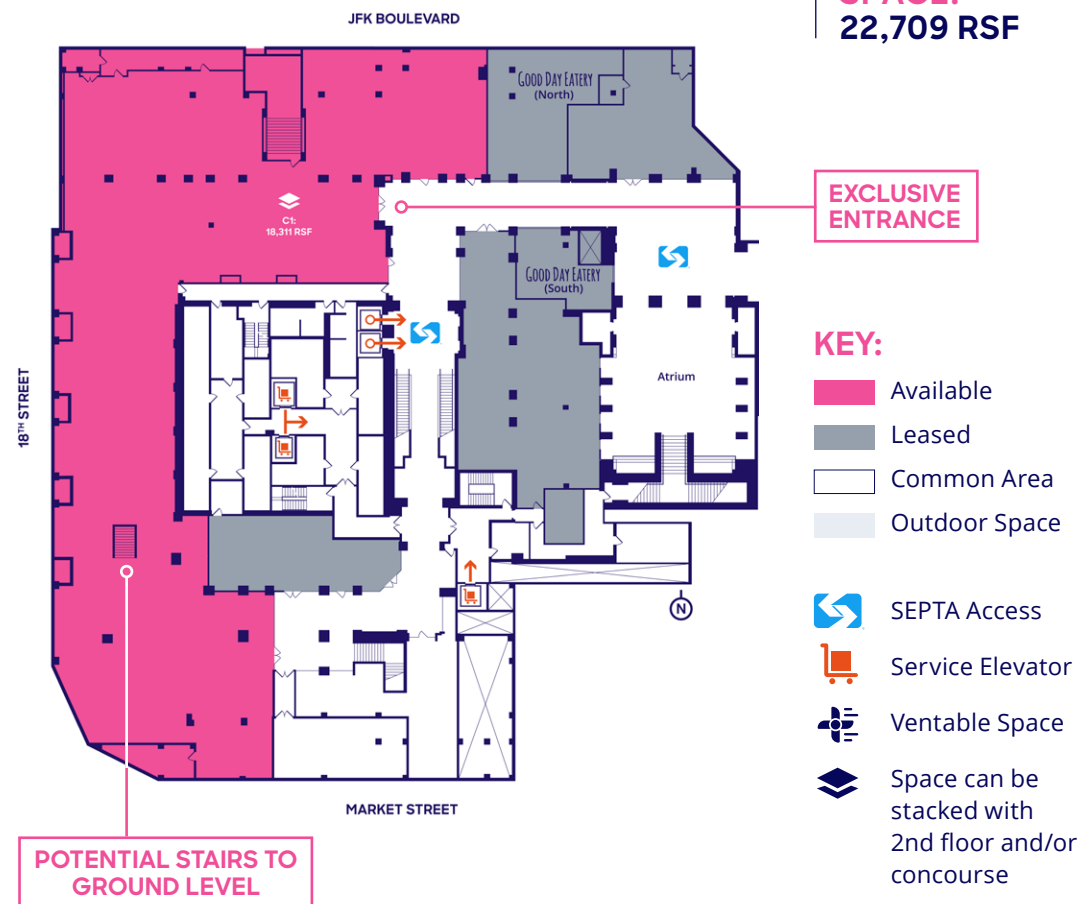
22,709 RSF of Connected Spaces in a Multi-Level Opportunity

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 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

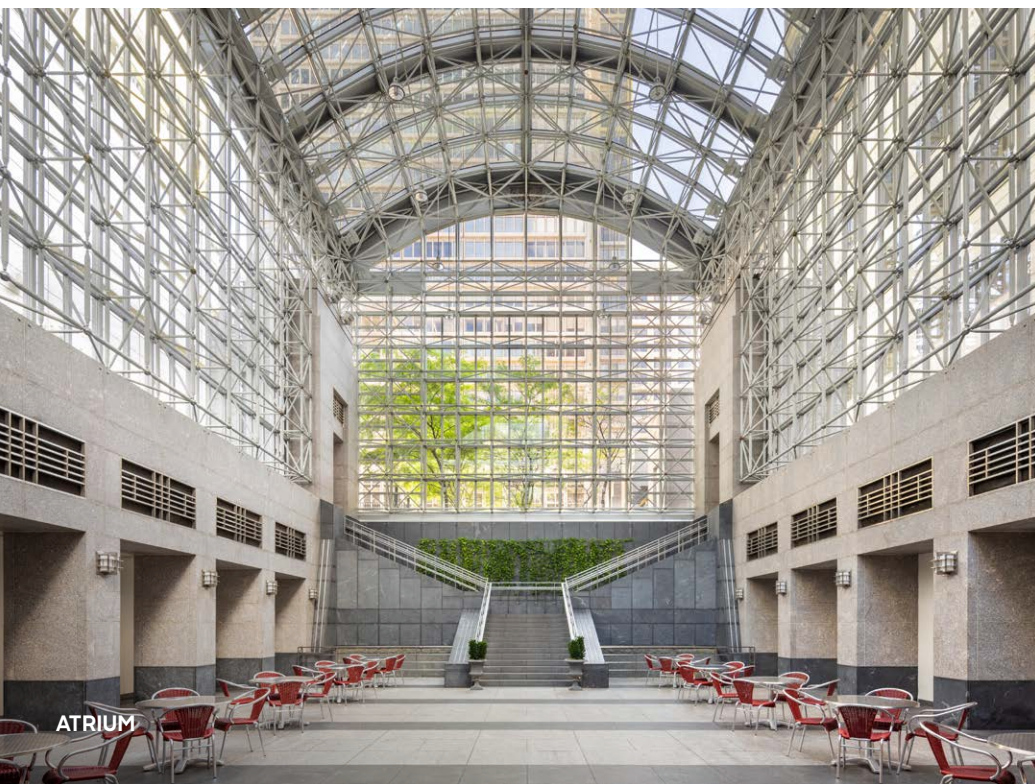
EXCLUSIVE
CONCOURSE LEVEL ENTRANCE



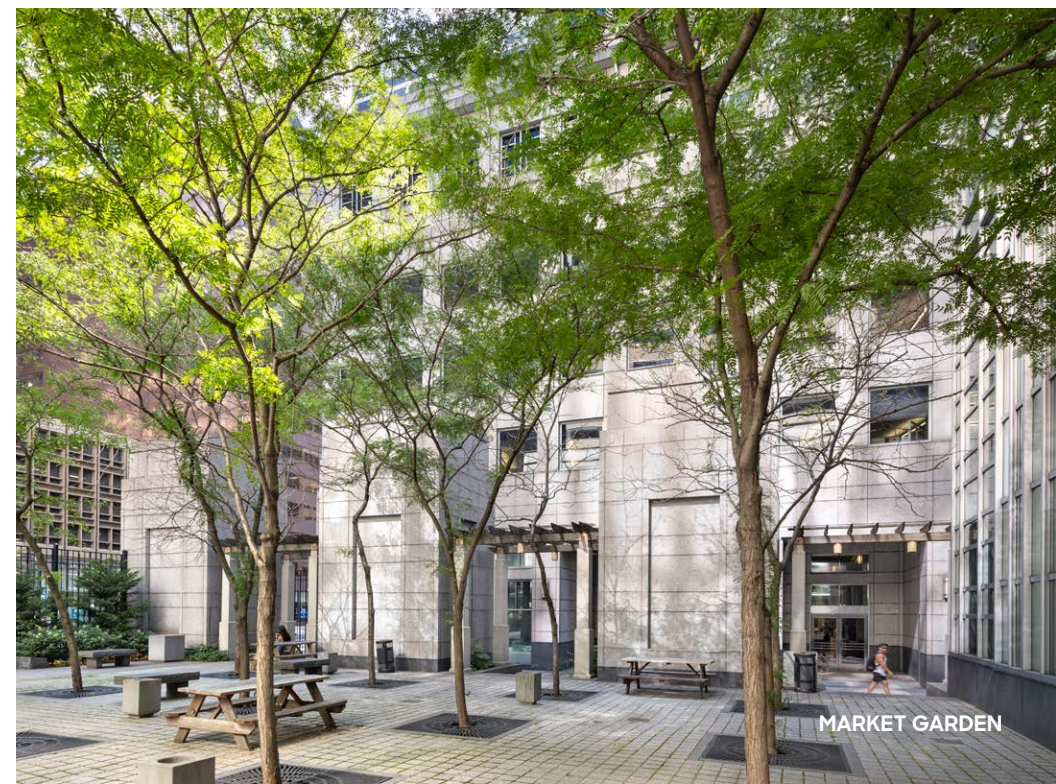
SEPTA ACCESS



MARKET GARDEN



ATRIUM



MARKET GARDEN

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



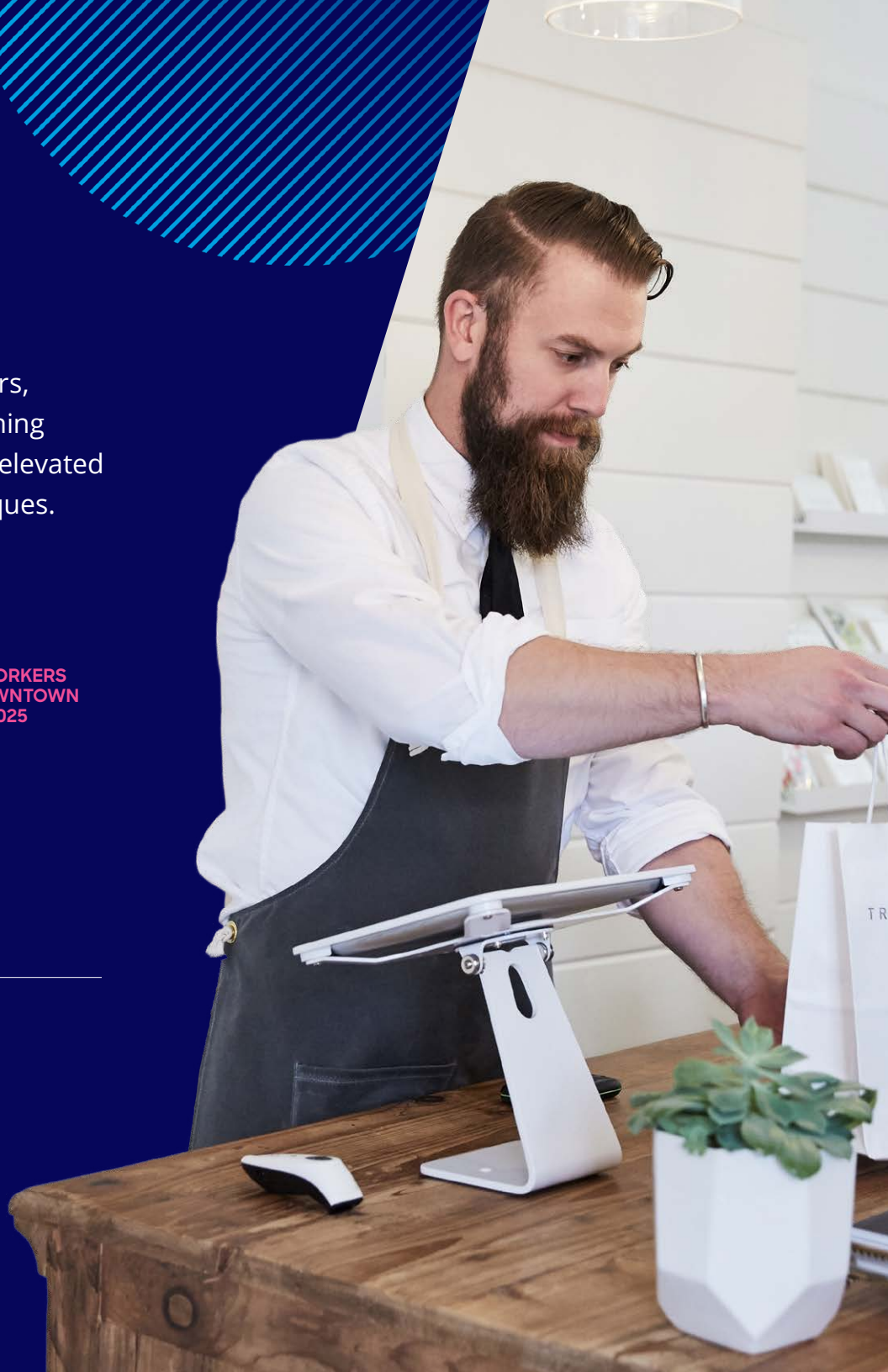
100

WALK SCORE



100

TRANSIT SCORE



DINING

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

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
Nostalgia Co |
| 23 Jordan World of Flight | 32 Trader Joe's |
| 24 Reformation | 33 GIANT |
| 25 Veronica Beard | |

HOTELS

- | | |
|--------------------------|------------------------------|
| 34 The Logan | 39 Sonesta |
| 35 Four Seasons | 40 The Westin |
| 36 Le Méridien | 41 Hotel Sofitel |
| 37 The Rittenhouse Hotel | 42 AKA Rittenhouse
Square |
| 38 Motto | |

RESIDENTIAL

- | | |
|--------------------------|--------------------------|
| 43 Kennedy House | 46 The Laurel |
| 44 The Sterling | 47 1600 Block—
Sansom |
| 45 1800 Block—
Ludlow | 48 1701 Market St |

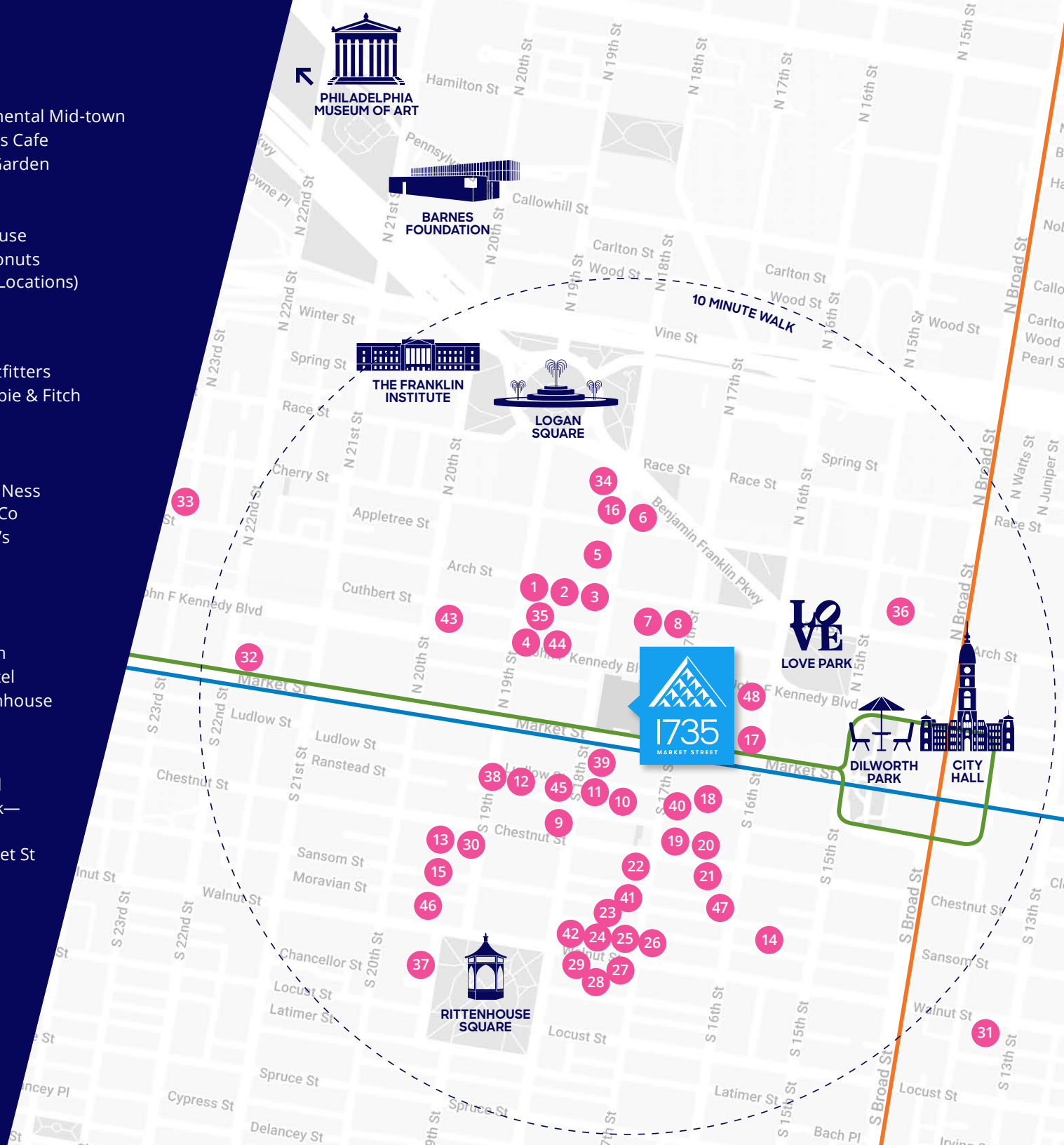
PUBLIC TRANSIT

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

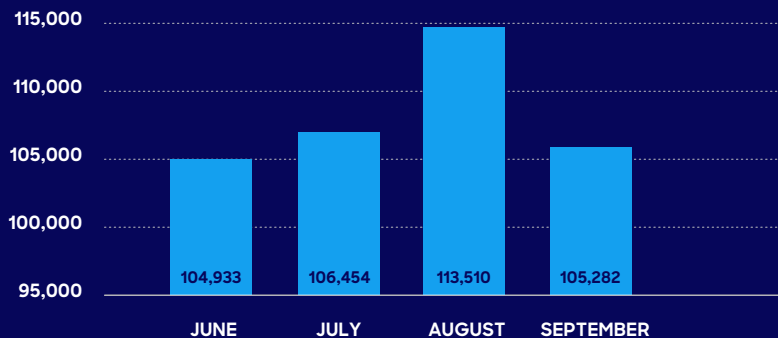
58 HEALTH SERVICE
PROVIDERS

45 FITNESS SERVICE
PROVIDERS

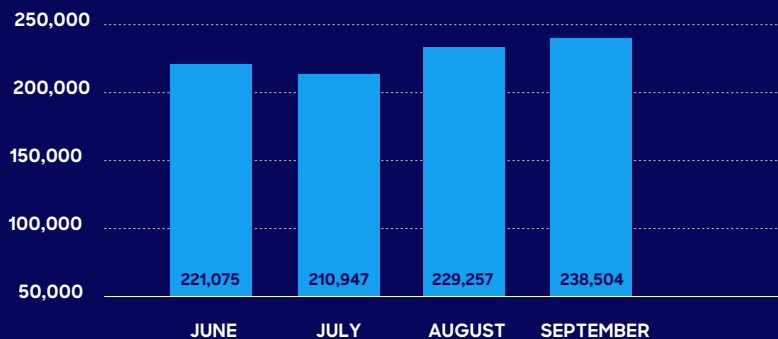
High traffic, 7 days a week

CENTER CITY PEDESTRIAN VOLUMES, 2024

WEEKDAY EVENING PEDESTRIAN VOLUMES

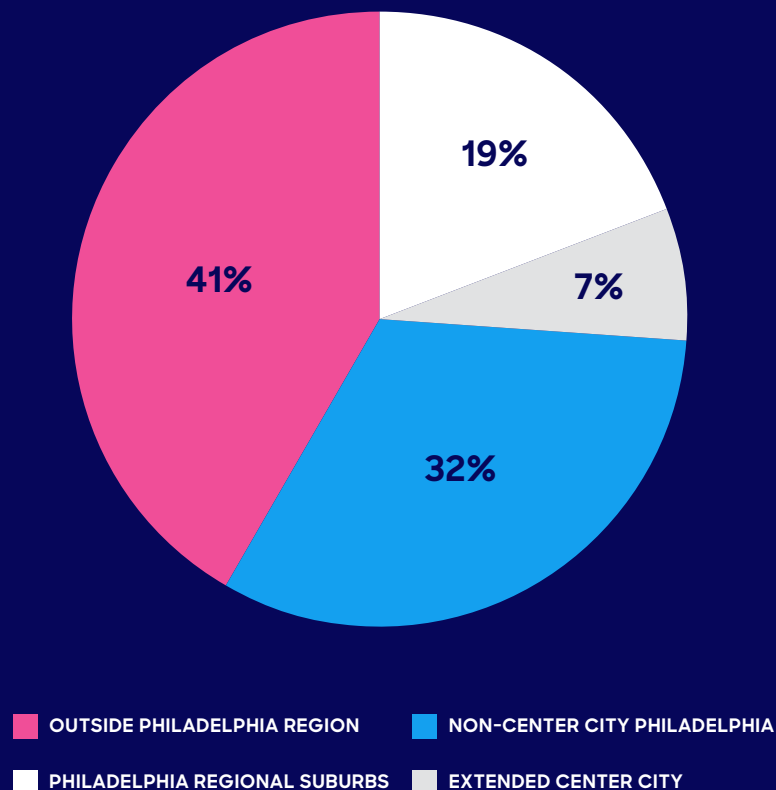


WEEKEND PEDESTRIAN VOLUMES



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



Thousands of Visitors every day



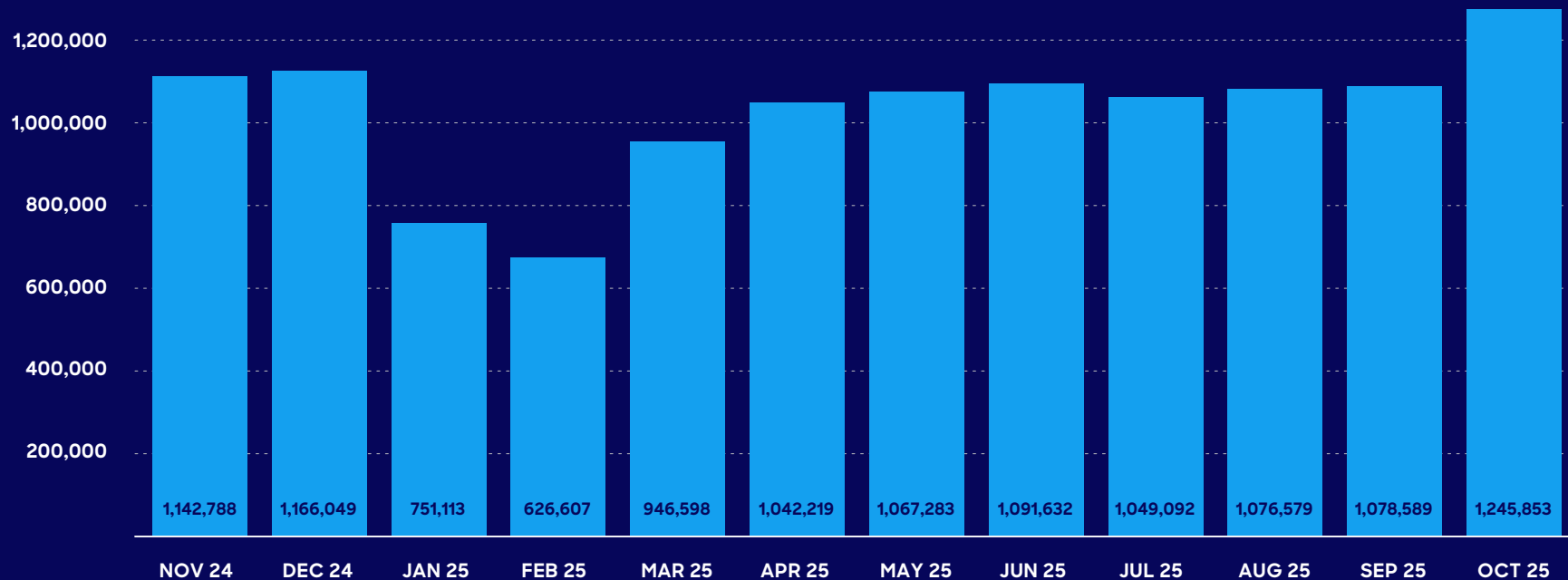
6,868

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

MONTHLY VISITORS TO DILWORTH PARK, 2025

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

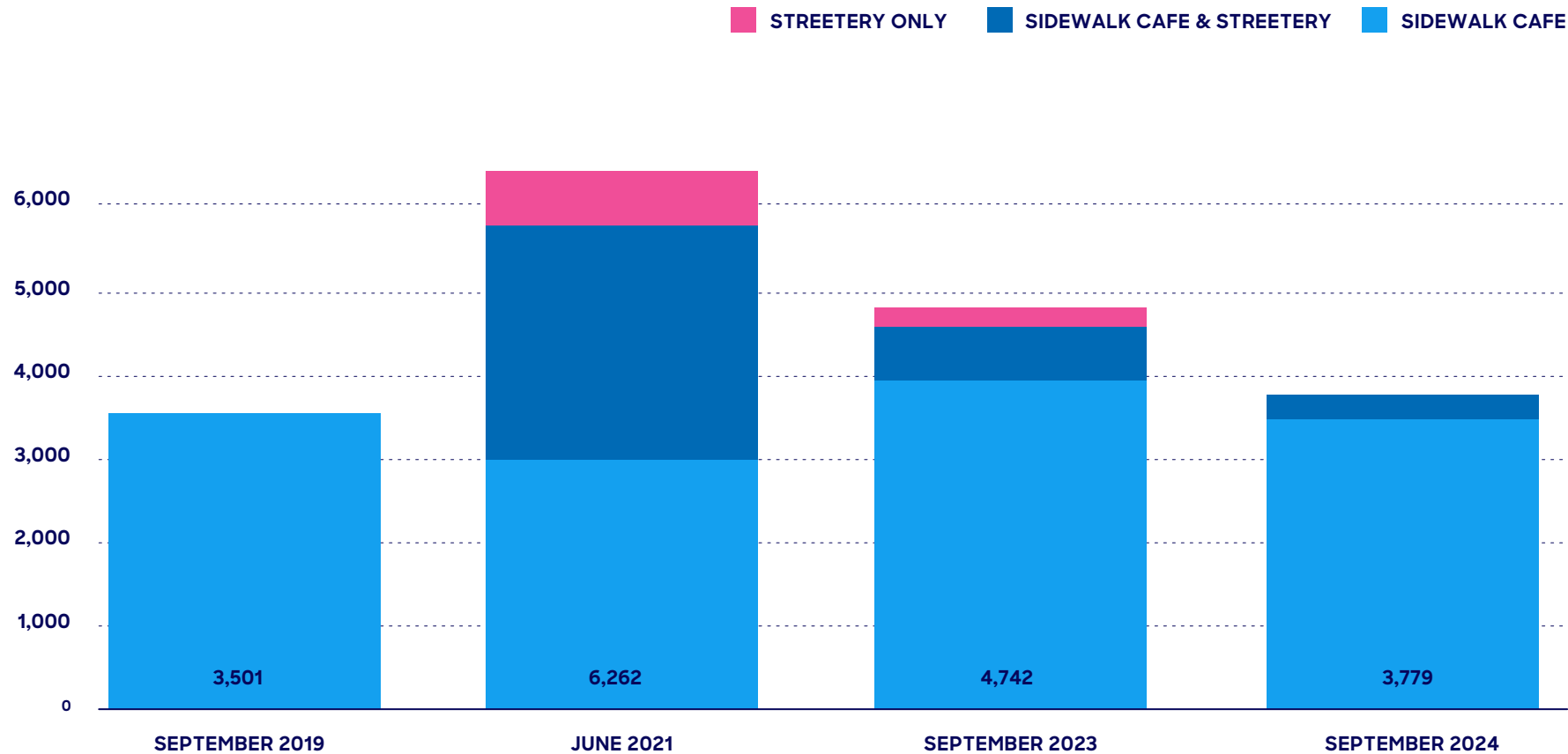
MONTHLY VISITORS



Source: Center City District

Outdoor Seating Potential

OUTDOOR DINING SEATS IN CENTER CITY DISTRICT



Source: Center City District

Center City Shopper Profile

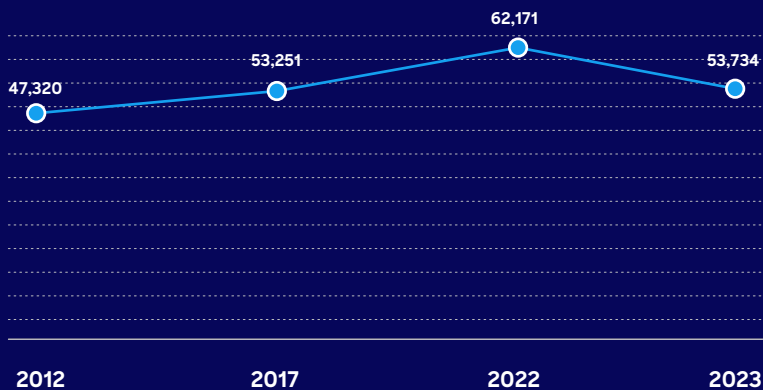
Inbound migration to Center City neighborhoods from more expensive cities as well as surrounding suburbs contributes to downtown's dominance in terms of total spending power.

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.

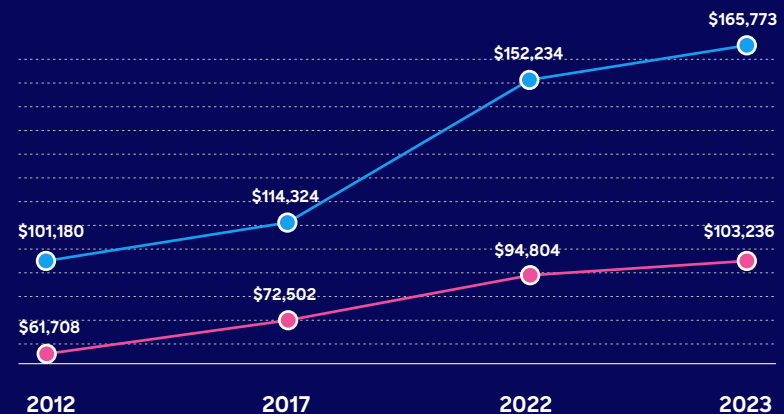
OF RESIDENTS WITH A BACHELOR'S DEGREE OR GREATER



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.

AVERAGE HOUSEHOLD INCOME
MEDIAN HOUSEHOLD INCOME

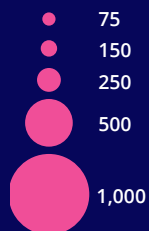


Development, Density & Demand

POPULATION DENSITY & NEW APARTMENT CONSTRUCTION

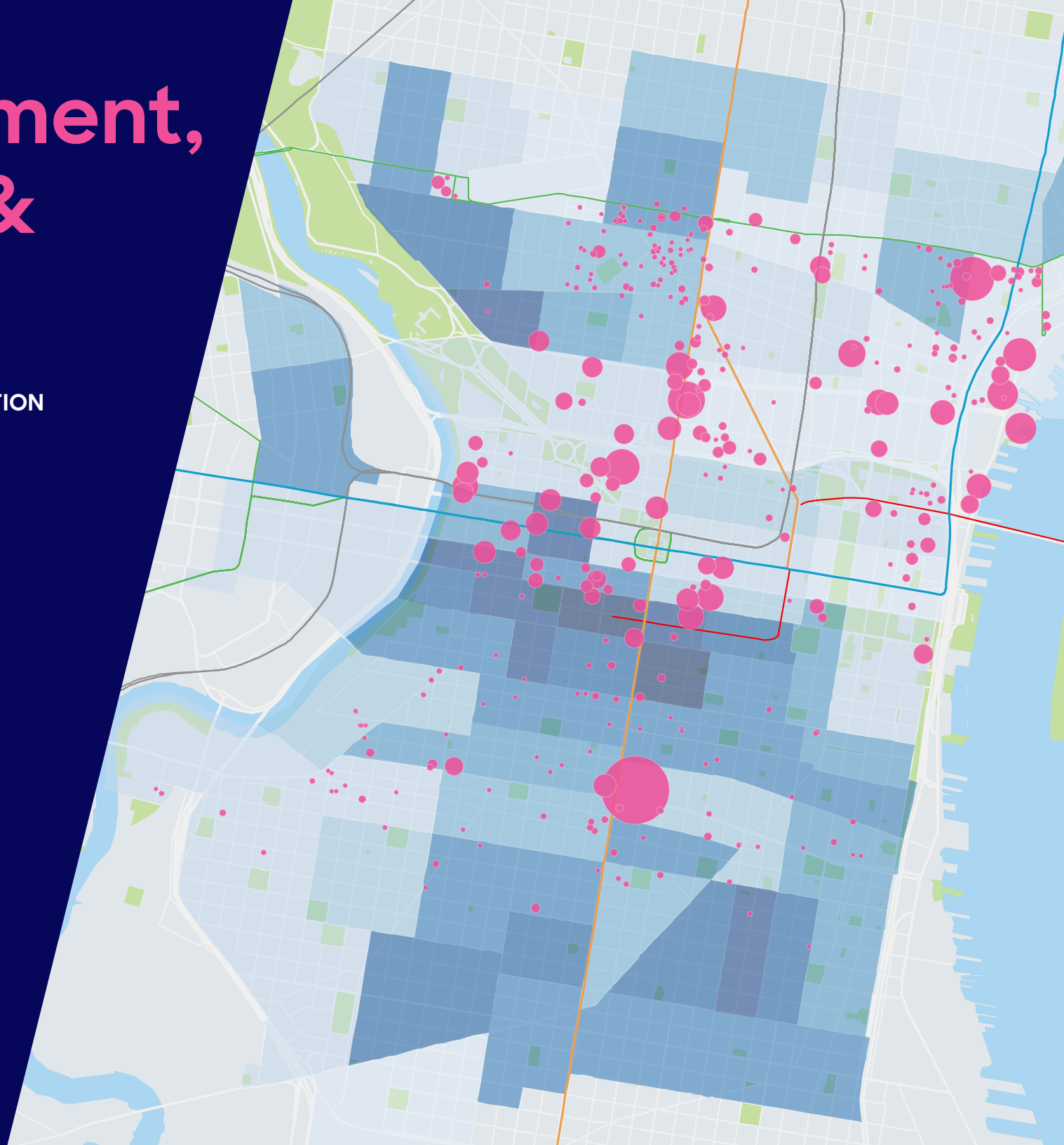
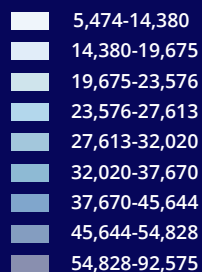
MULTIFAMILY CONSTRUCTION SINCE 2010

Number of Units



CENSUS TRACTS BY POPULATION DENSITY

Population per Square Mile



The Office District as an Expansion of Rittenhouse Row

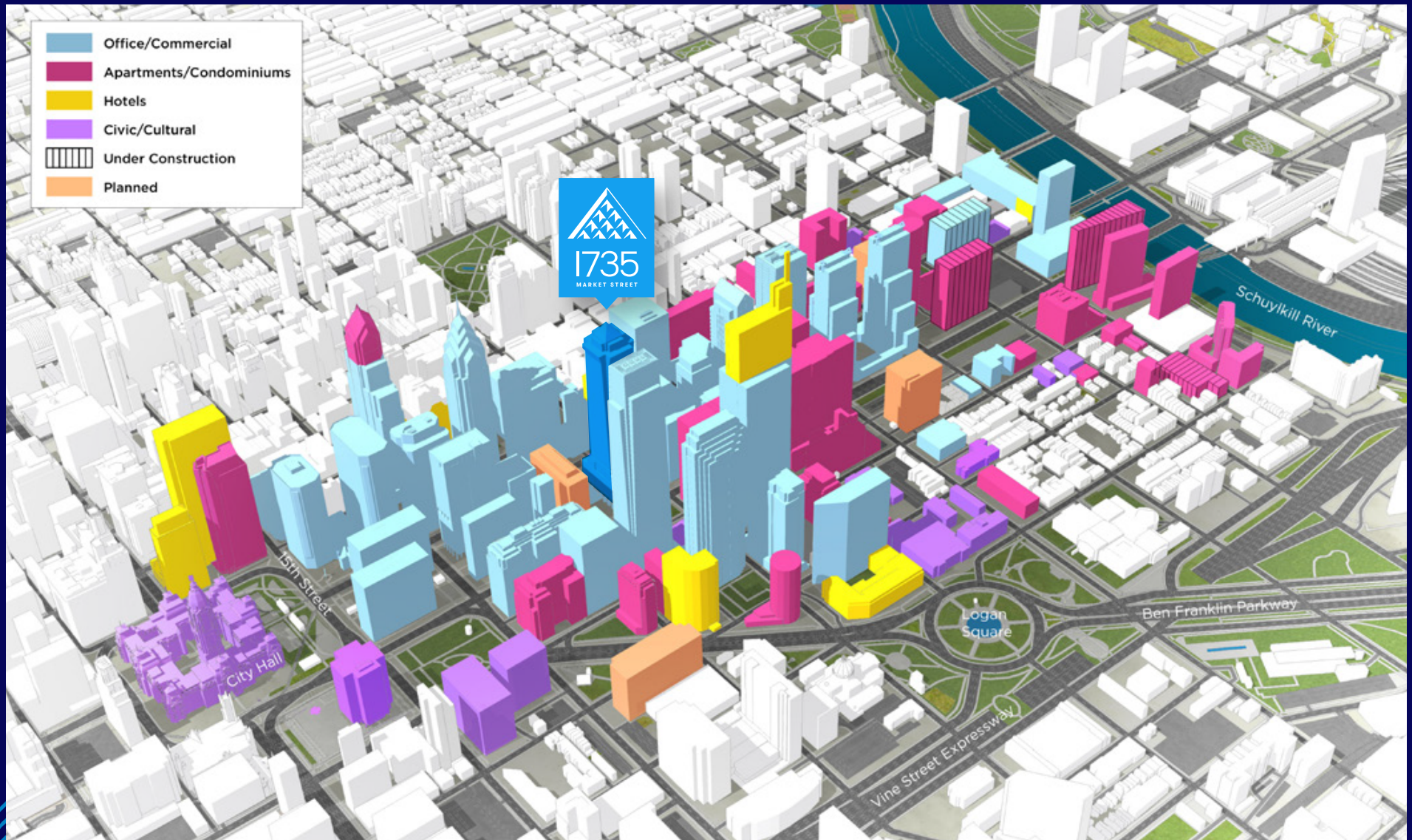
The West Market Office District is primed to expand as an extension of Rittenhouse Row, blending a dense residential population with foot traffic from office workers and commuters. Success stories like Trader Joe's highlight the area's ability to support diverse retail, serving both nearby residents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



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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