

RARE INVESTMENT OPPORTUNITY IN RITTENHOUSE

1812-14 Chestnut St. and 1816 Chestnut St. Philadelphia, PA 19103



Key Highlights

- Located in the heart of Rittenhouse
- A total of 53,726 SF of existing office and retail space
- CMX-5 Zoning
- Maximum developable area of over 200,000 SF
- In place rental income with the option to terminate

SAVILLS PHILADELPHIA
Two Liberty Place, 50 South 16th St., Suite 2750, Philadelphia, PA 19102

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SALE For Sale on Behalf of the Philadelphia Federation of Teachers

The Opportunity

Savills Inc. ("Savills") has been retained on an exclusive basis to arrange the sale of both 1812-14 Chestnut St. and 1816 Chestnut St. (the "Subject Property"). The property is located in the heart of Rittenhouse, which is Philadelphia's most luxurious neighborhood. The property and surrounding blocks are zoned CMX-5. This zoning provides the highest possible development capacity by right in the City of Philadelphia. The Maximized FAR for these properties permits the addition of approximately 161,000 SF.



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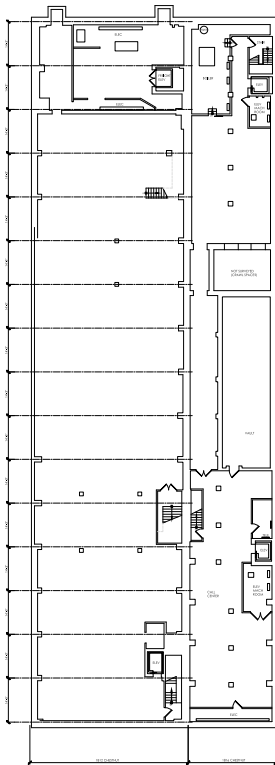
Description

1812-14 Chestnut St. is a 29,493 SF building with two (2) stories and a basement. The building is situated on a lot area of 11,500 SF (0.26 Acres). It was built in 1900.

1816 Chestnut St. is a 24,233 square foot building with four (4) stories and a basement. The building sits on a lot area of 6,440 SF (0.15 Acres). It was built in 1925. The combined footprint is 17,940 SF for a maximum development area of over 200,000 SF.

Floor Plans

Basement



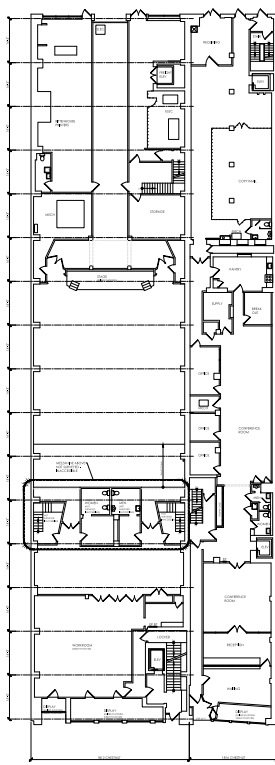
1812-14 Chestnut St.

9,189 USF

1816 Chestnut St.

4,553 USF

1st Floor



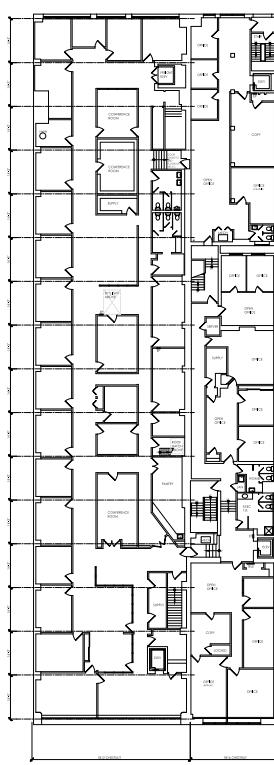
1812-14 Chestnut St.

9,772 USF

1816 Chestnut St.

5,483 USF

2nd Floor



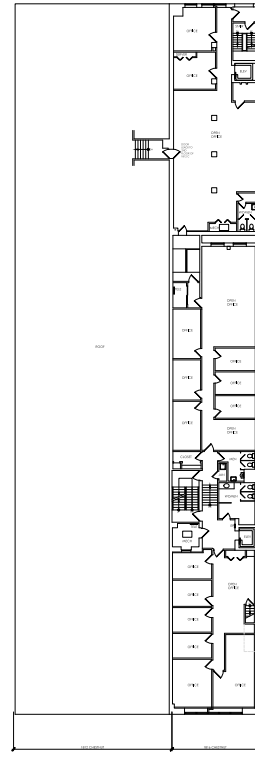
1812-14 Chestnut St.

10,532 USF

1816 Chestnut St.

5,389 USF

3rd Floor



1816 Chestnut St.

5,301 USF

4th Floor



1812 -14 Chestnut St.

Roof

1816 Chestnut St.

3,507 USF

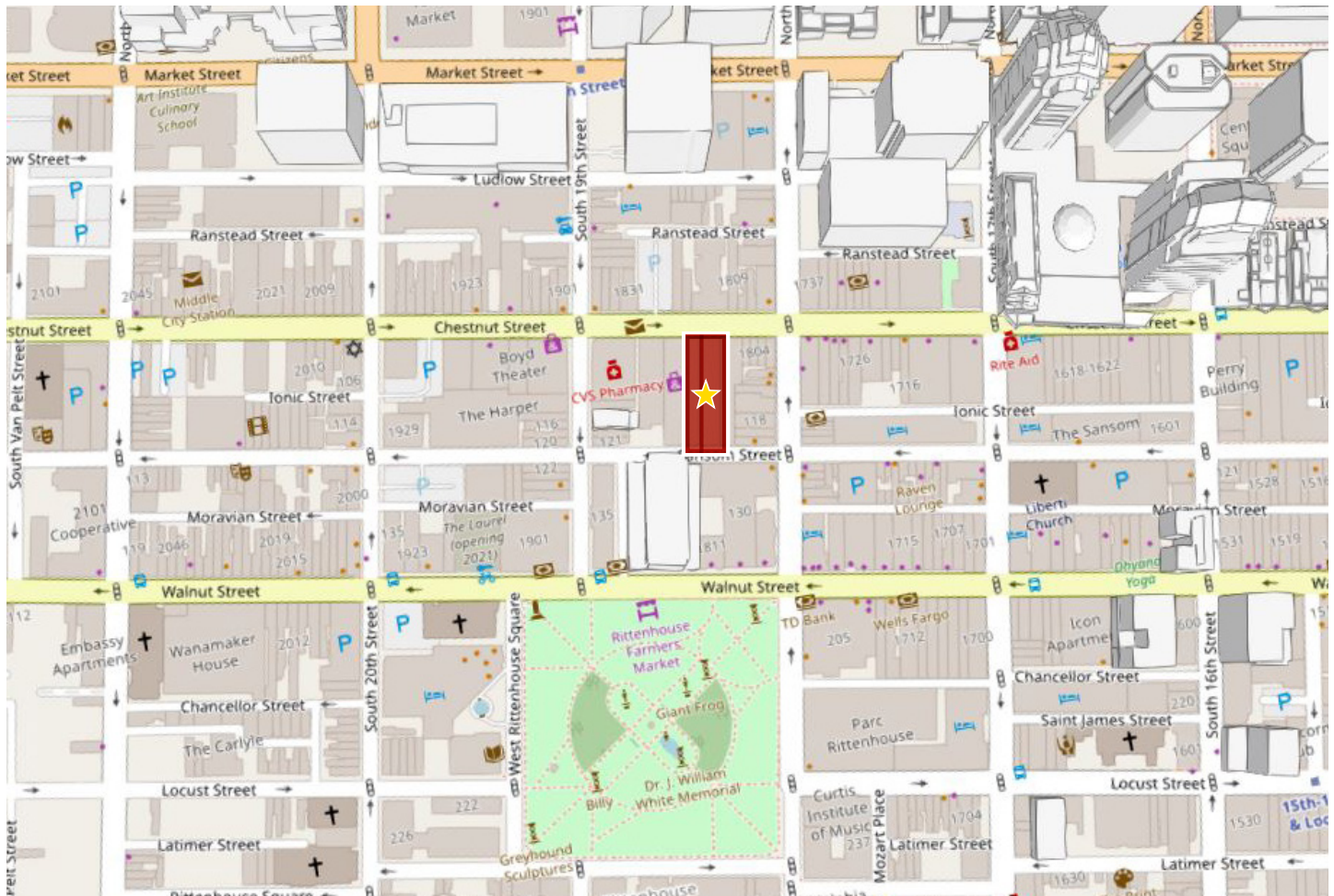
1812-14 Chestnut St.: 29,493 USF
1816 Chestnut St.: 24,233 USF

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Location

The property (1812-14 Chestnut St. and 1816 Chestnut St.) is situated in Rittenhouse and is two blocks away from Market West, the business hub of Philadelphia. Rittenhouse is home to some of Philadelphia's best residences, hotels, and restaurants. Rittenhouse stretches from Market St. to South St. running north to south and runs east to west from Broad St. to the Schuylkill River. Rittenhouse Square, named after David Rittenhouse in 1825, was one of the five original open-space parks planned by William Penn in the 17th Century. Today, Rittenhouse is home to many of the City's most popular happenings and is only a couple of blocks away from Philadelphia's Central Business District.

Location Overview



★ 1812-14 Chestnut St. and 1816 Chestnut St.

	1 Mile Radius	2 Mile Radius	3 Mile Radius
Population	89,259	294,004	501,273
Households	51,958	135,640	215,862
Average Household Income	\$126,736	\$102,026	\$85,406

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