



1735
MARKET STREET

Retail opportunities
in a Center City icon

PHILADELPHIA, PA

SILVERSTEIN
PROPERTIES

ARDEN | GROUP

MPN
MARTIN P. MANCHELLI PARTNERS
LLP



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:

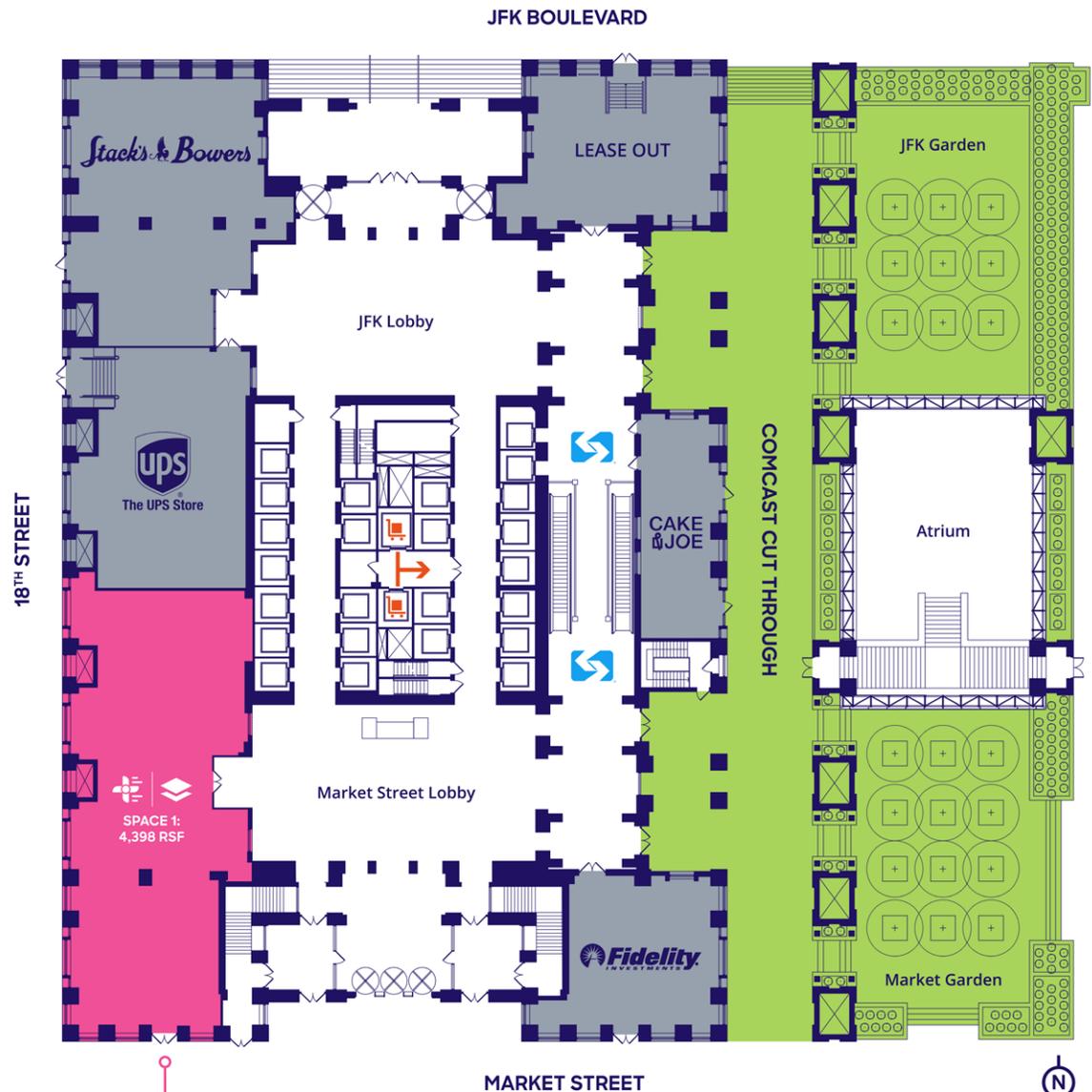
4,398 RSF

(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

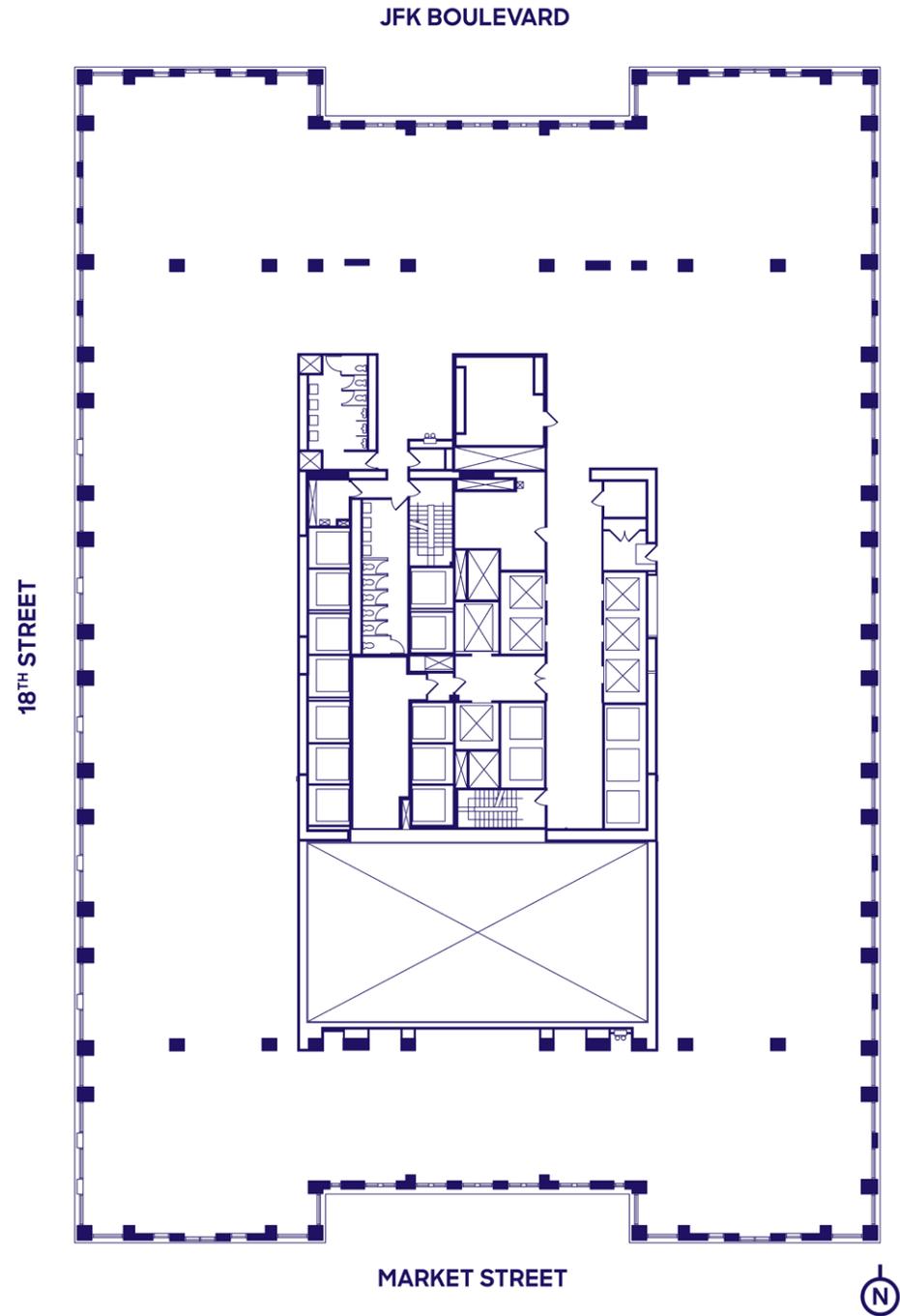
 Elevator Access

 Service Elevator



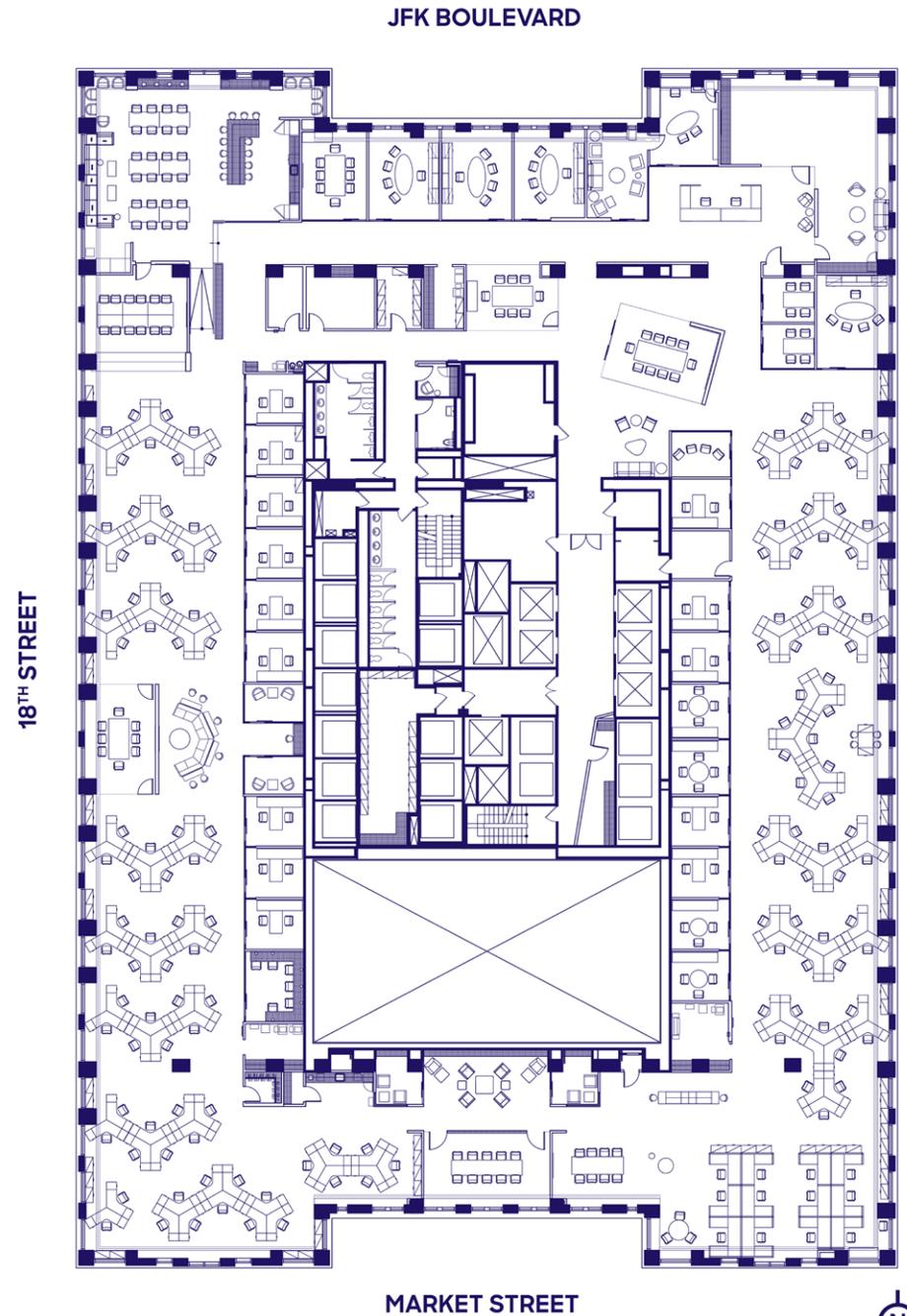
2nd Floor

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 ENTRANCE
POTENTIAL STAIRS TO CONCOURSE LEVEL

POTENTIAL STAIRS TO GROUND LEVEL

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



FITNESS CLUB

1735
MARKET STREET

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**

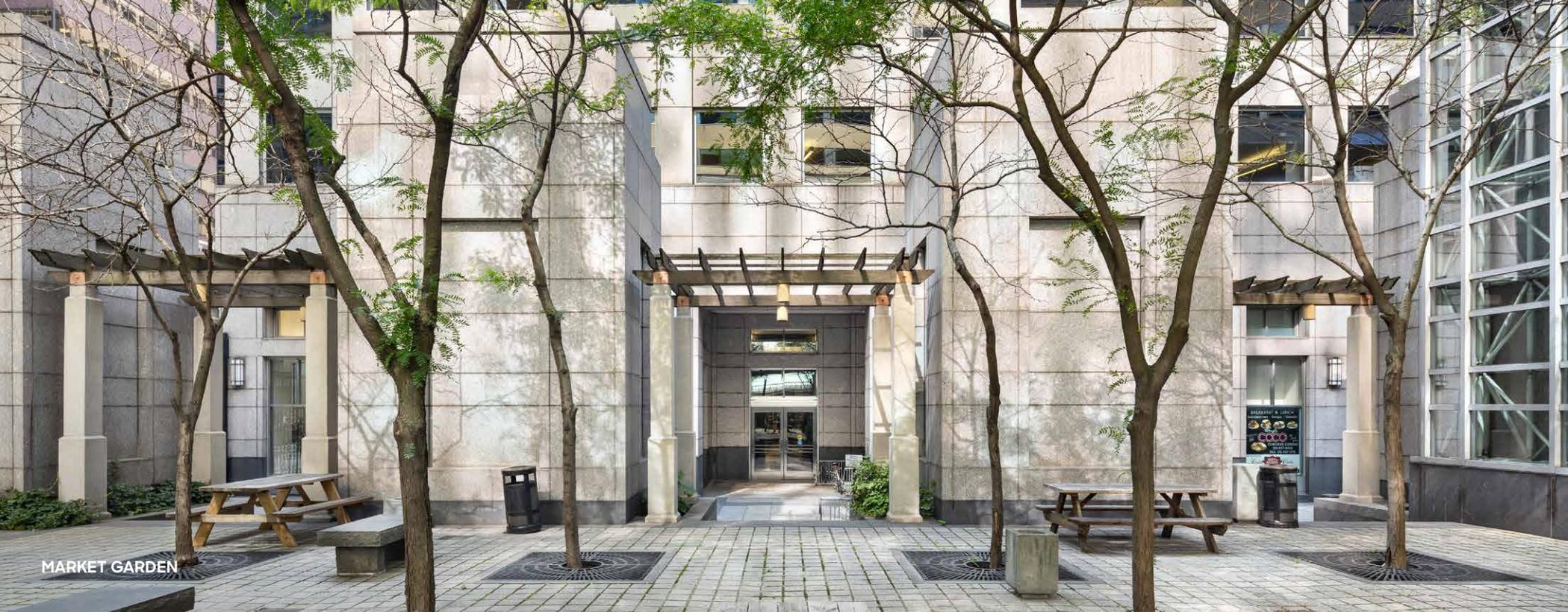
**POTENTIAL INTERNAL STAIRS BETWEEN
GROUND & CONCOURSE LEVELS**

GROUND LEVEL

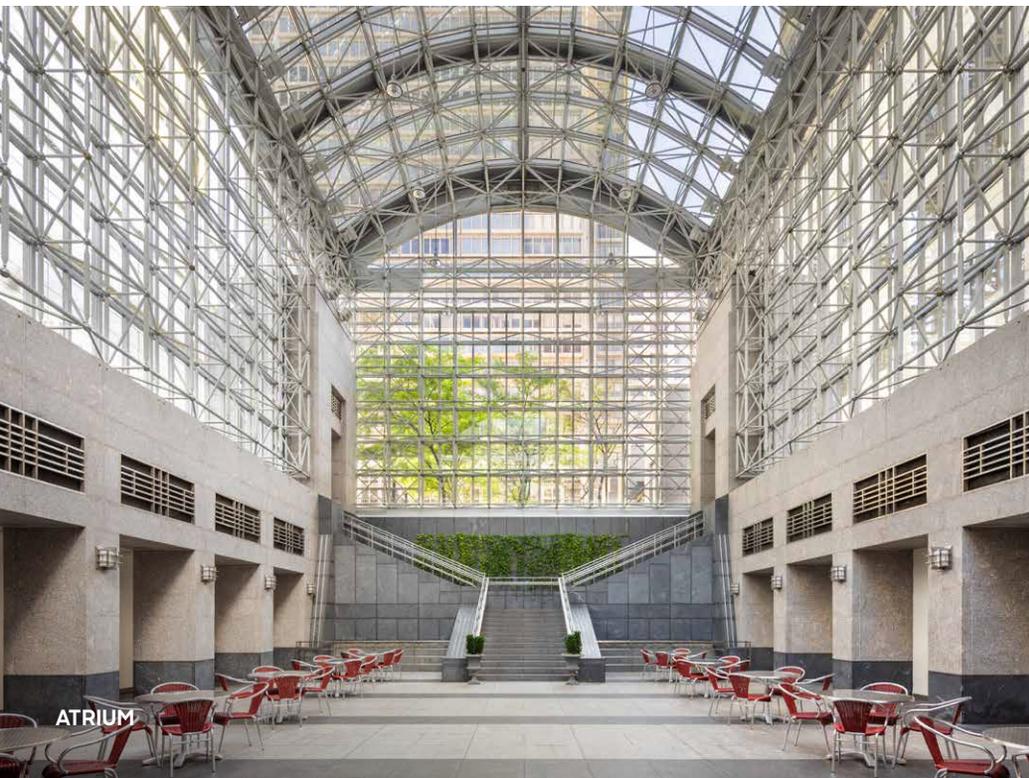
CONCOURSE LEVEL

**EXCLUSIVE
CONCOURSE LEVEL ENTRANCE**

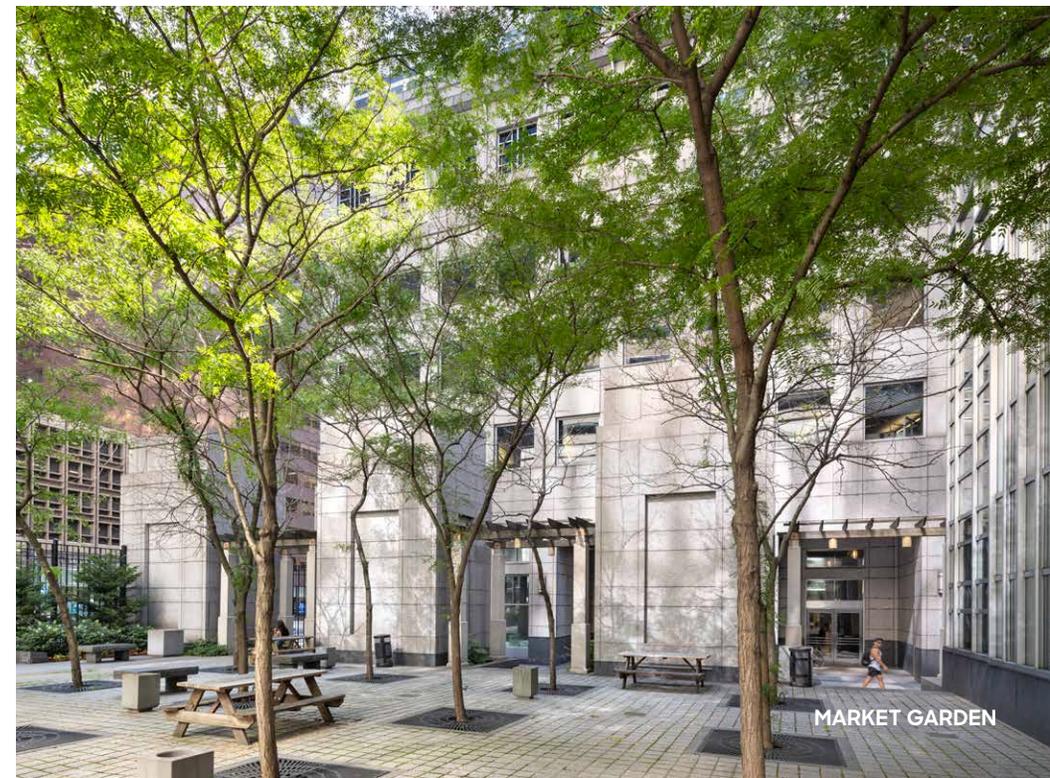




MARKET GARDEN



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



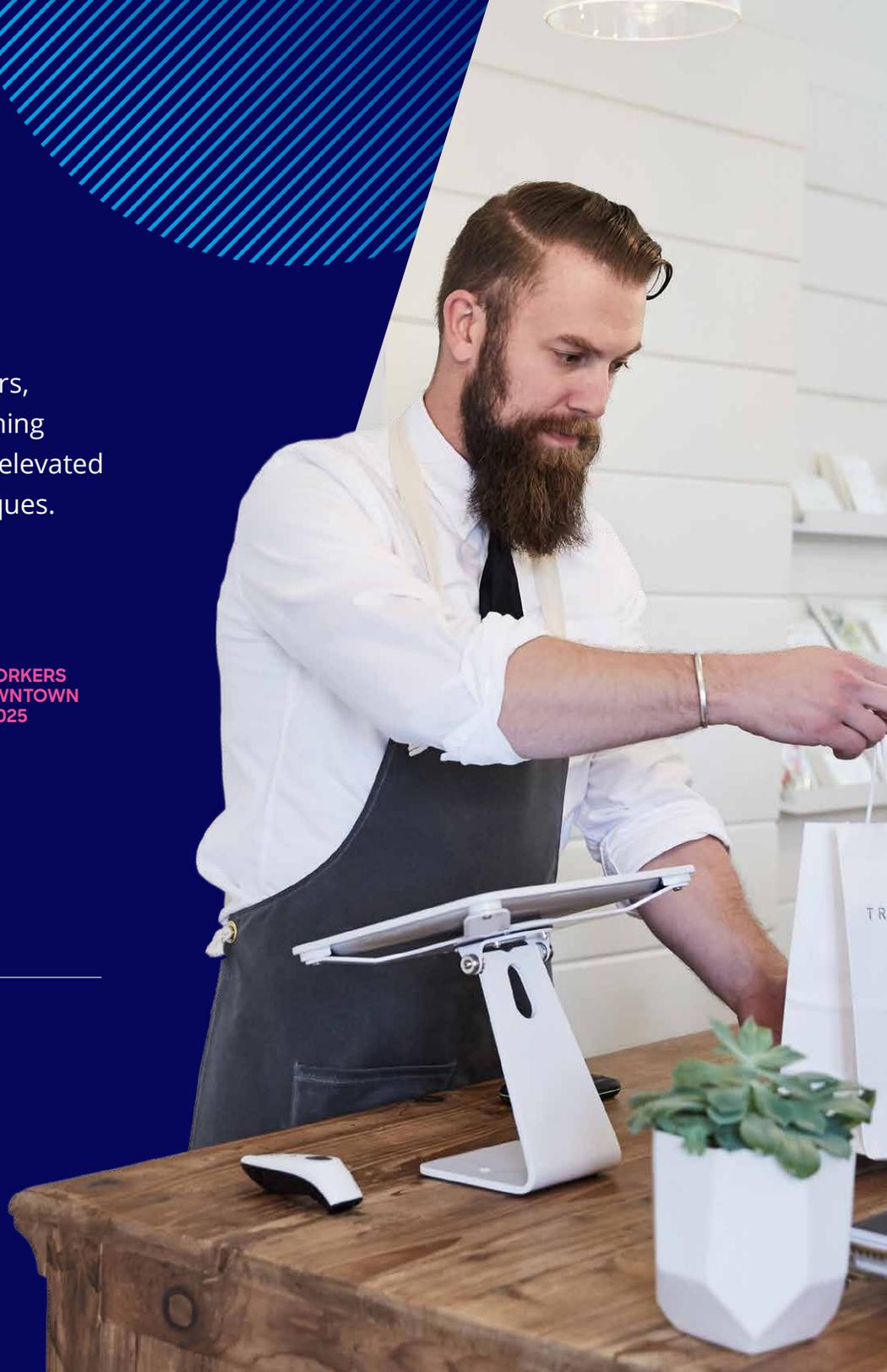
100

WALK SCORE



100

TRANSIT SCORE



DINING

- 1 JG SkyHigh
- 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 Oyster House
- 15 Federal Donuts (Multiple Locations)

RETAIL

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

HOTELS

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

RESIDENTIAL

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

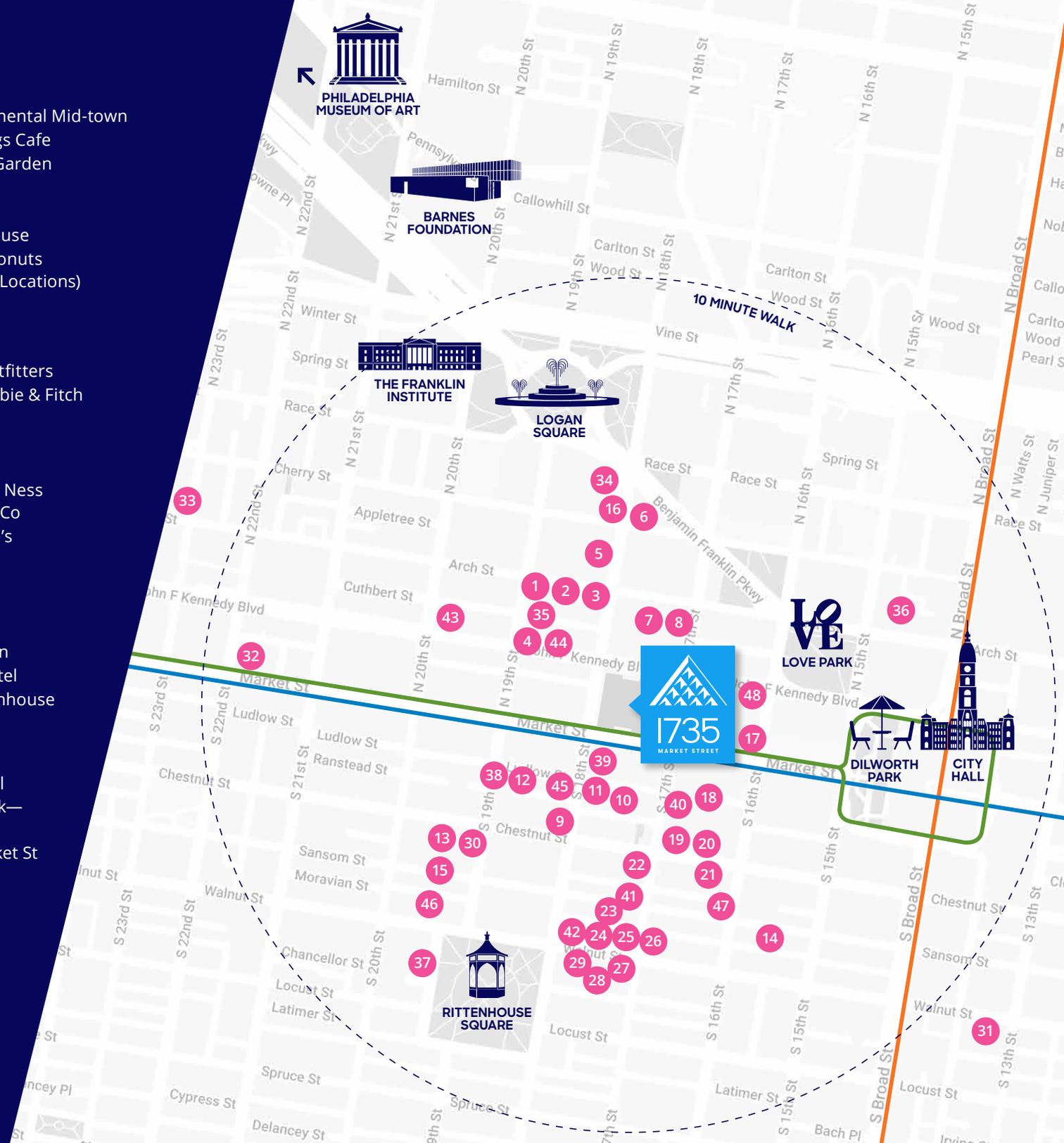
PUBLIC TRANSIT

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

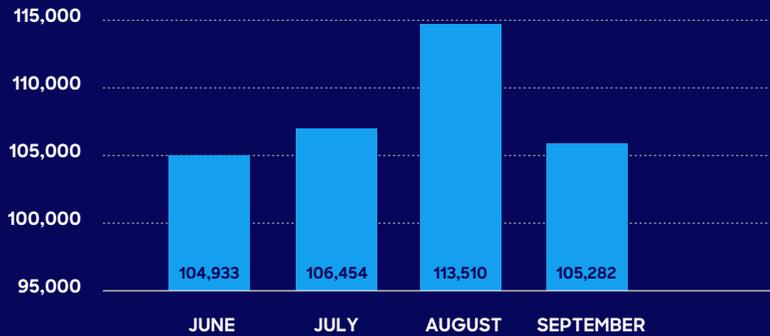
45 FITNESS SERVICE PROVIDERS

High traffic, 7 days a week

CENTER CITY PEDESTRIAN VOLUMES, 2024

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.

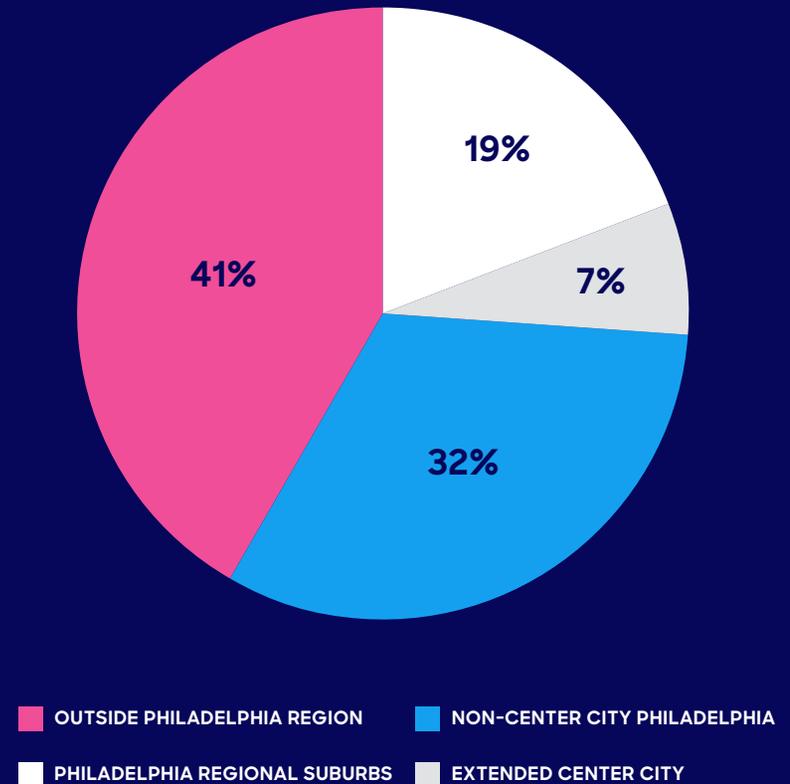
WEEKDAY EVENING PEDESTRIAN VOLUMES



WEEKEND PEDESTRIAN VOLUMES



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.

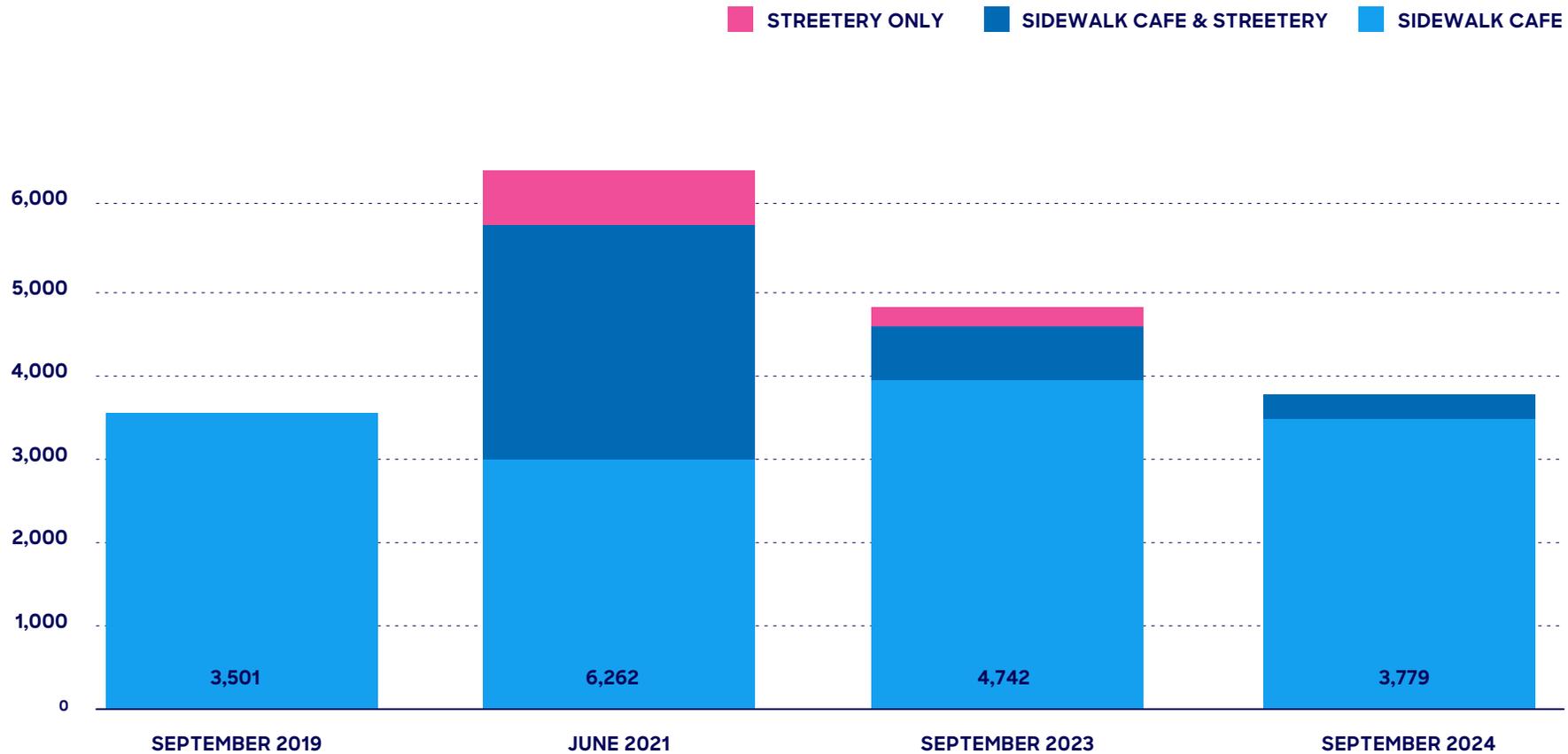
MONTHLY VISITORS



Source: Center City District

Outdoor Seating Potential

OUTDOOR DINING SEATS IN CENTER CITY DISTRICT



Source: Center City District

Center City Shopper Profile

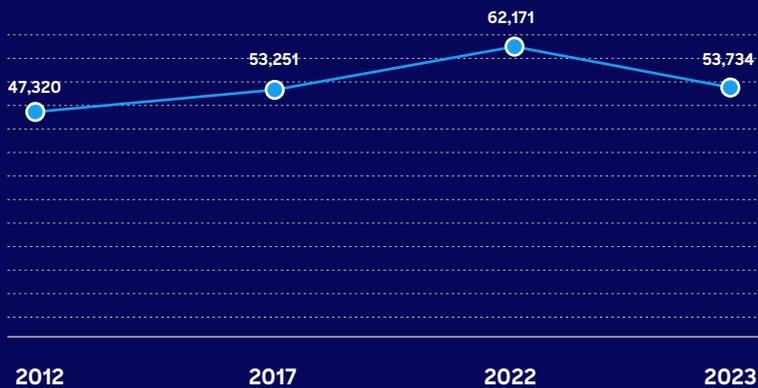
Inbound migration to Center City neighborhoods from more expensive cities as well as surrounding suburbs contributes to downtown's dominance in terms of total spending power.

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

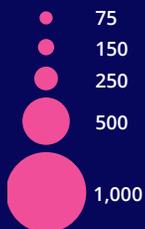


Development, Density & Demand

POPULATION DENSITY & NEW APARTMENT CONSTRUCTION

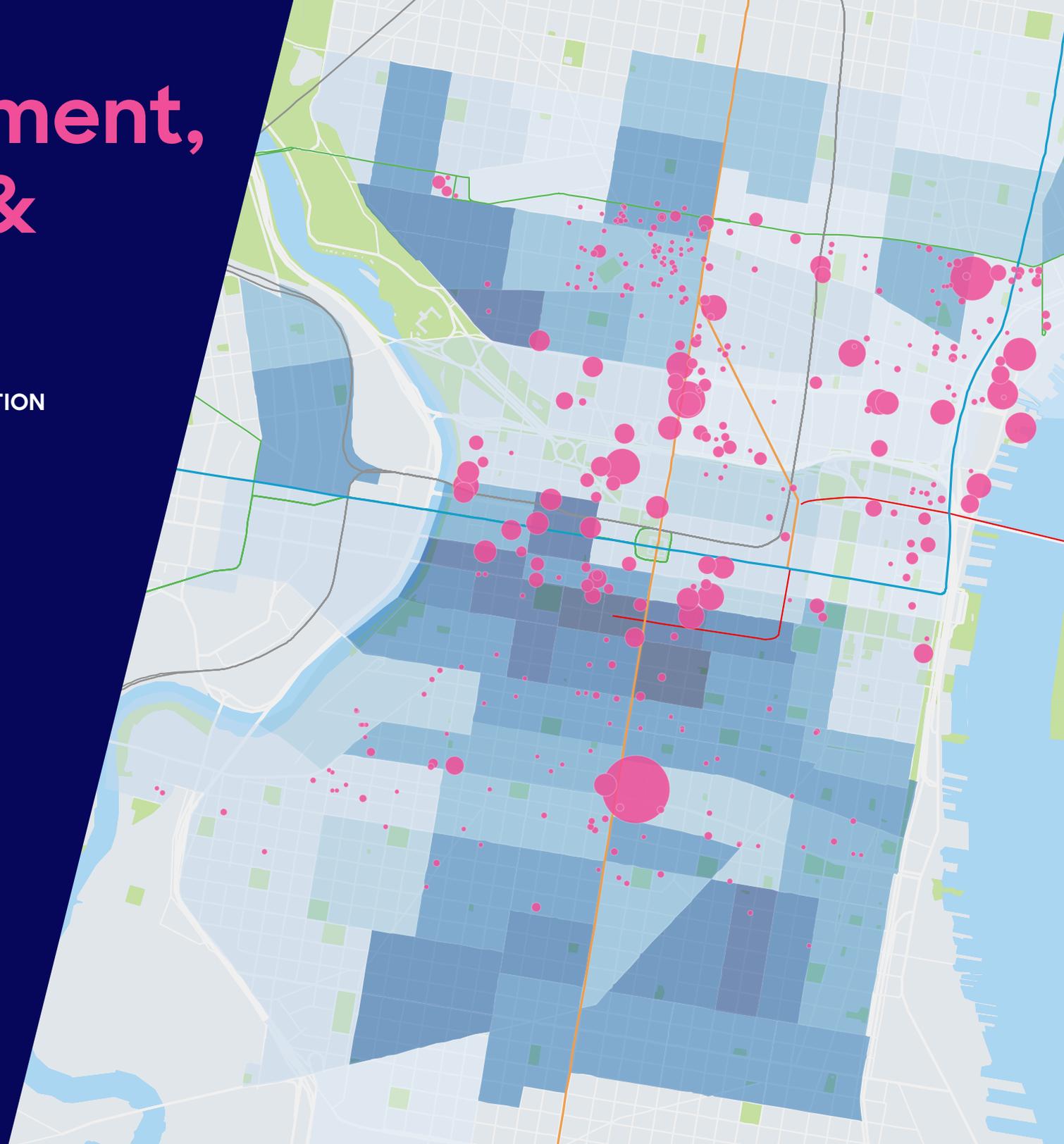
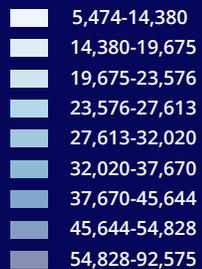
MULTIFAMILY CONSTRUCTION SINCE 2010

Number of Units



CENSUS TRACTS BY POPULATION DENSITY

Population per Square Mile



The Office District as an Expansion of Rittenhouse Row

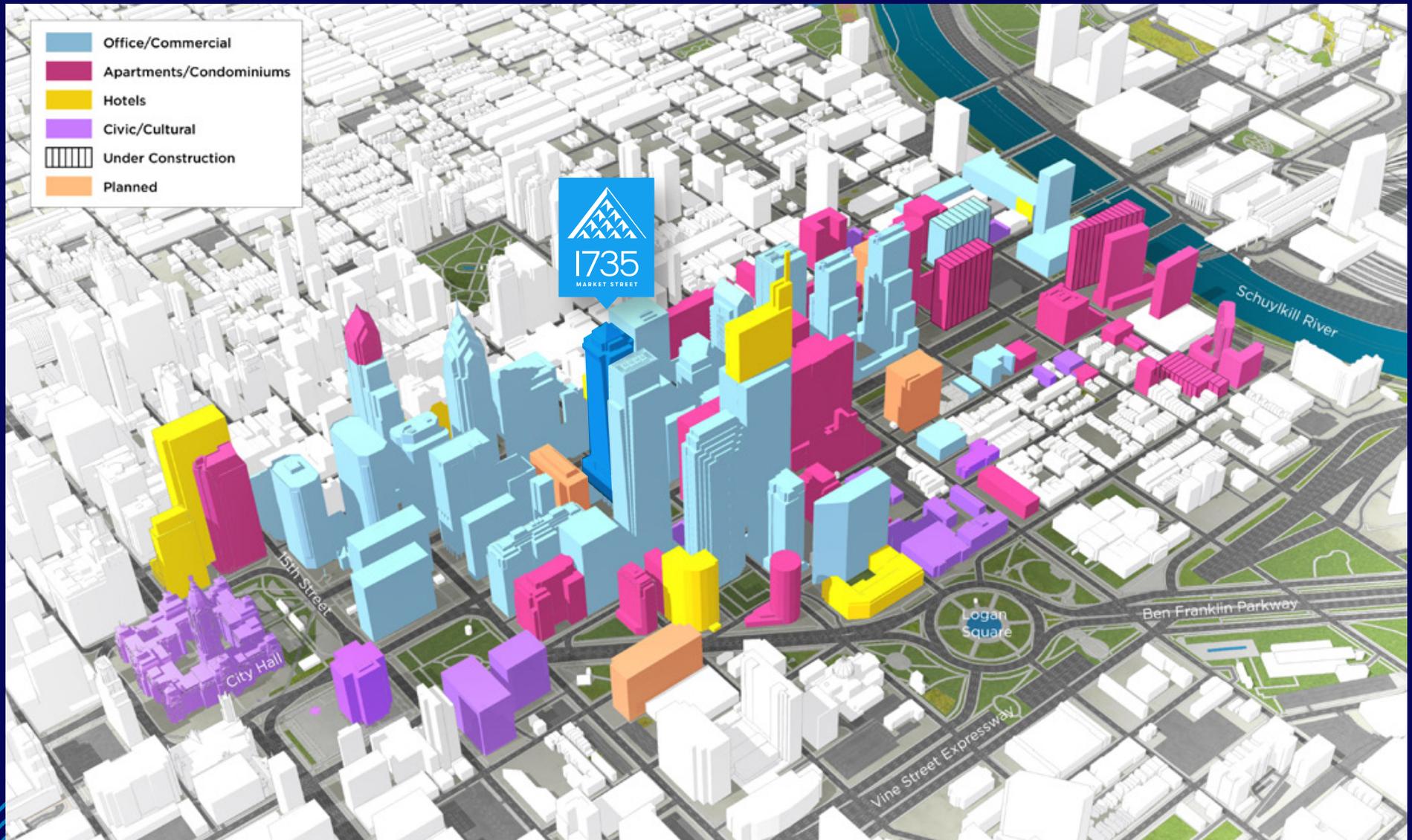
The West Market Office District is primed to expand as an extension of Rittenhouse Row, blending a dense residential population with foot traffic from office workers and commuters. Success stories like Trader Joe's highlight the area's ability to support diverse retail, serving both nearby residents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



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.





1735
MARKET STREET

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SILVERSTEIN
PROPERTIES

ARDEN | GROUP

MPN
MALSIN PANCHHELLI NADEAU
REALTY