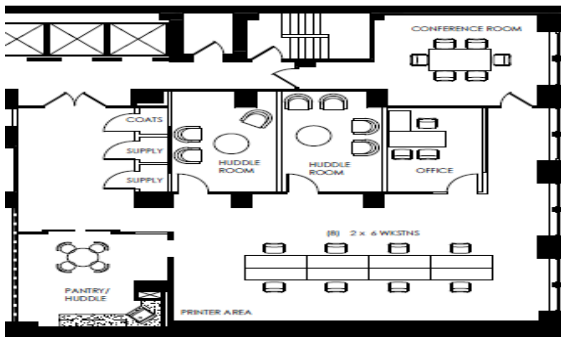


# THE SHENIAN COMPANY

## COMMERCIAL REAL ESTATE BROKERAGE

PRIME CREATIVE SUBLEASE  
 2,900+ square feet  
 1429 Walnut Street, Philadelphia, PA



- Creative space overlooking Walnut St
- Open layout with offices
- 2,932 square feet
- Can expand to 4,776 square feet
- Exposed ductwork & exposed ceilings
- Fully furnished AND wired
- Pantry & conference room
- DRAMATIC 15-foot-high ceilings!
- Polished resin floors!
- Newly renovated HVAC, elevators, common areas, restrooms & lobby
- Asking rent: \$23.00 plus electric
- Immediate occupancy
- Sublease term through March 2027
- Entrance in front of elevators
- Ideal for tech/creative/engineering, etc.
- Prime Walnut Street block

**Disclaimer:** This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs