

1015 CHESTNUT STREET

CENTER CITY, PHILADELPHIA

**5% CO-BROKER COMMISSION AVAILABLE
FOR DEALS LARGER THAN 5,000 SF**

**TRADITIONAL,
CREATIVE, & EXISTING LAB
SPACE OPTIONS AVAILABLE**



36,394 SF CENTER CITY OFFICE SPACE AVAILABLE FOR LEASE

**EXCLUSIVELY
REPRESENTED BY
THE FLYNN COMPANY**

MICHAEL GALLAGHER
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PROPERTY HIGHLIGHTS

- 156,000 SF 15-story office building in the heart of Center City
- Traditional, Creative & Existing Lab options available
- Well capitalized ownership can build space per tenant's specifications
- Close proximity to brand-new East Market Developments and Jefferson Specialty Care Pavilion
- State income tax credits available to qualified companies in the software and life-sciences industries
- 1st floor tenant lounge with 55' TV, leather chairs, and meeting space
- Pet and bicycle friendly building

**The
Flynn
Company**

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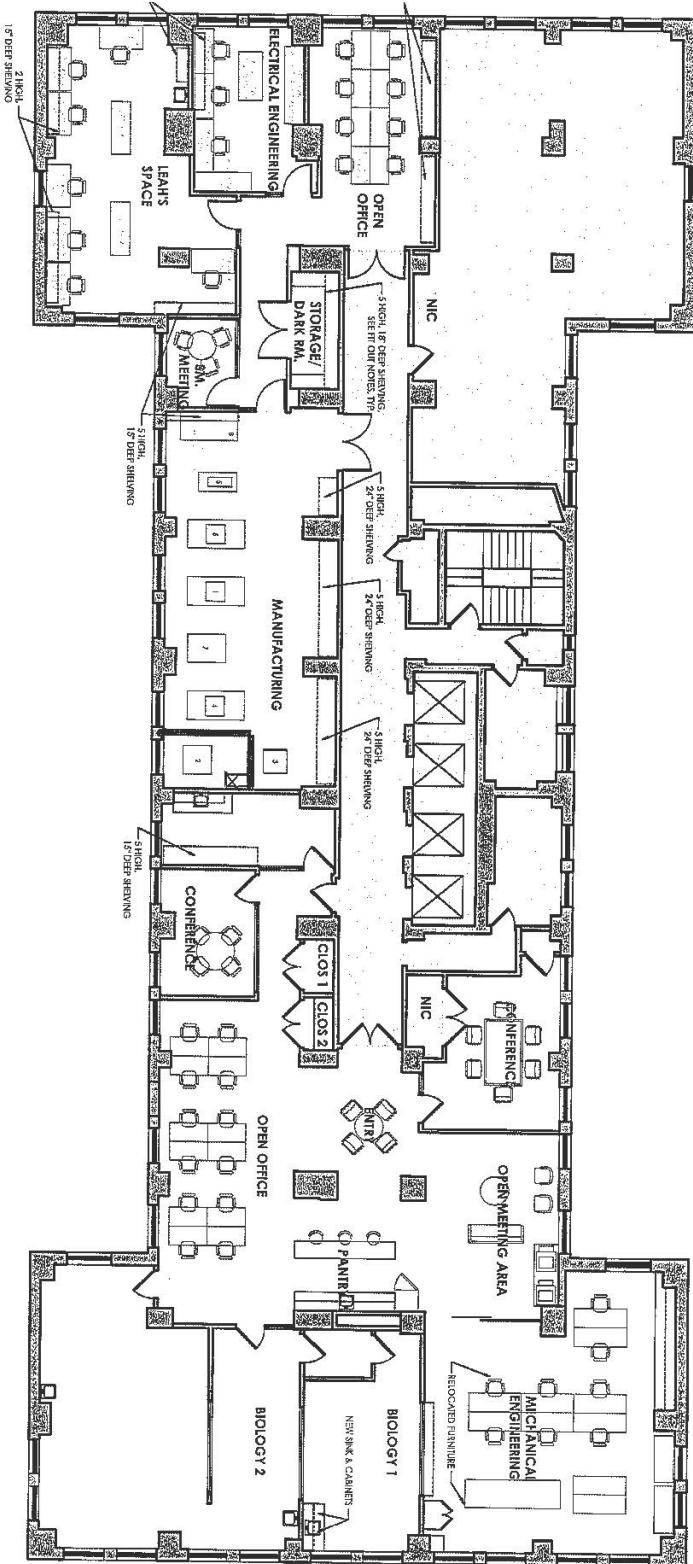
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CURRENT AVAILABILITIES

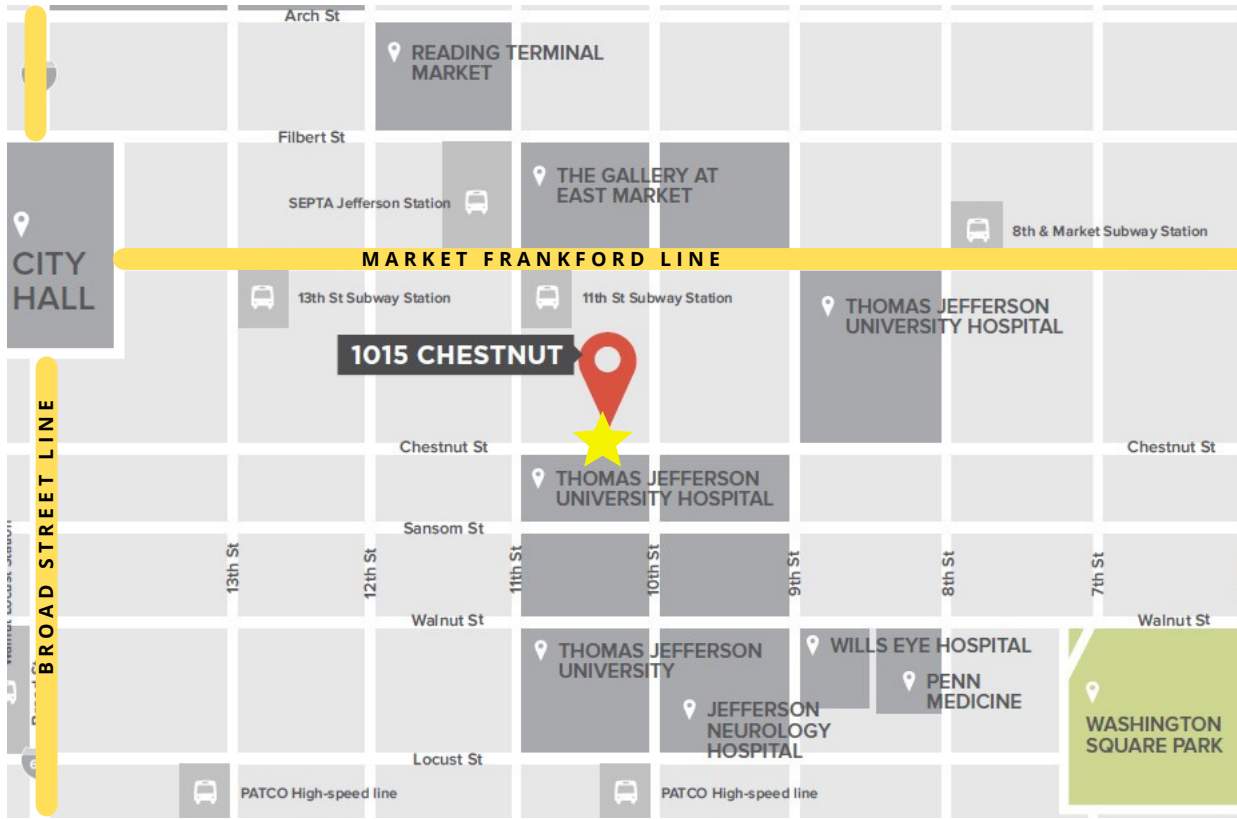


FLOOR	AVAILABILITY
2nd Floor	10,400 SF
3rd Floor	1,583 SF
5th Floor	1,368 SF - 4,153 SF
6th Floor	1,340 SF - 3,004 SF
6th Floor	2,689 SF
8th Floor	1,374 SF
9th Floor	1,195 SF
9th Floor	3,000 SF
14th Floor	7,042 SF * lab build-out
15th Floor	1,954 SF

EXISTING LAB SPACE - RECENT BUILD-OUT WITH IN-PLACE INFRASTRUCTURE 14th Floor - 7,042 SF Available



HIGHLY ACCESSIBLE LOCATION IN MARKET EAST



WALK SCORE

99



TRANSIT SCORE

100



BIKE SCORE

81



For More Information
Please Contact:

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