



OFFICE SUITES AT  
**THE BELLEVUE**



Work in Grandeur

AVISON  
YOUNG

# Property Overview

Located at the corner of Broad and Walnut Streets along Philadelphia's Avenue of the Arts, The Bellevue is a nationally recognized landmark that seamlessly blends historic grandeur with modern luxury. Originally constructed in 1904, this iconic Beaux-Arts building has been thoughtfully repositioned through a \$100M renovation by Lubert Adler, as a premier mixed-use destination, offering a unique environment of offices, residences, hospitality, fitness, dining, and retail in the heart of Center City. Further, The Bellevue Hotel, the Unbound Collection by Hyatt, has been completely renovated and contains 184 rooms.



The Bellevue offers a premier office environment enhanced by an array of on-site amenities designed to support productivity, wellness, and collaboration. Anchored by The Sporting Club—a 100,000+ square-foot, full-service health and wellness facility—members have access to an Olympic-size lap pool, indoor track, basketball and racquet courts, golf simulators, spa facilities, and group fitness studios. The building also provides 24/7 concierge and doorman services, multiple lounges, on-site dining, secure package handling, bicycle storage, and on-site management.

Significant capital improvements have modernized and repositioned The Bellevue while preserving its historic character. Renovations include upgraded common areas, restored architectural details, and enhanced infrastructure to support today's workplace needs. These enhancements create a distinguished, amenity-rich office environment that combines historic elegance with modern functionality in one of Philadelphia's most prestigious locations.



# Building Overview



VAV HVAC SYSTEM PROVIDING  
CUSTOMIZED COMFORT CONTROL  
(VARIABLE AIR VOLUME)



13' SLAB TO SLAB HEIGHTS



9'-11' FINISHED CEILING HEIGHTS



GRAND BAY WINDOWS OVER LOOKING  
BROAD AND WALNUT STREETS



RESPONSIVE  
ON-SITE PROPERTY MANAGEMENT



ELEGANTLY UPGRADED COMMON AREAS



UNPARALLELED LOCATION AT BROAD  
AND WALNUT

## AVAILABLE SPACES

**5<sup>TH</sup>  
FLOOR**

1,715 SF  
2,091 SF  
4,455 SF

**6<sup>TH</sup>  
FLOOR**

20,664 SF

**11<sup>TH</sup>  
FLOOR**

5,301 SF  
3,046 SF  
740 SF

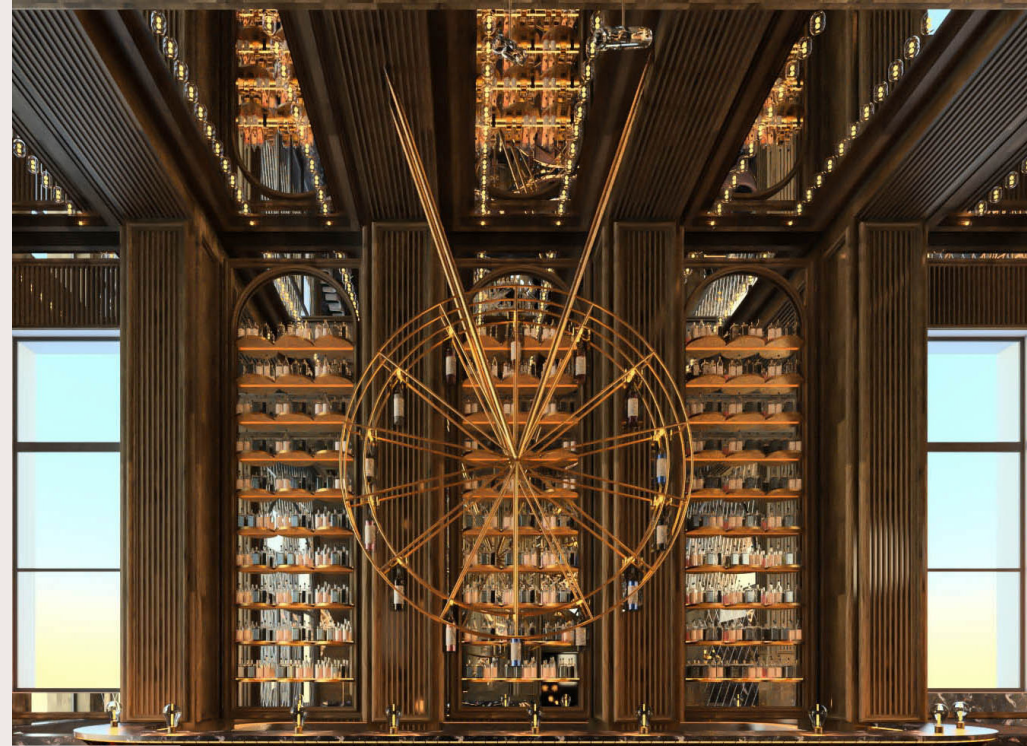
# Amenities

The Bellevue offers a premier, amenity-driven experience anchored by **The Sporting Club**, a members only 100,000+ square-foot, full-service health and wellness destination. Amenities include an Olympic-size lap pool, indoor running track, basketball, squash, racquetball and pickleball courts, state-of-the-art fitness equipment, group exercise studios, golf simulators, and spa facilities with sauna and steam rooms. The space also features co-working areas, conference facilities, and a juice and coffee bar.



Additional building amenities include **24/7 concierge and doorman services**, secure package receiving, bicycle storage, and 24/7 on-site property management.





A vibrant collection of on-site dining, retail, and hospitality experiences elevates everyday convenience and sets the stage for a **dynamic live-work-well environment** within one of Philadelphia's most iconic landmark buildings. **Signature culinary destinations include Mr. Edison Restaurant**, the newly introduced on-site fine dining concept by acclaimed restaurateur Jeffrey Chodorow, The Pergola perched on the 19th floor, and the immersive Flatiron Bath House—together creating an unmatched amenity experience for tenants and visitors alike.



# Central Location

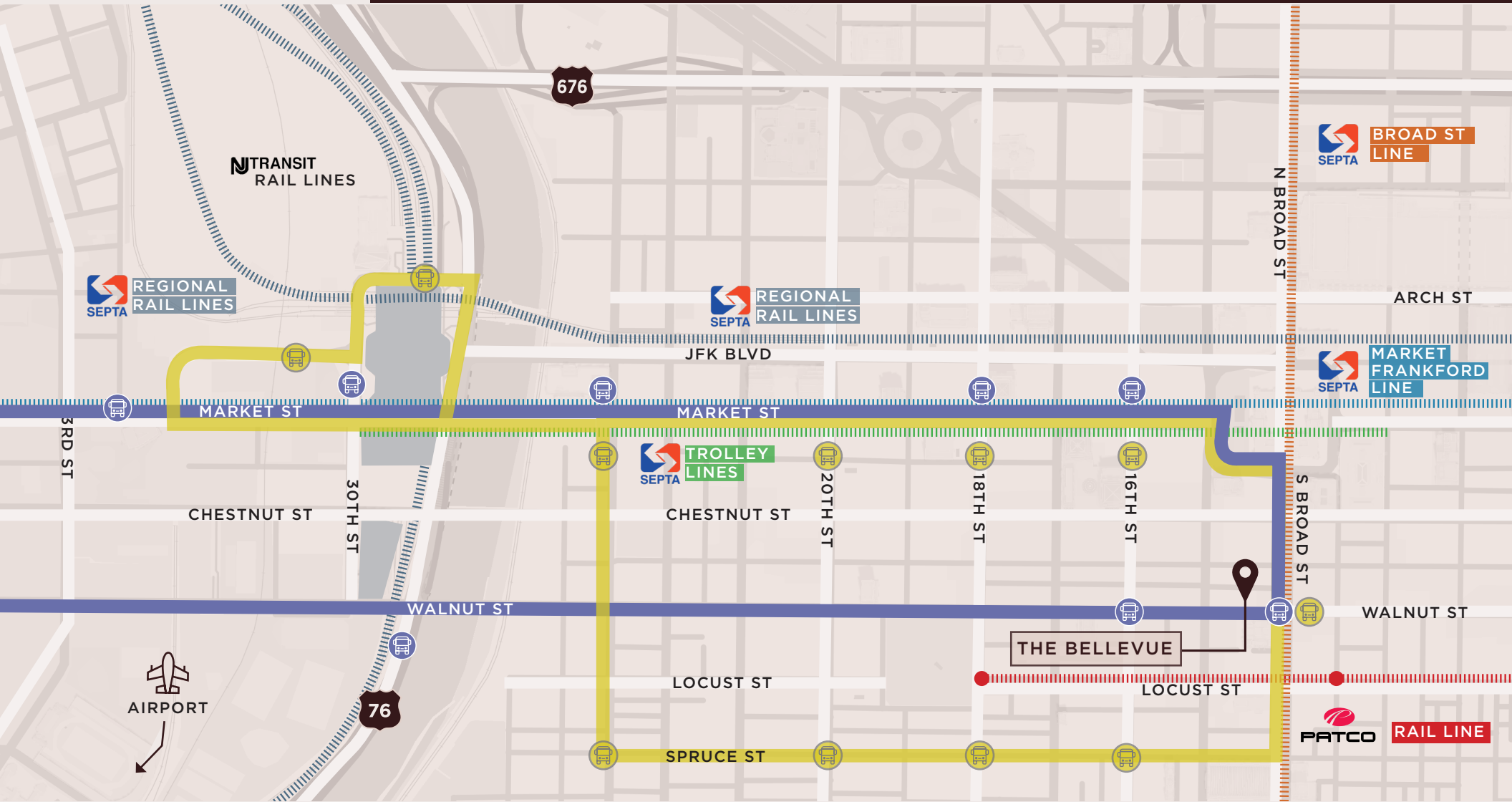


**THE BELLEVUE**  
200 S BROAD STREET, PHILADELPHIA, PA

 *10 minutes*  
TO I-676 & I-76

 *15 minutes*  
TO 30TH ST STATION

 *35 minutes*  
TO PHL INTERNATIONAL AIRPORT



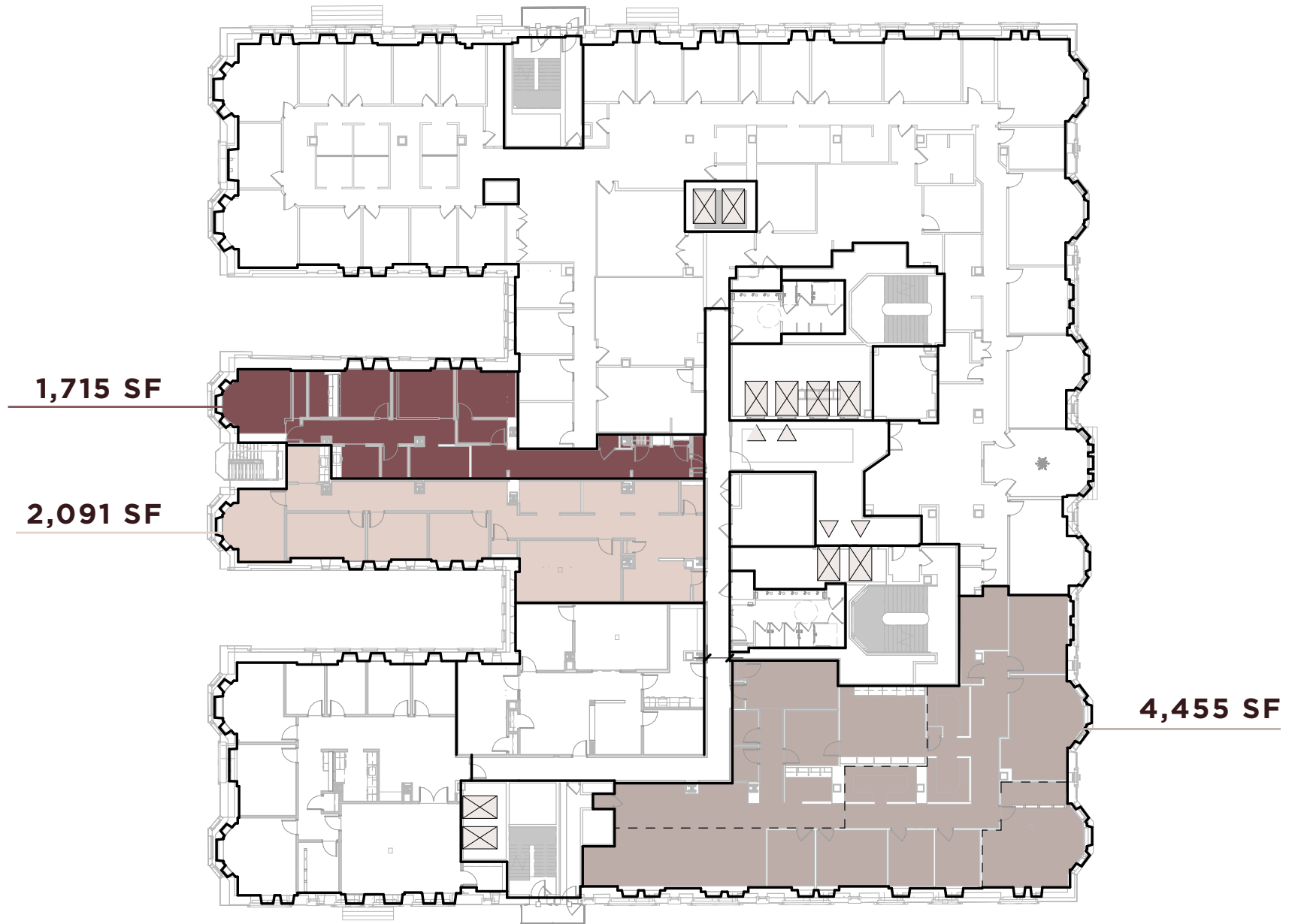
 CIRA SHUTTLE BUS     FMC TOWER SHUTTLE BUS



# Nearby Amenities

# Available Space

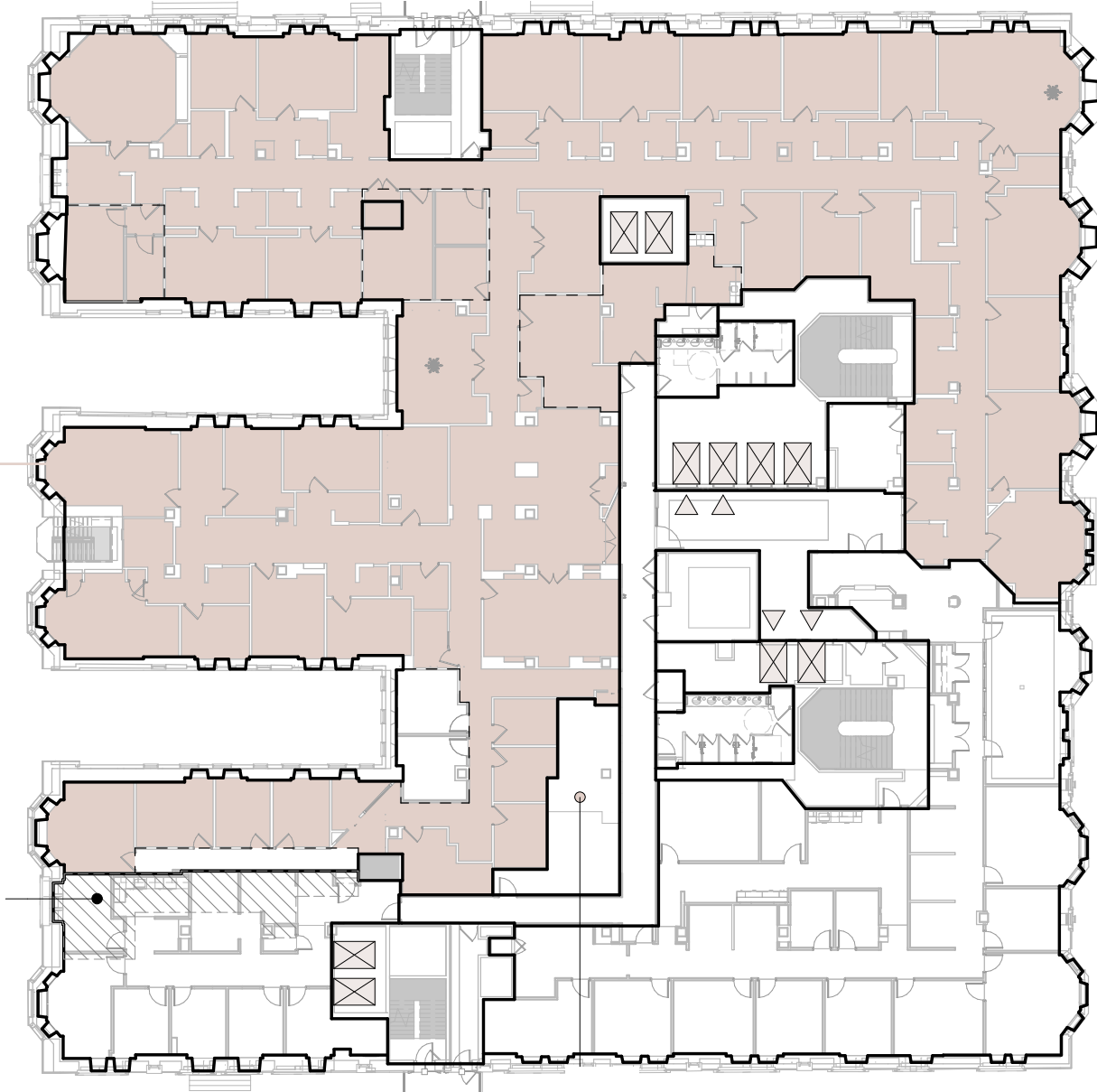
5TH FLOOR PLAN | 8,261 SF TOTAL



# Available Space

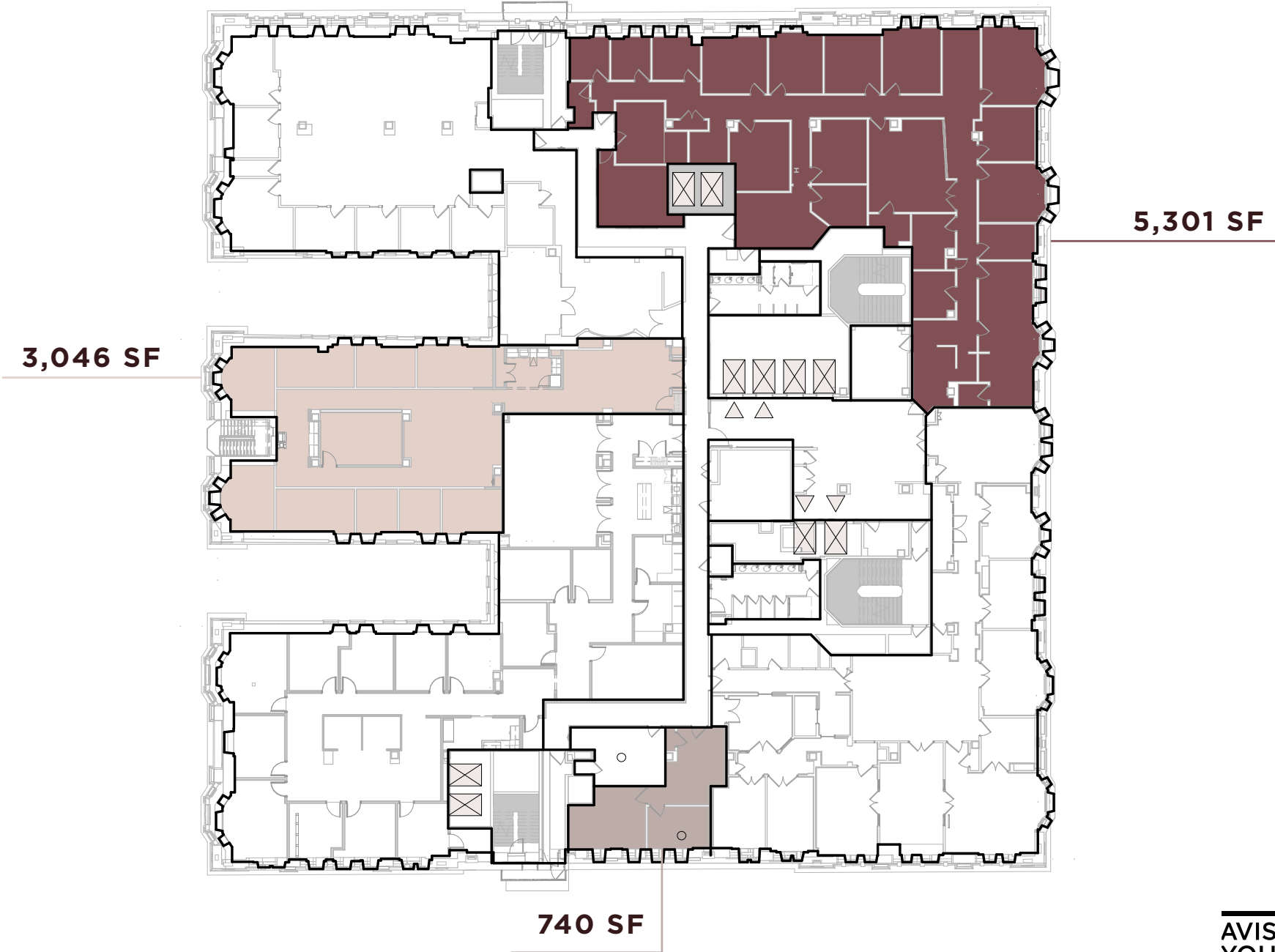
6TH FLOOR PLAN | 20,644 SF

20,644 SF



# Available Space

11TH FLOOR PLAN | 9,087 SF TOTAL



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THE BELLEVUE

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