

NEWLY RENOVATED BI-LEVEL OFFICE/LIGHT RETAIL SPACE

1640 PINE STREET

Rittenhouse Square, Philadelphia 19103



\$3,950/month Gross

- » 700 +/- SF on the first floor, plus 700 +/- SF on the lower-level
- » Space also features an outdoor courtyard
- » Located on historic Pine Street, a few blocks from Rittenhouse Square Park
- » Space is ideal for professional office, creative office, salon, medspa, and other light retail users
- » Zoning CMX-2
- » Located steps from Rittenhouse Square, and close to the Market Street business district, with several recently completed and under construction high-density residential development projects. The neighborhood is Center City's most expensive and exclusive. With an abundance of high-end luxury apartments, some of the best fine dining in the city, and an expansive amount of luxury retail shopping.

Walk Score®



DEMOGRAPHICS (within 1 mile)

Residents	104,952
Average household income	\$125,616
Est. daytime population	194,638



NEIGHBORS INCLUDE:



ANTHONY MADONNA 267.546.1736 amadonna@mpnrealty.com

NADIA BILYNSKY 267.546.1718 nbilinsky@mpnrealty.com

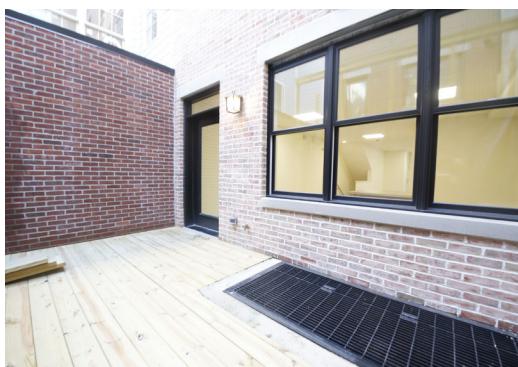
Information concerning this offer is from sources deemed reliable and no warranty is made as to the accuracy thereof. The offering is submitted subject to errors, omissions, change in price, or other conditions, prior sale or Lease, or withdrawal without notice. The prospective tenant should carefully verify to his/her own satisfaction all information contained herein.

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Property Photos



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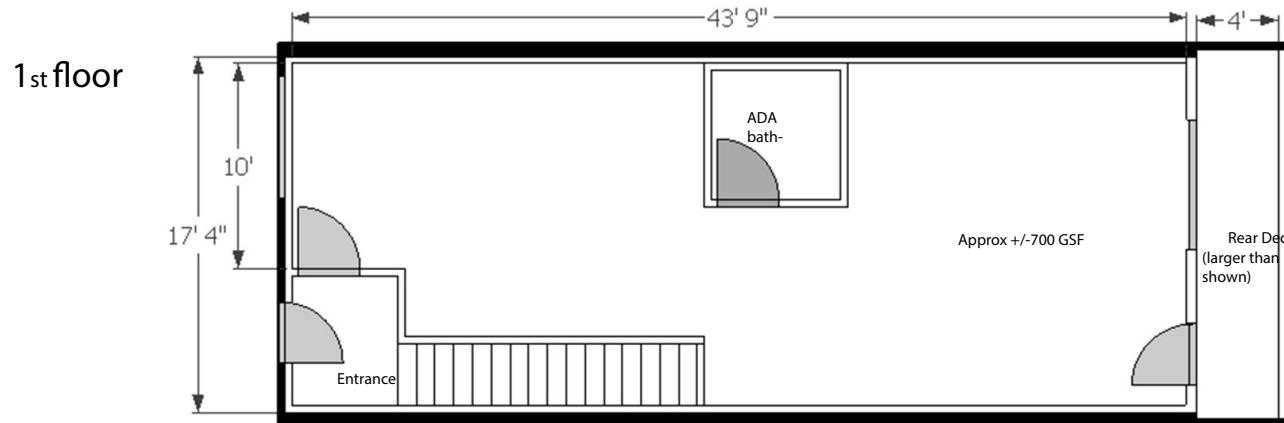
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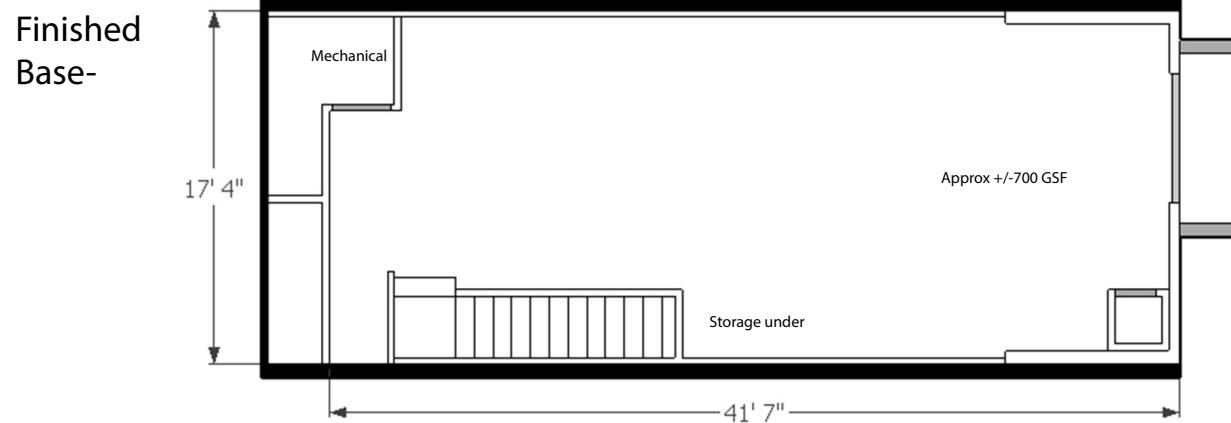
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Floor plans



- Brand new HVAC system – ducted.
- All new electrical – easily customizable. 200 amp panel
- Fully sprinklered
- Instant HWH in bathroom
- Private outdoor space
- Open stairwell to finished basement, integrated feel.



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The logo for MPN (Mallin Panchelli Nadel) consists of the letters 'MPN' in a large, bold, dark blue sans-serif font. Below the letters, the company name 'MALLIN PANCHELLI NADEL' is written in a smaller, dark blue, all-caps sans-serif font. A solid green horizontal bar is positioned below the company name, with the letters 'MPN' partially overlapping it on the left side.

Retail Map



SITE: 1640 PINE STREET

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Neighborhood Information



Rittenhouse Square

One of five original squares planned by city founder William Penn in the late 17th century, Rittenhouse Square is the heart of Center City's most expensive and exclusive neighborhood.

With a bevy of high-rise residences filled with top-end luxury apartments and some of the best fine dining experiences in the city, residents can marvel at their options, while also enjoying the luxury retail shopping in the area, all of which surrounds the handsome tree-filled park.

Several of the city's best-loved outdoor sculptures reside in Rittenhouse Square. The dramatic Lion Crushing a Serpent by the French Romantic sculptor Antoine-Louis Barye sits in the central plaza.

Rittenhouse Square hosts dozens of events throughout the year, including some of the city's most popular happenings.

Typically held in beginning of May, the blockbuster Rittenhouse Square Spring Festival attracts tens of thousands for a celebration of the season complete with food, shopping, and a showcase of live entertainment. In the fall, hundreds of artists from around the country "Circle the Square" during the traditional Rittenhouse Square Fine Art Show. During the holidays, hundreds of celebrants pack the park for the official start of the season during the

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