

RD+

2007-11 WALNUT STREET
PHILADELPHIA, PA



Walk Score | 100



Transit Score | 100

PROPERTY INFORMATION

Building Square Footage	17,558 SF
Lot Measurements	54'x120'
Annual Real Estate Taxes	\$68,407
Zoning Designation	CMX 4

SALE & BUILDING INFORMATION



EXCEPTIONAL VALUE-ADD DEVELOPMENT OR REDEVELOPMENT OPPORTUNITY

Three adjacent and interconnected buildings for a total of 54 feet of frontage along Walnut Street



2007-2009 WALNUT

4 story mixed-use building with a fully fit out, turnkey restaurant and bar on the first floor and basement along with 8 units above ready for redevelopment

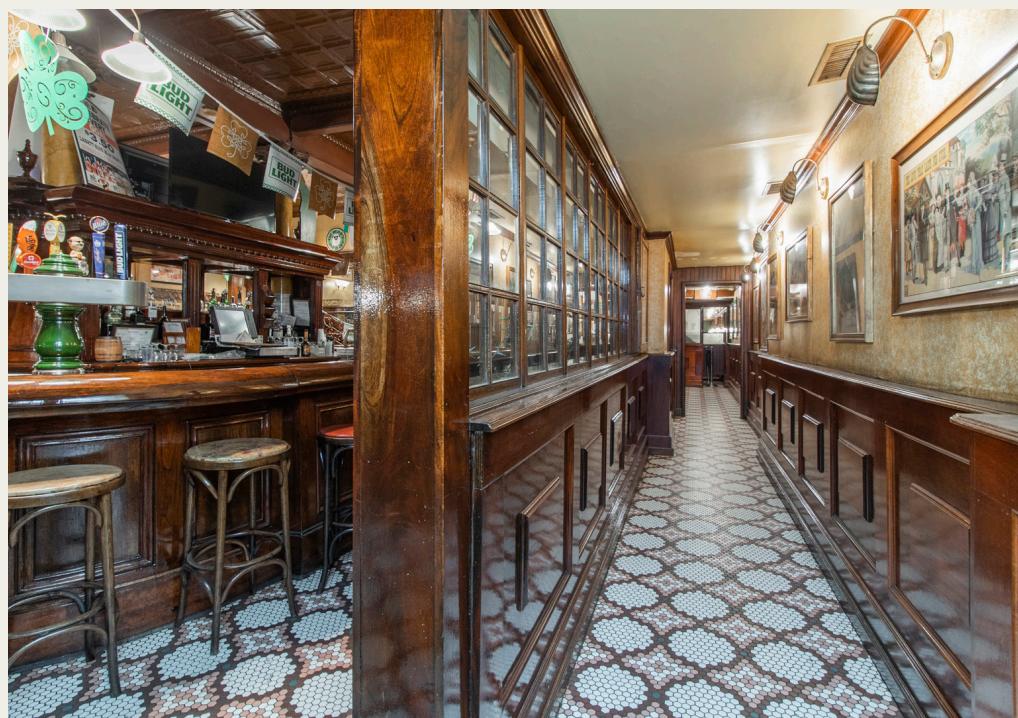


2011 WALNUT

5 story mixed-use building with a fully fit out, turnkey cafe and bar on the first floor along with a leased office space and 2 renovated and occupied apartments above



LIQUOR LICENSE AVAILABLE

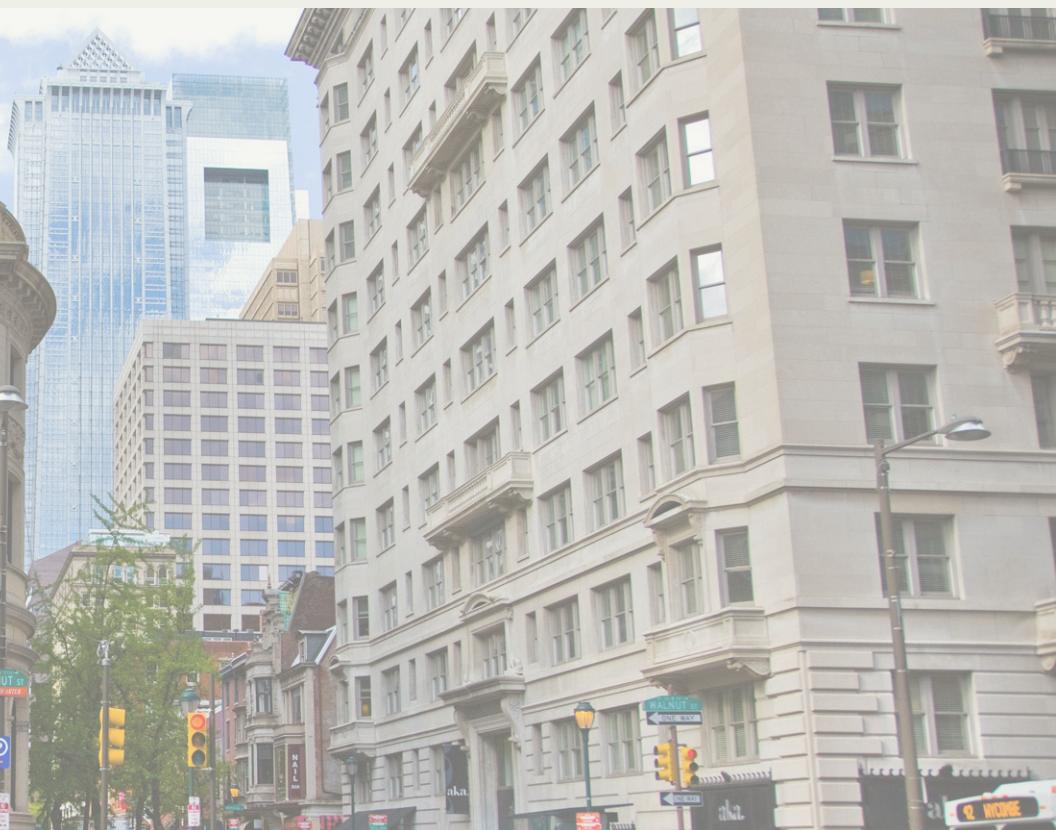
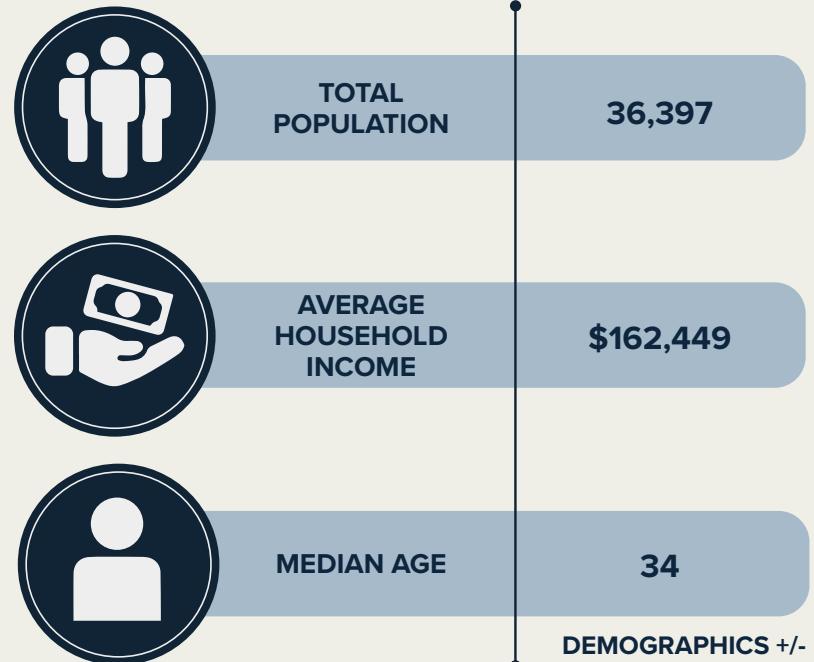




LOCATION INFORMATION

- +** **Neighborhood:** Located next to the prestigious Rittenhouse Square in Center City
- +** **Redevelopment Opportunity:** Prime location for redevelopment
- +** **Strategic Access:** Easily accessible via multiple SEPTA bus and trolley routes, regional rail lines, and by car
- +** **Commercial Corridor:** Situated on Walnut Street, one of Philadelphia's premier retail and business corridors, known for attracting high-end retailers, dining establishments, and professional offices

“Long-considered one of the toniest neighborhoods in the city, Rittenhouse Square isn’t just an enviable address. It’s a lifestyle.”



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.

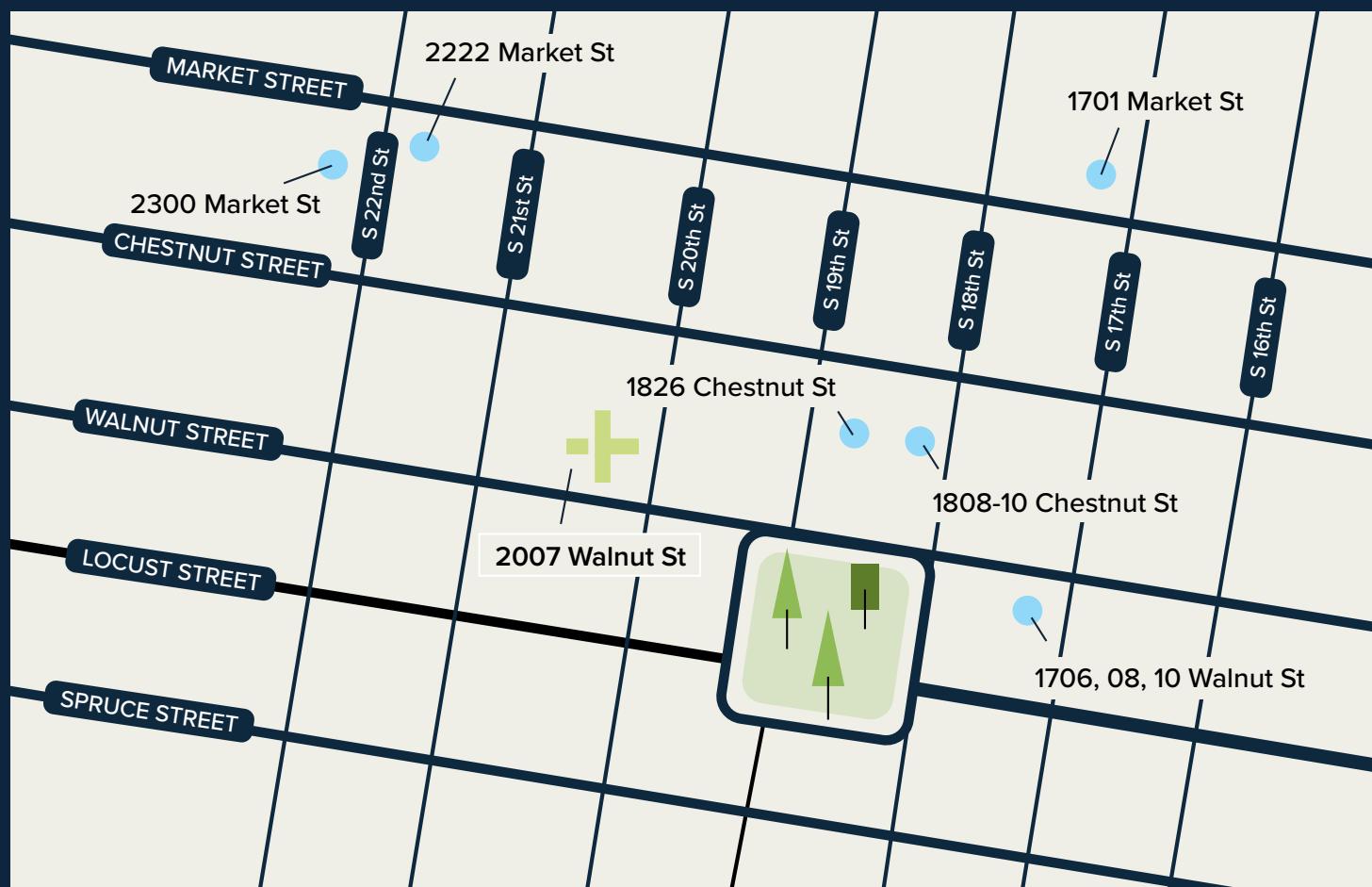
Surrounded by high-rise luxury apartments, 5-star restaurants, neighborhood coffee shops, and upscale shopping, this park provides a relaxing spot for locals and visitors alike.

The Friends of Rittenhouse Square membership organization works to preserve, protect, and beautify the park- including its 200+ trees and 5 iconic sculptures.



AREA DEVELOPMENTS

- 1701 Market St. Conversion:**
Conversion of Center City office to 299 apartments
- 1706, 08, 10 Walnut St:**
Proposed 30 story tower for apartments
- 1808-10 Chestnut St:**
Preliminary plans to add new residential condominium tower
- 1826 Chestnut St:**
Proposed 213 apartments and 64 underground parking spots
- 2300 Market:**
Under construction, 8-story, 220,000sf life sciences building
- 2222 Market:**
Under construction, home to \$200 million office tower



AMENITY MAP

Food & Restaurants

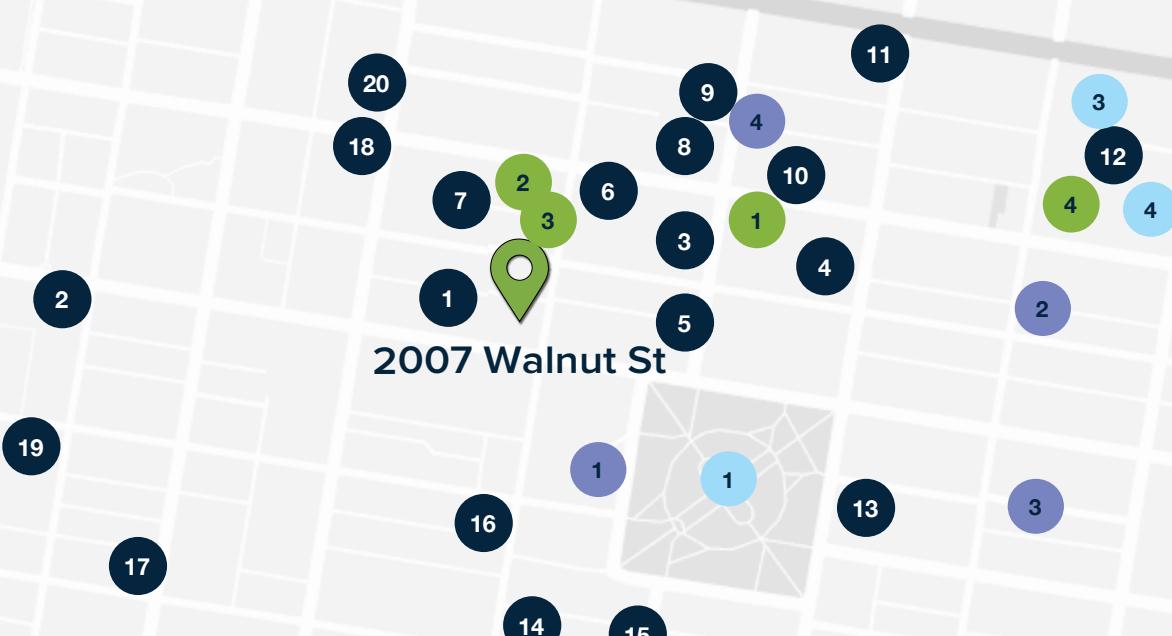
1. Revolution Taco Bar
 2. Rosy's Taco Bar
 3. Goldie
 4. The Dandelion
 5. Restaurant Aleksander
 6. Dim Sum House
 7. Wilder
 8. Devil's Alley Bar & Grill
 9. Bao Nine
 10. sweetgreen
 11. Ruth's Chris Steak House
 12. Chipotle
 13. Parc
 14. The Bakeshop on Twentieth
 15. Metropolitan Bakery
 16. Spread Bagelry
 17. Trattoria Carina
 18. El Merkury
 19. Ambrosia Ristorante
 20. Mix Bar & Grill

Stores, Retail, & Fitness

Area Attractions

Hotels

- 1. The Rittenhouse Hotel
 - 2. Kimpton Hotel Palomar
 - 3. Hyatt Centric Center City
 - 4. Motto by Hilton



TRANSIT MAP

⊕ Trolley Lines

⊕ Indego Bike Stations

⊕ PATCO Station

⊕ SEPTA Bus Routes

⊕ PARKING

5 Minutes

10 Minutes



2007 Walnut St





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