



MSC

CHESTNUT STREET

MULTIPLE GROUND FLOOR RETAIL/OFFICE
OPPORTUNITIES WITH EXCELLENT
ARCHITECTURAL DETAILS FOR LEASE

RITTENHOUSE SQUARE
PHILADELPHIA, PA



2300 CHESTNUT STREET

JOIN NEIGHBORING TENANTS

[solidcore]

5i FIVE IRON GOLF



Jacobs

The Ritt
Crossfit
RITTENHOUSE

ROSY'S
TACO BAR

Fitter Club

JOANNE
HUDSON



Human
ROBOT

FREEMAN'S | HINDMAN

PROPERTY DETAILS

- ▶ Excellent architectural character in ground floor spaces at SW corner of 23rd and Chestnut, suitable for retail and office
- ▶ Multiple configurations and tremendous frontage available by combining suites
- ▶ Spaces include exceptional frontage, ceiling height, window line, and feature exposed columns, brick and ductwork
- ▶ Prominent Rittenhouse Square neighborhood location at the gateway to University City, and under a 0.5 mile walk to both 30th Street Station and the Central Business District
- ▶ Strong visibility at corner with 6,700 AADT on 23rd St and 6,300 AADT on Chestnut Street

DEMOGRAPHICS

Center City Trade Area
From the River to River between Girard Avenue & Tasker Avenue

EST. POPULATION

206,964

EST. MEDIAN AGE

35.5

EST. MED HH INCOME

\$95,215

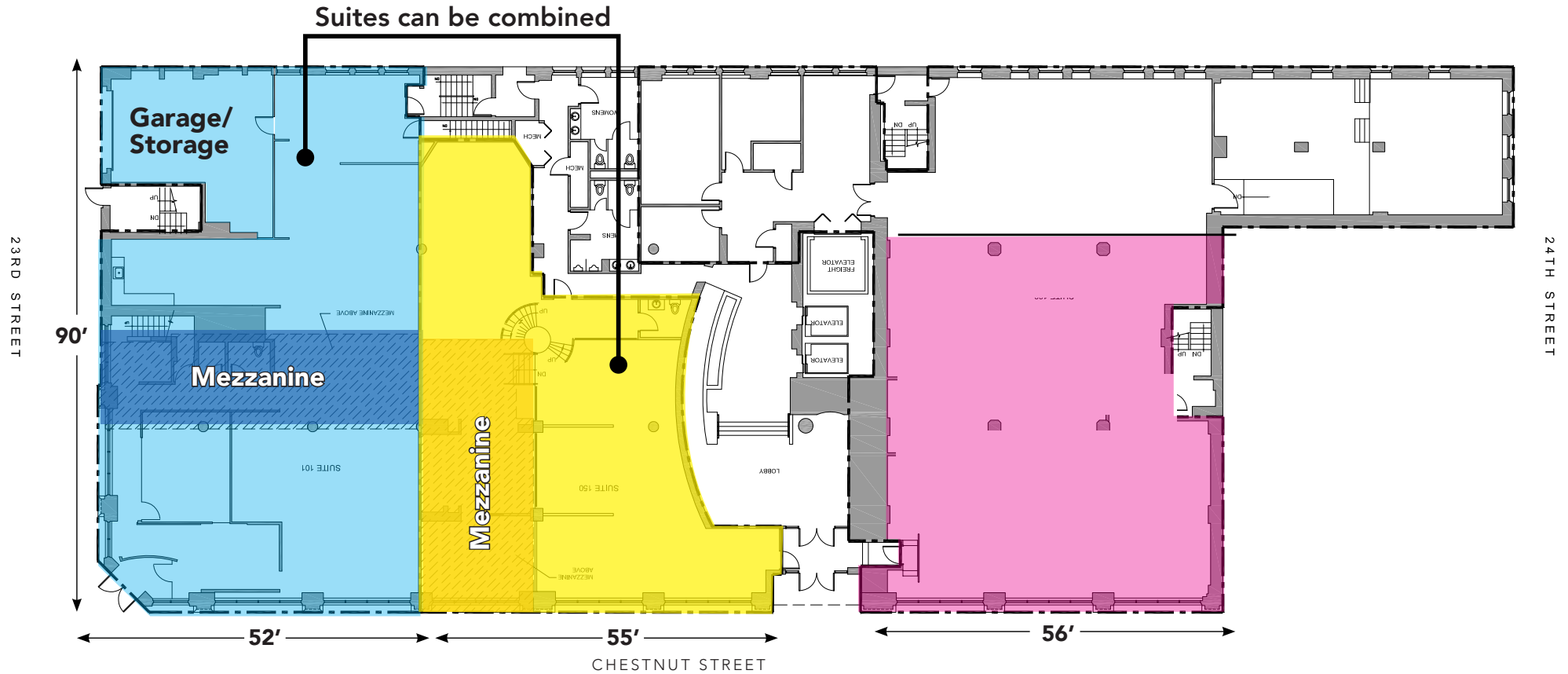
EST. EMPLOYEES

227,743

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FLOOR PLAN



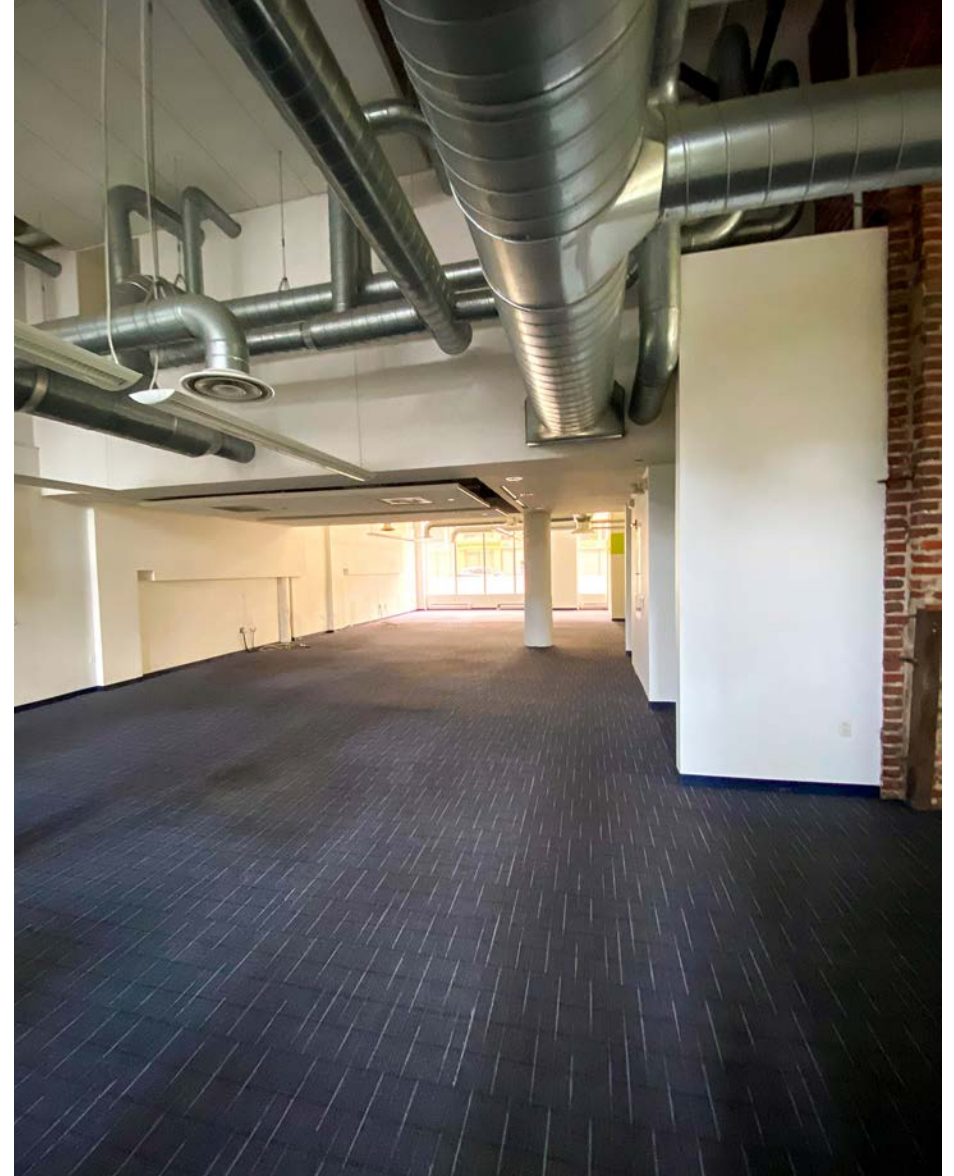
STE. 101
Creative office build out
5,533 SF Ground Floor
782 SF Mezzanine
20' Ceilings

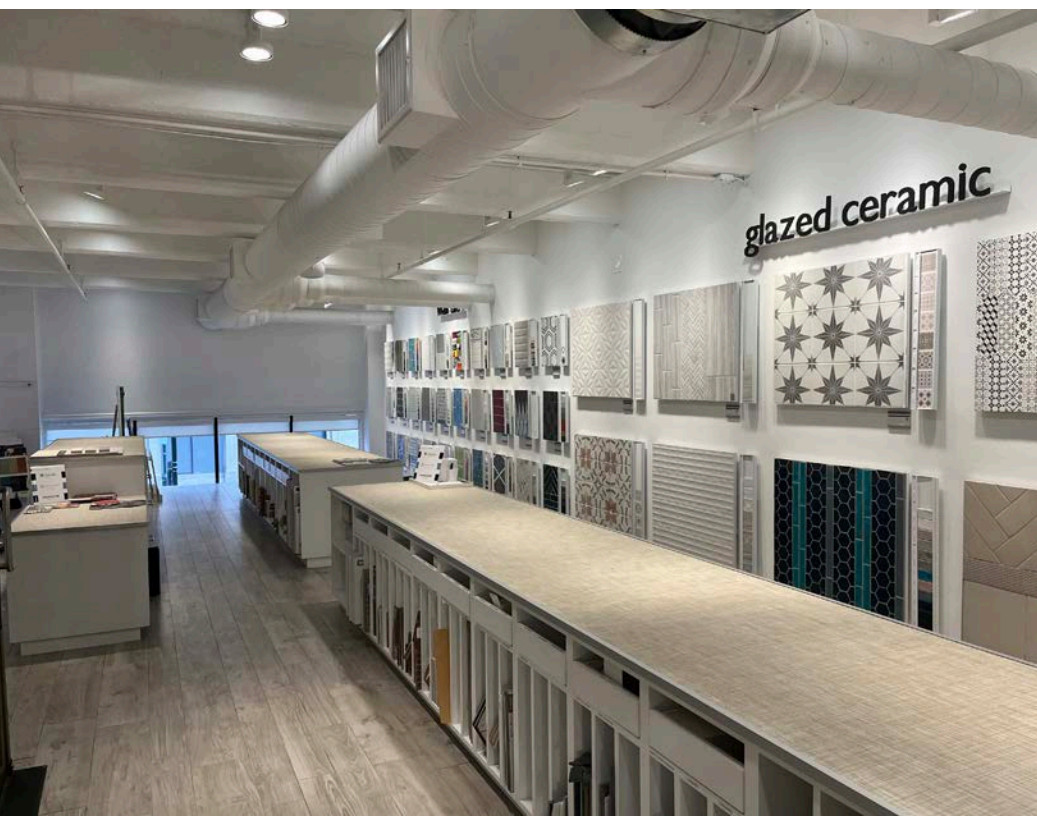
STE. 150
Turn key showroom
3,219 SF Ground Floor
842 SF Mezzanine
18' Ceilings

STE. 125
Shell condition
3,661 SF
15' Ceilings

Suites can be combined to create
10,376 SF space

PHOTOS





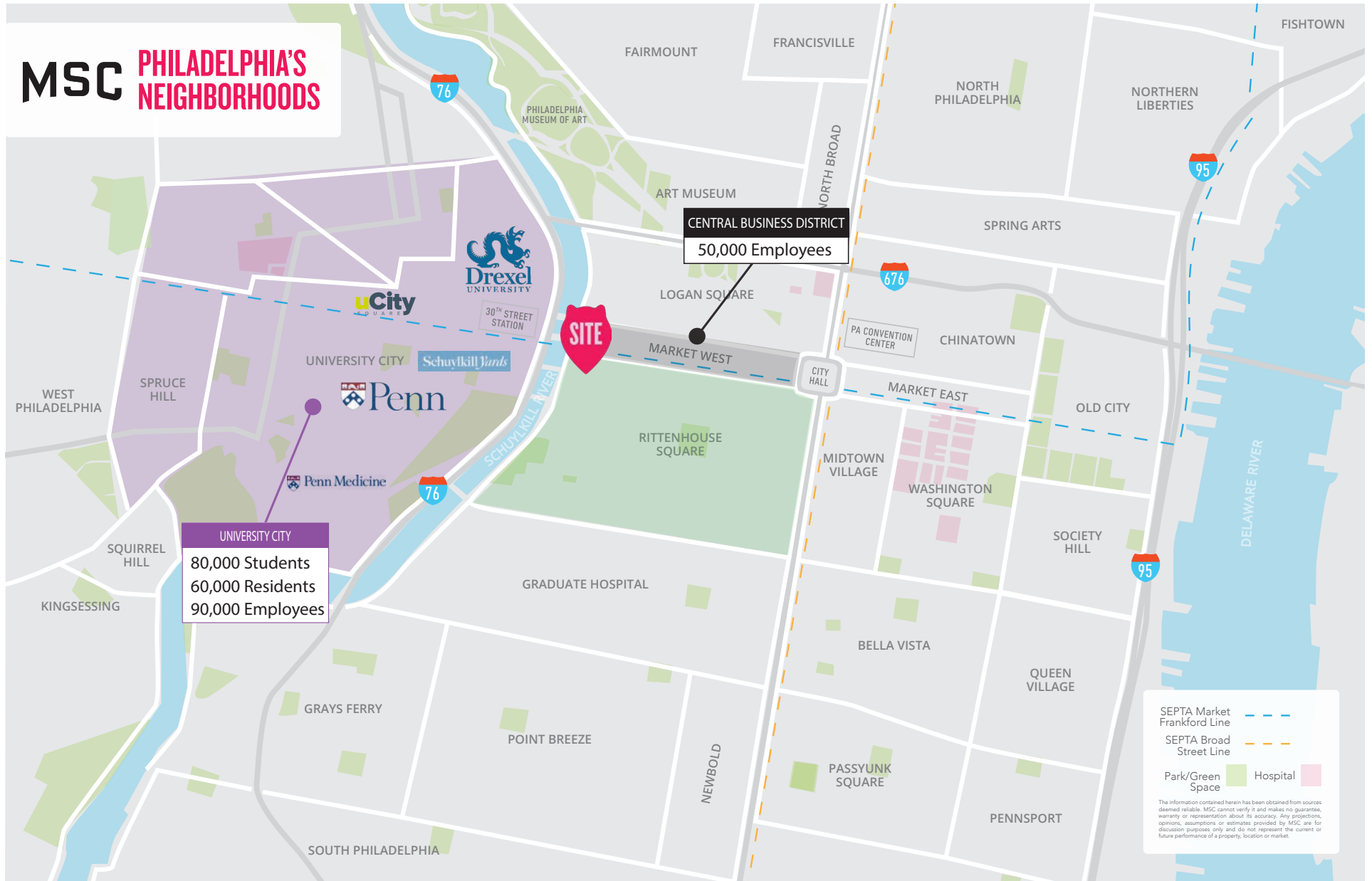
SUITE 125



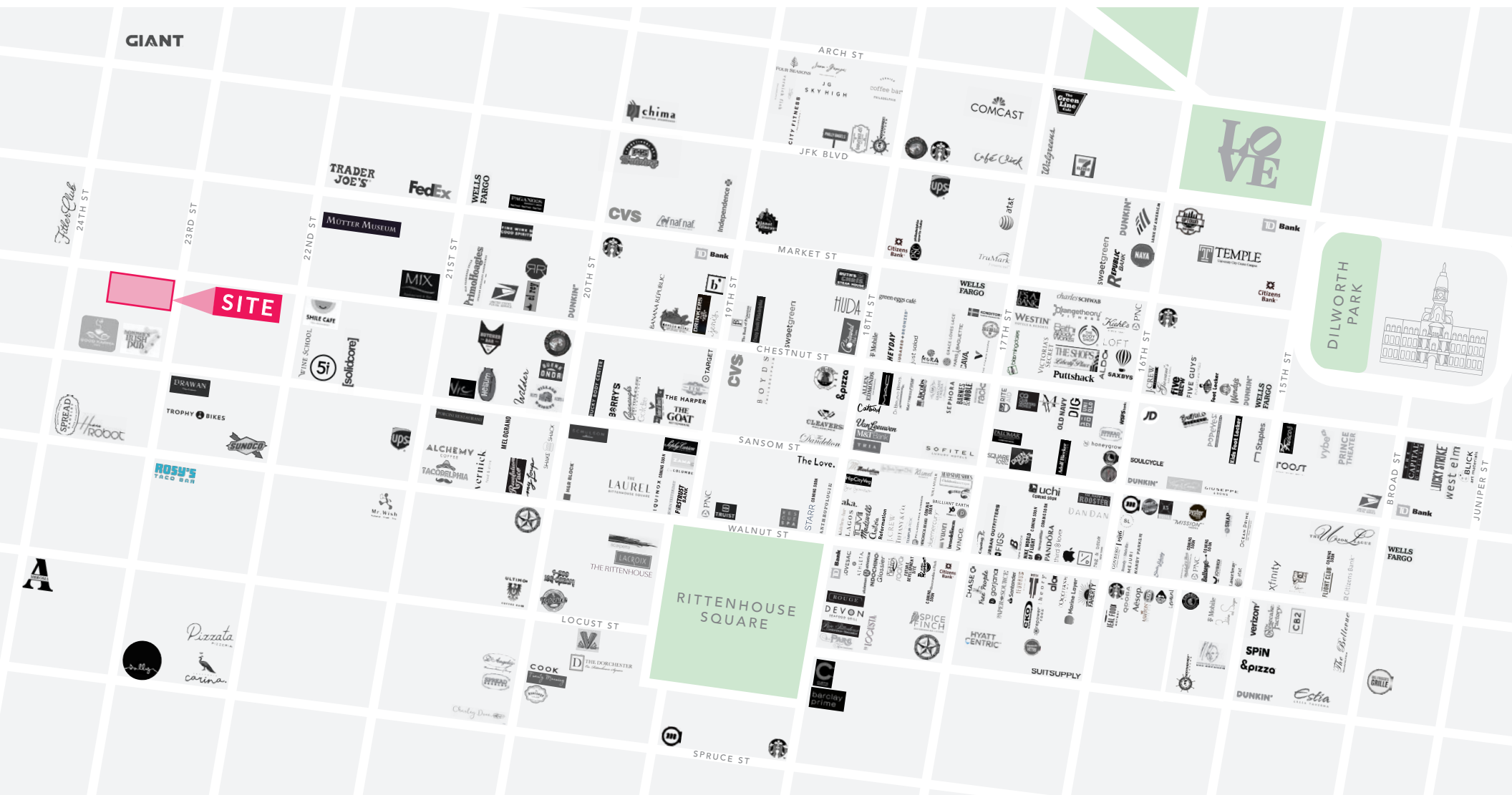
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NEIGHBORHOOD MAP



AERIAL



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