

# Academy House

RITTENHOUSE | 1420 LOCUST STREET, PHILADELPHIA, PA

Second Generation Medical Space | Availability: ± 2,438 SF for Sublease



Leased by:



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# Property Highlights

- Steps away from Philadelphia's Avenue of the Arts and Walnut Street retail
- Close to transportation and great visibility

## NEARBY RETAILERS:



Kimmel Cultural  
Campus

MILLER  
THEATER

THE  
BELLEVUE  
HOTEL



ENSWELL Monk's Café

LOCH BAR SUPERFOLIE

KITCHEN + KOCKTAILS

Estia

Steak  
48

# Demographics

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107,516

Population  
(1 Mile Radius)

34.3

Median Age  
(1 Mile Radius)

61,619

Households  
(1 Mile Radius)

\$147,859

Avg. Household Income  
(1 Mile Radius)

\$688,853

Avg. Home Value  
(1 Mile Radius)

11,820

Open Businesses  
(1 Mile Radius)

207,003

Employees  
(1 Mile Radius)

275,369

Daytime Population  
(1 Mile Radius)

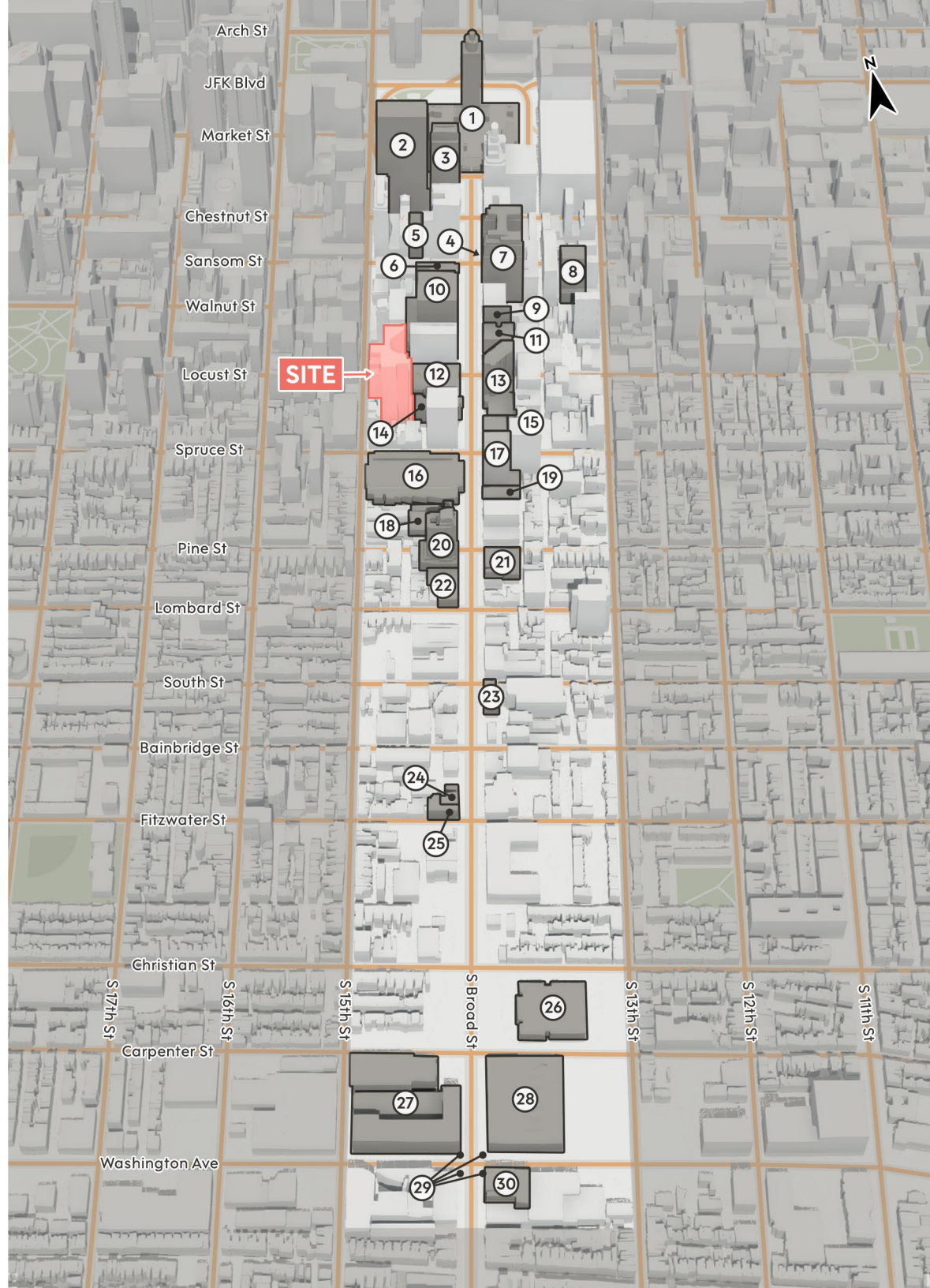


# The Avenue of the Arts

## # Notable Location

- 1 City Hall
- 2 Element & W Hotels
- 3 The Ritz-Carlton
- 4 Insomnia Cookies Headquarters
- 5 Philadelphia Film Center
- 6 The Union League
- 7 Avenue of the Arts, Inc.
- 8 Holiday Inn Express Midtown
- 9 Former University of the Arts
- 10 The Bellevue Hotel
- 11 Cambria Hotel
- 12 Academy of Music
- 13 DoubleTree Hotel
- 14 Miller Theater
- 15 Wilma Theater
- 16 Kimmel Center for the Performing Arts
- 17 Arthaus Condominium
- 18 Former University of the Arts
- 19 Broad Street Love
- 20 Symphony House
- 21 Former University of the Arts
- 22 Suzzane Roberts Theatre
- 23 Former University of the Arts
- 24 Brandywine Workshop & Archives
- 25 Clef Club of Jazz and Performing Arts
- 26 High School for Creative & Performing Arts
- 27 Lincoln Square
- 28 One Thousand One
- 29 Philadelphia Beacon
- 30 The Rock School for Dance Education

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# Zoom Aerial



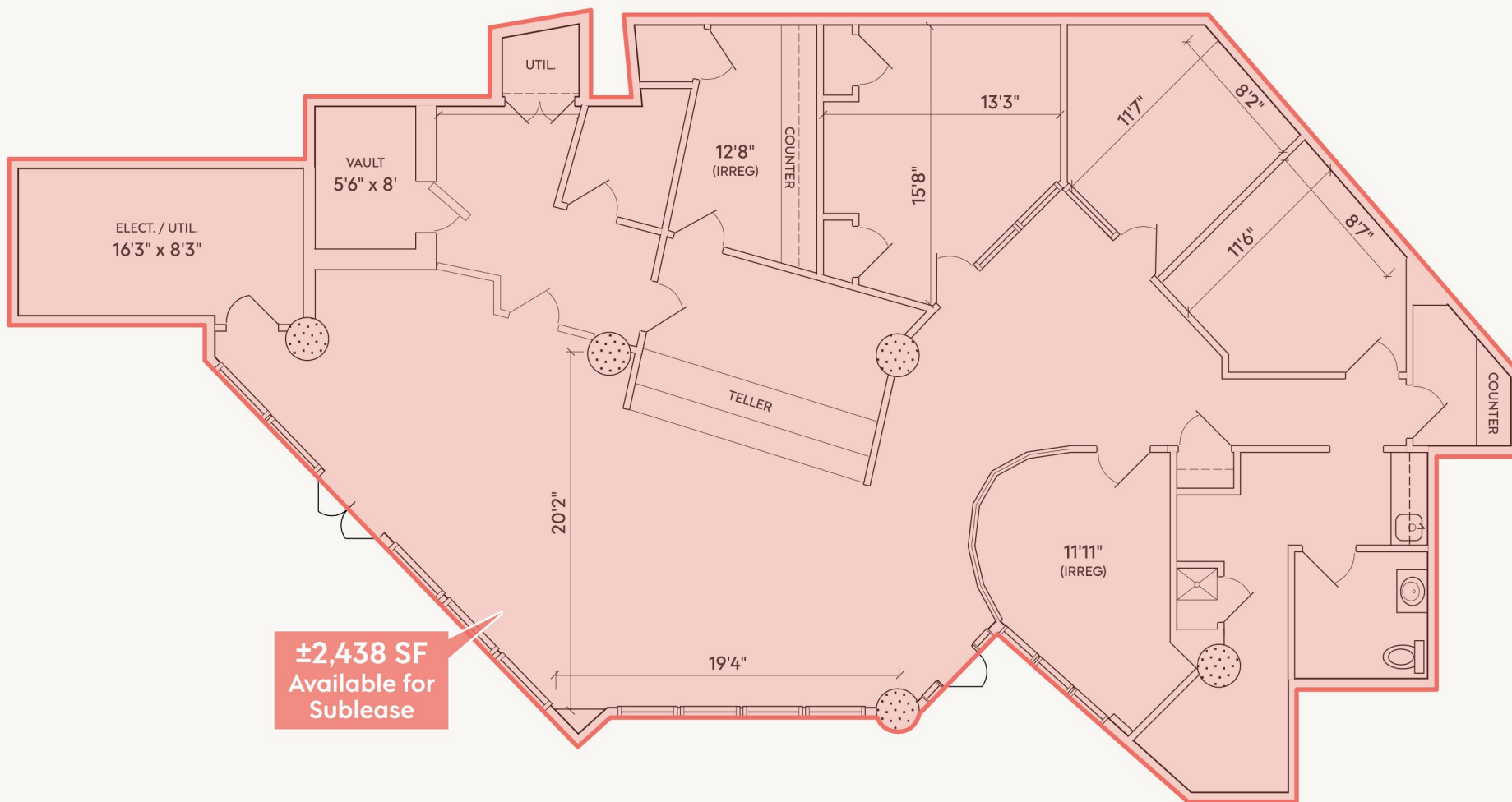
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# Site Plan



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# Interior Photos



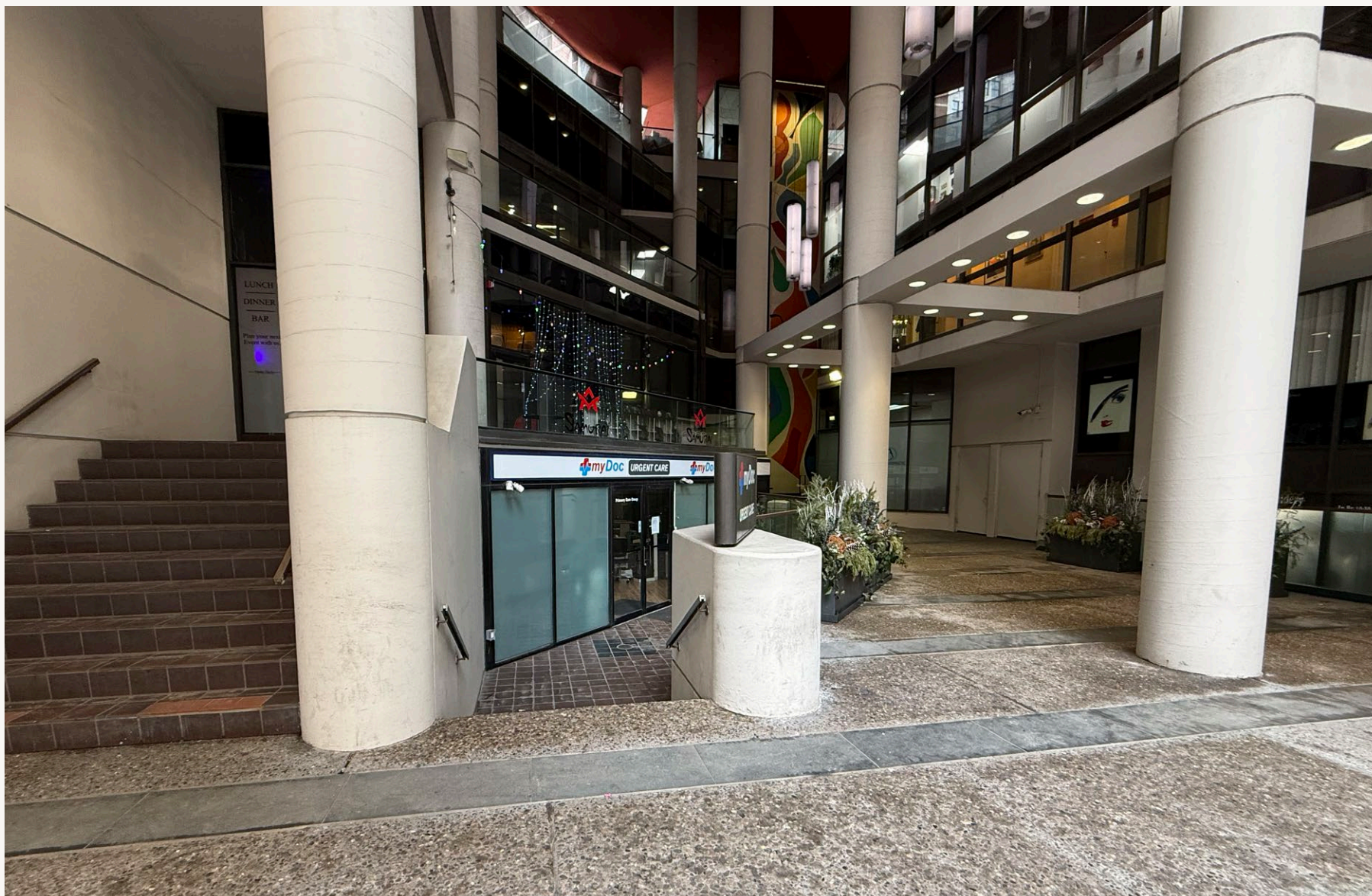
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## Exterior Photo



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## Exterior Photo



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