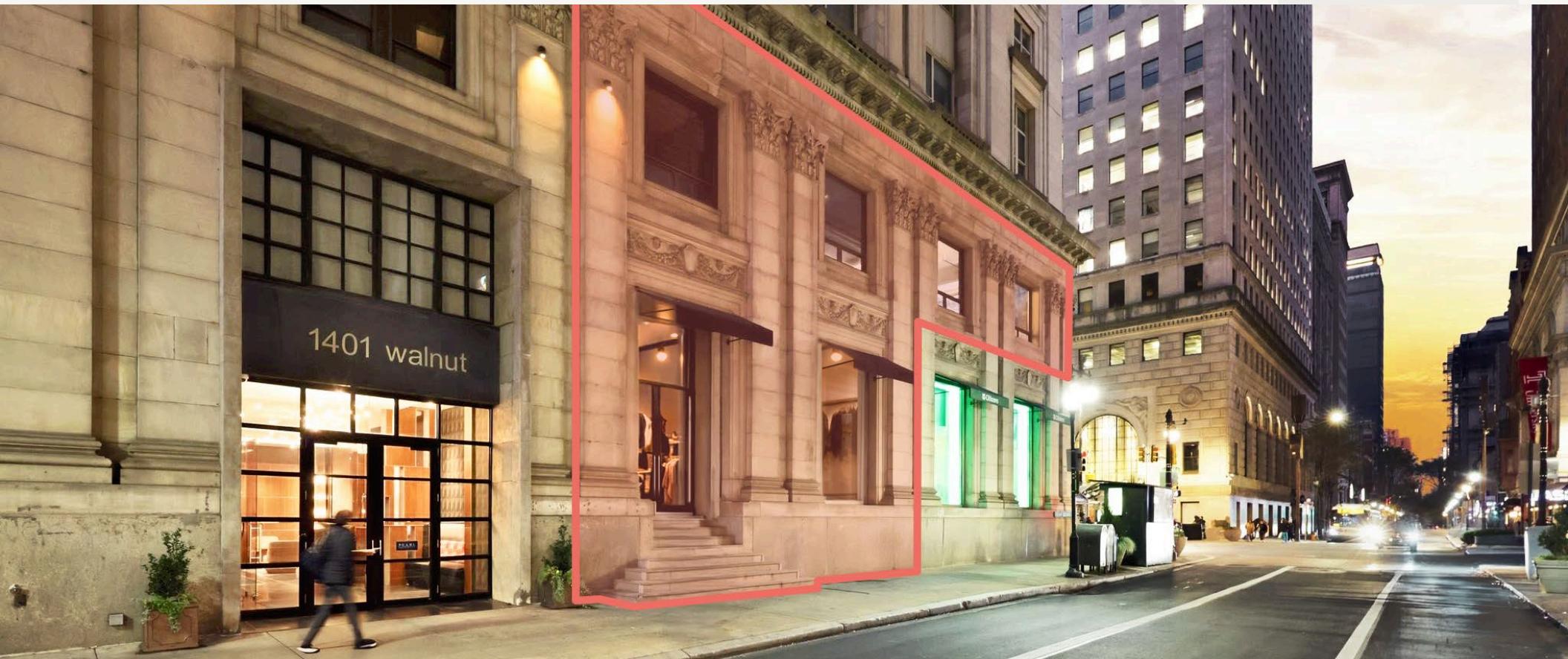


1401 Walnut Street

RITTENHOUSE | PHILADELPHIA, PA

Flagship Retail Space for Lease | Two Scenarios: 1. ±12,673 SF (1st & Lower); 2. ±18,195 SF (1st, Lower, & 2nd)



Leased by:



Michael Gorman

OFFICE 215.893.0300

DIRECT 215.282.0152

mgorman@metrocommercial.com

Scott Benson

OFFICE 215.893.0300

DIRECT 215.282.0158

sbenson@metrocommercial.com

Property Highlights

- Premier High Street location
- Neoclassical architectural details including a grand staircase and double-height ceilings (1st Floor and Lower Level) and wrap-around views of Broad Street and Walnut Street (2nd Level)
- Directly across the street from the recently renovated Bellevue Hotel - Mr. Edison and Bathhouse opening soon

NEARBY RETAILERS:

CB2

FLIGHT CLUB

MR. EDISON
RESTAURANT & LOUNGE



Herman Miller



Apple Store

JOYBIRD BATHHOUSE

CHASE

Citizens

Demographics

© Esri 2025

103,251

Population
(1 Mile Radius)

34.3

Median Age
(1 Mile Radius)

59,675

Households
(1 Mile Radius)

\$146,369

Avg. Household Income
(1 Mile Radius)

\$697,943

Avg. Home Value
(1 Mile Radius)

12,069

Open Businesses
(1 Mile Radius)

209,479

Employees
(1 Mile Radius)

276,417

Daytime Population
(1 Mile Radius)

Market Aerial



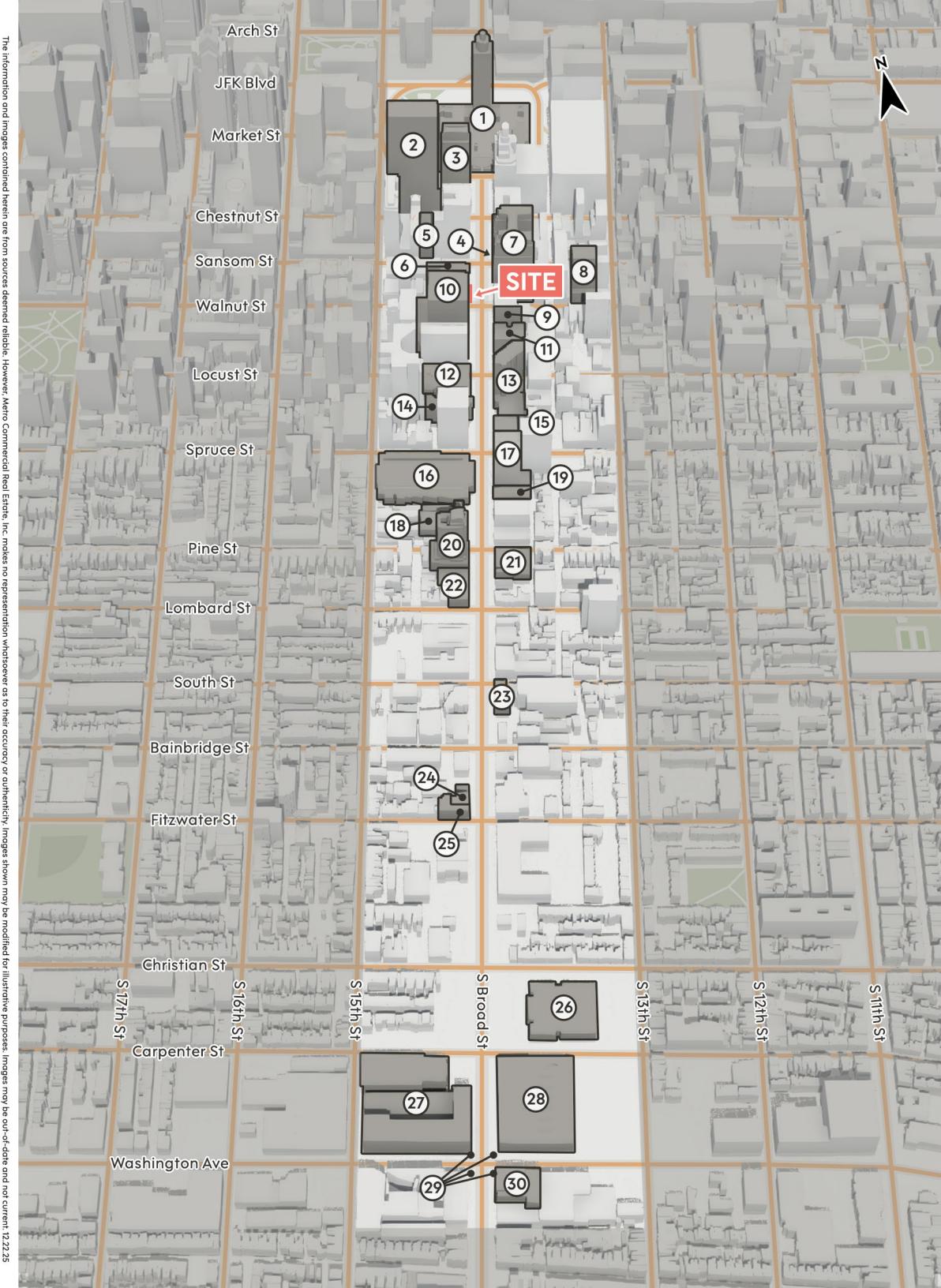
1401 Walnut Street
RITTENHOUSE | PHILADELPHIA, PA



The Avenue of the Arts

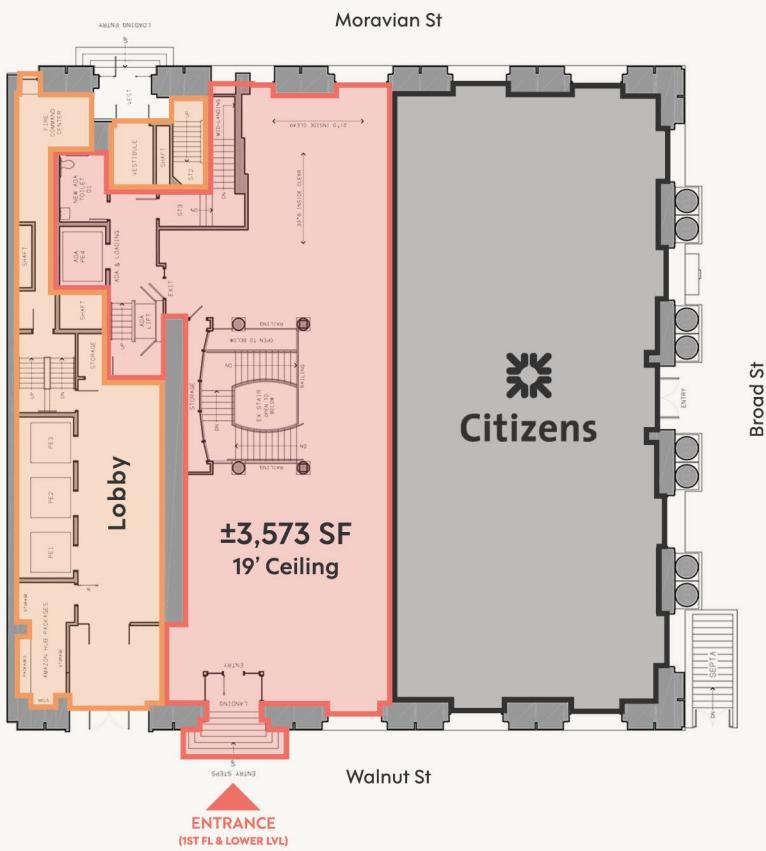
Notable Location

- 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

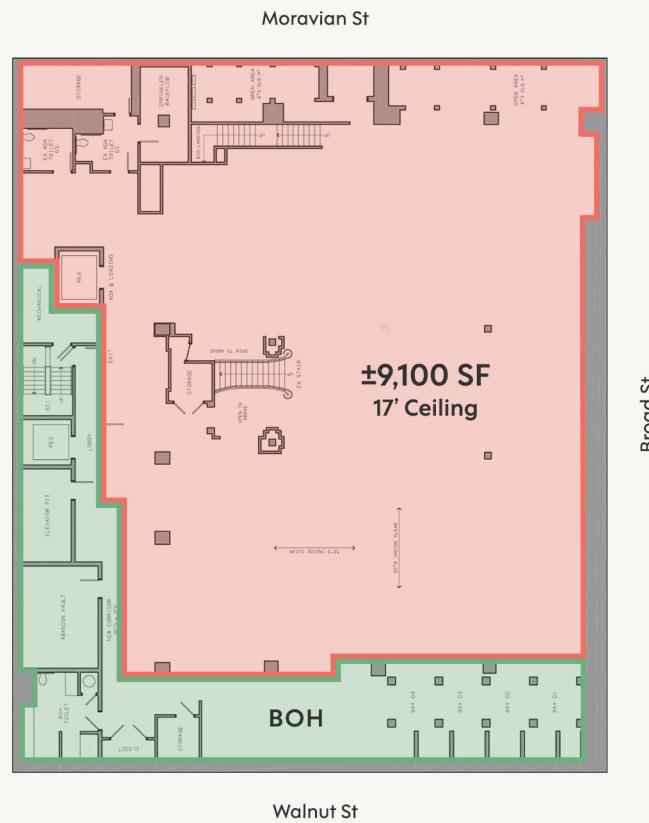


Site Plan - Scenario 1 ($\pm 12,673$ SF)

1ST FLOOR



LOWER LEVEL



The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current. January 22, 2026 12:33 PM

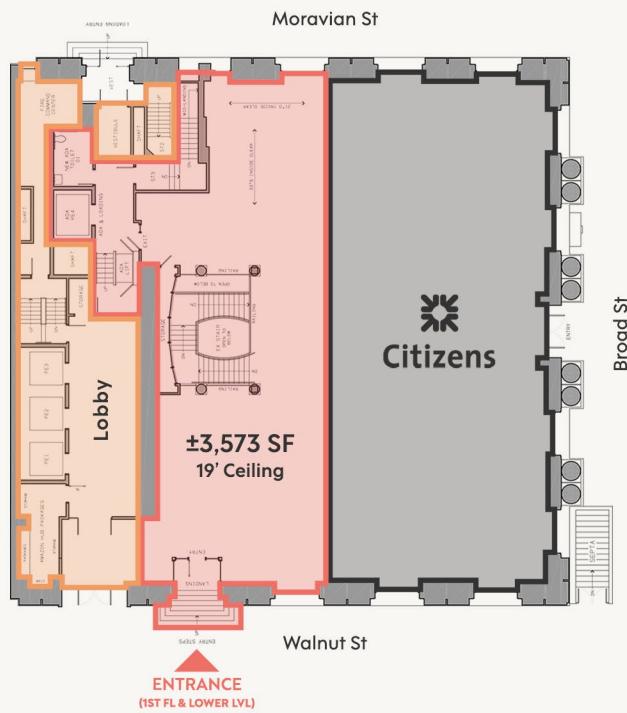
1401 Walnut Street

RITTENHOUSE | PHILADELPHIA, PA

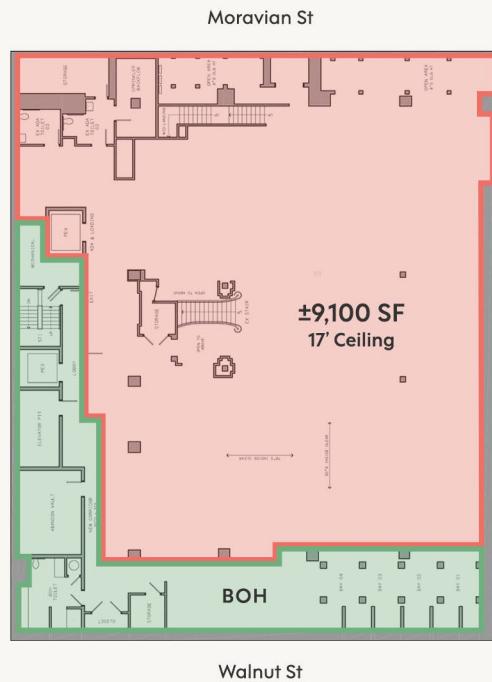


Site Plan - Scenario 2 ($\pm 18,195$ SF)

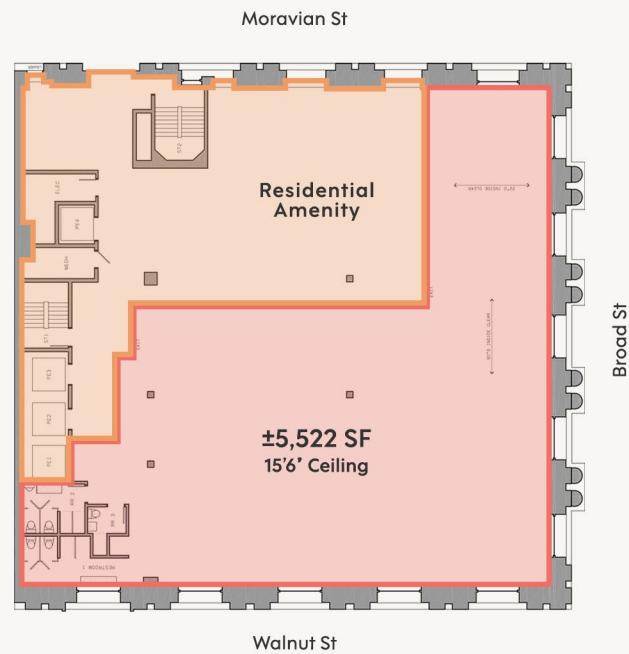
1ST FLOOR



LOWER LEVEL



2ND FLOOR

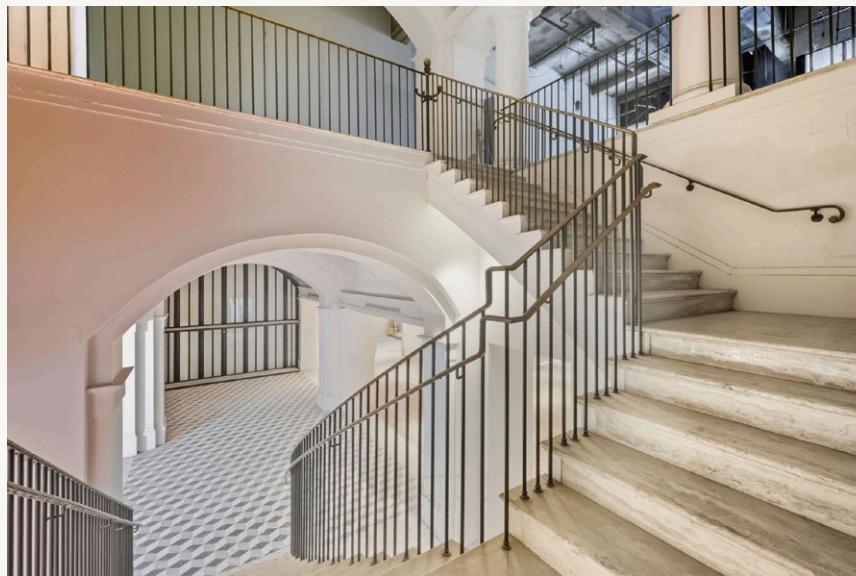
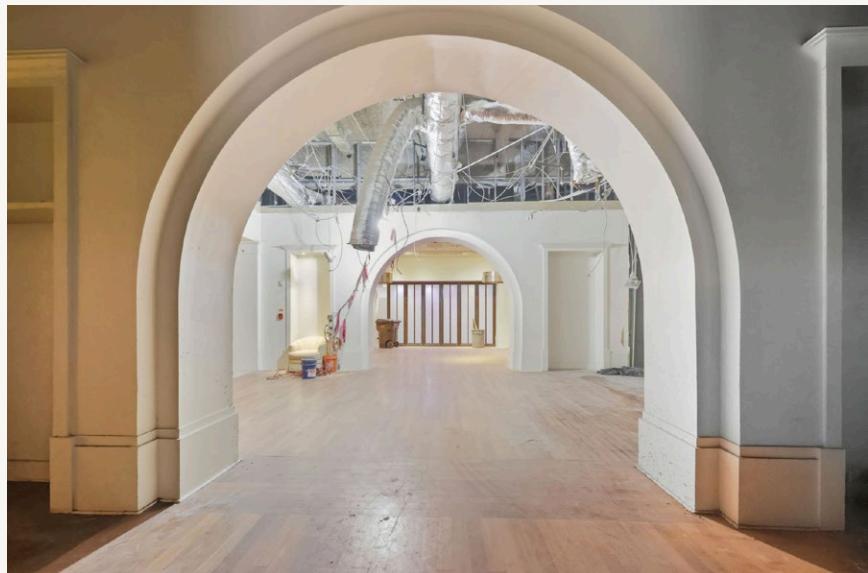


The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current. January 22, 2026 12:33 PM

1401 Walnut Street
RITTENHOUSE | PHILADELPHIA, PA



Property Photos - First Floor & Lower Level

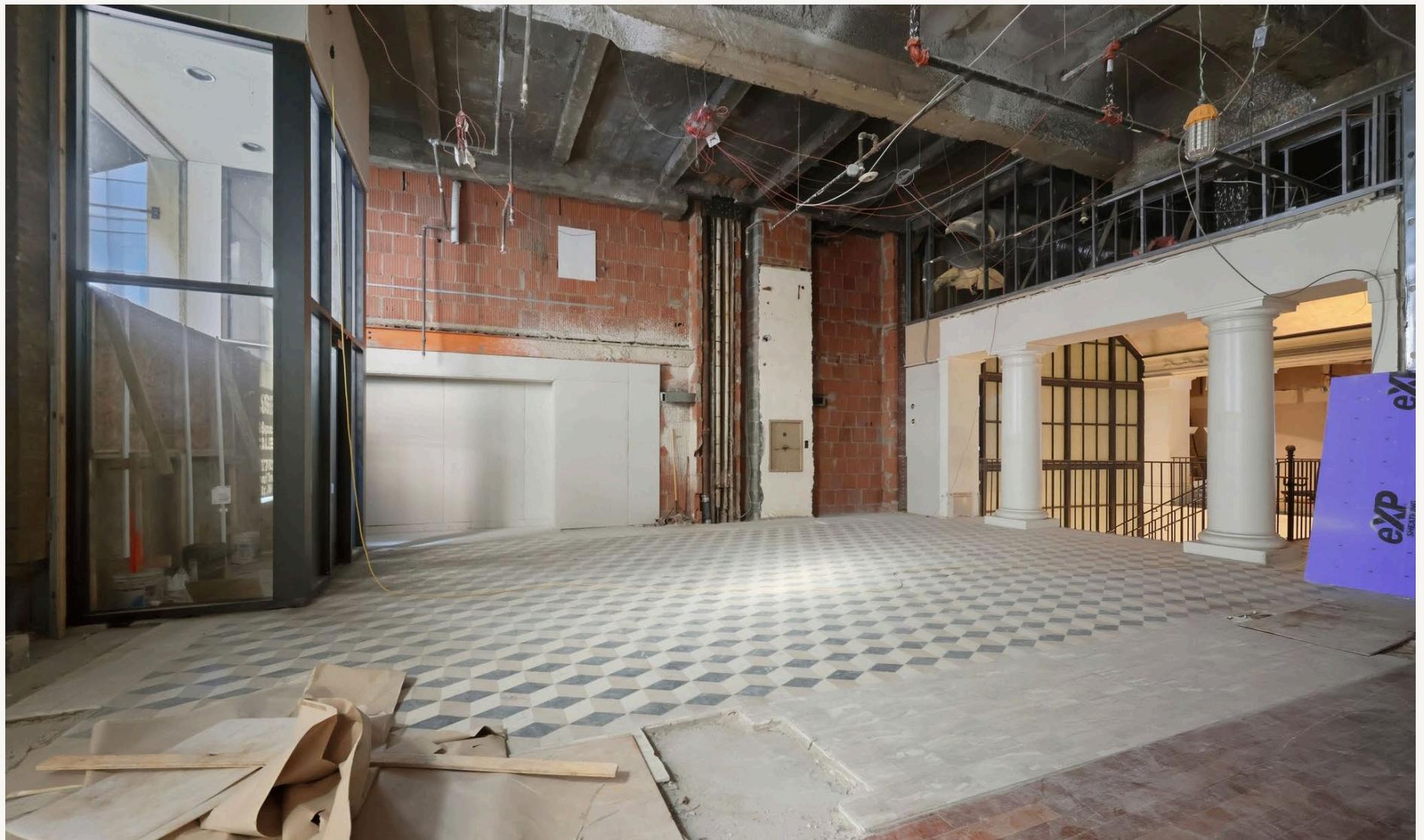


The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current. January 22, 2026 12:33 PM

1401 Walnut Street
RITTENHOUSE | PHILADELPHIA, PA



First Floor - Entrance from Walnut Street



The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current. January 22, 2026 12:33 PM

1401 Walnut Street
RITTENHOUSE | PHILADELPHIA, PA



Property Photo - Lower Level

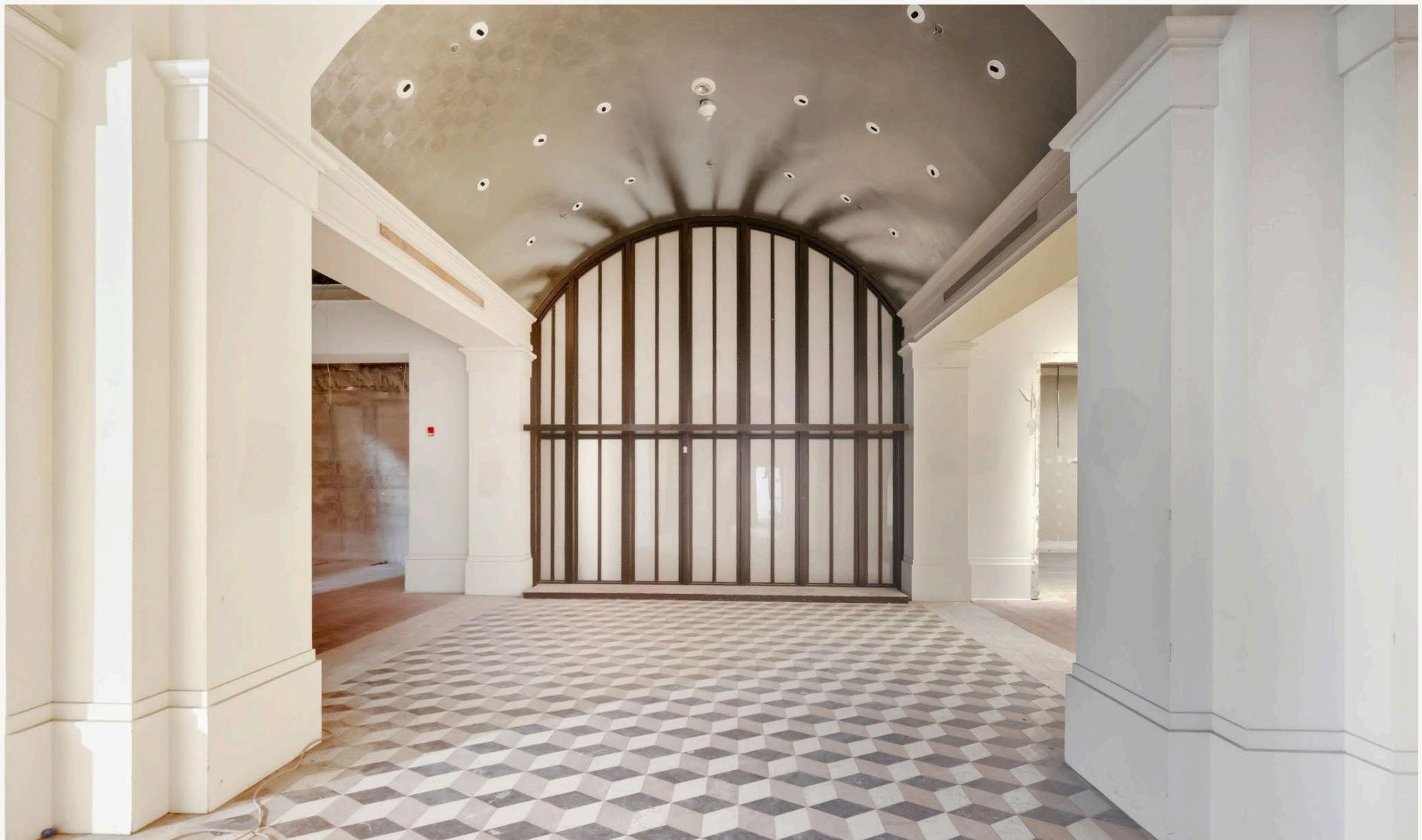


The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current. January 22, 2026 12:33 PM

1401 Walnut Street
RITTENHOUSE | PHILADELPHIA, PA



Property Photo - Lower Level



The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current. January 22, 2026 12:33 PM

1401 Walnut Street
RITTENHOUSE | PHILADELPHIA, PA



Property Photo - Second Floor

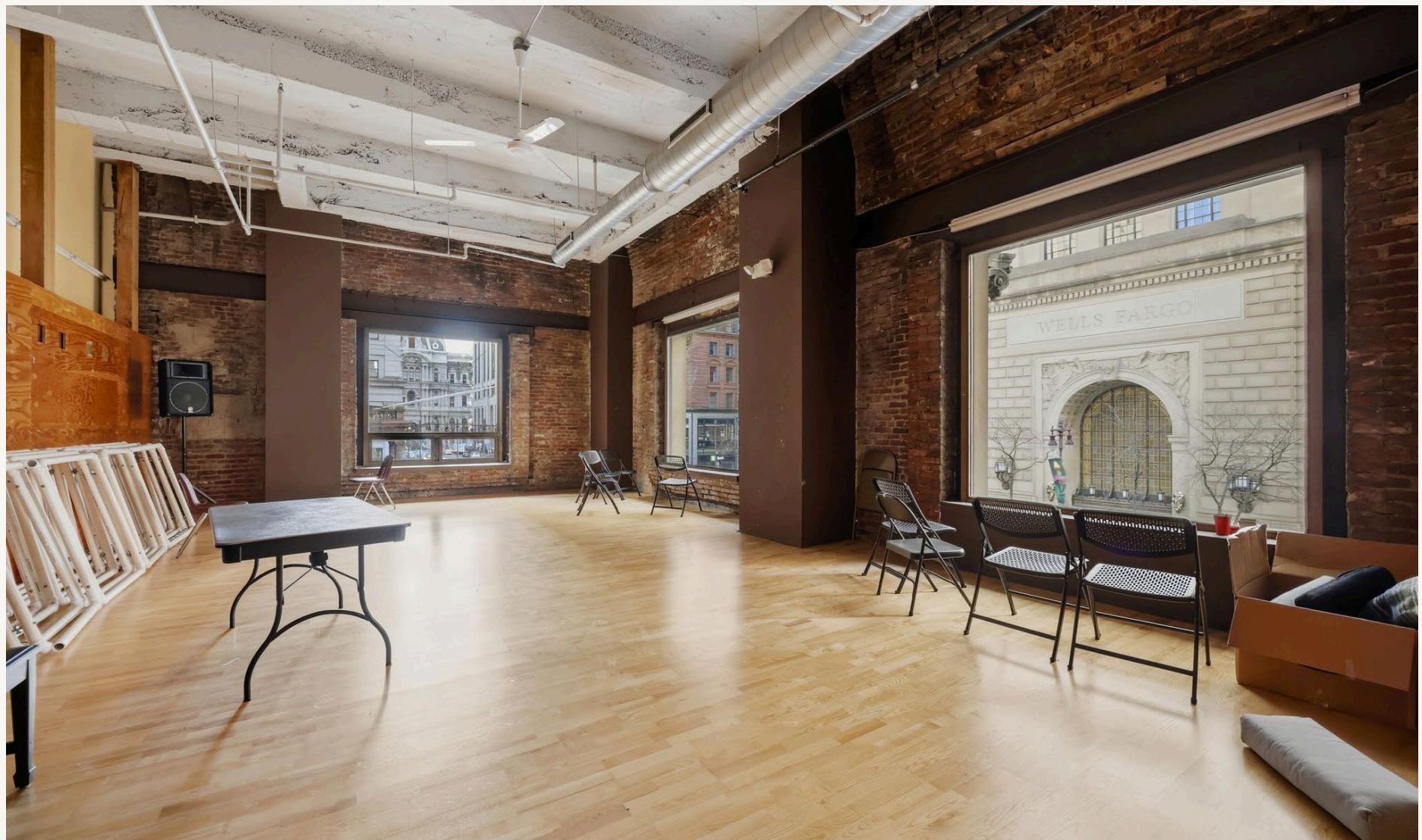


The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current. January 22, 2026 12:33 PM

1401 Walnut Street
RITTENHOUSE | PHILADELPHIA, PA



Property Photo - Second Floor



The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current. January 22, 2026 12:33 PM

1401 Walnut Street
RITTENHOUSE | PHILADELPHIA, PA



Property Photo - Exterior



The information and images contained herein are from sources deemed reliable. However, Metro Commercial Real Estate, Inc. makes no representation whatsoever as to their accuracy or authenticity. Images shown may be modified for illustrative purposes. Images may be out-of-date and not current. January 22, 2026 12:33 PM

1401 Walnut Street
RITTENHOUSE | PHILADELPHIA, PA



1401 Walnut Street

RITTENHOUSE | PHILADELPHIA, PA

CONTACT

Michael Gorman

OFFICE 215.893.0300

DIRECT 215.282.0152

mgorman@metrocommercial.com

Scott Benson

OFFICE 215.893.0300

DIRECT 215.282.0158

sbenson@metrocommercial.com

