

1401 Walnut Street

RITTENHOUSE | PHILADELPHIA, PA

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



Leased by:



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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:



FLIGHT CLUB

MR. EDISON
RESTAURANT & LOUNGE

 Herman Miller  Apple Store



JOYBIRD BATHHOUSE

CHASE  Citizens 

Demographics

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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



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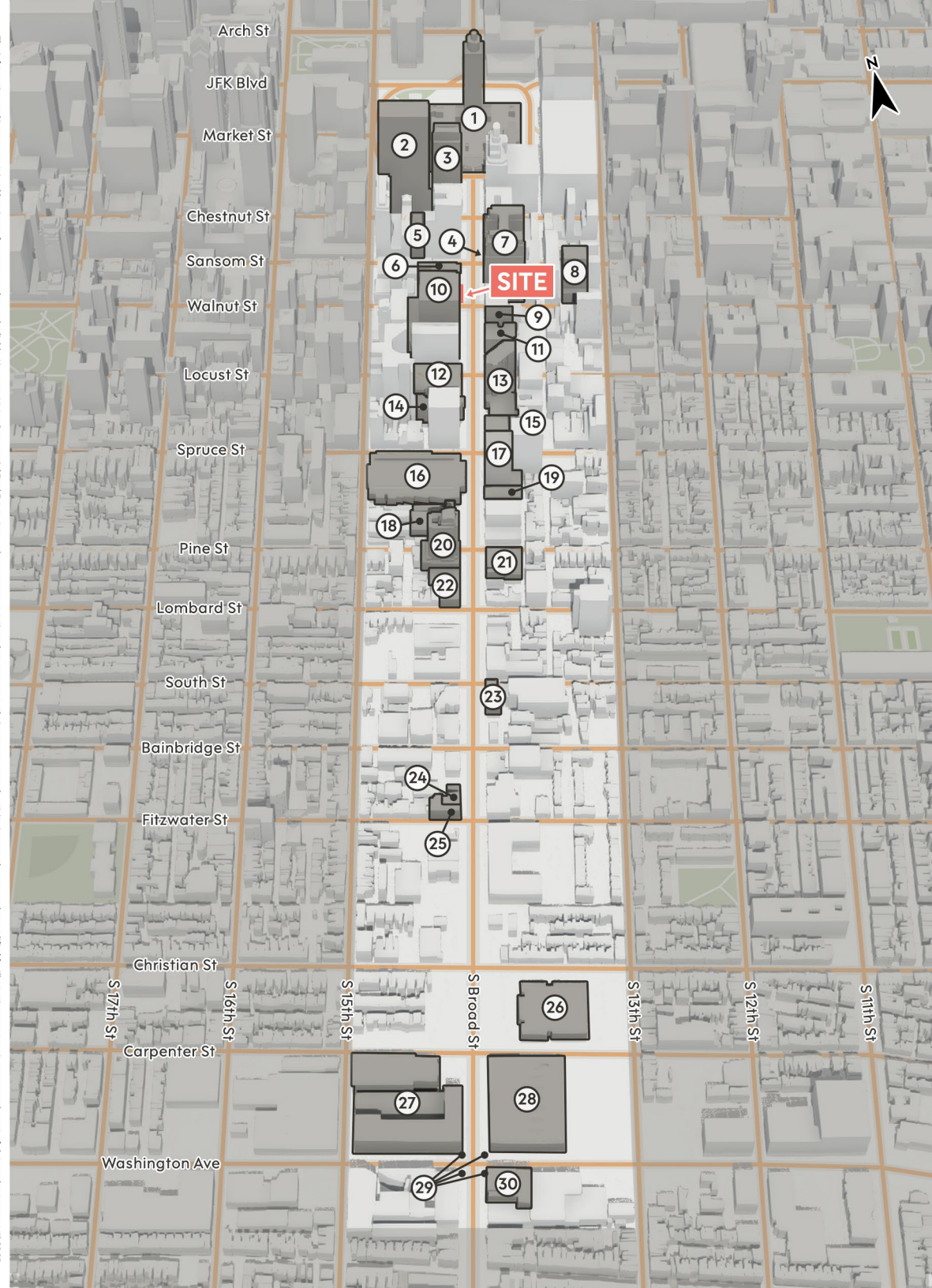


The Avenue of the Arts

Notable Location

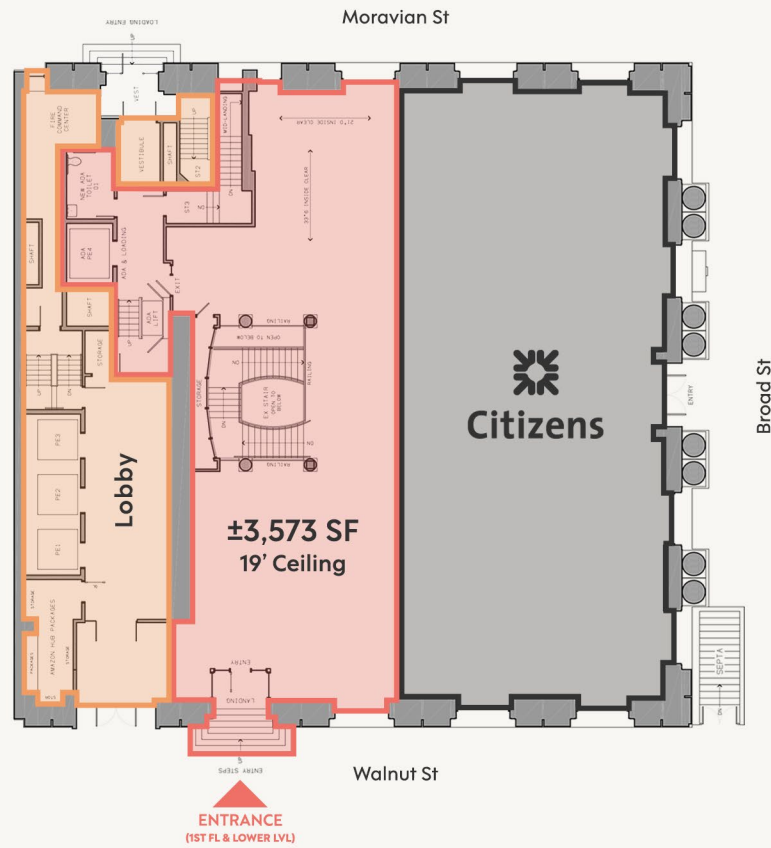
- 1 City Hall
- 2 Element & W Hotels
- 3 The Ritz-Carlton
- 4 Insomnia Cookies Headquarters
- 5 Philadelphia Film Center
- 6 The Union League
- 7 Avenue of the Arts, Inc.
- 8 Holiday Inn Express Midtown
- 9 Former University of the Arts
- 10 The Bellevue Hotel
- 11 Cambria Hotel
- 12 Academy of Music
- 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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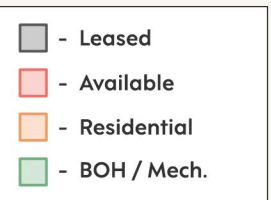
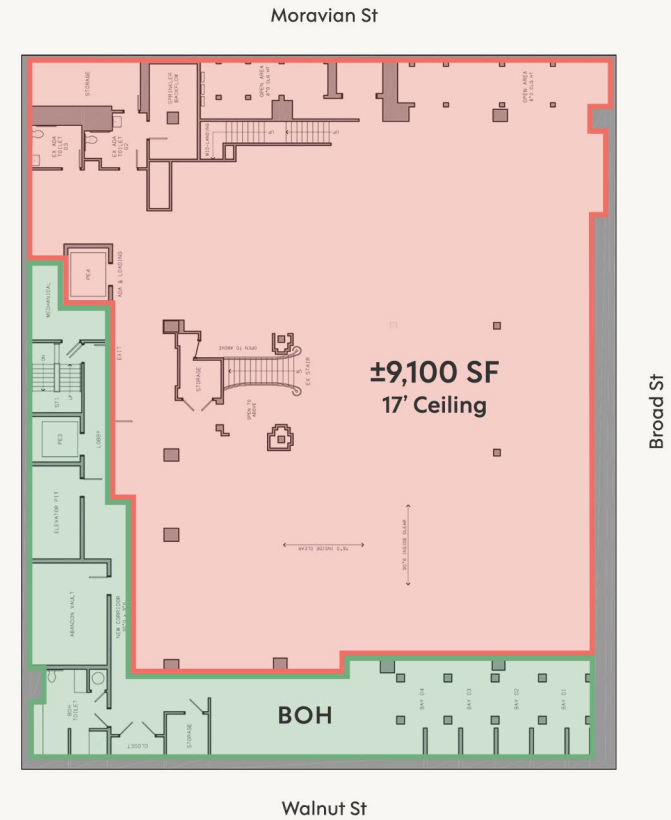


Site Plan - Scenario 1 (±12,673 SF)

1ST FLOOR



LOWER LEVEL



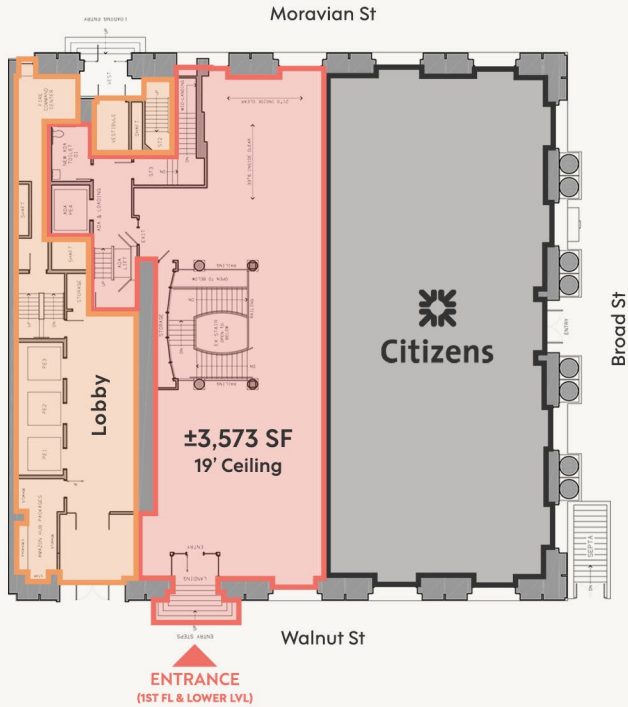
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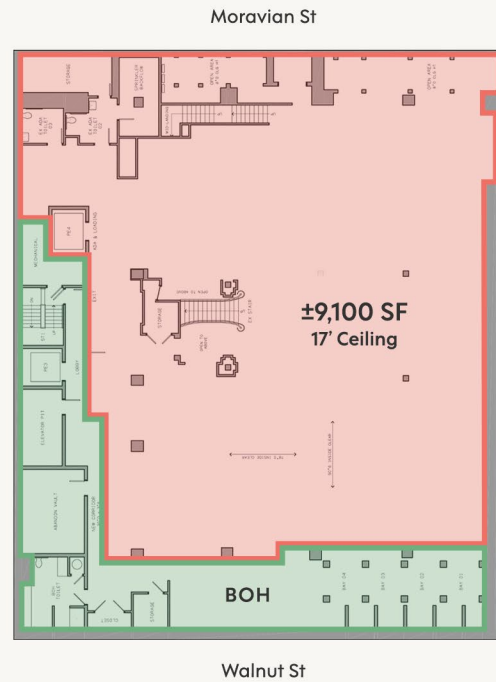


Site Plan - Scenario 2 (±18,195 SF)

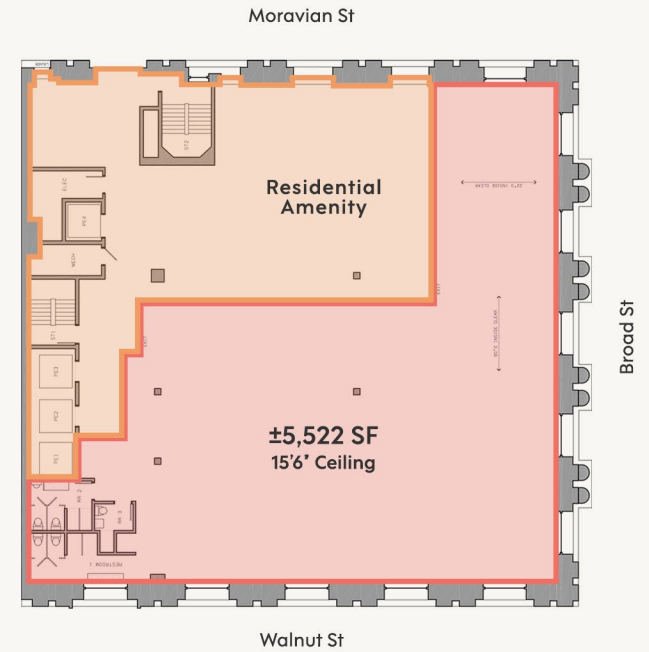
1ST FLOOR



LOWER LEVEL



2ND FLOOR

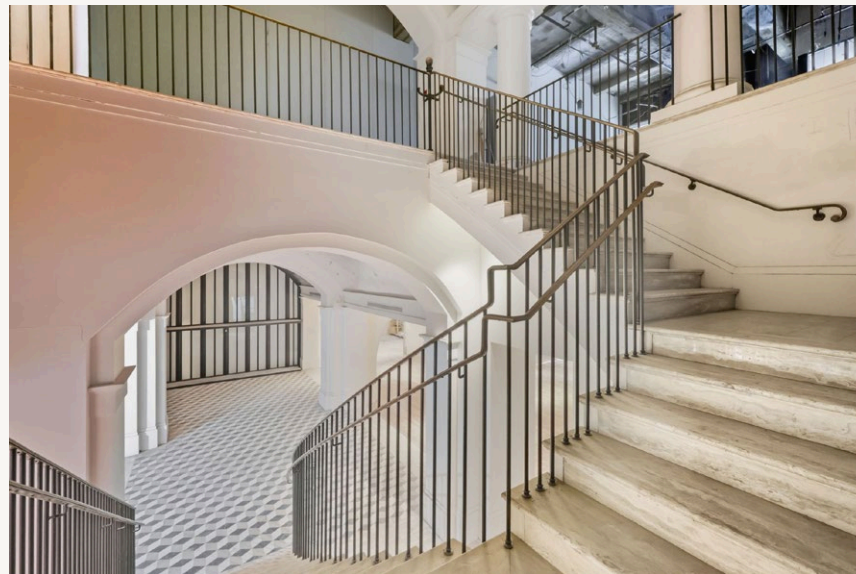
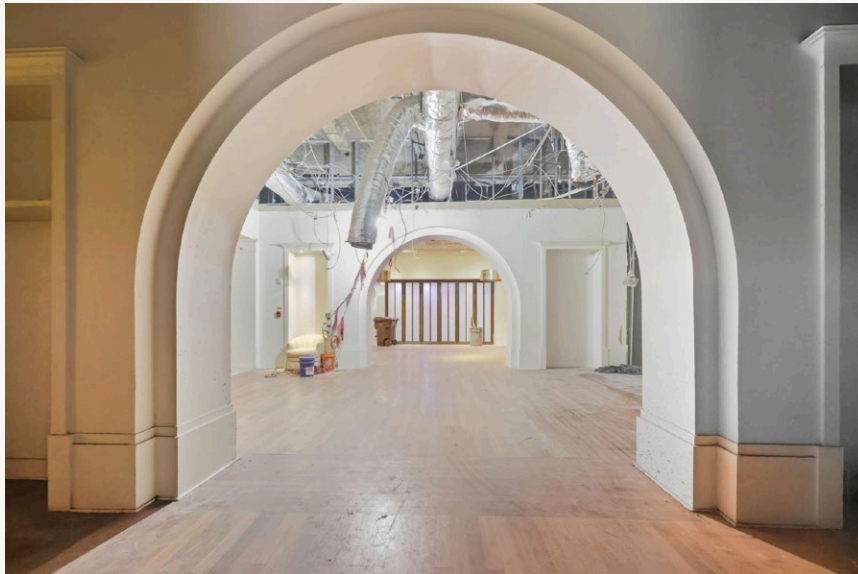


- Leased
- Available
- Residential
- BOH / Mech.

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Property Photos - First Floor & Lower Level



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First Floor - Entrance from Walnut Street



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Property Photo - Lower Level



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Property Photo - Lower Level



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Property Photo - Second Floor

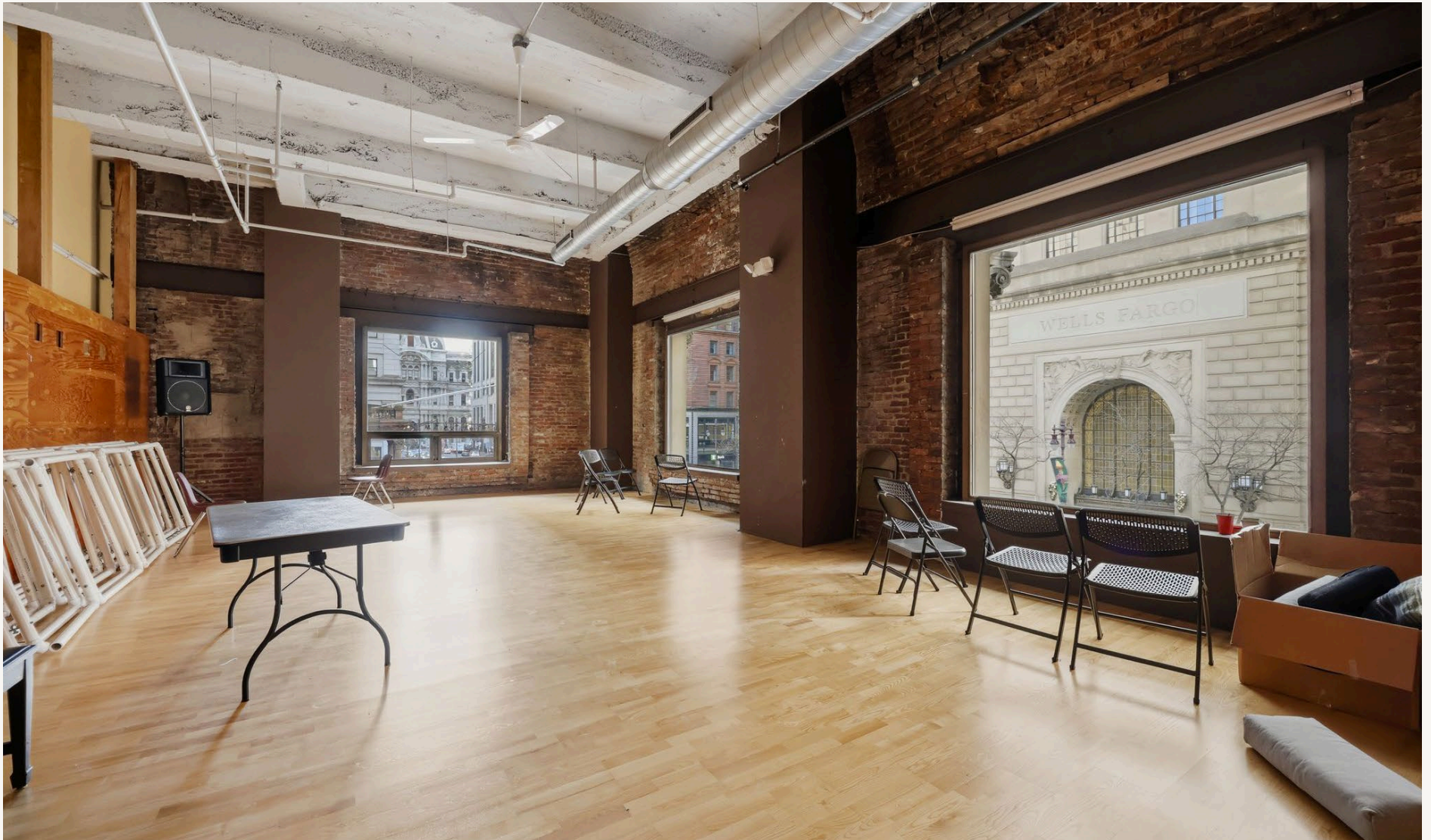


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Property Photo - Second Floor



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Property Photo - Exterior



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