

**EXCLUSIVE COMMERCIAL
REAL ESTATE OPPORTUNITY AT**

W

PHILADELPHIA

1441
CHESTNUT

kw PHILADELPHIA

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Licensed in PA and NJ

PREMIERE CORNER LOCATION

Be a part of downtown Philadelphia's busiest intersections - 1812 square feet of a rare boutique-sized retail/restaurant opportunity on the corner of Chestnut and 15th Street. Located on the 1st floor, corner of The W Philadelphia and Element Philadelphia, this rare space benefits from the booming popularity of the 51-story, 755-room hotel. Expansive windows looking out onto Chestnut and 15th Street create the perfect view for window-shopping or people watching.



ARCHITECTURAL FEATURES

- 1812 Sq Ft
- Floor to ceiling windows
 - Dramatic 20' ceilings
- Access to loading dock, compactor and refrigerated trash
 - Permitted outdoor seating
- Street level entrance on Chestnut.
 - On-site parking



NEIGHBORHOOD PERKS

- 3.1 million occupied hotel rooms
- 1 million+ convention attendees
 - 150,000 office population
 - 25,000 residential units



LOCATION BENEFITS

- 24-Hour downtown life
- 3rd largest downtown population
 - 300,000 daytime traffic
- \$110,000+ household income
- \$1 Billion+ in retail demand
- Bustling corner location for maximum exposure



A RARE FIND

Just one block from City Hall, Avenue of the Arts, and the Center City's dominant retail corridor.

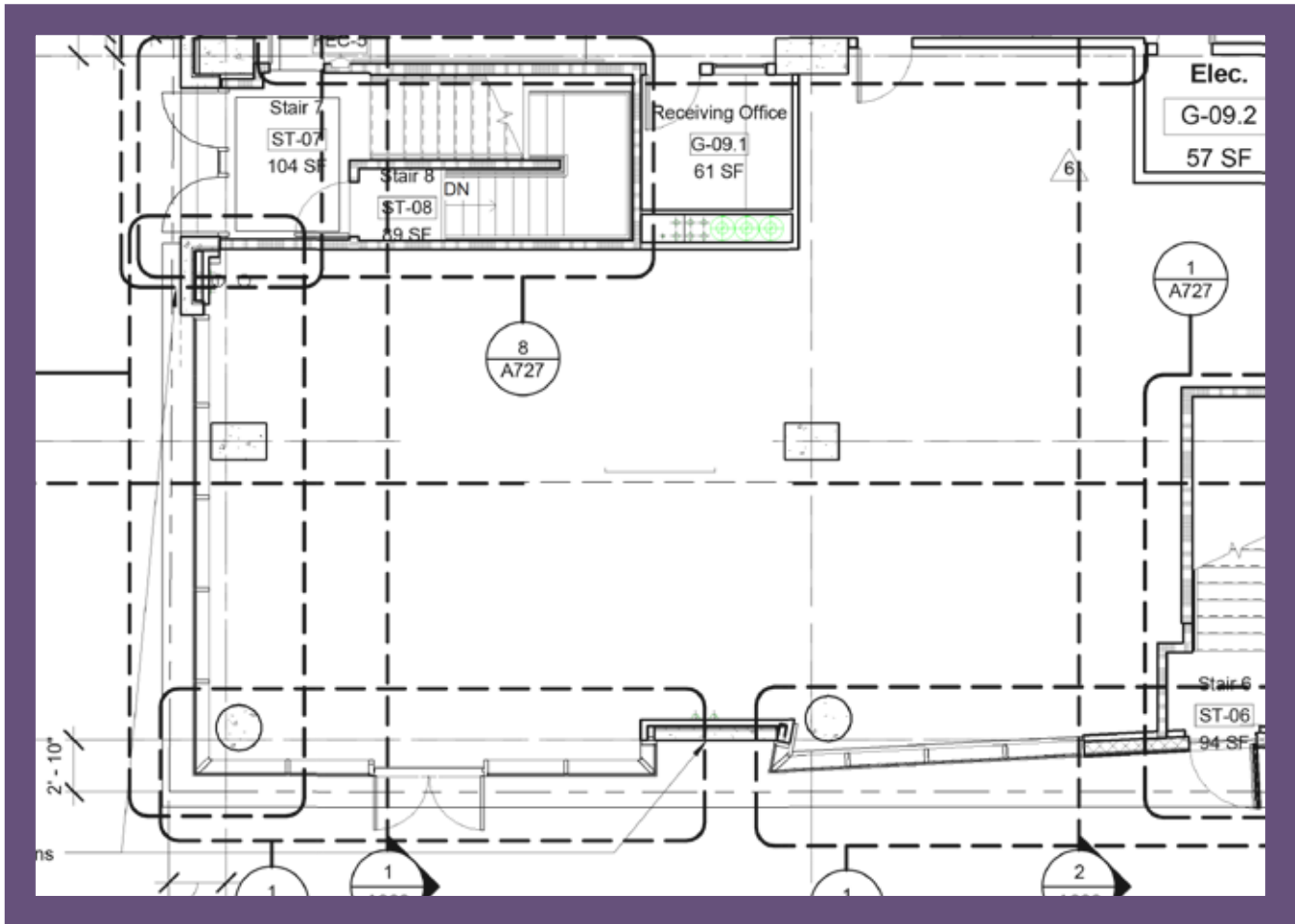
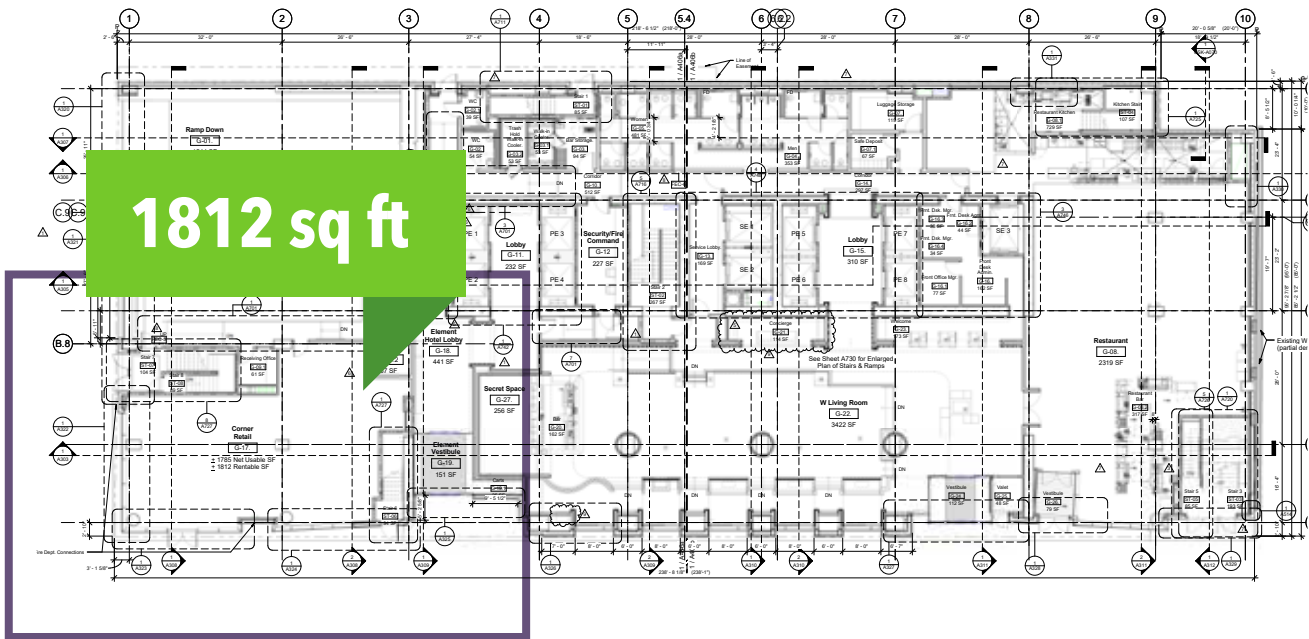


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- Delivery condition as negotiated
- No direct customer connection to the hotels (only shared loading dock and potentially trash)
- Electrical and water are sized to support a national commercial food service tenant (space is not currently vented)
- Construction complete; currently in raw, post construction condition with windows wrapped

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