

MSC



RITTENHOUSE SQUARE | PHILADELPHIA, PA

2300 CHESTNUT STREET

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



2300 CHESTNUT STREET

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- 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 & Washington Avenue



EST. POPULATION
142,078



EST. MEDIAN AGE
33.8 yrs



EST. AVG HH INCOME
\$103,852



EST. TOTAL EMPLOYEES
271,523

JOIN THESE AREA TENANTS

[solidcore]

Jacobs



5i FIVE IRON GOLF

Fitter Club

The Ritt
CrossFit RITTENHOUSE

JOANNE HUDSON

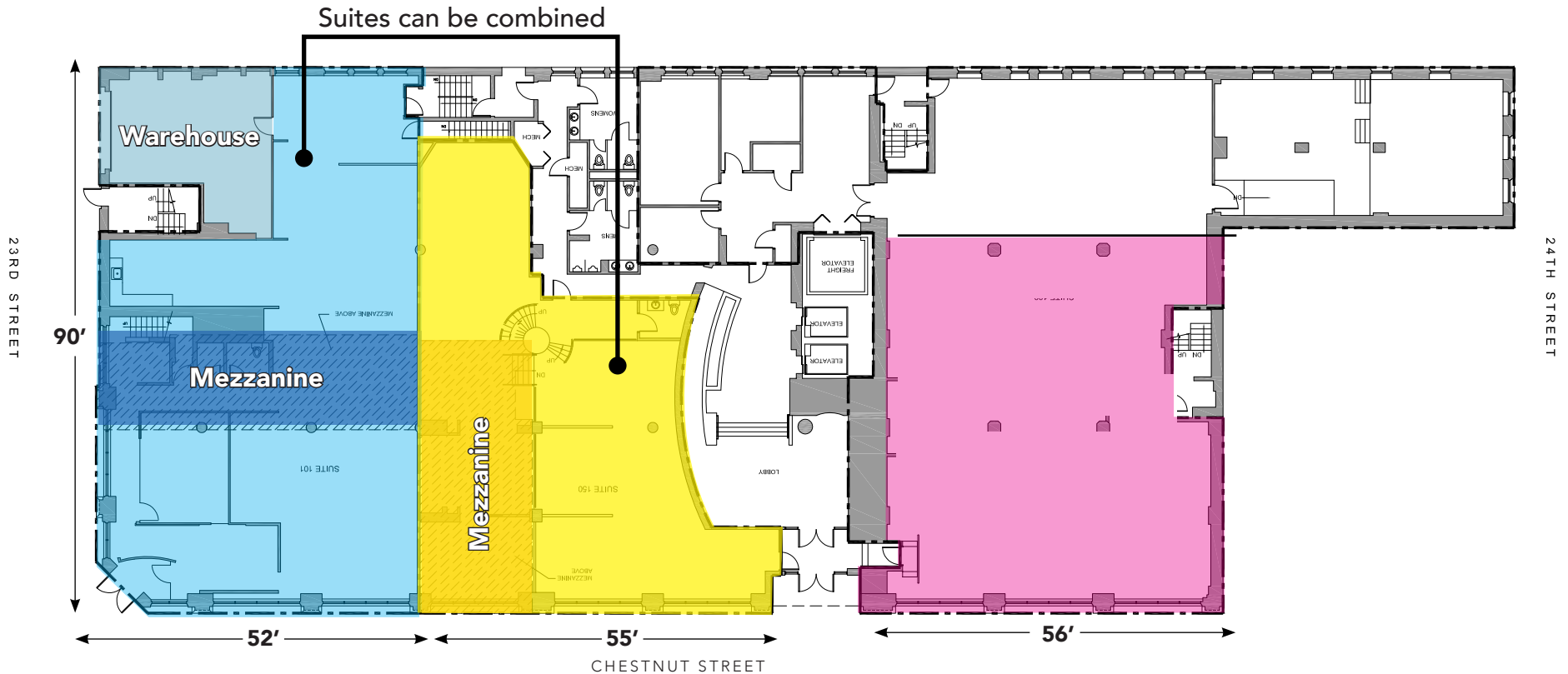
ROSY'S
TACO BAR



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STE. 101
Creative office build out
3,774 SF Ground Floor
782 SF Mezzanine
597 SF Warehouse
20' Ceilings

STE. 150
Turn key showroom
3,000 SF Ground Floor
842 SF Mezzanine
18' Ceilings

STE. 125
Shell condition
3,523 SF
15' Ceilings

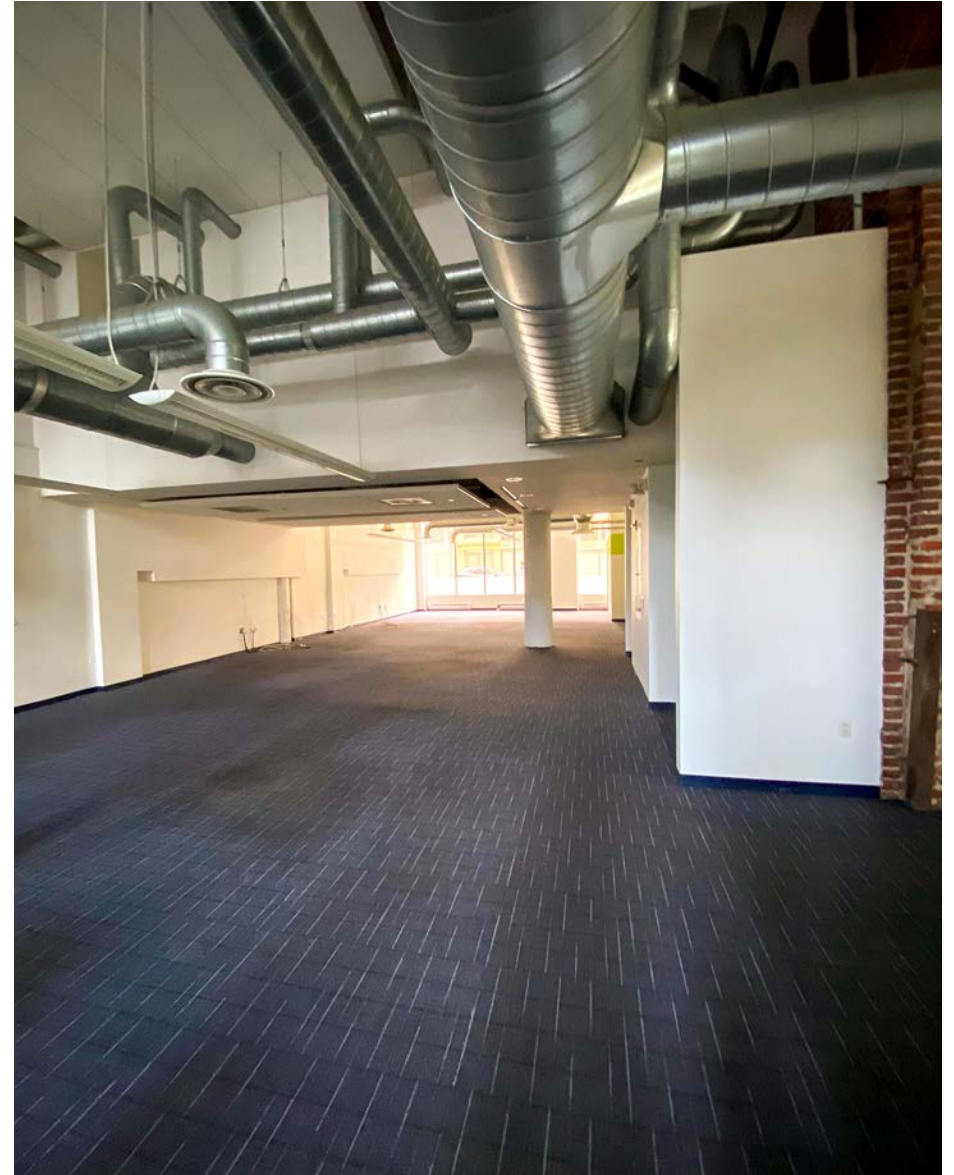
Suites can be combined



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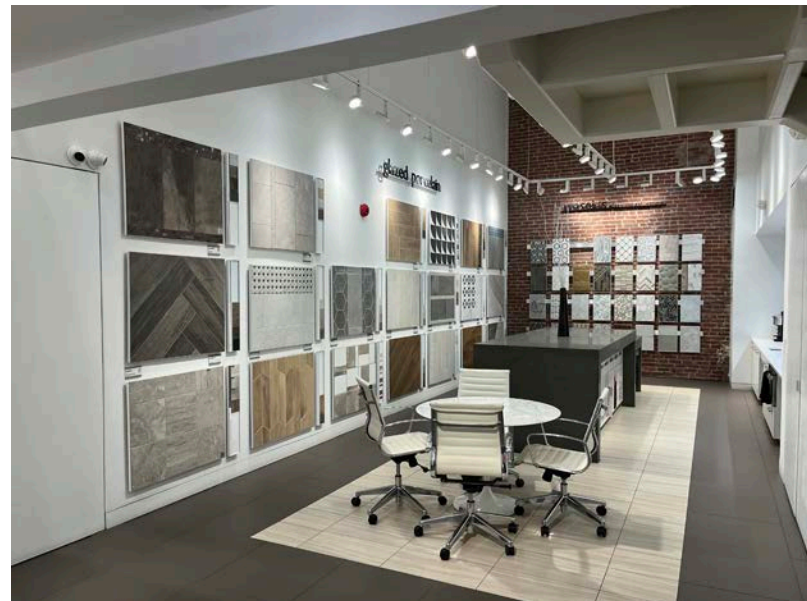
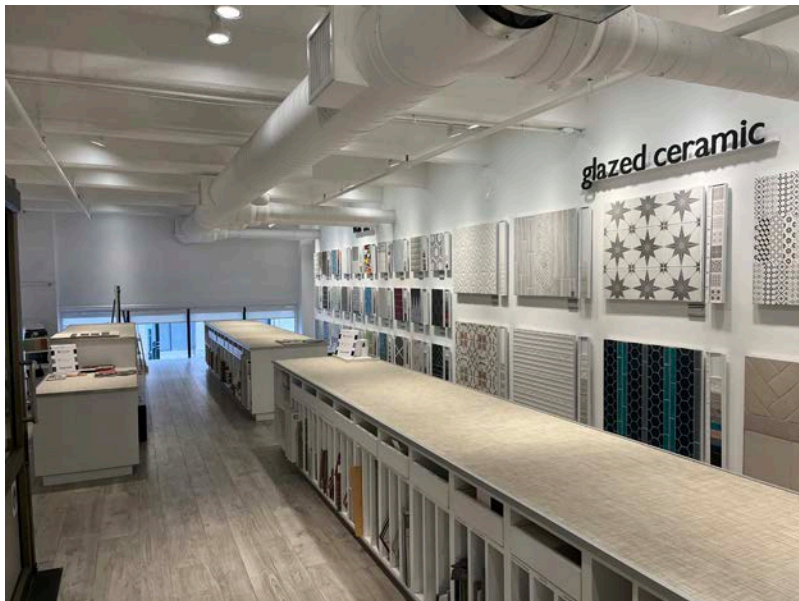




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RITTENHOUSE
SQUARE

SUITE 125



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