

# 1617

Walnut Street | Philadelphia, PA



## Retail Space FOR SUBLEASE

### Retail Space

- » 6,800 SF Total
- » Grade Level: 2,900 SF
- » Second Level: 2,900 SF
- » Lower Level: 1,000 SF

### Property Highlights

- » Magnificent 2-story (+) retail build-out
- » Excellent second floor ceiling heights
- » 26' of frontage on Philadelphia's premier retail corridor
- » Rear loading

### Neighboring Tenants

- » Anthropologie, Zara, Madewell, Apple, lululemon, BCBG Max Azria, Club Monaco, Theory, Cole Haan, Tumi, Michael Kors, Warby Parker, Vince, Barbour

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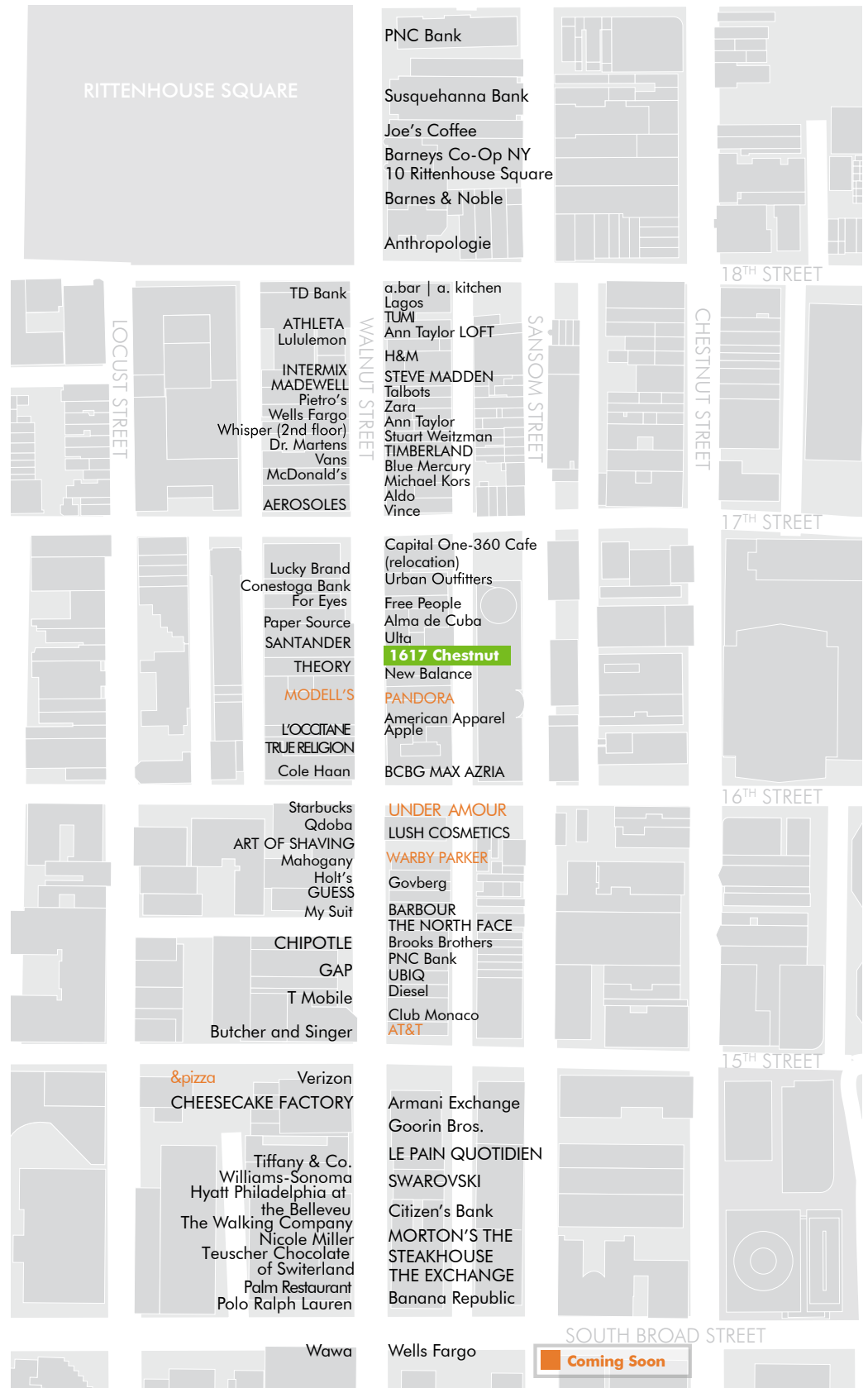
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**CBRE**



# Walnut Street Retailers



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## Surrounding *Neighborhood*

- » Located in the midst of Philadelphia's finest national retailers and restaurants
- » 1 block from Rittenhouse Square, considered one of the premier urban parks in America
- » Immediately adjacent to prestigious residential and a short 2 block walk from the Market Street office corridor
- » 39 million tourists per year in Center City



## Select 2015 *Demographics*

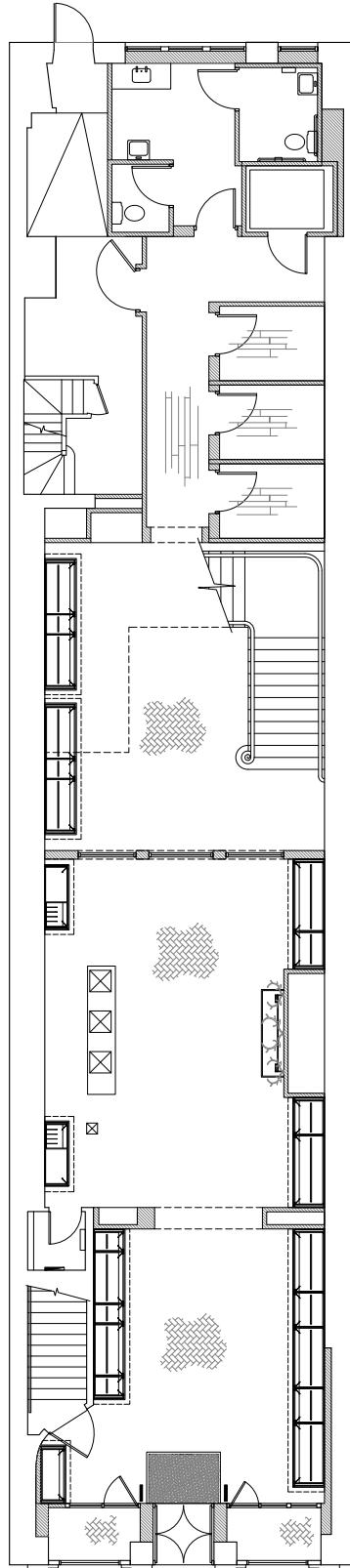
- » In Greater Center City: 183,240 residents and 300,000 office workers
- » \$90,254 average household income within a half mile

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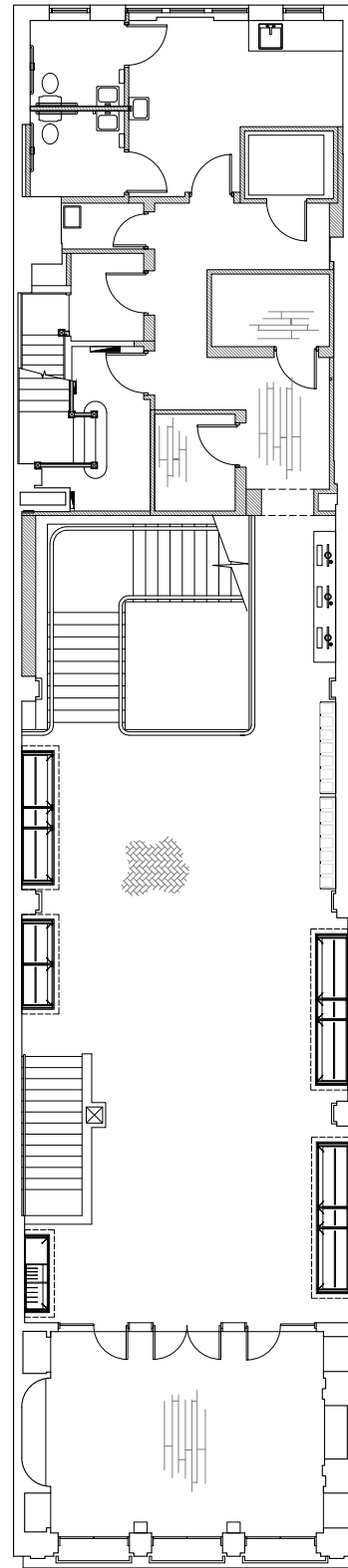
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**FL** Floor Plans



FIRST FLOOR



SECOND FLOOR



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