



Build-to-Suit Office Space in Rittenhouse

1619 Walnut Street Philadelphia, PA 19102



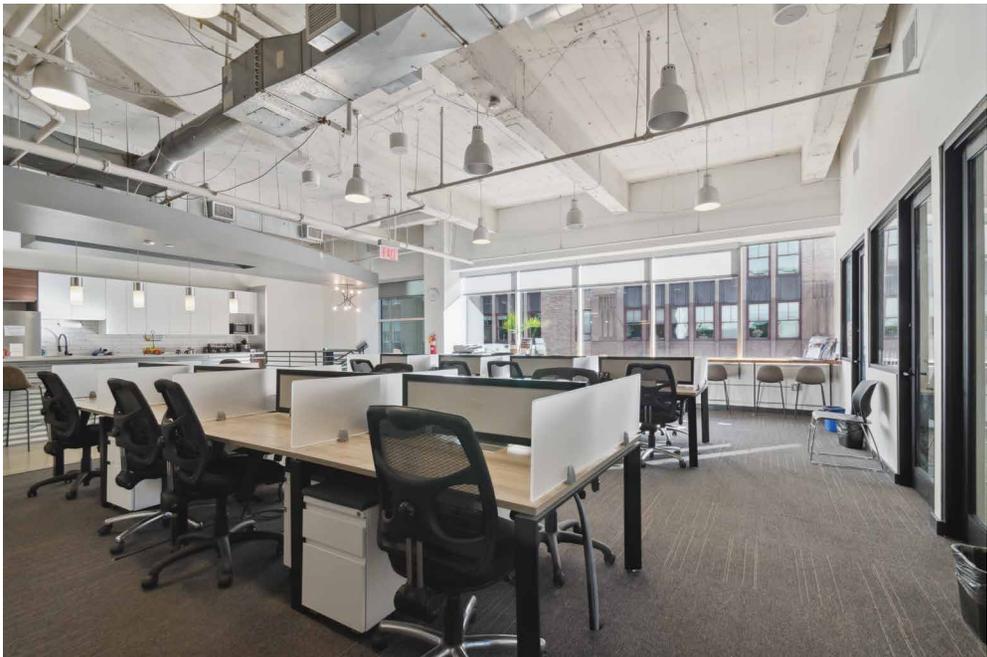
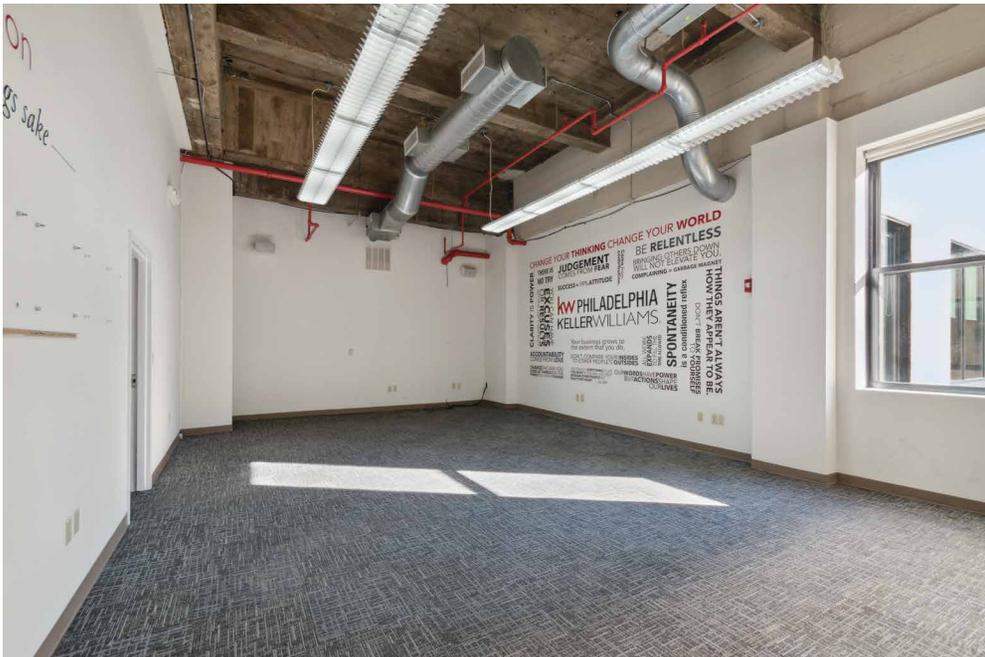
RD+ 1619 Walnut Street | Property

- 2,500-10,200sf of space available across two full floors in the prominent Rittenhouse neighborhood
- Build-to-suit office space with efficient floor plans and multiple window elevations allowing great natural light
- Existing finishes include private offices, conference rooms, a pantry, and restrooms
- Top floor features a rare balcony space overlooking Walnut Street for exclusive tenant usage
- Situated along the vibrant Walnut Street block in Center City with access to some of Philadelphia's best dining options

AREA DEMOGRAPHICS 1 MILE RADIUS	
Daytime Population	306,279
Average Age	38.8
Average Household Income	\$140,077

*Based on information provided by third party sources and deemed to be reliable





RD+ 1619 Walnut Street | Location

- Rittenhouse Square is home to the city's most exciting restaurants, museums, theatres, and high-end retail
- Located steps away from the Broad Street SEPTA Line, multiple SEPTA bus routes, the PATCO Line connecting to the New Jersey suburbs, and Regional Rail line connecting to the Philadelphia suburbs
- Neighboring Center City, Washington Square West, Logan Square, and Graduate Hospital



Walk Score



100

Transit Score



100

RD+ 1619 Walnut Street | Area Amenities

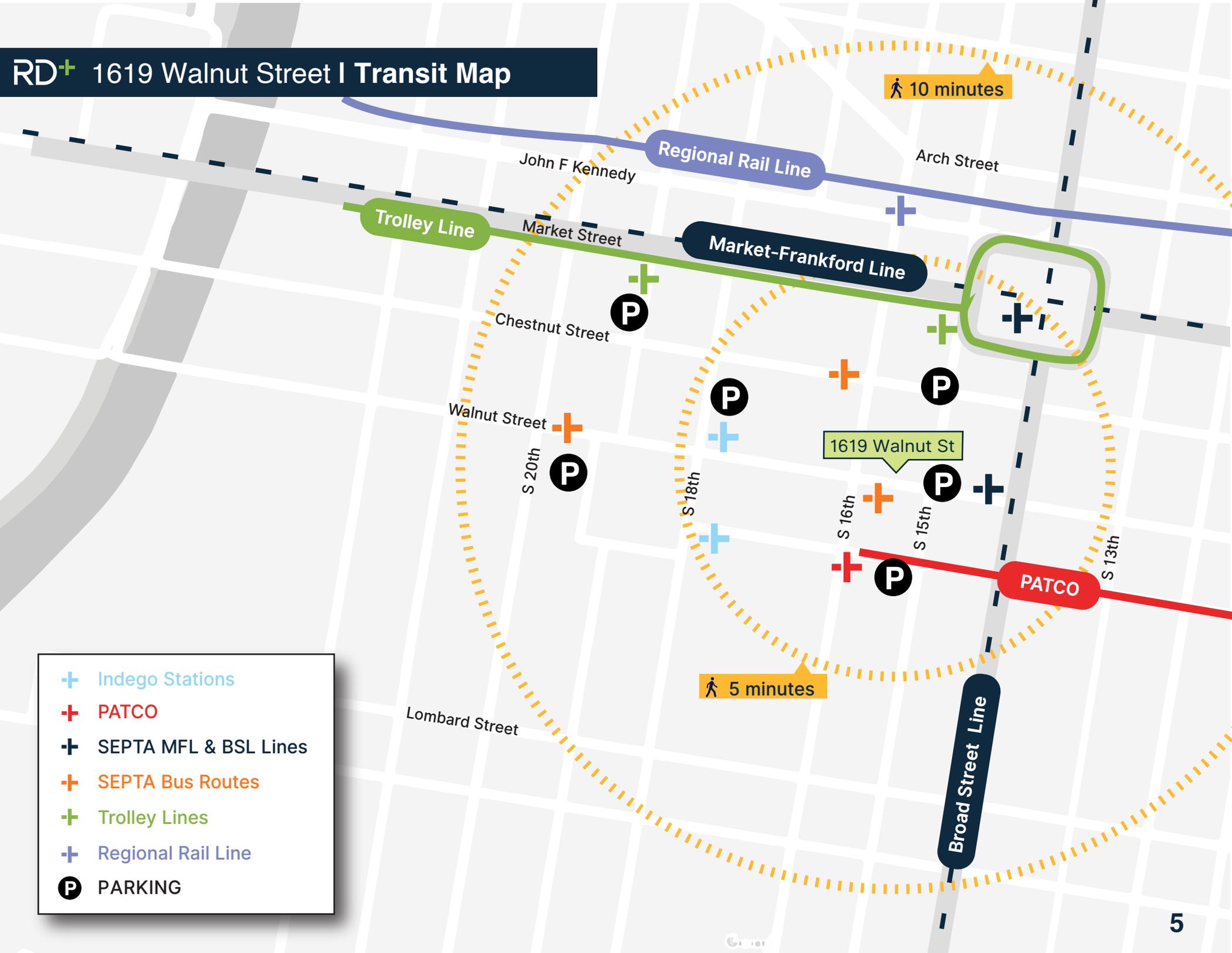
- ### FOOD & RESTAURANTS
- | | |
|-------------------------|--------------------------|
| 1. Sampan | 14. Bud and Marilyn's |
| 2. Oyster House | 15. HipCityVeg |
| 3. Harp & Crown | 16. Steak 48 |
| 4. Federal Donuts | 17. K'Far |
| 5. Mission Taqueria | 18. The Dandelion |
| 6. Pizzeria Vetri | 19. Shake Shack |
| 7. Chipotle | 20. Kabuki Sushi |
| 8. La Colombe | 21. Sweetgreen |
| 9. Dig | 22. Foods on First Diner |
| 10. Cava | 23. Parc |
| 11. Gran Caffè L'Aquila | 24. Di Bruno Bros |
| 12. The Love | |
| 13. El Vez | |

- ### STORES, RETAIL & SHOPS
- | | |
|-----------------|-------------------|
| 1. Wawa | 8. The North Face |
| 2. Starbucks | 9. CB2 |
| 3. Trader Joe's | 10. All Birds |
| 4. CVS | 11. Lulu Lemon |
| 5. Rite Aid | 12. W Hotel |
| 6. Target | 13. Soul Cycle |
| 7. Apple Store | |

- ### AREA ATTRACTIONS
- | | |
|-------------------------|---------------------------|
| 1. The Union League | 6. The Racquet Club |
| 2. City Hall | 7. Rittenhouse Square |
| 3. The Kimmel Center | 8. University of the Arts |
| 4. Dillworth Park | |
| 5. The Academy of Music | |



RD+ 1619 Walnut Street | Transit Map



- + Indego Stations
- + PATCO
- + SEPTA MFL & BSL Lines
- + SEPTA Bus Routes
- + Trolley Lines
- + Regional Rail Line
- P PARKING



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