



Build-to-Suit Medical Office/Offices in Rittenhouse Square

RD+
**ROTHBERG
DUBROW**

**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, perfect for high-end medical offices, and office users alike
- Existing finishes include private offices, conference rooms, a kitchen, and restrooms
- Top floor features a rare balcony space overlooking Walnut Street for exclusive tenant usage
- Ideal location for healthcare services. Rittenhouse Square has a dense, highly insured population that relies on local healthcare providers
- Situated along the vibrant Walnut Street block in Center City with access to some of Philadelphia's best dining options
- Owned, debt-free, by **nuveen**
A TIAA Company



24/7 Controlled Access



2 Passenger Elevators with 3,500lb capacity



Up to 16' floor to deck ceiling heights on upper floors



Existing plumbing locations throughout the floor providing easy access to utilities for healthcare providers

AREA DEMOGRAPHICS 1 MILE RADIUS

Daytime Population	306,279
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Average Age	38.8
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Average Household Income	\$140,077
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*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
- Adjacent to internationally sought after healthcare providers like Penn Medicine, Jefferson Health and The Children's Hospital of Philadelphia
- Neighboring Center City, Washington Square West, Logan Square, and Graduate Hospital

Join exciting neighboring businesses:

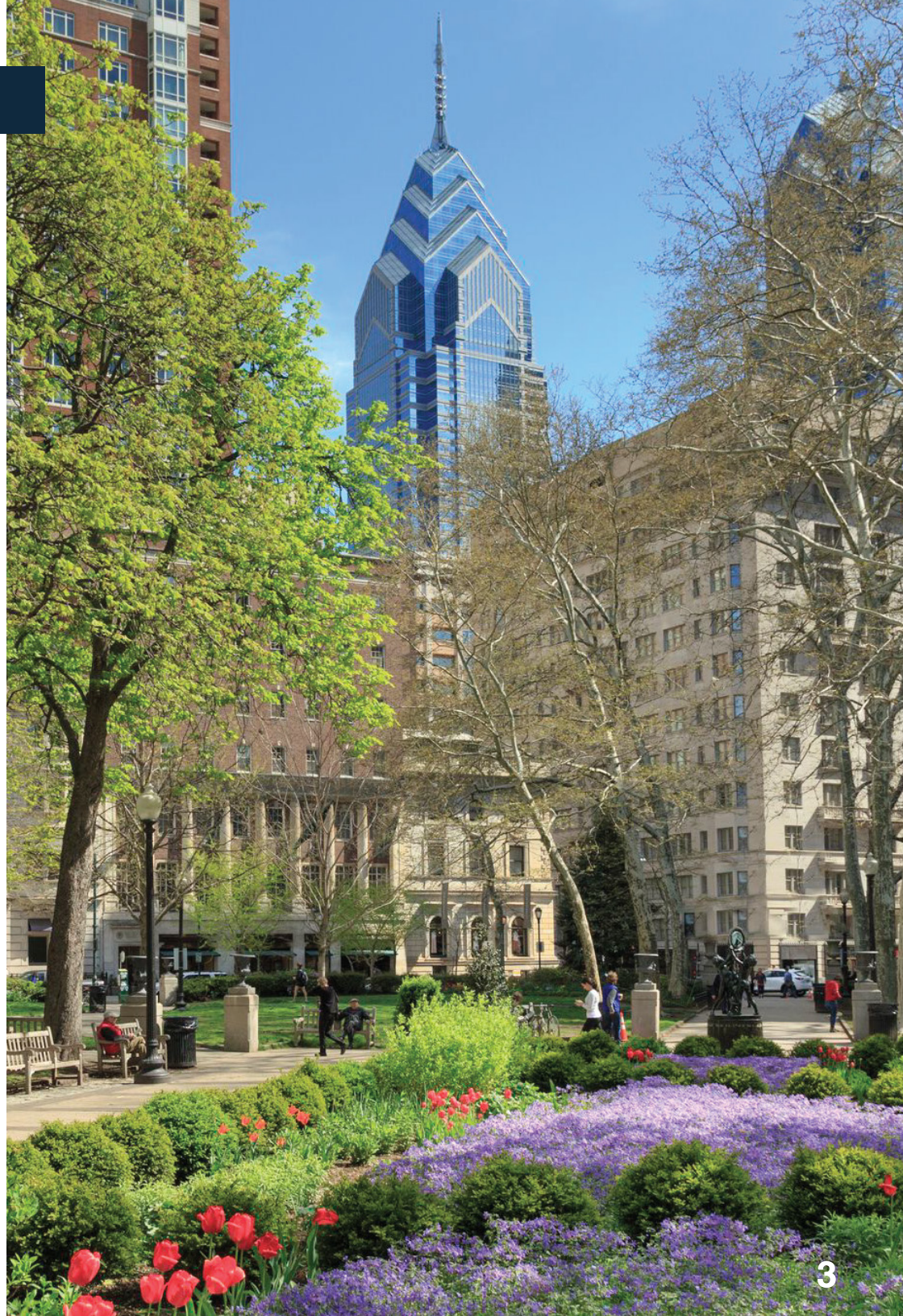


URBAN OUTFITTERS

ELIXR



MARATHON GRILL



RD+ 1619 Walnut Street | Area Amenities

FOOD & RESTAURANTS

1. Sampan

2. Oyster House

3. Harp & Crown

4. Federal Donuts

5. Mission Taqueria

6. Pizzeria Vetri

7. Chipotle

8. La Colombe

9. Dig

10. Cava

11. Gran Caffè L'Aquila

12. The Love

13. El Vez

14. Bud and Marilyn's

15. HipCityVeg

16. Steak 48

17. K'Far

18. The Dandelion

19. Shake Shack

20. Kabuki Sushi

21. Sweetgreen

22. Foods on First Diner

23. Parc

24. Di Bruno Bros

25. Elixir

STORES, RETAIL & SHOPS

1. Wawa

2. Starbucks

3. Trader Joe's

4. CVS

5. Rite Aid

6. Target

7. Apple Store

8. The North Face

9. CB2

10. All Birds

11. Lulu Lemon

12. W Hotel

13. Soul Cycle

14. Urban Outfitters

AREA ATTRACTIONS

1. The Union League

2. City Hall

3. The Kimmel Center

4. Dillworth Park

5. The Academy of Music


6. The Racquet Club

7. Rittenhouse Square


8. University of the Arts










RD+ 1619 Walnut Street | Transit Map

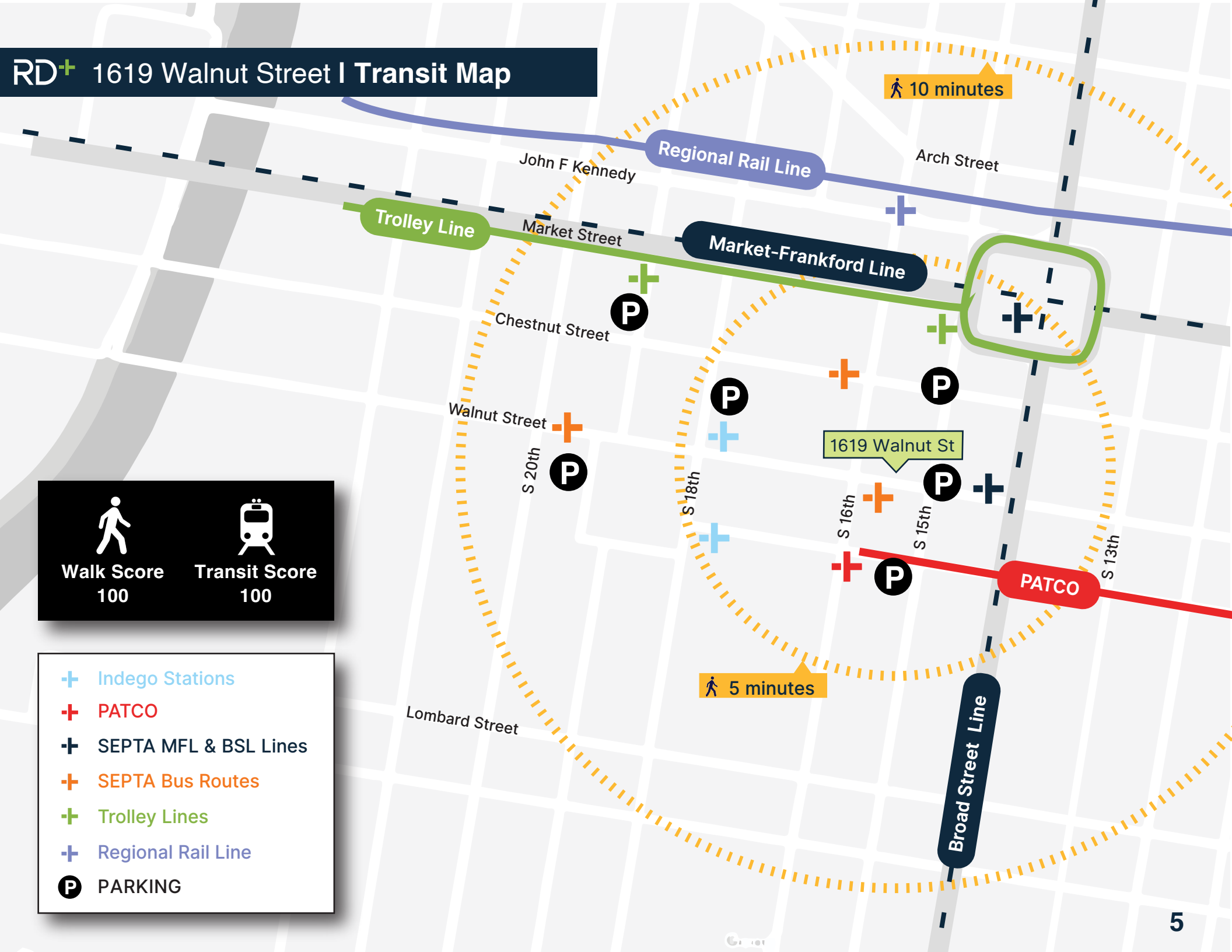


Walk Score
100



Transit Score
100

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





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