



1735
MARKET STREET

Prime restaurant
& retail opportunities
in a Center City icon

PHILADELPHIA, PA

SILVERSTEIN
PROPERTIES

ARDEN | GROUP

MPN
MARTIN P. MANCHELLI PARTNERS
LLP



Retail availabilities from 1,124–20,000+ SF

ADDRESS

1735 Market Street, Philadelphia, PA 19103

LOADING ACCESS

Underground loading dock with direct access to concourse, freight access to 4 lobby bays, dock leveler, 12'6" height restriction

TRANSIT ACCESS

Direct access to Suburban Station

FRONTAGES

Multiple street frontages on 18th St., Market St. and JFK Blvd.

CEILING HEIGHT

Ceiling heights up to 25' with the ability to add a mezzanine

PARKING

Temperature-controlled in-building parking

OUTDOOR SPACE OPPORTUNITIES

Including lobby exposure, sidewalk & arcade activation, and/or proximity to pedestrian gardens

WINDOWS

Expansive floor-to-ceiling windows overlooking JFK Blvd. and the Comcast Center campus



Ground Level

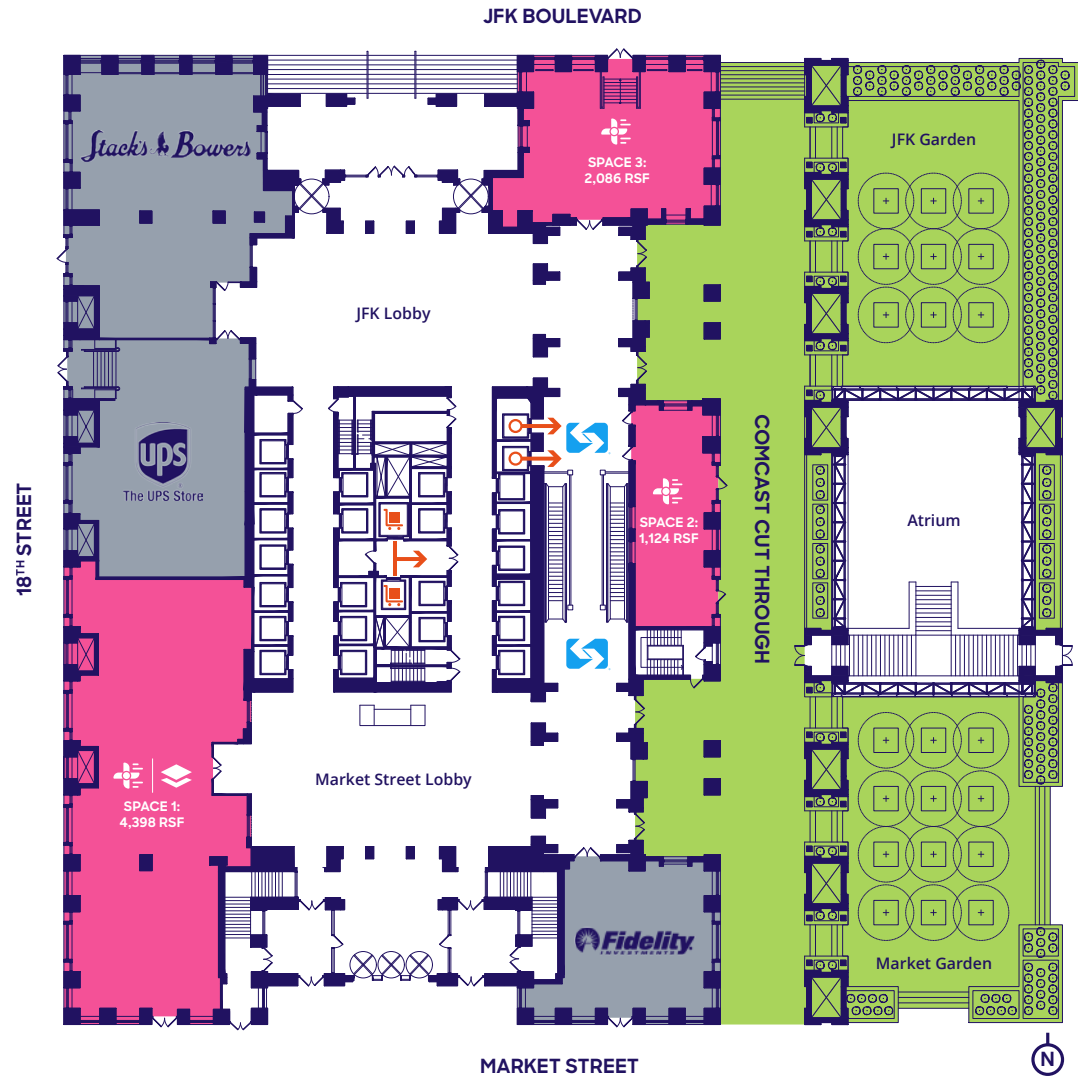
SPACE 1: 4,398 RSF

SPACE 2: 1,124 RSF

SPACE 3: 2,086 RSF

KEY:

- Leased
- Available
- Common Area
- Outdoor Space
- SEPTA Access
- Elevator Access
- Service Elevator
- Ventable Space
- Space can be stacked with concourse



Concourse Level




C1: 18,311 RSF

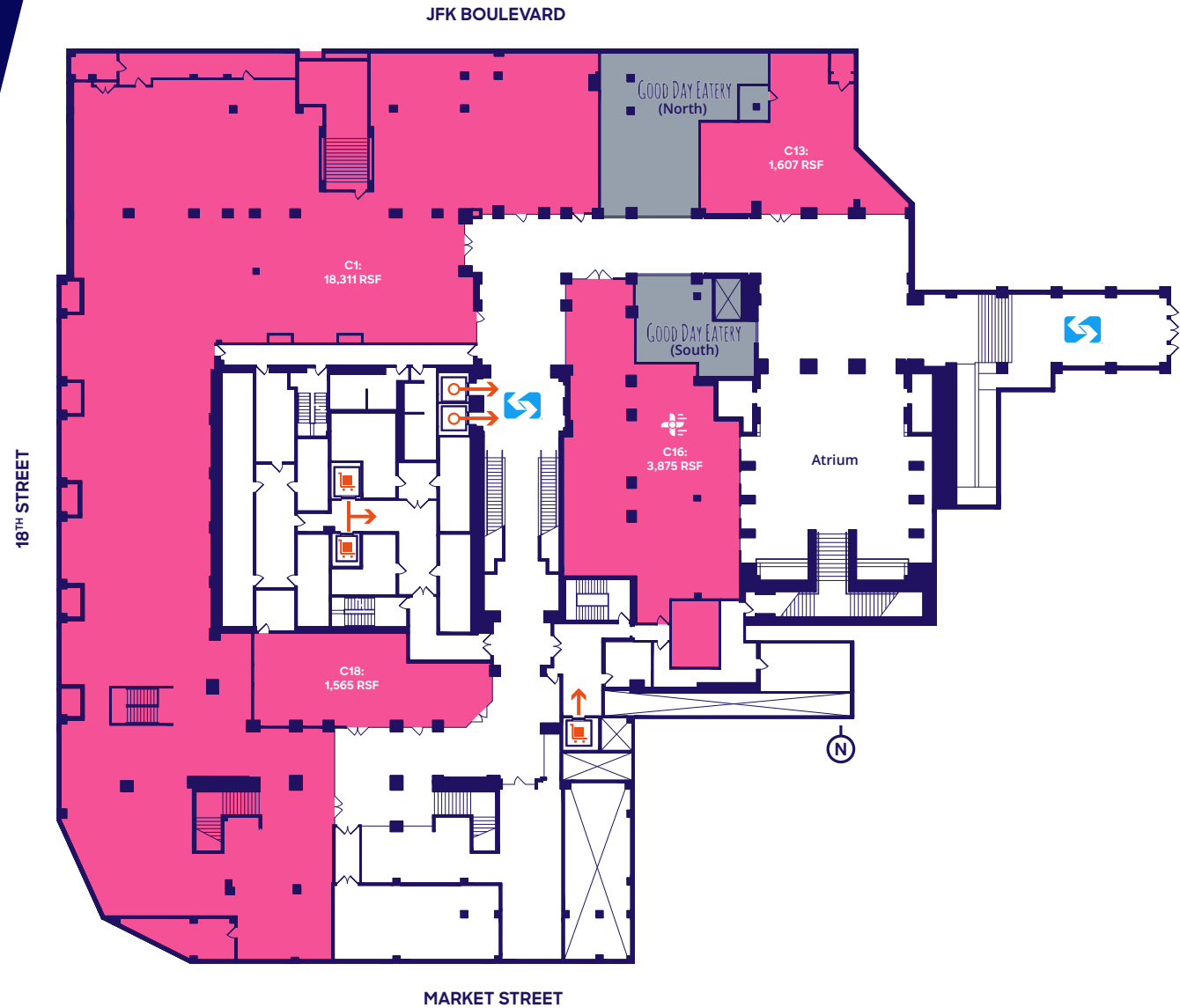
C13: 1,607 RSF

C16: 3,875 RSF

C18: 1,565 RSF

KEY:

-  Leased
-  Available
-  Common Area
-  SEPTA Access
-  Elevator Access
-  Service Elevator
-  Ventable Space



Lower Level

SPACE 1: 4,792 RSF

KEY:

 Available

 Elevator Access

 Service Elevator



You can't get much more central than Center City.

Philadelphia's vibrant business hub features upscale office towers, world-renowned museums and cultural institutions, award-winning fine dining, charming historic neighborhoods, and—of course—elevated shopping experiences from national retailers to high-end boutiques.



203,484

RESIDENTS IN GREATER CENTER CITY



66%

OF NONRESIDENT WORKERS HAVE RETURNED DOWNTOWN AS OF FEBRUARY 2023



#1

MOST WALKABLE CITY
(Source: USA Today)



8.9M

VISITORS ANNUALLY TO DILWORTH PARK



100

WALK SCORE



100

TRANSIT SCORE



DINING

- 1 JG SkyHigh
- 2 Vernick Fish
- 3 Vernick Coffee Bar
- 4 Jean-Georges
- 5 City Tap House
- 6 Victory Brewing
- 7 The Concourse at Comcast Center
- 8 Café Click
- 9 The Continental Mid-town
- 10 Green Eggs Cafe
- 11 Harper's Garden
- 12 Condesa
- 13 K'Far Café
- 14 Bankroll
- 15 Oyster House
- 16 Federal Donuts (Multiple Locations)

RETAIL

- 17 Sweetgreen
- 18 Shops at Liberty Place
- 19 Bloomingdales Outlet
- 20 Puttshack
- 21 UNIQLO
- 22 Nordstrom Rack
- 23 Urban Outfitters
- 24 Madewell
- 25 Target
- 26 Trader Joe's
- 27 GIANT

HOTELS

- 28 The Logan
- 29 Four Seasons
- 30 Le Méridien
- 31 The Rittenhouse Hotel
- 32 Motto
- 33 Sonesta
- 34 The Westin
- 35 Hotel Sofitel
- 36 AKA Rittenhouse Square

RESIDENTIAL

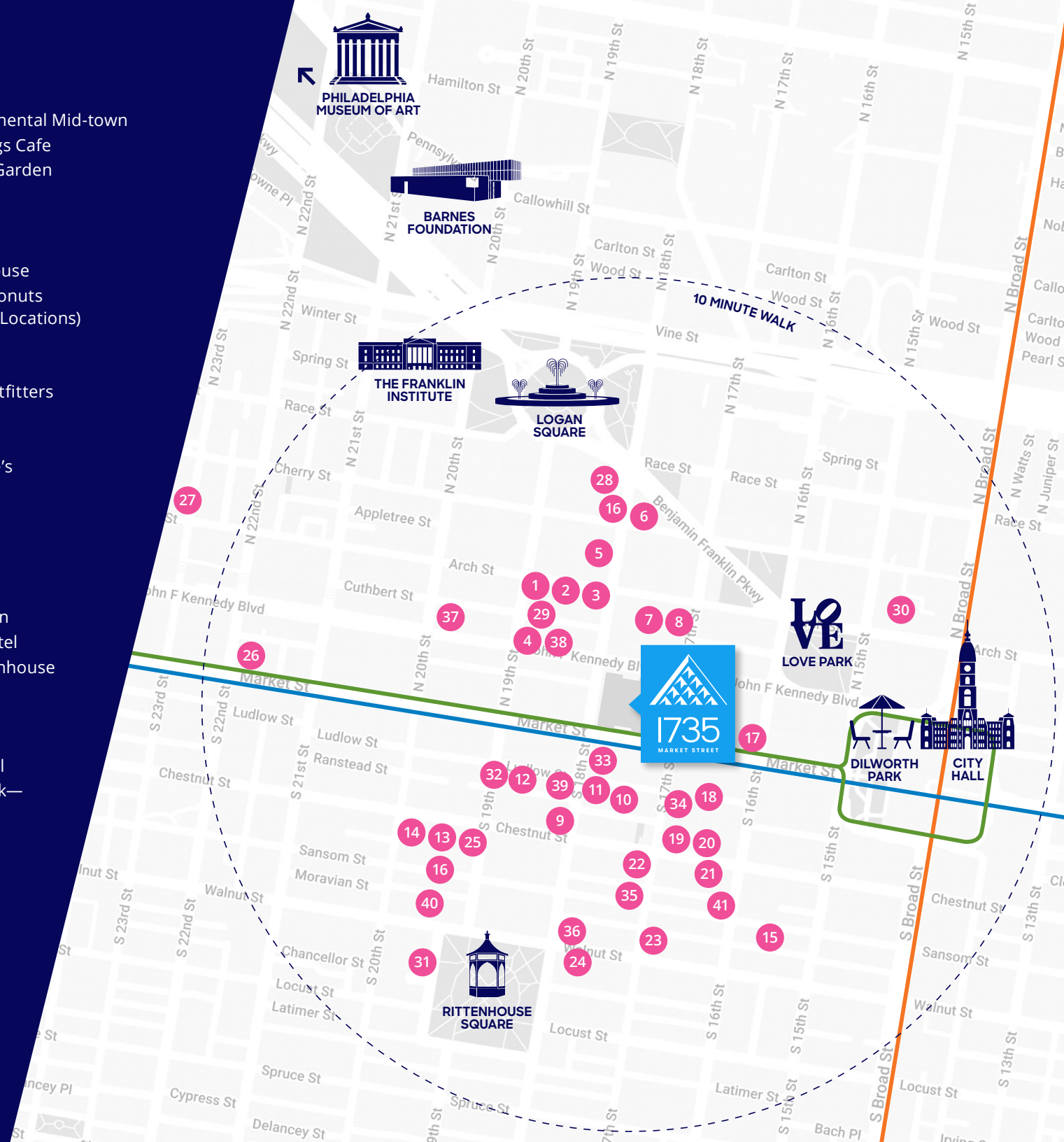
- 37 Kennedy House
- 38 The Sterling
- 39 1800 Block—Ludlow
- 40 The Laurel
- 41 1600 Block—Sansom

PUBLIC TRANSIT

In-Building Access to Suburban Station


- Market-Frankford Line
- Broad Street Line
- Trolley Lines


Buses:
2, 9, 17, 21, 31, 32, 33, 28, 42, 44, 48, 62, 78, 124, 125




A diverse & vibrant customer base

1735 MARKET STREET VISITOR PROFILE

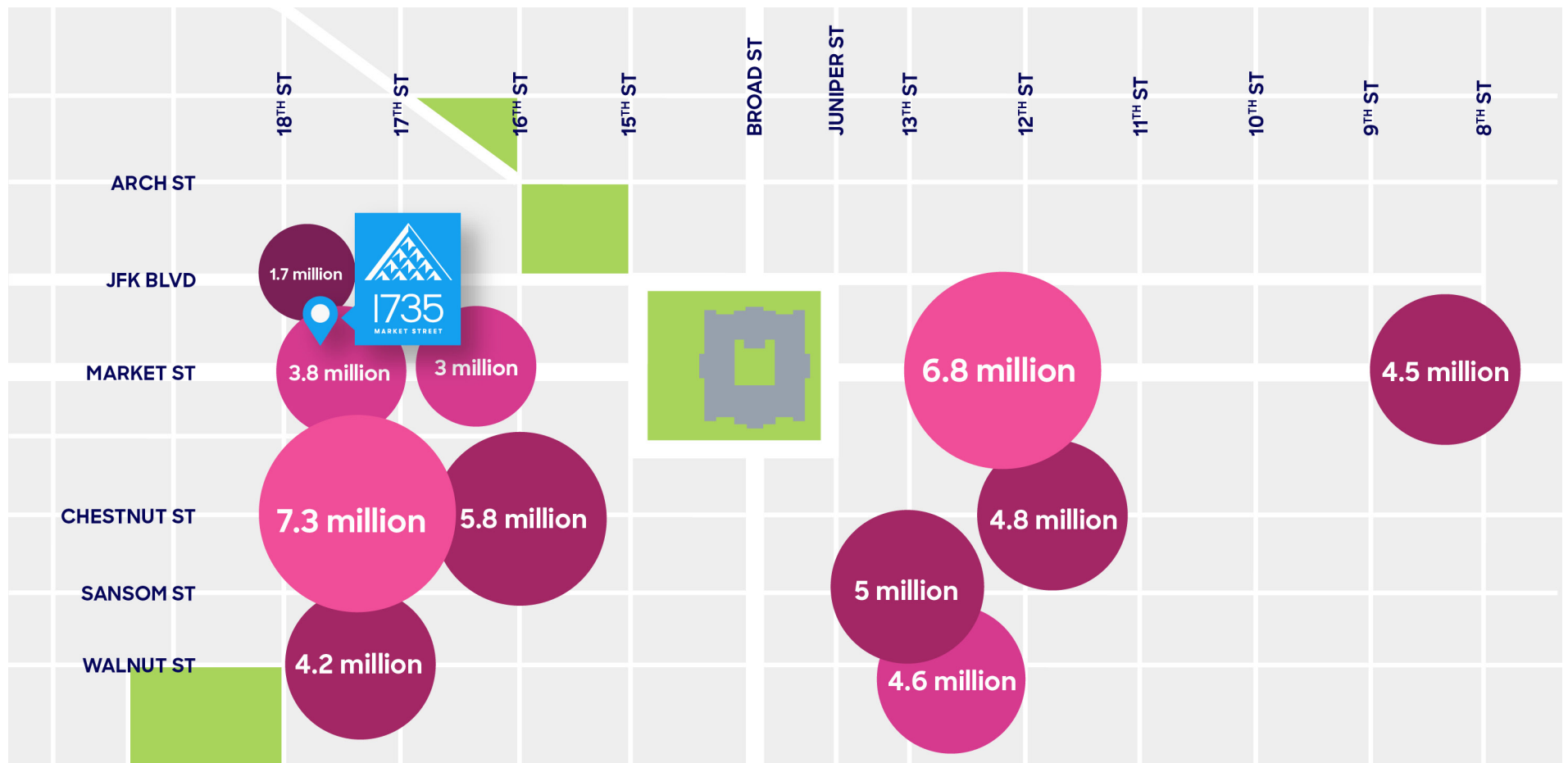
 AGE	18-29	30-39	40-49	50-59	60-69	70-79	+80
	23%	18%	15%	17%	14%	8%	5%

 INCOME	-25K	25K-50K	50K-75K	75K-100K	100K-125K	+125K
	24%	16%	19%	11%	9%	22%

 EDUCATION	HIGH SCHOOL DIPLOMA	SOME COLLEGE NO DEGREE	ASSOCIATES DEGREE	BACHELORS DEGREE	MASTERS DEGREE
	31%	20%	8%	27%	14%

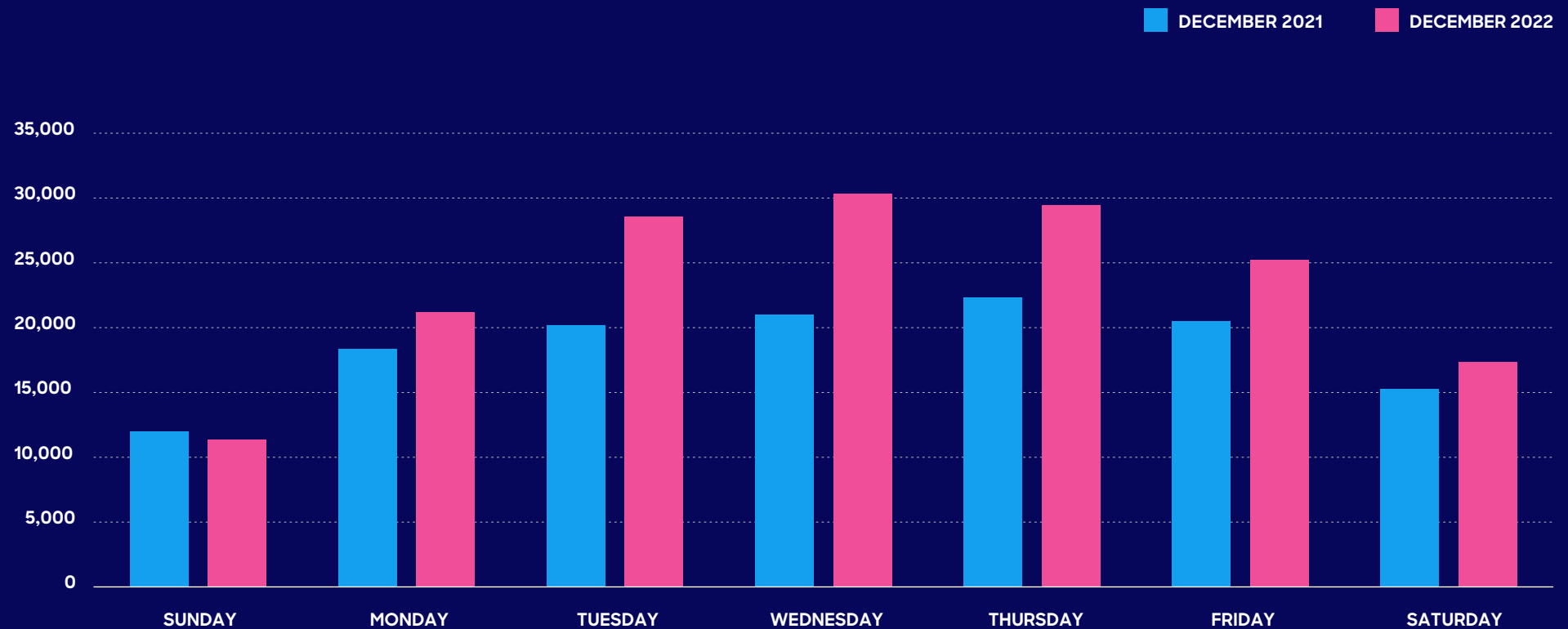
Philadelphia runs through Market Street

ANNUAL PEDESTRIAN VOLUME BY LOCATION IN 2022



High traffic, 7 days a week

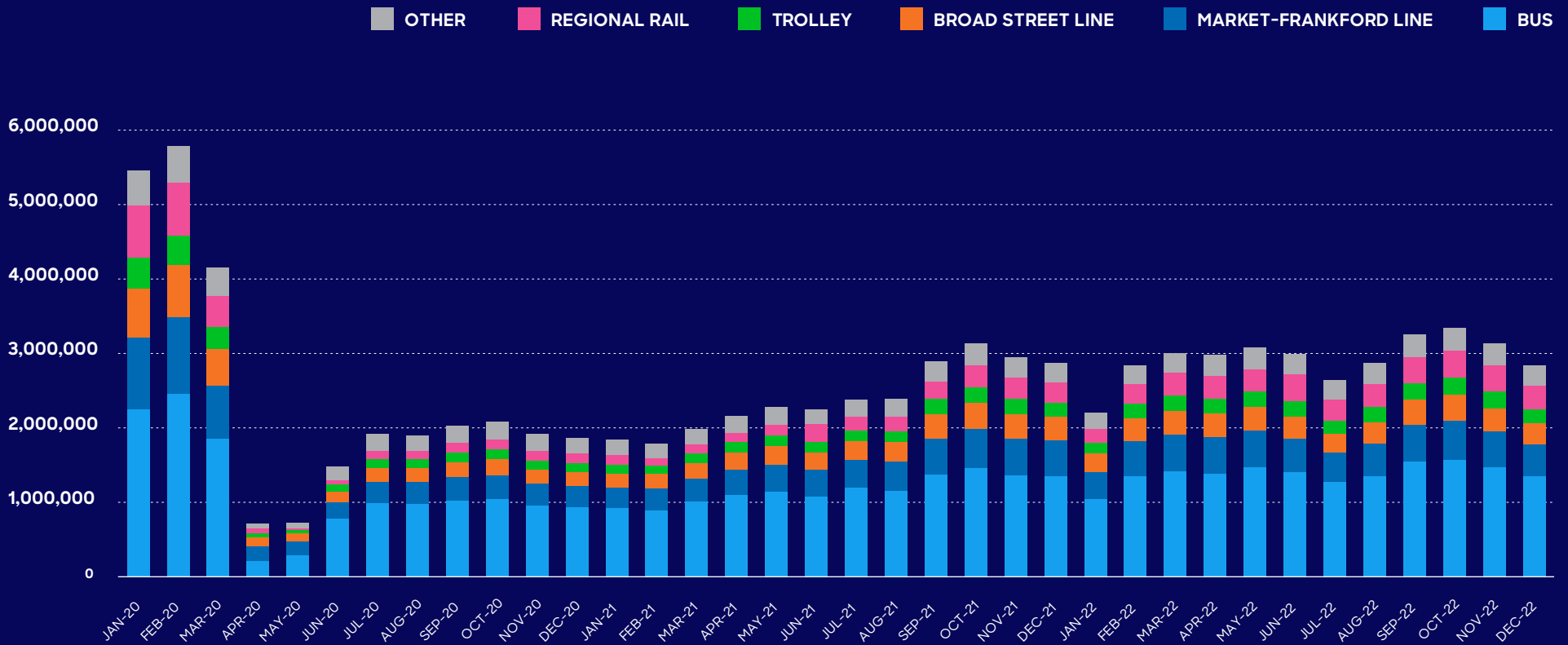
DAILY AVERAGE PEDESTRIAN VOLUMES IN OFFICE DISTRICT
DECEMBER 2021 VS. DECEMBER 2022



Source: Center City District Sensors

SEPTA ridership bouncing back

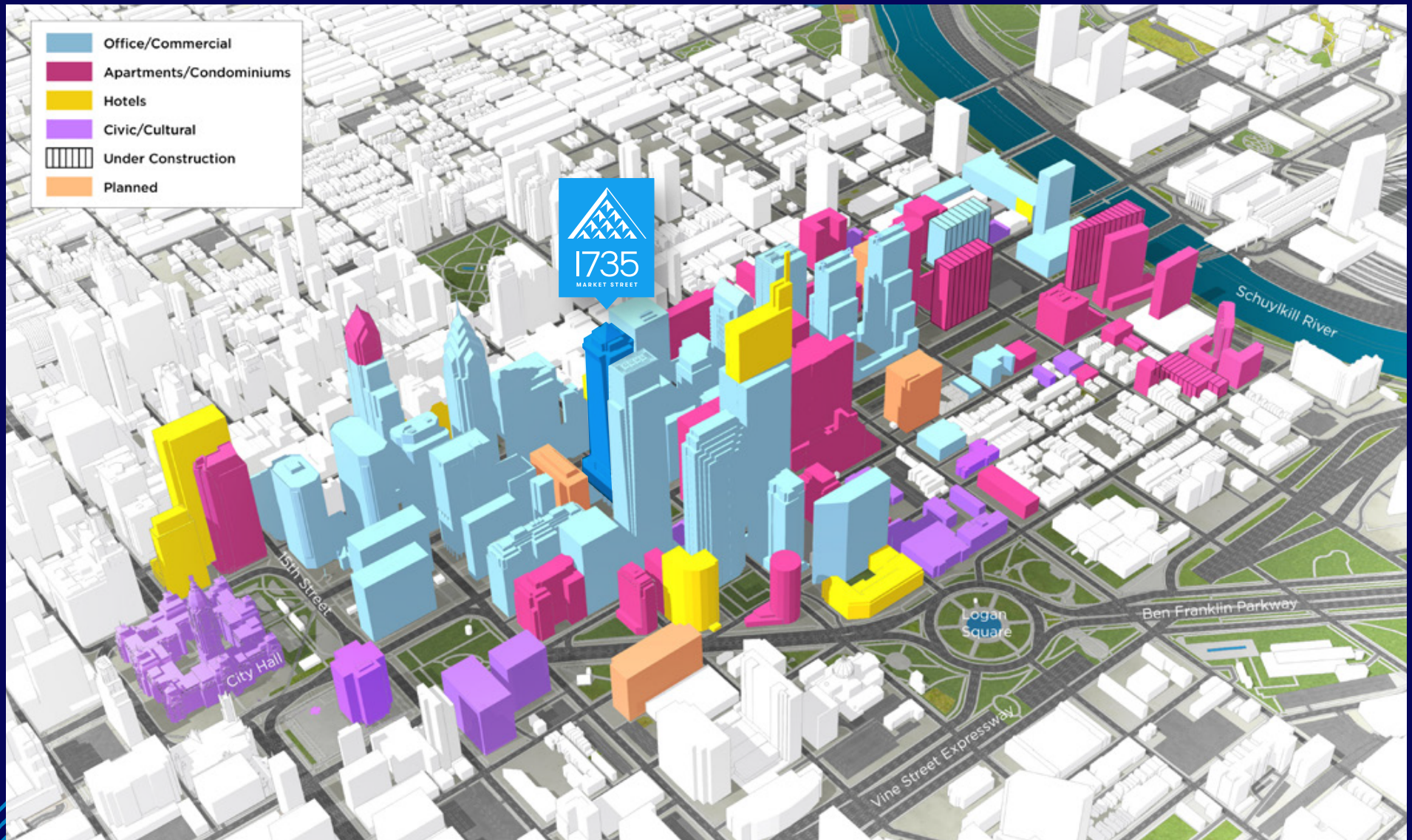
SEPTA AVERAGE WEEKLY RIDERSHIP



Source: Septa Revenue and Ridership Report

“Office district” doesn’t begin to cover it

DIVERSE LAND USE IN THE WEST MARKET DISTRICT



Welcome to the neighborhood

A DIVERSE RETAIL & HOSPITALITY LANDSCAPE



TENANTS AT 1735 MARKET STREET INCLUDE



Think outside the storefront.

Create an impact with indoor-outdoor retail space
and deliver a brand experience that begins before your
customers even set foot inside.





DOWNTOWN
BEER GARDEN

Jen's Store

HAVA LAVA & MORE

HAVA LAVA & MORE

HAVA LAVA & MORE

HAVA LAVA & MORE

HAVA LAVA & MORE

HAVA LAVA & MORE

HAVA LAVA & MORE

HAVA LAVA & MORE

JFK BLVD.



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SILVERSTEIN
PROPERTIES

ARDEN | GROUP

MPN
MELVIN PANCHANELLI NADEAU
REALTY