

# For sublease

87,480 SF office space available for lease in  
Philadelphia's Historic District

401 Market Street  
Philadelphia, PA

## Unbeatable opportunity in an iconic location

- Location noted as "America's Most Historic Mile"
- Easy access to I-95, I-676, and regional and city-wide public transportation
- Within 4 blocks of:
  - 5+ hotels
  - 34+ museums and galleries
  - 12 locally-owned shops/boutiques
  - 35+ restaurants

**Joshua Sloan**  
Managing Director  
+1 215 988 5554  
joshua.sloan@jll.com

**Alex Breitmayer**  
Managing Director  
+1 215 399 1813  
alex.breitmayer@jll.com

**David Healy**  
Executive Vice President  
+1 215 988 5555  
david.healy@jll.com

**Eric Berkowitz**  
Senior Associate  
+1 610 416 2226  
eric.berkowitz@jll.com

[jll.com](http://jll.com)

Jones Lang LaSalle Brokerage, Inc.

# 401 Market Street Philadelphia, PA

Located in 'America's Most Historic Square Mile'



## Amenities within 1 mile of 401 Market Street

### Art + Design

Allure Window Treatments  
Arch Enemy Arts  
Axiom Contemporary  
Biello Martin Studio  
Bultharup Studio  
The Center for Art in Wood  
Clausid Mills Handwoven Rugs  
David Rubin Land Collective  
Gallery51  
Larry Becker Contemporary Art  
Lema Studio  
Millesime, Ligne Roset, Arclinea Kitchens

### Minima

More Than Old  
Muse Gallery  
Nemo Tile + Stone  
OLC Furniture and Lighting  
Parisia Rugs & Decor  
Pentimenti Gallery  
Unique Photo

### Shop

Art Star  
The Book Trader  
Farmers Market at Christ Church

### Lovely Bride

Old City Flowers  
Omoi Zakka Shop  
Perfumology  
Philadelphia Independents  
Riverwards Produce  
Shane Confectionery  
Suitshop

### Dine

Amada  
The Bourse Food Hall  
Cafe Square One

### Coins All-Day Eatery

Cuba Libre Restaurant &  
Rum Bar  
Eggcellent Cafe  
Forsythia  
The Franklin Fountain  
Franklin Ice Cream Bar  
La Famiglia Ristorante  
Las Bugambillas  
Nick's Bar & Grille  
Old City Beer Garden  
Old City Coffee  
The Olde Bar

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# Property Highlights

**Situated in an unparalleled Philadelphia location overlooking Independence Mall, 401 Market boasts leading access to national heritage and cultural destinations, public transportation, hotels and award-winning retail and dining amenities.**

## **Move-in ready sublease opportunity**

- Full floor availabilities and divisible space totaling 87,480 SF
- Move-in ready, contemporary office with existing high-end furniture and finishes
- Thoughtful design with two internal staircases, industrial kitchen and 150+ person hospitality area
- Unique features include a museum-grade library display, 4 live walls, stained-glass chapel, and a fully-equipped media studio
- 8th Floor:
  - 40+ offices/huddle rooms
  - 75+ workstations
  - 15+ conference rooms
- 9th Floor:
  - 10+ perimeter offices
  - 30+ office/huddle rooms
  - 65+ workstations
  - 2 executive conference rooms
- Space includes ample soft seating, lounge and unique collaborative space throughout



**The Plough & The Stars**  
Positano Coast  
Race Street Cafe  
Red Owl Tavern  
Red Parasol Cafe  
Royal Boucherie  
Sonny's Famous Cheesesteaks  
Spasso Italian Grill  
Sto's Bar  
Vanderwende Farm Creamery  
Viva Pizzas

**Explore**  
American Vegan Center  
Arch Street Meeting House  
Christ Church  
Christ Church Burial Ground  
Christ Church Neighborhood House  
Faith and Liberty Discovery Center  
Fireman's Hall Museum  
Independence Seaport Museum  
Kick Axe Throwing  
Independence Visitor Center  
Museum of Illusions Philadelphia  
National Constitution Center

PFS Bourse Theater  
Pingpod  
Weitzman National Museum of Jewish History  
  
**Stay**  
Apple Hostels of Philadelphia  
Independence Park Hotel  
Kimpton Hotel Monaco Philadelphia  
The Thomas Bond House Bed and Breakfast  
Wyndham Hotel Philadelphia  
Historic District

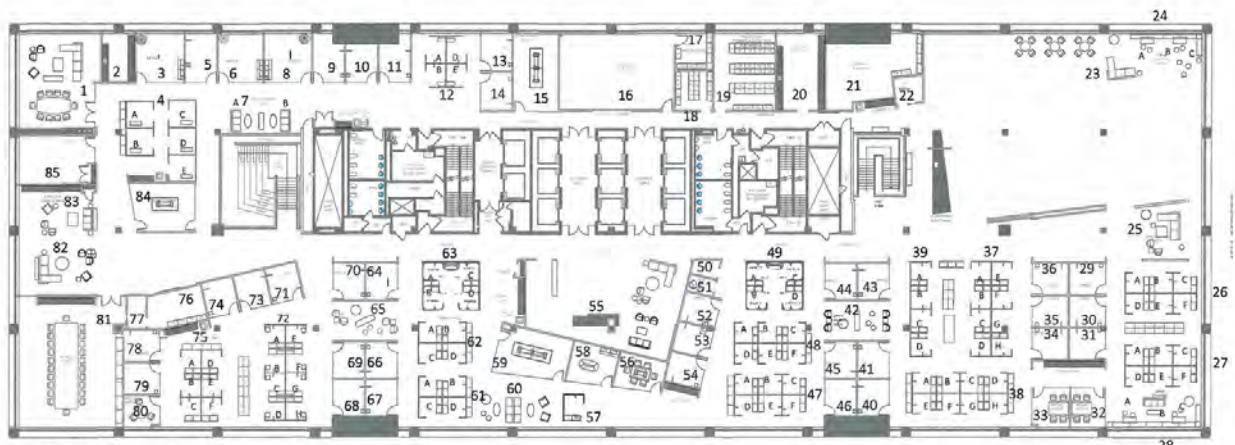
**Services**  
Blok's Barbershop & Gentlemen's Emporium  
Embrace Dermatology & Aesthetics  
Fred Astaire Dance Studio  
Old City  
Hush Salon Philadelphia  
Independence Orthodontics  
JM & Co.  
Level 1 Fitness  
Marathon Printing & Graphics

Moko Organic Hair Studio  
The National  
Paris Fit Studios  
Professional Planning Associates, Inc.  
Unique Photo

## Office floorplans



8TH FLOOR



9TH FLOOR

MARKET STREET

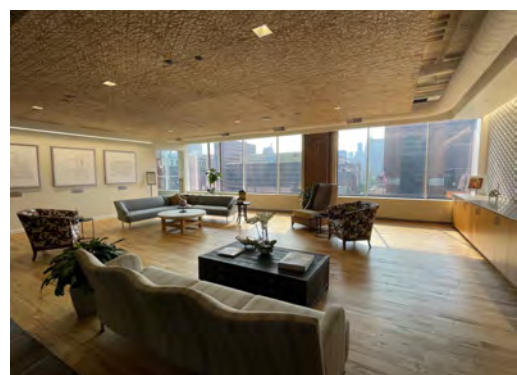
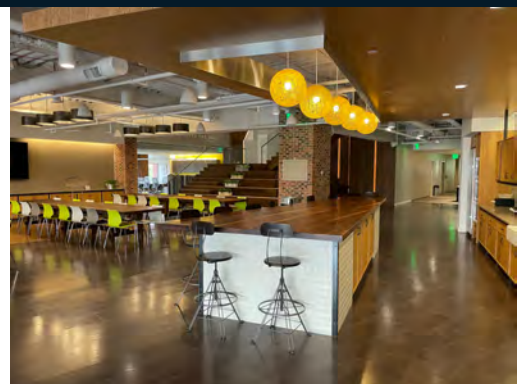
### Move-in ready office space for sublease

87,480 SF office space with top-quality  
furnishings and fixtures



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