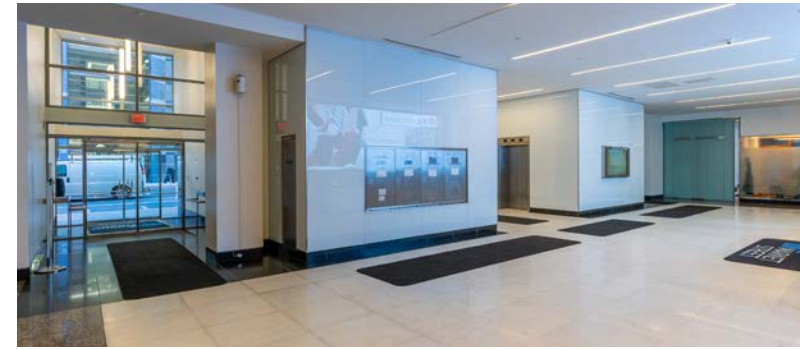




MARKET STREET









**Class A office
space with
single suites,
full floors &
large blocks
available
for lease**



BUILDING OVERVIEW

1635 Market's prominent location marks the entrance to Philadelphia's esteemed business district, the Market Street West corridor. A modern lobby welcomes tenants and guests from the bustle of Market Street into its renewed elevator lobby. Small floor plates allow most tenants to have direct exposure to elevators, with current availabilities offering a range of accommodations for tenants requiring single suites starting at 4,500 SF to full floors at 14,330 SF or large blocks up to 35,000 SF

-  24/7 building access and security
-  Direct access to public transit concourse
-  On-site management, banking, childcare, and restaurant
-  Market Street monument signage opportunity
-  Shared conference room on Floor 4
-  Full control of HVAC





ACCESSIBILITY FOR ALL COMMUTERS

It's a breeze to get to 1635 Market with its direct access to SEPTA's transit concourse, location on one of the most popular bus routes, and less than a 2-minute drive from I-676. Those arriving by bike take advantage of a dedicated bike lane leading right to the building's to the entrance and have access to several Indego bike stations within two blocks.

Transit Score 100 **Walk Score** 99 **Bike Score** 77

PRIME CENTER CITY LOCATION

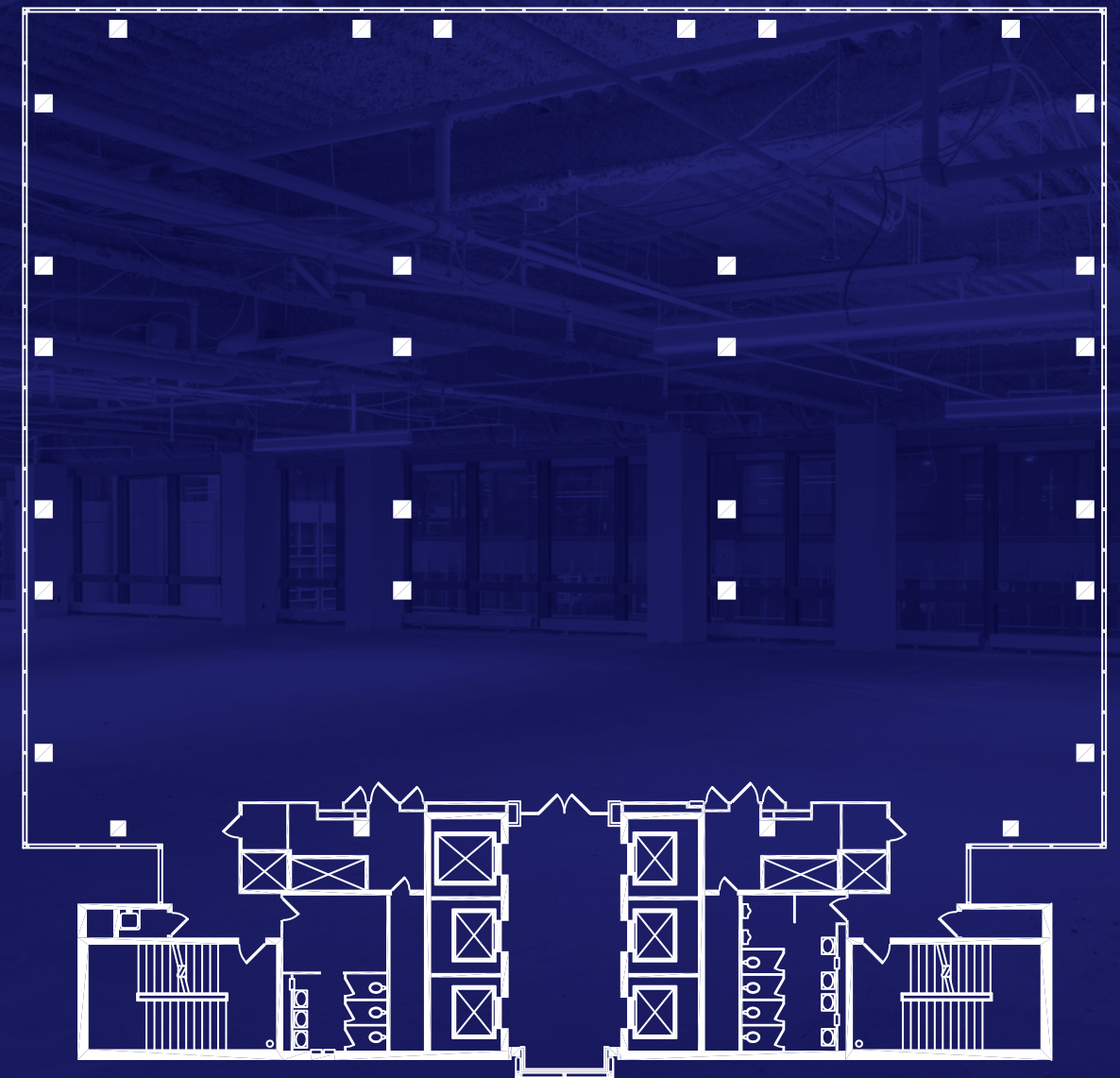
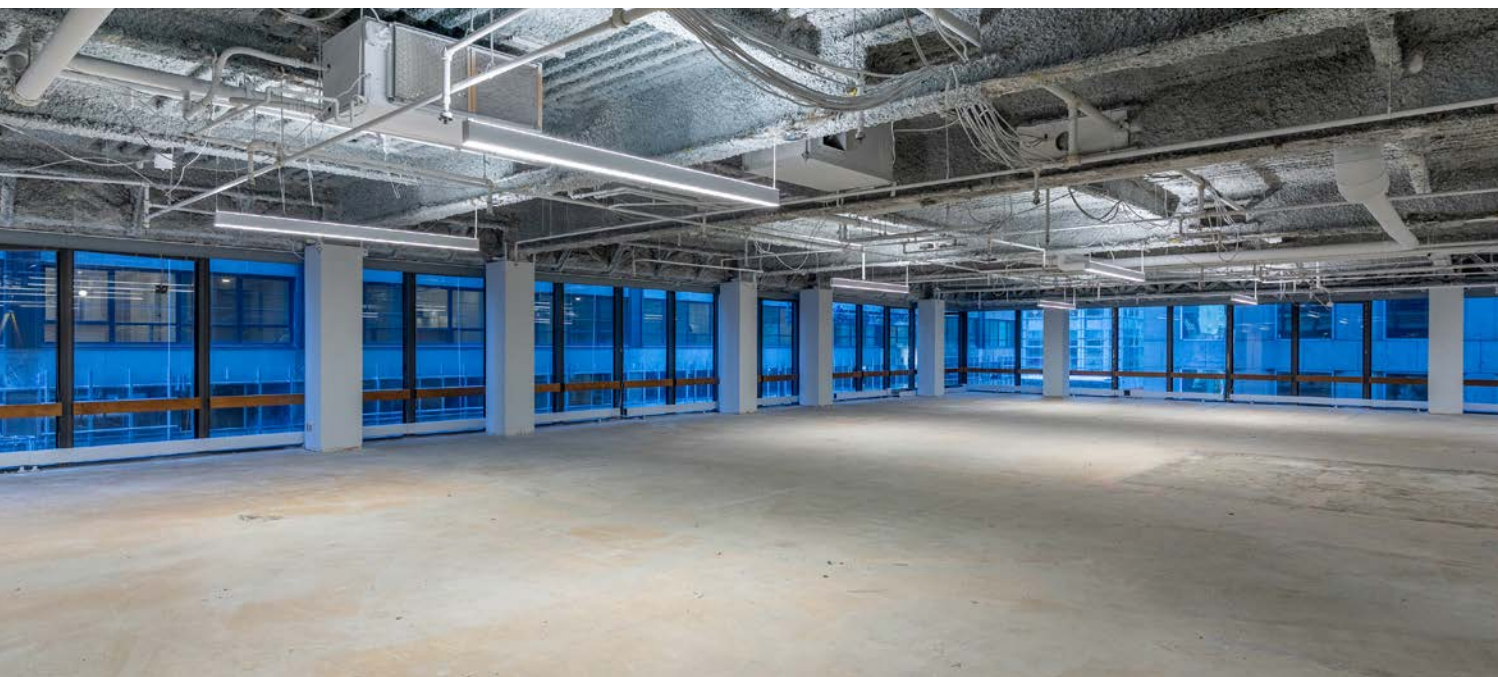
Within three blocks of this location, find:

4 hotels

30+ cafes and restaurants

6+ banks

20+ retailers, plus prime shopping on Chestnut and Walnut



Typical floor plate

SINGLE SUITES, FULL FLOORS OR CONTIGUOUS SPACE AVAILABLE

Flexible office spaces are available in various sizes, ranging from 4,500 SF to full floors of 14,330 SF. Availabilities on adjacent levels provide contiguous offerings of approximately 35,000 SF. The building features compact floorplates and floor-to-ceiling windows, allowing abundant natural light to permeate throughout, fostering a pleasant and productive work atmosphere.



KEVIN MALONEY
215 399 1833
kevin.maloney@jll.com

DAVID MENDEZ
610 999 4383
david.mendez@jll.com

Jones Lang LaSalle Brokerage, Inc.
1700 Market Street, Suite 2400
Philadelphia, PA 19103
215 988 5500 | jll.com

InterVest
capital
partners

N NPG

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2025 Jones Lang LaSalle IP, Inc. All rights reserved.

JLL