



1650 ARCH

1650 ARCH ST – PHILADELPHIA

Elevated Standards, Central Location

**UNDER NEW OWNERSHIP
CLASS A SPACE AVAILABLE**



A NEW ERA OF **OPPORTUNITY**

Under new ownership, 1650 Arch Street has emerged as a compelling office opportunity in the coveted Market Street West corridor. This **commanding** Class A tower sits at the intersection of business excellence and cultural distinction, steps from the iconic Benjamin Franklin Parkway while maintaining prime access to Center City's bustling business core.

PROPERTY HIGHLIGHTS



553,350 SF Class A Office Tower



Efficient column-free floor plates



27 floors of premium workspace



Active building improvements underway



Direct SEPTA Suburban Station access



Floor-to-ceiling windows with city views

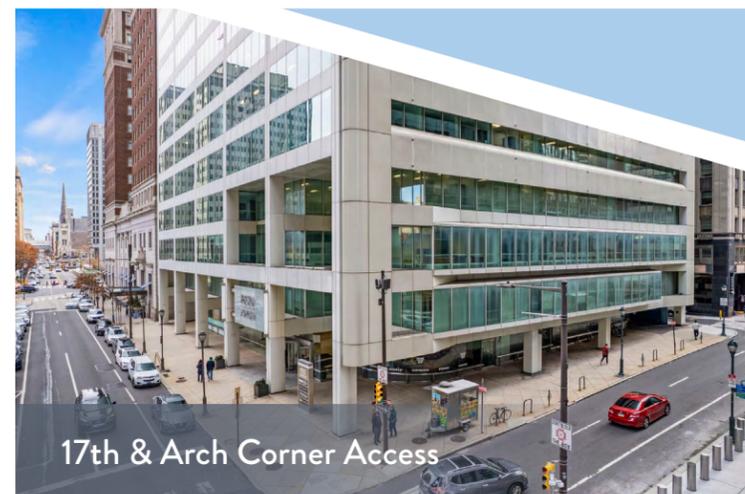
NEW OWNERSHIP

The strategic partnership of OPEX CRE Management and ACORE Capital brings fresh perspective and substantial investment to 1650 Arch Street. Through hands-on management, this alliance is implementing comprehensive building upgrades, lobby enhancements, and tenant improvements that position this prime asset for its return to Center City prominence.



ACORE CAPITAL

1650
ARCH



17th & Arch Corner Access



Lobby

SECURE **YOUR SPACE**

1650
ARCH

Multiple contiguous full-floor options

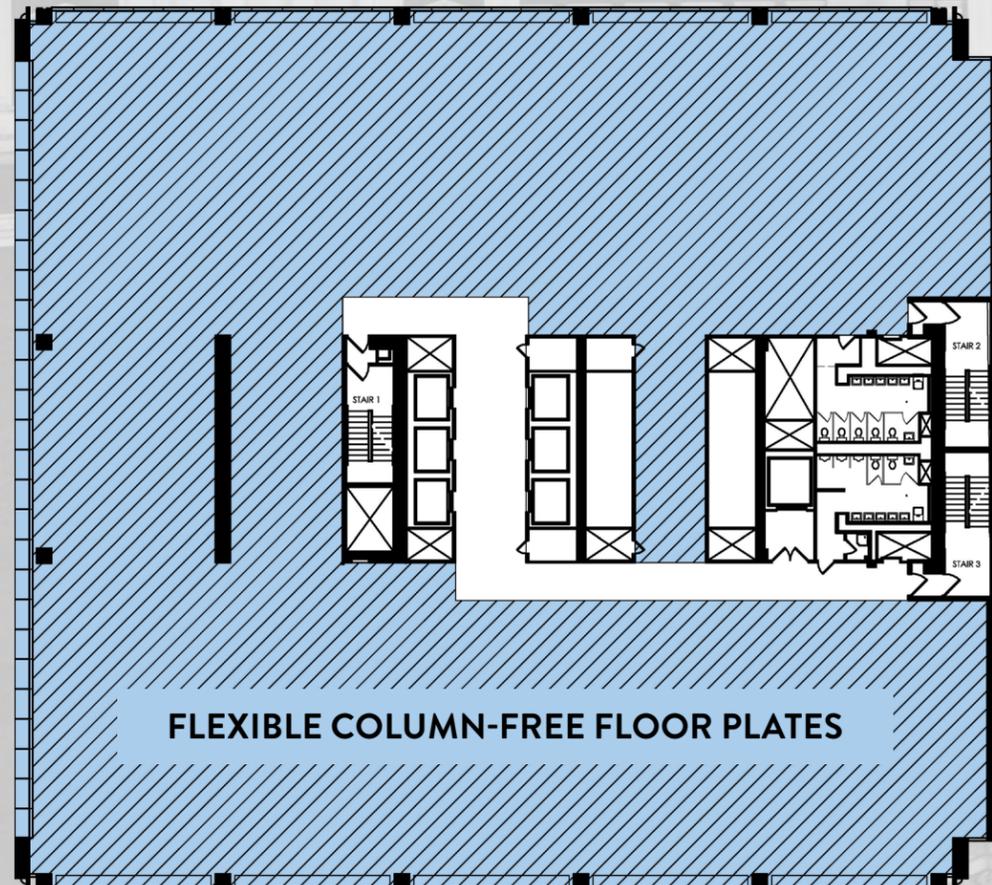
Flexible layouts accommodate 50-200 employees per floor

Immediate availability with competitive lease terms

Rare multi-floor HQ opportunities

TYPICAL FLOOR PLAN

FULL FLOOR: 23,207 RSF



- 27
- 26
- 25
- 24
- 23
- 22
- 21 – 5,082 SF
- 20 – 12,790 SF
- 19 – 2,730 SF
- 18 – 7,148 SF
- 17 – 21,875 SF FULL FLOOR
- 16 – 21,211 SF FULL FLOOR
- 15 – MECHANICAL
- 14 – 23,207 FULL FLOOR
- 13 – 23,207 FULL FLOOR
- 12 – 23,207 FULL FLOOR
- 11 – 23,207 FULL FLOOR
- 10 – 23,207 FULL FLOOR
- 09 – 23,207 FULL FLOOR
- 08
- 07
- 06
- 05
- 04
- 03 – 21,404 SF FULL FLOOR
- 02
- 01

FLOORS 9-17

MULTIPLE CONTIGUOUS
FULL-FLOOR OPTIONS

■ FULL FLOOR
■ SUITES AVAILABLE

ELEVATE YOUR *EXPERIENCE*

1650
ARCH



Conference Center



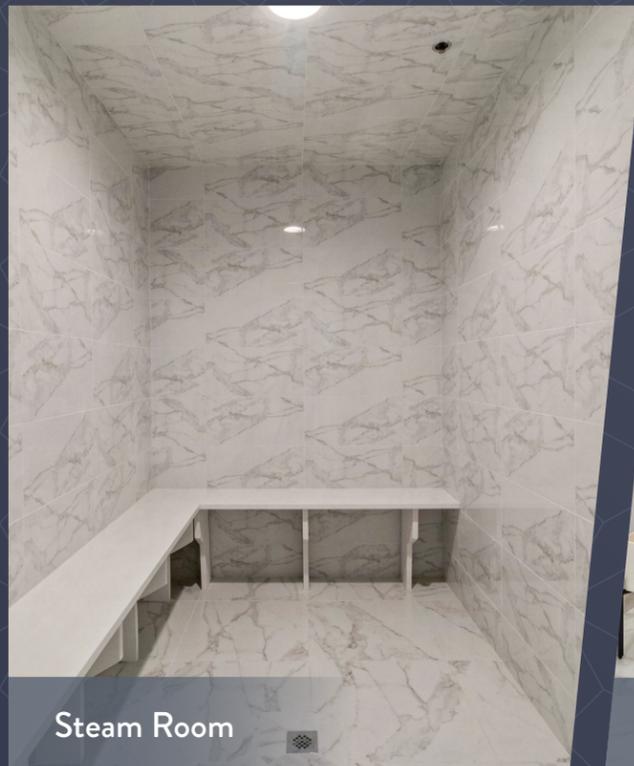
Fully-Equipped Fitness Center



Green Life Café



On-Site Property Management



Steam Room



Sauna



24/7 Building Security



Direct Suburban Station Concourse Access

SEAMLESSLY CONNECTED

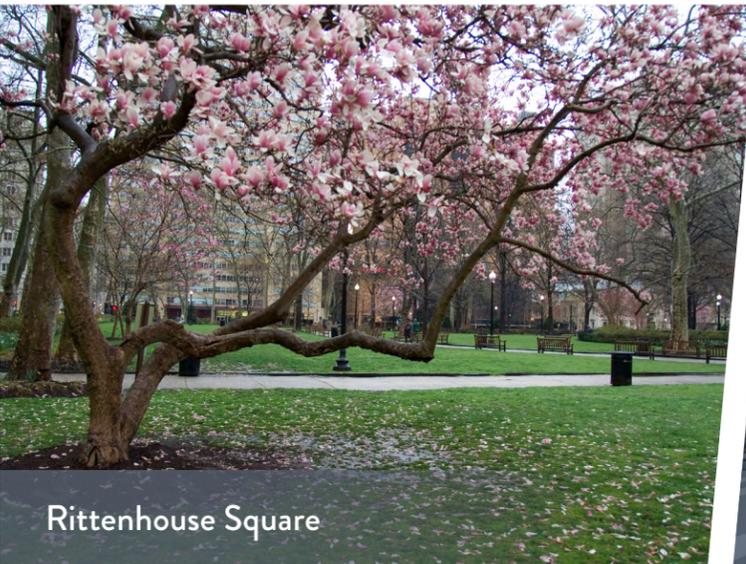
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 Retail	 SEPTA Station	 Market-Frankford Line
 Restaurants	 PATCO Station	 Broad Street Line
 Hotel	 AMTRAK Station	 PATCO Speedline

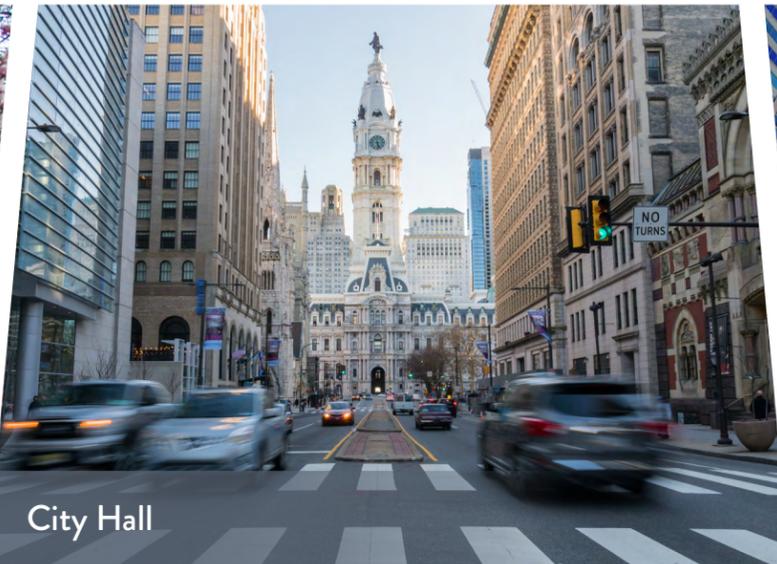
DOWNTOWN CONVENIENCE

- 300+ restaurants, shops & hotels within a 15-min walk
- 2-min walk to Suburban Station
- 5-min walk to Philadelphia City Hall
- 10-min walk to Rittenhouse Square
- Walk Score: 100
- Bike Score: 100

▶ 18-min drive to Philadelphia International Airport via I-76



Rittenhouse Square



City Hall



Love Park



Benjamin Franklin Parkway

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ACORE CAPITAL



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