

THE BELLEVUE

200 S. BROAD ST.
PHILADELPHIA, PA



PROMINENT SECOND GENERATION
RESTAURANT OPPORTUNITY

5,767 SF

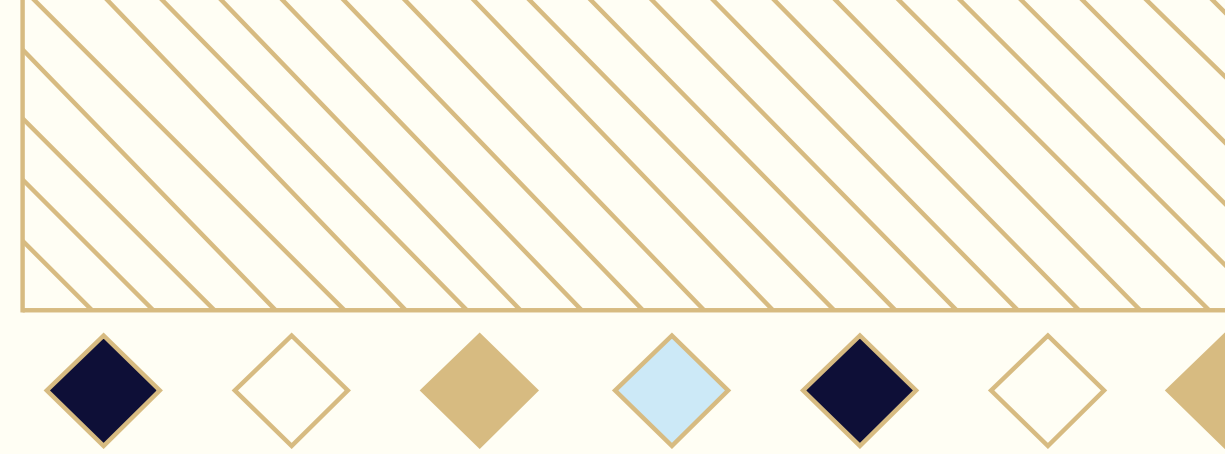
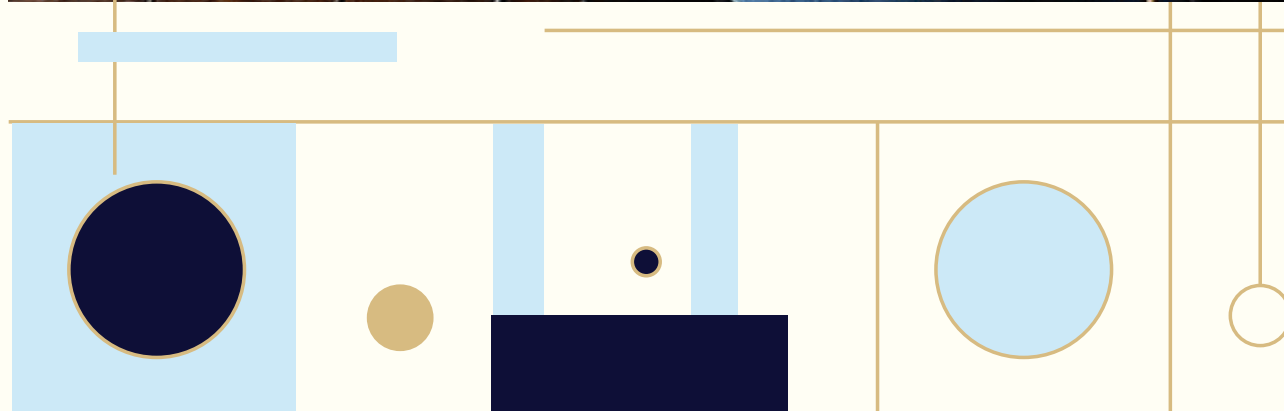
NIGHTINGALE
PROPERTIES

RIR

JLL

PROPERTY OVERVIEW:

The Bellevue, long a Philadelphia mainstay, is poised for a major revitalization that will deepen its roots as a prime destination for shopping, dining, and lifestyle. In addition to a sophisticated hotel, upscale office space, a premier fitness and wellness facility and luxury retail, a vision for a new landscape of restaurant offerings will play a major role in this project.



Ideally located at Broad & Walnut Streets, nestled between Midtown Village's famed restaurant row on 13th Street and Rittenhouse Square, both known culinary hotspots

Convenient access with an on-site parking garage and adjacent to SEPTA's Broad Street Line subway station



SPACE FEATURES:

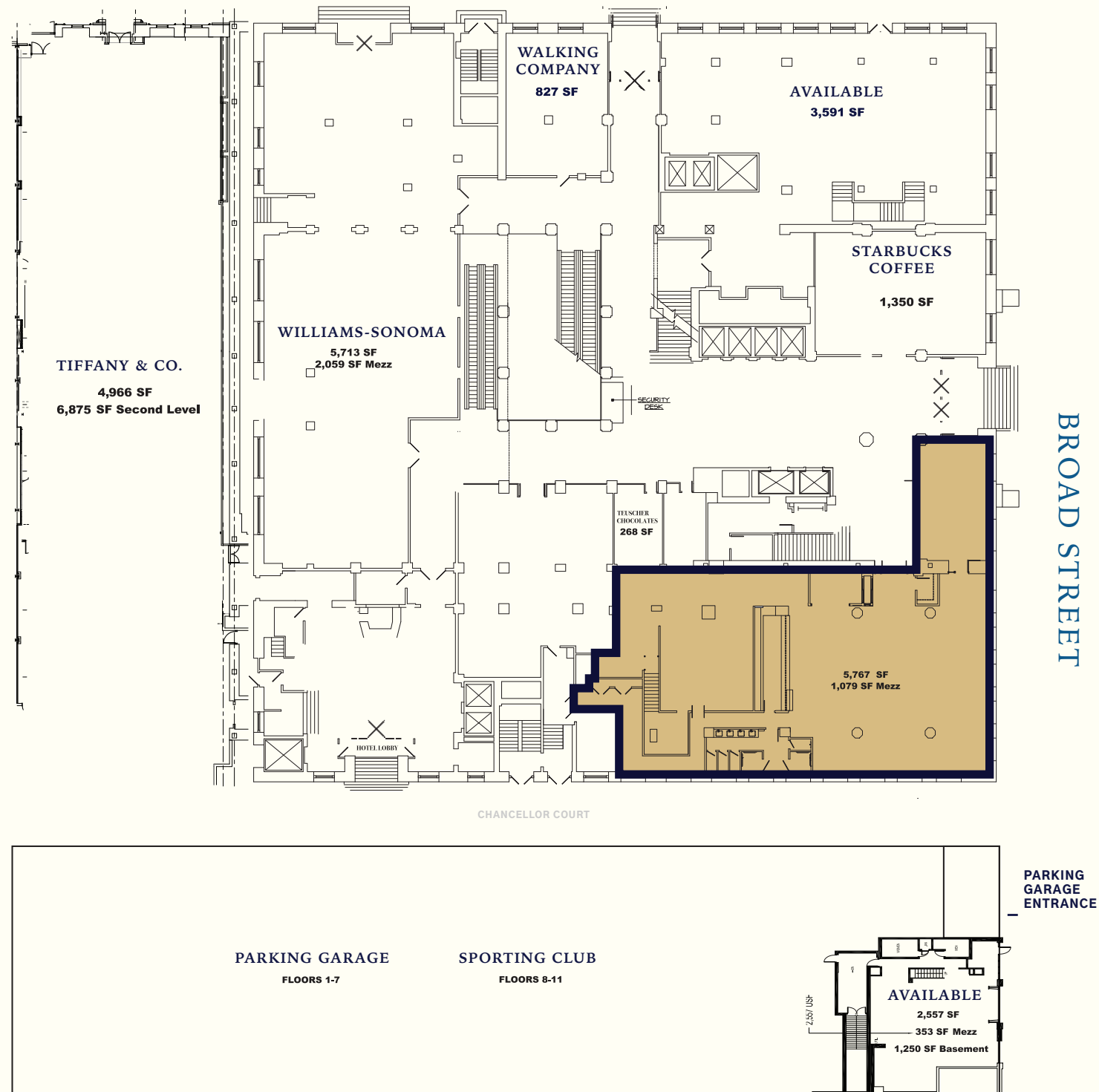
- Positioned along Broad Street, Philadelphia's famed "Avenue of the Arts," this opportunity offers unmatched visibility where over 100,000 people walk, bike, drive, shop, and commute every day
- Fully Built-Out Restaurant; recently renovated, including all FF&E
- Ornate exterior with ample frontage, spanning over 77' along Broad Street
- Interior access to main lobby of The Bellevue
- Adjacent to parking garage with opportunity for valet parking
- Liquor License Available



SITE PLAN

FLOOR PLAN

WALNUT STREET

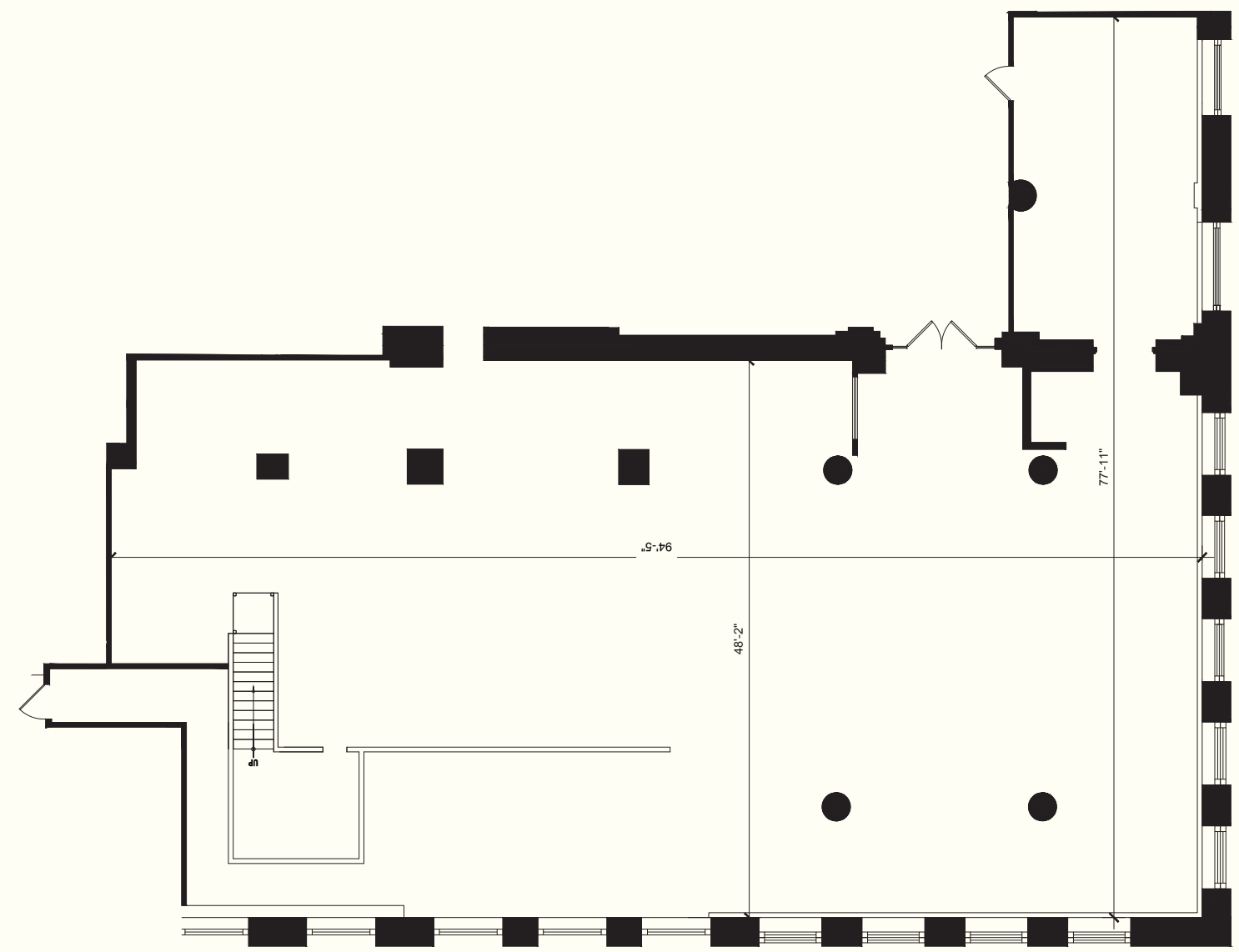


BROAD STREET

PARKING GARAGE ENTRANCE

PARKING GARAGE FLOORS 1-7
SPORTING CLUB FLOORS 8-11

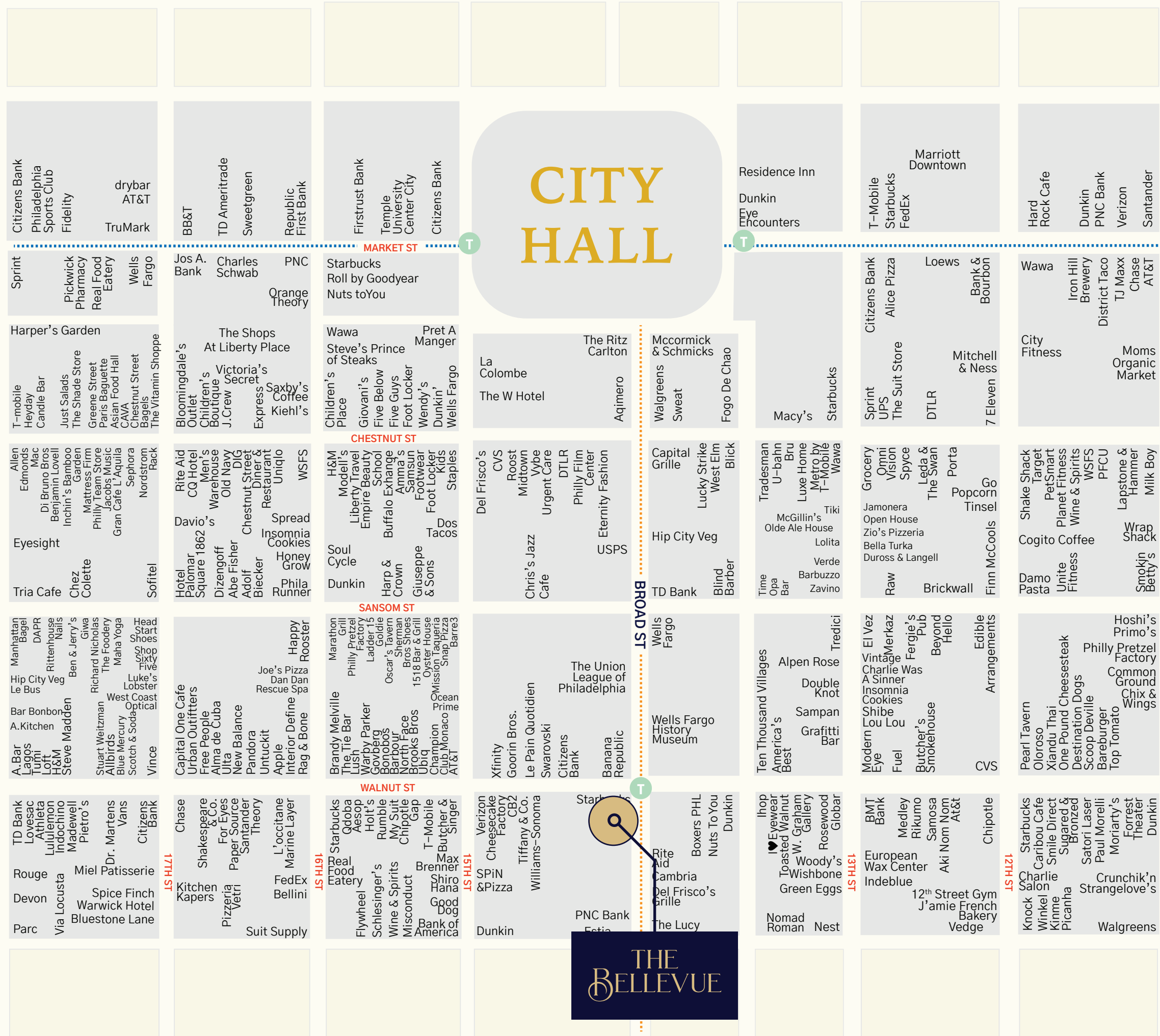
AVAILABLE
2,557 SF
353 SF Mezz
1,250 SF Basement



Stake Your Claim in Philadelphia's Prime Shopping Corridor

Philadelphia Retail Map

Join these Retail Magnets





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