

EST. THE 1895
BOURSE

THE
INDEPENDENCE
PORTFOLIO



Built in 1895, *The Bourse* holds an integral place in Philadelphia's history. Designed by master architectural firm G.W. & W.D. Hewitt, *The Bourse's* Beaux-arts style makes it one of the most recognizable structures in the city.

MRP | REALTY  JLL

EST. 1895

THE BOURSE

Situated in an unparalleled Philadelphia location, *The Bourse* boasts second-to-none connections to national heritage, world class amenities, and easy commuter access.



Walk Score
99

Transit Score
100

Bike Score
97

50+ Places to eat & drink within three blocks





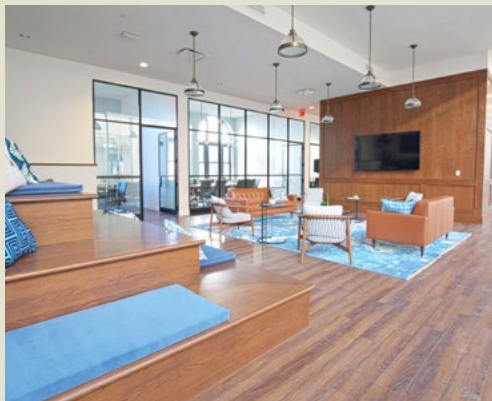
**EAT
DRINK
SHOP**

30 food & drink vendors collected under one roof

surrounded by 300 years of history. The Bourse's artisanal food hall features an internationally-inspired collection of restaurants, bars, distilleries, stalls, shops, and cafes. It is a culinary incubator for local concepts as well as emerging and established chefs—creating a community that's united by food and inspired by the neighborhood.

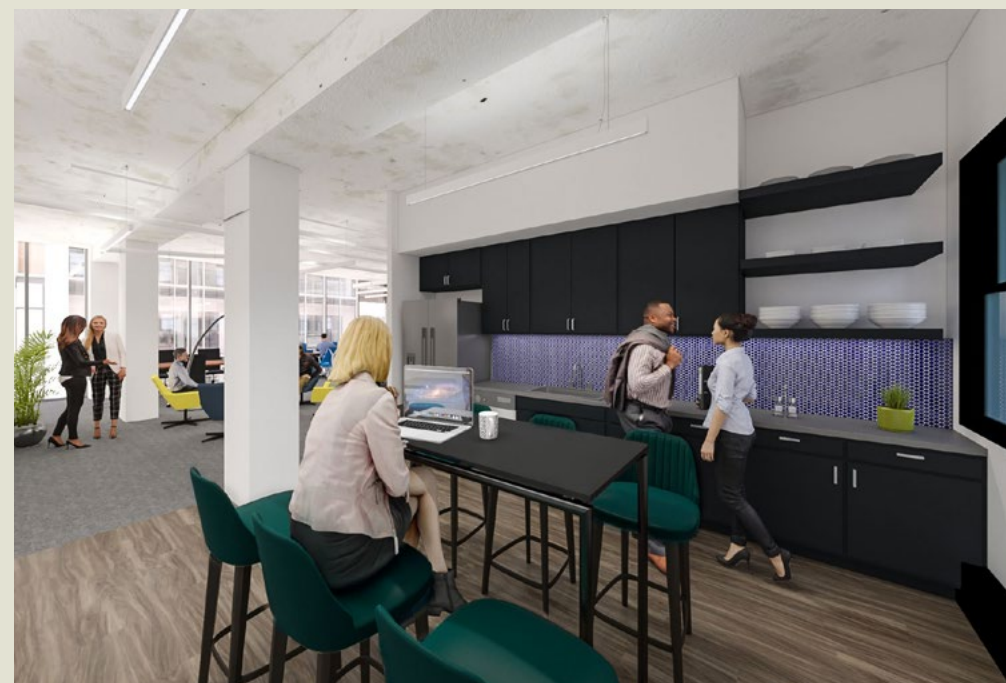
Vendors include:

- #Getfried Fry Cafe
- Abunai Poke
- Baby Buns
- Barry's Buns
- Bricco Pizza Romana
- Bluebird Distilling
- Bonatsos At The Bourse
- Bronze Table By Vera Pasta
- Chocodiem
- Escape The 1980S
- Freebyrd Chicken
- Grubhouse
- Ka'moon
- Kari's Tea Bar
- Lalo
- Marino Brother's Cheesesteaks
- Menagerie Coffee
- Mighty Melt
- Penzey's Spices
- Photo Pop Philly
- Pinch Dumplings
- Prescription Chicken
- Scoop Deville
- Rebel Taco
- Rustica Rosticceria
- Takorean
- Taps Fill Station



Floors 6, 7 and 8 offer flexible, fully built out spec. suites for all Tenants from 2,000 to 11,000 SF with expansion opportunities. Finishes include:

- Floor to ceiling glass on all offices and corridor walls
- Exposed ceiling & ductwork
- Premium floor and kitchenette finishes

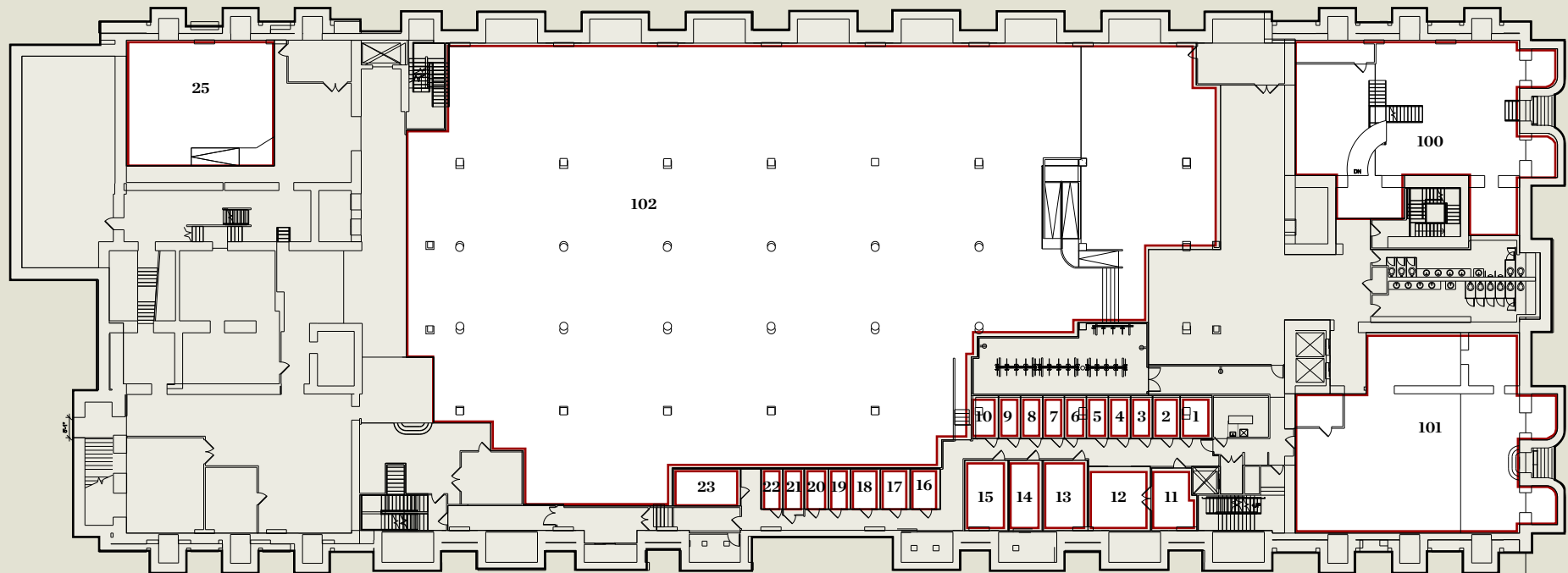


ABOVE: Open office layout with collaborative space, open seating, and private meeting rooms.
RIGHT TOP: Lobby seating areas. **RIGHT BOTTOM:** Kitchen and cafe area

AVAILABLE

Suites **Multiple**

Sizes **Various**

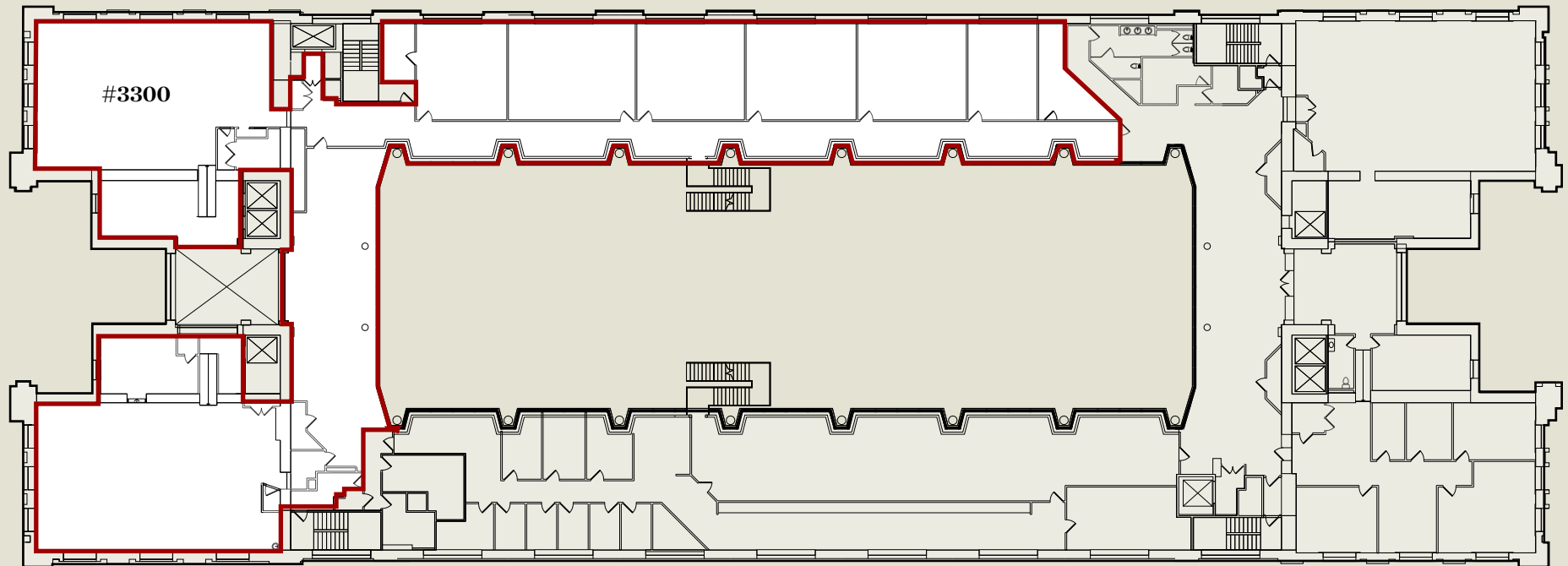


Suite	Size (SF)	Suite	Size (SF)	Suite	Size (SF)	Suite	Size (SF)
1	85	9	59	17	75	100	3,354
2	75	10	73	18	76	101	3,721
3	58	11	172	19	56	102	25,512
4	60	12	254	20	62		
5	59	13	200	21	54		
6	59	14	151	22	55		
7	58	15	194	23	160		
8	60	16	76	25	1,168		

AVAILABLE

Suite **#3300**

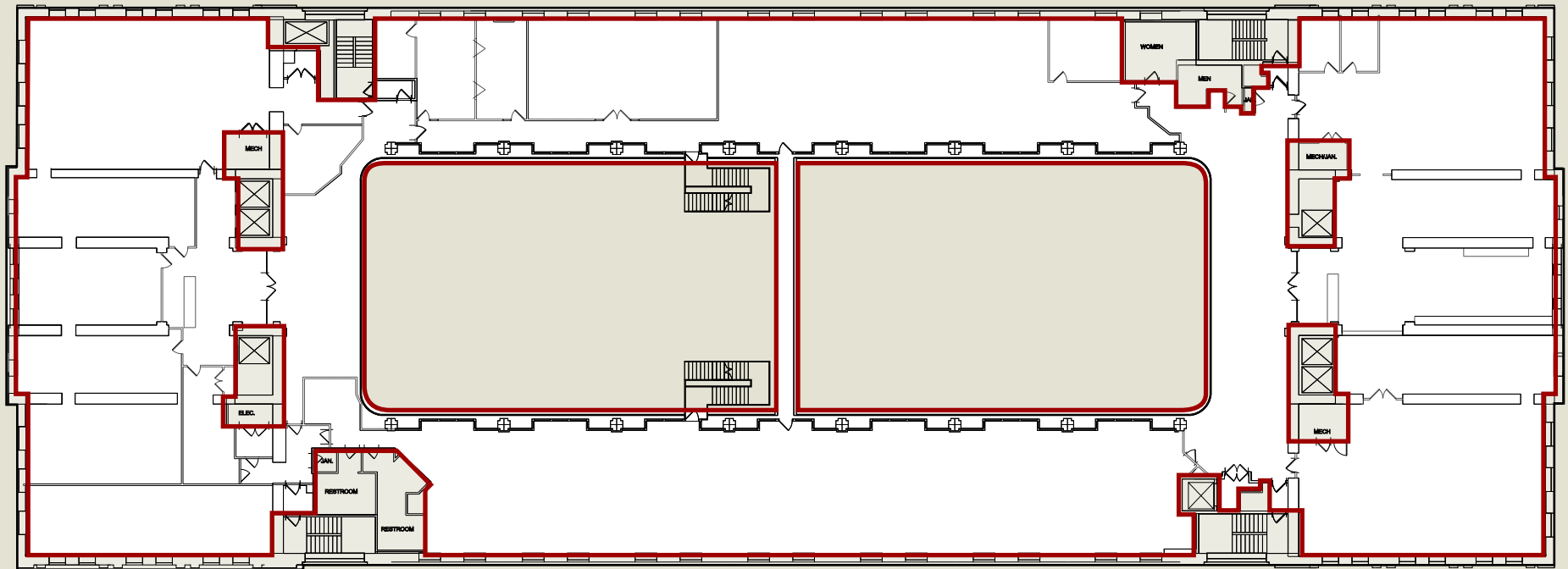
Size **16,148 RSF**



AVAILABLE

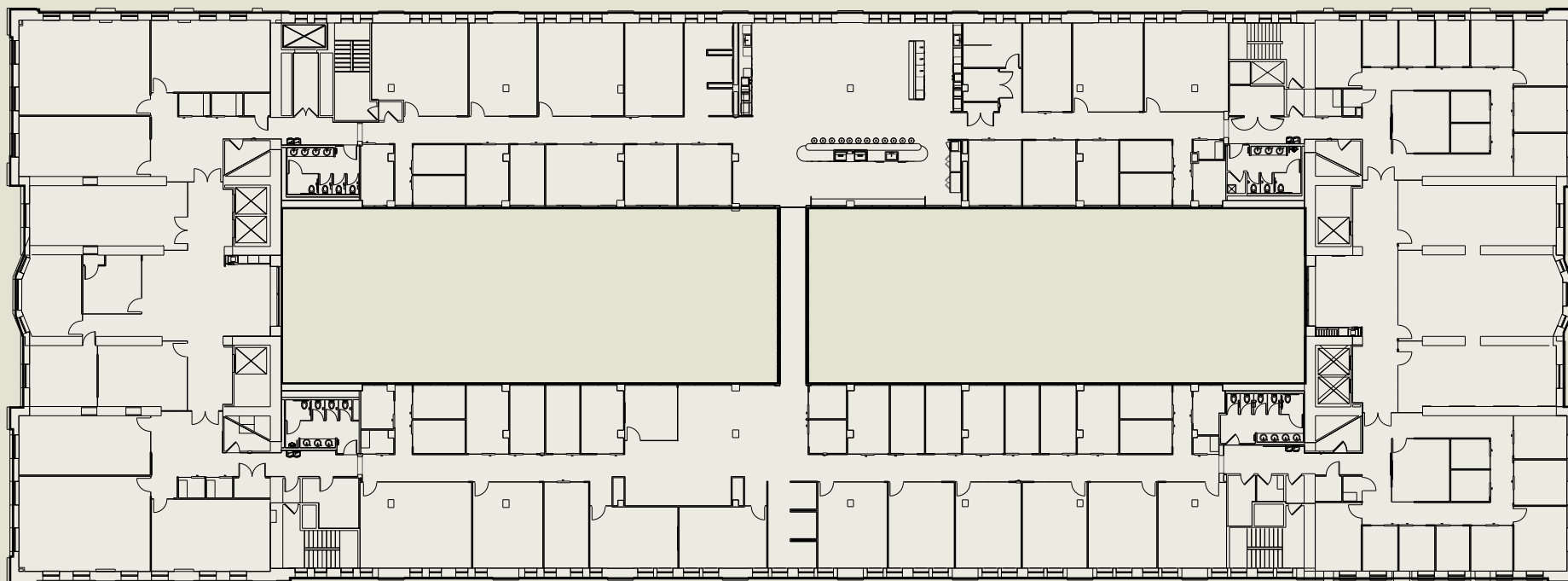
Suite **Full Floor**

Size **33,990 RSF**





Coworking floor

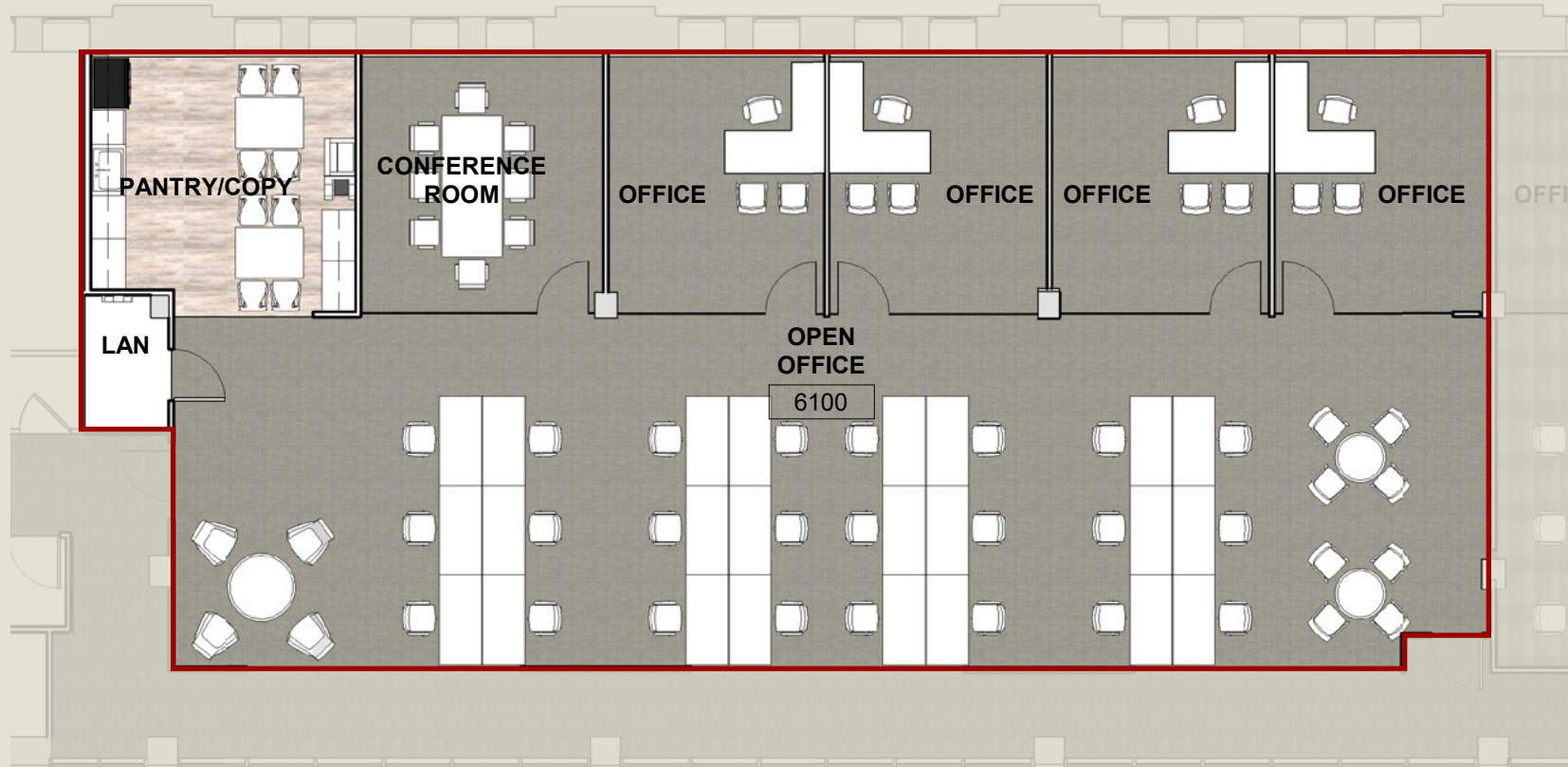
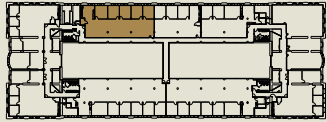


AVAILABLE

Suite #6100

Size 3,796 RSF

Spec Suite

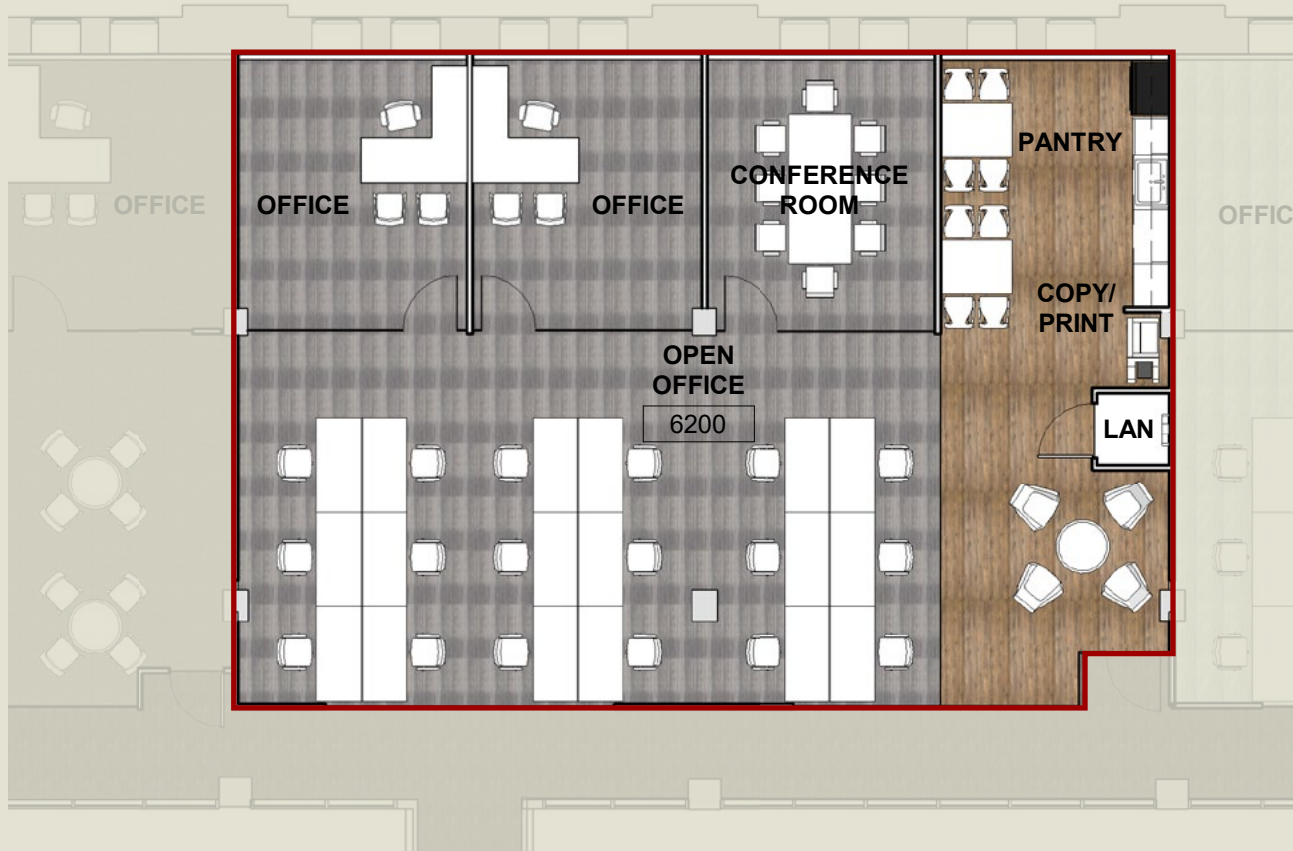
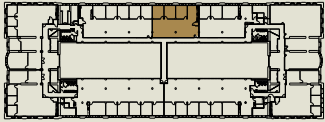


AVAILABLE

Suite #6200

Size 2,456 RSF

Spec Suite

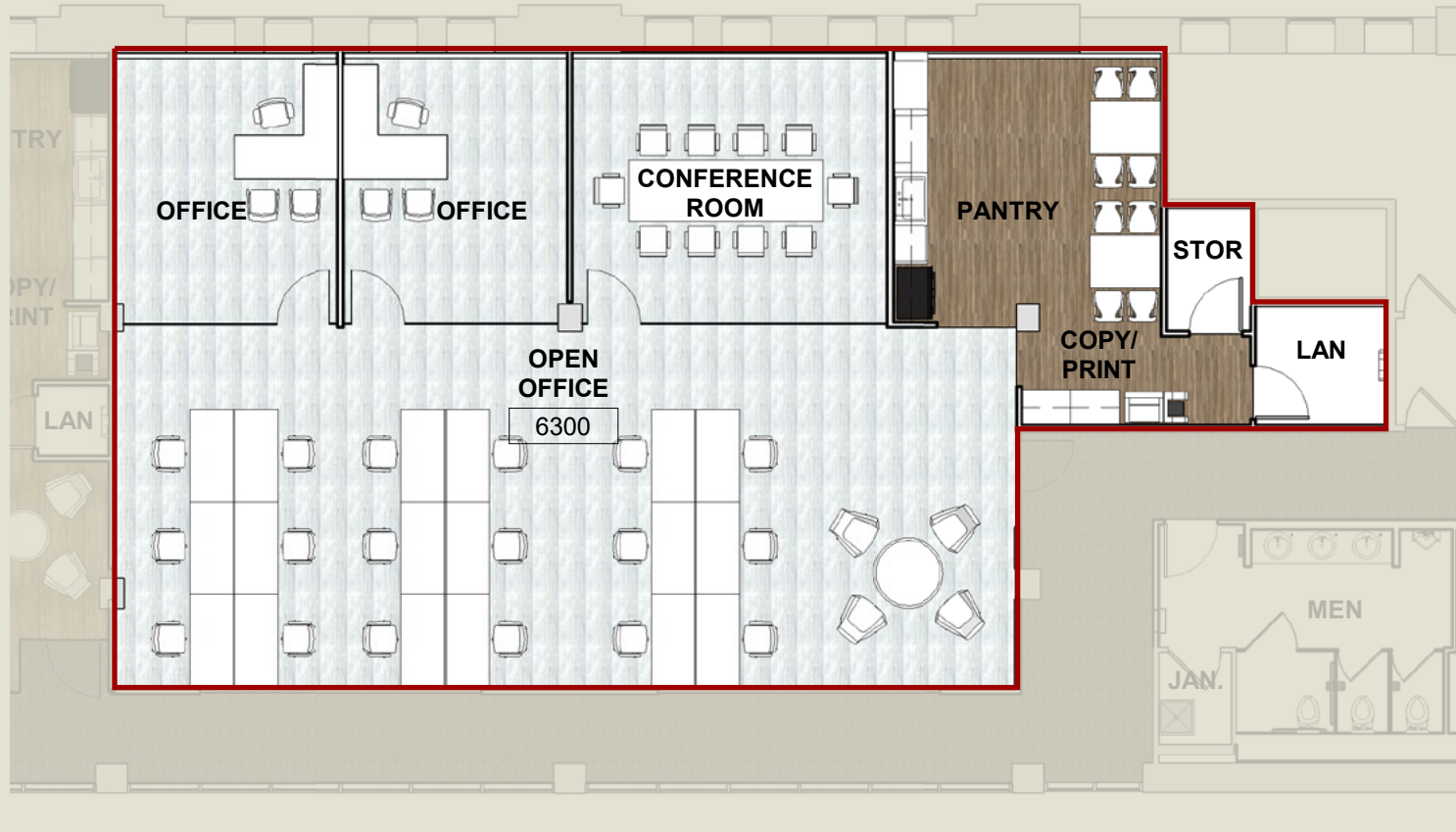
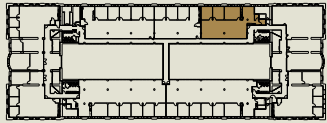


AVAILABLE

Suite #6300

Size 2,798 RSF

Spec Suite

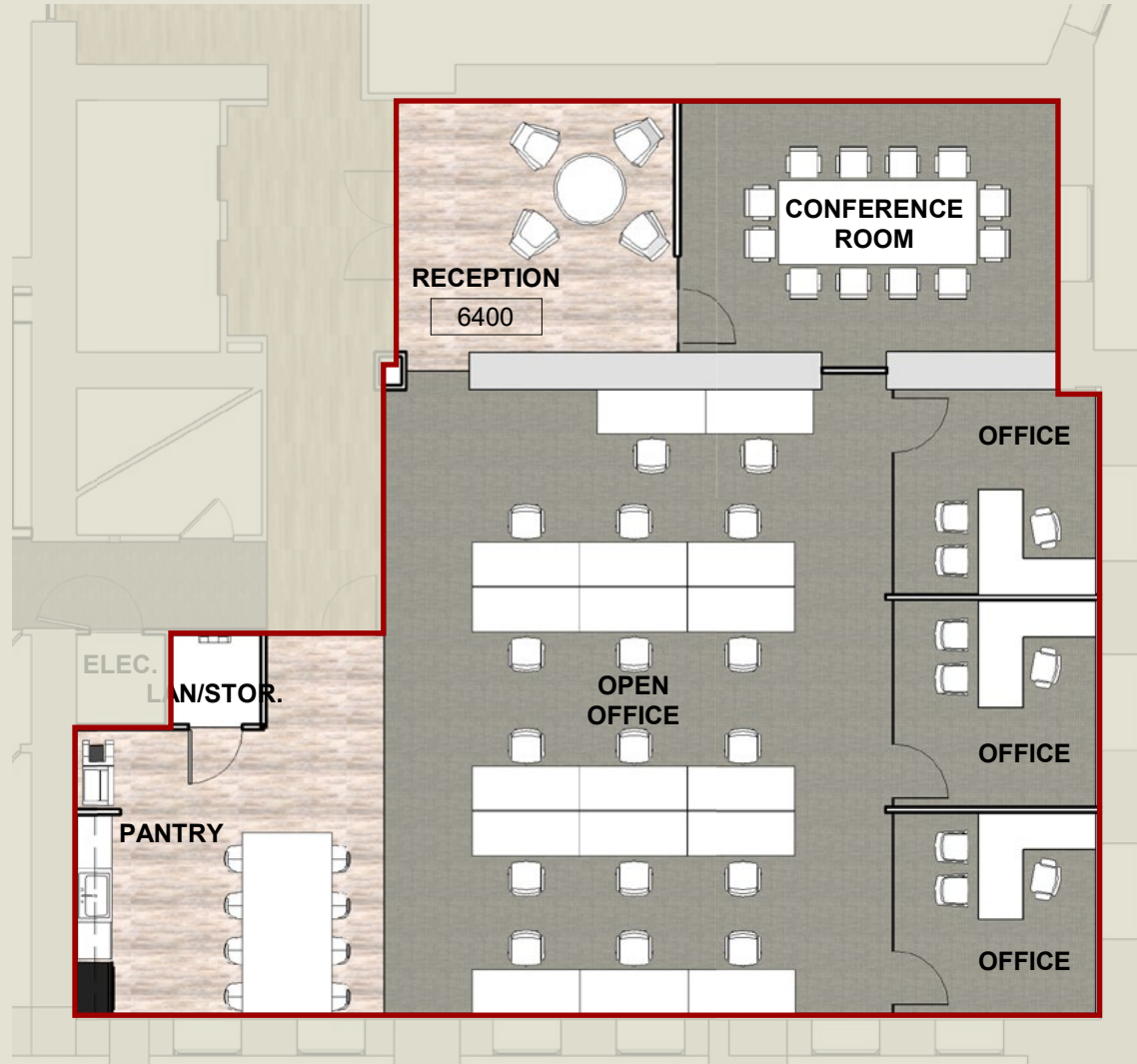
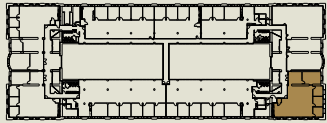


AVAILABLE

Suite #6400

Size 3,135 RSF

Spec Suite

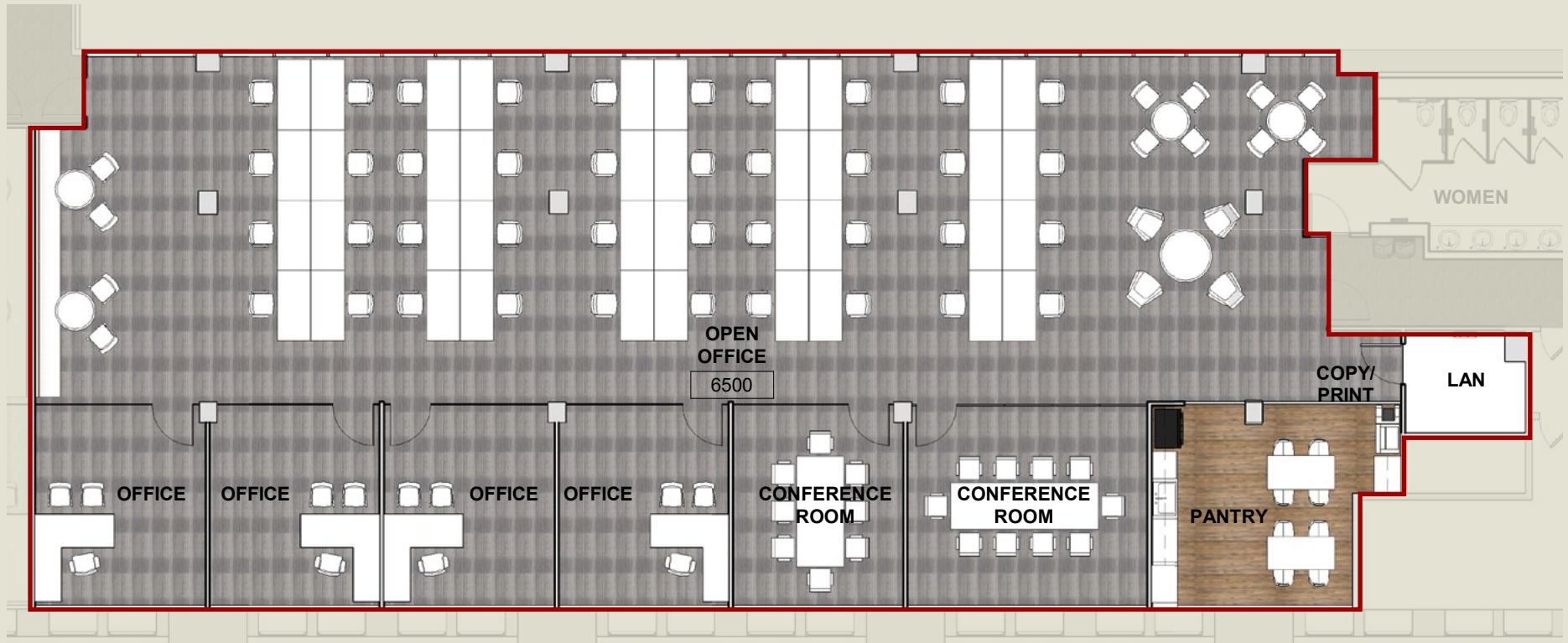
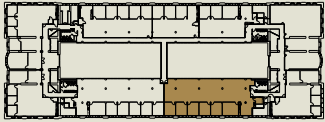


AVAILABLE

Suite #6500

Size 5,517 RSF

Spec Suite

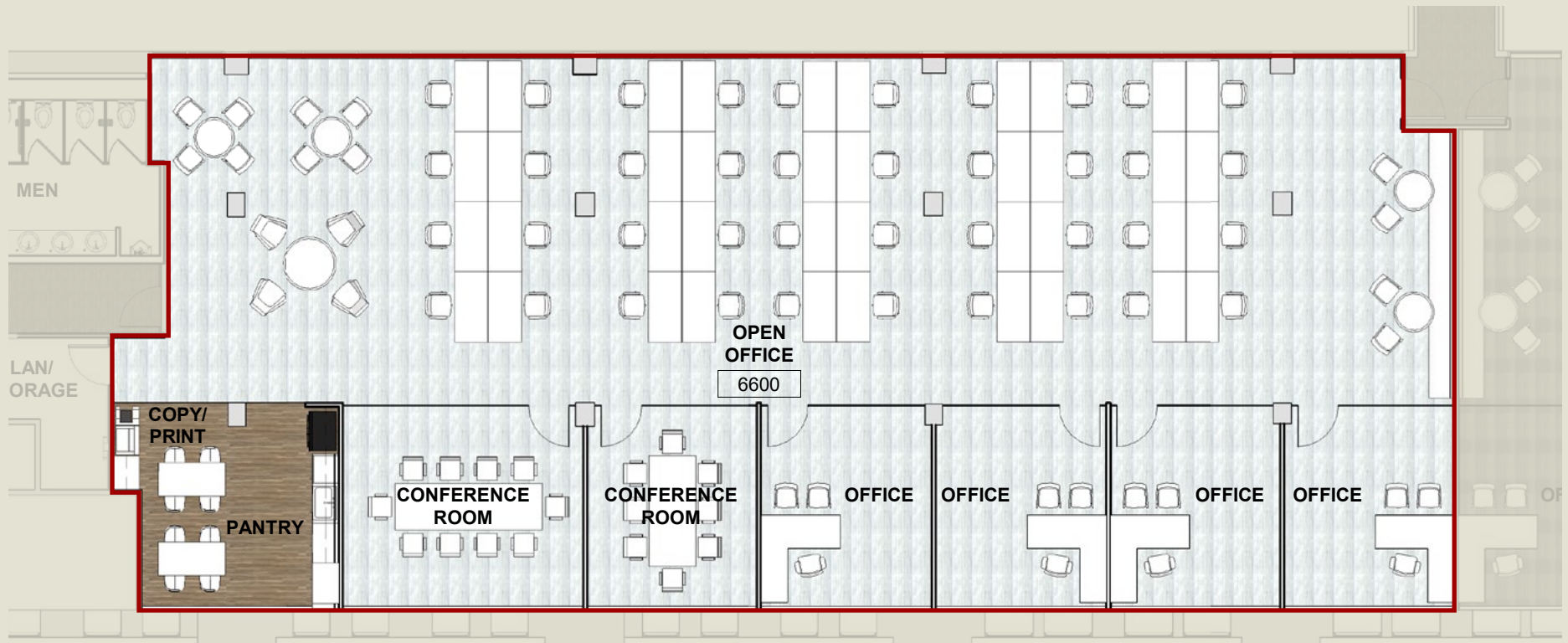
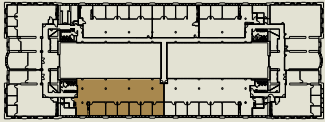


AVAILABLE

Suite #6600

Size 5,416 RSF

Spec Suite

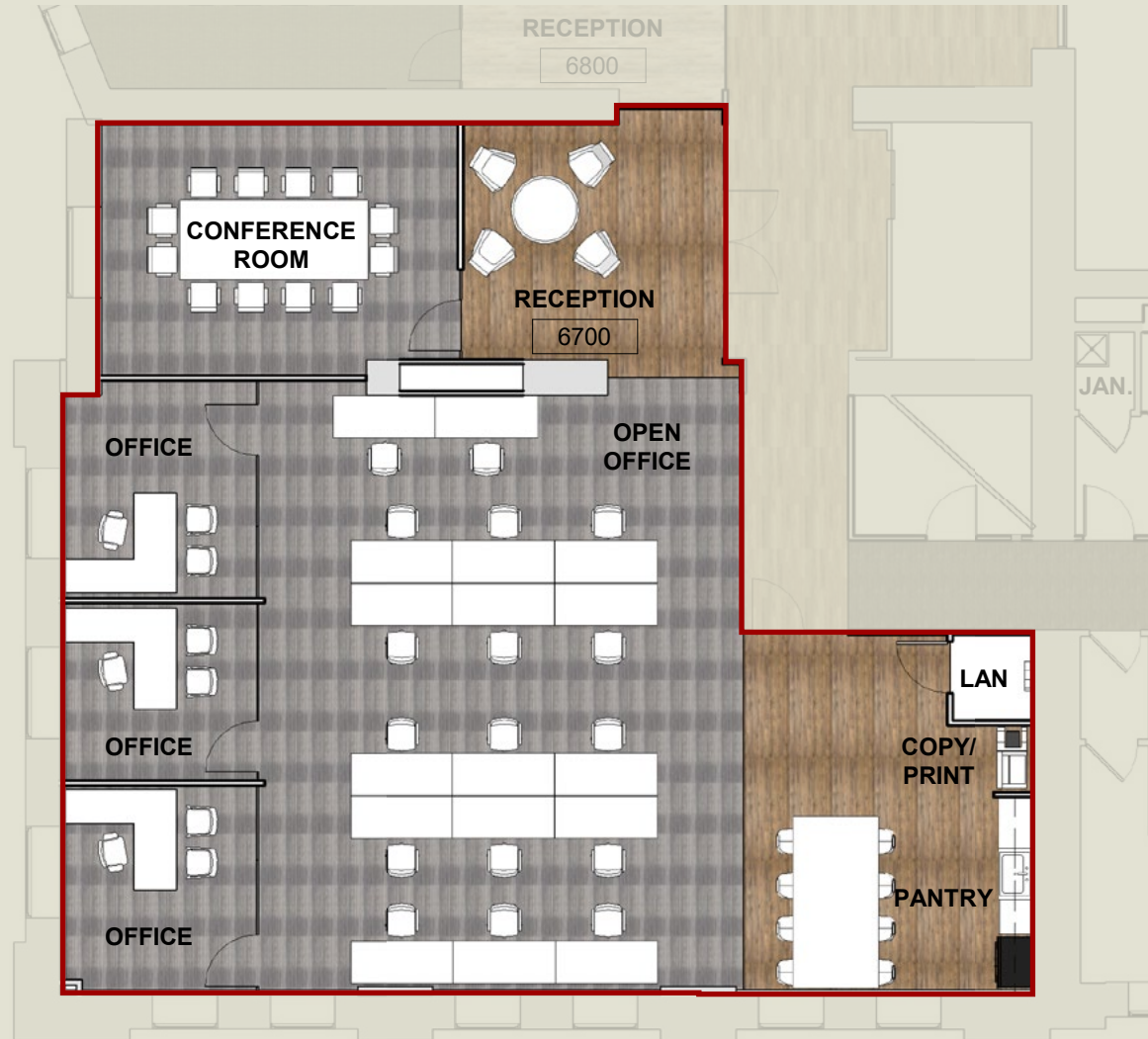
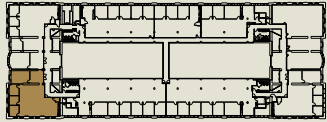


AVAILABLE

Suite #6700

Size 3,151 RSF

Spec Suite

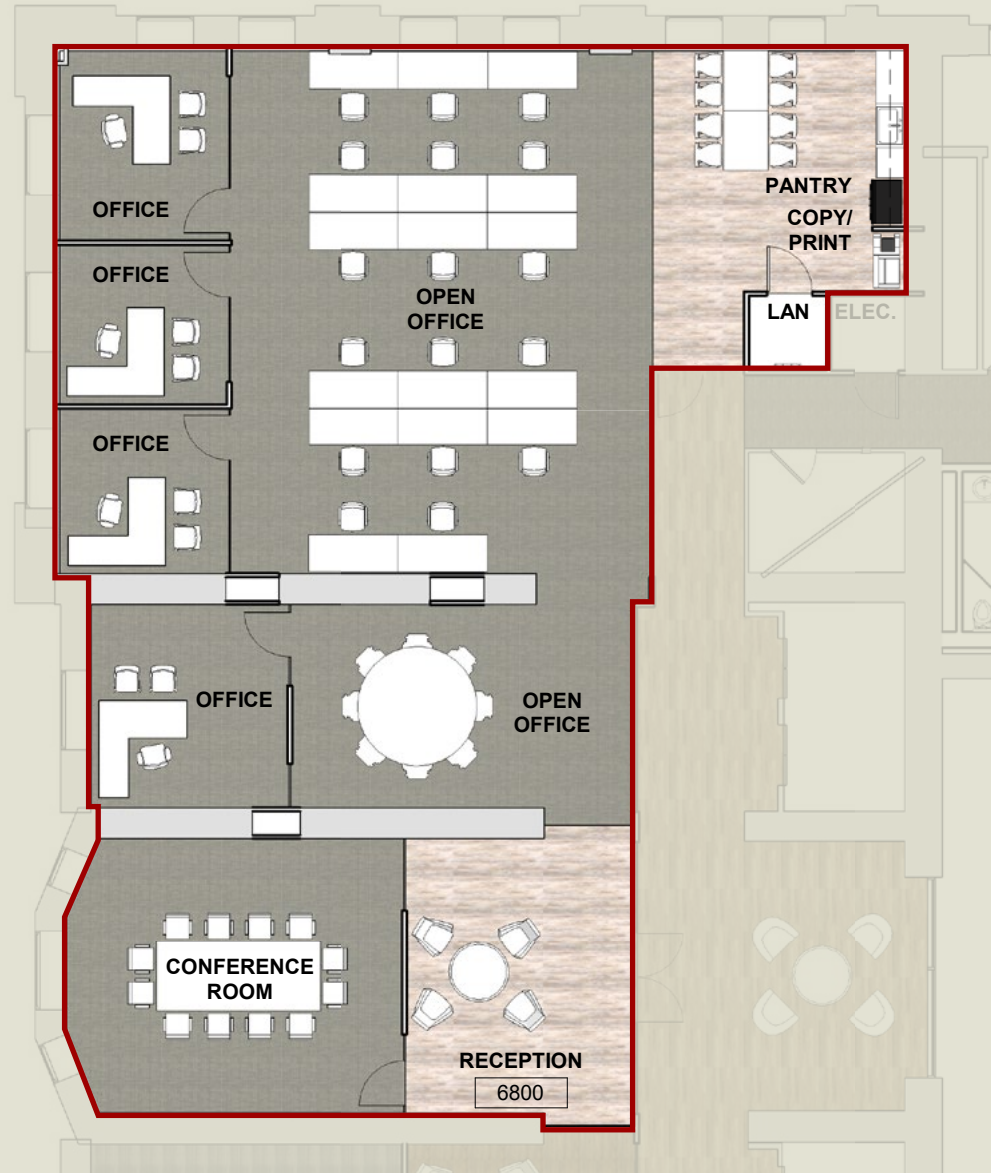
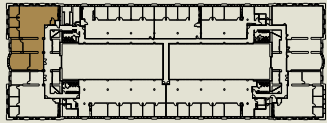


AVAILABLE

Suite #6800

Size 4,137 RSF

Spec Suite

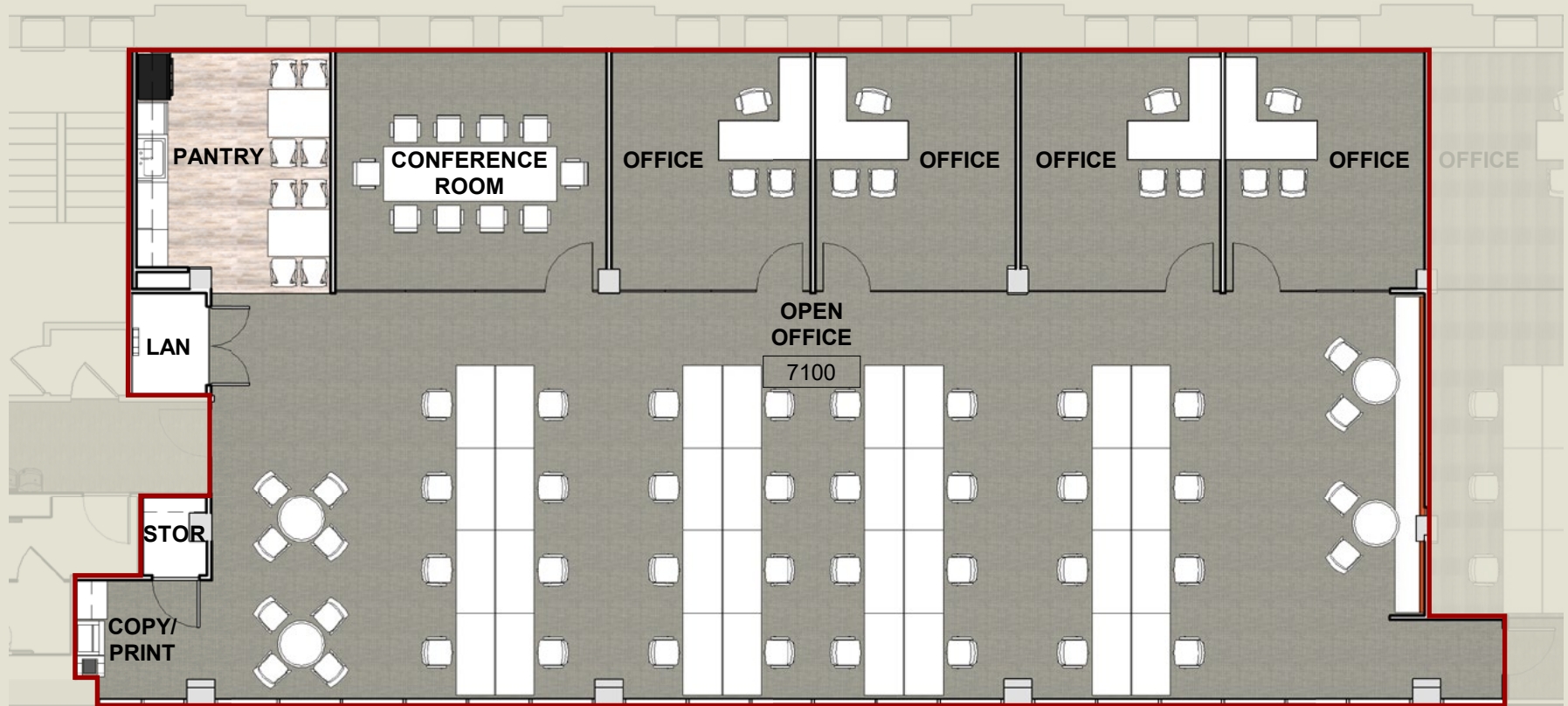
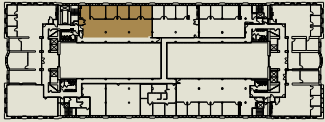


AVAILABLE

Suite #7100

Size 4,575 RSF

Spec Suite

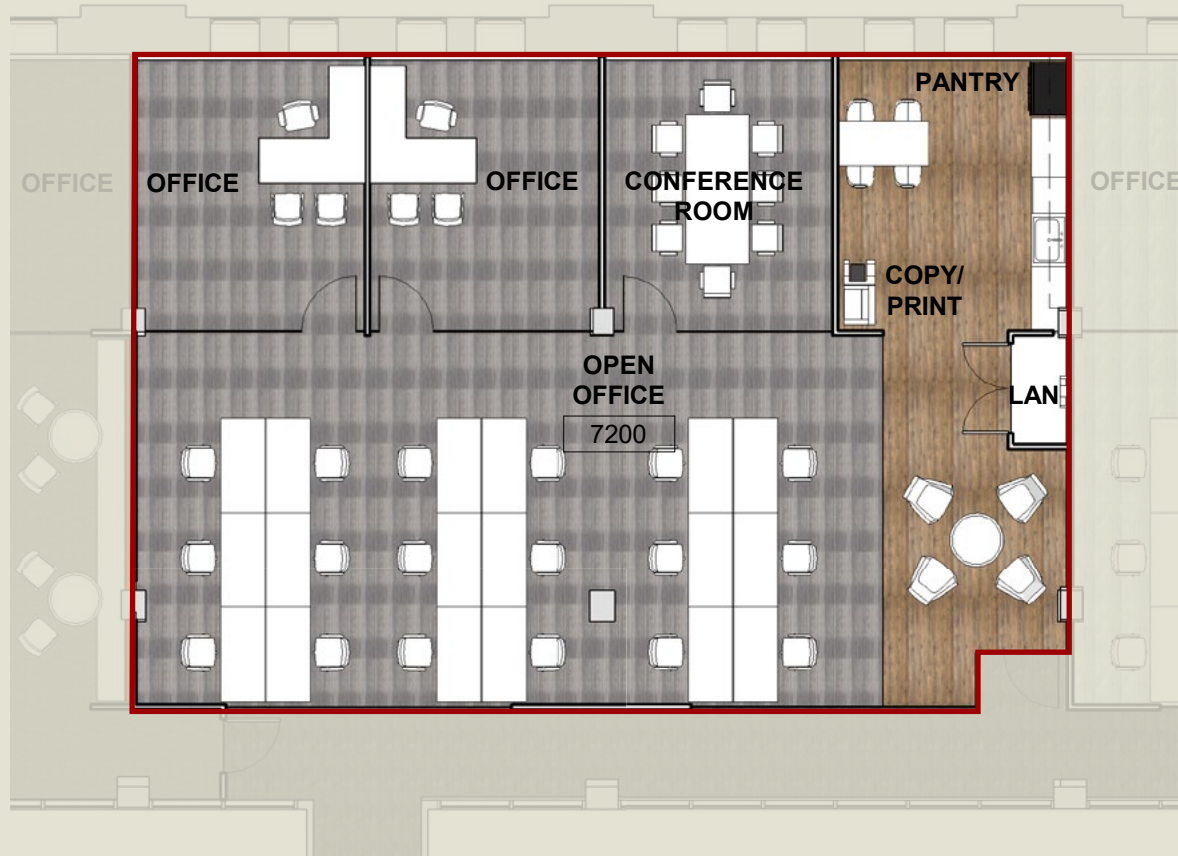
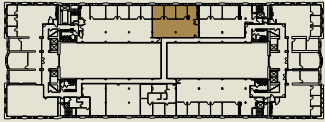


AVAILABLE

Suite #7200

Size 2,457 RSF

Spec Suite

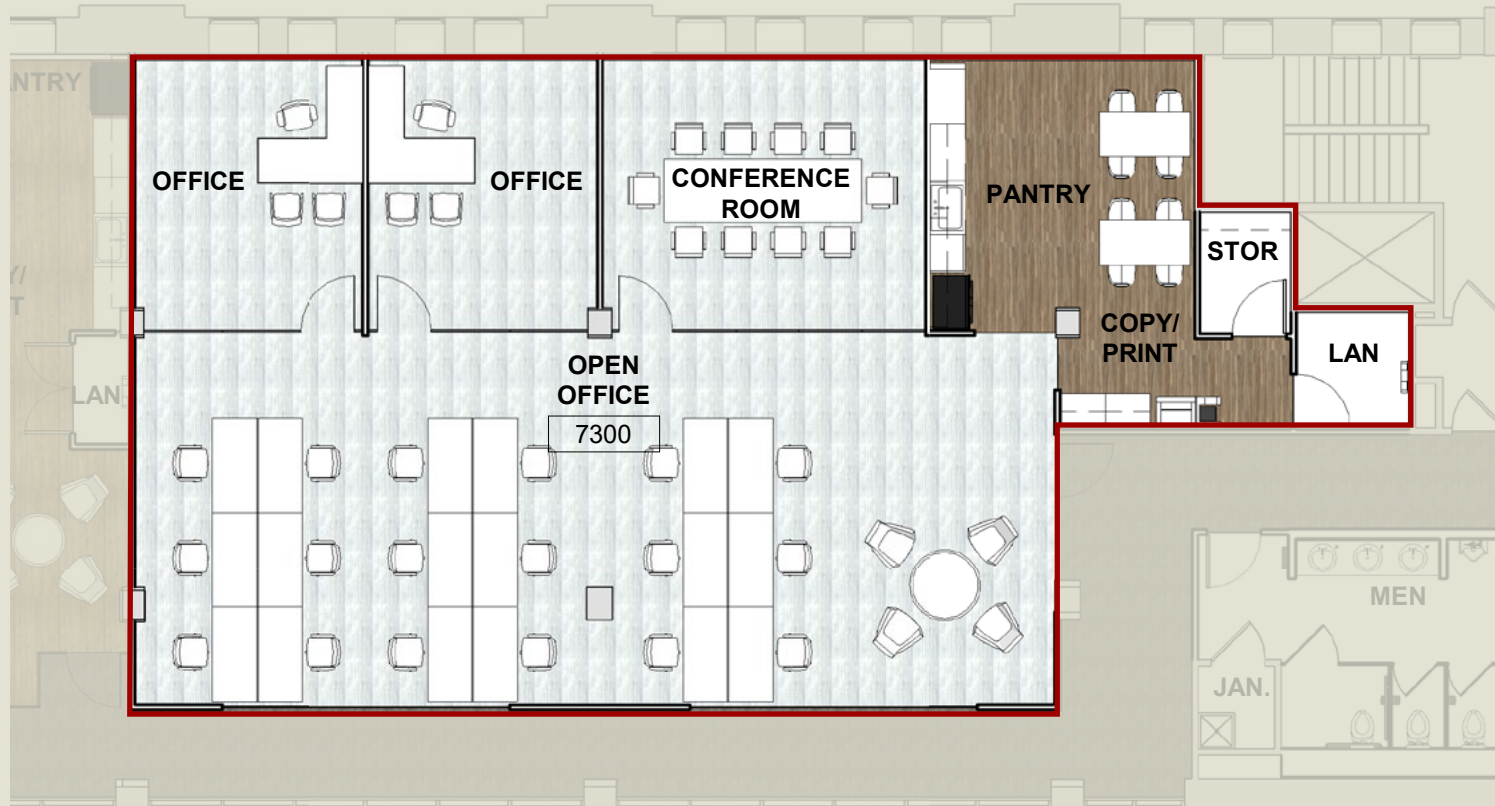
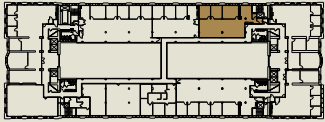


AVAILABLE

Suite #7300

Size 2,775 RSF

Spec Suite

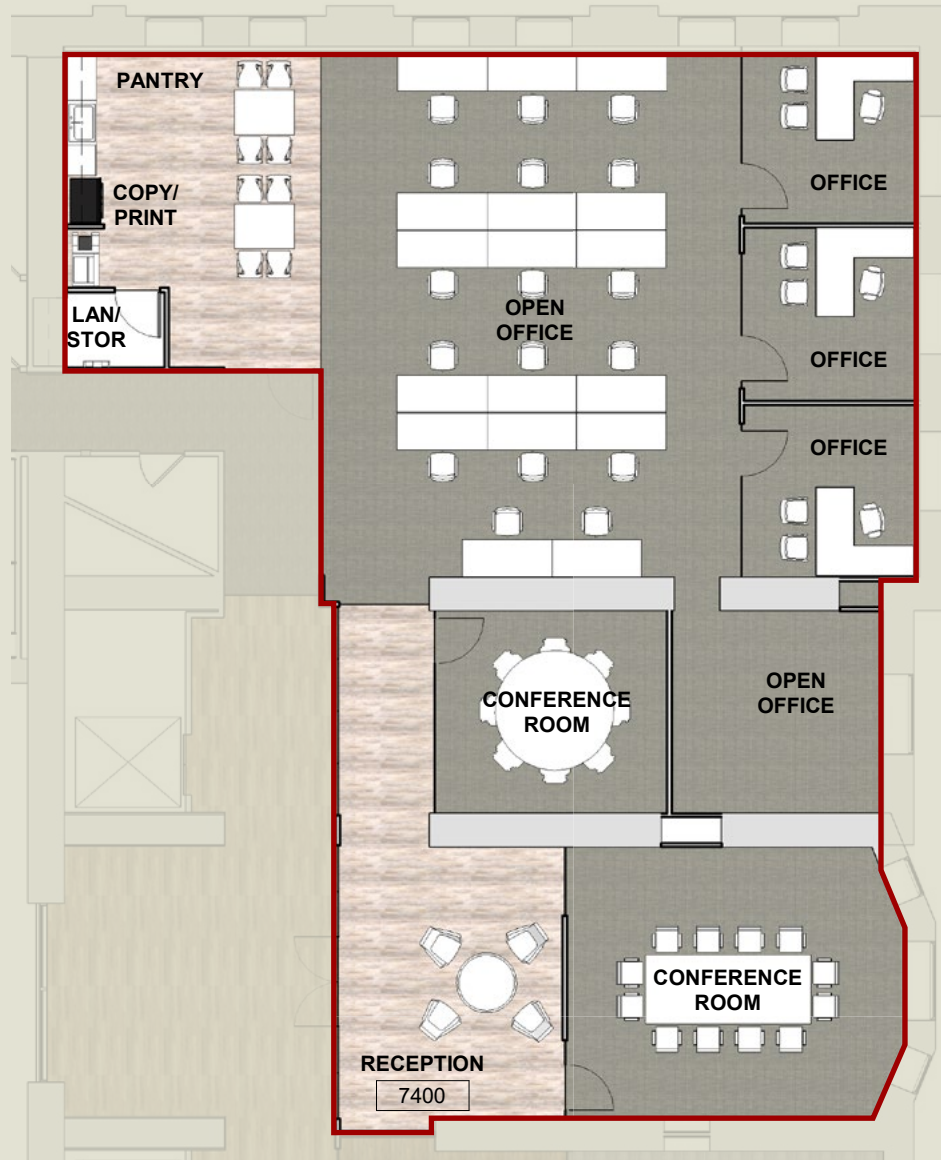
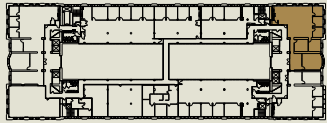


AVAILABLE

Suite #7400

Size 4,104 RSF

Spec Suite

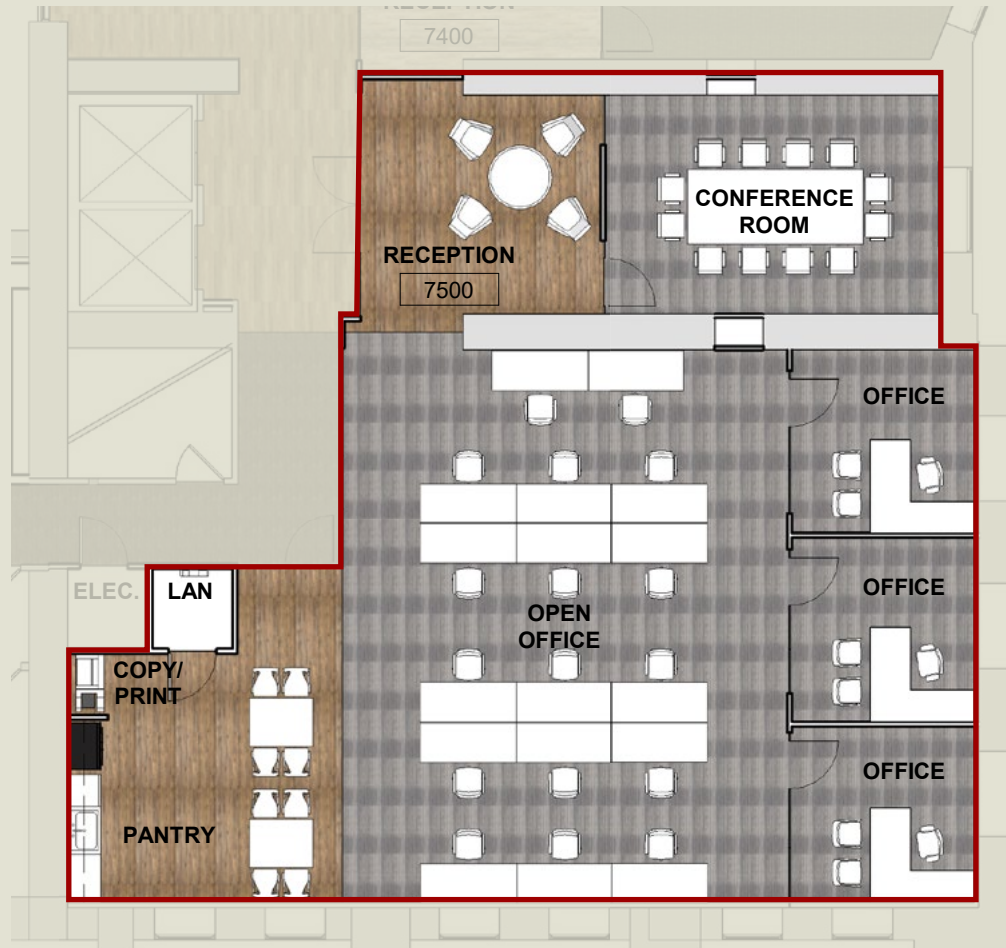
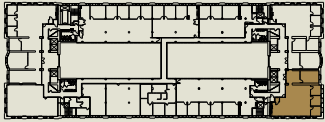


AVAILABLE

Suite #7500

Size 3,138 RSF

Spec Suite

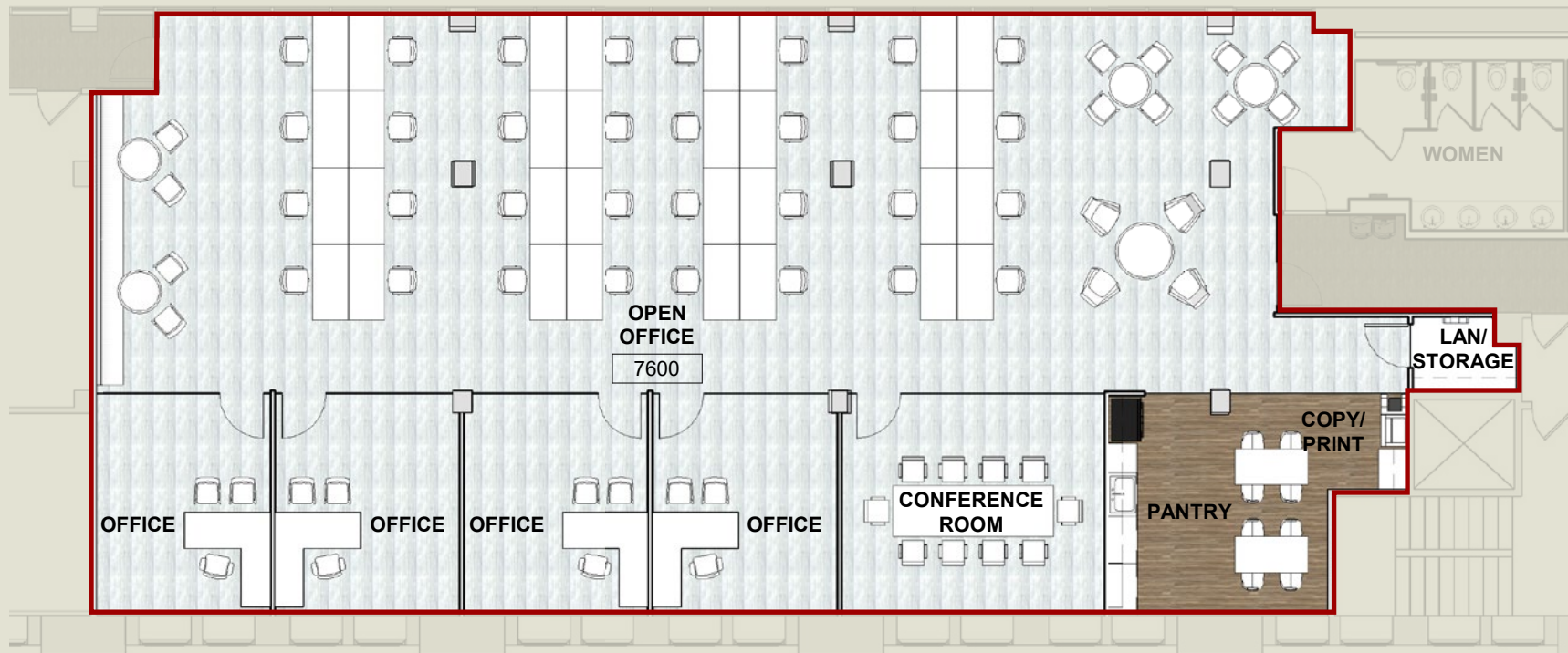
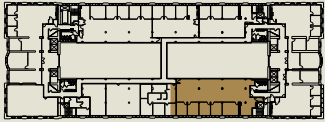


AVAILABLE

Suite #7600

Size 4,731 RSF

Spec Suite

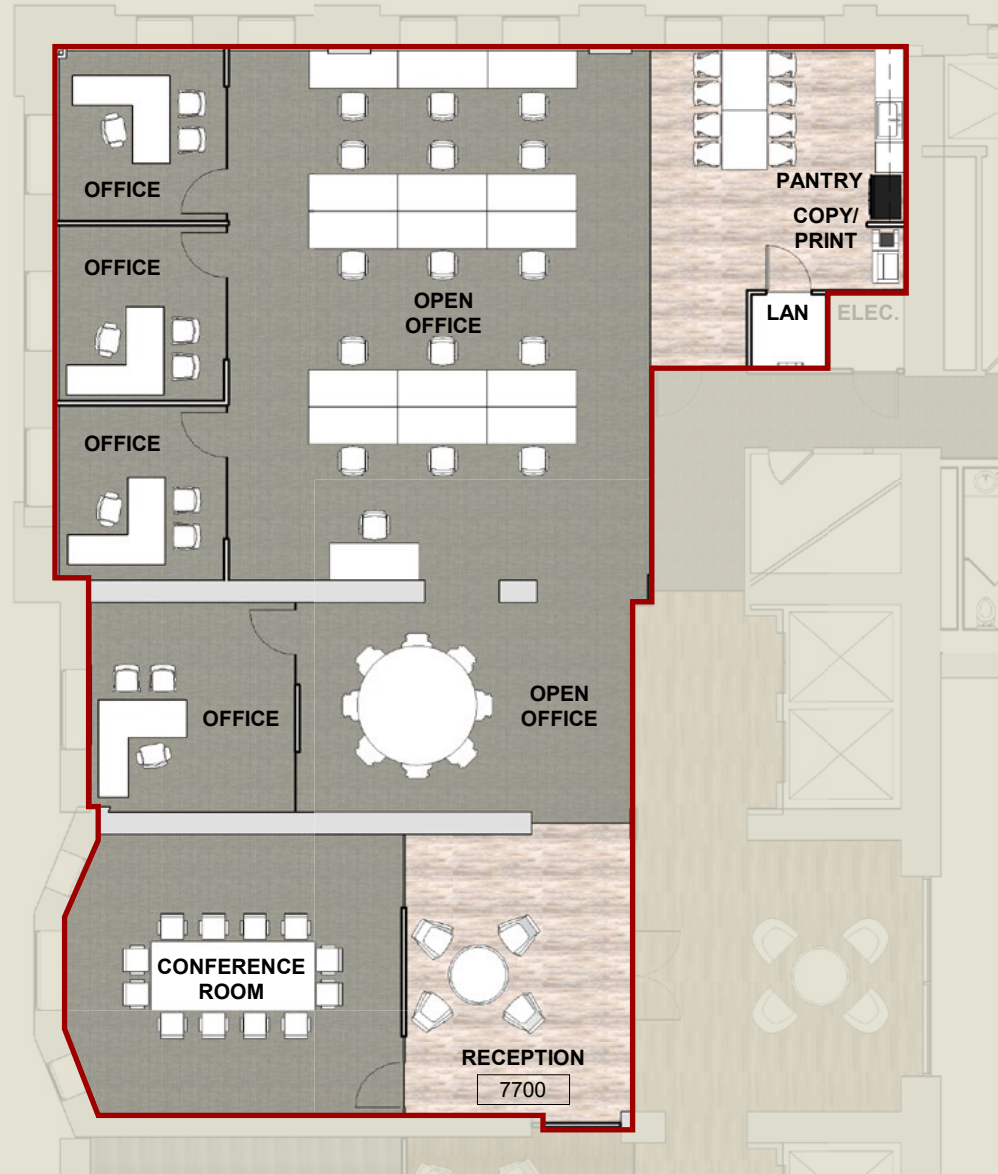
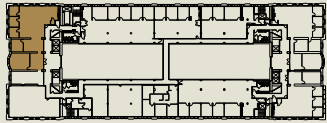


AVAILABLE

Suite #7700

Size 4,137 RSF

Spec Suite

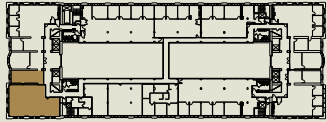


AVAILABLE

Suite #7800

Size 3,151 RSF

Spec Suite

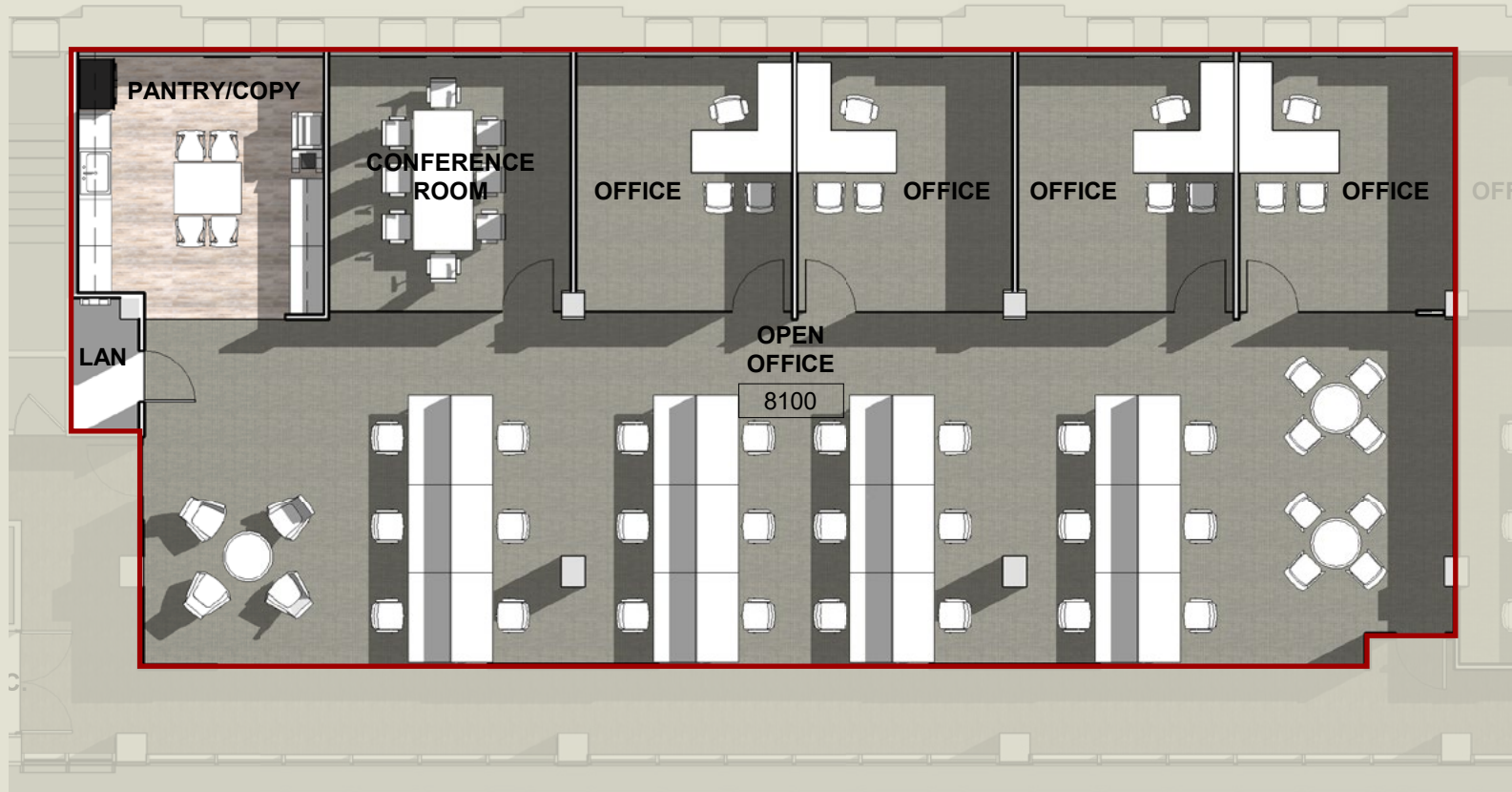
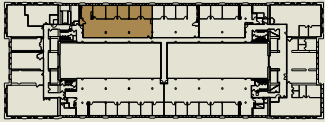


AVAILABLE

Suite #8100

Size 3,772 RSF

Spec Suite

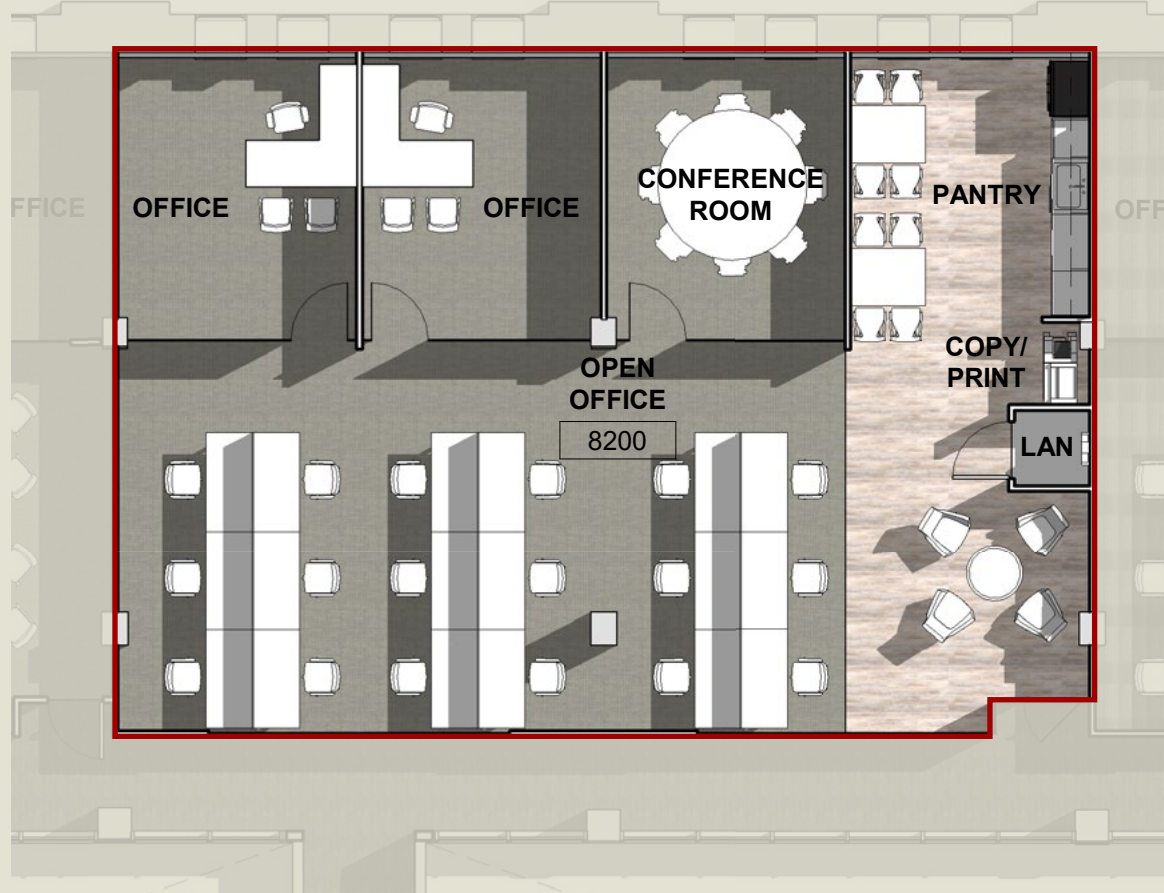
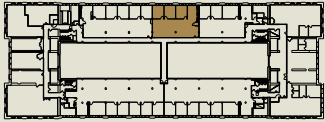


AVAILABLE

Suite #8200

Size 2,455 RSF

Spec Suite

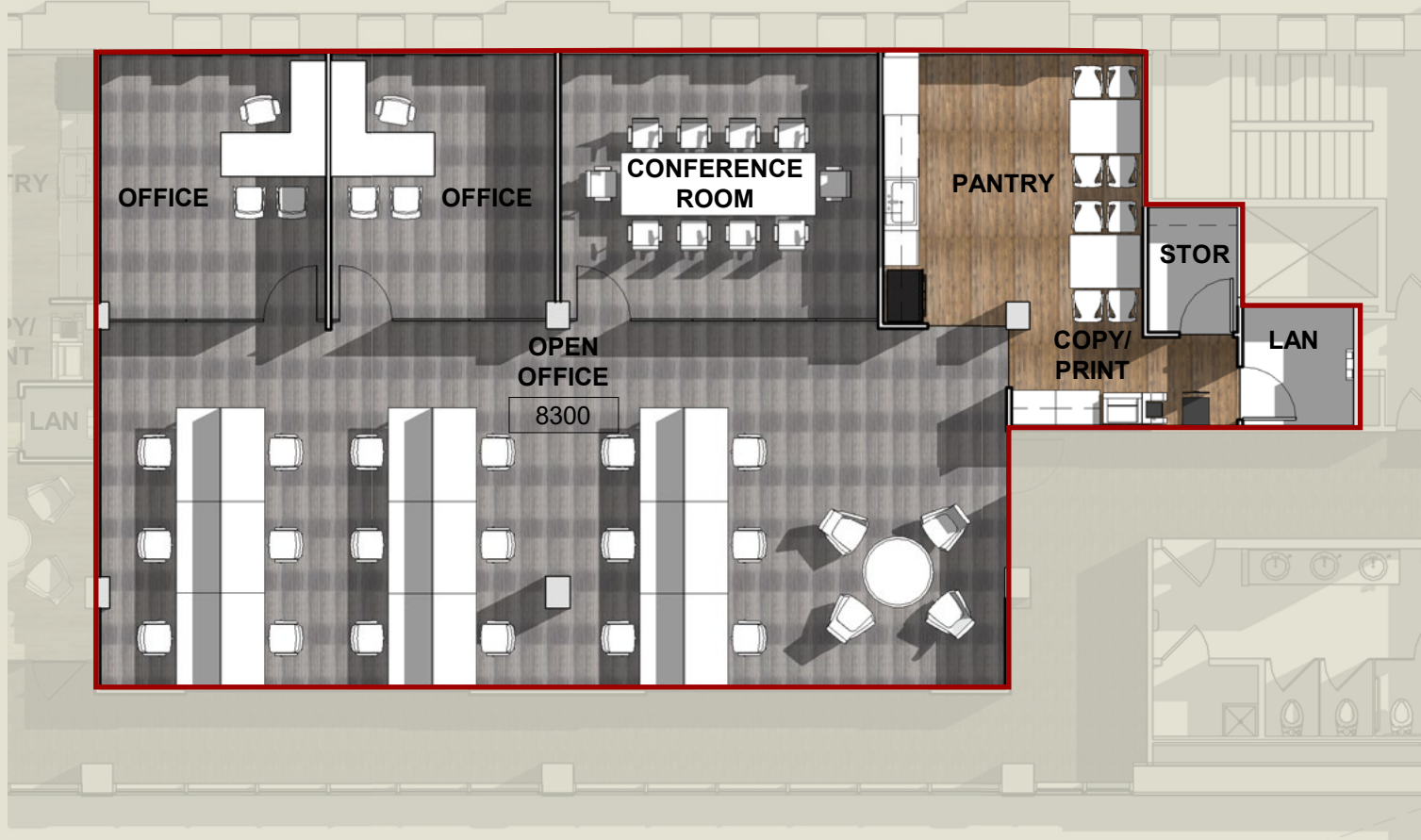
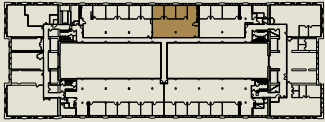


AVAILABLE

Suite #8300

Size 2,778 RSF

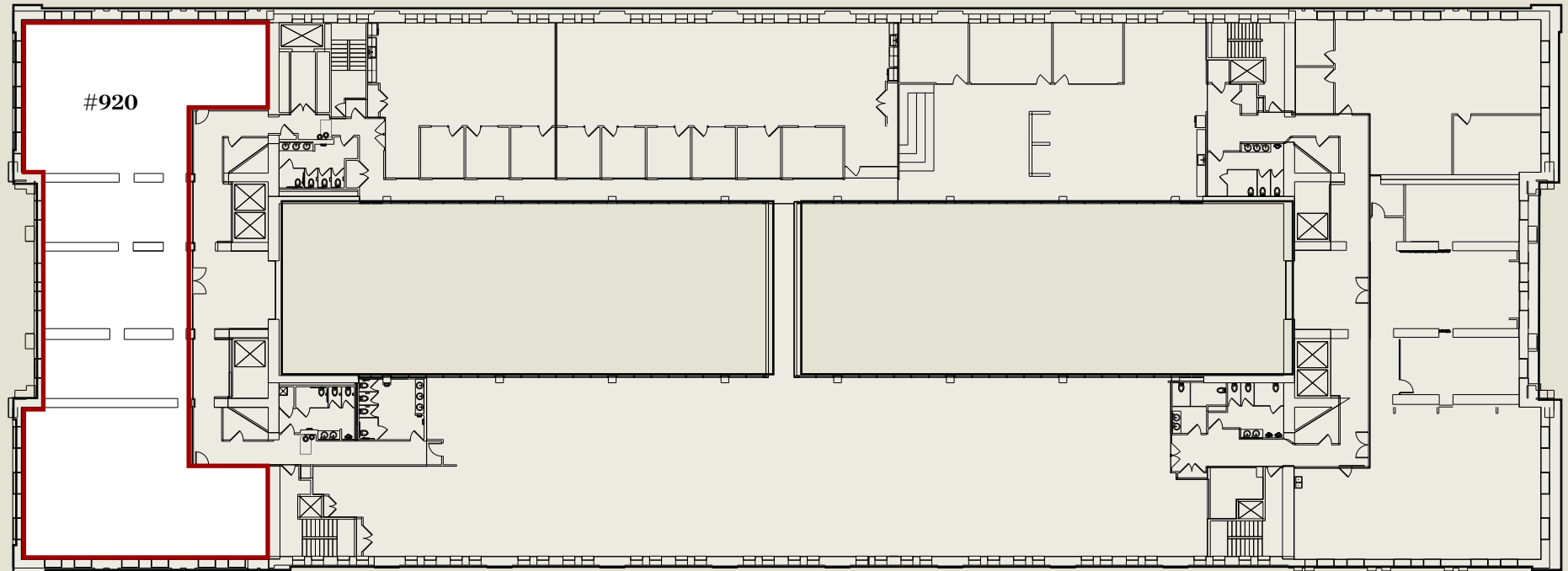
Spec Suite



AVAILABLE

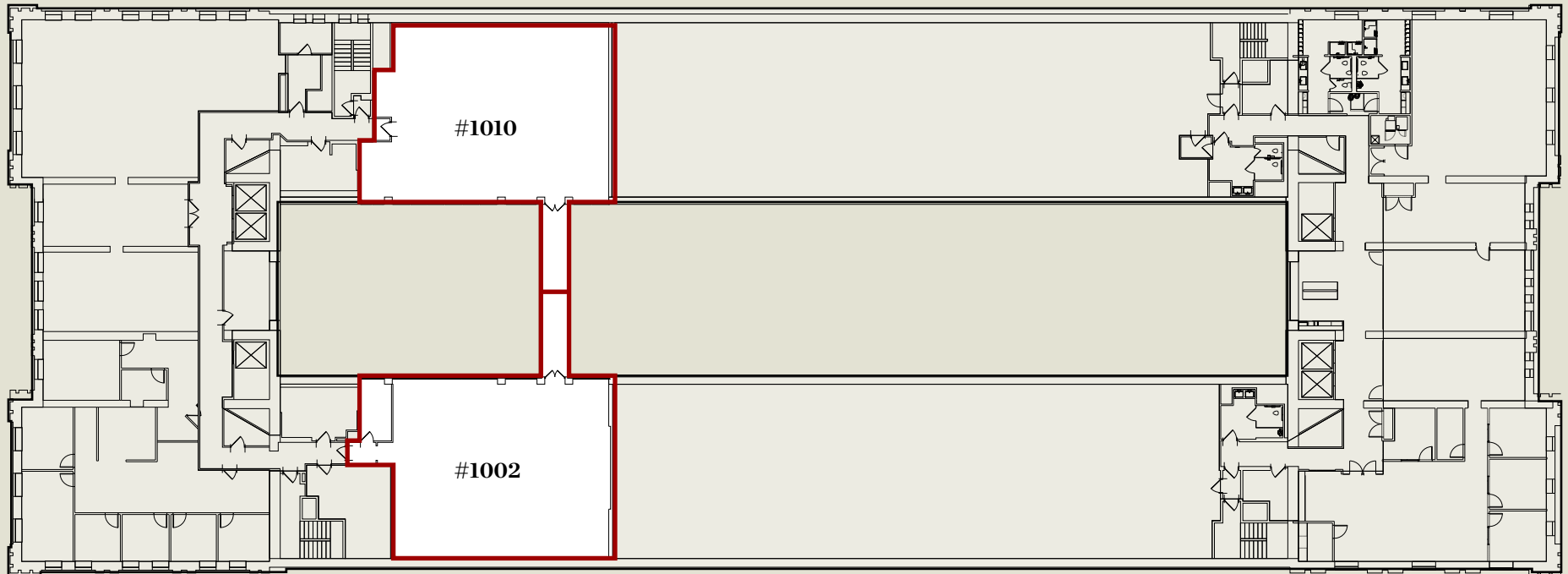
Suite **920**

Size **7,095 RSF** **17' ceiling height**



AVAILABLE

Suite	#1010	#1002
Size	3,062 RSF	3,057 RSF





THE INDEPENDENCE PORTFOLIO

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