

3701

CHESTNUT



**ONE OF A KIND
UNIVERSITY CITY
OFFICE SPACE AVAILABLE**

UNIQUELY UCITY

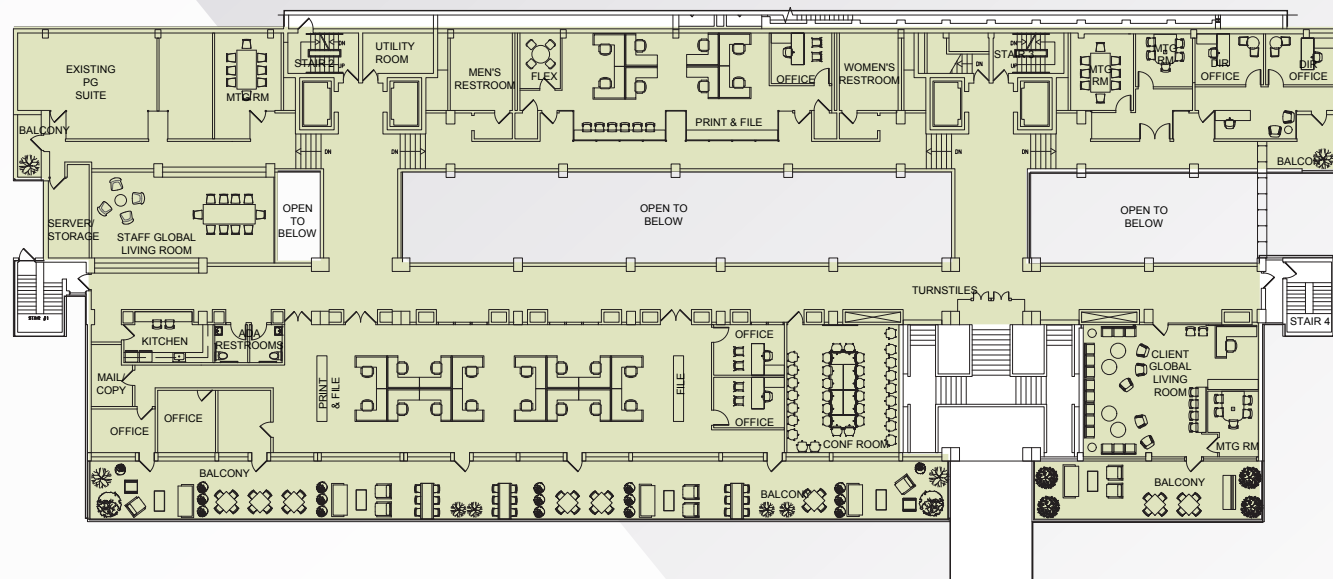
Ideally located in the dynamic University City neighborhood, **3701 Chestnut** features a full floor opportunity primed for users looking to breakout from traditional office space. Connected to abundant nearby university amenities, tenants can tap into University City's innovative energy throughout the workday. 23,000 SF of spacious office, partnered with outdoor seating areas, a private balcony overlooking University of Pennsylvania, meeting spaces, and an on-site fitness center, leave a lasting impression that is uniquely UCity.

PROPERTY HIGHLIGHTS

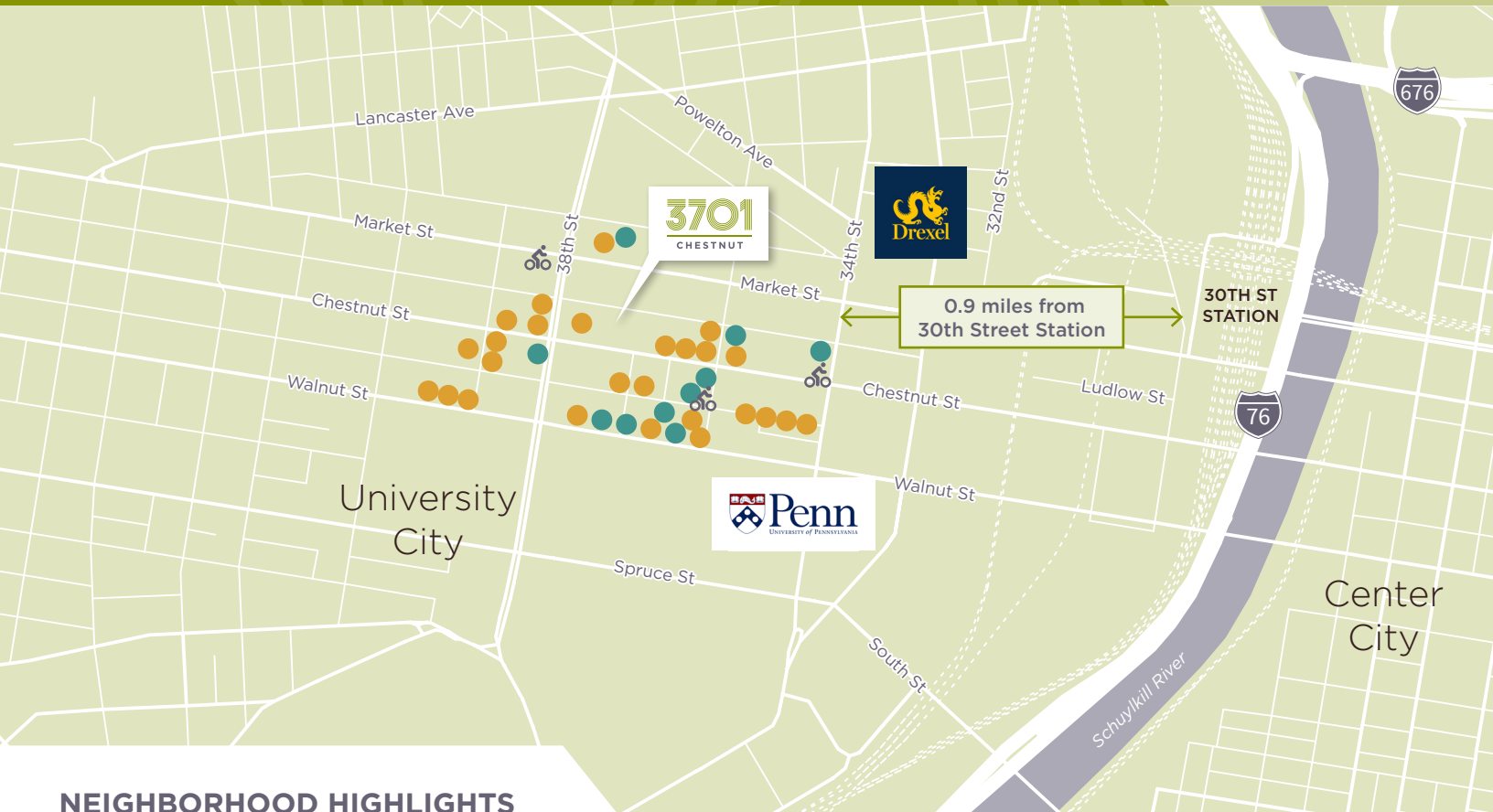
- » Ideal location at the border of University of Pennsylvania's campus
- » Full 2nd floor opportunity
- » 23,000 SF of unique office space
- » 4,100 SF private balcony
- » 10'+ finished ceiling heights throughout
- » On-site amenities include fitness center and meeting spaces



23,000 SF AVAILABLE ON FULL 2ND FLOOR



IN THE HEART OF UNIVERSITY CITY



NEIGHBORHOOD HIGHLIGHTS

DINING

- LaTao Hot Pot
- Sang Kee Noodle House
- Ochatto
- Wawa
- Abner's Cheesesteaks
- honeygrow
- The Q Food Truck
- Louie Louie
- DIG

- Kpod
- Spread Bagelry
- Starbucks
- Han Dynasty
- Axis Pizza
- Koreana @ University City
- Cavanaugh's Restaurant & Sports Bar
- sweetgreen
- Starbucks
- Chipotle Mexican Grill

- Bonchon University City
- Beilers Doughnuts
- Paris Baguette
- Federal Donuts
- Baby Blues BBQ Philly
- White Dog Cafe
- New Deck Tavern

SHOPPING & AMENITIES

- The Inn at Penn
- Hello World Modern Mercantile

- Philadelphia Runner
- Bluemercury
- Urban Outfitters
- Institute of Contemporary Art
- Sheraton Philadelphia University City Hotel
- Orangetheory Fitness
- Santander Bank Branch
- GIANT Market

 Indego stations

FOR LEASING INFORMATION:

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