

THE INDEPENDENCE PORTFOLIO

Located adjacent to Independence Hall, the three buildings of *The Independence Portfolio* merge the historic legacy of Philadelphia with state-of-the-art, tech integrated office and retail spaces.



EST. 1885
**THE
BOURSE**



325 Chestnut



400 MARKET ST

MRP | REALTY



THE INDEPENDENCE PORTFOLIO

Situated in an unparalleled Philadelphia location, the three buildings of *The Independence Portfolio* boast second-to-none connections to national heritage, world class amenities, and easy commuter access.

EST. 1895
THE BOURSE

325 Chestnut

400 MARKET ST

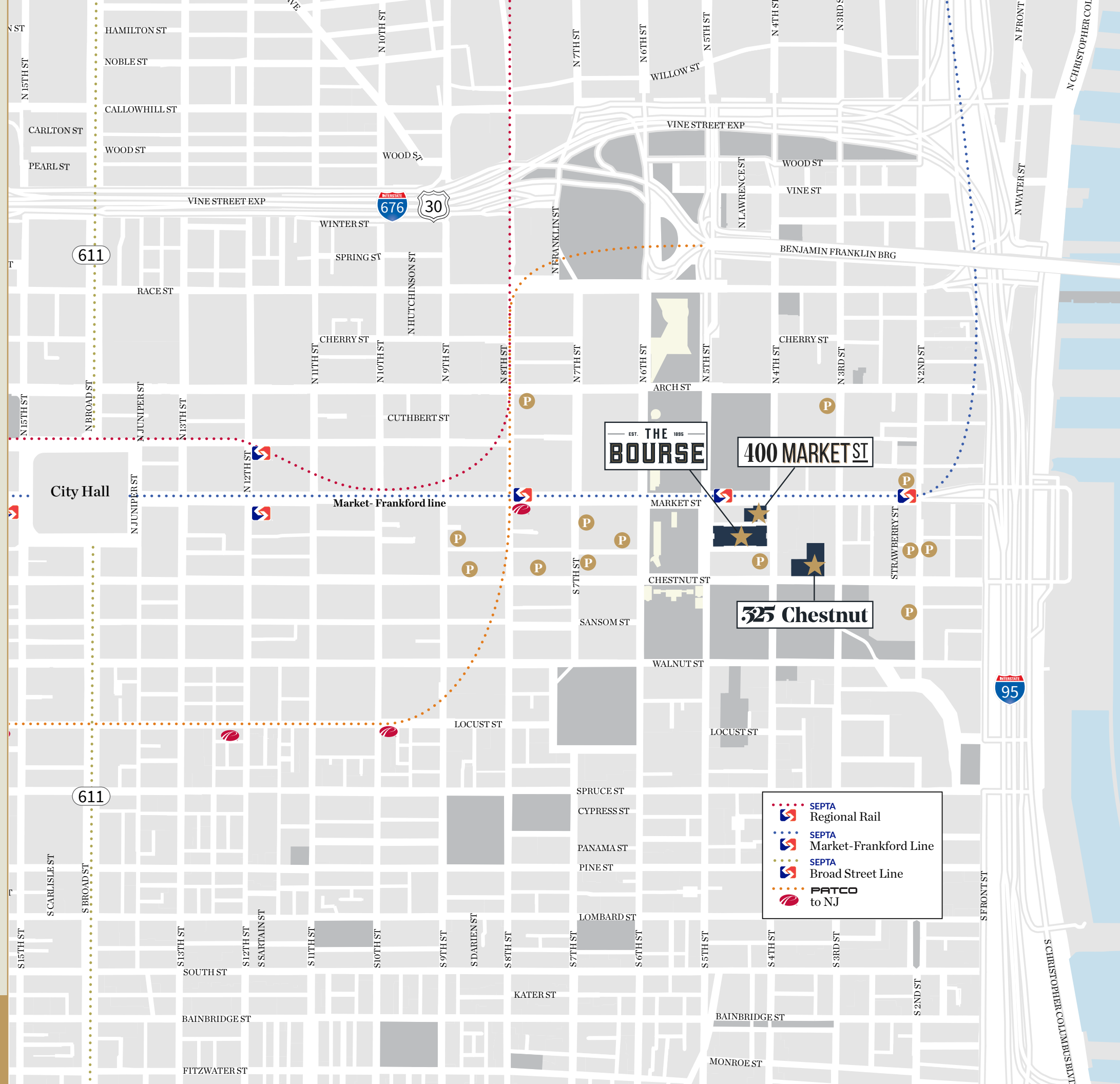


Walk Score
99

Transit Score
100

Bike Score
97

50+ Places to eat & drink within three blocks



EST. 1895

THE BOURSE

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.

299,300

Rentable square feet total

10

Stories

76,600

Rentable square feet of retail

Recent renovations include:

- Full retail repositioning to high end food hall concept (Eatily or Chelsea Market)
- Full lobby renovations on both 4th and 5th street sides
- Elevator modernization
- New corridors and bathrooms
- Amenity floor with 6,000 SF tenant only fitness center with locker rooms showers etc. and 4,000 SF conference center/lounge



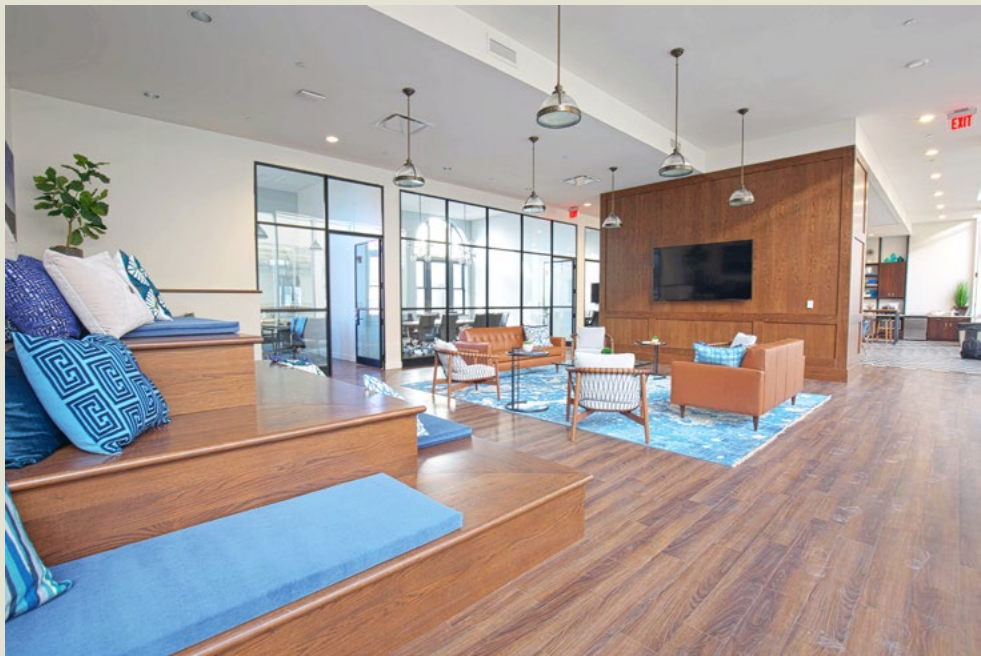


**EAT
DRINK
SHOP**

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



325 Chestnut

With a rare combination of modern conveniences in the heart of the historic Independence Hall district, 325 Chestnut offers dramatic views overlooking Independence Mall and the Delaware River and best-in-class building amenities.

211,697

Rentable square
feet total

13

Stories

14,100

Typical floor plate
(square feet)

Recent renovations include:

- Full lobby renovations
- Elevator modernization
- New corridors and bathrooms
- Amenity floor with fitness center, conference center/lounge
- 4,500 SF outdoor terrace with wifi exclusively for tenant use



Awarded Energy Star label
for operating efficiency

325 Chestnut's 14th-floor amenity

space includes 5,000 square feet of recreation and informal meeting space, a 4,500 square foot exercise center with

changing rooms, and a 2,000 square foot rooftop deck with breath taking views of Philadelphia.



400 MARKET ST

Overlooking Independence Mall, 400 Market Street offers completely renovated, tech-integrated office spaces designed for businesses of every scale and industry.

185,522

Rentable square
feet total

13

Stories

13,700

Typical floor plate
(square feet)

Renovations underway include:

- Fully renovating building entrance and lobby
- New corridors and bathrooms



THE INDEPENDENCE PORTFOLIO



325 Chestnut
400 MARKET ST

MRP | REALTY

About MRP Realty

MRP Realty is a real estate operating company focused on opportunistic and value-add investments in high barrier-to-entry submarkets in Washington, DC, New York, NY, and Philadelphia, PA, and other select markets around the US. MRP aspires to deliver the highest value and superior results for partners, clients, customers, employees and the community.

MRP delivers this value through deep understanding of our clients and customer's needs; creative thinking combined with strong execution; sustaining a tenant focused culture of exemplary service; and providing a rewarding work environment to attract and retain the best people.



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