









HERE'S THE POINT

# SOME BUILDINGS ARE JUST BETTER.

Stunning views to keep your eyes on the big picture. Unmatched amenities to help attract, retain, and inspire the best talent. A prime location with direct access to Suburban Station and the heart of Center City.

1735 Market Street will bring your company to new heights.

THE MOST DESIRABLE LOCATION

# ALL OF A SUDDEN, WORKING LATE DOESN'T SEEM SO BAD.

Tenants of 1735 Market Street enjoy direct access to all corners of Center City.

The Market Street entrance is a gateway to world-renowned dining, retail, and lifestyle amenities along the city's historical main street. Directly across JFK Boulevard, the Comcast global headquarters is paving the way for residential, commercial, and civic development while attracting a vibrant mix of new talent on the lookout for exciting lifestyle and professional opportunities.



## THE FINER POINTS

**ADDRESS** 

1735 Market Street, Philadelphia PA 19103

YEAR COMPLETED

1990

SIZE

1,290,000 SF

ARCHITECT

Kohn Pederson Fox

NUMBER OF STORIES

54

PARKING

176 Underground Stalls, Temperature-Controlled

HEIGHT

792 ft.

PUBLIC TRANSIT

Direct Access to Suburban Station



100-PERSON **CONFERENCE CENTER** 



25,000 SF FITNESS CENTER



IN-BUILDING ACCESS TO **SUBURBAN STATION** 



PRIVATE, UNDERGROUND **PARKING** 



**DINING & ENTERTAINMENT** 



STUNNING 360° VIEWS

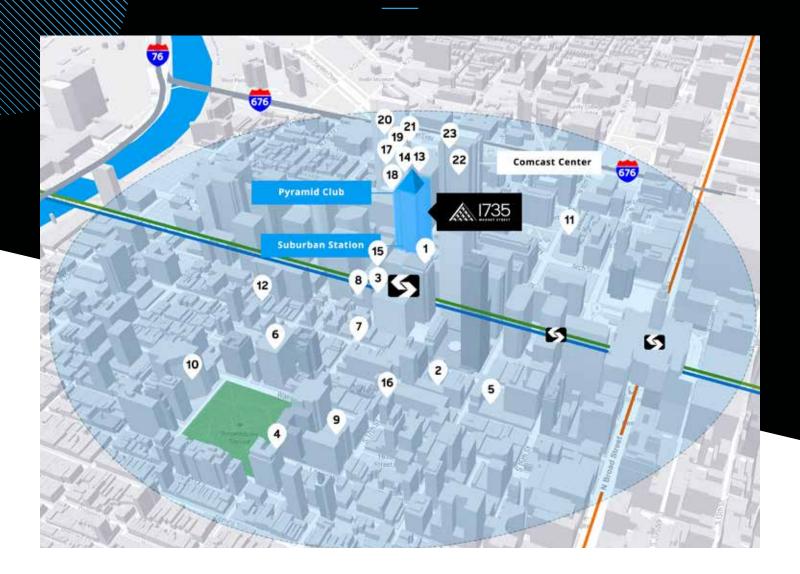


**HOSPITALITY-DRIVEN OWNERSHIP** 



**TENANT-EXCLUSIVE LOUNGE SPACES** 

#### IN THE CENTER OF IT ALL



#### DINING

#### EAT, DRINK, & RELAX

- Uptown Beer Garden 1
- 2 Abe Fisher
- 3 Harper's Garden
- 4 Parc
- 5 Oyster House
- 6 K'Far Café
- 7 Alimentari
- Nom Nom Ramen 8

#### PUBLIC TRANSIT

EASILY ACCESSIBLE

#### HOTELS

#### STAY AWHILE

- 9 AKA Rittenhouse Square
- 10 The Rittenhouse
- Le Méridien Philadelphia 11
- 12 Stay Alfred at Rittenhouse Square
- 13 The Logan Philadelphia
- 14 Four Seasons Hotel
- 15 Sonesta
- Hotel Sofitel 16

#### THE COMCAST CAMPUS

#### MEET THE NEIGHBORS

- Vernick Fish 17
- 18 Vernick Coffee Bar
- 19 JG SkyHigh
- 20 Jean-Georges
- 21 The Universal Sphere
- 22 The Concourse at Comcast Center
- 23 Chops

#### Market-Frankford Line

Broad Street Line

Trolley Lines

#### Buses

2, 9, 17, 21, 31, 32, 33, 28, 42, 44, 48, 62, 78, 124, 125





RIGHT IN YOUR BACKYARD

#### A SPRAWLING URBAN CAMPUS

Tenants of 1735 Market Street enjoy the perks of working across the street from the Comcast headquarters, a mixed-use complex that has infused the neighborhood with a renewed energy through \$1.5B in new development including an outdoor park, café, art-filled public lobby, and diverse mix of dining and retail.

\$1.5B

Redevelopment infusing the neighborhood with energy

20+

New public amenities just 1 block from 1735 Market Street ~9,000

New neighbors from a vibrant and diverse mix of top talent



#### STEP INSIDE THE COMCAST CENTER FOR ACCESS TO:









































# NOW YOU CAN FOCUS ON YOUR WORK, NOT YOUR COMMUTE.

Put time back into your day with the only trophy property offering both private underground parking and in-building access to Suburban Station.



**WALK SCORE** 

100



TRANSIT SCORE

100



PRIVATE EXECUTIVE PARKING SPACES

176



A PRESTIGIOUS ADDRESS

# YOUR TALENT DESERVES THE BEST HOME

1735 Market Street provides the unrivaled combination of image, access, and amenities that top-flight tenants are seeking. With a growing roster of respected professional services firms, you'll be in great company.























**RAYMOND JAMES** 







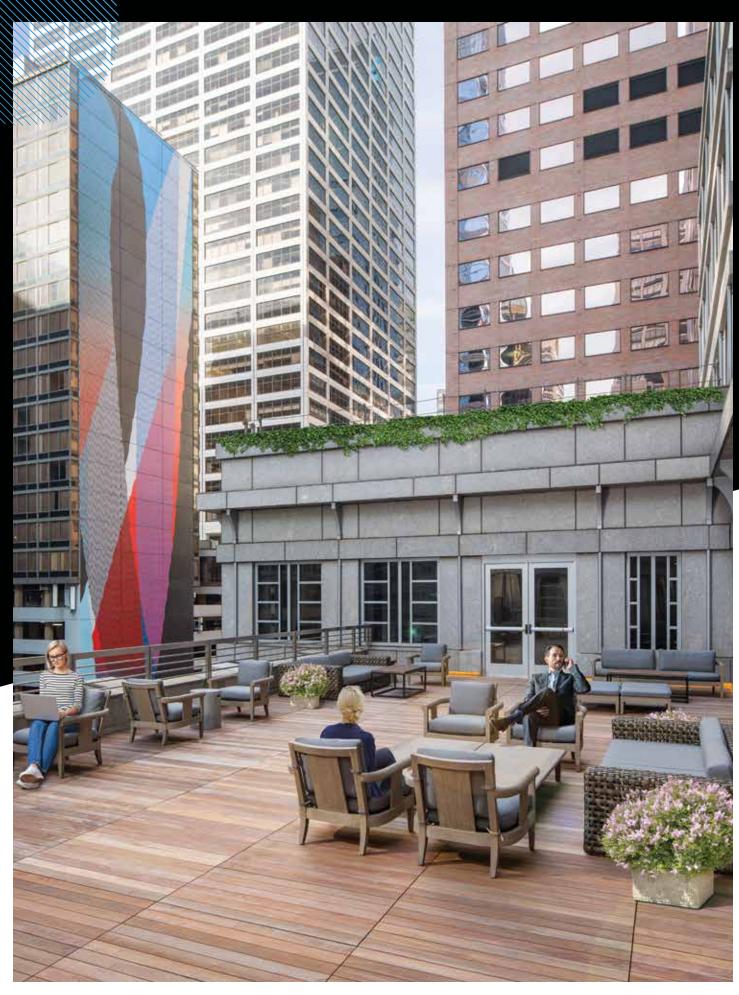


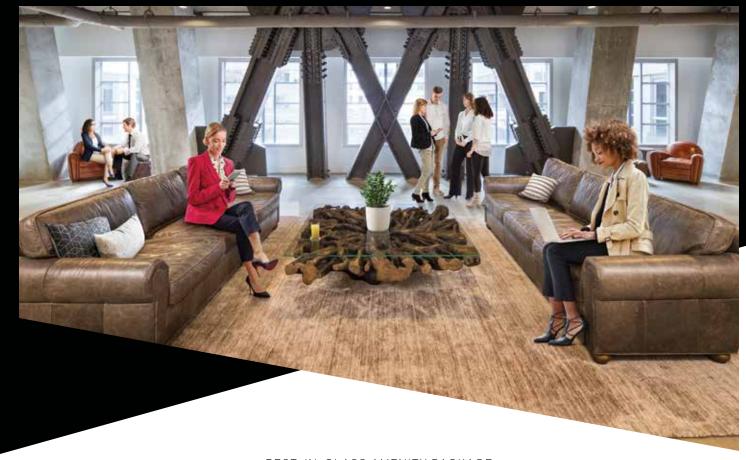










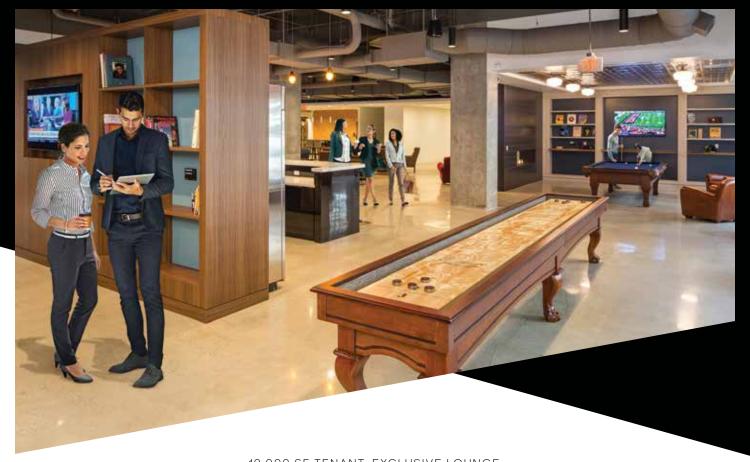


BEST-IN-CLASS AMENITY PACKAGE

# KEEP YOUR CLIENTS CLOSE, AND YOUR EMPLOYEES CLOSER

Collaborate, break away, or find inspiration on the most dynamic amenity floor in the city. With multiple lounges, a new fitness center, outdoor space, and conference center, 1735 Market Street is helping tenants attract and retain the most desirable talent.





19,000 SF TENANT-EXCLUSIVE LOUNGE

## INSPIRATION BEYOND THE OFFICE

The Lounge@1735 Market Street offers your employees:



OUTDOOR TERRACE



WINE BAR & LOCKERS



COFFEE BAR



COCKTAIL BAR



LOUNGE SEATING



WIFI



MEDIA & ENTERTAINMENT



CONFERENCE ROOMS



HUDDLE ROOMS

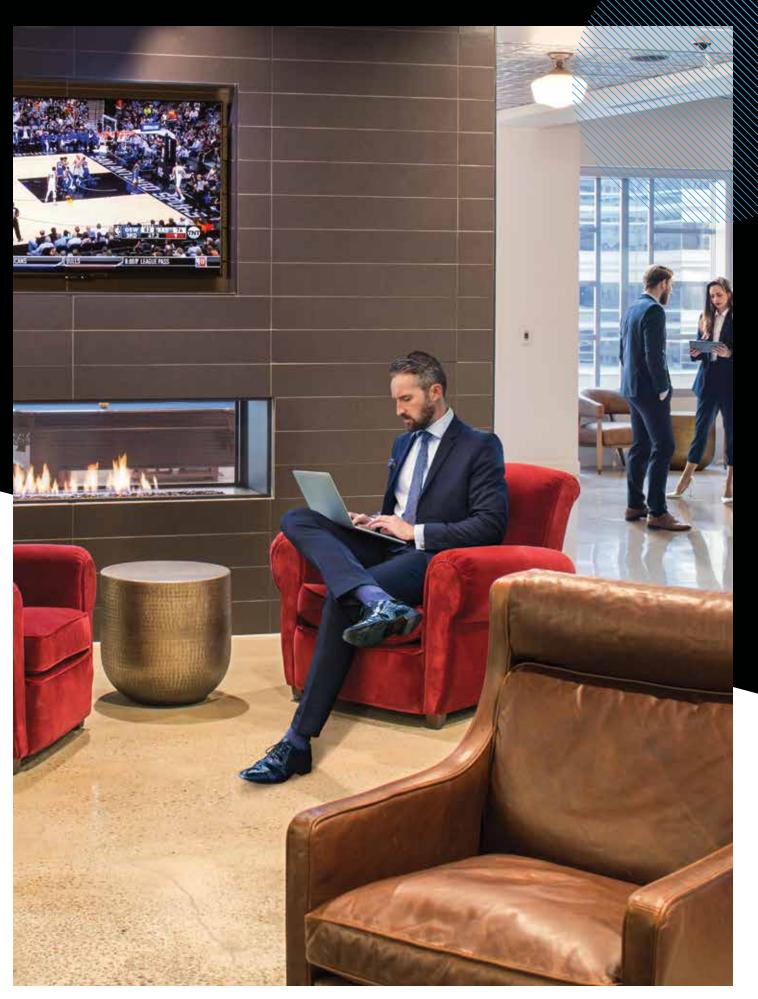


100 PERSON MULTI-PURPOSE ROOM

















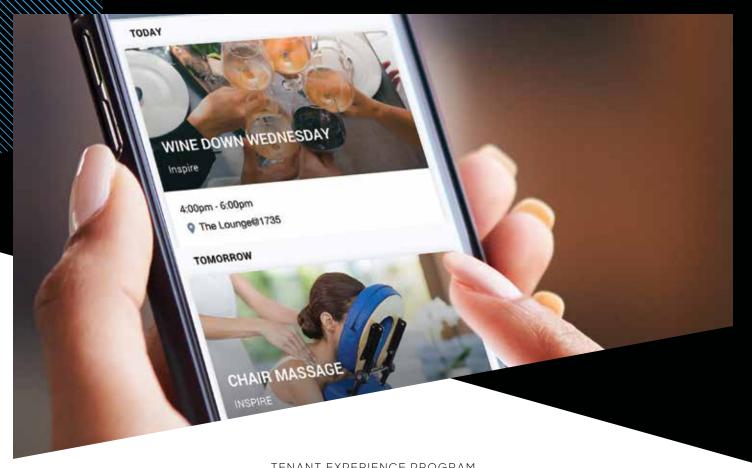


# INSPIRE YOUR DAY

BY SILVERSTEIN



INSPIRE Your Day helps tenants of 1735 Market Street make the most of every day through on-site social and wellness programming including yoga classes, happy hours, culinary experiences, lectures and massage sessions, as well as neighborhood discounts and perks all through an easy-to-use app.



TENANT EXPERIENCE PROGRAM

## **MAKE A LIFE** WHILE MAKING A LIVING

Take advantage of weekly fitness classes, monthly wellness activations, and building-wide social events including "Wine Down Wednesdays" designed to foster community in Philadelphia's finest trophy tower.

The INSPIRE Your Day app is all you need to start claiming neighborhood-wide discounts for dining and retail, as well as to view and RSVP for in-building classes and events.



## WELCOME TO THE TOP

Members of Philadelphia's premiere private business club enjoy stunning panoramic views and a multitude of settings to meet, host, and lounge in style. With a recent transformation introducing a new bar, lounge, upscale dining, private offices, and new entryway, the most elevated experience in the city awaits on the 52<sup>nd</sup> Floor.





### REACH YOUR PEAK-THEN SURPASS IT

The Philadelphia Sports Club, located at 1735 Market Street, offers membership to one of the largest state-of-the-art fitness facilities in the city. Members have access to newlyrenovated locker rooms and showers, as well as two floors of the high-end equipment, training spaces, and classes needed to stay at the top of their game.







# IT'S TIME TO SEE THE BIGGER PICTURE









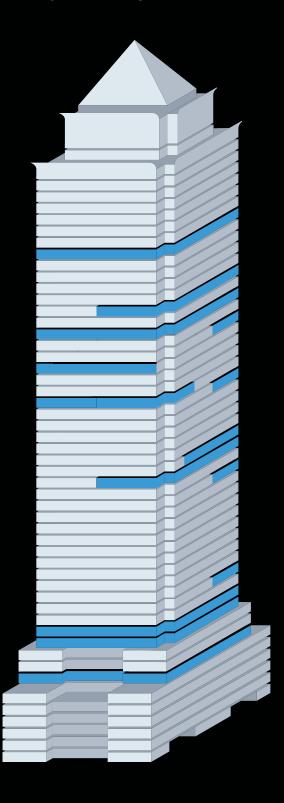
## **EMBRACE THE SILVERSTEIN STANDARD**

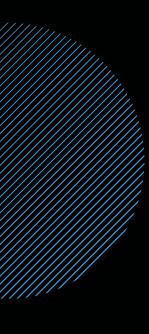
Silverstein Properties is a privately-held, full-service real estate development, investment and management firm based in New York. Silverstein has developed, owned and managed more than 40M SF of office, residential, hotel and retail properties including the new World Trade Center. With a hospitality-first philosophy and dedication to tenant satisfaction, Silverstein Properties is pleased to continue cultivating 1735 Market Street's reputation as Philadelphia's finest trophy property.



**LEARN MORE** AT SILVERSTEINPROPERTIES.COM

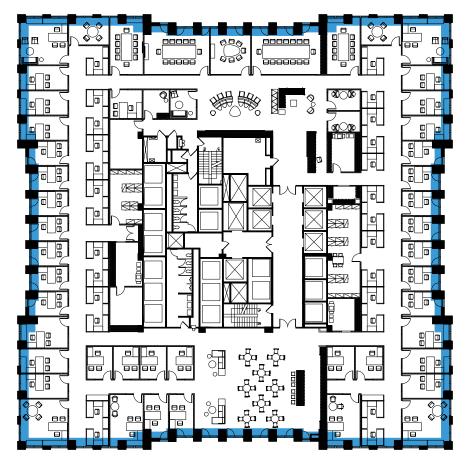
# CLAIM YOUR SLICE OF THE SKYLINE



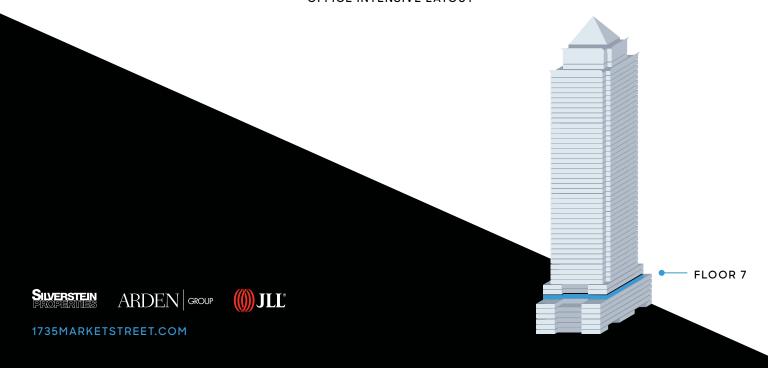




24,673 RSF

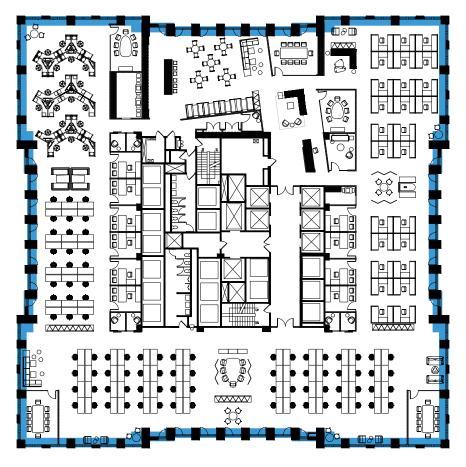


OFFICE INTENSIVE LAYOUT

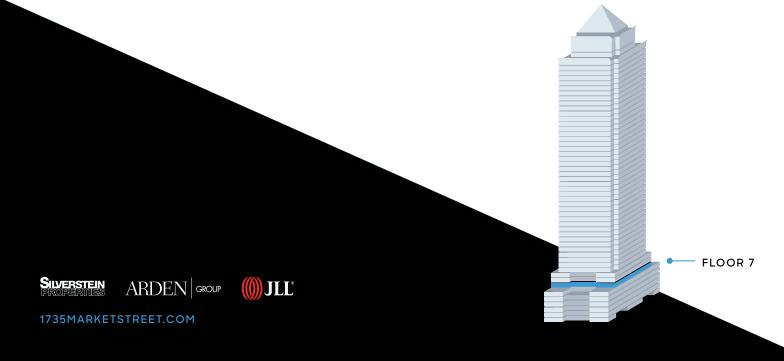




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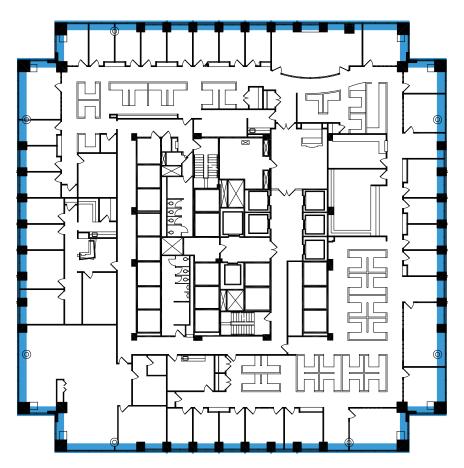


**OPEN LAYOUT** 

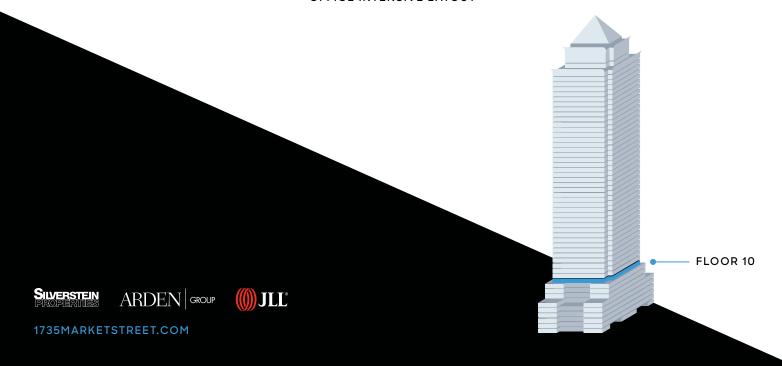




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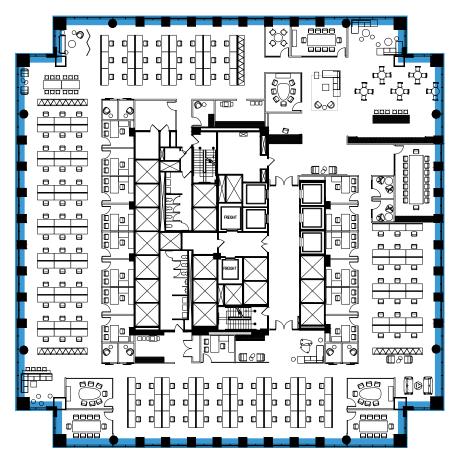


OFFICE INTENSIVE LAYOUT

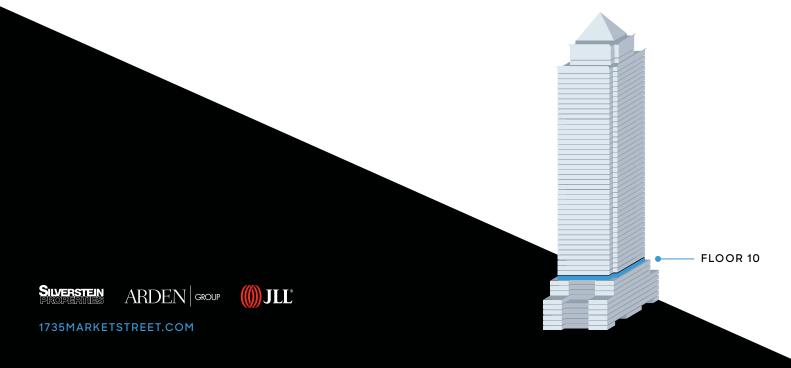




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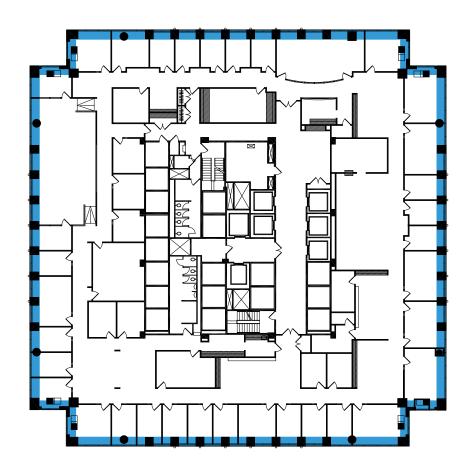


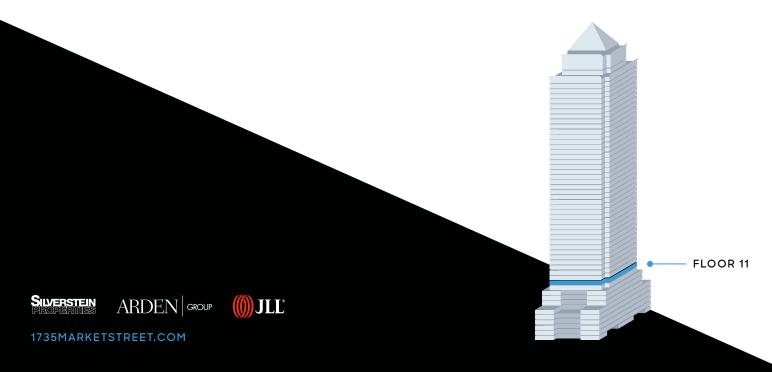
OPEN LAYOUT





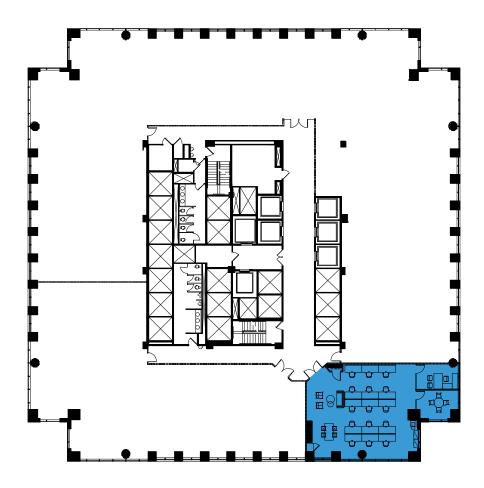
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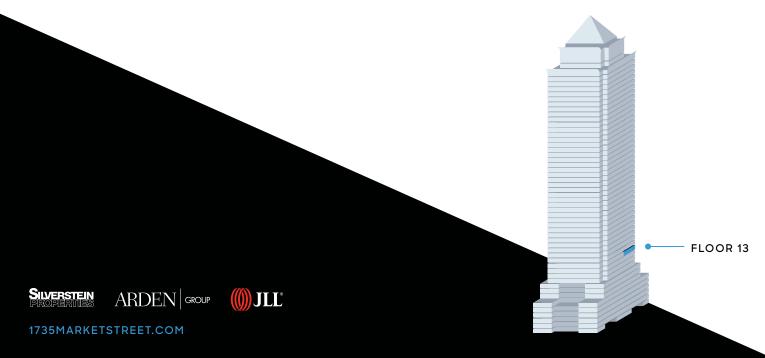






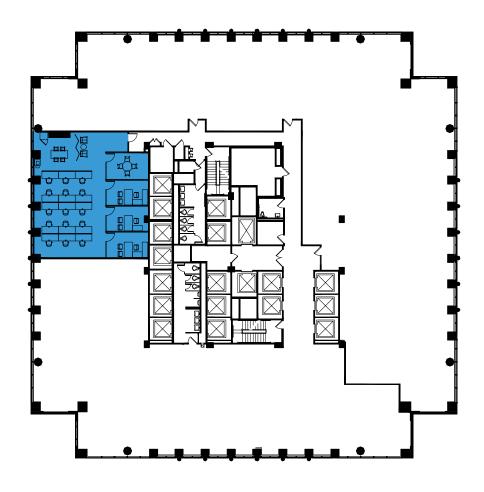
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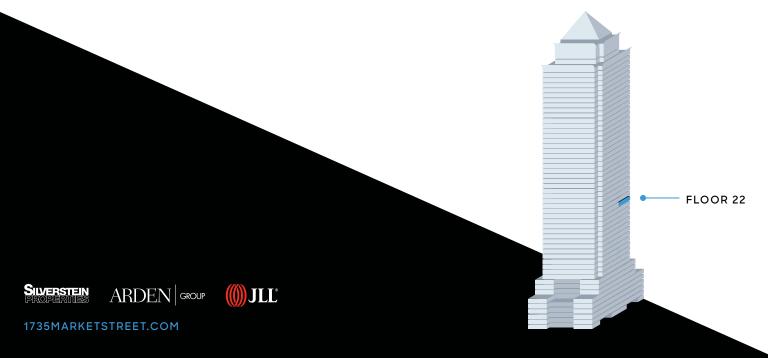






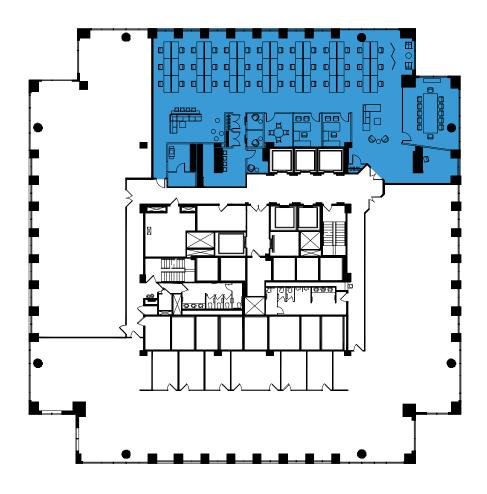
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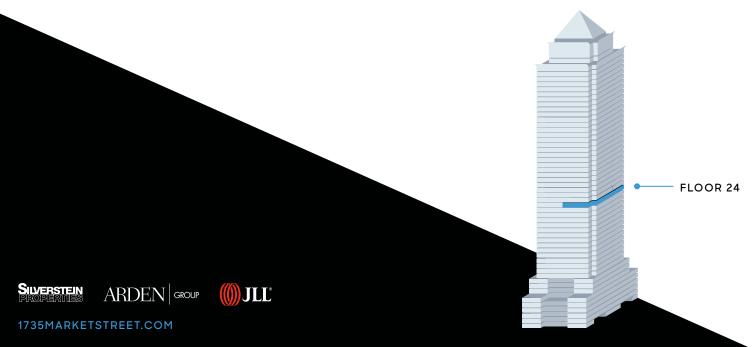






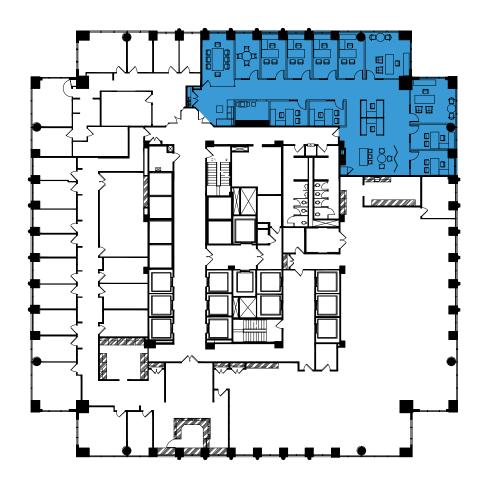
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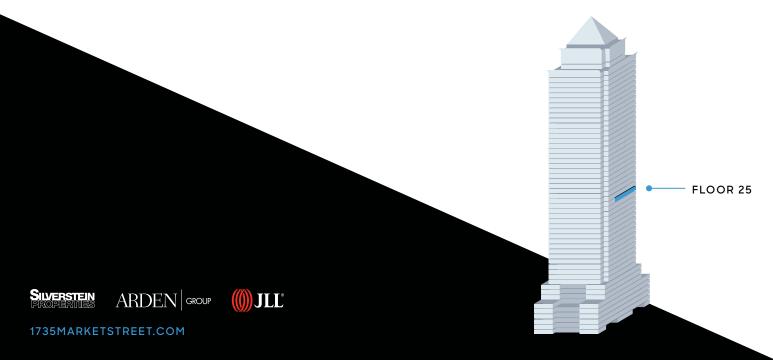






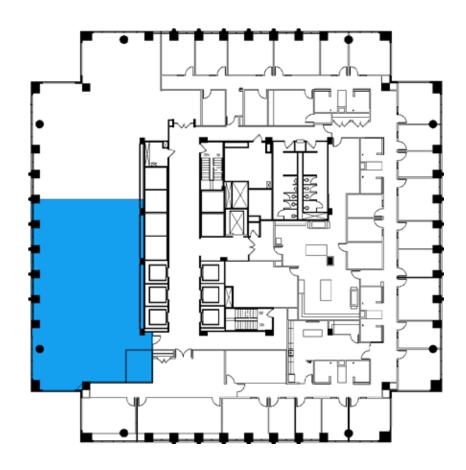
4,875 RSF available 9/1/2022

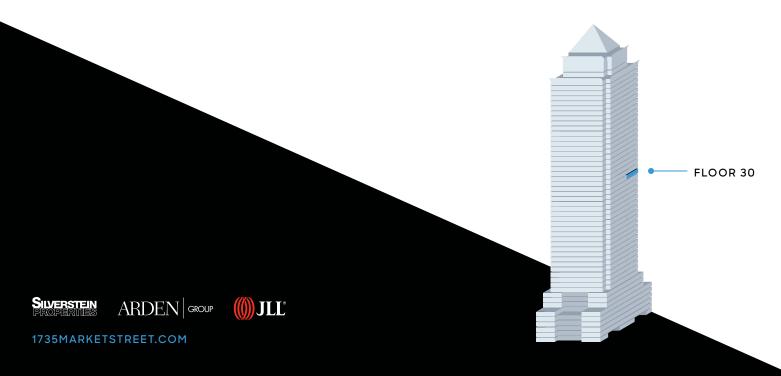






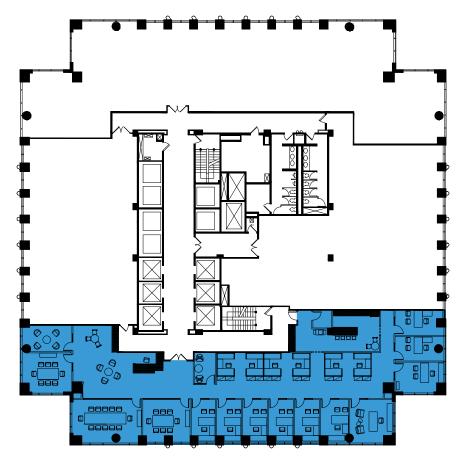
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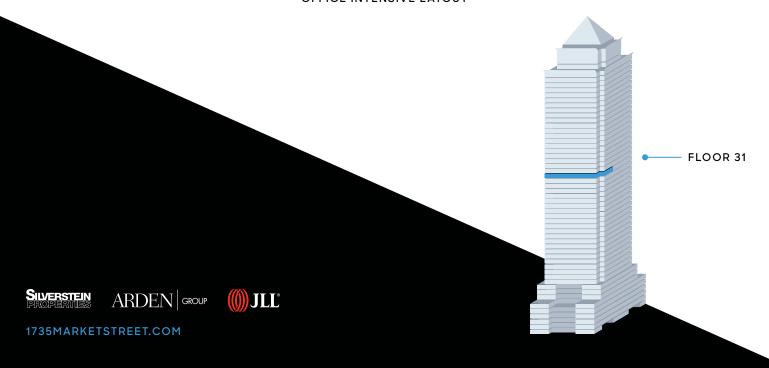




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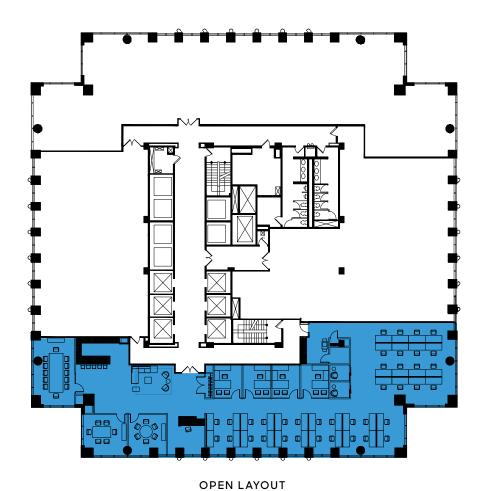


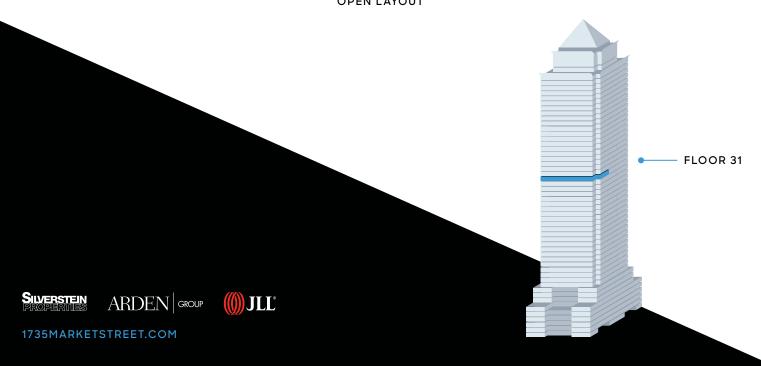
OFFICE INTENSIVE LAYOUT





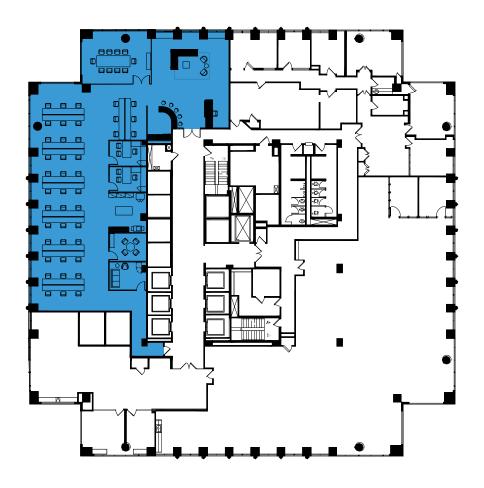
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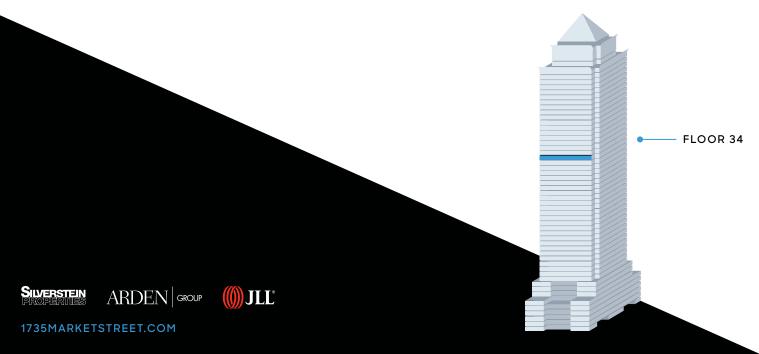






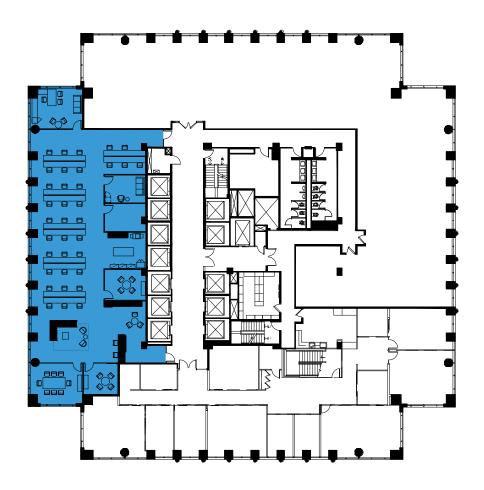
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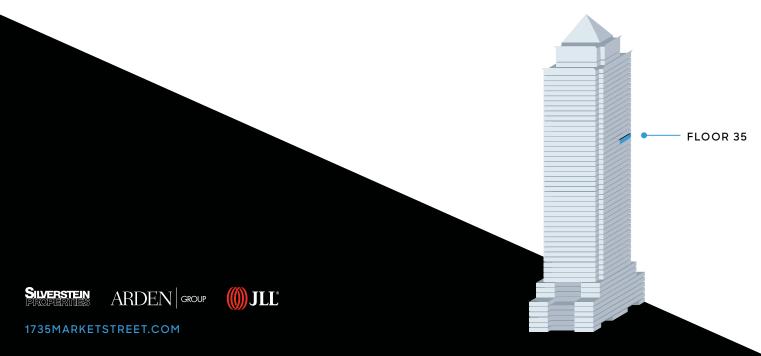






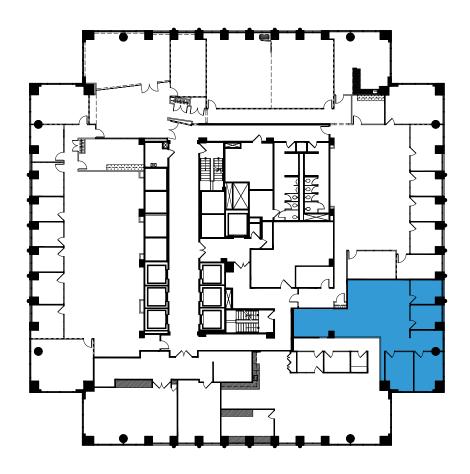
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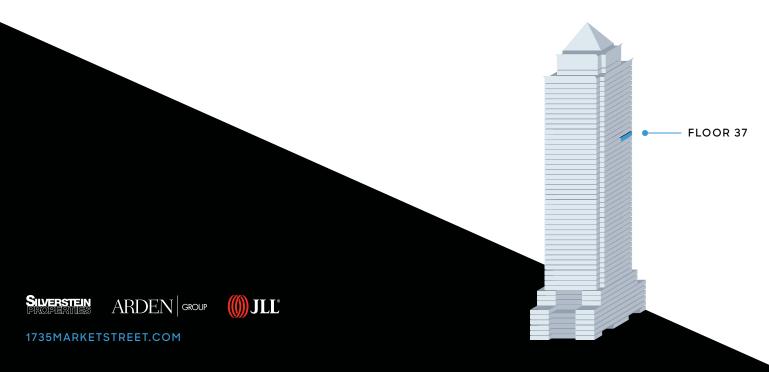






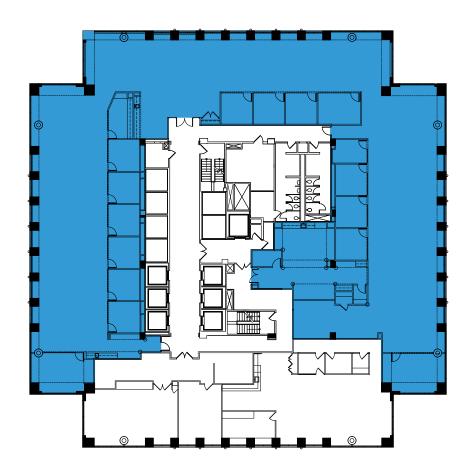
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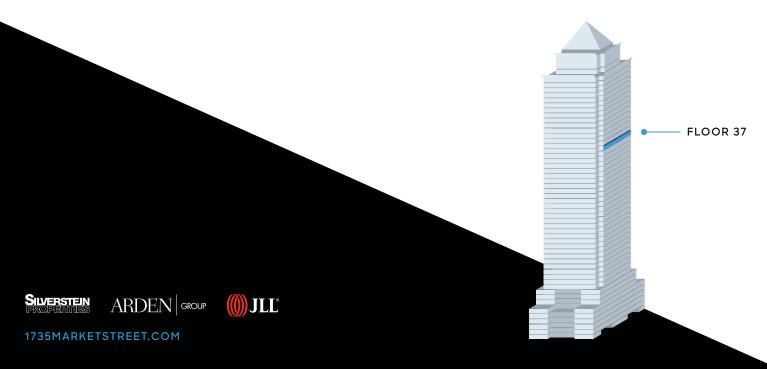






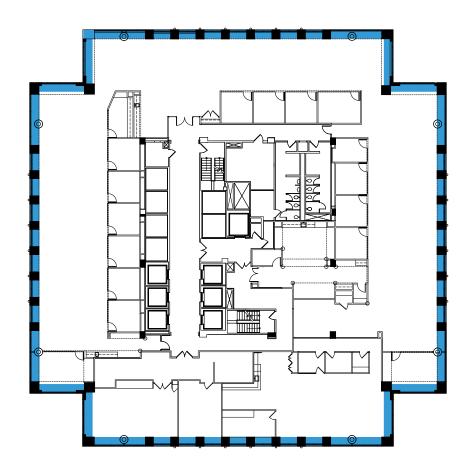
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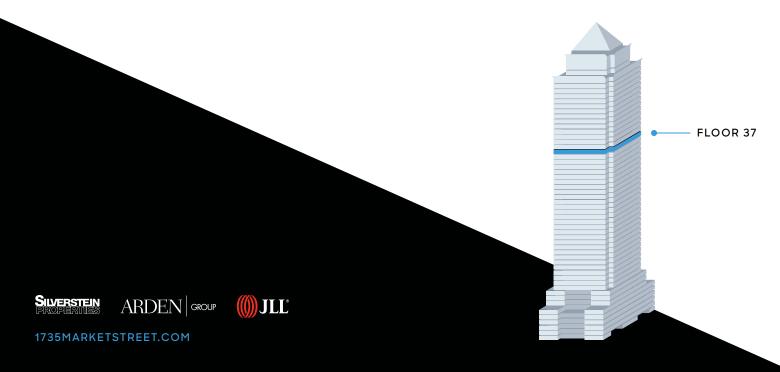






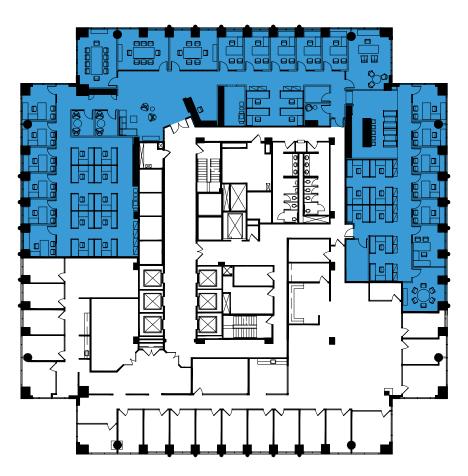
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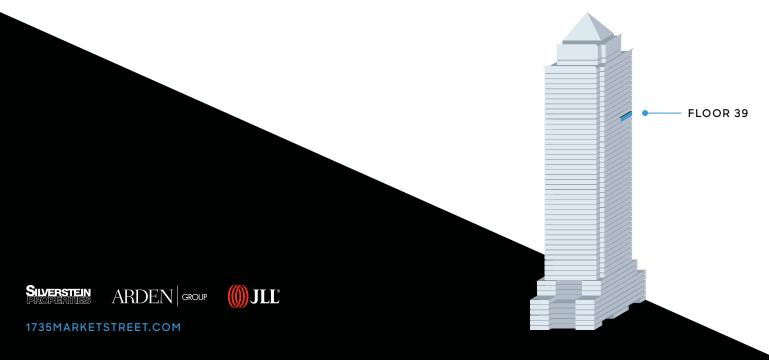




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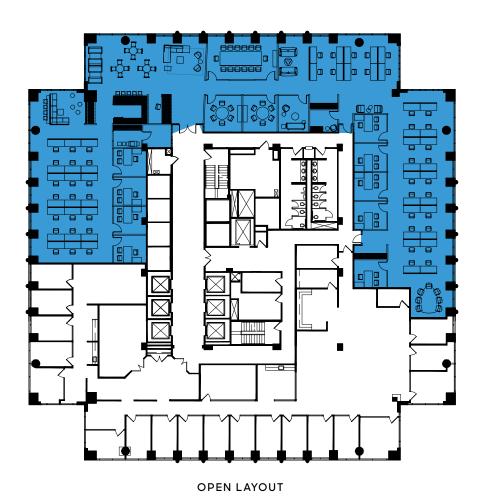


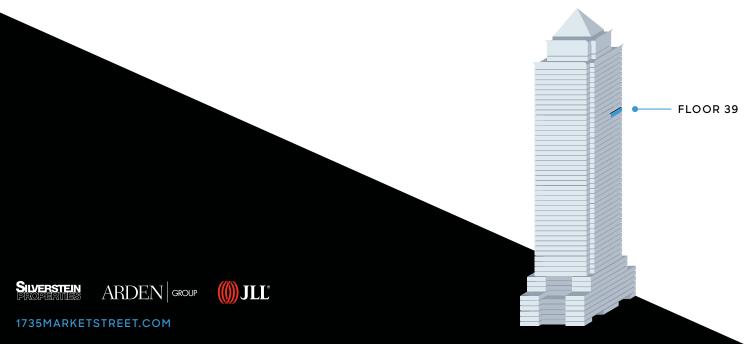
OFFICE INTENSIVE LAYOUT





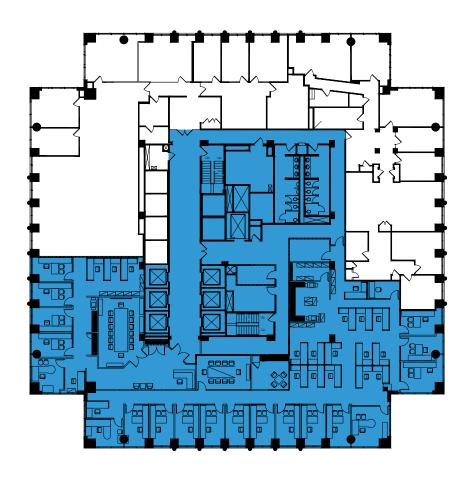
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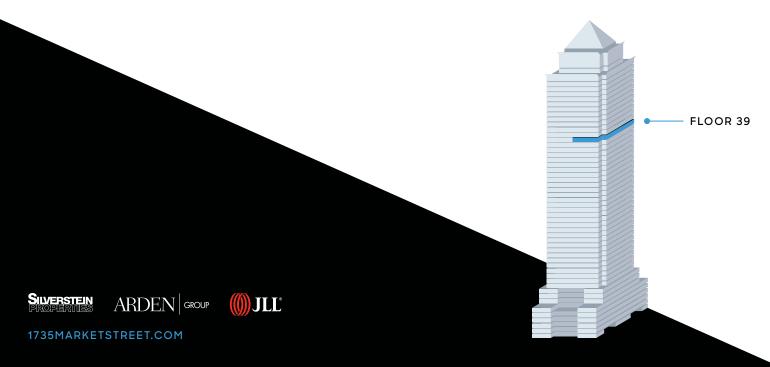






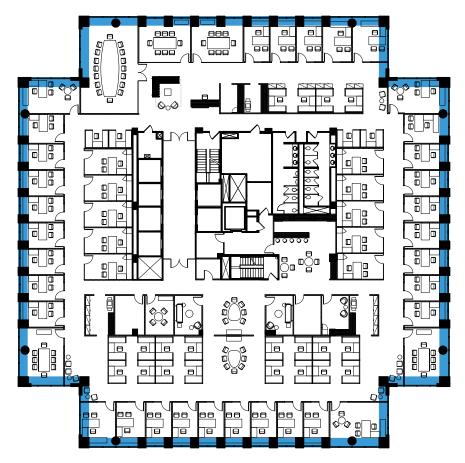
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22,625 RSF

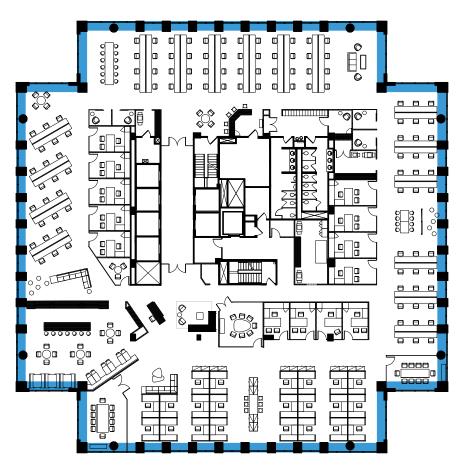


OFFICE INTENSIVE LAYOUT

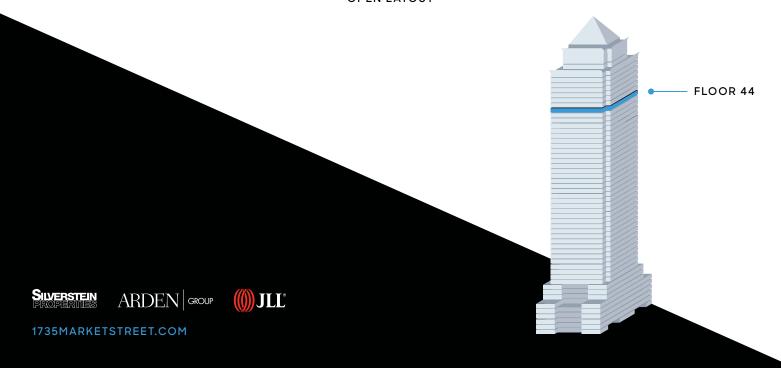


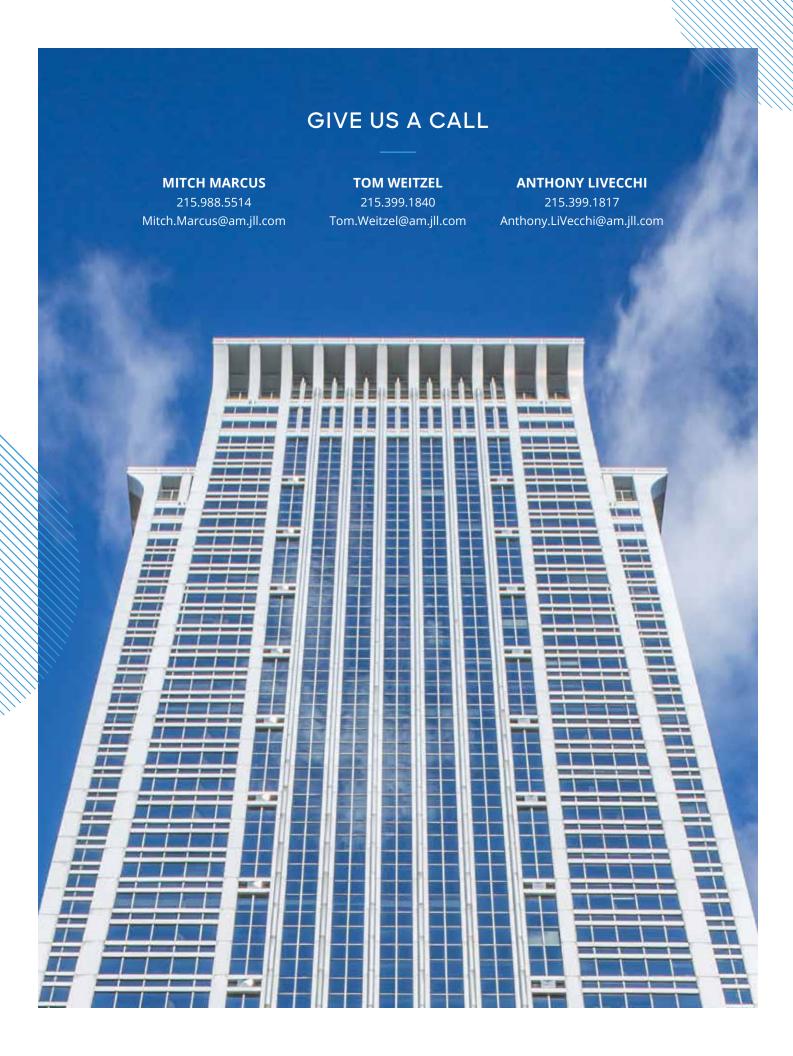


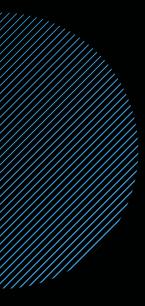
22,625 RSF



OPEN LAYOUT









#### JONES LANG LASALLE BROKERAGE, INC.

1650 Arch Street, Suite 2500, Philadelphia, PA 19103 215.988.5500









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