

1626 LOCUST

The Stein Bellet Building
Philadelphia, PA



THE COMPLETE PACKAGE FROM FULL FLOOR TO FULL BUILDING

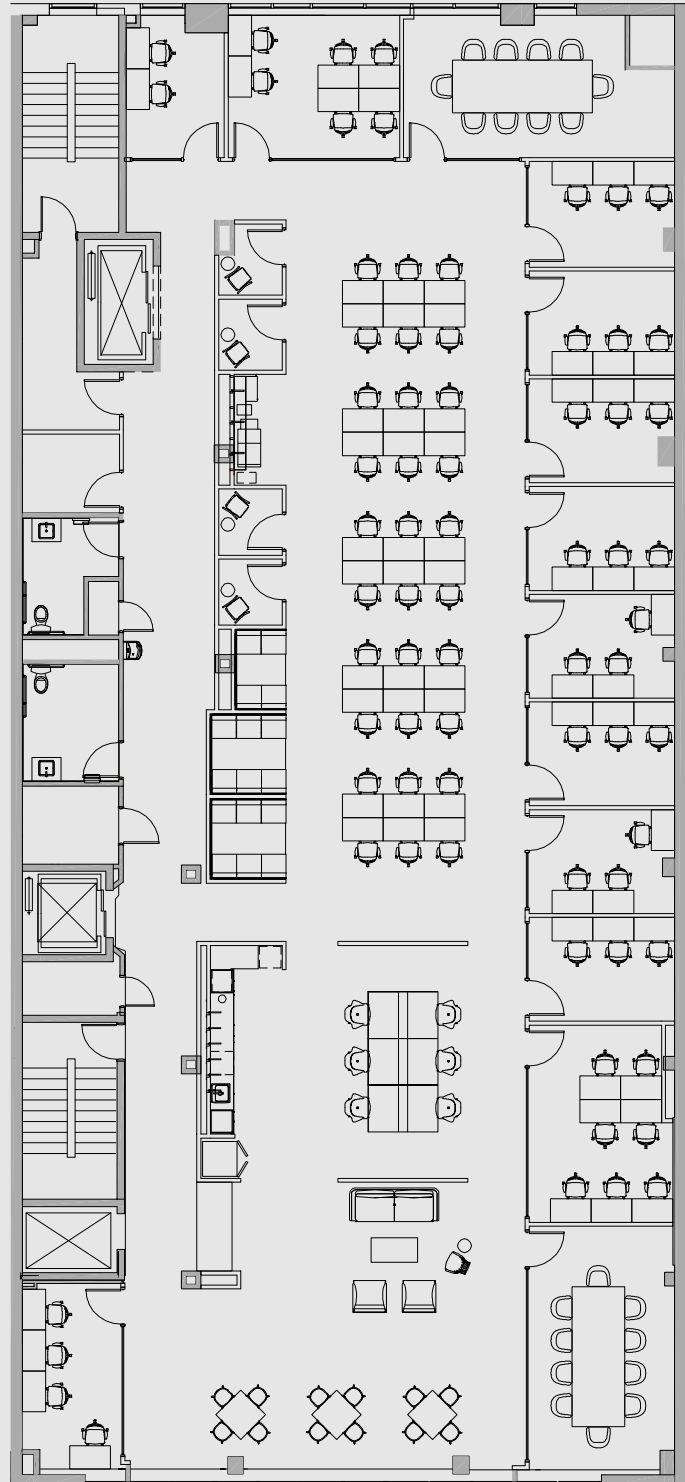


- Class A 7,000 - 48,951 SF available for immediate occupancy
- Full building HQ opportunity
- Multiple signage opportunities facing Locust Street
- Newly renovated space with updated lobby, private offices, and communal workspace
- Building lounge and conference center with coffee bar on main floor
- Prime location within walking distance to 50+ restaurants and entertainment amenities
- Walking distance to SEPTA Regional Rail lines and PATCO Speedline



PRIME HQ OPPORTUNITY IN PROMINENT RITTENHOUSE SQUARE

7,000 - 48,951 SF
Class A space
available



AVAILABILITIES

1st Floor: 5,836 SF

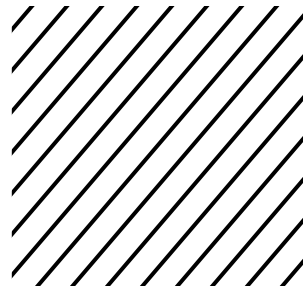
2nd Floor: 7,167 SF

3rd Floor: 7,167 SF

4th Floor: 7,167 SF

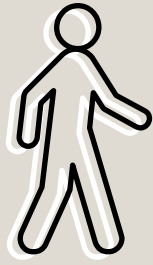
5th Floor: 7,167 SF

6th Floor: 7,217 SF



BE IN THE CENTER OF THE ACTION





Walk Score

100

Transit Score

100

Bike Score

89

Walk Times:

3 minutes

.1 mile

15th-16th & Locust St
transit stop (PATCO
Speedline)

6 minutes

.3 mile

Walnut-Locust
Transit Stop (SEPTA)

10 minutes

.5 mile

15th Street Transit
Stop (SEPTA)

10 minutes

.5 mile

19th Street Transit
Stop (SEPTA)

10 minutes

.5 mile

Lombard-South
Transit Stop (SEPTA)

RETAIL

1. gorjana - Philadelphia
2. Orchid Flower Shop
3. Theory Walnut St
4. Paper Source
5. L'OCCITANE EN PROVENCE
6. Marine Layer
7. FedEx Office Print & Ship Center
8. Vans
9. The Dr. Martens Store
10. Madewell
11. lululemon
12. Athleta
13. Indochino
14. Apple Walnut Street
15. Pandora Jewelry
16. J. Crew
17. Tiffany & Co.

18. Allbirds
19. Philadelphia Runner
20. Bluemercury

DINING

21. Bluestone Lane
Rittenhouse Cafe
22. The Black Sheep Pub
& Restaurant
23. Parc
24. Devon Seafood Grill
25. Barclay Prime
26. Branzino Italian Ristorante
27. Tequilas Restaurant & Bar
28. Pizzeria Vetri
29. Miel Patisserie
30. Rouge
31. Pietro's Italian
32. Via Locusta

33. La Fontana Della Citta
34. Bellini
35. Starbucks
36. Metropolitan Bakery
(Rittenhouse Square)
37. Marathon On the Square
38. Rittenhouse Grill

LODGING

39. Warwick Hotel
Rittenhouse Square
40. Hyatt Centric Center
City Philadelphia
41. 1715 on Rittenhouse
42. The Rittenhouse Hotel
43. The Dwight D Hotel
44. AKA Rittenhouse Square
45. Sofitel Philadelphia at
Rittenhouse Square

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