

1601

MARKET  
STREET

# FIRST IN FLEXIBILITY

**Single suite to full floor  
Class A office space**

1601 Market Street  
Philadelphia, PA





# 1601

MARKET  
STREET

1601 Market's distinguishable jewel-box glass exterior and streetscape retail make it one of the most recognizable buildings at its prominent, center city location. With a prime position in the heart of Philly's central business district, 1601 Market Street's top-of-the-building signage opportunities offer some of the best brand visibility in Philadelphia. Inside, a fully completed lobby renovation with a striking art installation, new elevator lobbies, and modernized common areas reveal a sleek space that welcomes tenants and guests. With high-end amenities, on-site retail and restaurants, and lobby access to SEPTA's public transit concourse, **1601 Market is moving the market as a leading workplace where people are inspired to do their best work.**



## A LEADER IN SUSTAINABLE INFRASTRUCTURE AND TECHNOLOGY

1601 Market was the first office building to achieve LEED-EB Certification, now at the Gold level. Its Wired Certified Silver status and recognition as an Energy Star Partner offers direct savings and advantages to tenants, like the lowest electric cost of any Market Street West building, along with measured 26% energy reduction and 10% decrease in water usage since 2010.



Top-of-building and street  
level signage



Unobstructed view corridors



Short and direct concourse  
access to regional rail



WiredScore  
SILVER





# UNBEATABLE AMENITIES

1601 Market offers top-notch in-building amenities as well as a superior location that brings Philadelphia’s best retail, restaurants, and conveniences within steps of the building. That’s the reason it has become one of the most popular corners in the city, with average daily traffic of 20,000 pedestrians and 19,000 vehicles.



New conference center and tenant lounge - planning underway



Short and direct concourse access to regional rail



Tenant-only fitness center



Optimized spaces for efficiency with side core building design



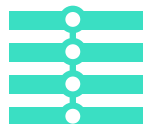
Indoor air quality (MERV 14)



Secure bike storage



Fast, modernized elevator systems



High-rise office floors with interconnecting stairwells



On-site restaurant and retail amenities



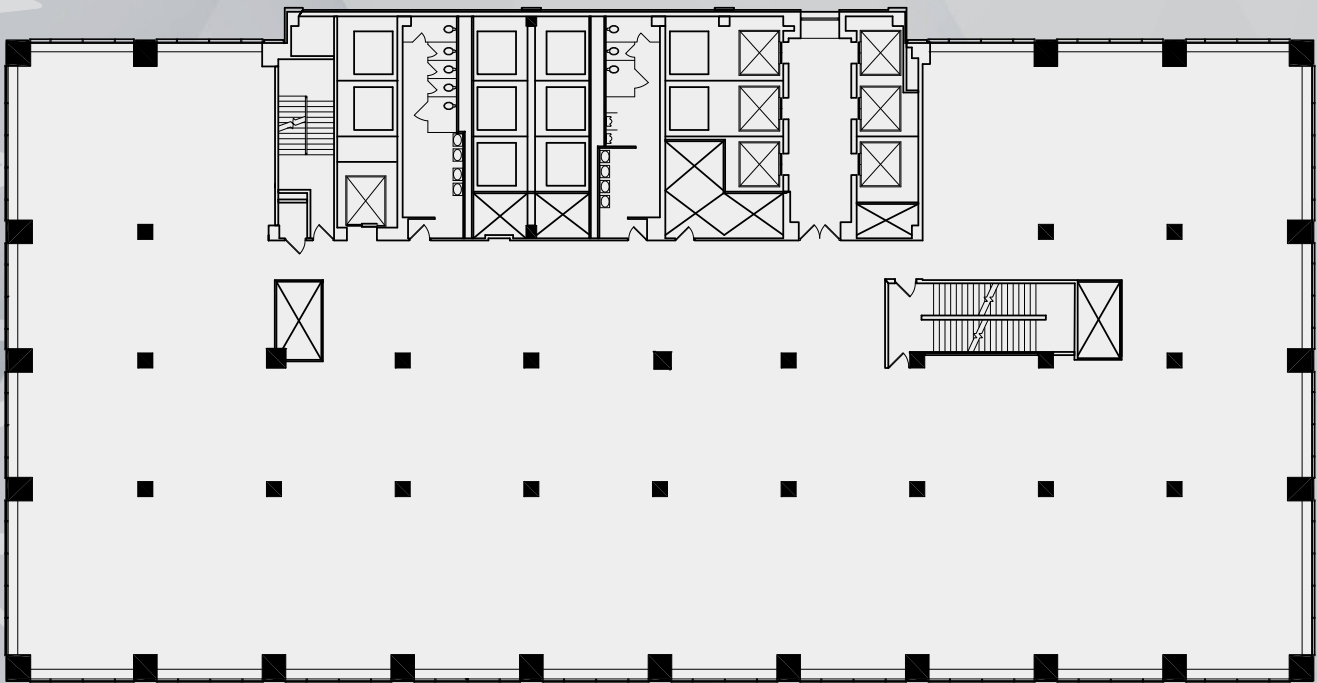
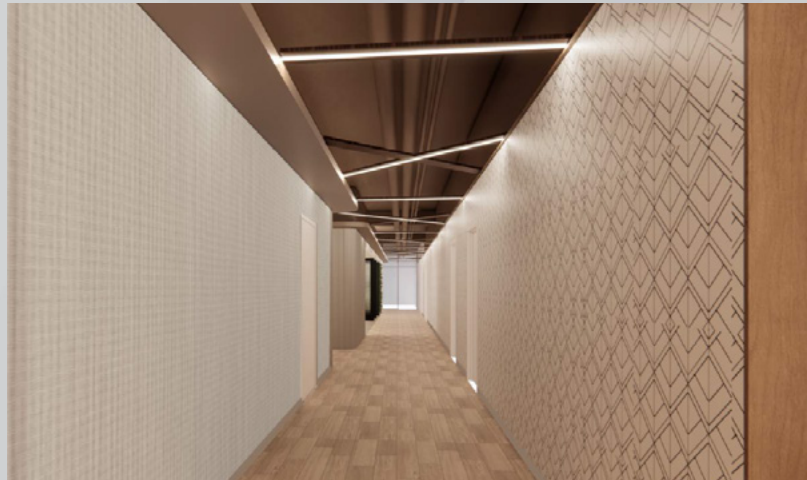
Modern lobby with security and desk attendants



Underground access to parking



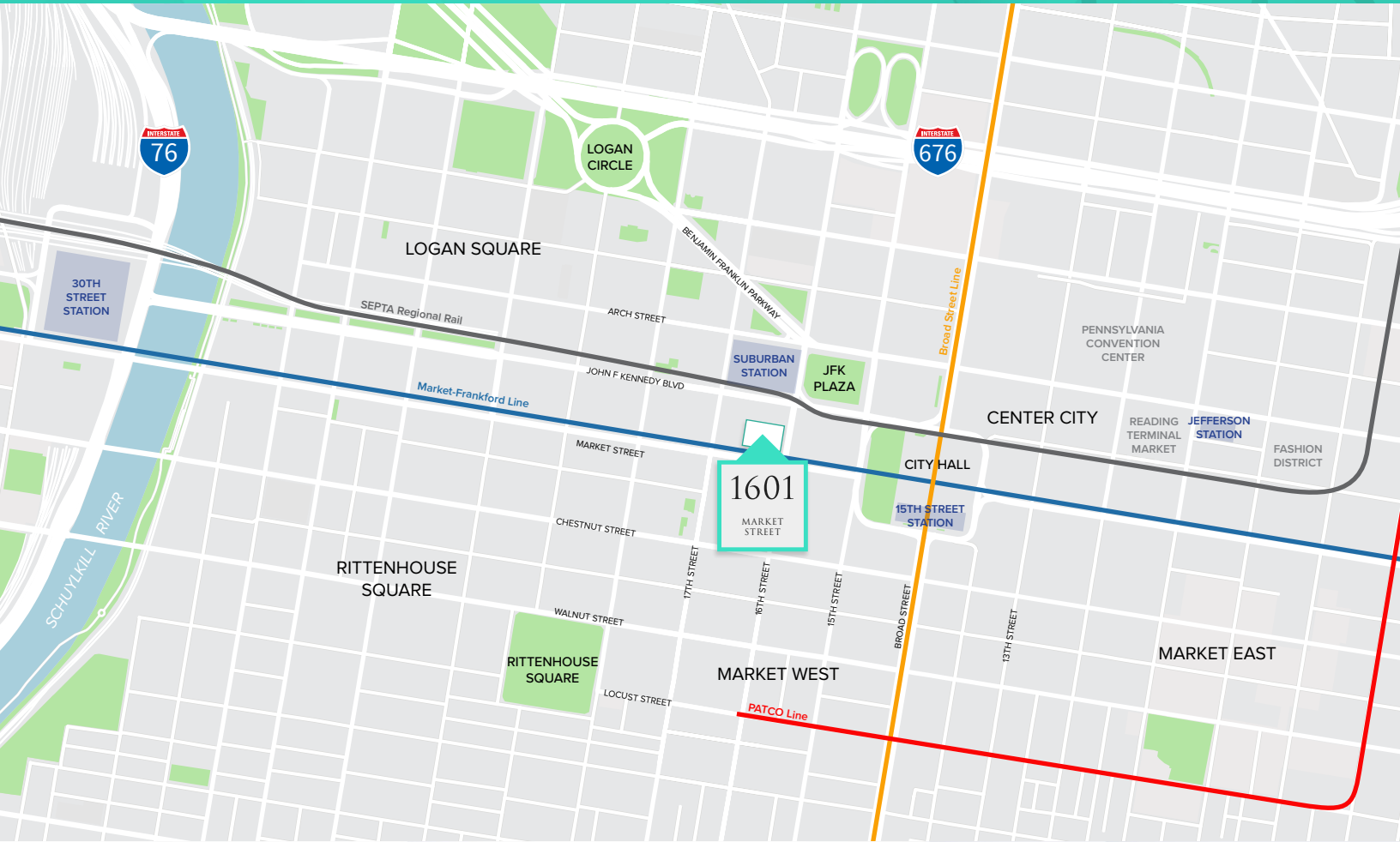
On-site child care



Single suites, large blocks and full floors available from 2,120 SF up to 65,973 SF



# PRIME CENTER CITY LOCATION



## NEARBY AMENITIES WITHIN THREE BLOCKS

- EAT & DRINK**

  - Starbucks
  - sweetgreen
  - Au Bon Pain
  - Saxbys Liberty Place
  - Dilworth Park Café & Air Grille
  - Tir na nOg Irish Bar & Grill
  - Corner Bakery
  - Elixir Coffee 16th and Market
  - Tracey's Deli
  - La Colombe Coffee Roasters
  - Five Guys
  - Wendy's
- Wawa
  - Dig
  - Konditori Coffee
  - CAVA
  - Gran Caffè L'Aquila
  - Harper's Garden
  - Del Frisco's Double Eagle Steakhouse
  - McCormick & Schmick's Seafood & Steaks
  - The Capital Grille
  - Fogo de Chão Brazilian Steakhouse
- SHOPPING & NECESSITIES**

  - Santander Bank
  - Citizens Bank
  - Firsttrust Bank
  - PNC Bank
  - Nuts To You
  - Republic Bank
- Just Salad
  - Chestnut Street Philly Bagels
  - Di Bruno Bros.
  - Green Eggs Cafe
  - QU JAPAN BISTRO & BAR
  - The Continental Mid-town
- The Shops at Liberty Place
  - Five Below
  - H&M
  - UNIQLO
  - Old Navy
  - Rite Aid
  - Wells Fargo Bank
  - Buffalo Exchange
  - Staples
  - Kids Foot Locker
  - Foot Locker
  - Central Nails
  - Nordstrom Rack
  - SEPHORA
- LODGING**

  - The Westin Philadelphia
  - Club Quarters Hotel, Philadelphia, Rittenhouse Square
  - The Ritz-Carlton, Philadelphia
  - Sonesta Philadelphia Downtown Rittenhouse Square
- MAC Cosmetics
  - Drybar
  - The UPS Store
  - Chase Bank
  - Walgreens
  - T-Mobile


# ACCESSIBLE FOR ALL COMMUTERS

Arriving at 1601 Market is easy for daily commuters and visitors alike. Two minutes from I-676 and with direct lobby access to SEPTA's transit concourse that connects regional transit lines and Amtrak from 30th Street Station, this location is hard to beat. An address at this prominent Market Street corner also provides one of the most popular for bus routes, with several lines stopping right outside the entrance. Those arriving by bicycle can take advantage of the building's secure indoor storage room, or have access to four Indego Bike Stations within one block of this location.



Walk Score

100



Bike Score

85



Transit Score

100



# 1601

MARKET  
STREET

## FOR LEASING INFORMATION

**Tom Weitzel**

Managing Director  
+1 215 399 1840  
tom.weitzel@am.jll.com

**Ashley Parrillo**

Vice President  
+1 215 399 1820  
ashley.parrillo@am.jll.com

**Jones Lang LaSalle Brokerage, Inc.**

1650 Arch Street, Ste. 2500  
Philadelphia, PA 19103  
jll.com/philadelphia | +1 215 988 5500

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2022. Jones Lang LaSalle IP, Inc. All rights reserved.



APF PROPERTIES