

# 1700 MARKET

1700 MARKET STREET, PHILADELPHIA, PA

CENTER CITY STARTS HERE

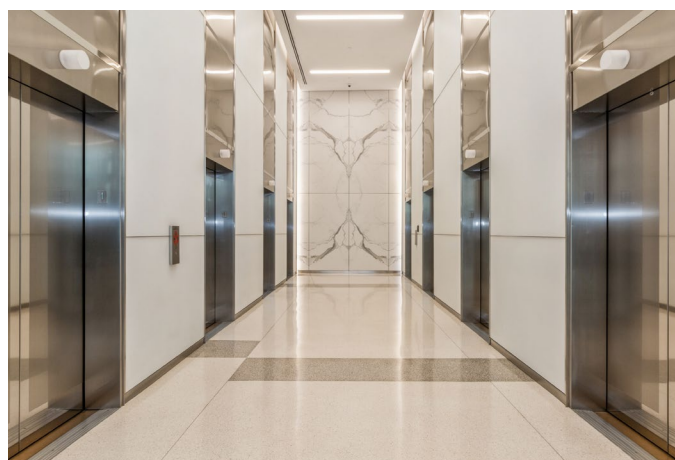






## OPPORTUNITIES FROM 3K-62K SF

Boasting efficiency in space, amenities, and accessibility, 1700 Market Street has it all at the epicenter of business in Philadelphia. Large floor plates with the opportunity for creative build outs allow efficient workplaces for open users. The newly completed 6th floor amenity center features comprehensive amenities for tenants including conference rooms, tenant lounge, 100-person training room, rooftop terrace, and fitness center with shower and locker rooms. Centrally located on Market Street, 1700 is just a short, 3-minute walk to SEPTA Suburban Station concourse, and offers ease of commuter access with the on-site five-story parking garage.



### PROPERTY HIGHLIGHTS



Premier Market Street location



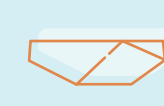
Efficient, large floorplates with the ability to customize



Eye-catching, high-rise views



Newly completed, comprehensive tenant amenity floor



Fully renovated lobby



Strong property ownership



On-site amenities including Real Food Eatery, Wells Fargo bank branch, KinderCare day care, pharmacy, hair salon, and florist



On-site, 5-story parking garage



High-profile tenant roster



Sustainable building: Certified Leed Platinum, Energy Star Rated





FITNESS CENTER

Managed by Simplex Health, the tenant-only fitness center features first class fitness equipment along with men’s and women’s locker rooms, with ample showers and day lockers.



CONFERENCE CENTER

The conference center can accommodate up to 100 people in the multi-purpose room, ideal for larger gatherings or training sessions. Smaller conference rooms are also available and can accommodate more intimate groups of 10-20 people.



TENANT LOUNGE

Outfitted with comfortable seating and tables and high-speed WiFi throughout, the tenant lounge offers a soft seating area for tenants to utilize. The lounge conveniently leads into the multi-purpose room and sits adjacent to the outdoor terrace.



OUTDOOR TERRACE

Tenants can enjoy the fully-furnished private outdoor terrace, directly adjacent to the 6th floor conference center/tenant lounge.

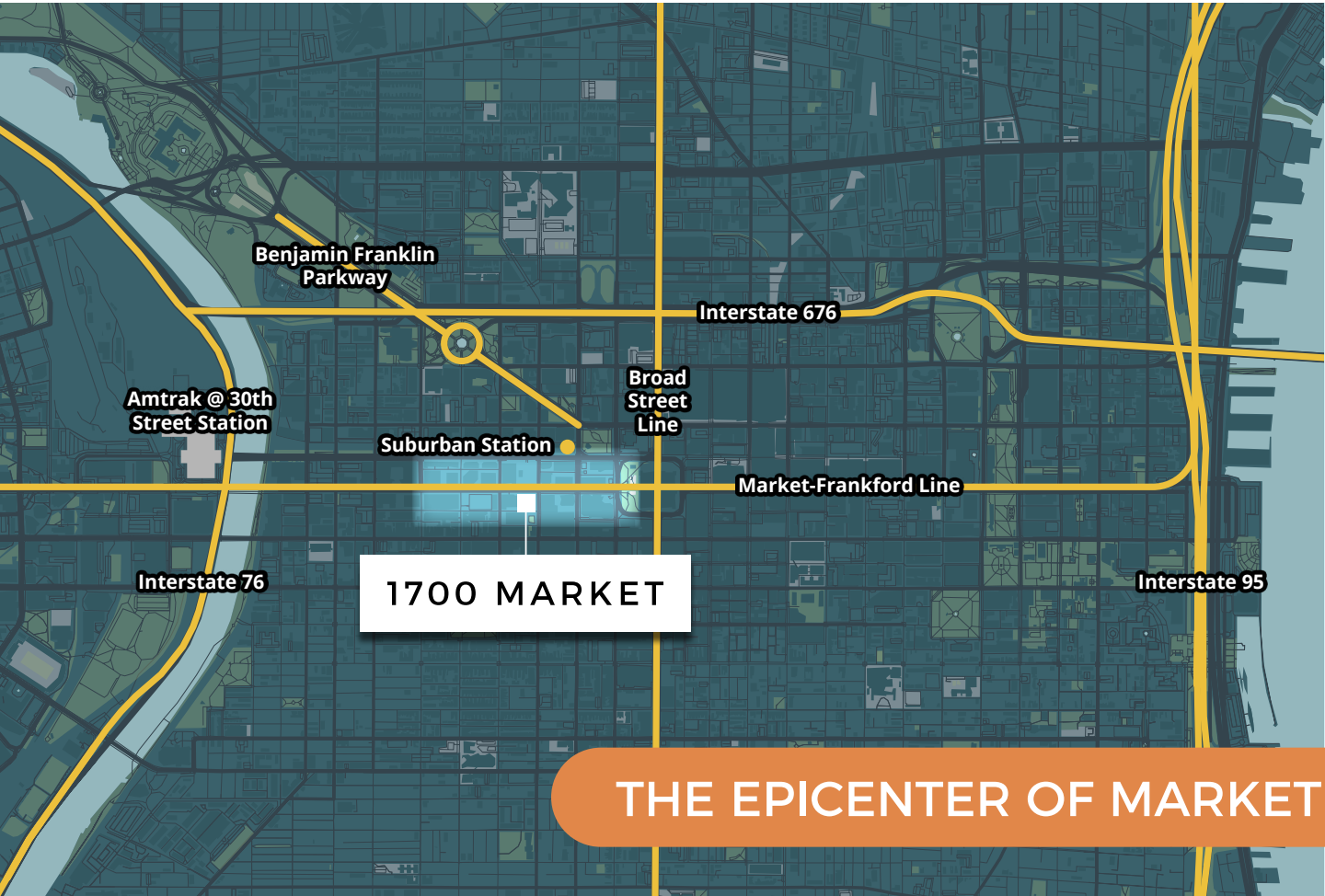
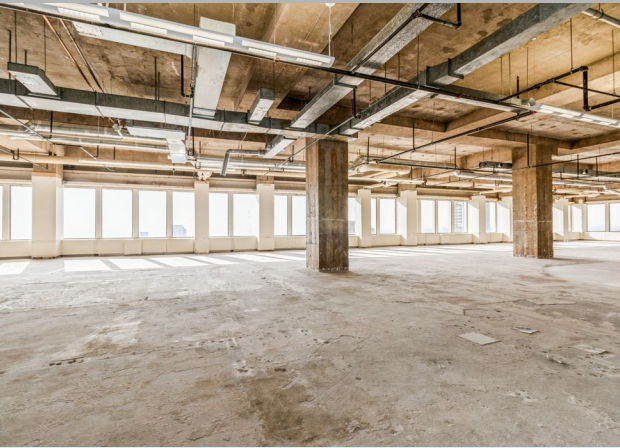
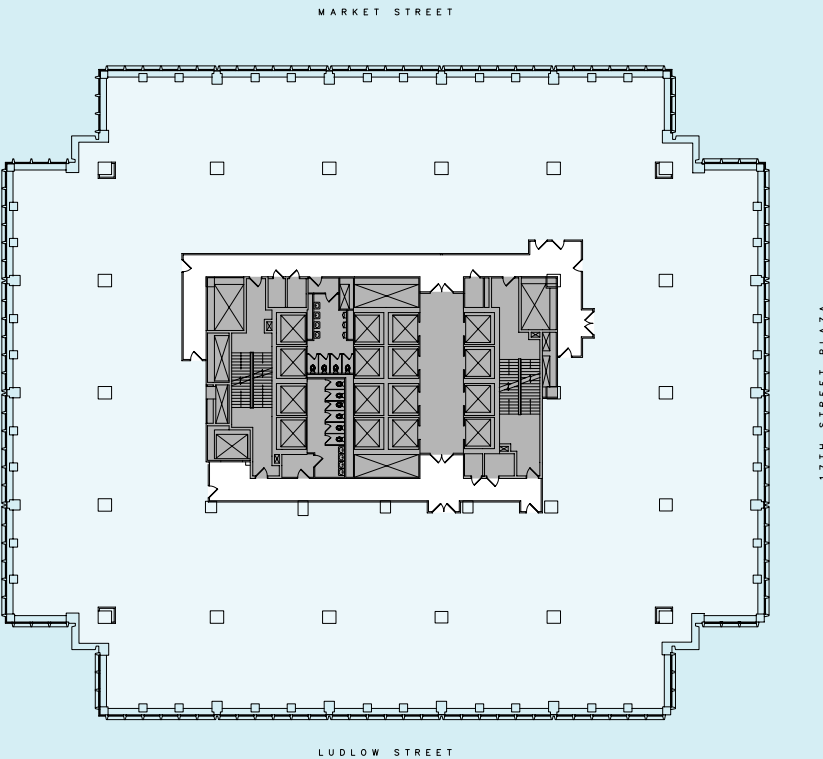




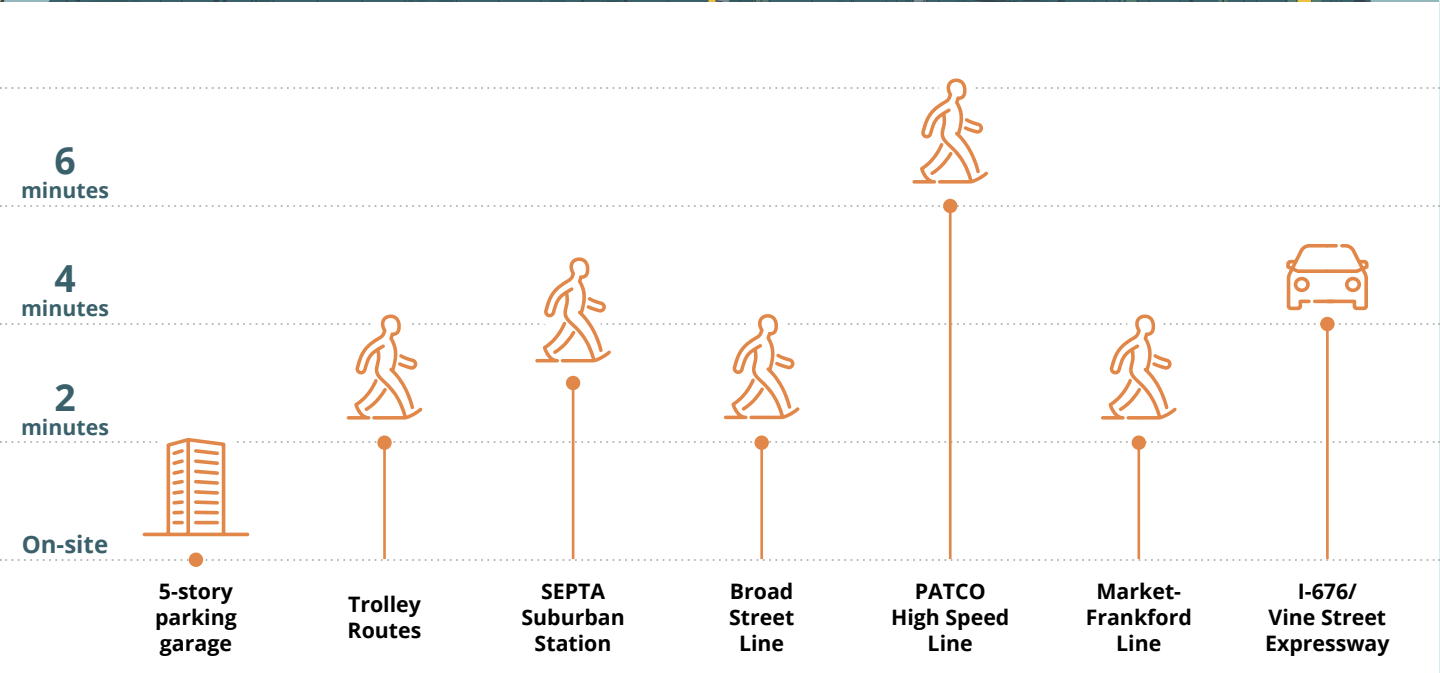
AVAILABILITIES

17,202 SF	..... 32nd Floor
3,256 SF	..... 30th Floor
4,220 SF	..... 21st Floor
9,474 SF	..... 19th Floor
24,912 SF	..... 17th Floor
30,398 SF Available 2/1/23	..... 16th Floor
4,986 SF - 14,091 SF	..... 10th Floor

Typical Floor Plan



THE EPICENTER OF MARKET



EFFICIENT COMMUTER ACCESS



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## CONTACTS

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