Rittenhouse Office Suites for Lease

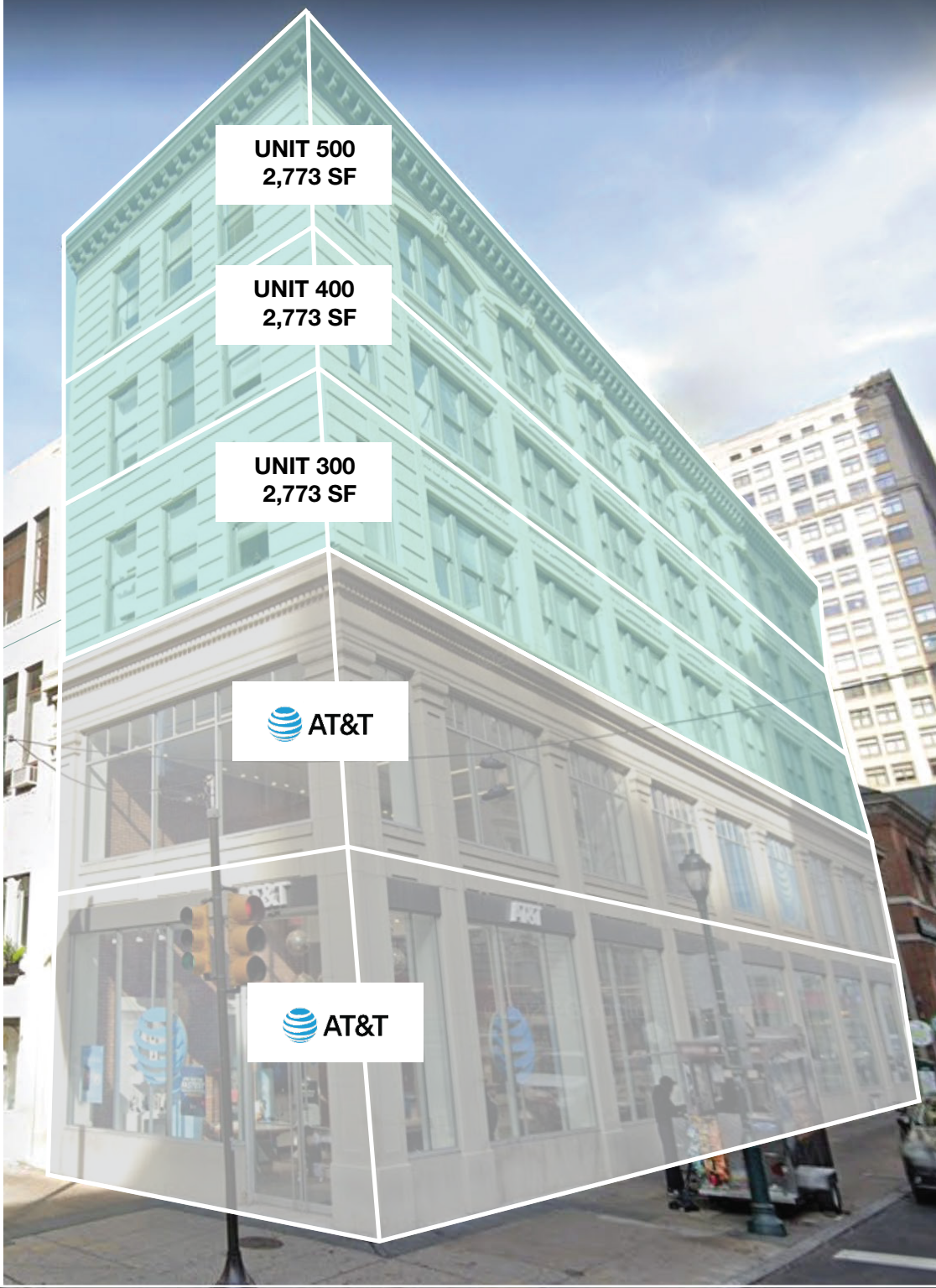
1501 Walnut Street Philadelphia, PA 19102

ROTHBERG DUBROW

ASANA PARTNERS

PROPERTY INFORMATION

- 2,773 - 8,319sf available across three full-floor suites in the prominent Rittenhouse neighborhood
- Build-to-suit office space with open floor plans and private restrooms perfect for any type of user
- Window-lined walls flood the interior with natural light highlighting the original building character and striking finishes
- Secure 24/7 building access with elevator direct to suites
- Prominently situated on the corner of S. 15th and Walnut Street with access to all of Philadelphia's most exciting amenities



INTERIOR RENDERINGS

LOCATION INFORMATION

- Rittenhouse Square is home to the city's most exciting restaurants, museums, theatres, and high-end retail
- Located steps away from the Broad Street SEPTA Line, multiple SEPTA bus routes, the PATCO Line connecting to the New Jersey suburbs, and Regional Rail line connecting to the Philadelphia suburbs
- Neighboring Center City, Washington Square West, Logan Square, and Graduate Hospital

AREA DEMOGRAPHICS
1 MILE RADIUS

Total Population	93,311
Daytime Population	285,698
Average Age	36.9
Average Household Income	$137,680

KIZ

Located within Philadelphia's Keystone Innovation Zone (KIZ), 1501 Walnut presents a unique business opportunity for growing companies!

The KIZ Tax Credit Program is a State-run business incentive program that provides tax credits of **up to $100,000 annually** to companies meeting the following criteria:

- For-profit business located within the geographic boundaries of a KIZ

- In operation less than 8 years

- Operating within one of the following industries:
  - Life Sciences Innovation
  - Information Technology
  - Nanotechnology

OWNERSHIP

ASANA PARTNERS

Asana Partners is a vertically integrated real estate investment company that creates value by investing in distinctive neighborhood mixed-use and retail assets in dynamic markets in the United States. Asana leverages their relationships and experience to activate their real estate with a thoughtful mix of best-in-class retail, service, creative office, and residential users. These synergistic tenants drive consumer traffic, sales, and net operating income. Their extensive broker network and strong national tenant relationships provide insight into prospective tenant business and real estate strategies.

AREA AMENITIES

FOOD & RESTAURANTS

1. Sampan
2. Oyster House
3. Harp & Crown
4. Federal Donuts
5. Mission Taqueria
6. Pizzeria Vetri
7. Chipotle
8. La Colombe
9. Dig
10. Cava
11. Gran Caffe L'Aquila
12. The Love
13. El Vez
14. Bud and Marilyn's
15. HipCityVeg
16. Steak 48
17. Maggiano's Little Italy
18. The Dandelion
19. Shake Shack
20. Kabuki Sushi
21. Sweetgreen
22. Foods on First Diner
23. Parc
24. Di Bruno Bros
25. K'Far

STORES, RETAIL & SHOPS

1. Wawa
2. Starbucks
3. Trader Joe's
4. CVS
5. Rite Aid
6. Target

AREA ATTRACTIONS

1. Reading Terminal Market
2. City Hall
3. The Kimmel Center
4. Dillworth Park
5. The Academy of Music
6. The Racquet Club
7. Rittenhouse Square
8. University of the Arts
9. The Union League

TRANSPORTATION MAP

SEPTA Subway

1 15th St. Station

2 13th St. Station

3 Walnut-Locust Station

Regional Rail

4 Suburban Station (All Lines)

PATCO

5 15/16th & Locust Station

SEPTA Bus Routes

6 Bus Routes #9,#12,#42, #4, #27, #32

7 Bus Route #2

8 Bus Route #21, #31

Trolley Lines

9 15th St Trolley Station

Walk Score of 100

Transit Score of 100

ROTHBERG DUBROW

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