

# 1234

MARKET STREET  
PHILADELPHIA, PA

## 3RD FLOOR

10,000 SF AVAILABLE  
OVERLOOKING MARKET STREET



EXCLUSIVELY REPRESENTED BY THE FLYNN COMPANY

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## 3<sup>RD</sup> FLOOR PROPERTY HIGHLIGHTS



New to market – 10,000 SF available on 3<sup>rd</sup> floor



High-ceilings & bright space with significant frontage and great views along Market Street



Move-in ready – eight (8) offices, large conference room, & existing bullpen area that housed 65 employees



Potential for furniture to be included



Well-capitalized landlord that can fund deals and will deliver tenant improvement dollars



Asking rent: \$29.50 per SF + electric



## FULL BUILDING PROPERTY HIGHLIGHTS



1234 Market Street – 20-story, 672,115 SF class-A office building



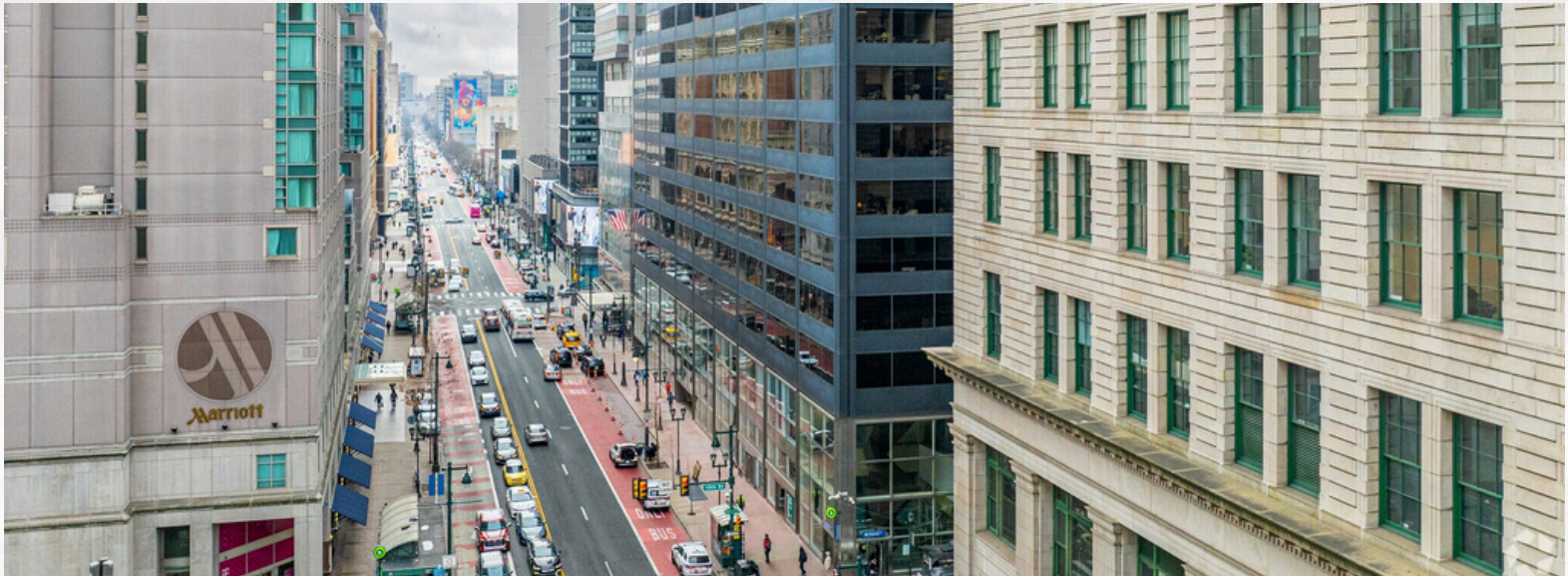
On-site building management and responsive engineering staff



Direct concourse access to SEPTA Regional Rail and Jefferson Station

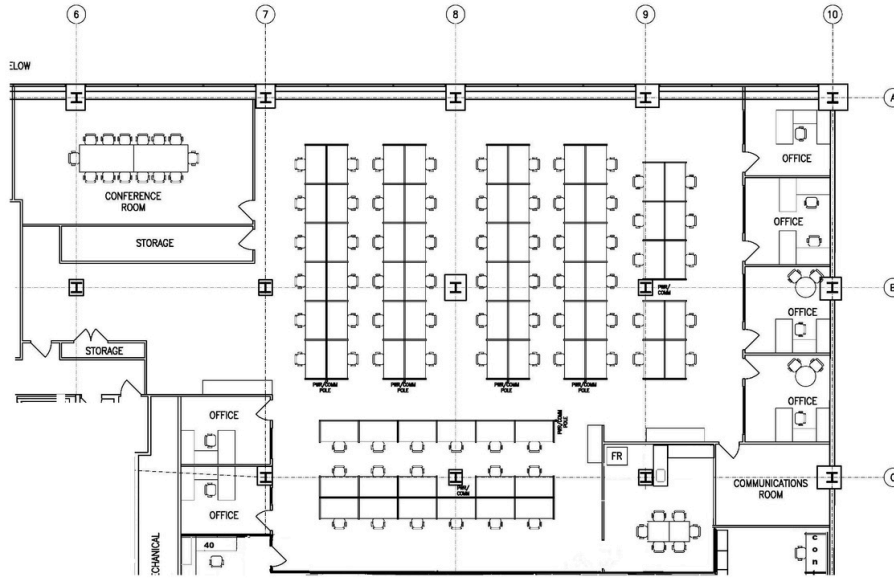


Within 2-blocks of City Hall, Jefferson University Hospital, Reading Terminal Market, & PA Convention Center

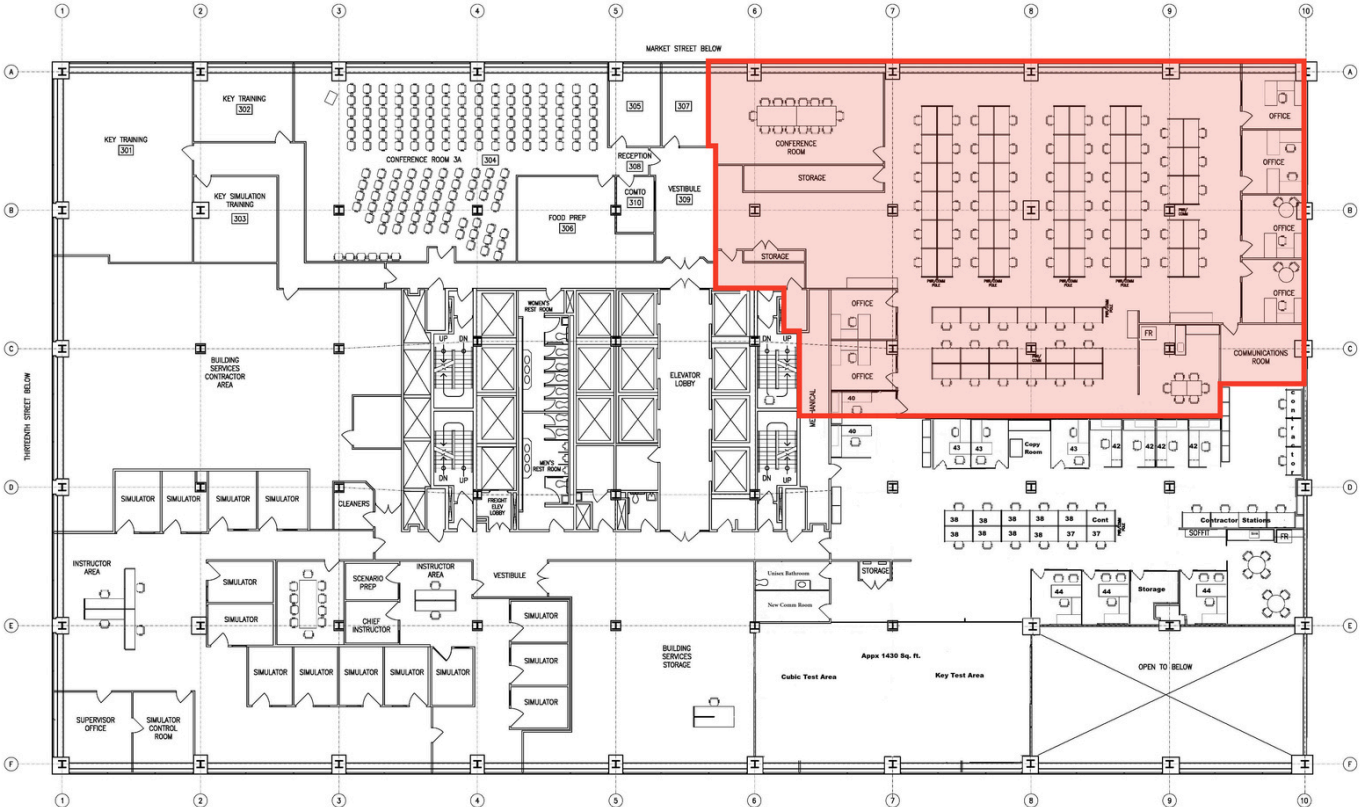


## FLOOR PLAN

### AVAILABLE 3<sup>RD</sup> FLOOR SPACE




### MARKET STREET



3<sup>RD</sup> FLOOR  
 ASYS SCALE: 3/32" = 1'-0"

## LOCATION



 Walk Score  
**100**

 Transit Score  
**100**

 Bike Score  
**80**