

1112 - 1128 CHESTNUT STREET

PHILADELPHIA, PA 19107

UP TO ±40,000 SF GROUND FLOOR & LOWER LEVEL
AVAILABLE FOR SUBLEASE



METRO[®]
COMMERCIAL
REAL ESTATE, INC.

MetroCommercial.com | PLYMOUTH MEETING, PA | MOUNT LAUREL, NJ | MIAMI, FL | PHILADELPHIA, PA

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CENTER CITY

203,500 Residents

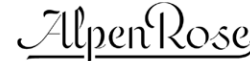
307,300 Jobs

2.87 million Occupied Hotel Rooms (2022)

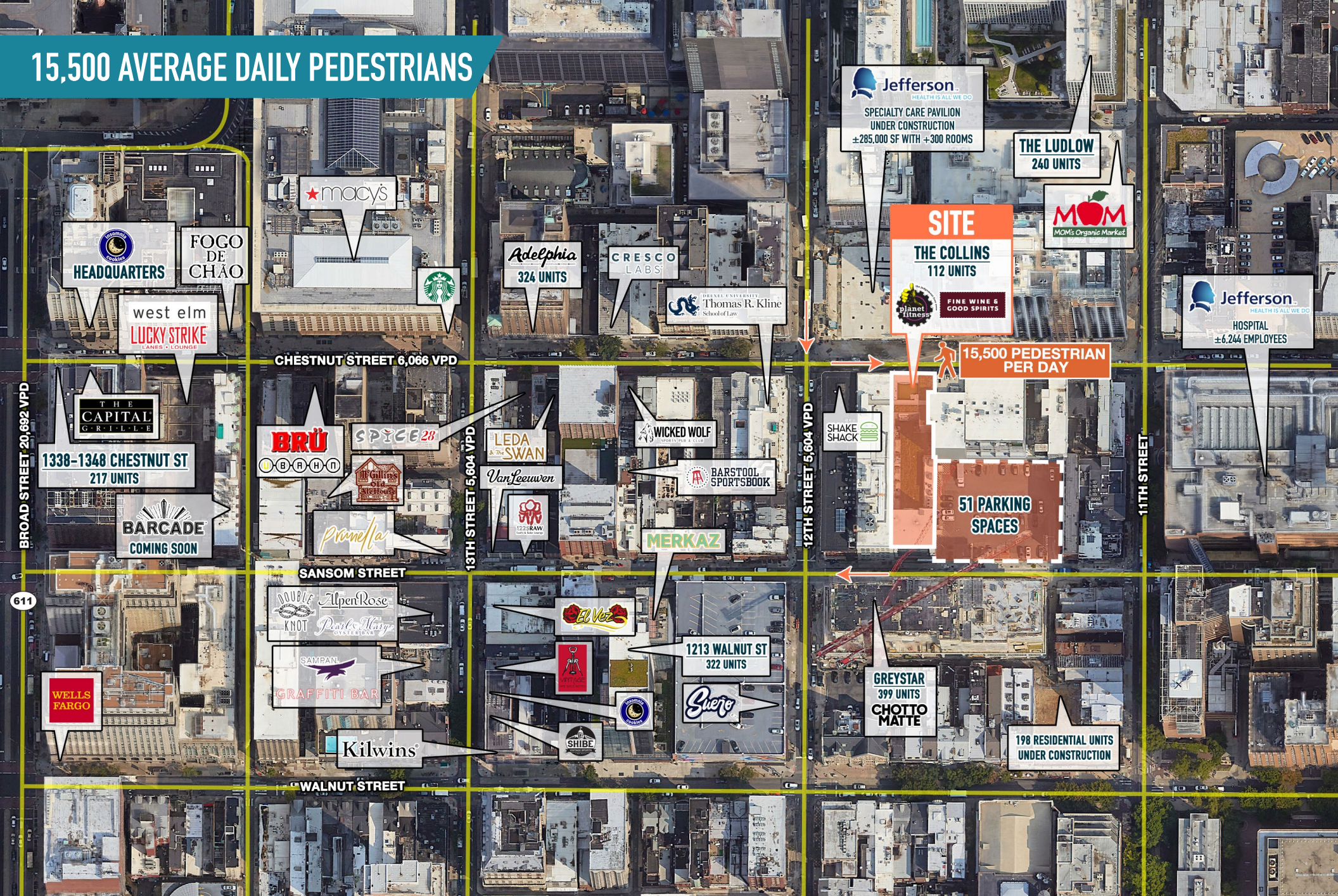
326,000 Average Daily Pedestrians

4th Most Walkable City in the US

NEIGHBORING TENANTS



15,500 AVERAGE DAILY PEDESTRIANS



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EXCLUSIVE USE OF A CONTIGUOUS SELF-PARK ACCESSORY LOT

Jefferson
HEALTH IS ALL WE DO
**SPECIALTY CARE PAVILION
UNDER CONSTRUCTION**
±285,000 SF WITH +300 ROOMS



12TH STREET 5,604 VPD

CHESTNUT STREET 6,066 VPD

11TH STREET

SANSOM STREET



51 PARKING SPACES
REAR TENANT ENTRANCE

***PARKING LOT VIEW
FACING NORTH**

**399 RESIDENTIAL UNITS
UNDER CONSTRUCTION**

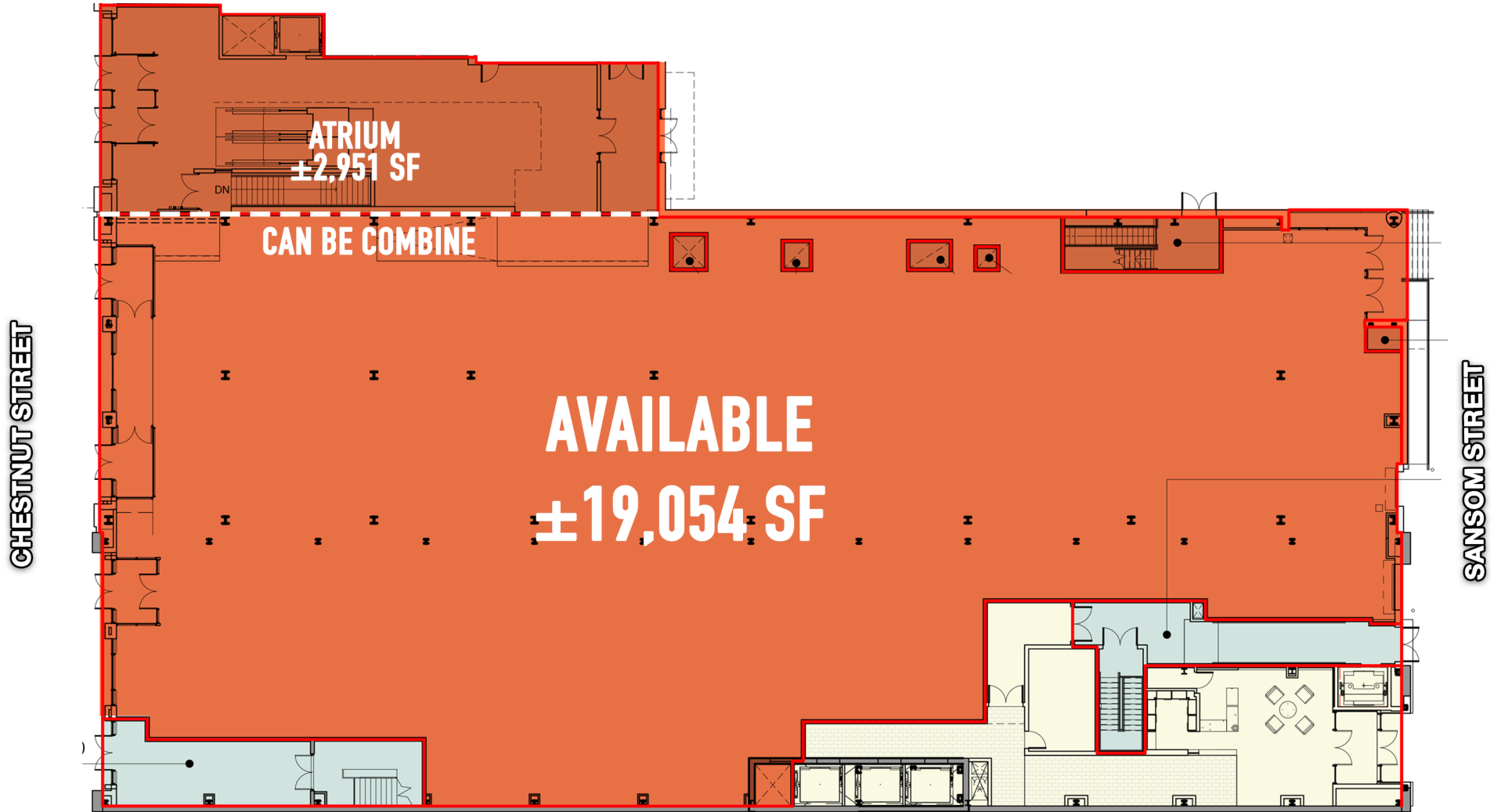
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GROUND FLOOR



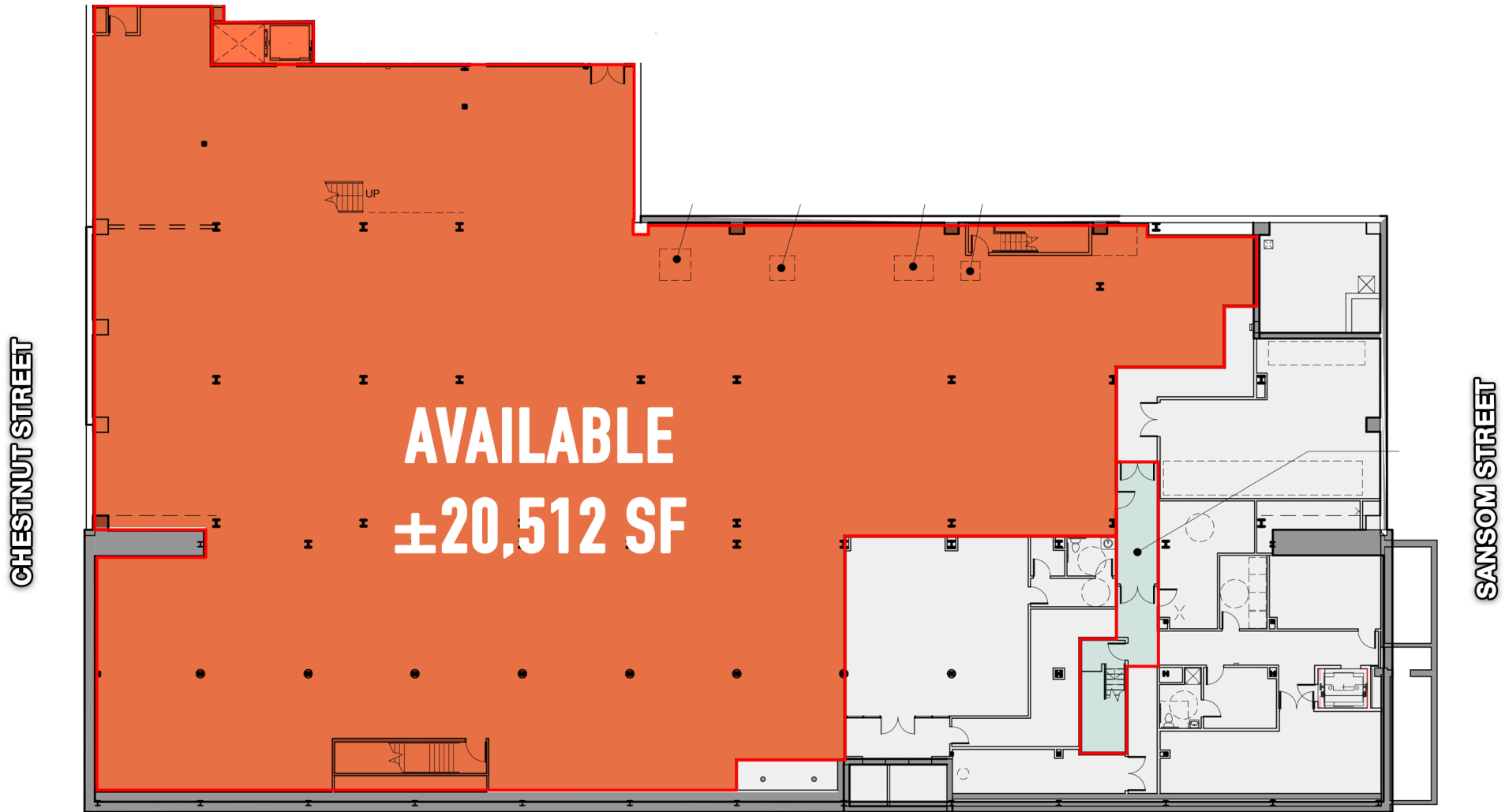
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LOWER LEVEL



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