

CENTER CITY PHILADELPHIA

THE DREXEL BUILDING

1435 Walnut Street, Philadelphia, Pennsylvania



Allan Domb Real Estate

PHILADELPHIA'S LARGEST SELLING CONDOMINIUM REALTOR® WE COOPERATE WITH ALL REALTORS®

1845 Walnut Street, Suite 2200, Philadelphia, PA 19103 Phone: 215.545.1500 Fax: 215.226.3662 allandomb.com
domb@allandomb.com



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Type: Retail, Restaurant or Office | **Size:** 10,770 - 24,032 square feet

Rent: \$1,000,000/year NNN | **Additional Rent:** U&O Tax, Real Estate Tax, All Utilities, Insurance and all other Operating Expenses for the space

Highlights: Prime retail space on the highly coveted corner of 15th and Walnut Streets in Center City. The space, located in the historic Drexel Building which was originally built between 1925 and 1927 as the offices of The Drexel Bank, was most recently used as an LA Fitness gym.

The current configuration consists of a ground floor, basement, sub-basement, and two mezzanines. The existing mezzanines can be removed. Beautiful original building details remain throughout such as a vault, wood carved ceiling and oversized windows looking onto 15th and Walnut Streets.

Located three blocks from Rittenhouse Square and one block from Broad Street in the heart of the city's commercial, retail, residential and dining district.

Demographics:

2012 Population Estimate (within 1 mile): 57,291

2012 Households Estimate (within 1 mile): 34,688

2012 Average Household Income Estimate (within 1 mile): \$74,317

2012 Average Hourly Lunchtime Activity: 2,079 counts

2000-2011 Center City core growth: 16.43%

Neighboring Retailers:

Apple | AT&T | Banana Republic | Barbour | Butcher & Singer | Cheesecake Factory | Club Monaco | The Gap | Le Pain Quotidien | Lululemon | Max Brenner | Modell's Sporting Goods | Nicole Miller | Swarovski | Tiffany's | Urban Outfitters | Verizon | Williams Sonoma

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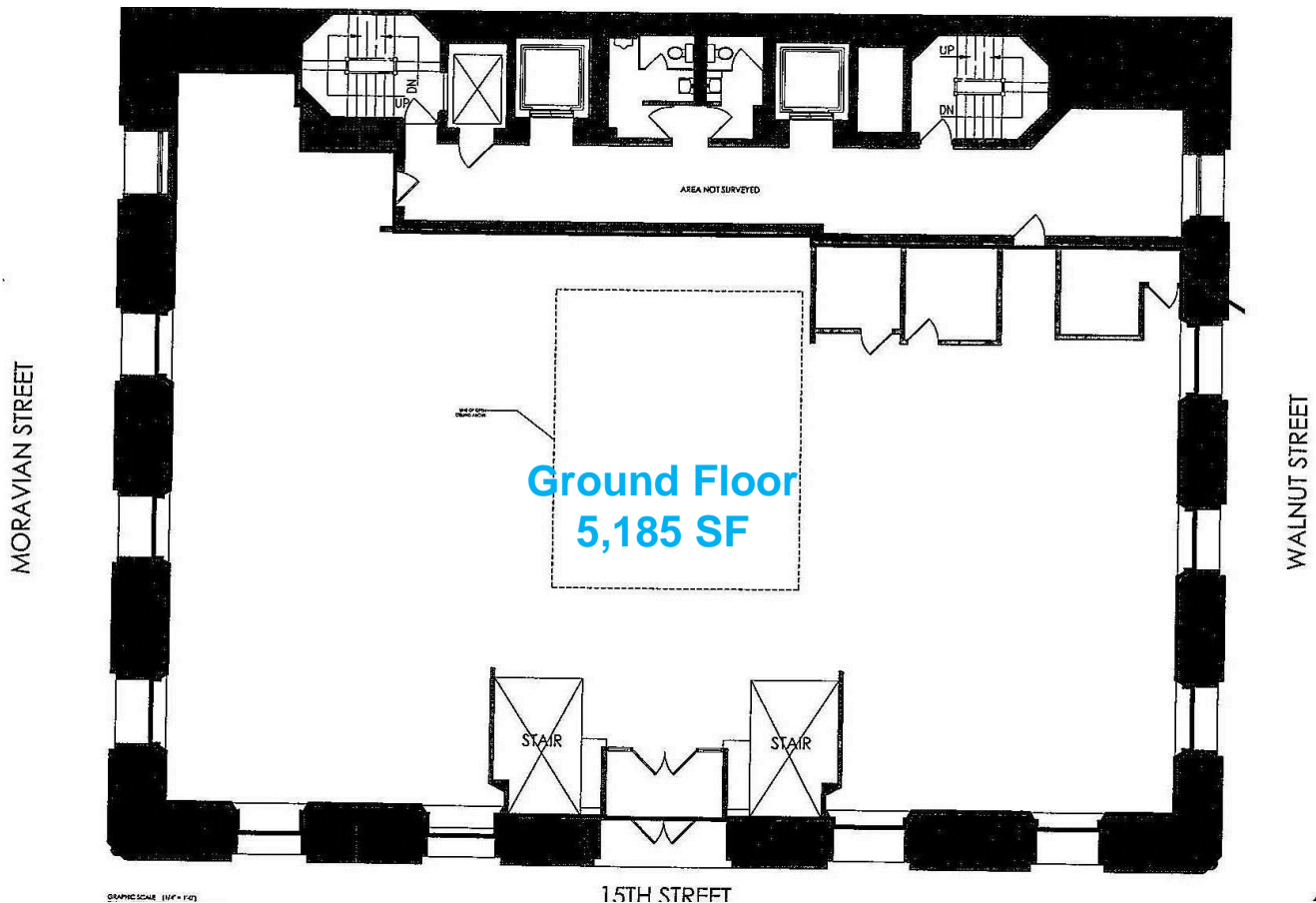
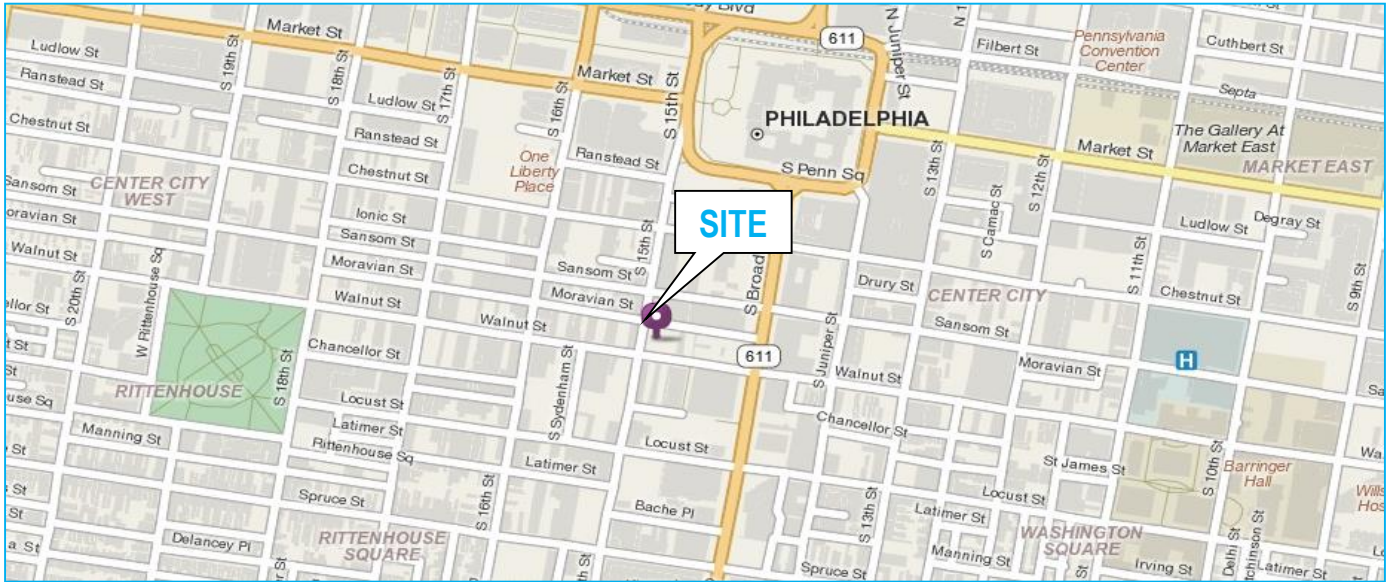
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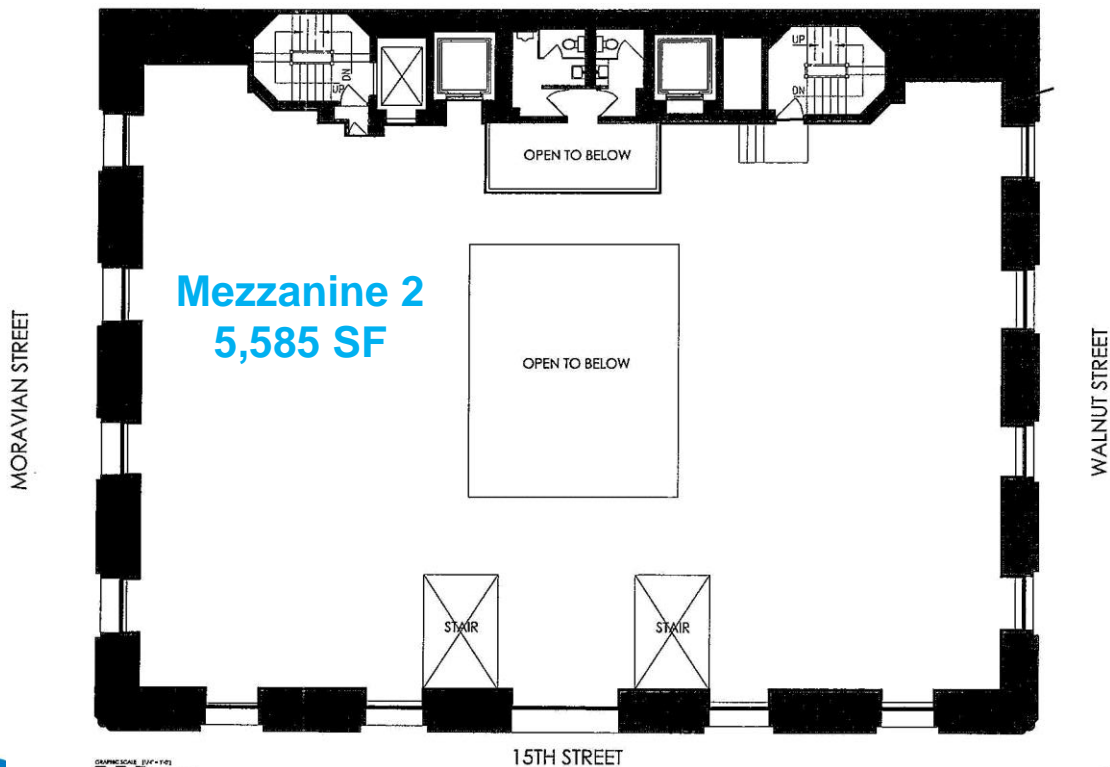
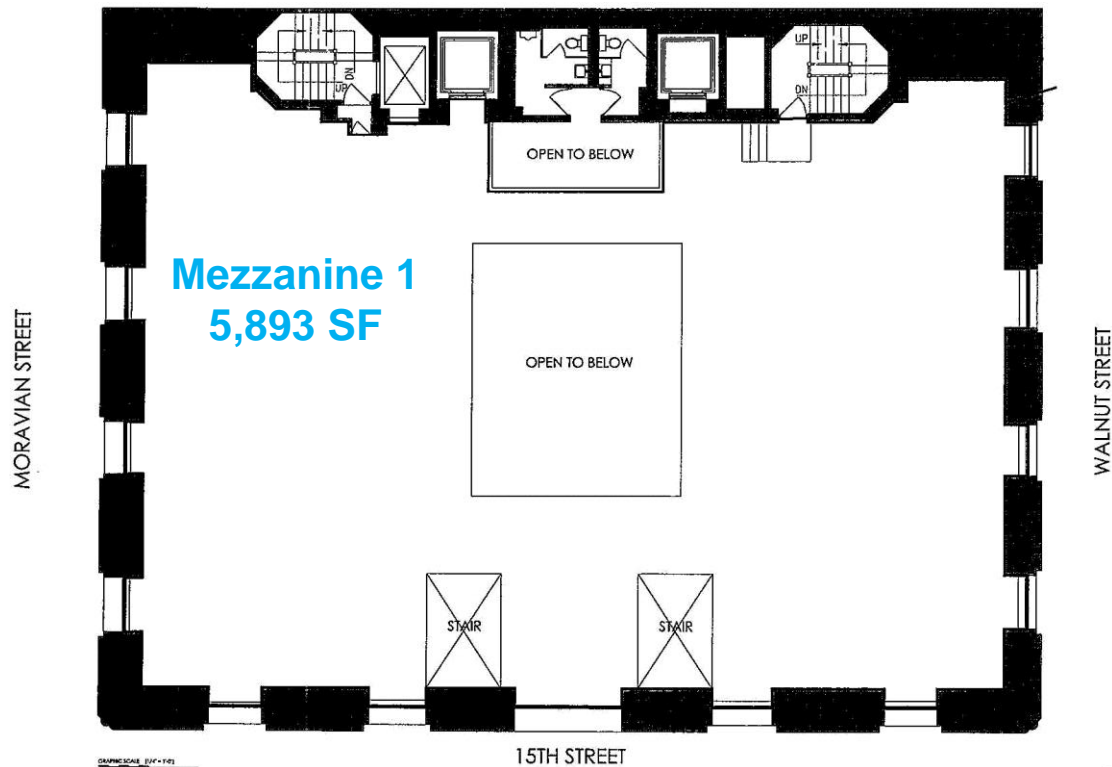
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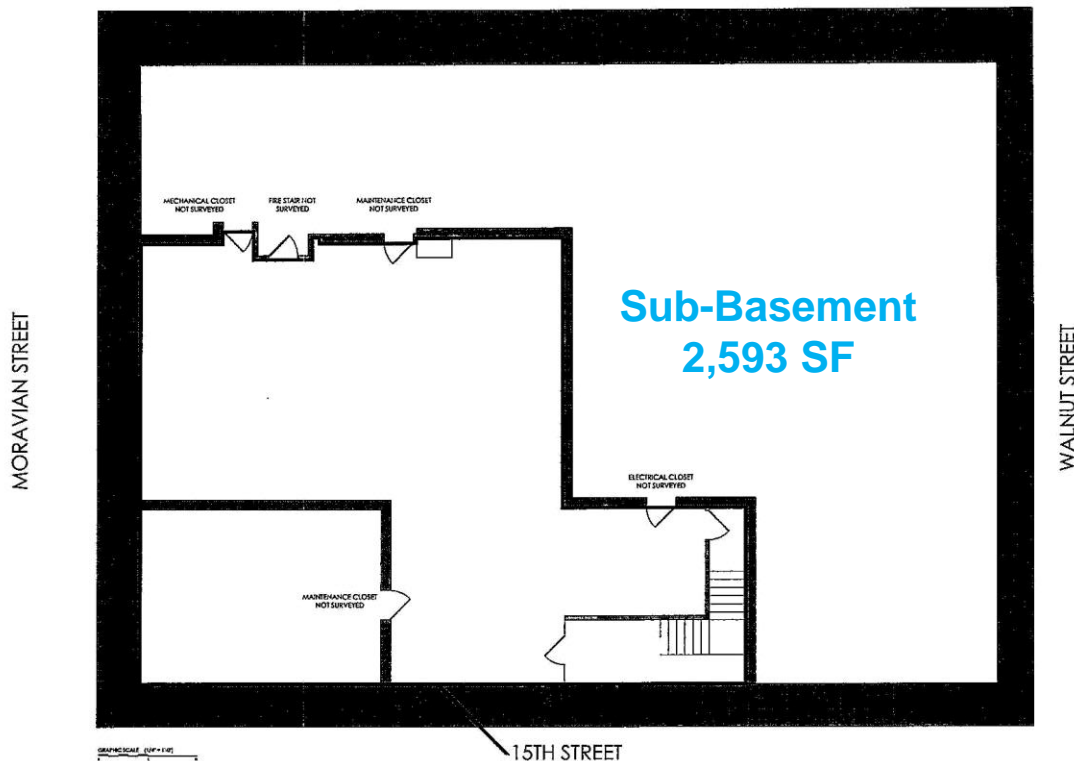
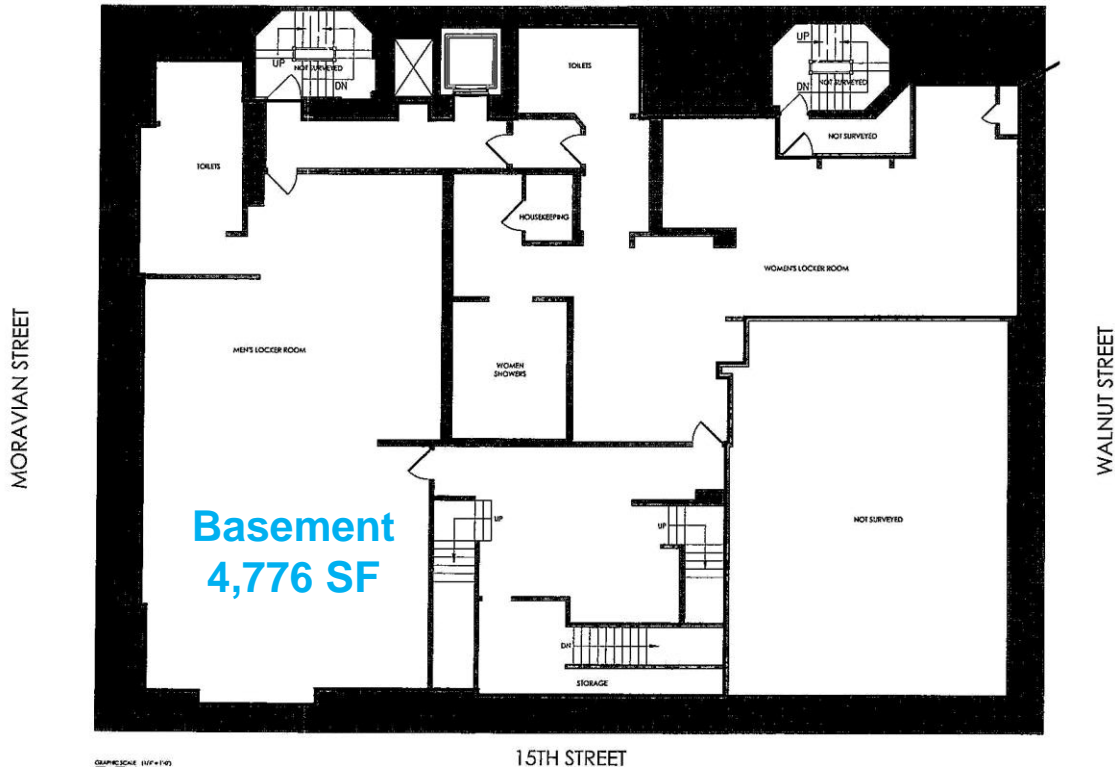
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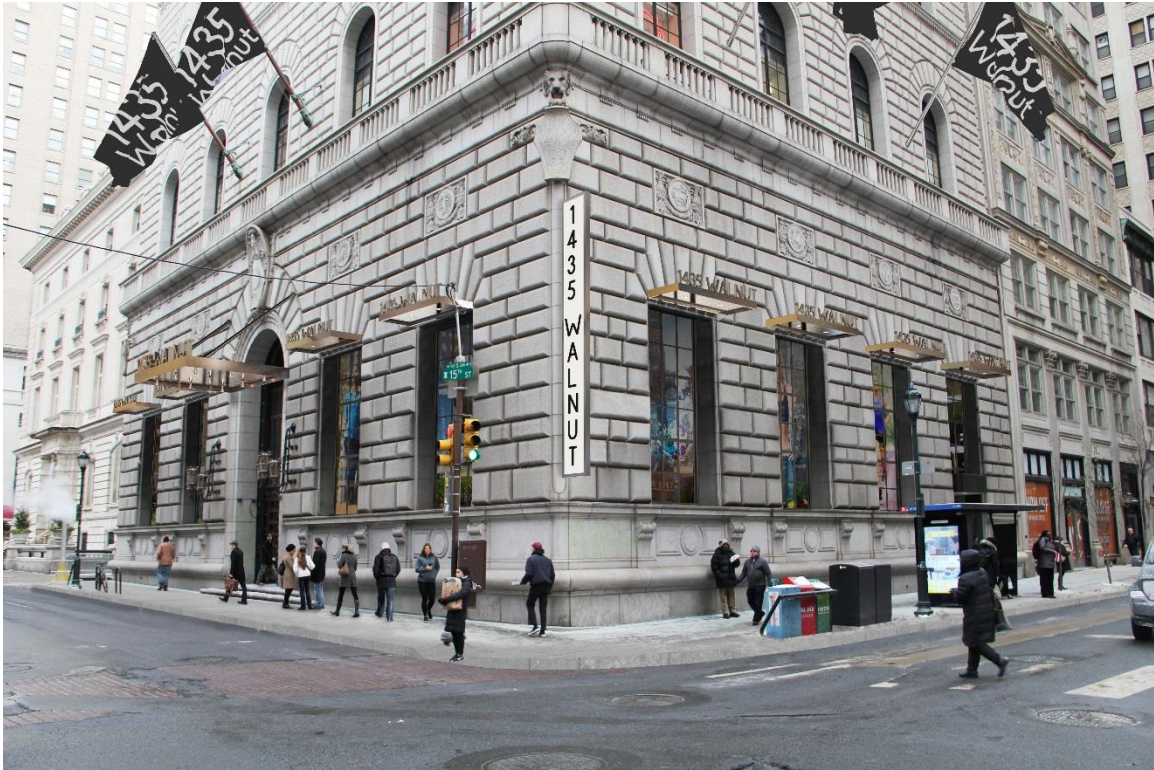
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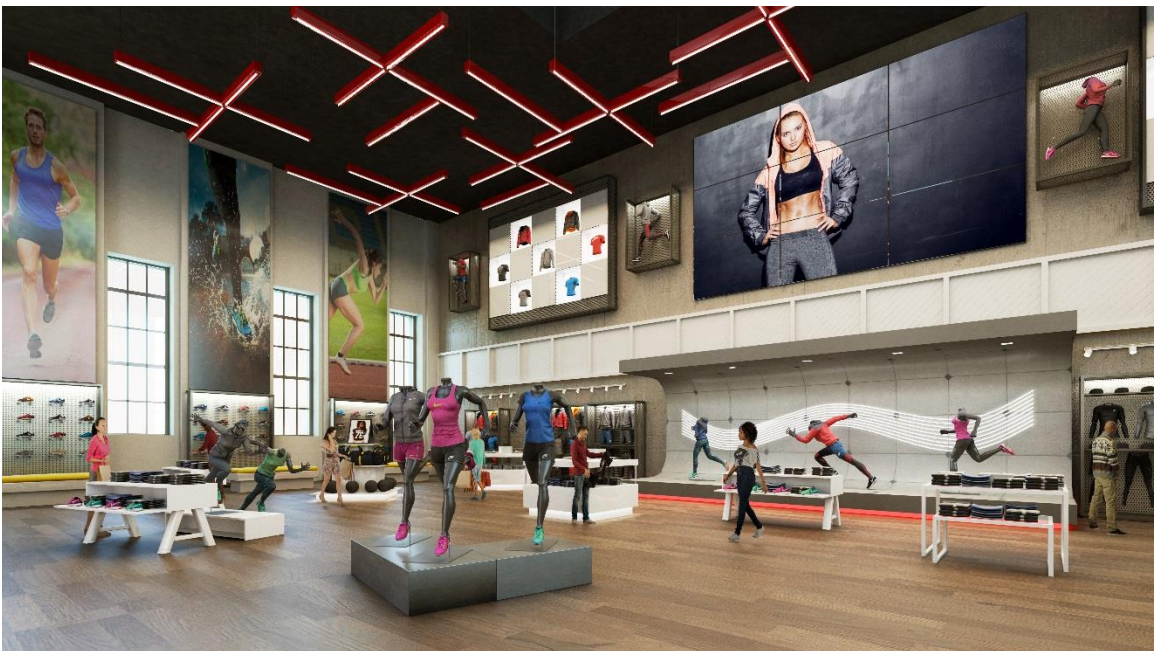
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Artist's rendering of the exterior of the building



Artist's rendering of a retail store

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Artist's rendering of a food hall



Artist's rendering of an office

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