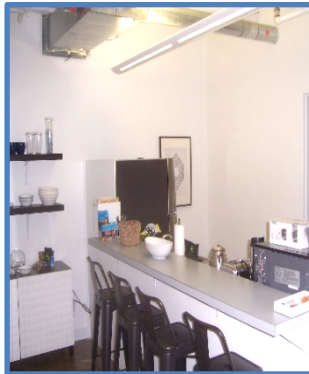


THE SHENIAN COMPANY
COMMERCIAL REAL ESTATE BROKERAGE

TECH/DESIGN and traditional office space for LEASE!
1500 Walnut Street
Philadelphia, PA 19102



Building Features:

- Great tech/web/designer space!
- Exposed ceilings/concrete floors
- Traditional office suites available
- Penthouse floor of 4,000 s. f.
- Located in the heart of Center City
- Suites available from 950-7,000 sf
- Attached parking garage
- Great natural light on all sides
- On site property manager
- Two shared conference rooms
- Newly renovated HVAC, elevators, common areas, restrooms & lobby
- 24/7 manned security desk
- Asking rent: \$25.00 plus electric
- Aggressive free rent offered

Disclaimer: This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.+