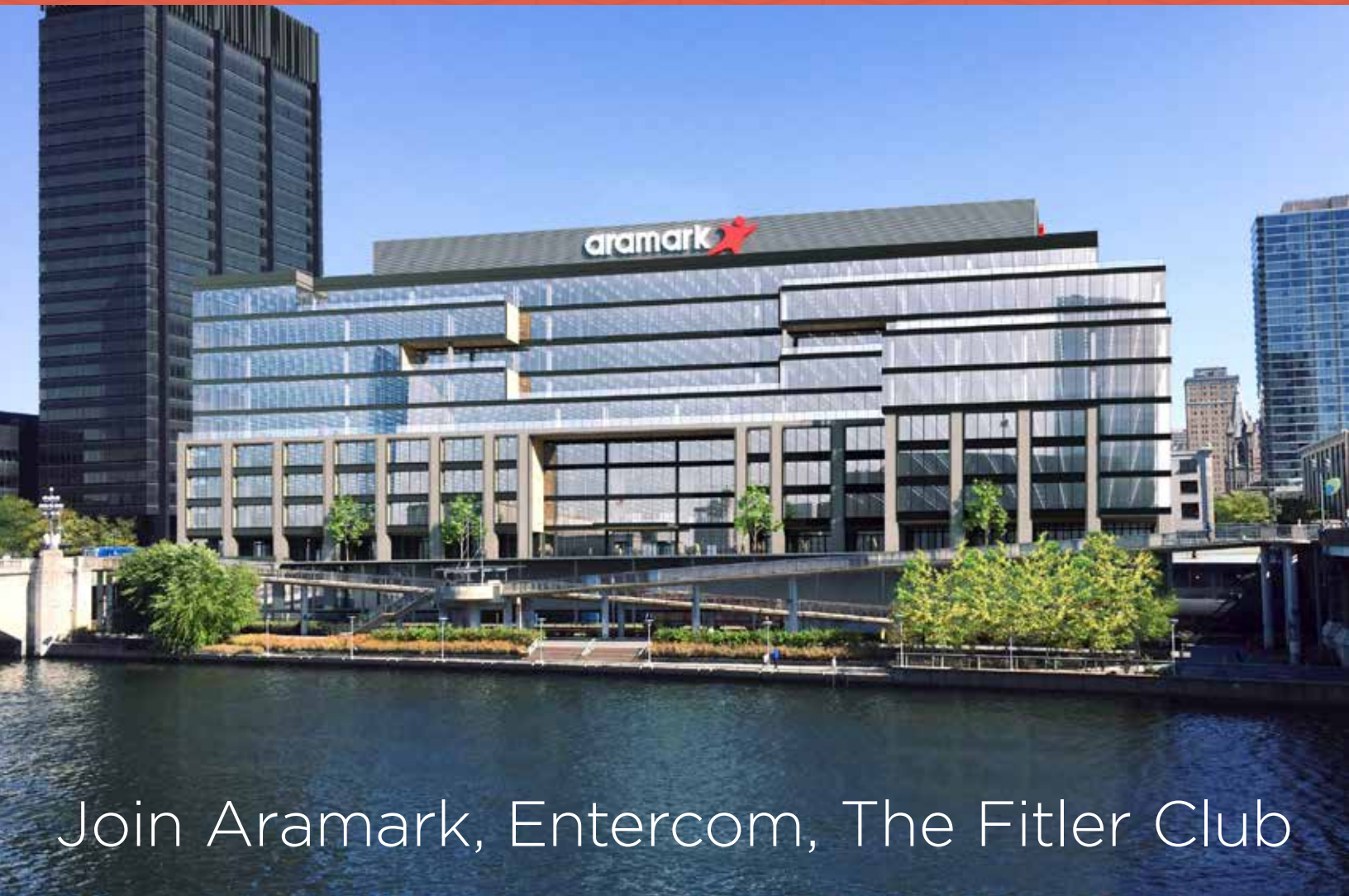


2400 MARKET STREET



Join Aramark, Entercom, The Fidler Club

Last ±35K SF remaining
Divisible to 10K SF
Class A+ Office



PMCProperty Group

Where Work Comes to Life

2400 MARKET STREET

Undergoing a complete renovation, 2400 Market Street is Philadelphia's newest trophy waterfront office building. This class A+, LEED certified office building boasts state-of-the-art construction and architecture, unbeatable amenities, outstanding river views and an unparalleled location on the convergence of Market West and University City. With only $\pm 35,000$ square feet available, this is a one-of-a-kind opportunity combining all the best of what Philadelphia has to offer. 2400 Market Street is truly where work comes to life.

BUILDING AND AMENITIES

- Last $\pm 35,000$ square foot block remaining
- $\pm 67,000$ SF floor plates
- $\pm 13'$ ceilings with floor-to-ceiling window lines
- Connected parking garage
- Secure bike storage
- State-of-the-art renovations include modern finishes and materials, beautifully designed common areas, efficient VFR HVAC systems and dual electric feeds with new switch gear



FITLER CLUB

Occupying the first and second floors of 2400 Market, the Fitler Club is a 70,000 SF social facility where members can access premium amenities and programming:

- World-class health and fitness facilities including luxury spa, 73' lap pool, and multiple studios
- Private dining and speakeasy
- Screening room
- High-end boutique hotel rooms
- Collaborative work space, co-working space, and private offices
- Over 10,000 SF of flexible state-of-the-art event space featuring a ball room, conference rooms, private dining, a screening room, billiards, and bowling lanes



LOCATION

- Prime location on the Schuylkill Banks at the convergence of Market West and University City.
- Schuylkill River Trail offers immediate access to a 750 mile network of bicycle and pedestrian trails.
- Situated at the heart of Philadelphia's multi-modal transportation system with easy access to 30th Street station, I-76 & I-676, SEPTA's regional rail, bus, and trolley lines, and shuttle service to Suburban Station and PATCO at 16th and Locust
- Excellent access to diverse amenities including restaurants, shopping, hotels, entertainment, and parks

WALK SCORE



94

TRANSIT SCORE



100

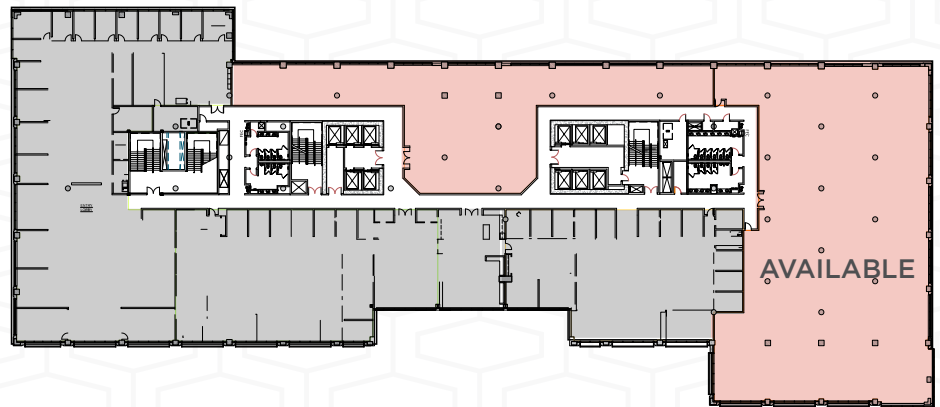
BIKE SCORE



96

FLOOR 3

Last remaining availability:
±35K SF divisible to 10K SF



Located directly adjacent to the Riverwalk



Spectacular two-story lobby with amenity space



Nearby amenities

EAT & DRINK

- 1 Zavino
- 2 Bridgewater Pub
- 3 OCF Coffee House
- 4 Sotto
- 5 Liberty Bar & Grill
- 6 Gusto Pizzeria
- 7 Tsuki Sushi
- 8 Mix Restaurant & Bar
- 9 Veronica Food & Drink
- 10 a.kitchen+bar

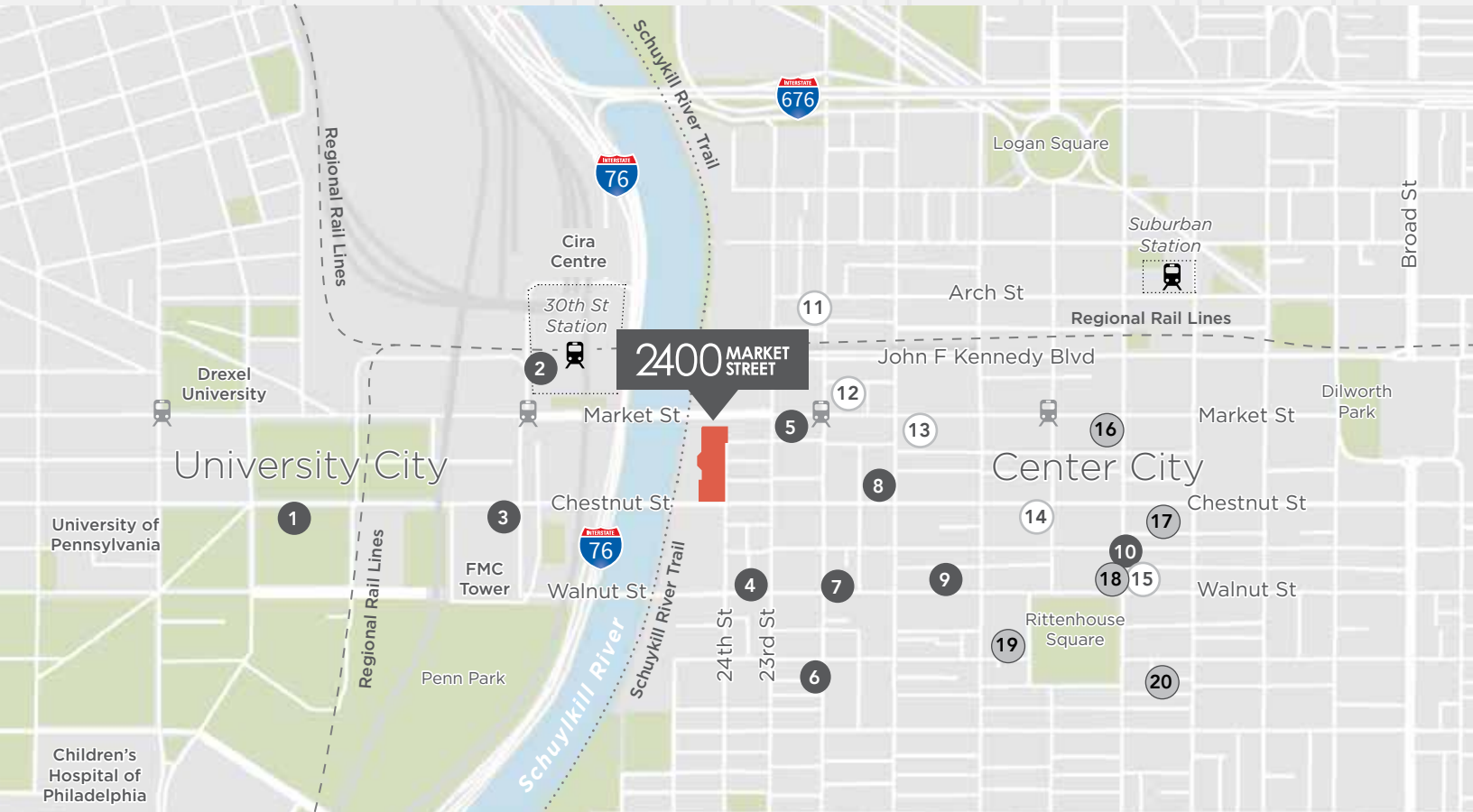
SHOP

- 11 Arch Gourmet Grocery
- 12 Trader Joe's
- 13 Fine Wine & Good Spirits
- 14 Target
- 15 H & M

STAY

- 16 Sonesta
- 17 Hotel Sofitel
- 18 AKA Rittenhouse Square
- 19 Rittenhouse Hotel
- 20 Rittenhouse 1715

 COMMUTER RAIL STOPS  MAIN STATIONS



Demographic highlights

Philadelphia has the fastest growing millennial population of any of the top ten US cities.

Center City Philadelphia:

- Third largest Center City in the country
- Population 185K+

University City:

- 44K+ students
- 77K+ employees

Commuter traffic:

- 140K+ cars/day on I-76
- 31K+ riders/day at 30th street station

Prime regional location:

- 80 miles from NYC
- 125 miles from DC

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