





2129 CHESTNUT

Philadelphia's Most Inspiring Workspace

The intersection of 22nd and Chestnut Streets has long been a place for gathering – first, as a congregation for religious activity in the late 1800s, through to the present day, as one of Philadelphia's most unique office spaces. Steeped in 140 years of history, the site and structure at 2129 Chestnut Street melds meticulous preservation with modern restorative touches, revealing a space that is as inspiring as it is revered.

With 21,700 SF of office space available between two interconnected buildings, 2129 Chestnut offers tenants a workplace experience unlike any other.

*“A building is not
just a place to be
but a way to be.”*

—Frank Lloyd Wright



An Accessible Location with Prominence Preserved

Designed in 1881 by Theophilus Parsons Chandler, founder of the University of Pennsylvania's School of Architecture and one of the most prominent architects of his day, the building's English Gothic style uses locally sourced materials throughout, including Vermont Slate roofing, Pennsylvania cherry and butternut woods, and New Jersey brownstone, limestone and granite. Its historic and ornate design carries through to the grounds, where a distinctive urban

garden, courtyard and century-old American Elm signify stately prominence at the corner of 22nd and Chestnut Streets.

Readily accessible by public transportation and nestled between Philadelphia's core business district and its most popular residential neighborhoods, 2129 Chestnut offers an ideal Center City location for visitors and employees.

Make Your Space Unforgettable

2129 Chestnut offers spaces brimming with intricate detailing, careful restoration, original features and modern touches that enliven and inspire creativity. This isn't your average workplace.



Historically certified by the National Trust for Historic Preservation



A grand lobby and atrium space with original detailing



Soaring 65' vaulted ceilings with exposed hammerbeam roof trusses



Skillfully restored stained glass windows



Natural, locally sourced materials including rich woods, limestone and slate

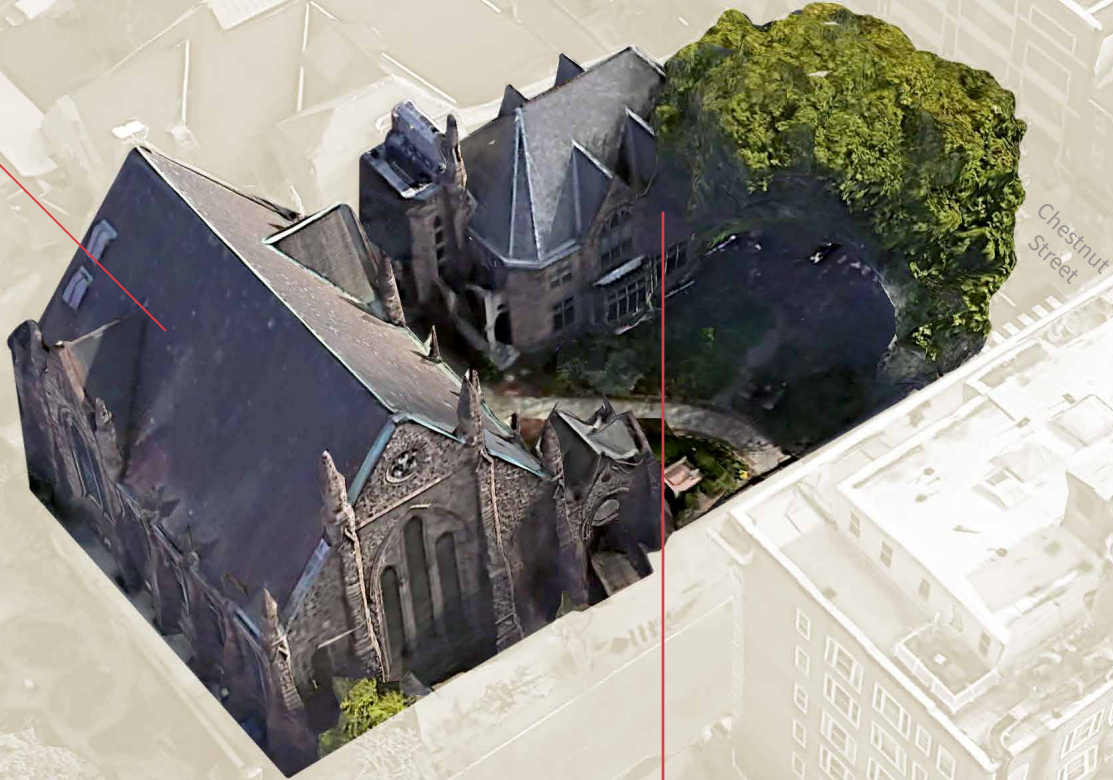


Updated HVAC, electrical systems and emergency equipment



Main Building

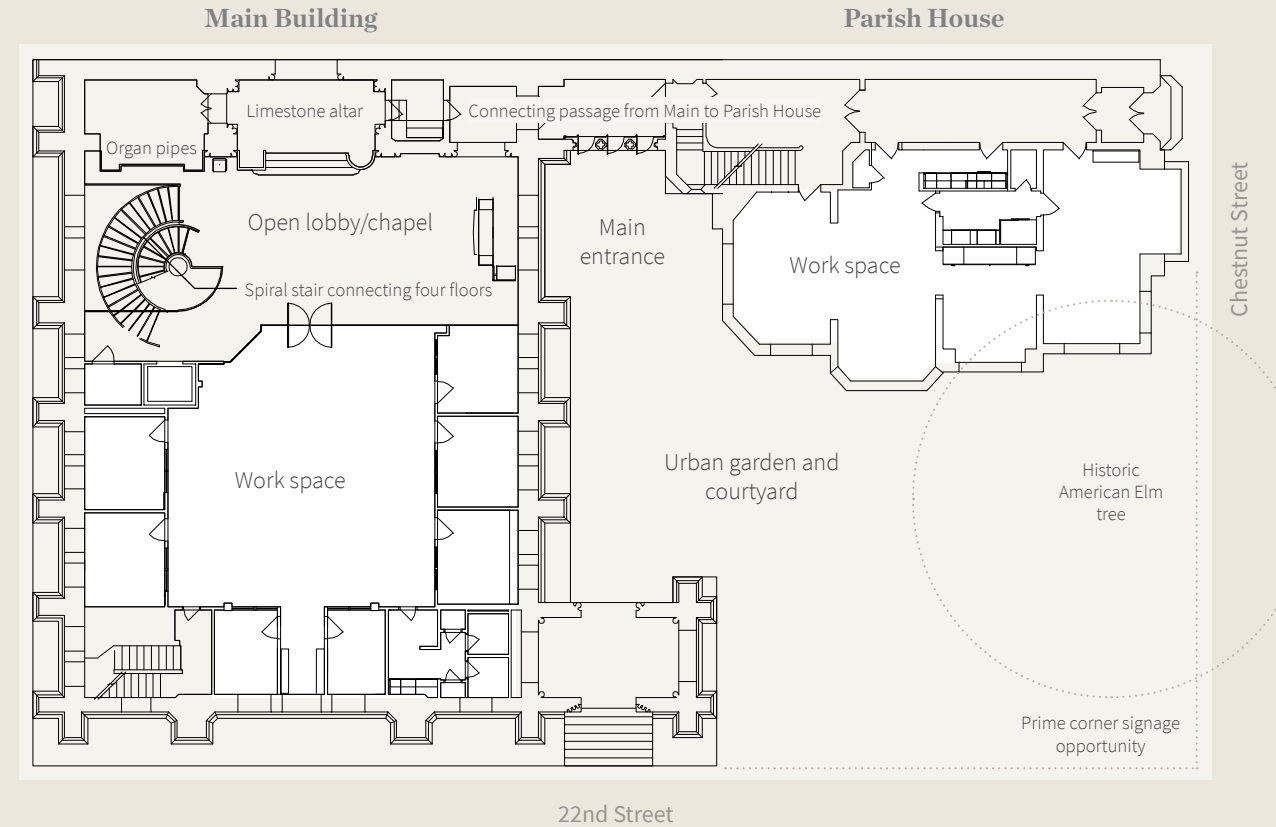
- 16,000 SF
- 65' ceilings in grand entry and lobby with floor-to-ceiling glass divide
- Four levels of work space
- Cherry wood spiral staircase connecting all four levels
- Carved limestone altar with original detailing
- Restored organ pipes from the original Roosevelt Organ Works instrument



Parish House

- 5,700 SF
- Retains original structure and layout with modern upgrades to kitchen and restroom
- Ideal for executive office, retail, or meeting space
- Original fireplace, now electric, remains in operation
- Second floor with high vaulted ceilings and

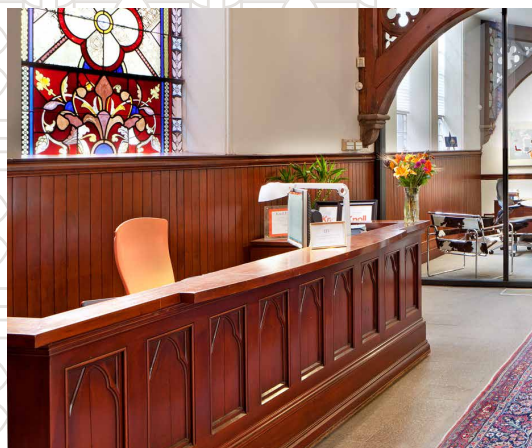
GROUND LEVEL VIEW



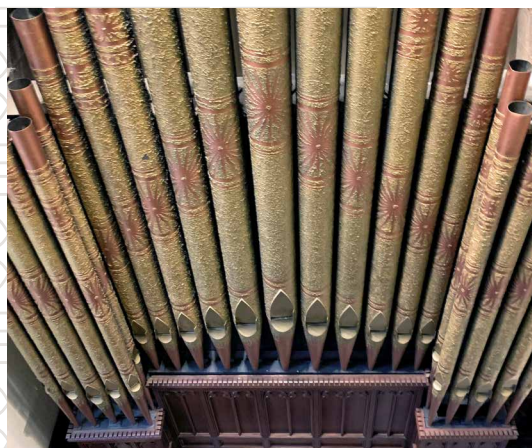
NORTH



The design of the Church of the New Jerusalem in 1881 followed the Swedenborgian philosophy that no two things are alike; today, those variations in the limestone altar's intricate details and carvings remain visible, adding to the space's unique qualities and historic nature.



The reception desk near the entry was carefully constructed using wood repurposed from the original pews of the Church of the New Jerusalem.



The restored organ pipes displayed in the grand lobby atrium were originally part of the church organ played by Fred J. Cooper, the namesake of the largest mechanical-action concert hall organ in the United States – found right here in Philadelphia, inside Verizon Hall at the Kimmel Center.

FEATURES

- Office is available fully furnished with top-of-the-line Knoll furniture
- Elevator service in main building
- Oversized courtyard for outdoor seating shaded by historically significant American Elm
- High-visibility signage opportunity at the intersection of 22nd and Chestnut Streets
- Full conference center on lower level with meeting rooms, kitchen/prep area, and informal collaborative/recreation space

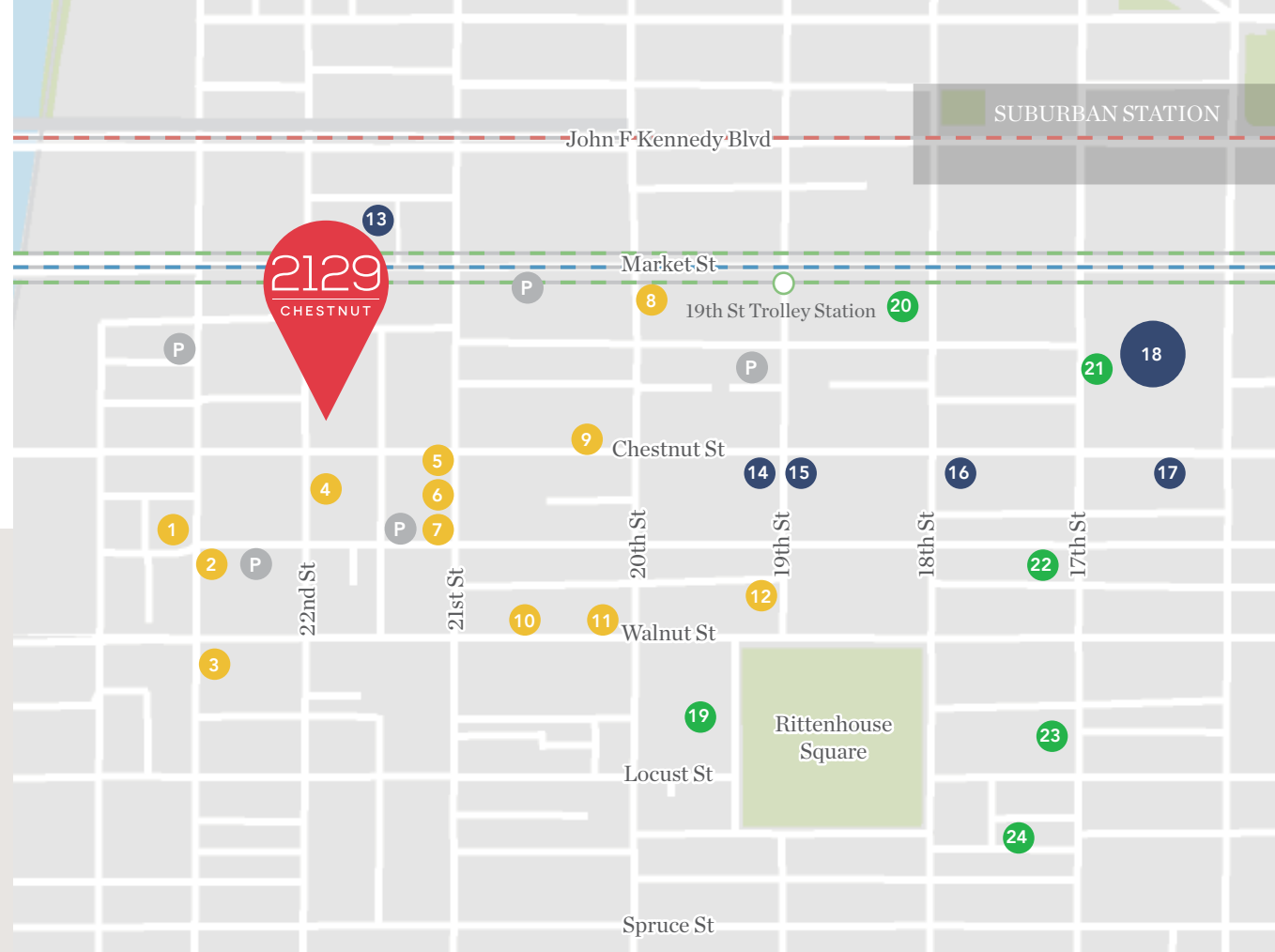


Where Historic Design Meets Contemporary Flare

The intersection of 22nd and Chestnut Streets has been a prime Philadelphia location for commerce and gathering for over 150 years. From its historical place as a community center where congregations built their houses of worship to its current position at the heart of a bustling live/work/play environment, the location is favored for its easy access and proximity to neighborhoods throughout the city.

With unbeatable transit options, a walkable location, and close vicinity to daily conveniences and shopping, dining, and entertainment, 2129 Chestnut Street is the location employers seek to attract and retain today's top talent.

| | |
|---|---|
| 0.8 Mile to 30th Street Station | 20 Miles to King of Prussia |
| 1 Mile to Suburban Station | 29 Miles to Wilmington, DE |
| 4 Miles to New Jersey | 95 Miles to New York City |
| 9 Miles to Philadelphia Int'l Airport | 140 Miles to Washington DC |



Nearby amenities include:

| Eat and Drink | Shop | Stay |
|-----------------------|---------------------------|----------------------|
| 1 Bonner's Irish Pub | 13 Trader Joe's | 19 Rittenhouse Hotel |
| 2 Erawan Thai Cuisine | 14 Target | 20 Sonesta |
| 3 Res Ipsa Cafe | 15 CVS | 21 The Westin |
| 4 Smile Cafe | 16 Di Bruno Bros | 22 Hotel Sofitel |
| 5 Poi Dog Philly | 17 UNIQLO | 23 Warwick Hotel |
| 6 Tampopo | 18 Shops at Liberty Place | 24 Rittenhouse 1715 |
| 7 Day by Day | | |
| 8 Starbucks | | |
| 9 El Rey | | |
| 10 Vernick | | |
| 11 Tria Taproom | | |
| 12 La Colombe | | |



Be in a Place That Inspires

Intricately blending historic design with modern detailing to fuel today's most creative minds, 2129 Chestnut Street represents one of the most successful examples of adaptive reuse in the City of Philadelphia. Be a part of history while working to build the future in a space that embodies inspiration.



2129 CHESTNUT

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