

# 1628 WALNUT STREET



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*RENDERING*



**PRECISION**

**REALTY GROUP, LLC**

1401 WALNUT STREET | PHILADELPHIA, PA 19102  
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# WILL BUILD TO SUIT

**Property Type:** Retail -Storefront Retail/Residential  
**Total Building Area:** 9,648 +/- SF  
Retail: 2,250 SF  
**Retail Rental Rate:** \$85.00/SF/YR  
**Stories:** 4 (1st - Retail / 2nd-4th - Office/Residential)  
(2nd Floor could be used as retail space)  
**Neighborhood:** Rittenhouse Square  
**Local Retailers:** Gap, First Penn Bank, ING Café, Brasserie Perrier, Burberry, Coach, Ann Taylor, Steve Madden, Aerosoles, The Latham Hotel, Mimi Maternity, & Urban Outfitters.  
**Zoning:** C-5  
**Major Highways:** I-76, I-676  
**Notes:** This high traffic, commercial retail space offers a great investment opportunity in the heart of the growing Center City shopping district and very popular restaurant scene. Situated on the fashionable Walnut Street, it is only seconds away from the beautiful park in Rittenhouse Square. The building has a front and rear entrance, full bath in basement, 2 powder rooms each on 1st and 2nd floors and 1 unfinished powder room on 3rd floor. Approximate square feet per Floor: 1st Floor: 2,250, 2nd Floor: 2800, 3rd Floor: 1200, 4th Floor: 850, Basement: 2000 with high ceilings.



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## CONTACT

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