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· MAIN LINE ·

Each Office Is Independently Owned and Operated

McCann
COMMERCIAL

OFFICE BUILDING FOR LEASE

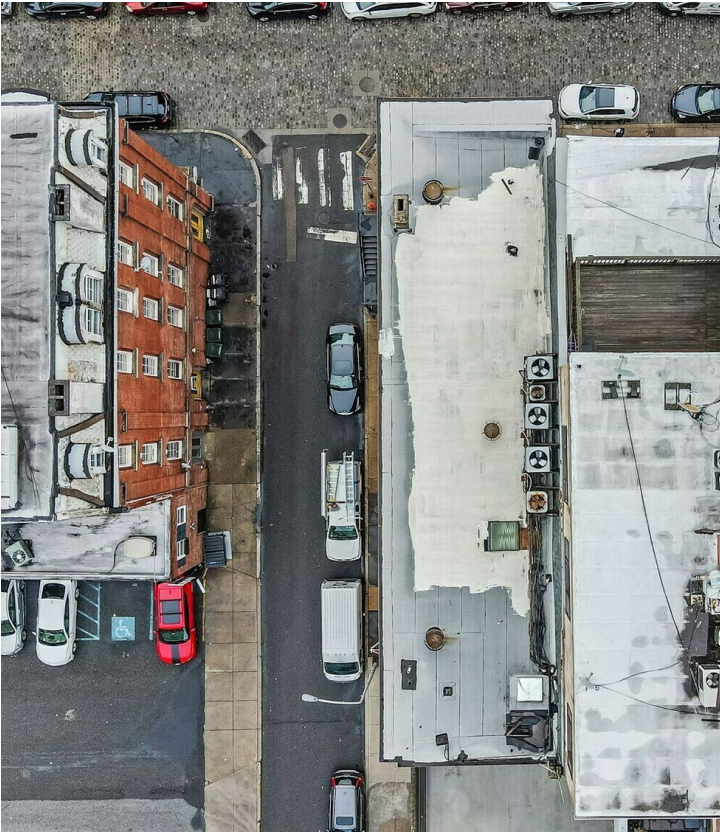
115 CHESTNUT ST

Philadelphia, PA 19106

PROPERTY SUMMARY

115 Chestnut St | Philadelphia

OFFICE BUILDING FOR LEASE

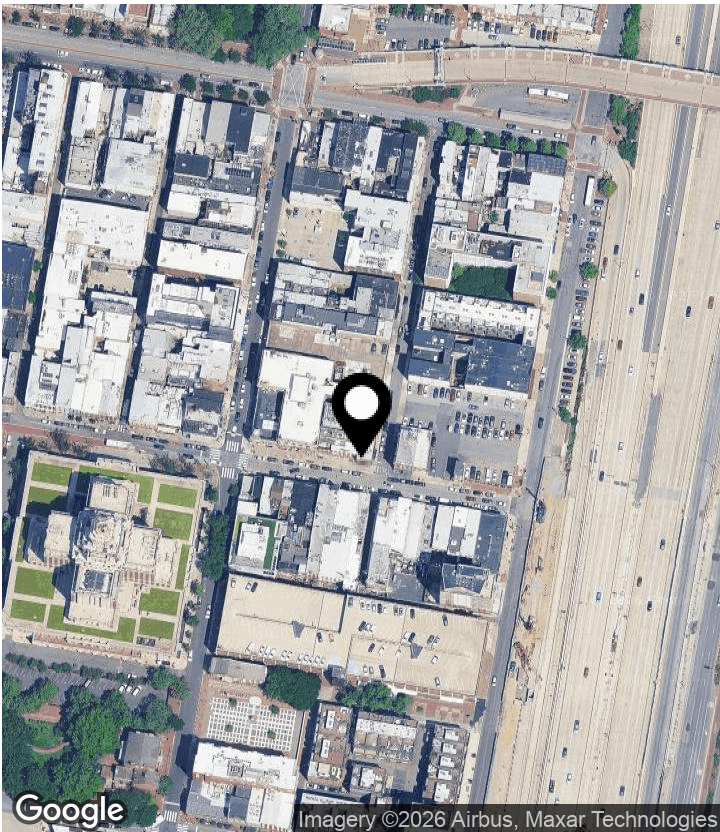


PROPERTY DESCRIPTION

Secure a premier headquarters at 115 Chestnut Street, offering 2,574 SF of character-rich office space across two continuous floors in the heart of Old City. This boutique 1920s building features a rare private internal staircase and high 10' ceilings, creating a seamless, multi-level layout for growing firms. Located steps from the 2nd Street Station and Penn's Landing, the property provides unmatched transit access and neighborhood amenities. The space balances historic charm with modern functionality, ideal for creative agencies or professional services seeking a high-identity location.

OFFERING SUMMARY

Lease Rate:	\$23/SF Gross or \$4,919/mo
Number of Units:	1
Available SF:	2,574 SF
Lot Size:	1,704 SF
Building Size:	6,816 SF
Zoning:	CMX-3



PHOTOS

115 Chestnut St | Philadelphia

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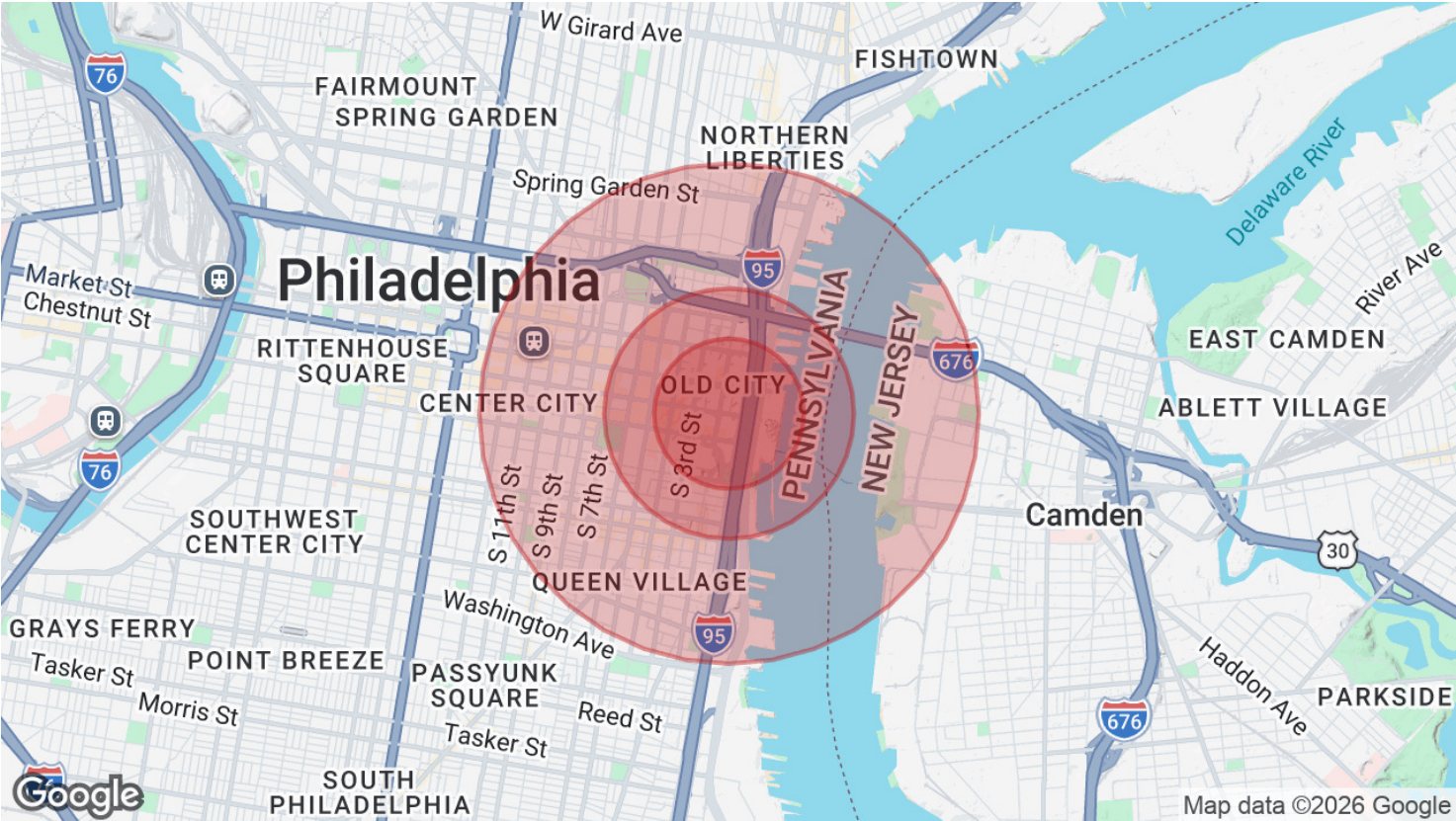
OFFICE BUILDING FOR LEASE



DEMOGRAPHICS MAP & REPORT

115 Chestnut St | Philadelphia

OFFICE BUILDING FOR LEASE



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	5,619	11,450	49,431
Average Age	45	44	41
Average Age (Male)	45	44	41
Average Age (Female)	45	44	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	3,382	6,684	26,303
# of Persons per HH	1.7	1.7	1.9
Average HH Income	\$156,688	\$174,658	\$151,679
Average House Value	\$717,260	\$756,889	\$703,926

2020 American Community Survey (ACS)

115 Chestnut St | Philadelphia

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DEAL TEAM

115 Chestnut St | Philadelphia

OFFICE BUILDING FOR LEASE



Jon O'Shea

M: 267.780.3419 | O: 610.520.0100
6 Coulter Ave 2nd Fl, Ardmore PA 19003
E: Jon@McCannTeamCommercial.com

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