

HISTORIC ARCHITECTURE WITH
MODERN FUNCTIONALITY



THE FRANKLIN
834 CHESTNUT ST.

RD+
**ROTHBERG
DUBROW**

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THE FRANKLIN

- The available spaces feature **second-generation healthcare and office layouts** with well-capitalized ownership prepared to enhance or customize configurations to meet tenant needs.
- Ideally positioned directly on the campus of **Jefferson Health and adjacent to Pennsylvania Hospital/Penn Medicine**, the property offers unparalleled proximity to Philadelphia's leading healthcare institutions.
- This turnkey, **Class A building seamlessly blends dramatic historic architecture with modern functionality**, providing exceptional access to Center City Philadelphia.
- Additionally, a portion of the building includes high-end furnished residential units with an on-site population, **creating a built-in demand for medical and wellness services**.



822-834 CHESTNUT STREET



CLASS A



800 - 40,000 SF



ON-SITE RESIDENTIAL POPULATION

THE HISTORY

This iconic Center City property sits on one of Philadelphia's most historic sites. The original Continental Hotel (1857–1924) welcomed notable figures such as Abraham Lincoln, who famously addressed a crowd from the building's balcony in 1861.

In 1925, the site was redeveloped into the Benjamin Franklin Hotel, designed by Horace Trumbauer. One of the largest and most luxurious hotels of its time, it became a central hub for business, culture, and social life in Philadelphia. After closing in 1980, the building was thoughtfully converted in 1986 into a mixed-use residential and commercial property, preserving key architectural features like the grand ballroom, now known as the Ballroom at the Ben.

Owned and managed by Korman Communities, who meticulously redeveloped the asset.

Korman Communities, a fifth-generation family-owned company, has an established reputation for integrity, market savvy, and proven performance in residential real estate investment, development, and operations.



CENTER CITY, PHILADELPHIA

Anchored by a dense mix of retail, dining, and cultural attractions, this area sits just steps from the **Fashion District, Jefferson Hospital, and some of the city's most heavily trafficked commercial corridors.** National retailers and local favorites line Chestnut and Market Streets, creating a vibrant, walkable environment with consistent foot traffic throughout the day.

The neighborhood also benefits from excellent connectivity, with **easy access to SEPTA's Market-Frankford Line, regional rail, and multiple bus routes, making it a prime location for both businesses and residents.** Surrounded by a mix of office buildings, residential towers, and institutional anchors, the area offers a built-in customer base and strong daytime population. Whether for retail, office, or mixed-use, this pocket of **Center City delivers unmatched visibility, convenience, and energy in the heart of Philadelphia.**



Walk Score: 99



Transit Score: 100



39

MEDIAN AGE

.4 mi radius

\$171,046

HOUSEHOLD
INCOME

\$82.55M

TOTAL HEALTHCARE
EXPENDITURE



CENTERED IN HEALTHCARE

THE FRANKLIN

Positioned amongst Philadelphia's premier healthcare campuses—**Penn Medicine** and **Jefferson Health**—The Franklin offers unmatched access to the City's thriving medical and professional communities. This prime location is ideal for healthcare-adjacent businesses, providing a central, high-visibility address in a high-demand corridor.



Penn Medicine

JEFFERSON HEALTH

PENN MEDICINE

AMENITY MAP

Food & Restaurants

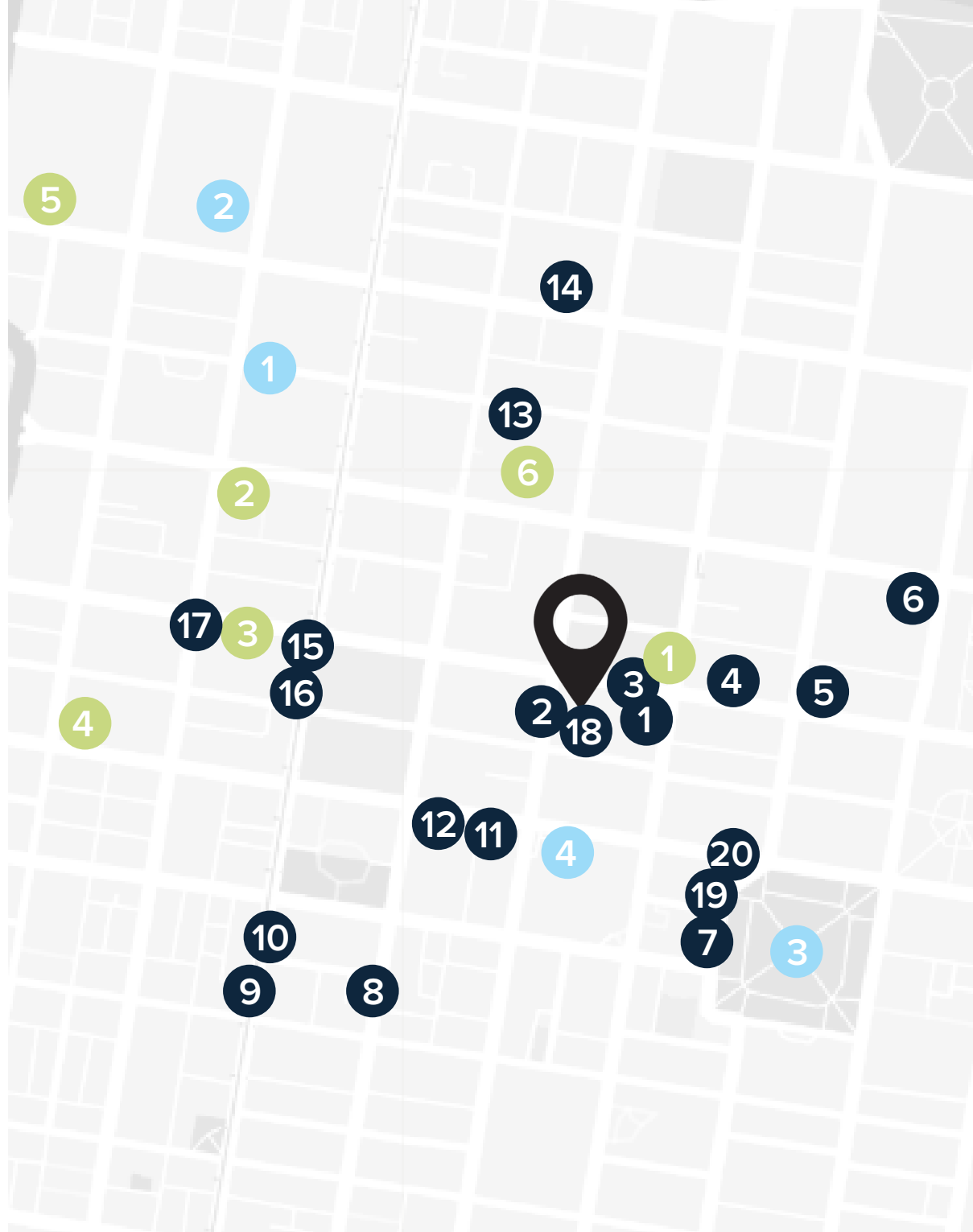
- | | |
|-----------------------------|--------------------|
| 1. Craftsman Row Saloon | 10. Middle Child |
| 2. High Street Philadelphia | 11. Wawa |
| 3. Passero's Coffee | 12. sweetgreen |
| 4. Morimoto | 13. City Winery |
| 5. LaScala's Fire | 14. EMei |
| 6. La Colombe | 15. MilkBoy |
| 7. Talula's Garden | 16. Top Tomato Bar |
| 8. Kanella | 17. Shack Shack |
| 9. Habitat Coffee House | 18. The Bread Room |
| | 19. Talula's Daily |
| | 20. El Fuego |

Stores, Retail, & Fitness

- | | |
|-------------------|---------------------|
| 1. [solidcore] | 4. CVS |
| 2. City Fitness | 5. Trader Joe's |
| 3. Planet Fitness | 6. Fashion District |

Area Attractions

- | | |
|-----------------------------------|---------------------------|
| 1. Reading Terminal Market | 3. Washington Square Park |
| 2. Pennsylvania Convention Center | 4. Walnut Street Theater |



TRANSIT MAP

BROAD ST.

10 Minutes

5 Minutes

MARKET ST.

- + SEPTA Metro
- + Indego Bike
- + PATCO
- (P) PARKING



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