

THE SHENIAN COMPANY

COMMERCIAL REAL ESTATE BROKERAGE

1500 Walnut Street
Philadelphia, PA
Major renovations!
The most aggressive rents on Walnut Street

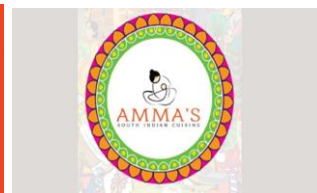


- Live/work location on Walnut Street
- Aggressive rental rates
- Traditional and creative suites
- 1,000 to 13,000 sf available
- \$3,700,000 garage renovation
- New 2,000 sf amenity suite
- Minutes to mass transit
- Renovated common corridors
- Asking rent: \$22.75 + E
- Planned lobby improvements

For further information contact:

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1500 Walnut restaurants:



Disclaimer: This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty, or representation about it. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs+

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PROPERTY HIGHLIGHTS



Building standard fit outs



Creative suites



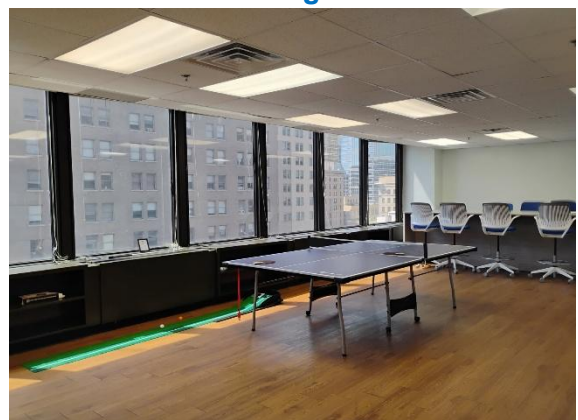
Ammas Restaurant



Butcher and Singer Restaurant



180 Car attached parking garage



2,000+ s.f. amenity center

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