



1801 MARKET STREET

TEN PENN CENTER | PHILADELPHIA, PA 19103

NEW OWNERSHIP TEAM

REIMAGINED. REPOSITIONED. READY.

The
Flynn
Company

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PROPERTY OVERVIEW



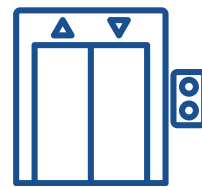
665,000 SF Class-A Mixed-Use Redevelopment



**Flexible Office Options
Available from
2,585 SF to 57,750 SF**



**Unparalleled Location in core
of Center City**



Dedicated Office Elevator Bank



**Well-Capitalized
Ownership Team**



**On-Site & Responsive
Property Management**



**Significant Capital
Improvements Planned**



**Great Access to SEPTA Public
Transportation**



Collaborative Meeting Areas



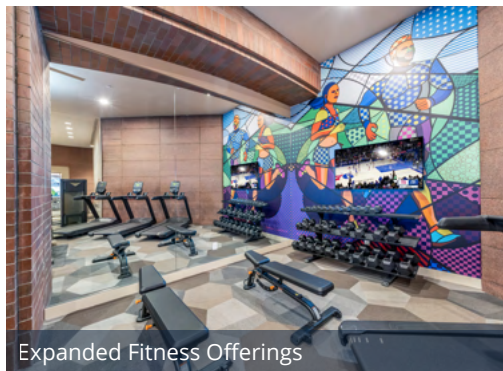
Flexible Spaces for Entertaining



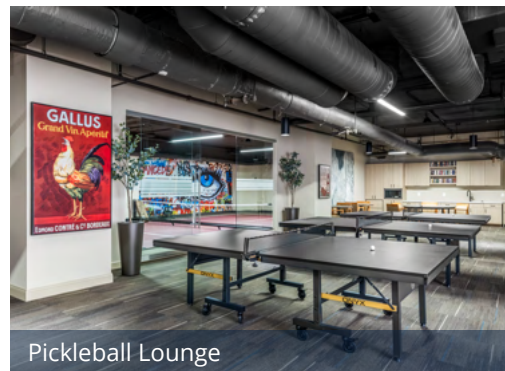
Onsite Basketball Court



Onsite Fitness Center



Expanded Fitness Offerings



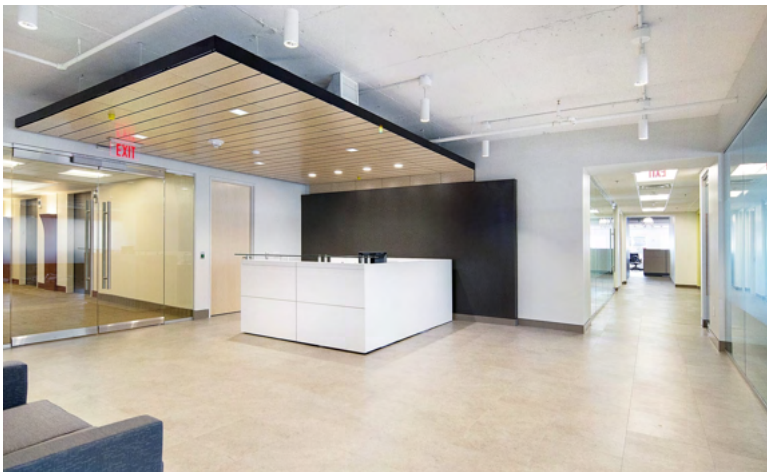
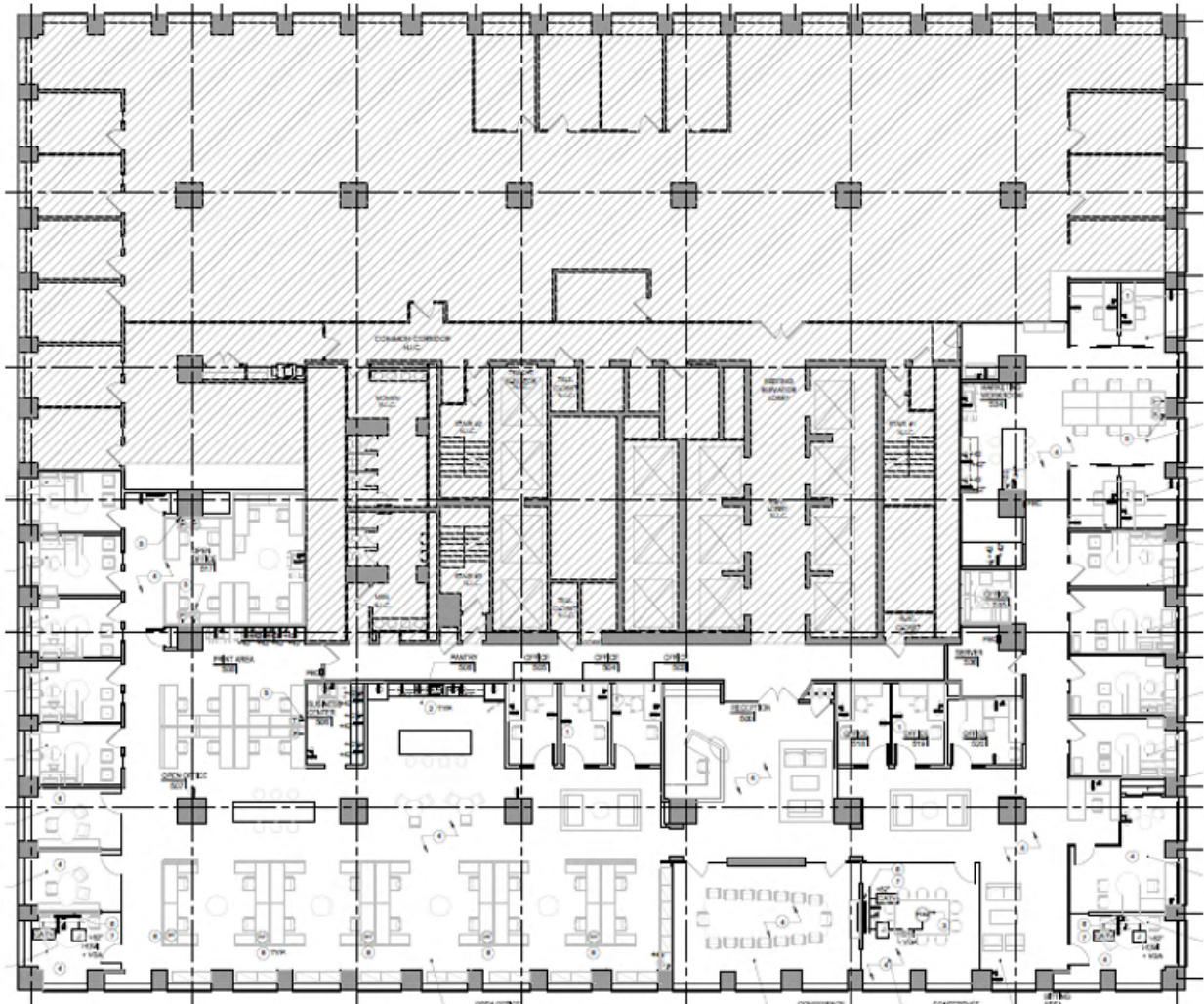
Pickleball Lounge



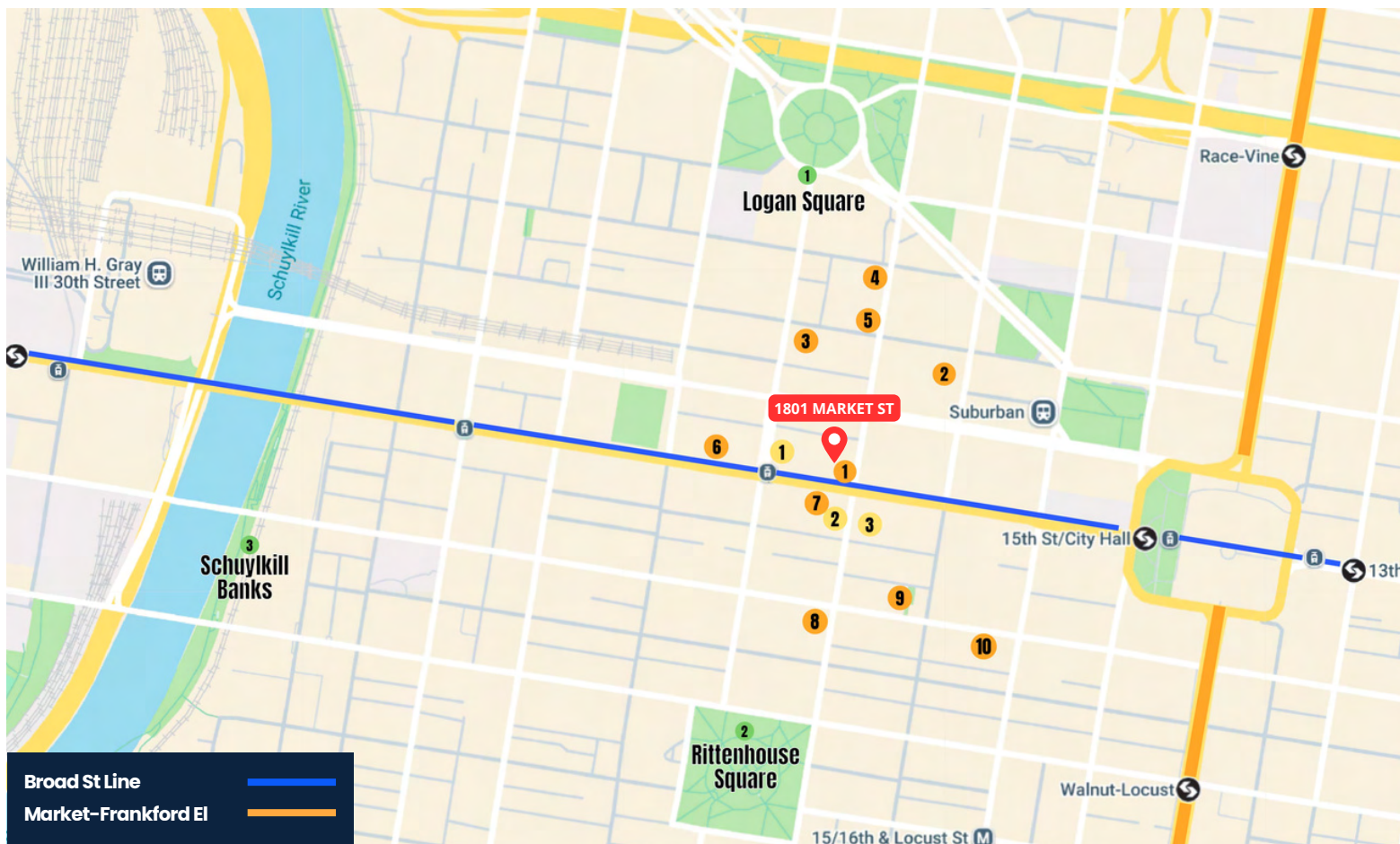
Pickleball court

SAMPLE FULL FLOOR PLAN

Full Floor
25,650 RSF



LOCATION



Food & Beverage:

1. Devon & Blakely
2. The Concourse at The Comcast Center
3. Vernick Fish
4. City Tap House
5. Starbucks
6. Naf Naf Middle Eastern Grill
7. Ruth's Chris Steak House
8. The Dandelion
9. CAVA
10. Dig Inn

Public Spaces:

1. Logan Square
2. Rittenhouse Square
3. Schuylkill Banks

Parking:

1. Parkway Parking - 1835 Market (172 spaces)
2. Sonesta Hotel Self Park Garage (430 spaces)
3. LAZ Parking - 1700 Market (675 spaces)



Walk Score

99



Transit Score

100



Bike Score

87