



RD+
**ROTHBERG
DUBROW**

601 WALNUT STREET,
PHILADELPHIA, PA 19106

TURNKEY OFFICE SUITES FOR SUBLEASE: THE CURTIS

PROPERTY INFORMATION

- Four contiguous office suites available for sublease
 - 2,550sf
 - 10,785sf
 - 11,117sf
 - 25,256sf
 - Suites can be delivered together or separate
- Brand new furniture available
- Sublease available through August 31, 2026
- Join a fantastic mix of tenants in this first class, historic building.
- The building offers many amenities including on-site restaurants including P.J. Clarkes and a building cafe.
- 24/7 access, onsite security and on-site parking garage.
- Various on-site amenities including a child care center, health clubs, high-end retail stores and restaurants



INTERIOR PHOTOS



LOCATION INFORMATION

- Located in Washington Square West, directly across from Washington Square Park- this area is within close proximity to the US District Court, nationally recognized health systems and hospitals, and major tourist attractions
- Surrounded by various restaurants, bars, trendy coffee shops, and the newly renovated Fashion District of Philadelphia
- Convenient street parking available with easy access to I-95 and I-676 leading to New Jersey and the Philadelphia suburbs
- Easily accessed by the Market-Frankford subway line, multiple bus routes, PATCO, and Regional Rail train lines
- Has a Walk Score of 98, a Transit Score of 100, and a Bike Score of 79

AREA DEMOGRAPHICS QUARTER MILE RADIUS

Total Population	65,541
Total Households	34,759
Median Age	33.9
Average Household Income	\$133,444



Located within Philadelphia's Keystone Innovation Zone (KIZ), 1501 Walnut presents a unique business opportunity for growing companies!

The KIZ Tax Credit Program is a State-run business incentive program that provides tax credits of **up to \$100,000 annually** to companies meeting the following criteria:

- For-profit business located within the geographic boundaries of a KIZ
- In operation less than 8 years
- Operating within one of the following industries:
 - Life Sciences Innovation
 - Information Technology
 - Nanotechnology



AREA AMENITIES

FOOD & RESTAURANTS

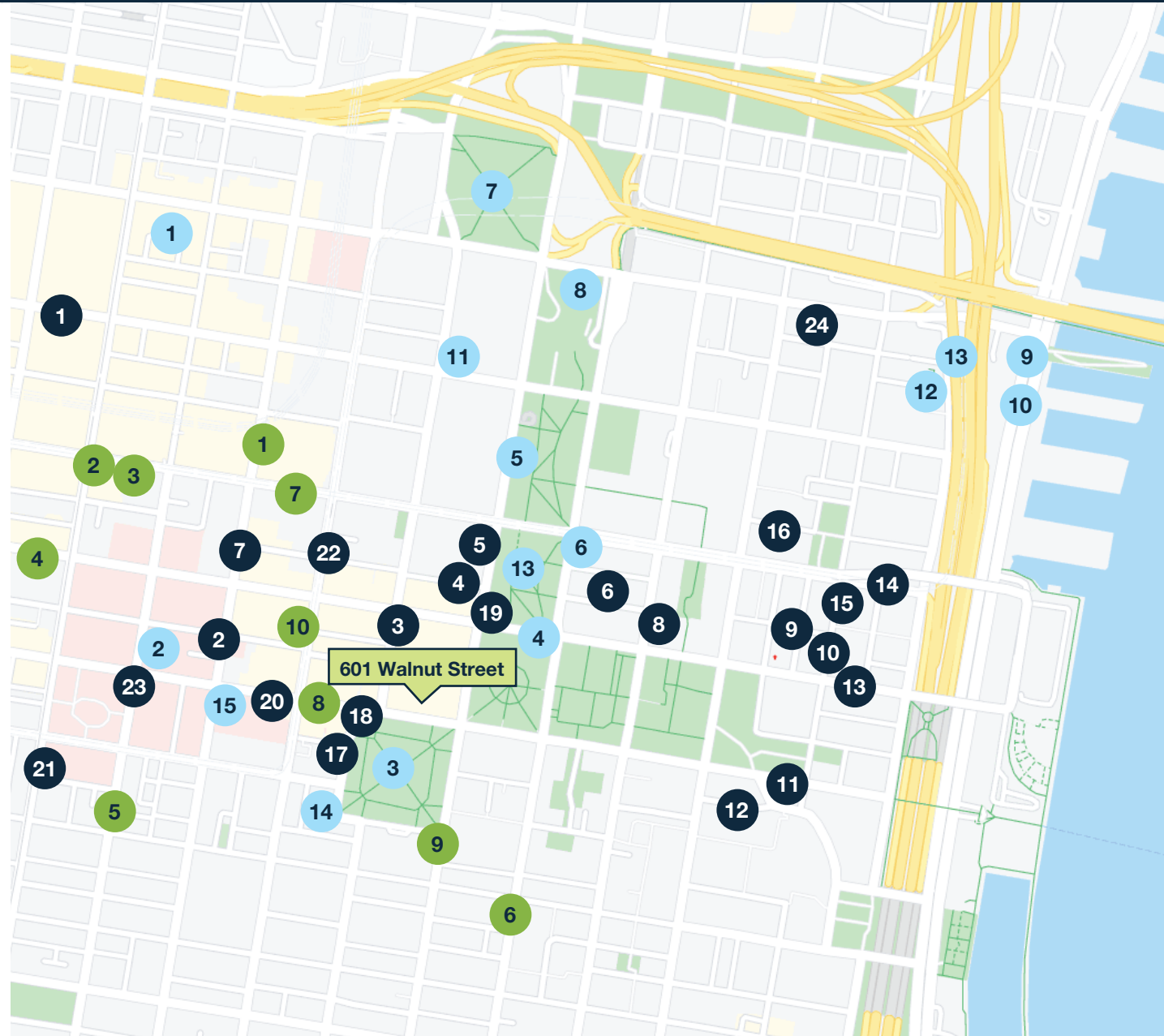
- | | |
|-----------------------------|--------------------------|
| 1. Reading Terminal Market | 12. Zahav |
| 2. Di Bruno Bros | 13. 2nd Story Brewing |
| 3. Jones | 14. Franklin Fountain |
| 4. Independence Beer Garden | 15. The Continental |
| 5. La Colombe | 16. Old City Coffee |
| 6. The Bourse Food Exchange | 17. Talula's Garden |
| 7. High Street | 18. Talula's Daily |
| 8. Buddakan | 19. Wawa |
| 9. Royal Boucherie | 20. Starbucks |
| 10. Han Dynasty | 21. Middle Child |
| 11. Positano Coast | 22. Morimoto |
| | 23. Sweetgreen |
| | 24. Paddy's Old City Pub |

STORES, RETAIL & GALLERIES

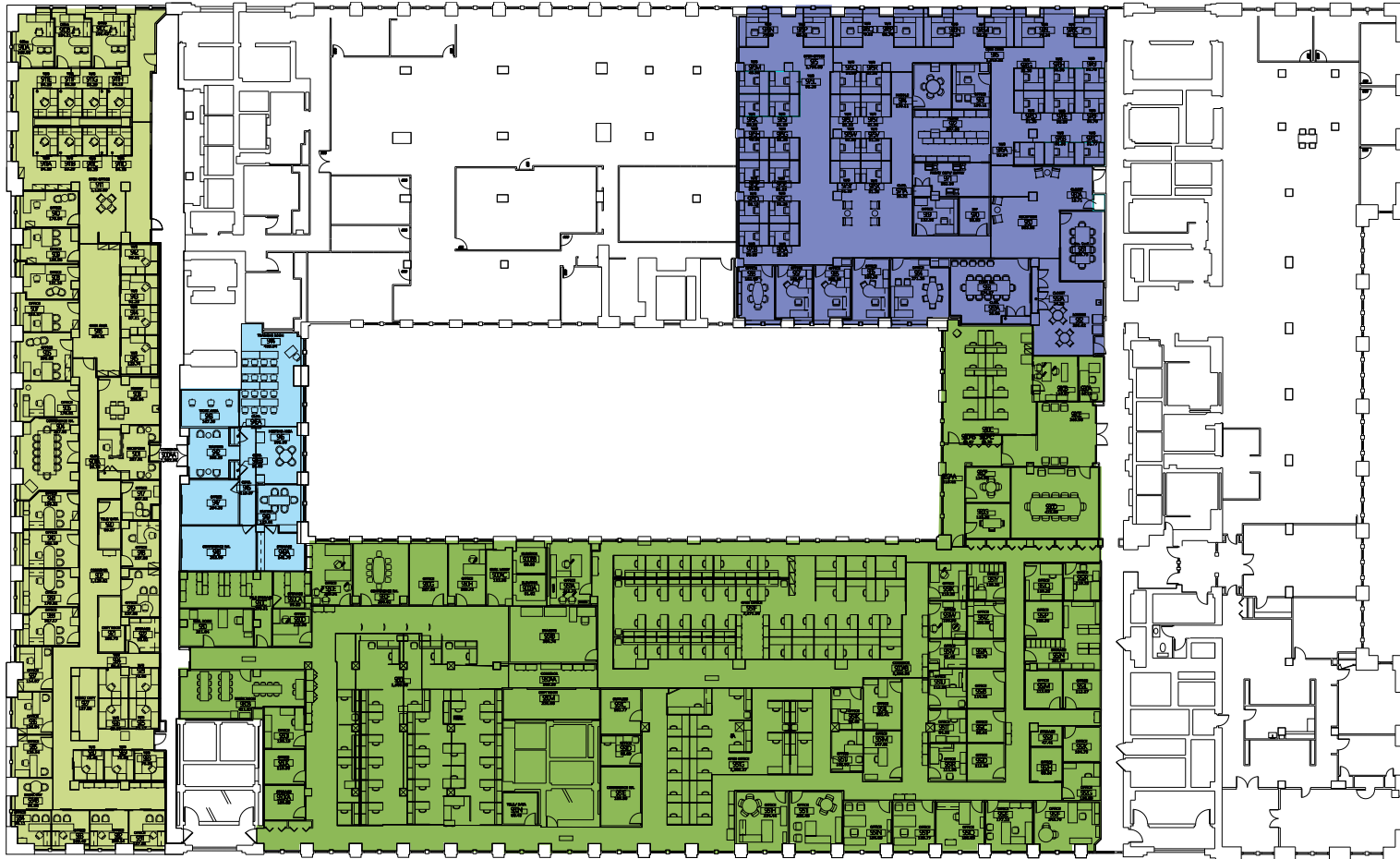
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|-------------------------|--------------------------|
| 1. The Fashion District | 6. Acme |
| 2. CVS | 7. Burlington |
| 3. Marshalls | 8. Platoon Fitness |
| 4. Target | 9. Locks Gallery |
| 5. 10th Street Hardware | 10. James Oliver Gallery |

AREA ATTRACTIONS

- | | |
|----------------------------------|---|
| 1. Convention Center | 9. Race Street Pier |
| 2. Jefferson Hospital | 10. Cherry Street Pier |
| 3. Washington Square | 11. The African American Museum in Philadelphia |
| 4. Independence Hall | 12. Elfreth's Alley |
| 5. Independence Visitor's Center | 13. Liberty Bell |
| 6. 5th St. SEPTA Station | 14. Pennsylvania Hospital |
| 7. Franklin Square | 15. Wills Eye Hospital |
| 8. National Constitution Center | |



PROPERTY FLOORPLAN



- + Suite 950
11,117 SF
- + Suite 930
25,256 SF
- + Suite 965
2,550 SF
- + Suite 925
10,785 SF

AREA HIGHLIGHTS



Washington Square

An open-space, tree-lined, historic park located across the street.



The Philadelphia Convention Center

A 5 minute drive or 7 minute bike ride away, designed to accommodate conventions, exhibitions, conferences, and other events.



Reading Terminal Market

One of America's largest public markets with a huge variety of produce, meats, fish, and baked goods



City Hall

The largest municipal building in the United States. This historic site marks the center of the city.



Independence Mall

A popular historic landmark only a 10 minute walk away which features various restaurants.



I-676

Easy access to I-676 which links directly to I-95 for an optimal commute.





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