



# 2300 Chestnut

2300 Chestnut Street, Philadelphia, PA 19103

## BUILDING DETAILS

### Property Overview

**Total GLA** 104,524 sq. ft.

### Space Available

<b>Suite 101</b>	7,176 sq. ft. Retail Opportunity
<b>Suite 125</b>	4,745 sq. ft. Retail Opportunity
<b>Suite 150</b>	4,995 sq. ft. Retail Opportunity
<b>Suite 250</b>	1,678 sq. ft. Office Opportunity

### Ideal Location

- Walking distance to 30th Street Station, SEPTA, PATCO, & Trolley lines
- Two blocks to I-76 provides access to Philadelphia suburbs and the Philadelphia International airport in under 15 minutes
- Abundance of retail amenities, restaurants, and conveniences

### Building Features

- Recently renovated and upgraded lobby, common areas, and exterior building facade
- Strong key tenants include Vanguard, DakotaLive, Sheward Partnership, Dal-Tile, and Lumen

### Demographic Highlights

- Since 2000, Center City's population has grown 25% and the surrounding neighborhoods have grown by 14%
- 40.5% of residents within 1 mile have an advanced degree, while 35.7% have a bachelor's degree

## New Building Look

Complete building renovation includes new high-end look for common areas, lobby, and bathrooms



