

Location. Location. Us.



MICHAEL SALOVE COMPANY

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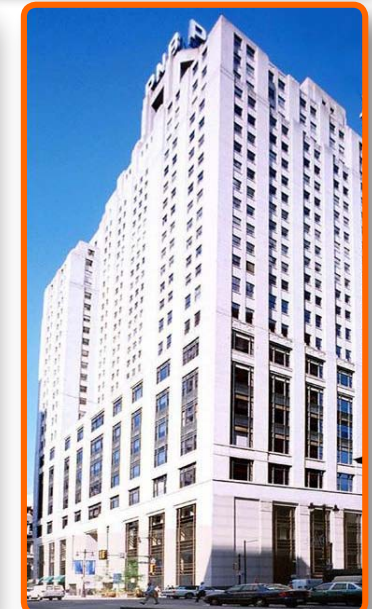
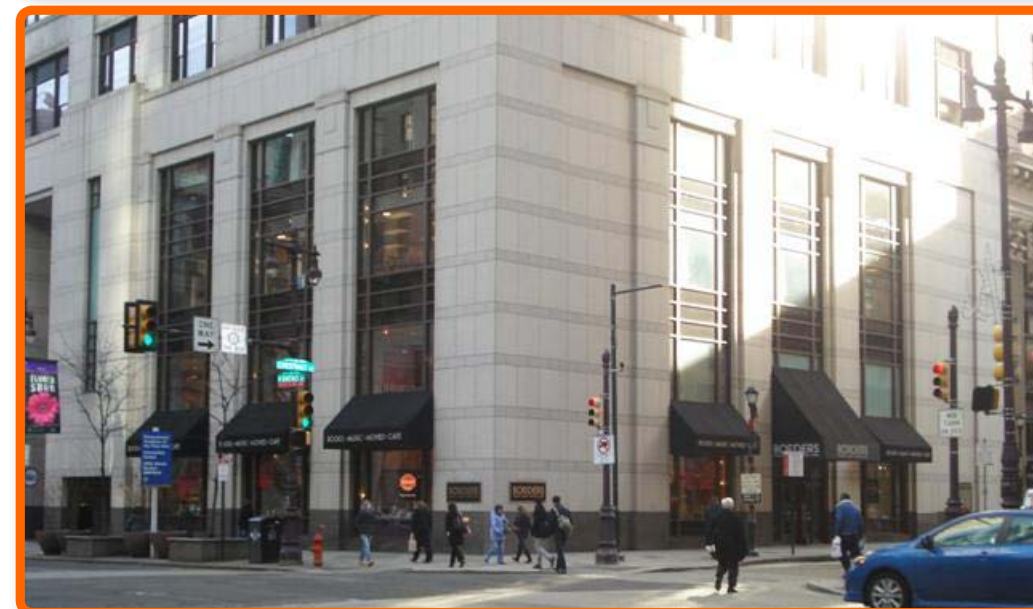


MICHAEL SALOVE COMPANY



1 SOUTH BROAD STREET CENTER CITY, PHILADELPHIA

UP TO ±26,200 SF AVAILABLE FOR LEASE



DEMOGRAPHIC SNAPSHOT

- 67,000 WORKERS WITHIN A 5-MINUTE WALK
 - 23,000 PEDESTRIANS PER HOUR
 - 82,000 RESIDENTS WITHIN 1 MILE
- ±42 MILLION SF OFFICE IN CENTER CITY

ADJACENT TO:

- THE CAPITAL GRILLE
- THE RITZ-CARLTON HOTEL
- MACY'S
- FOGO DE CHAO
- LUCKY STRIKE LANES
- MCCORMICK & SCHMICK'S
- BANANA REPUBLIC
- WEST ELM
- PARK HYATT AT THE BELLEVUE
- POLO RALPH LAUREN

- RARE OPPORTUNITY FOR CORNER FLAGSHIP LOCATION (NE CORNER OF BROAD AND CHESTNUT STREETS)
- ±6,000 SF 1ST FLOOR
± 3,700 SF MEZZANINE
± 16,538 SF 2ND FLOOR
- LANDMARK BUILDING IN THE HEART OF CENTER CITY CBD
- STEPS FROM CITY HALL AND ALONG "AVENUE OF THE ARTS"
- STRONG PEDESTRIAN, PUBLIC TRANSIT AND VEHICULAR TRAFFIC

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