

# OFFICE FOR LEASE

RITTENHOUSE SQUARE LIVE / WORK / OFFICE / RETAIL SPACE AVAILABLE IMMEDIATELY

110 S 20th Street, Philadelphia, PA 19103



## OFFERING SUMMARY

<b>NUMBER OF UNITS:</b>	4
<b>AVAILABLE SF:</b>	250 - 4,500 SF
<b>LEASE RATE:</b>	Negotiable
<b>BUILDING SIZE:</b>	7,200 SF

## AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
Suite 1	Negotiable	1,000 - 4,500 SF
Suite 200	Negotiable	250 - 4,500 SF
Suite 210	Negotiable	1,200 - 4,500 SF
400	Negotiable	1,600 - 4,500 SF

## DEMOGRAPHICS

	0.25 MILES	0.5 MILES	1 MILE
Total Households	5,020	15,703	39,759
Total Population	6,967	23,981	68,018
Average HH Income	\$88,508	\$90,143	\$83,240

**KW COMMERCIAL**  
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6/F  
Philadelphia, PA 19103

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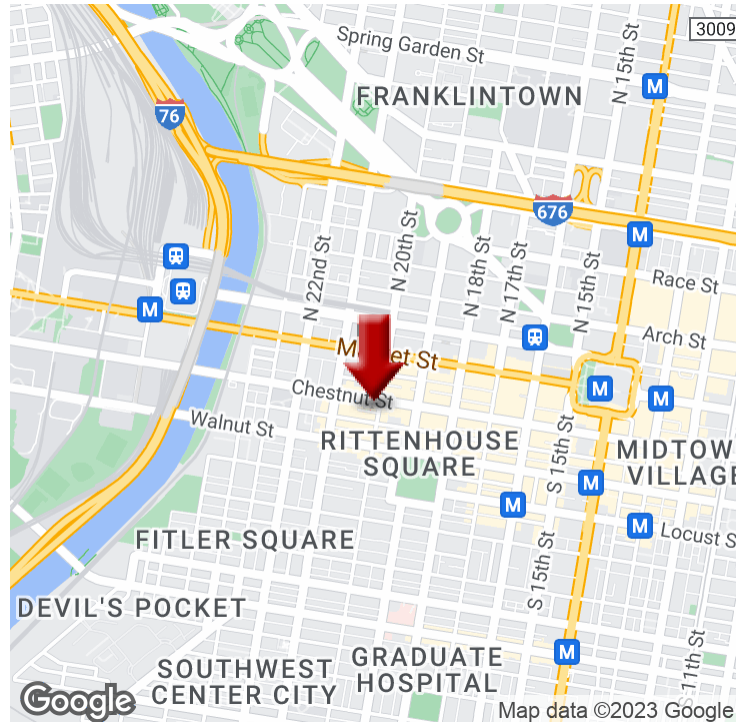
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## PROPERTY OVERVIEW

Prime Live/Work Office Property for lease in Rittenhouse Square, the heart of Center City's most exclusive neighborhood. Rittenhouse Square, the scenic, tree-filled park is also surrounded by some of the area's best fine dining, boutique shopping, nightlife, and cultural destinations – all just steps from the property.

The property is across the street from The Laurel, a brand new luxury condominium tower on this celebrated downtown location. Other neighbors in this area include Shake Shack, Village Whiskey, Tria, Liberty 1 & 2, Comcast Tower, and a new Target.

Suite 101 was occupied since 2002 until very recently by the Spring Reflexology Center. This 1,000sf space is located on the first floor and the entire perimeter of the space is lined by windows offering abundant natural light. Currently, the space is divided into a reception area, waiting room, and 5 private spaces. The space also comes with an included signage opportunity on the front of the building.

250±sf on the second floor. Windows facing 20th Street and the adjacent alleyway offer abundant natural light. The space has high ceilings, hardwood floors, a working fireplace, and an architecturally detailed ceiling. The second floor is available as a contiguous unit or as individual offices. The entire building has been recently outfitted with hand-sanitizing stations and air purifiers on every floor. Suite 200 measures 22x20 and has been used as a professional office for over 10 years. The pace is in immaculate condition and overlooks s 20th Street. Stairs and elevator access available.

1650±sf on the second floor. Windows facing 20th Street and the adjacent alleyway offer abundant natural light. The space has high ceilings, hardwood floors, a working fireplace, and an architecturally detailed ceiling. The second floor is available as a contiguous unit or as individual offices. The entire building has been recently outfitted with hand-sanitizing stations and air purifiers on every floor. Suite 200 measures 22x20 and has been used as a professional office for over 10 years. The pace is in immaculate condition and overlooks s 20th Street. Stairs and elevator access available. The spaces also offer a sunroom, built-in bookcases, and private offices.

The fourth floor is a prime opportunity for a live/workspace. Currently, the space has quality high-end finishes and the owner would be willing to fit out a new bathroom to accommodate a live/work scenario. A combination of private offices and open area creates many options to make this space your new home and

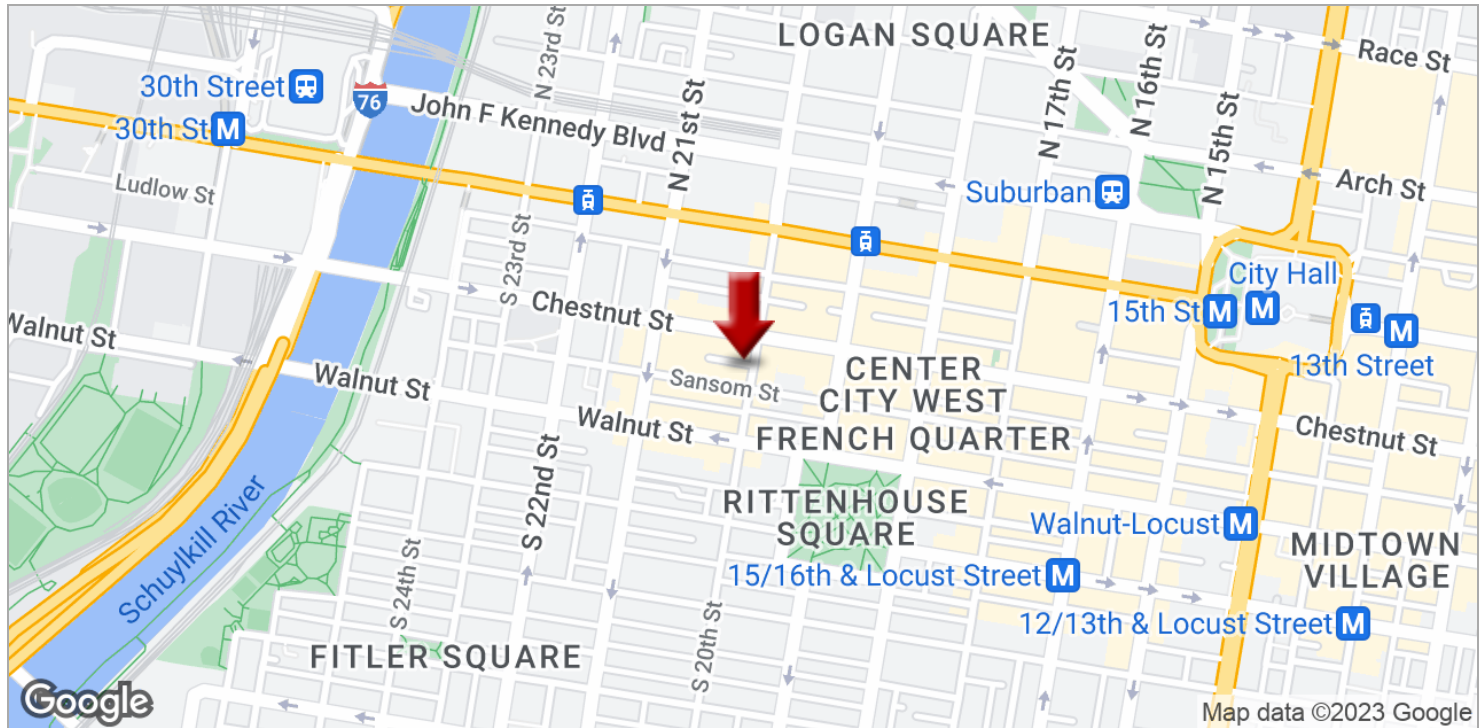
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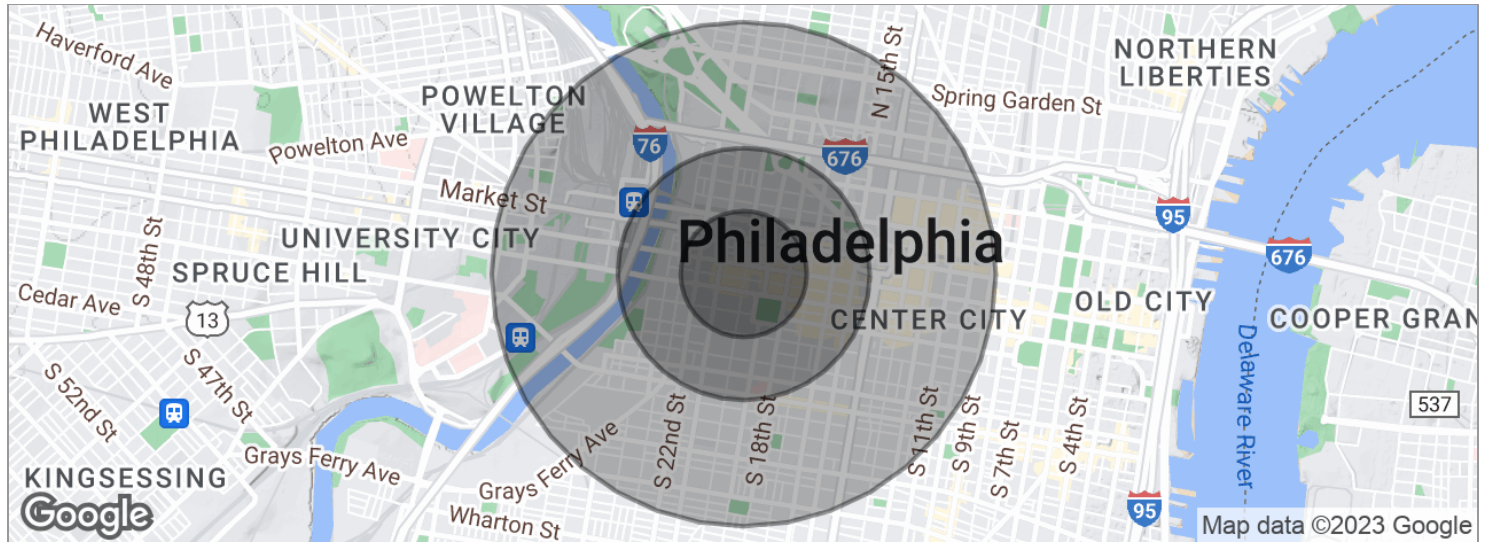
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total population	6,967	23,981	68,018
Median age	38.4	36.3	34.4
Median age (male)	38.8	37.6	35.3
Median age (Female)	37.9	34.7	33.2
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total households	5,020	15,703	39,759
# of persons per HH	1.4	1.5	1.7
Average HH income	\$88,508	\$90,143	\$83,240
Average house value	\$187,914	\$381,014	\$394,314

\* Demographic data derived from 2020 ACS - US Census

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