

COMMERCE SQUARE

FOR LEASE: 2,300 to 4,650 SF AVAILABLE

2001-2005 Market St, Philadelphia, PA | Central Business District

EQUITY RETAIL BROKERS



PROPERTY FEATURES & DETAILS

- Located in the Central Business District of Philadelphia
- Available spaces are on the first floor of twin, Class-A, trophy office towers connected by an outdoor courtyard with abundant seating
- Commerce Square is within close proximity to the high street retail, residential and hospitality in Rittenhouse Square
- Approximately 6,000 employees at Commerce Square
- Dense daytime population

Availabilities

Space A: 3,400 SF

Space B: 3,600 SF

Space C: 2,900 SF

Space D: 4,650 SF

Space E: 2,300 SF

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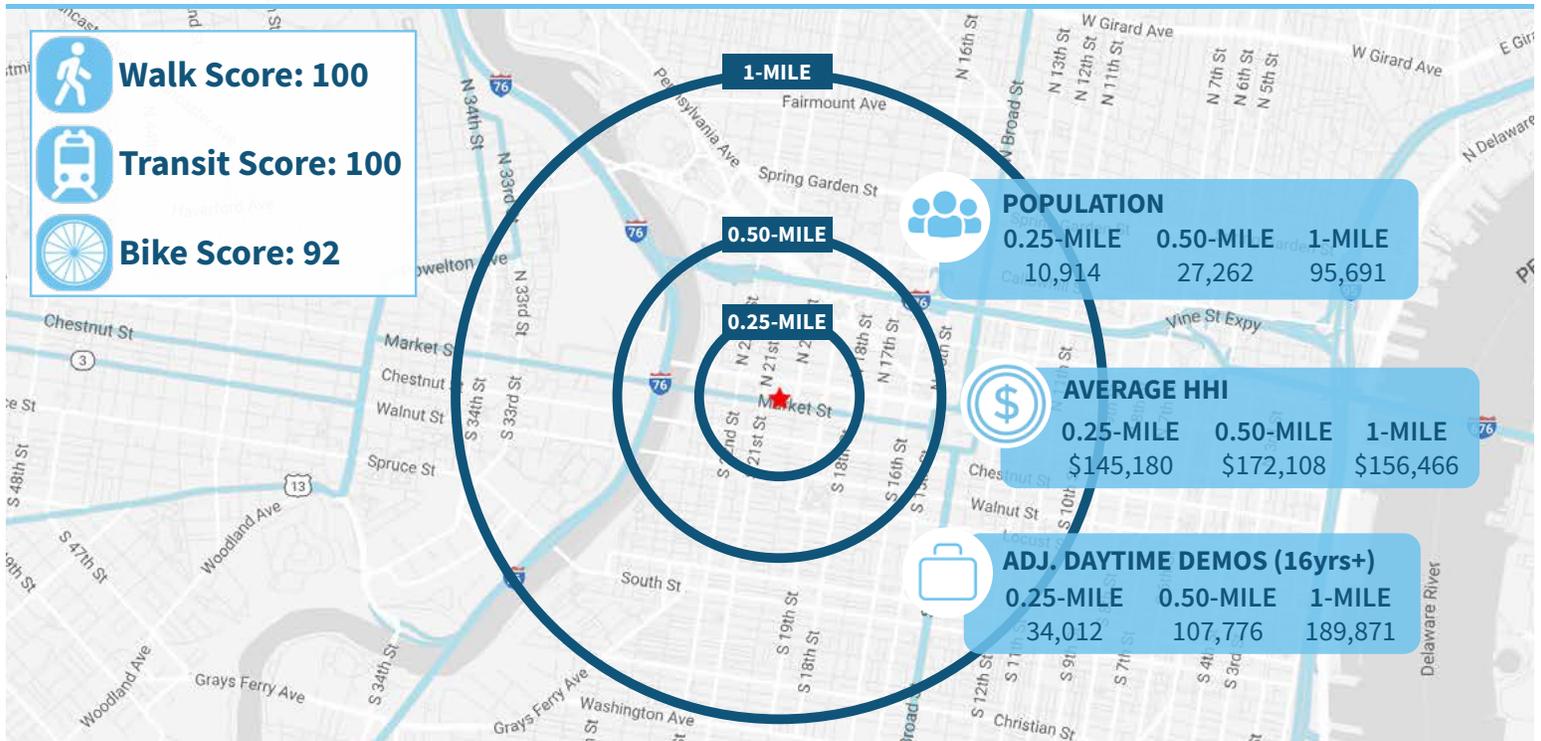
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Demographic Overview (0.25, 0.5, 1-mile radius)



The right space. The right move.



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COMMERCE SQUARE

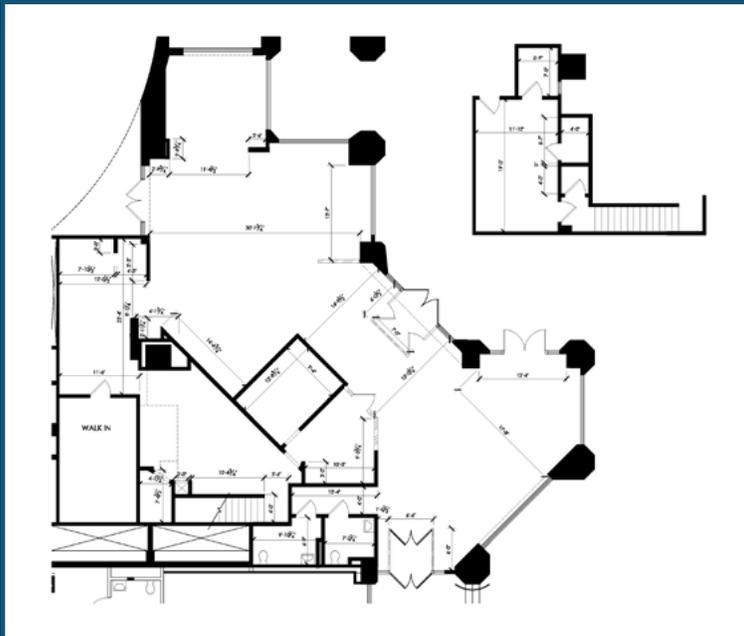
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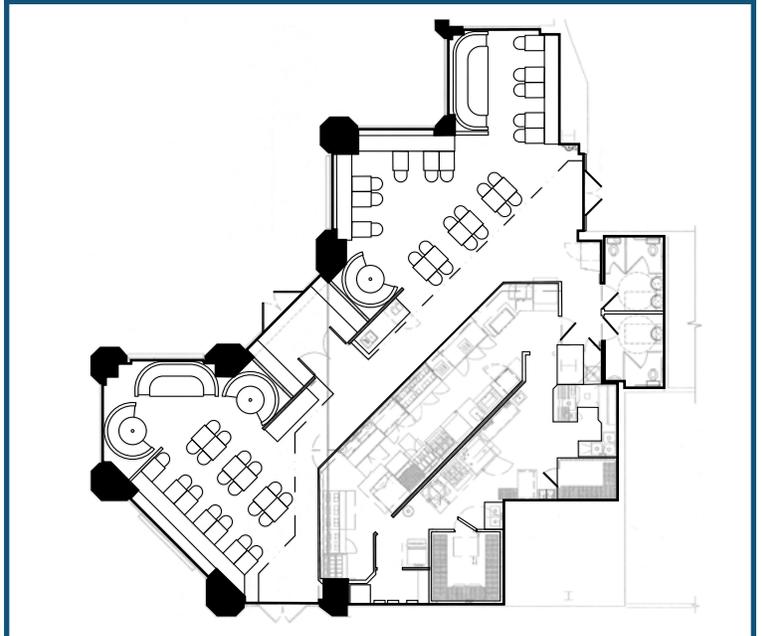
FLOOR PLANS



Retail A



Retail B



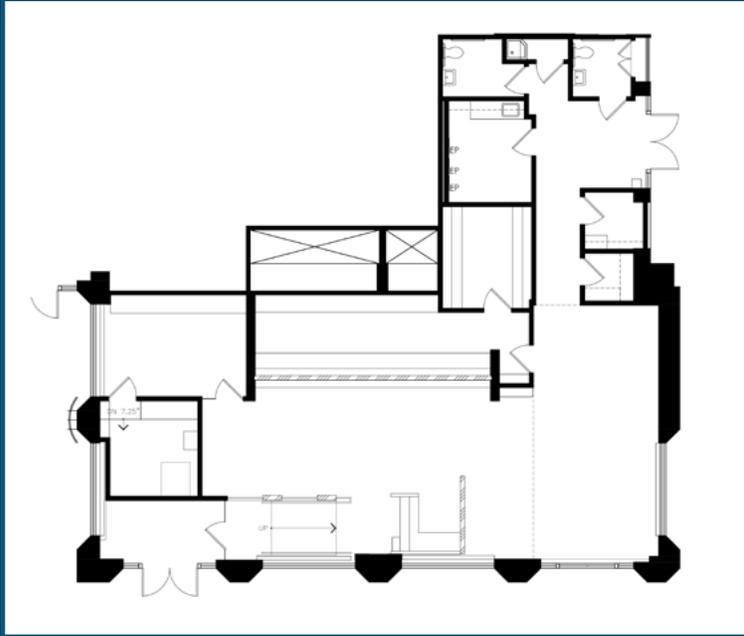
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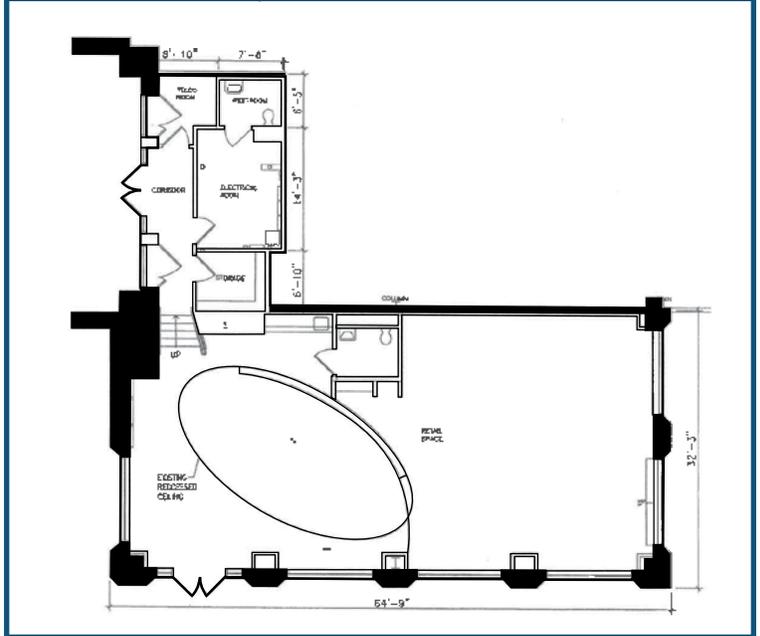
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FLOOR PLANS

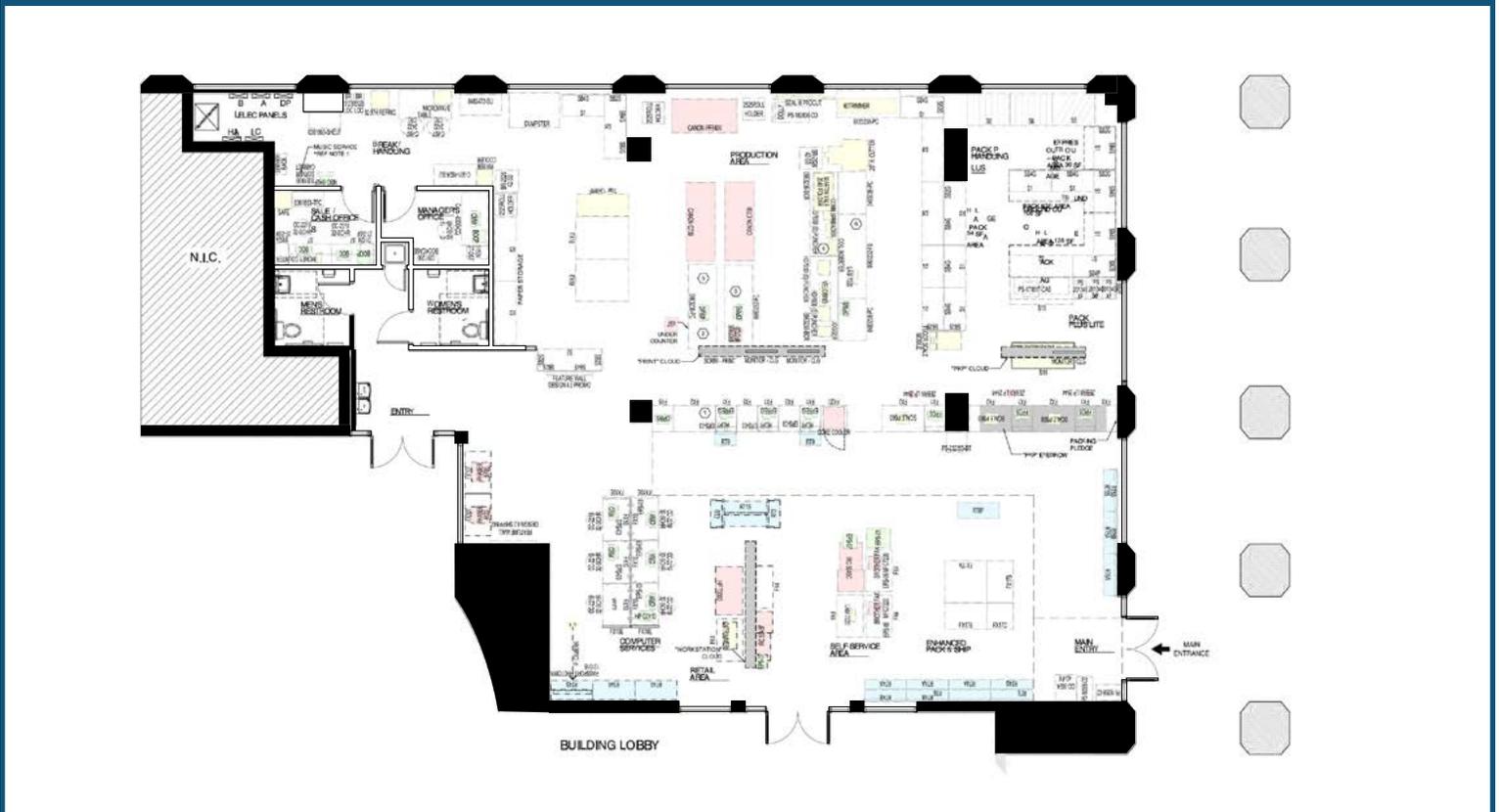
Retail C



Retail E

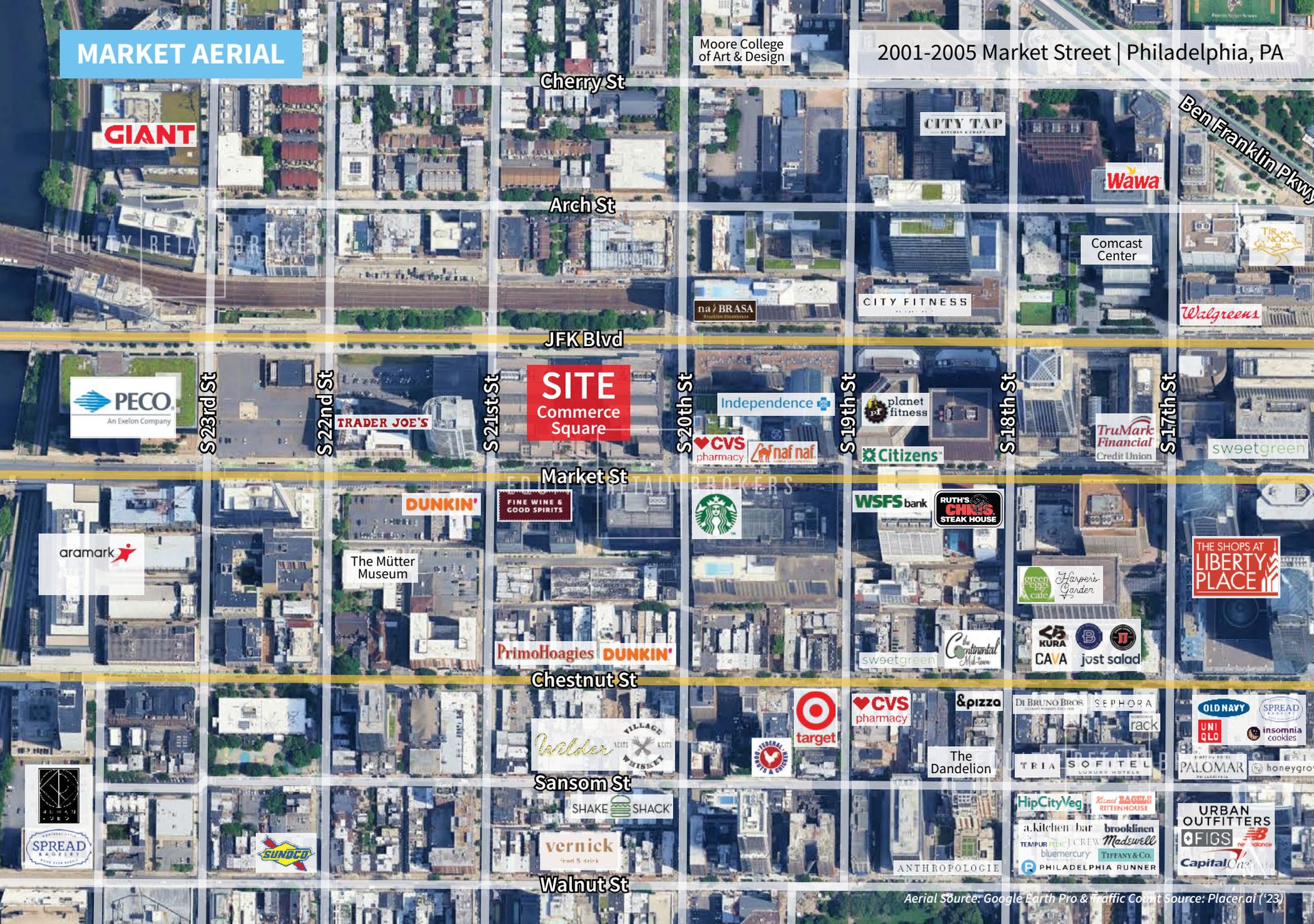


Retail D



MARKET AERIAL

2001-2005 Market Street | Philadelphia, PA



SITE
Commerce Square

Aerial Source: Google Earth Pro & Traffic Count Source: Placerai ('23)

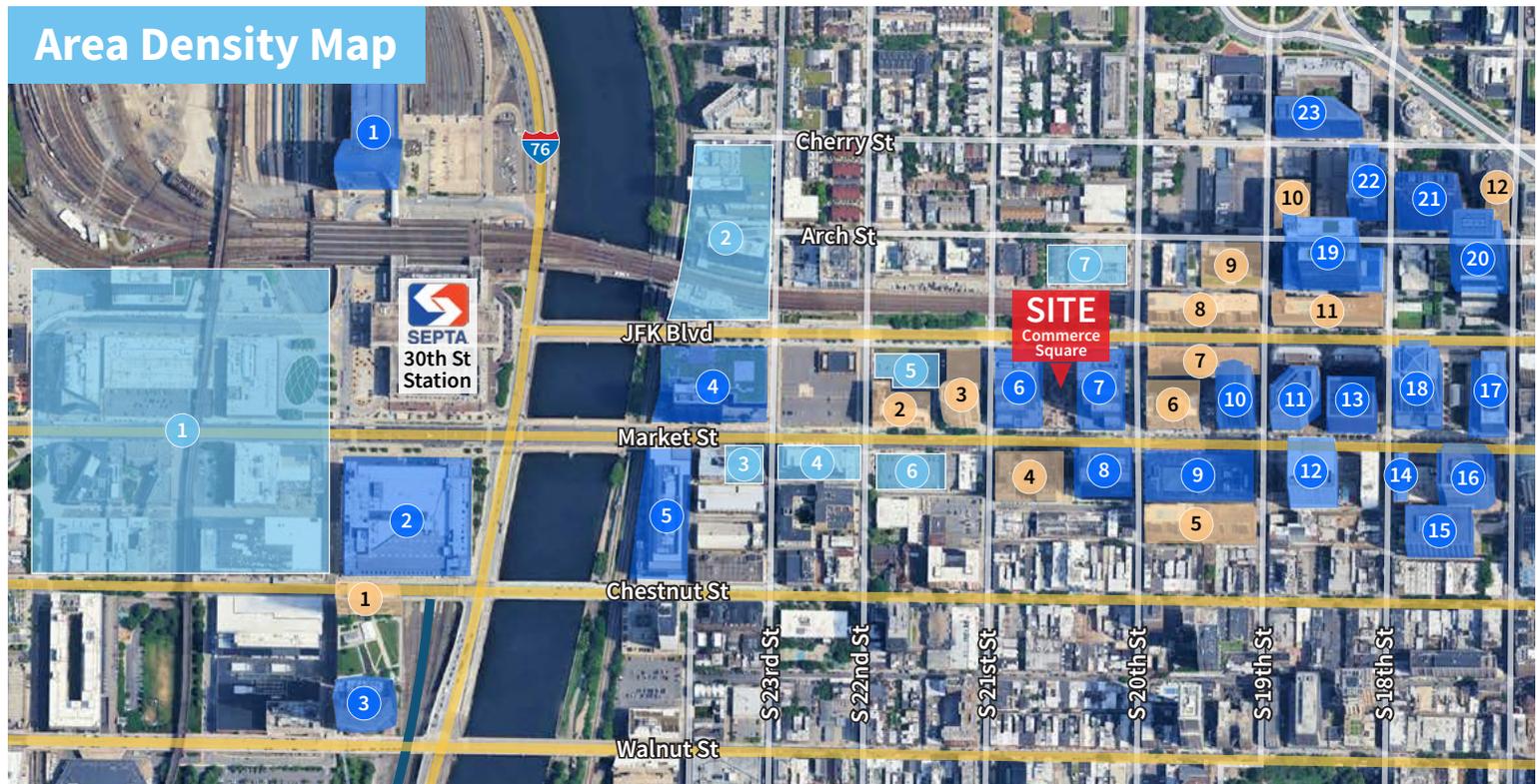
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Area Density Map



Office Space

1	Cira Centre	730,000 SF
2	IRS Building	863,000 SF
3	FMC Building	830,000 SF
4	2301 Market	970,000 SF
5	2400 Market	616,000 SF
6	One Commerce	942,000 SF
7	Two Commerce	954,000 SF
8	2000 Market	662,000 SF
9	1900 Market	457,000 SF
10	1901 Market	761,000 SF
11	1835 Market	686,000 SF
12	1818 Market	981,000 SF
13	10 Penn Center	668,000 SF
14	1760 Market	138,000 SF
15	United Plaza	621,000 SF
16	1700 Market	941,000 SF
17	1701 Market	322,000 SF
18	Melon Bank Center	1.2 M SF
19	Comcast Tech. Center	1.2 M SF
20	Comcast Center	1.3 M SF
21	3 Logan Square	1 M SF
22	2 Logan Square	700,000 SF
23	1 Logan Square	600,000 SF

Residential

1	Cira Centre South	345+ Units
2	2121 Market	165+ Units
3	The Murano	300+ Units
4	2040 Market	280+ Units
5	William Penn House	580+ Units
6	1919 Market	320+ Units
7	Penn Center Apartments	400+ Units
8	Kennedy House	550+ Units
9	1900 Arch	300 Units+
10	The Sterling	500 Units+
11	The Lofts at 1835 Arch	200 Units+
12	The Arch	250 Units+

New Developments

1	Schuylkill Yards	14 Acre
2	Development River Walk	28 & 32 Story Towers
3	2300 Market	200,000 SF Life Sciences
4	2222 Market	305,000 SF Office
5	2121 Market	341 Units
4	2120 Market	23 Story Office/Residential
5	2000-24 Arch	475,000 Office

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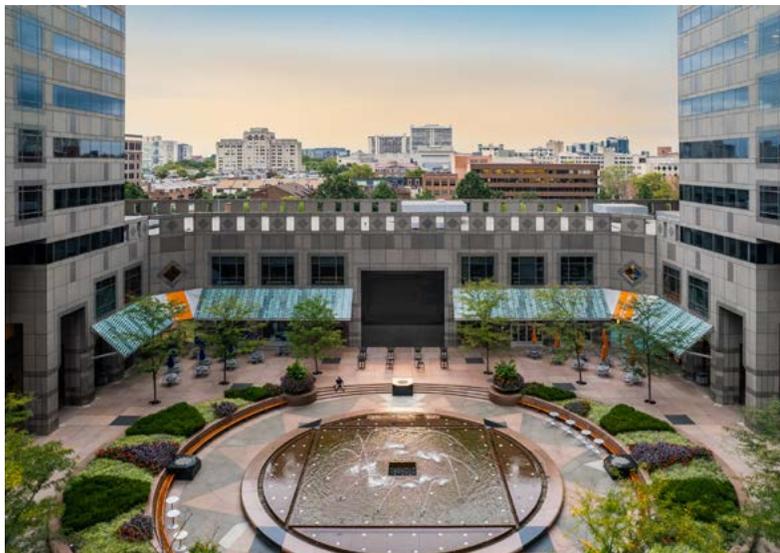
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Commerce Square

Commerce Square is a LEED Silver certified, Fitwel certified, Trophy-office complex comprising a full city block in the Central Business District of Philadelphia. The property consists of two identical 41-story towers atop an open-air courtyard featuring a 25-foot interactive media display, full-service restaurants, bars and nightlife, lush urban landscaping, and a dancing fountain.

Located on West Market Street in Center City, which is surrounded by the city's most vibrant neighborhoods, including Rittenhouse Square, University City and Logan Square / Art Museum District.



HIGHLIGHTS

OPEN-AIR COURTYARD FEATURING...

- An animated fountain, lush landscaping & abundant seating
- Large-scale media wall for entertainment, news, building & communities announcements
- Programmed year-round with events including music shows, tenant appreciation events, charity fundraisers & more

TWO 40-STORY HIGH RISE TWIN OFFICE TOWERS

- Designed by world-renowned architecture firm I.M. Pei & Partners
- Stylish lobbies featuring living green walls & lounge space
- Multiple restaurants & retail options
- LEED Silver certified
- Dedicated to sustainability through Brandywine's company-wide program, Brandywine Environments

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Center City Key Facts

- Center City maintains a steady retail occupancy rate of 83%, with nearly 1,792 retail businesses.
- The number of retailers has grown by 15% since 2019.
- New entertainment venues have transformed the retail landscape, offering experiential offerings beyond traditional shopping.
- Center City District's Open Streets initiative in September 2024 proved remarkably effective, with nearly 90% of businesses reporting increased foot traffic and a 68% average increase in sales.

Source: centercityphilla.org - November 2024 Report



83%

Retail occupancy rate

1,792

Retail businesses
in Center City

Greater Center City

(Core + Extended)

