



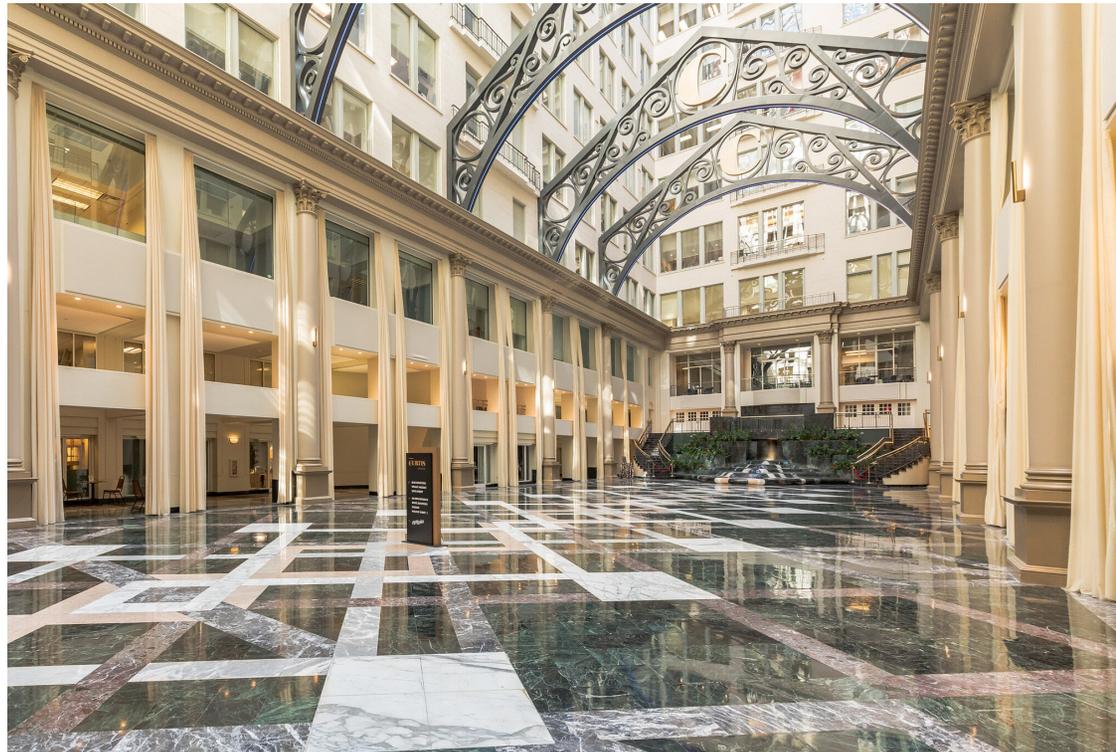
**RD+**  
**ROTHBERG  
DUBROW**

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

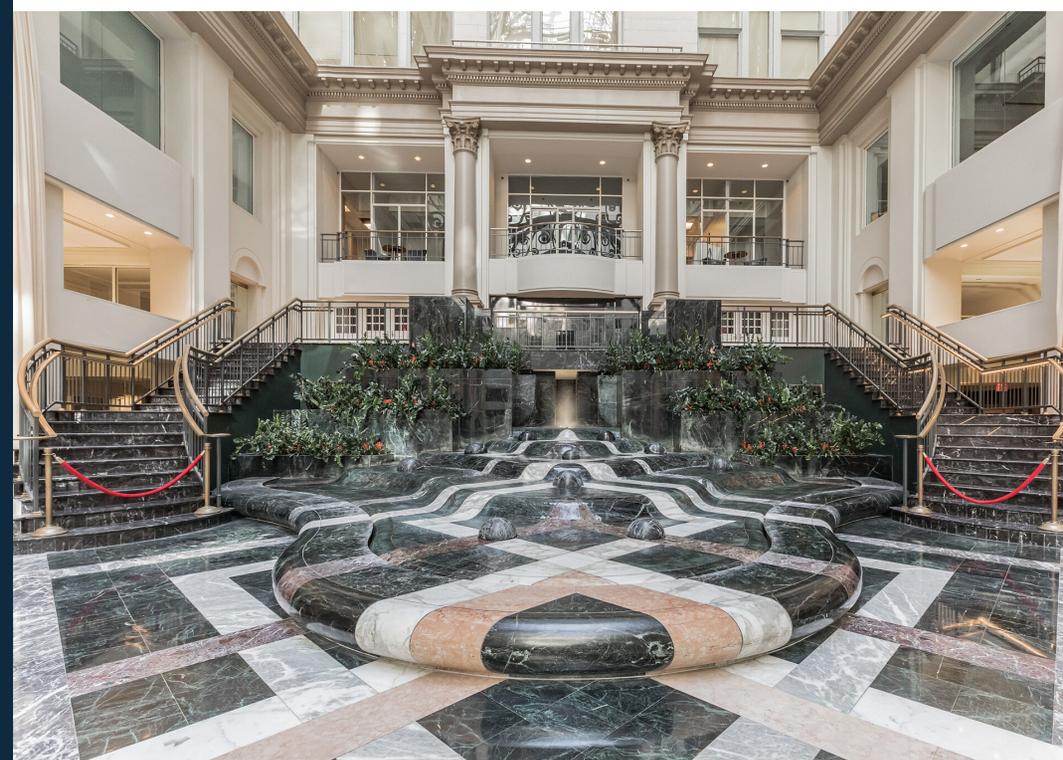


# LOCATION INFORMATION

- 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



# AREA AMENITIES

## FOOD & RESTAURANTS

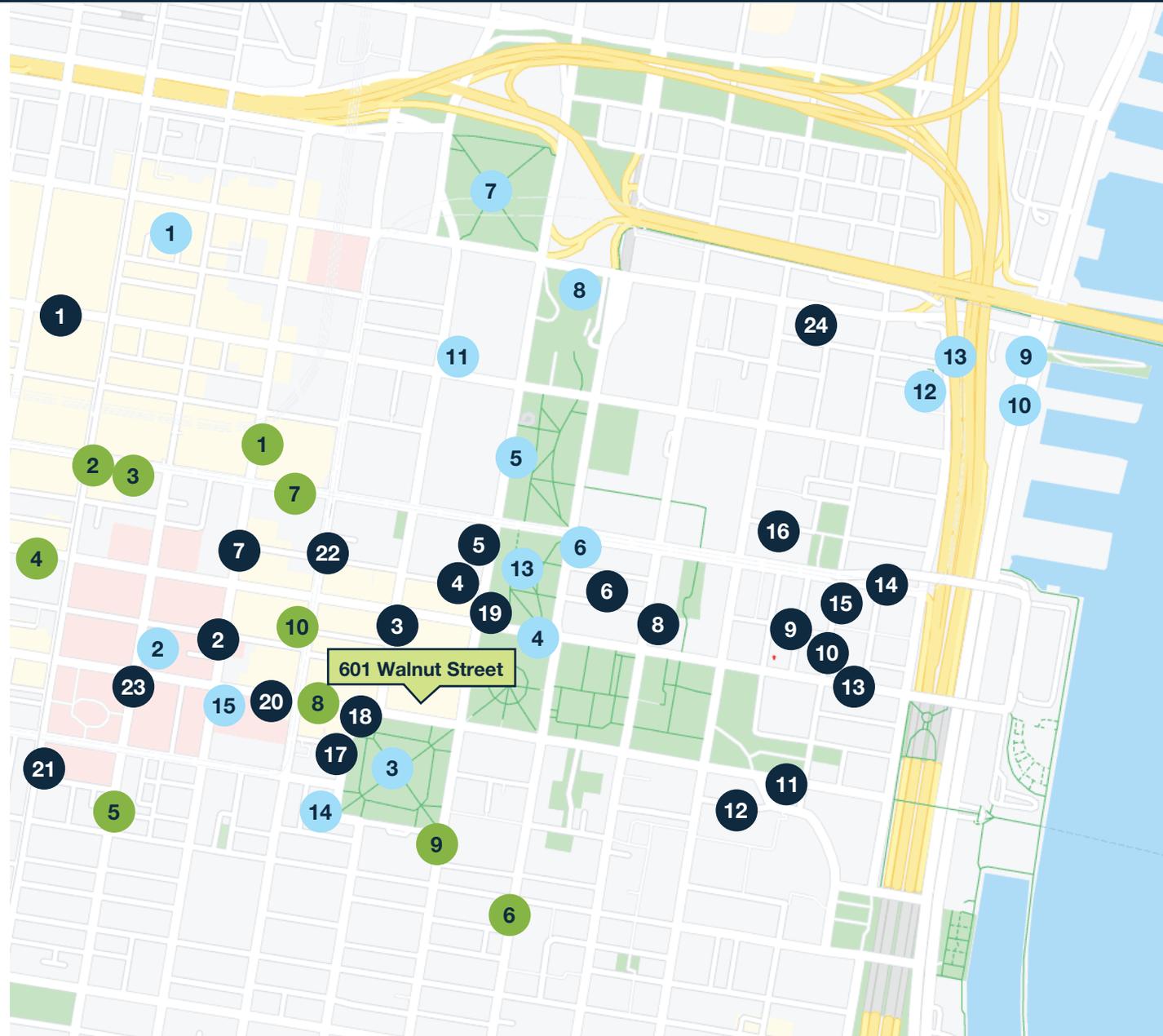
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|-----------------------------|--------------------------|
| 1. Reading Terminal Market  | 12. Zahav                |
| 2. Di Bruno Bros            | 13. 2nd Story Brewing    |
| 3. Jones                    | 14. Franklin Fountain    |
| 4. Independence 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

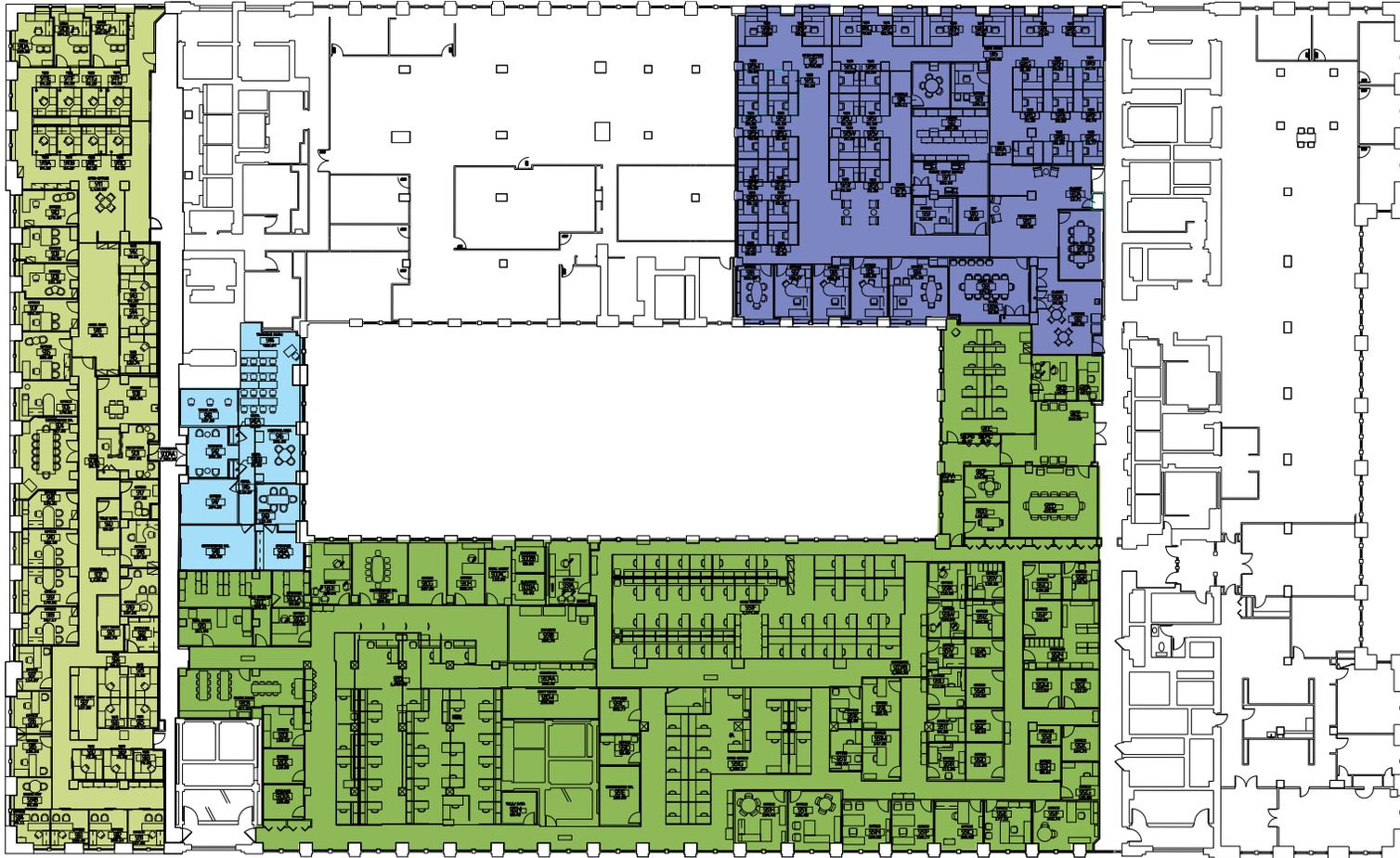
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|-------------------------|--------------------------|
| 1. The Fashion District | 6. Acme                  |
| 2. CVS                  | 7. Burlington            |
| 3. Marshalls            | 8. Platoon Fitness       |
| 4. Target               | 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.





## PETER C. ROTHBERG

**DIRECT** 267.515.6021

**MOBILE** 215.292.2200

Peter@rothbergdubrow.com

## JONATHAN D. DUBROW

**DIRECT** 267.238.4231

**MOBILE** 856.889.6796

Jonathan@rothbergdubrow.com

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**OFFICE** 267.238.3500

rothbergdubrow.com

