

# PREMIER MEDTAIL LEASE OPPORTUNITY

65ft of Frontage Along Locust Street



**801 LOCUST STREET**  
PHILADELPHIA, PA

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



## PROPERTY SUMMARY

Positioned in Philadelphia's most desirable neighborhood, this ground-floor medical office offers unmatched visibility with 65ft of window exposure—ideal for prominent signage and abundant natural light. The space boasts direct access from Locust Street, private rear loading from an adjacent parking lot with spaces available for rent.

Located directly between Penn Medicine/ University of Pennsylvania Hospital and Jefferson Health, the property offers direct adjacency to major health systems and providers with the immediate area spending \$518,475,000 total on Health Insurance yearly.

Surrounded by luxury residences, high-end restaurants, and shops, this office is the perfect choice for healthcare professionals seeking a premium location to serve Philadelphia's vibrant community.



\*Shaded is a 300-unit property for senior living/senior residents that sits above 801 Locust Street





## AT A GLANCE



**SQUARE FOOTAGE**  
4,000



**FRONTAGE**  
65ft along Locust Street



**NEIGHBORHOOD**  
Washington Square



**PARKING**  
Secured parking with  
access from S. 8th Street



**ACCESS**  
Patient & practitioner access  
doors along Locust Street



**LOADING**  
Private & secured loading  
from rear parking lot









## NEIGHBORHOOD

Washington Square West is one of Philadelphia's most vibrant and sought-after neighborhoods, blending historic charm with modern sophistication. Known for its tree-lined streets and iconic brownstones, this area is home to a thriving community of luxury residences, boutique shops, and award-winning restaurants.

Situated in the heart of the city, Washington Square West offers unparalleled access to top medical institutions, including Jefferson Health and Penn Medicine, making it a hub for healthcare and wellness. The neighborhood's proximity to cultural landmarks, such as Washington Square Park and the Avenue of the Arts, adds to its appeal, offering a perfect balance of convenience and lifestyle.

With a walkable layout, excellent public transit options, and a lively atmosphere, Washington Square West is a prime destination for both residents and businesses.





39

MEDIAN AGE

.4 mi radius

\$171,046

HOUSEHOLD  
INCOME

\$82.55M

TOTAL HEALTHCARE  
EXPENDITURE





## CENTERED IN HEALTHCARE



**Jefferson Health**

HOME OF SIDNEY KIMMEL MEDICAL COLLEGE

801 LOCUST



**Penn Medicine**

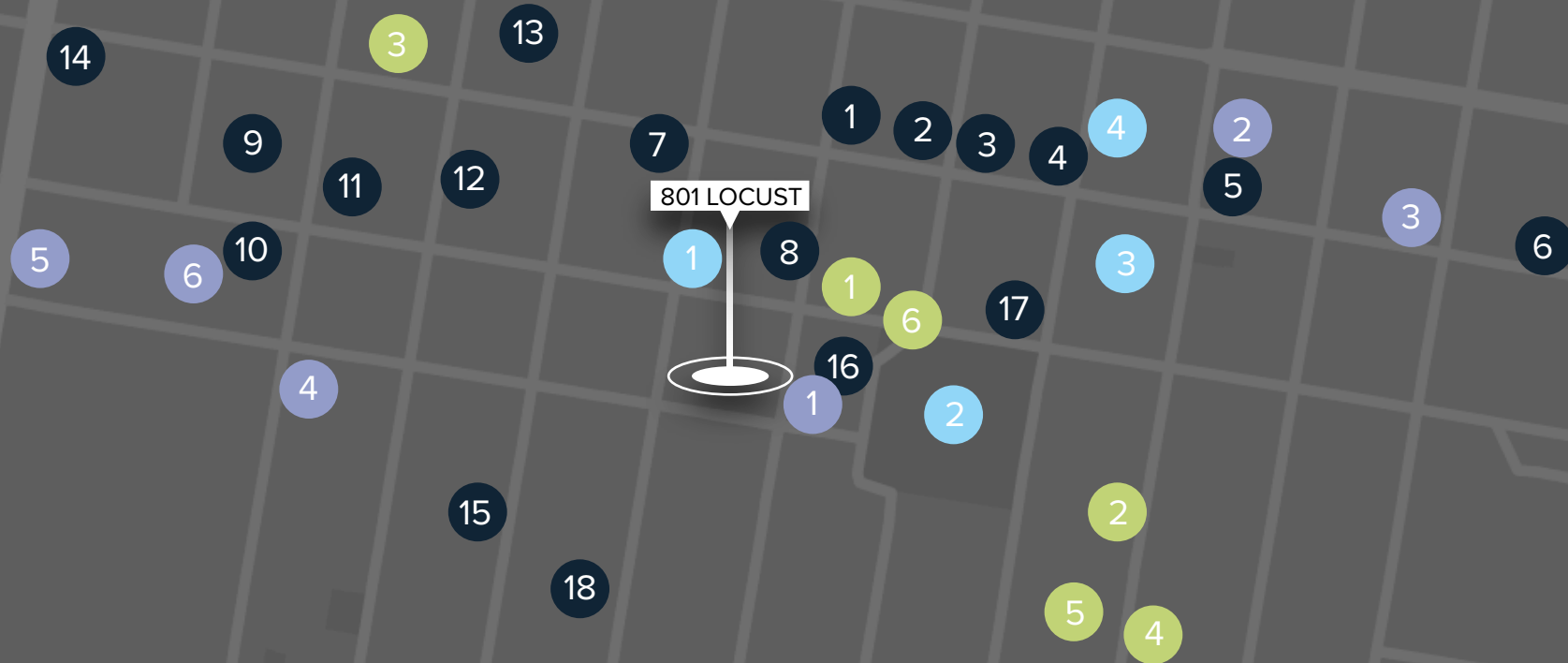
Positioned between Philadelphia's premier healthcare campuses—**Penn Medicine** and **Jefferson Health**—801 Locust Street offers unmatched access to the City's thriving medical and professional communities. This prime location is ideal for healthcare-adjacent businesses, providing a central, high-visibility address in a high-demand corridor.

JEFFERSON HEALTH

PENN MEDICINE



# AMENITY MAP



## Food & Restaurants

- |                                 |                        |
|---------------------------------|------------------------|
| 1. Morimoto                     | 10. Sampan             |
| 2. Lamberti's Market            | 11. El Vez             |
| 3. LaScala's Fire               | 12. Hatch & Coop       |
| 4. Wawa                         | 13. honeygrow          |
| 5. Red Owl Tavern               | 14. The Capital Grille |
| 6. Viva Pizza                   | 15. Kanella            |
| 7. High Street Restaurant & Bar | 16. Talula's Garden    |
| 8. Paprica Grill                | 17. PJ Clarke's        |
| 9. McGillins Olde Ale House     | 18. Good Karma Cafe    |

## Hotels

- |                         |                         |
|-------------------------|-------------------------|
| 1. Morris House Hotel   | 4. Fairfield Inn Suites |
| 2. Kimpton Hotel Monaco | 5. DoubleTree by Hilton |
| 3. Society Hill Hotel   | 6. Guild House Hotel    |

## Stores, Retail, & Fitness

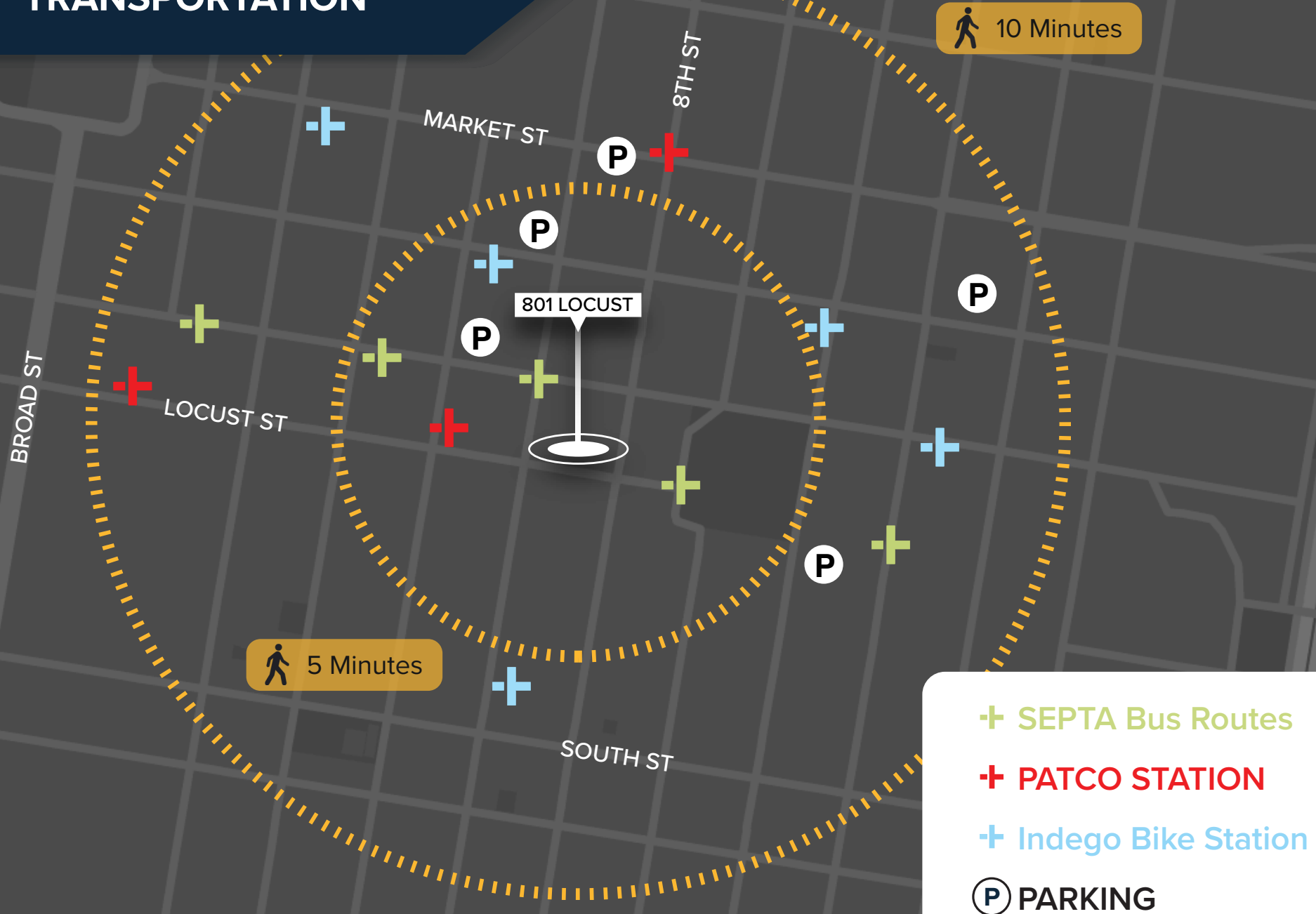
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|-----------------------------|----------------|
| 1. Platoon Fitness          | 4. ACME Market |
| 2. Philadelphia Sports Club | 5. CVS         |
| 3. Planet Fitness           | 6. Starbucks   |

## Area Attractions

1. Walnut Street Theater
2. Washington Square Park
3. Independence Hall
4. Liberty Bell



# TRANSPORTATION







**JONATHAN D. DUBROW**

**DIRECT** | 267.238.4231

**MOBILE** | 856.889.6796

[Jonathan@rothbergdubrow.com](mailto:Jonathan@rothbergdubrow.com)



**PETER C. ROTHBERG**

**DIRECT** | 267.515.6021

**MOBILE** | 215.292.2200

[Peter@rothbergdubrow.com](mailto:Peter@rothbergdubrow.com)

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**OFFICE** | 267.238.3500

[rothbergdubrow.com](http://rothbergdubrow.com)



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